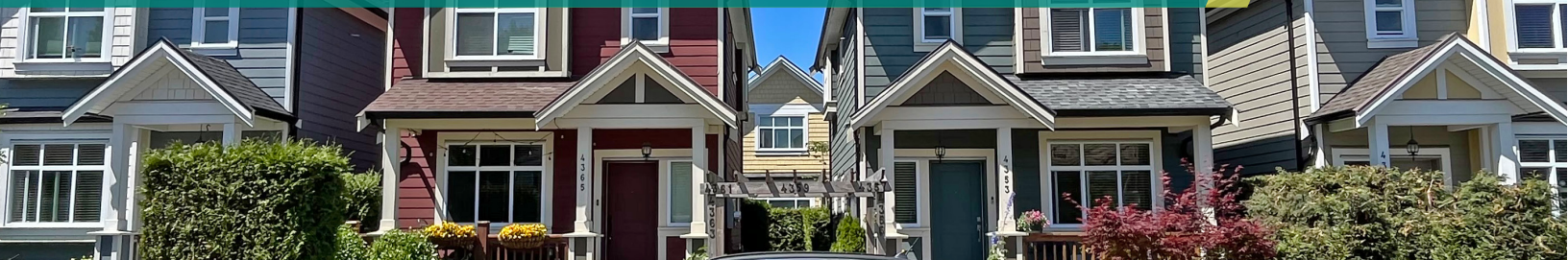


R1 Small-Scale Multi-Unit Housing District

Summary of Zoning Regulations | December 2025



In response to new provincial legislation, the City of Burnaby completed a major amendment to the Burnaby Zoning Bylaw that consolidated the City's previous single- and two-family zones into one new R1 Small-Scale Multi-Unit Housing District.

Background

In November 2023, the Province of BC introduced Bill 44 to increase housing supply and expand the range of housing options available to families. The legislation requires municipalities to allow 3 to 6 dwelling units on every lot previously zoned for single- or two-family use, enabling small-scale multi-unit housing (SSMUH) in these areas.

To meet the provincial requirements, the City of Burnaby adopted a major amendment to the Zoning Bylaw in June 2024. This amendment replaced the City's 12 former residential "R" Districts with a single new district: the R1 SSMUH District.

Eligible lots

R1 SSMUH District lots are eligible to build the following number of housing units as defined by the Province:

- **3 units** on lots that are up to 280 sq. m (3,014 sq. ft.)
- **4 units** on lots greater than 280 sq. m (3,014 sq. ft.)
- **6 units** on lots at least 281 sq. m (3,025 sq. ft.) and within a Frequent Transit Network Area

Frequent Transit Network Area (FTNA)

The Province defines FTNAs as all lots wholly or partly within 400 m of bus stops having 15-minute frequency, on average, between:

- 7 am and 7 pm, Monday to Friday
- 10 am and 6 pm on Saturdays and Sundays

Within FTNAs, legislation also prohibits municipalities from requiring on-site parking. The location of FTNAs can be viewed online through [BurnabyMap](#) by checking the "Frequent Transit Network Areas" layer under "Planning & Building."

Objectives

- Support diversity and choice in housing forms
- Support family-oriented housing
- Provide simpler, more flexible regulations
- Deliver a greater supply of new housing

Key changes

June 2024

- All R District lots rezoned to R1 SSMUH District
- 3 to 6 dwelling units permitted on R1 lots
- Maximum floor area requirements removed—height, setbacks, and lot coverage define buildable area
- Ability to stratify primary dwelling units
- Fee-simple rowhousing introduced to provide alternative ownership options to stratification
- All housing forms permitted on lots without lanes
- Reduced off-street parking space requirements
- New minimum lot size subdivision regulations

December 2025

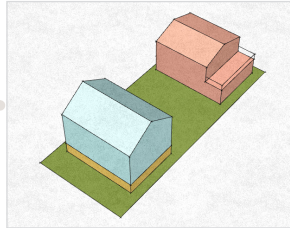
In response to community concerns, the City adopted the following key changes in December 2025:

- Height reduced to 10 m and 3 storeys for front buildings and to 7.5 m and 2 storeys for rear buildings
- Height exemptions removed for rooftop patios
- Maximum lot coverage reduced by 10% for 1 to 2 units on lots greater than 567 sq. m and by 5% for 4 to 6 units on lots of any size
- Impervious lot area reduced by 10% for 1 to 4 units
- Minimum building setbacks increased along front streets to 4 m and along lanes to 1.5 m
- Parking requirements increased outside FTNAs

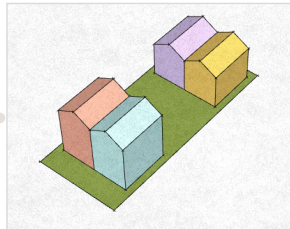
What can I build?

The R1 SSMUH District supports flexibility and choice in housing form to meet the needs of diverse household compositions. Many housing types and combinations of housing types are possible, including:

Single-family dwellings | plus secondary suite and/or laneway home

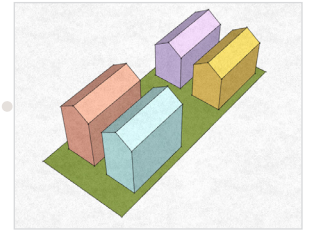


Duplexes | two sets of duplexes or one set with secondary suites

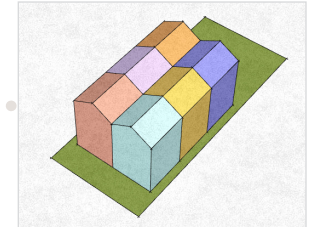


Secondary suites: Secondary suites count towards the total number of dwelling units permitted on a lot. Only one is permitted per primary dwelling unit. Secondary suites must remain registered under the same title as the primary dwelling unit within which they're contained and so cannot be stratified, as per the *BC Building Code*. See the Province's [Secondary Suites Bulletin](#) for more information.

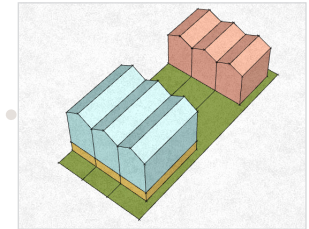
Cottage courts | multiple detached single-family dwellings on one lot



Multiplexes | 3 to 6 dwelling units in one building



Rowhouses | small lots with no side yard and up to 3 dwellings



Laneway homes: Building forms commonly referred to as laneway homes continue to be permitted, including on lots without lanes, but will be regulated the same as other single-family dwellings (or "principal buildings").

Key regulations

Maximum floor area:

- » No set limit—must meet permitted height, setbacks, and lot coverage

Minimum floor area:

- » Primary Dwelling Units: 56 sq. m (602.8 sq. ft.)
- » Secondary Suites: 32.52 sq. m (350 sq. ft.)

Required parking:

- » Within FTNA: none required
- » Outside FTNA: 1 space for first unit plus 0.5 spaces for each additional unit

Max. building height:

Front principals:

- » 10 m above grade
- » 1-2 units: 2.5 storeys*
- » 3-6 units: 3 storeys*

Rear principals:

- » 7.5 m above grade
 - » 1-6 units: 2 storeys*
- *Inclusive of basement or cellar storey

Max. lot coverage:

- » 1-4 units: 40%, except 1-2 units on lots over 567 sq. m is 30%
- » 5-6 units: 45%
- » Rowhouse lots: 55%

Max. impervious area:

- » 1-4 units: 60%
- » 5-6 units: 70%
- » Rowhouse lots: 70%

Min. setbacks:

- » Front street yard: 4 m (3 m for rowhouses)
- » Side street yard: 3 m
- » Lane yard: 1.5 m
- » Interior side yard: 1.2 m (no min. for rowhouses)
- » Interior rear yard: 3 m

Min. building separation:

- » Front-to-back principals: 6 m
- » Side-by-side principals: 2.4 m
- » Accessory buildings: 2.4 m



Half Storey

The Zoning Bylaw defines a half storey as: "a storey under a gable, hip, gambrel, or shed roof having a gross floor area not more than fifty percent of the gross floor area of the storey immediately below, and includes a covered deck that is an extension of the topmost storey."

For more information, visit [Burnaby.ca/ZoningBylawRewrite](https://burnaby.ca/ZoningBylawRewrite)