



## SSMUH (R1) ZONING SUMMARY CHECKLIST

<b>PROPOSED DWELLING TYPE:</b> 1) <b>One principal building on lot.</b> Up to 4 units 2) <b>Two principal buildings on lot.</b> 5 to 6 units in FTNA 3) <b>Three or more principal buildings on lot.</b> 5 to 6 units in FTNA 4) <b>Three or more principal dwelling units in one principal building on lot.</b> 5 to 6 units in FTNA 5) Row Houses - <a href="#">R1-Zoning-Summary-Row-House.pdf (burnaby.ca)</a> 6) <b>Apartment style principal building OR BCBC Part 3 principal building</b> (exceeding 3 storeys, greater than 600 m2 and basement with more than one storey). 5 to 6 units in FTNA.		
<b>SITE ADDRESS:</b> _____		
<b>All construction shall comply with the current edition of Burnaby Zoning Bylaw and BC Building Code</b>		
<b>Lot within 400m of Frequent Transit Network Area (FTNA):</b> The location of FTNAs can be viewed on <a href="#">BurnabyMap</a> after checking the "Frequent Transit Network Areas" layer under "Planning & Building".		<input type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b> <i>If yes, no on-site parking required.</i>
<b>Number of Principal Dwelling Building(s) on Lot:</b> <input type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE <input type="checkbox"/> FOUR <input type="checkbox"/> FIVE <input type="checkbox"/> SIX		
<b>Number of Principal Dwellings Units in Each Principal Building:</b>	Bldg One: _____	Bldg Two: _____
	Bldg Three: _____	Bldg Four: _____
Bldg Five: _____	Bldg Six: _____	
<b>Number of Secondary Suite(s):</b> (max. one per principal dwelling unit)		
Bldg One: _____		Bldg Two: _____
Bldg Three: _____		
<b>Number of Accessory Building(s):</b> (detached garage, detached carport, workshop, shed, etc.) <input type="checkbox"/> N/A <input type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE		
<b>Apartment Style Principal Building(s):</b> <input type="checkbox"/> YES <input type="checkbox"/> NO		
<b>BCBC Part 3 Principal Building(s):</b> <input type="checkbox"/> YES <input type="checkbox"/> NO		
<b>Lot Area:</b>	<b>Lot Coverage:</b>	<b>Number of Proposed Parking:</b>
_____	_____	_____
Min 281 m <sup>2</sup> (3025 sq ft)	Refer to Zoning Bylaw Clause 101.4	Lot with 3 or more principal dwelling units, 0.5 space for each principal dwelling unit required
<b>MINIMUM SETBACKS</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>Front Yard and Flanking Street Setback</b>	Minimum 3.0 m (10'0")	
<b>Rear Yard Setback with Lane – NO</b> high voltage power line above the property line	Minimum 1.2 m (4'0")	
<b>Front, Rear or Side Yard Setback with Lane – WITH</b> high voltage power line above the property line	Minimum 3.0 m (10'0") as required by BC Electrical Code and BC Hydro	
<b>Rear Yard without Lane</b>	Minimum 3.0 m (10'0")  Except min. 1.2 m (4'0") for accessory buildings	
<b>Interior Side Yard</b>	Minimum 1.2 m (4'0")	
<b>MINIMUM DISTANCE BETWEEN BUILDINGS</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>Between Front and Rear Principal Buildings</b>	Minimum 6.0 m (19'9")	
<b>Between Side-by-Side Principal Buildings</b>	Minimum 2.4 m (8'0")	
<b>Between Principal Dwelling and Accessory Building(s)</b> (detached garage, detached carport, workshop, shed, etc.)	Minimum 2.4 m (8'0")	
<b>MAXIMUM BUILDING HEIGHT</b>		
	<b>PERMITTED</b>	<b>PROPOSED</b>
<b>*Principal Building</b>	Minimum 12.0 m (39'4") / 4 Storeys (per Zoning Bylaw: Basement and cellar are considered a storey)	
<b>*Accessory Building</b>	4.0 m (13' ½") / 1 Storey	
<b>* REFER TO ZONING BYLAW SECTION 101, SMALL-SCALE MULTI-UNIT HOUSING DISTRICT (R1) AND SECTION 6 FOR ADDITIONAL REQUIREMENTS BUT NOT LIMITED TO THE FOLLOWING:</b>		
No. of dwelling units with 3 bedrooms – Zoning Bylaw Clause 101.5.1	Building heights - Zoning Bylaw Clause 101.7.1	
On-site parking – Zoning Bylaw Clause 101.5.5 and 800.4 (1)(1a)		
Permitted projections – Zoning Bylaw Clause 101.6.1 and 6.12		
Outdoor amenity space – Zoning Bylaw Clause 101.6.2	Vision clearance – Zoning Bylaw Clause 6.13	
Access and fire safety – Zoning Bylaw Clause 101.6.3	Retaining walls – Zoning Bylaw Clause 6.14.1	