



City of  
Burnaby

Planning and Development Department

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## INTER-OFFICE MEMORANDUM

TO: MAYOR M. HURLEY AND DATE: December 5, 2024  
MEMBERS OF COUNCIL

FROM: GENERAL MANAGER FILE: 42000 20  
PLANNING AND DEVELOPMENT

**SUBJECT: ZONING BYLAW AMENDMENTS – SHORT TERM RENTALS AND EV CHARGING**

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The Planning and Development Committee, at its meeting held on November 13, 2024, received the report titled “Zoning Bylaw Amendments – Short-Term Rentals and EV Charging”. The report proposed amendments to the Burnaby Zoning Bylaw to permit short-term rentals in buildings that contain secondary suites and to clarify EV parking requirements. Arising from discussion, Councillor Dhaliwal introduced an amendment to the recommendation:

THAT for clarity purposes, the long-term rental suites must be rented and occupied long-term as a condition of issuance of a short-term rental business licence;

The subject report was received at the December 2, 2024 Council meeting, where the amended recommendation was passed; however, was not reflected in the subject report’s Attachment 1 – Proposed Bylaw Amendments. For abundance of clarity, an amended Attachment 1 is **attached** to this memo which accurately reflects the proposed Zoning Bylaw amendments.

E.W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

CB:sla  
**Attachment**

Copied to: Chief Administrative Officer  
Director Legislative Services

# Attachment 1 – Proposed Bylaw Amendments

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The following amendments to the Burnaby Zoning Bylaw, 1965 are proposed:

## Related to Short-term Rentals:

Section	Existing Text	Proposed Text
<b>6.29(1)</b>	<p><b>Short-term Rentals:</b></p> <p>...</p> <p>(b) short-term rental shall not be permitted in:</p> <p>...</p> <p>(ii) a primary dwelling or semi-detached dwelling unit containing a secondary suite, including within the secondary suite;</p>	<p><b>Short-term Rentals:</b></p> <p>...</p> <p>(b) short-term rental shall not be permitted in:</p> <p>...</p> <p>(ii) a <del>primary dwelling or semi-detached dwelling unit containing a secondary suite, including within the</del> secondary suite;</p> <p>...</p> <p>(c) in a primary dwelling unit that contains a secondary suite, short-term rental shall only be permitted in the primary dwelling unit if the secondary suite is occupied and rented to a long-term tenant (i.e. for a period of 30 days or more).</p>

## Related to EV Charging:

Section	Existing Text	Proposed Text
<b>800.8(1)</b>	<p>All parking spaces required for dwelling units pursuant to Sections 800.4 and 800.3.1(2) shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:</p> <p>...</p>	<p>All parking spaces <del>required</del> <b>provided</b> for dwelling units <del>on a lot pursuant to Sections 800.4 and 800.3.1(2)</del> shall include an energized outlet capable of providing Level 2 charging or a higher charging level for an electric vehicle, except:</p> <p>...</p>