



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

Zoning Districts	<ul style="list-style-type: none"> Permitted in R4, R5, R6, R12 and RM6 Districts Due to fire separation requirements, secondary suites will not be permitted in up/down duplexes, where dwelling units are above or below other dwelling units.
Eligible Lots	<p>To add a semi-detached home in the R4, R5, R6 or RM6 Districts, a lot must be at least:</p> <ul style="list-style-type: none"> 557.4 m² (6,000 sq. ft.) and 15.0 m (49.2 ft.) wide. <p>To add a semi-detached home in the R12 District a lot must be at least:</p> <ul style="list-style-type: none"> 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. <p>To add secondary suites to a semi-detached home, an eligible lot must have:</p> <ul style="list-style-type: none"> A semi-detached home (two attached units placed side-by-side or front-to-back). Vehicular access to the rear yard from the side or rear of the property, via an open lane or residential street.
Units per Lot	<ul style="list-style-type: none"> Eligible lots may have up to 4 units. <p><i>This may include two semi-detached “primary” units, each with one secondary suite per unit..</i></p> <p>.....</p> 
Ownership	<ul style="list-style-type: none"> A semi-detached home may be stratified into two “primary” units (each side may be sold separately). However, a secondary suite may not be separately stratified (sold separately) from a primary unit. A secondary suite may be rented out as a long-term rental unit. Short-term rentals will not be permitted in secondary suites. The owner will not be required to live on the property. If the owner lives off-site, an annual house rental business license will be required.
Floor Area	<p>Maximum floor area for a secondary suite:</p> <ul style="list-style-type: none"> There is <u>no</u> maximum floor area for a secondary suite, subject to the following: <ul style="list-style-type: none"> 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. The floor area of a secondary suite will not count toward the total floor area permitted for the semi-detached home. Ground level suites and basements containing secondary suites may be added to a two-storey semi-detached home. <p>Minimum floor area for a secondary suite:</p> <ul style="list-style-type: none"> 32.52 m² (350 sq. ft.) <p>Additional Considerations:</p> <ul style="list-style-type: none"> A “ground level suite” means a suite at or below ground level with an accessible path to the front door that is certified as meeting universal design standards. 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.

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Height	<p>Maximum height for a semi-detached home with a secondary suite <u>other than a ground level suite</u>:</p> <ul style="list-style-type: none"> 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. <p>Maximum height for a semi-detached home <u>with a ground level suite</u>:</p> <ul style="list-style-type: none"> Two storeys plus ground level suite; and Up to 10.5m (34.4 ft.) for a sloping roof, or 8.9m (29.2 ft.) for a flat roof.
Setbacks	<ul style="list-style-type: none"> Setbacks for semi-detached homes will be as per existing Zoning Bylaw regulations.
Lot Coverage	<ul style="list-style-type: none"> Lot coverage for semi-detached homes will be as per existing Zoning Bylaw regulations. 70% maximum for impervious surfaces.
Parking	<p>Required parking:</p> <ul style="list-style-type: none"> 2 parking spaces will be required on the property (one per side of the semi-detached home). These must be uncovered or in a carport. Parking spaces for suites must meet the City standard for an accessible parking space. Parking spaces for ground level suites should meet the City standard for a van accessible parking space. <p>Additional considerations:</p> <ul style="list-style-type: none"> Each parking space must include an energized outlet capable of providing Level 2 charging for an electric vehicle. Additional (unrequired) parking spaces may be included on the site and may be uncovered, in a carport or in a garage. <div style="display: flex; align-items: center; justify-content: center;">  <div style="margin-left: 20px;"> <p><i>Required parking must be accessed from a lane or, subject to the approval of the General Manager Engineering, a side or rear street.</i></p> <p>.....</p> </div> </div>
Environmental Design	<ul style="list-style-type: none"> Step 3 of the BC Energy Step Code will need to be met for newly constructed semi-detached homes with secondary suites.
Outdoor Space	<ul style="list-style-type: none"> 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>.
Access/ Addressing	<ul style="list-style-type: none"> “S” suffixes will be added to the main address to identify secondary suites (e.g. S1–1234 Main Street).
Servicing & Utilities	<ul style="list-style-type: none"> Servicing for secondary suites in semi-detached homes will be as per secondary suites in single-family homes. An annual supplementary utility fee will be charged for each secondary suite that is rented out.
Application Process	<ul style="list-style-type: none"> 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 created to accompany the program.

NOTES:

- Housing Choices Phase 1b is launching summer 2023 and may result in updates to the requirements described above once implemented in 2024.
- Laneway homes in Agricultural (A) zoning districts are being considered separately as part of an agricultural lands review starting in 2023.

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