

CITY OF BURNABY

BYLAW NO. 14783

A BYLAW to amend
Burnaby Zoning Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 20, 2025.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

(a) at Section 3, by adding the following definitions in alphabetical order:

“***“PRINCIPAL BUILDING, FRONT”*** means any building in the R1 District that contains a dwelling unit and is not a rear principal building.

“***“PRINCIPAL BUILDING, REAR”*** means any building in the R1 District that contains a dwelling unit; is located closer to the rear lot line than the front lot line; does not have another principal building (or portion) located between its building face and the rear lot line; and has another principal building (or portion) located between its building face and the front lot line.”

(b) at Section 6.6(1), by repealing subsection (c) and replacing it with the following:

“(c) An accessory building shall be located at not less than 1.2 m (3.94 ft.) from any lane, except where otherwise provided for in this Bylaw and except in the case of a lane intersection where the provisions of Section 6.13 shall apply.”

(c) at Section 6.12, by repealing subsection (1)(d) and replacing it with the following:

“(d) Covered decks, uncovered decks, canopies, and sunshades, provided that such projections, including supporting structures, shall not exceed 1.2 m (3.94 ft.), or fifty percent (50%) of the width of a required side yard. Balconies are not permitted to project into required yards.”

(d) at Section 6.24, by repealing subsection (2) and replacing it with the following:

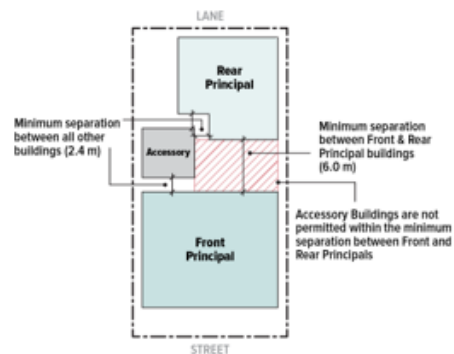
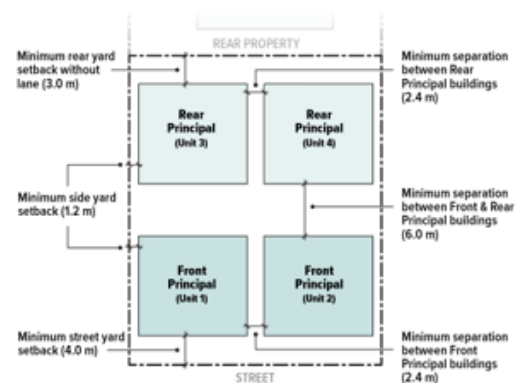
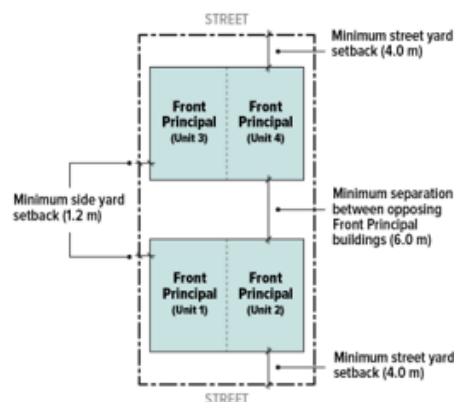
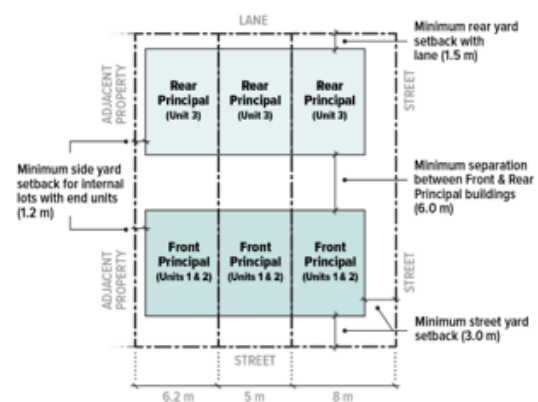
“(2) Not more than 70 percent of the total area of a lot to which this section applies shall be covered by impervious materials, except where otherwise provided for within this Bylaw.”

(e) by repealing Section 101.4 it in its entirety and replacing it with the following:

“101.4 Development Regulations

	Dwelling Type			
	Rowhouse	Small-Scale Multi-Unit		
Permitted Dwelling Units (including secondary suites)	1 to 3 Units	1 to 2 Units	3 to 4 Units	5 to 6 Units Frequent Transit Network Area Only
Minimum Lot Area	-	-	4 Units only: 281 m ²	281 m ²
Maximum Lot Area ¹	280 m ²	-	-	-
Maximum Lot Coverage				
All Buildings	55%	Lots ≤ 567 m ² : 40%	40%	45%
		Lots > 567 m ² : 30%		
Impervious Surfaces	70%	60%	60%	70%
Maximum Height				
Front Principal Buildings				
Height	sloping roof: 10 m flat roof: 9.5 m			
Storeys (basement inclusive)	3 storeys	2.5 storeys	3 storeys	
Rear Principal Buildings				
Height	sloping roof: 7.5 m flat roof: 7.0 m			
Storeys (basement inclusive)	2 storeys			
Accessory Buildings	4.0 m 1 storey			
Minimum Lot Line Setbacks for All Buildings ^{2,3}				
Street Yard	3.0 m	Front 4.0 m Flanking 3.0 m		
Lane Yard	1.5 m			
Interior Rear Yard	3.0 m, except 1.5 m for accessory buildings			
Interior Side Yard	0 m, except 1.2 m for end unit lots	1.2 m	1.2 m	1.2 m
Minimum Separation of Buildings on the Same Lot ^{4,5}				
Between Front Principal Buildings	-	2.4 m	2.4 m	2.4 m
Between Rear Principal Buildings	-	2.4 m	2.4 m	2.4 m
Between Front & Rear Principal Buildings	6.0 m			
Between All Other Buildings	2.4 m			

- ¹ Maximum lot area for rowhouse dwellings may exceed 280 m², subject to registration of a Section 219 Covenant prohibiting the construction of more than 3 dwelling units on the lot.
- ² See Sections 101.6.1 and 6.12 for permitted projections into required yards and see Section 6.13 for additional setbacks that may be required for vision clearance areas.
- ³ Interior side yard setbacks are not required for rowhouse dwelling units on a lot line between two adjoining rowhouse dwellings with a shared party wall. For an end unit of a rowhouse development, the interior side yard setback is 1.2 m.
- ⁴ Accessory buildings are not permitted within the minimum separations between principal buildings – see Section 101.6.1 for permitted projections into minimum separations.
- ⁵ Any principal building located between a front and rear principal must have a minimum 6.0 m separation from each of the front and rear principals, or, in the case of through lots, from each opposing front principal, and a minimum 2.4 m separation from any other principals between it and a side lot line.

Diagram: Separation between buildings**Diagram: Separation between detached units on a wider lot****Diagram: Siting on a through lot****Diagram: Siting on rowhouse lots**

”

(f) at Section 101.6.1, by repealing subsection (2) and replacing it with the following:

“(2) Permitted projections into required yards are subject to Section 6.12, except that in the R1 District projections into required lane yards are limited to a maximum of 0.8 m to provide adequate fire truck clearance.”

(g) at Section 101.6.2, by repealing subsection (1) and replacing it with the following:

“(1) An outdoor amenity space with a minimum width of 2.0 m and area of 10.0 m² must be provided for each primary dwelling unit for its exclusive use and be accessible from the primary dwelling unit it serves.”

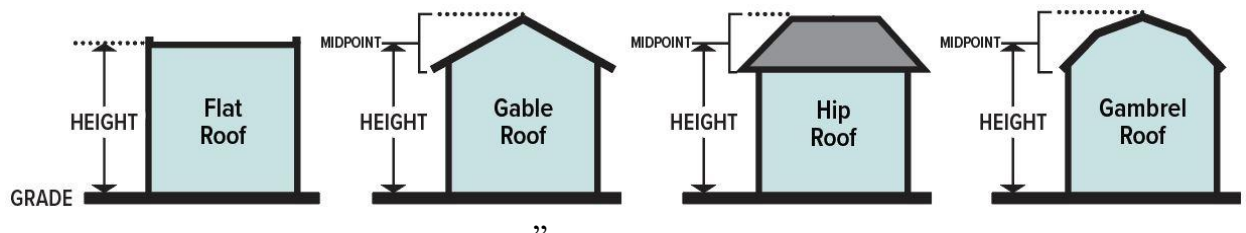
(h) at Section 101.6.4, by repealing subsection (1)(b) and replacing it with the following:

“(b) maximum lot coverage as set out in Section 101.4 may be increased up to 60% and impervious surface area up to 70%;”

(i) at Section 101.7.1, by repealing subsection (1) and replacing it with the following:

“(1) The height of a principal or accessory building shall be measured from the lower of the average front or average rear elevation, as defined by the lower of the average natural grade or finished grade along the exterior of the building facing the respective front or rear lot line, to the midpoint of a sloped roof or the highest point of a flat roof. The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the roof.

Diagram: Height Measurement



(j) at Section 101.7.1, by repealing subsection (2) in its entirety.

(k) by adding the following as Section 101.7.2:

“101.7.2 **Building Separation**

(1) Required separation distances between buildings are measured from the nearest point of each building face.”

(l) at Schedule No. VIII, Section 800.4, by repealing subsection (1a) and replacing it with the following:

“ USE	REQUIRED PARKING SPACES
(1a) Small-scale multi-unit housing or rowhouse dwellings.	1.0 for the first dwelling unit, plus 0.5 for each additional dwelling unit. On a lot with a rowhouse dwelling a parking space is not required.”

Read a first time this	day of	, 2025
Read a second time this	day of	, 2025
Public Hearing held	day of	, 2025
Read a third time this	day of	, 2025
Reconsidered and adopted this	day of	, 2025

MAYOR

CORPORATE OFFICER