








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

<p>Definitions</p>	<ul style="list-style-type: none"> 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).
<p>Zoning Districts</p>	<ul style="list-style-type: none"> Permitted in R4, R5, R6, R12 and RM6 Districts
<p>Eligible Lots</p>	<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 <i>with</i> lanes, or 306.57 m² (3,300 sq. ft.) and 13.7 m (45 ft.) wide on lots <i>without</i> lanes. <p>To add a semi-detached home in the R12s District, a lot must be at least:</p> <ul style="list-style-type: none"> 306.57 m² (3,300 sq. ft.) and 13.7 m (45 ft.) wide. <p>To add <u>secondary suites</u> to a semi-detached home, an eligible lot must have:</p> <ul style="list-style-type: none"> 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. <p>Additional considerations:</p> <ul style="list-style-type: none"> 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. <p><i>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.</i></p> <div style="display: flex; justify-content: space-around; align-items: center;">     </div>
<p>Units per Lot</p>	<ul style="list-style-type: none"> Eligible lots may have up to 4 units. <p><i>Each eligible lot may have two semi-detached ‘primary’ units with a secondary suite in each one</i></p> <div style="display: flex; justify-content: center; align-items: center;">    </div>
<p>Ownership</p>	<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 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	<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 10.5 m (34.4 ft.) for a sloping roof, or 8.9 m (29.2 ft.) for a flat roof.
Floor Area	<p>Minimum floor area for a secondary suite:</p> <ul style="list-style-type: none"> • 32.52 m² (350 sq. ft.) <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. • 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. <p>Additional Considerations:</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Setbacks for semi-detached homes are as per existing Zoning Bylaw regulations for each zone.
Lot Coverage	<ul style="list-style-type: none"> • 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	<p>Required parking:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> 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. <p>Additional considerations:</p> <ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • New semi-detached homes must meet BC Energy Step Code Level 3.
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>.
Addressing	<ul style="list-style-type: none"> • “S” prefixes will be added to the main address to identify suites (e.g. S1–1234 Main Street).
Servicing & Utilities	<ul style="list-style-type: none"> • 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	<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 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)