



SSMUH (R1) ZONING SUMMARY CHECKLIST

PROPOSED DWELLING TYPE: 1) One principal building on lot. Up to 4 units 2) Two principal buildings on lot. 5 to 6 units in FTNA 3) Three or more principal buildings on lot. 5 to 6 units in FTNA 4) Three or more primary dwelling units in one principal building on lot. 5 to 6 units in FTNA 5) Row Houses - R1-Zoning-Summary-Row-House 6) Apartment style principal building OR BCBC Part 3 principal building (exceeding 3 storeys, greater than 600 m2 and basement with more than one storey). 5 to 6 units in FTNA.		
SITE ADDRESS:		
All construction shall comply with the current edition of Burnaby Zoning Bylaw and BC Building Code		
Lot within 400m of Frequent Transit Network Area (FTNA): The location of FTNAs can be viewed on BurnabyMap after checking the "Frequent Transit Network Areas" layer under "Planning & Building".		
<div><input type="checkbox"/> YES <input type="checkbox"/> NO</div> <div>If yes, no on-site parking required.</div>		
Number of Principal Building(s) on Lot: <div><input type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE <input type="checkbox"/> FOUR <input type="checkbox"/> FIVE <input type="checkbox"/> SIX</div>		
Number of Primary Dwelling Units in Each Principal Building: <div><div>Bldg One: Bldg Two: Bldg Three:</div><div>Bldg Four: Bldg Five: Bldg Six:</div></div>		
Number of Secondary Suite(s): (max. one per primary dwelling unit) <div><div>Bldg One: Bldg Two: Bldg Three:</div></div>		
Number of Accessory Building(s): (detached garage, detached carport, workshop, shed, etc.) <div><input type="checkbox"/> N/A <input type="checkbox"/> ONE <input type="checkbox"/> TWO <input type="checkbox"/> THREE</div>		
Apartment Style Principal Building(s): <div><input type="checkbox"/> YES <input type="checkbox"/> NO</div>		
BCBC Part 3 Principal Building(s): <div><input type="checkbox"/> YES <input type="checkbox"/> NO</div>		
Lot Area:	Lot Coverage:	Number of Proposed Parking:
<div>Min 281 m² (3025 sq ft)</div>	<div>Refer to Zoning Bylaw Clause 101.4</div>	<div>Lot with 3 or more primary dwelling units, 0.5 space for each primary dwelling unit required</div>
MINIMUM SETBACKS		
	PERMITTED	PROPOSED
Front Yard and Flanking Street Setback	Minimum 3.0 m (10'0")	
Rear Yard Setback with Lane – NO high voltage power line above the property line	Minimum 1.2 m (4'0")	
Front, Rear or Side Yard Setback with Lane – WITH high voltage power line above the property line	Minimum 3.0 m (10'0") as required by BC Electrical Code and BC Hydro	
Rear Yard without Lane	Minimum 3.0 m (10'0") Except min. 1.2 m (4'0") for accessory buildings	
Interior Side Yard	Minimum 1.2 m (4'0")	
MINIMUM DISTANCE BETWEEN BUILDINGS		
	PERMITTED	PROPOSED
Between Front and Rear Principal Buildings	Minimum 6.0 m (19'9")	
Between Side-by-Side Principal Buildings	Minimum 2.4 m (8'0")	
Between Principal Building and Accessory Building (detached garage, detached carport, workshop, shed, etc.)	Minimum 2.4 m (8'0")	
MAXIMUM BUILDING HEIGHT		
	PERMITTED	PROPOSED
*Principal Building	Minimum 12.0 m (39'4") / 4 Storeys (per Zoning Bylaw: Basement and cellar are considered a storey)	
*Accessory Building	4.0 m (13' ½") / 1 Storey	
* 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: No. of dwelling units with 3 bedrooms – Zoning Bylaw Clause 101.5.1 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 Access and fire safety – Zoning Bylaw Clause 101.6.3 Building heights - Zoning Bylaw Clause 101.7.1 Vision clearance – Zoning Bylaw Clause 6.13 Retaining walls – Zoning Bylaw Clause 6.14.1		