

LANEWAY HOMES | FINAL PROGRAM FOR PHASE 1A

Zoning Districts	Permitted in the R1, R2, R3, R4, R5, R6, R9, R10, R11, R12 and RM6 Districts
Eligible Lots	Properties must have: - a single family home; <i>and</i> - vehicular access to the rear yard from the side or rear of the property, via an open lane or residential street. Additional considerations: - Corner lots and through lots (lots with a road at the front and back) that do not have access to a lane will require access approval from the Engineering Department. - If a lot is near a stream, Streamside Protection and Enhancement Area regulations may limit the ability to construct a laneway home. (See Section 6.23 of the Zoning Bylaw).
Units per Lot	Eligible lots may have up to 3 units. <i>This may include a single family home with a secondary suite and a laneway home.</i> 
Ownership	- A lot with a laneway home must remain under a single title. This means that a laneway home cannot be stratified or otherwise subdivided, and cannot be sold separately from the main home. - A laneway home may be rented out as a long term rental unit. Short term rentals (less than 30 days) are not permitted in laneway homes. - The owner is not required to live on the property. However, if the owner lives off-site, an annual house rental business license is required.
Floor Area	Maximum floor area for a laneway home: - Up to 20% of the lot area, but no larger than 140 m² (1,507 sq. ft.). Minimum floor area for a laneway home: 32.52 m² (350 sq. ft.) Floor area calculation for a laneway home will exclude: - Floor area of the principal residence (the single-family home); - Floor area of carports that are attached to the laneway home; and - Floor area of any accessory buildings that are not attached to the laneway home (e.g. garages, sheds, workshops, bike sheds/lockers).
Height	Maximum height for a laneway home: - No more than 2 storeys; and - Up to 7.6 m (24.93 ft.) for a sloping roof; or - Up to 6.7 m (21.98 ft.) for a flat roof. A laneway home cannot exceed the maximum height permitted for the principal dwelling, as permitted in the Zoning Bylaw for each zone. Additional considerations: - The height of a laneway home is measured from the lowest point (lower of the natural or finished grade) on the perimeter of the laneway home. - Basements are permitted in laneway homes and count as one storey.

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Location on a Lot	- A laneway home must be located in the rear yard. Minimum setbacks for a laneway home: 2.4 m (7.87 ft.) from the main house, a detached garage or other accessory building; and 1.2 m (3.94 ft.) from the rear lot line and interior side lot line - On a corner lot, the required sideyard setback from the flanking street will be the same as the sideyard setback for the principal residence. Additional considerations: - On a corner lot, the rear yard is the area furthest from the front lot line. The front lot line is usually the narrowest street frontage. - On a double-fronted lot ("through lot") there is technically no rear yard, so a laneway home should be located behind the principal residence. - If a lot is near a street/lane intersection, the regulations to maintain vision clearance at intersections may impact the siting of a laneway home (Zoning Bylaw section 6.13). - An unsprinklered laneway home may not be located further than 45 m (147.64 ft.) from a lot line abutting a road.
Lot Coverage	45% maximum for buildings/structures 70% maximum for impervious surfaces
Parking	Required parking: - A minimum of 1 parking space is required for the entire property, (i.e. one space for up to three units). This parking space must be uncovered or in a carport, and meet the City standard for a van accessible parking space (Zoning Bylaw Section 800.3.1). - The parking area must include an energized outlet capable of providing Level 2 charging for an electric vehicle. Additional considerations: - Additional parking spaces may be provided on the property but will not be required. Any additional spaces may be uncovered, in a carport or in a garage. - The parking space may be located in the side yard setback, subject to vision clearance regulations (Zoning Bylaw section 6.13). - Parking/storage for bikes, strollers, and similar vehicles may be provided in detached accessory buildings, attached "bikeports" or bike lockers.
Step Code	- Laneway homes must meet BC Energy Step Code Level 3. - An additional 0.5 m (1.64 ft.) in height is permitted to support BC Energy Step Code 5 or BC Zero Carbon Step Code buildings.
Outdoor Space	- Trees must be retained or replaced as per the <i>Burnaby Tree Bylaw</i>. - Private outdoor space for the laneway home is encouraged: a minimum 4 m² (43.06 sq. ft.) private patio or minimum 3 m² (32.29 sq. ft.) deck or balcony.
Access/ Addressing	- A minimum 0.9 m (3 ft.) wide pathway is required from the street to the laneway home. "L" prefixes will be added to the main address to identify laneway homes (e.g. L1-1234 Main Street).
Servicing & Utilities	- Separate sewer, water and power services are required for the laneway home. - An annual supplementary utility fee will be charged for a laneway home.
Application Process	- A building permit is required to construct a laneway home. - A "How-To" guide is available on the City website to assist with these regulations. - A pre-approved design library will be set up in 2024 to accompany the program.
Heritage	Exceptions to these regulations may be considered to preserve heritage buildings, through the Heritage Revitalization Agreement process.

