

SECONDARY SUITES IN SEMI-DETACHED HOMES | FINAL PROGRAM FOR PHASE 1A

Definitions

- A **semi-detached home** is a two-family home where the two main units are placed side-by-side or front-to-back on a lot. It is different to an 'up/down' duplex where the two units are placed one above the other. The BC Building Code does not permit suites in 'up/down' duplexes.
- A **secondary suite** is a self-contained dwelling unit built within a larger home.
- A **ground level suite** is a secondary suite that meets the SAFERhome Standards Society universal design standard and has an accessible path to the suite. If you choose to include ground level suites in your semi-detached home you will be permitted additional height to build a three level home (2 storeys plus a ground level suite).

Zoning Districts

- Permitted in R4, R5, R6, R12 and RM6 Districts

Eligible Lots

To add a semi-detached home in the R4, R5, R6 or RM6 Districts, a lot must be at least:

- 557.4 m² (6,000 sq. ft.) and 15.0 m (49.2 ft.) wide.

To add a semi-detached home in the R12 District, a lot must be at least:

- 306.57 m² (3,300 sq. ft.) and 9.15 m (30 ft.) wide on lots *with* lanes, or
- 306.57 m² (3,300 sq. ft.) and 13.7 m (45 ft.) wide on lots *without* lanes.

To add a semi-detached home in the R12s District, a lot must be at least:

- 306.57 m² (3,300 sq. ft.) and 13.7 m (45 ft.) wide.

To add secondary suites to a semi-detached home, an eligible lot must have:

- A semi-detached home
- 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.

Secondary suites are only permitted on lots with access to an open lane or local street. Corner lots and through lots will be subject to approval from Engineering.



Units per Lot

- Eligible lots may have up to 4 units.

Each eligible lot may have two semi-detached 'primary' units with a secondary suite in each one



Ownership

- A semi-detached home may be stratified into two "primary" units (each side may be sold separately). However, a secondary suite may not be stratified (sold separately) from a primary unit.
- A secondary suite may be rented out as a long-term rental unit. Short-term rentals (less than 30 days) are not permitted in secondary suites.
- The owner is not required to live on the property. If the owner lives off-site, an annual house rental business license is required.

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Height	Maximum height for a semi-detached home with a secondary suite <u>other than a ground level suite</u>: - Two storeys plus basement; and - Up to 9.0 m (29.5 ft.) for a sloping roof or 7.4 m (24.3 ft.) for a flat roof. Maximum height for a semi-detached home <u>with a ground level suite</u>: - Two storeys plus ground level suite; and - Up to 10.5 m (34.4 ft.) for a sloping roof, or 8.9 m (29.2 ft.) for a flat roof.
Floor Area	Minimum floor area for a secondary suite: 32.52 m² (350 sq. ft.) Maximum floor area for a secondary suite: - There is <u>no</u> maximum floor area for a secondary suite, subject to the following: » the secondary suite must be contained within a semi-detached unit; and » a floor containing a secondary suite can be no greater in area than the storey next above or below it. - Ground level suites and basements containing secondary suites may be added to a two-storey semi-detached home. The floor area of a secondary suite does not count toward the total floor area permitted for the semi-detached home. Additional Considerations: - The top floor of a semi-detached home has no maximum size but must be at least one third of the permitted above grade floor area.
Setbacks	Setbacks for semi-detached homes are as per existing Zoning Bylaw regulations for each zone.
Lot Coverage	- Lot coverage for semi-detached homes is as per existing Zoning Bylaw regulations for each zone. - Impervious surfaces cannot exceed 70% of the lot area.
Parking	Required parking: - A minimum of 2 parking spaces is required for the entire property (one space for each side of the semi-detached), i.e. two spaces for up to four units. The required parking spaces must be uncovered or in a carport. - Parking space size: - Semi-detached unit with secondary suite: 5.5m (18.04 ft.) Long x 2.6m (8.53 ft) Wide x 2.3m (7.55 ft.) High (accessible) - Semi-detached unit with <i>ground level</i> suite: 5.5m (18.04 ft.) Long x 3.4m (11.15ft) Wide x 2.3m (7.55 ft.) High (van accessible) - Each parking space must include an energized outlet capable of providing Level 2 charging for an electric vehicle. Additional considerations: - Additional parking spaces may be added to the property but are not required. These may be uncovered, in a carport or in a garage.
Step Code	New semi-detached homes must meet BC Energy Step Code Level 3.
Outdoor Space	- A minimum 4 m² (43.06 sq. ft.) of private outdoor space per suite is encouraged. - The protection and/or provision of trees as per the <i>Burnaby Tree Bylaw</i>.
Addressing	“S” prefixes will be added to the main address to identify suites (e.g. S1–1234 Main Street).
Servicing & Utilities	- Servicing for suites in semi-detached homes will be as per suites in single-family homes. - An annual supplementary utility fee will be charged for each secondary suite that is rented out.
Application Process	- A building permit will be required to construct a suite in a semi-detached home. - A “How-To” guide will be provided to assist with the application process. - A pre-approved design library will be set up in 2024 to accompany the program.

Additional information is available on the City of Burnaby website: [Burnaby.ca/HousingChoices](https://burnaby.ca/HousingChoices)