

R2 - R8 Residential Districts

Summary of Zoning Regulations | July 2026

The Burnaby Zoning Bylaw 2026 contains seven multifamily residential zoning districts—the R2 through R8 Districts—compatible with its height-based development framework.

Background

The Province of BC introduced legislation requiring municipalities to take a new approach to inclusionary housing, density bonus incentives, and development in transit-oriented areas (TOAs) within 800 m of a SkyTrain station. In response, the City of Burnaby introduced a new height-based development framework, including seven new multifamily residential zoning districts. These districts were first introduced in June 2025 in alignment with the Burnaby 2050 Official Community Plan and were carried forward in the new Burnaby Zoning Bylaw 2026.

Key changes

The new R2 through R8 multifamily residential districts are organized by building type and height, ranging from 4 to 40 storeys across Townhouse, Low-Rise Apartment, Mid-Rise Apartment, and High-Rise Apartment categories. The R4 District has two height permissions: 6 storeys *outside* a TOA and 8 storeys *within* a TOA, in alignment with provincial legislation.

The new R2 through R8 Districts include:

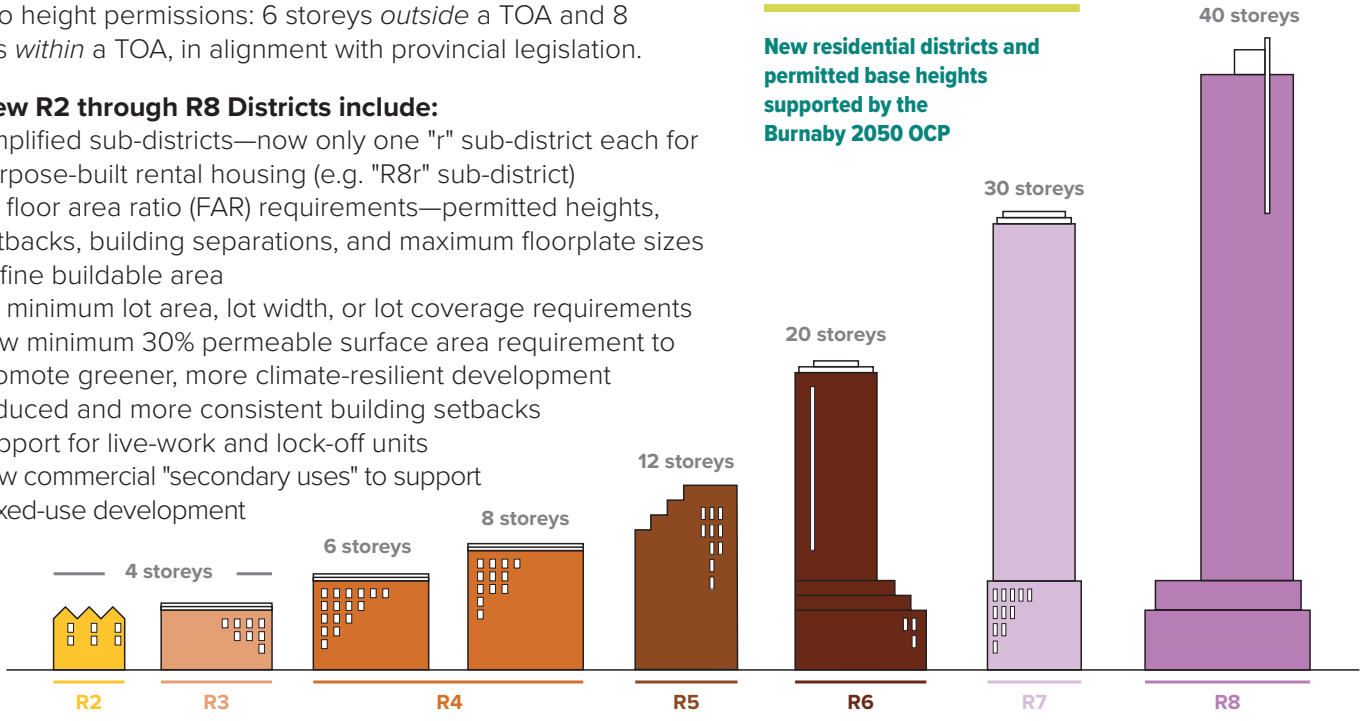
- simplified sub-districts—now only one "r" sub-district each for purpose-built rental housing (e.g. "R8r" sub-district)
- no floor area ratio (FAR) requirements—permitted heights, setbacks, building separations, and maximum floorplate sizes define buildable area
- no minimum lot area, lot width, or lot coverage requirements
- new minimum 30% permeable surface area requirement to promote greener, more climate-resilient development
- reduced and more consistent building setbacks
- support for live-work and lock-off units
- new commercial "secondary uses" to support mixed-use development

New multifamily districts

The following height-based multifamily residential zoning districts were added to the Burnaby Zoning Bylaw in June 2025:

- **R2** Townhouse
- **R3** Low-rise Apartment 1
- **R4** Low-rise Apartment 2
- **R5** Mid-rise Apartment 1
- **R6** Mid-rise Apartment 2
- **R7** High-rise Apartment 1
- **R8** High-rise Apartment 2

New residential districts and permitted base heights supported by the Burnaby 2050 OCP



What can be built?

The R2 Townhouse District supports ground-oriented townhouse building forms, while the R3 through R8 districts support apartment building forms that may also integrate ground-oriented townhouse dwellings.

R2 District | Townhouses



R3 District | 4-Storey Apartment



R4 District | 6/8-Storey Apartment



R5 District | 12-Storey Apartment



R6 District | 20-Storey Apartment



R7 District | 30-Storey Apartment



R8 District | 40-Storey Apartment



Height increases may be supported where community amenities and non-market housing are provided or where height averaging is permitted for sites with multiple buildings.

What uses are permitted?

The R2 through R8 districts permit a range of residential uses along with a mix of small-scale secondary commercial uses and complementary accessory uses. Supported uses include, but are not limited to:

Principal uses

- Apartment dwellings
- Townhouse dwellings
- Dormitories
- Live-work units
- Congregate housing
- Emergency shelter

Secondary uses

- Child care facility
- Community garden
- Mobile retail & restaurant (e.g. food truck)
- Personal and business services (e.g. hair salon)
- Restaurant (e.g. café)
- Retail (e.g. corner store)

Accessory uses

- Home-based child care
- Home occupation
- Lock-off units
- Short-term rental

Live-work units: A live-work unit includes space for the operation of a commercial use with the remainder being a dwelling unit in which the primary operator of the commercial use resides.

Lock-off units: A lock-off unit is a smaller dwelling unit contained within a primary apartment dwelling unit, similar to a secondary suite. A lock-off unit has a separate external access and shared internal access, which can be locked off from the primary dwelling unit.

Congregate housing: Congregate housing provides individual dwelling or sleeping units with access to communal spaces and varying levels of care or support services. This use category includes group homes, assisted living residences, and residential care facilities, which covers common forms of seniors' housing. Supportive housing, which provides housing stability support for those at risk of or experiencing homelessness, is regulated separately.



Secondary uses

To support mixed-use development and complete communities, the new R2 through R8 districts allow certain secondary uses where a principal residential use is located on the same lot. Unlike accessory uses, secondary uses may operate independently and serve the broader public. In these districts, secondary uses are primarily intended for local-serving commercial activities, such as a café or corner store, and are limited to 250 sq. m per commercial retail unit. Child care facilities may be larger.

For more information, visit Burnaby.ca/ZoningBylaw