

**CITY OF BURNABY**

**BYLAW NO. 14587**

A BYLAW to amend the Official Community Plan  
to achieve consistency for the Housing Choices Phase 1a

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY OFFICIAL COMMUNITY PLAN BYLAW 1998, AMENDMENT BYLAW NO. 2, 2023.**

2. Burnaby Official Community Plan Bylaw 1998, as amended, is further amended:

(a) at Section 4.2, Goal 2, first paragraph on Page 3 by deleting the following:

“new ground-oriented housing can be encouraged by expanding opportunities for single family houses on small lots and increasing the potential to build two family dwellings in neighbourhoods where such development is appropriate and the subject of a neighbourhood area review process.”

and replacing it with the following:

“new ground-oriented housing can be encouraged in single and two family neighbourhoods by expanding opportunities for accessory dwelling units and “missing middle” housing types such as duplexes, triplexes, fourplexes, and cottage courts.”

(b) at Section 4.2, Goal 4, end of paragraph 2 on Page 4 by deleting the following:

“The City will also be reviewing the regulations affecting secondary suites in single family dwellings, recognizing the potential role that such suites can play in the supply of affordable housing. This could be of specific assistance to students attending Simon Fraser University and the British Columbia Institute of Technology. A specific public consultation phase would be associated with such a review.”

and replacing it with the following:

“Secondary suites and other forms of accessory dwelling units can also play a role in the supply of affordable housing.”

(c) at Section 4.4, by deleting the “Residential Framework” table and replacing it with the table in Schedule “A” of this bylaw;

(d) at Section 4.4.4, first paragraph on Page 8 by deleting the following:

“The single and two family residential neighbourhoods in the City occupy

the largest land use of any category of Burnaby's developed land area. In 1991, 52.0 percent of private households in the City lived in single and two family dwellings. By 1996, it is estimated that this figure fell to 49.7 percent.”

and replacing it with the following:

“Single and two family residential neighbourhoods occupy the largest land use of any category of Burnaby's developed land area. In 1991, 52.0 percent of private households in the City lived in single and two family dwellings. By 1996, it is estimated that this figure fell to 49.7 percent. In 2021, the federal census reported that 38 percent of private households lived in single and two family dwellings and/or secondary suites.”

- (e) at Section 4.4.4, third paragraph on Page 9 by deleting the following:

“Single family suburban generally relates to the neighbourhoods with R1, R2 and R3 zoning designations. These zones permit two family dwellings such as duplexes, semi-detached units or small lot development. Also, single family suburban areas have often been associated with recent rezonings to the R10 and R11 categories, which provide for low-scale forms of development in mature single family areas consistent with the neighbourhood character.”

and replacing it with the following:

“Single family suburban generally relates to neighbourhoods with R1, R2 and R3 zoning designations. These zones ~~do~~ permit up to three dwelling units per lot, including the principal dwelling and accessory dwelling units, such as secondary suites and/or laneway homes. Also, single family suburban areas include the R10 and R11 categories, which provide for the same types of dwelling units in mature single family areas consistent with the neighbourhood character.”

- (f) at Section 4.4.4, fifth paragraph on Page 9 by deleting the following:

“The single and two family urban areas are associated with the neighbourhoods having R4 and R5 zoning. These zones allow for the development of single family dwellings, duplexes and semi-detached family dwellings depending on lot size. These zones also permit small lot development if an existing small lot character already exists. In addition, these areas have been the subject of rezonings to the R9 zoning category (small lot single family), and to the R12 zoning category, which provides for single and two family dwellings on small lots.”

and replacing it with the following:

“The single and two family urban areas are associated with neighbourhoods having R4, R5, and R12 zoning. These zones allow for the development of up to three dwelling units on a single family lot and up to four dwelling units on a two family lot. These zones also permit small lot development if an

existing small lot character already exists. In addition, these areas have been the subject of rezonings to the R9 zoning category (small lot single family).”

- (g) at Section 4.4.4, by deleting the following sixth and seventh paragraphs on Page 9 in their entirety:

“A recent community attitude survey of Burnaby residents showed that 78 percent of residents surveyed supported legalization of secondary suites with controls such as provision of on-site parking, owner occupancy of the main unit or the secondary suite, and appropriate fees being charged. Considering this response and the recent amendments to the BC Building Code, the City will initiate a process to consider the advisability and conditions for legalizing or permitting new suites in all or some of the City’s single family housing stock.

Between 1991 and 2006, it is estimated that about 4,000 additional units will be provided within the single family suburban and single and two family urban neighbourhood areas.”

Read a first time this 10<sup>th</sup> day of July, 2023

Public Hearing held this 29<sup>th</sup> day of August, 2023

Read a second time this 11<sup>th</sup> day of September, 2023

Read a third time this 11<sup>th</sup> day of September, 2023

Reconsidered and adopted this 11<sup>th</sup> day of September, 2023

  
MAYOR

  
CORPORATE OFFICER  
DEPUTY

## SCHEDULE "A"

## Residential Framework

Neighbourhood Type		Range of Housing Opportunities						
		Rural	Single Family	Single and	Two Family	Multiple Low Density	Multiple Medium Density	Multiple High Density
General Characteristics	Typical Zoning	A2	R1, R2, R3, R10, R11	R4, R5, R9	R12	R6, R8, RM1, RM6, RM7, CD	RM2, RM3, CD	RM4, RM5, CD
	Location Framework	Town Centres	No	No	No	No	Yes	Yes
	Urban Villages	No	No	No	Some* <sup>1</sup>	Yes	Yes	Some
	Suburban Multi-Family Community	No	No	No	No	Yes	Yes	No
	Suburban Single Family Neighbourhoods	Yes	Yes	No	Yes* <sup>2</sup>	Yes* <sup>2</sup>	Yes* <sup>2</sup>	No
	Urban Single and Two Family Neighbourhoods	No	No	Yes	Yes * <sup>1,2</sup>	Yes* <sup>2</sup>	Yes* <sup>2</sup>	No
	Rural	Yes	No	No	No	No	No	No
<p>*<sup>1</sup> Designation through neighbourhood consultation</p> <p>*<sup>2</sup> Only on sites in the P1 Neighbourhood Institutional District, P2 Administration and Assembly District, or P5 Community Institutional District as of 2021 July 01, subject to rezoning approval following neighbourhood consultation and Public Hearing.</p>								