MAKING ROOM FOR MORE HOMES

SMALL-SCALE MULTI-UNIT HOUSING

Welcome!

Today's open house is intended to showcase proposed changes to Delta's regulations regarding small-scale multi-unit housing (SSMUH).

At this event, you will learn about:

- A proposed new zone to simplify development in most small scale residential areas.
- Proposed introduction of houseplexes as a permitted use.
- Proposed regulatory changes to increase flexibility when building small-scale multi-unit housing.





The session is drop-in format, with display boards for viewing. Delta staff are available to answer questions and provide further information.



If you would like to provide comments or input on the proposed changes to small-scale multi-unit housing in Delta, feedback forms are available.

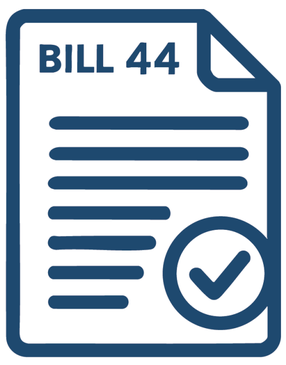
OR

Provide feedback online at **letstalk.delta.ca/ssmuh**

Feedback will be collected through to **NOVEMBER 30, 2025**

letstalk.delta.ca/ssmuh

SMALL-SCALE MULTI-UNIT HOUSING TIMELINE



December 2023: The Province Enacts Bill 44

Local governments required to update their bylaws by June 30, 2024 to accommodate small-scale multi-unit housing (SSMUH) requirements.



June 2024: SSMUH Phase 1

Delta City Council adopts Zoning Bylaw amendments required by the Province to introduce regulations for the development of SSMUH.

January 2025: Zoning Bylaw Review

The Province directs Delta to consider updates to the Zoning Bylaw to achieve better alignment with Provincial Site Standards.



November 2025: SSMUH Phase 2

Delta launches 'SSMUH Phase 2' with proposed updates to the Zoning Bylaw to address Provincial direction, and to ensure new development provides livable space and fits in established neighbourhoods.



Spring 2026: Zoning Bylaw Update

Proposed amendments to the Zoning Bylaw will be presented to Council for consideration and adoption. Local governments are prohibited from holding a public hearing for amendments to a zoning bylaw for residential uses that are consistent with the Official Community Plan.

WHAT IS SMALL-SCALE MULTI-UNIT HOUSING IN DELTA?

Phase 1: June 2024

Up to three units on properties up to 280 m^2 (3,014 ft^2)
Up to four units on properties over 280 m^2 (3,014 ft^2)

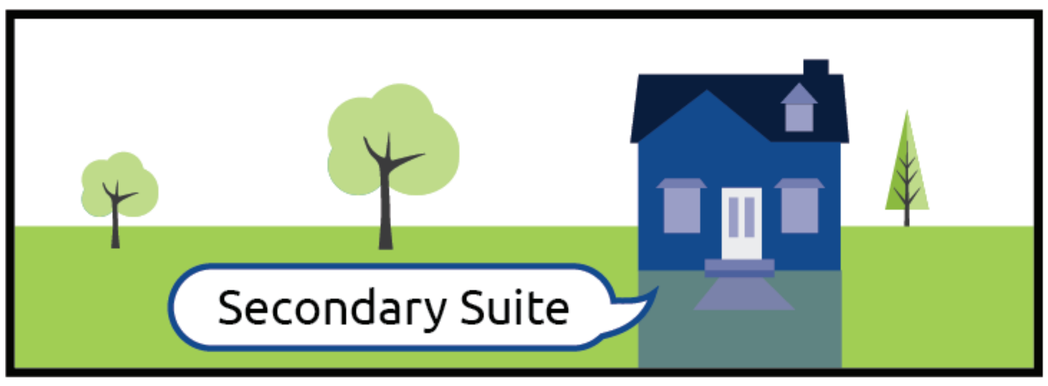
Principal Dwelling Units (maximum 1 per lot)





+

Secondary Suites (maximum 1 per principal dwelling unit)





+

Detached Accessory Dwelling Units (maximum 2 per lot)





Phase 2: Early 2026

Expansion to include Houseplexes as a Principal Dwelling Unit

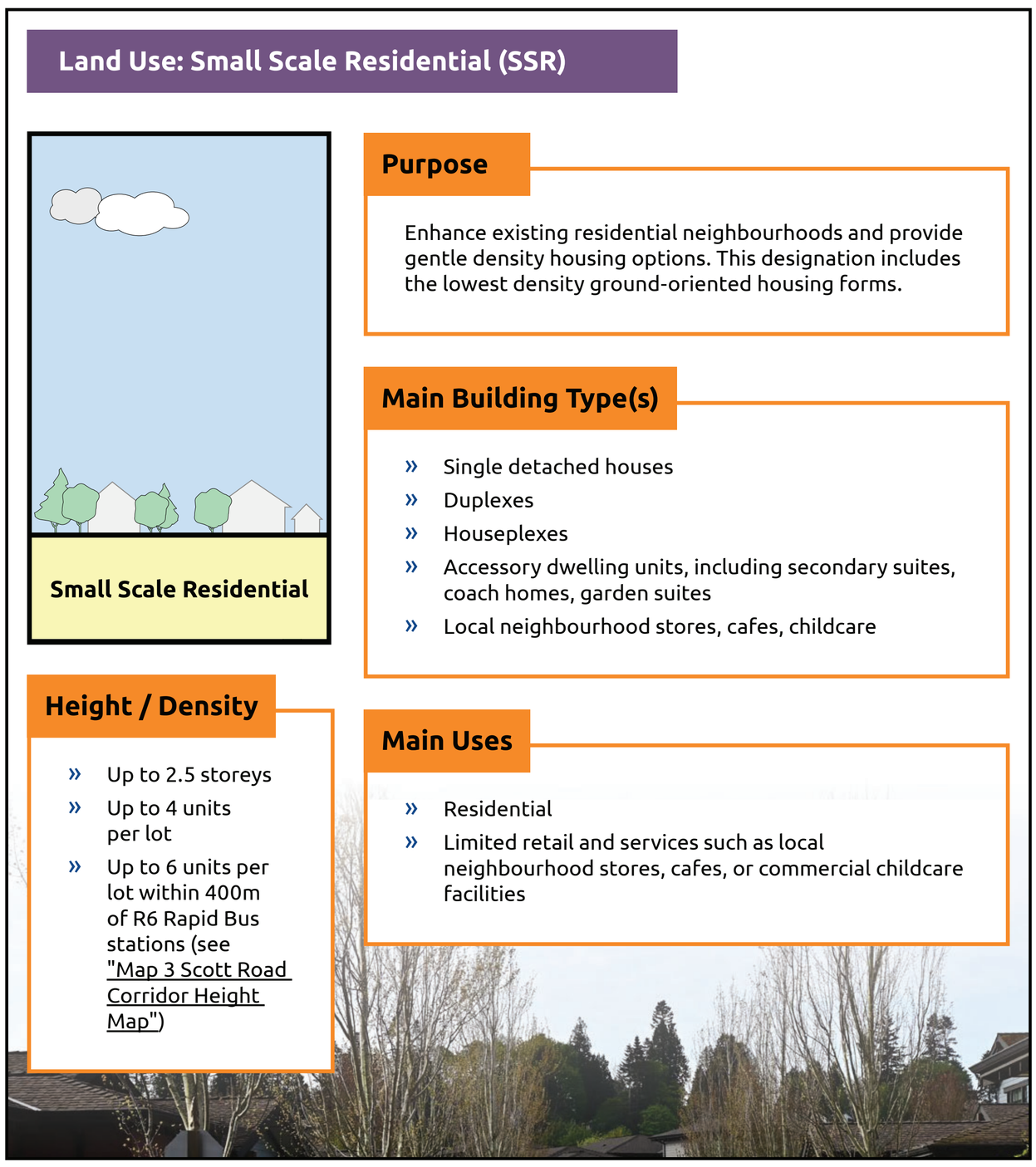


Houseplex
Means a building designed to accommodate three or four principal dwelling units on a single lot, each having their own separate exterior entrance. It includes a modular home, but excludes a mobile home.

SMALL-SCALE MULTI-UNIT HOUSING AND THE OFFICIAL COMMUNITY PLAN

The Small Scale Residential (SSR) land use designation in Delta's Official Community Plan (OCP) supports small-scale multi-unit housing (SSMUH), including single detached dwellings, duplexes, accessory dwelling units, and houseplexes.

The consolidation of Delta's 12 small-scale residential zones to a new standardized zone — **R1: Small-Scale Multi-Unit Housing Zone** — would apply to most lots within the SSR land use designation. It would not apply to other land use designations in the OCP.



Small Scale Residential Land Use Designation from the OCP



Houseplex renderings, Ladner

MAKING ROOM FOR MORE HOMES

SMALL-SCALE MULTI-UNIT HOUSING

5 Key Changes

Following adoption of SSMUH regulations in June 2024, the Province has asked Delta to review our Zoning Bylaw to further align with Provincial Site Standards. Delta has proposed **five key changes** to the Zoning Bylaw to address provincial direction, and to ensure new development provides livable space and fits in established neighbourhoods.

FAQ: What is the goal of these changes?

The goal is to give property owners more flexibility to build what works for them while maintaining restrictions that ensure new development fits within the existing neighbourhood. The changes would also reduce the permitting and administrative processes, such as rezoning or variances, that can delay applications.



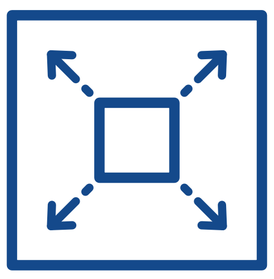
1. Add Houseplexes as a Permitted Use

Delta is proposing to add houseplexes as a permitted use. A houseplex is a building with three or four main dwelling units on one lot, each with its own exterior entrance.



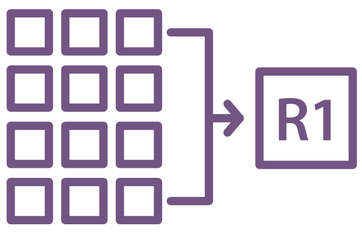
2. Increase Height By 1 Metre

Delta is proposing to increase the maximum height for buildings with sloped roofs from 9.5 to 10.5 metres.



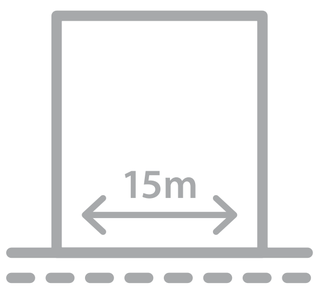
3. Remove Floor Space Ratio (FSR) Regulations

FSR rules determine how much building floor area you're allowed to construct on your property. Delta is proposing to remove the FSR cap, as other rules — such as height limits and setbacks — already control the overall size of buildings.



4. Standardize Small-Scale Residential Zones

The City is proposing to consolidate and standardize existing small-scale residential zones to make it easier to build the types of housing most in demand.

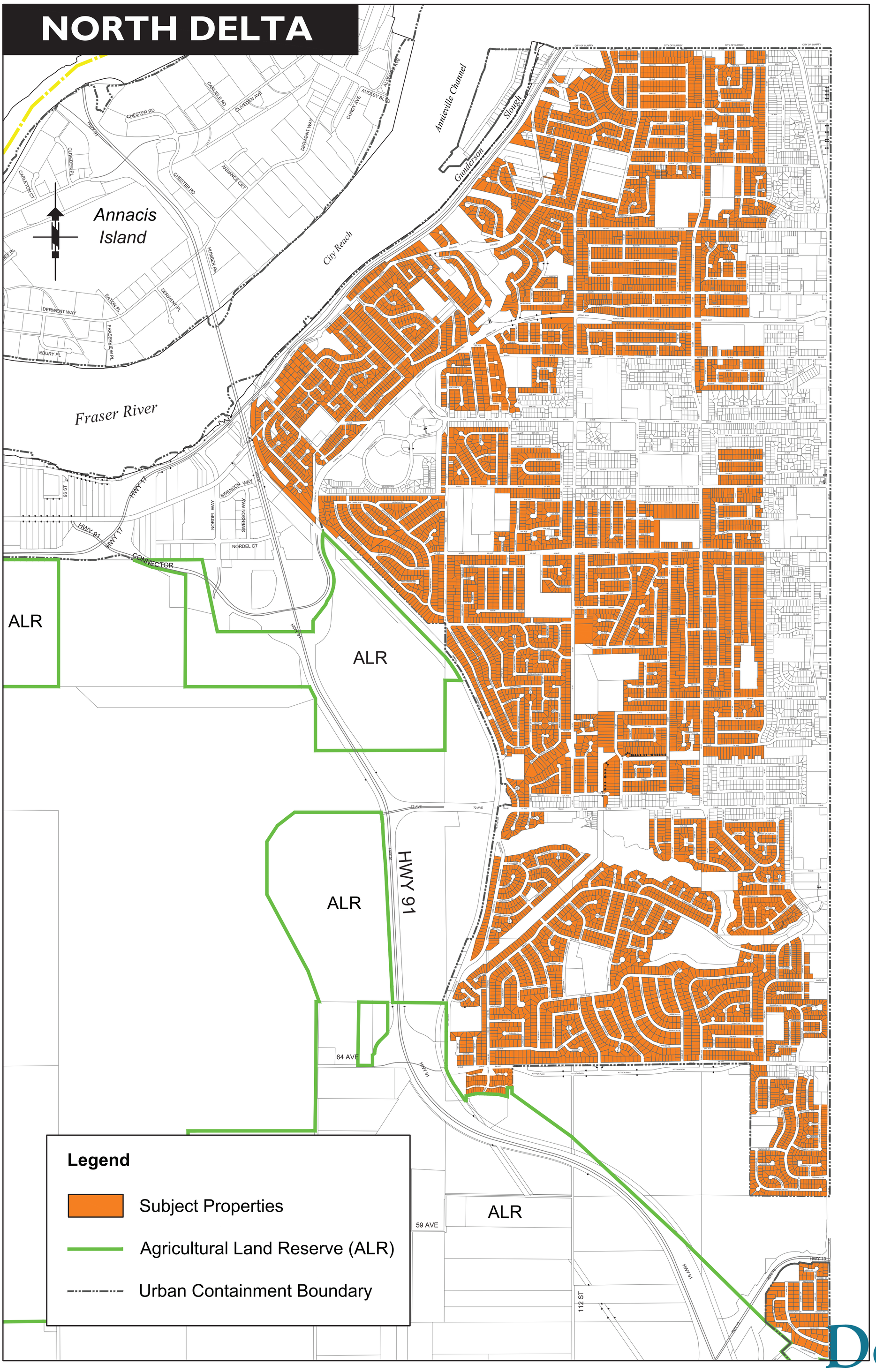


5. Increase Minimum Lot Dimensions For Subdivision

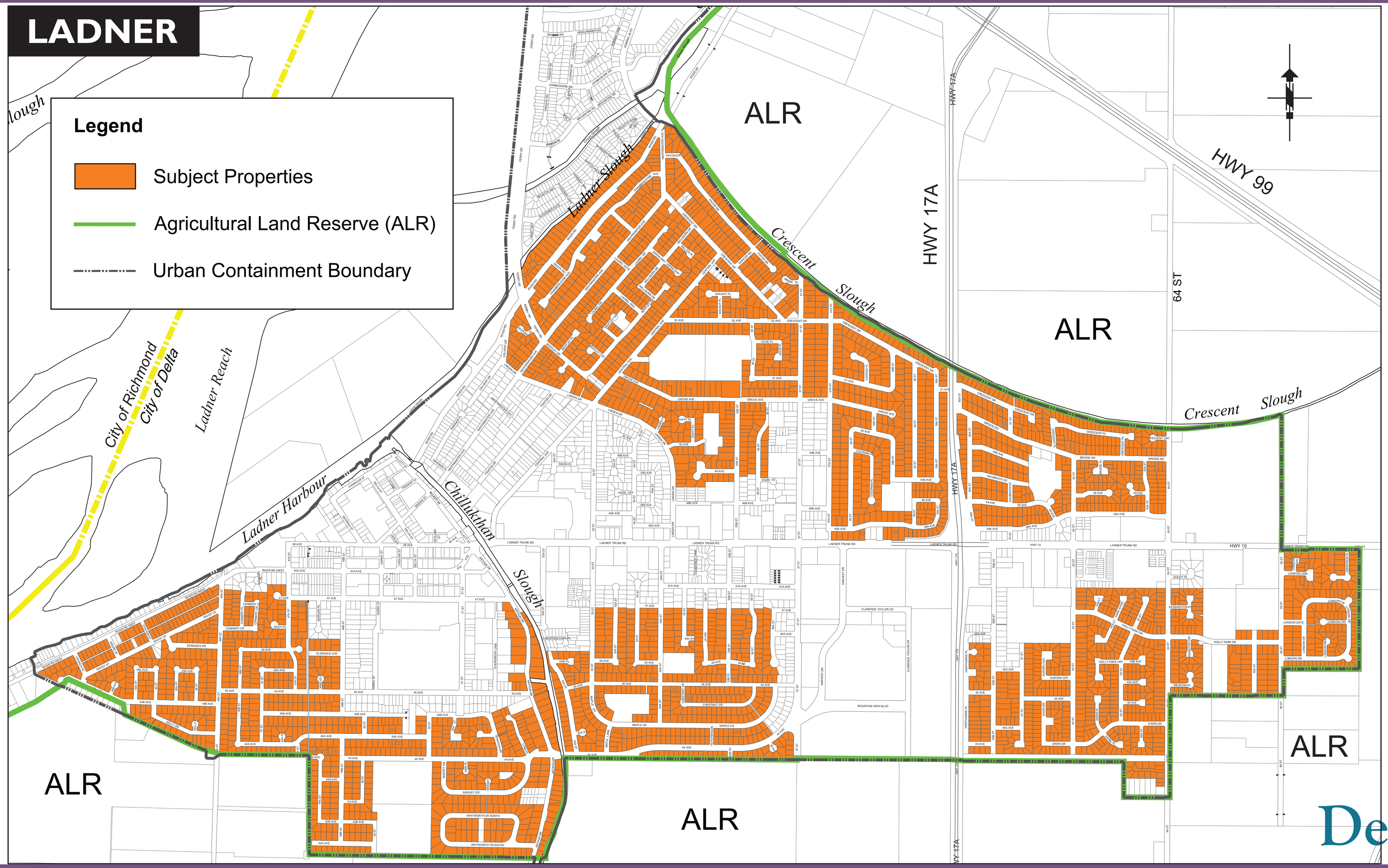
To support livable unit designs, Delta is proposing to increase the minimum frontage for new lots from 11 to 15 metres, while maintaining a 30-metre lot depth.

Delta

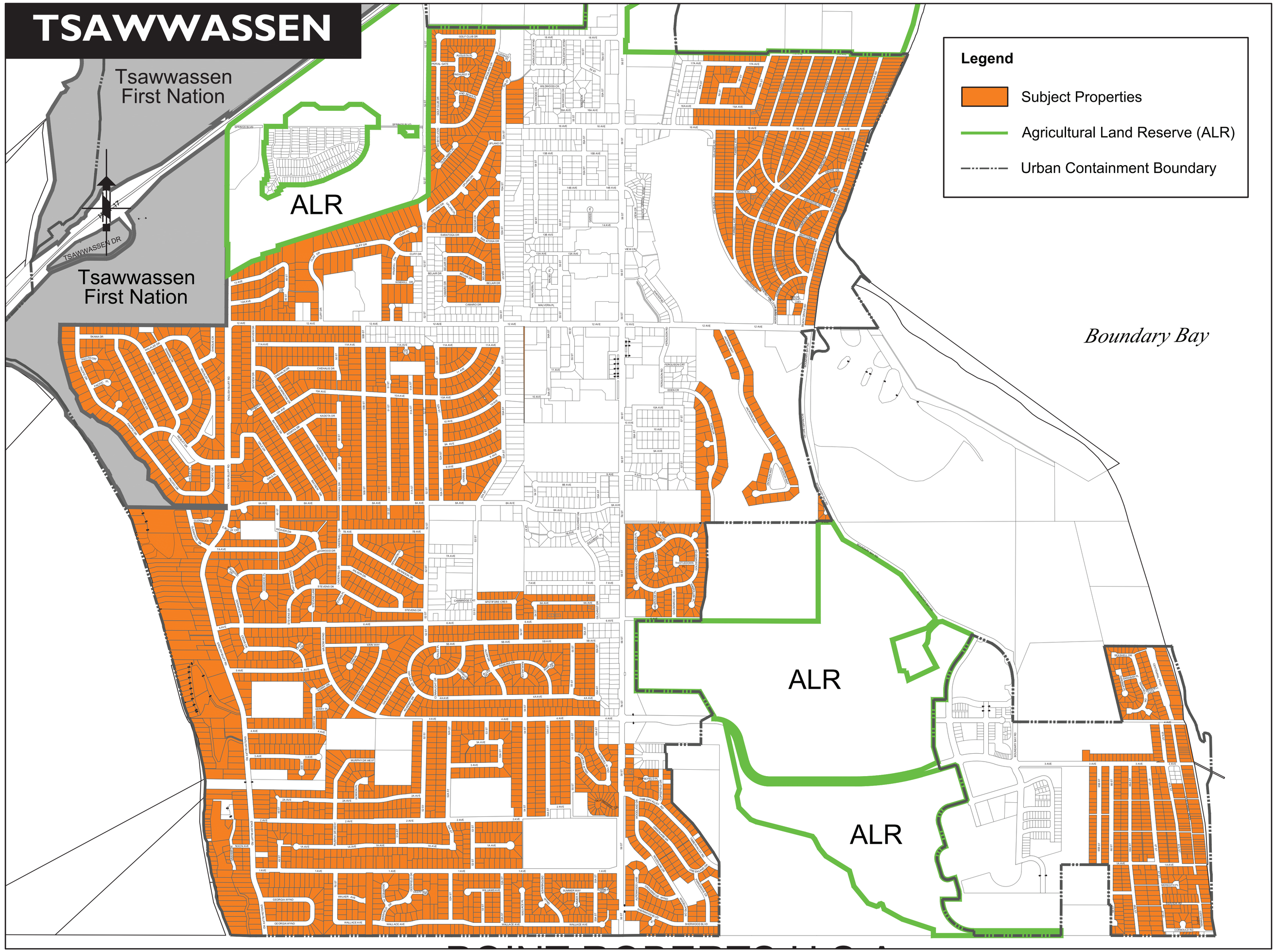
WHERE THE CHANGES WOULD APPLY



WHERE THE CHANGES WOULD APPLY



WHERE THE CHANGES WOULD APPLY



Delta

KEY CHANGE #1: HOUSEPLEXES

What is a Houseplex?

A houseplex is a single building on a lot that has three or four main dwelling units, that would typically look like a large house. A houseplex would still be required to have enough parking for each unit (minimum one space per unit). Tandem parking would not be permitted.

Houseplexes differ from townhouses in that they are shorter (2.5 vs 3 storeys) and have the same setbacks as other small-scale multi-unit housing types like houses and duplexes. Houseplexes can be stratified, and each unit would have its own exterior entrance, providing more options for home ownership in established neigbourhoods. Secondary suites would not be permitted in houseplexes.

In the Zoning Bylaw, a houseplex would be defined as: “A building designed to accommodate between three and four principal dwelling units on a single lot, each having their own separate exterior entrance. It includes a modular home, but excludes a mobile home. For the purposes of this Bylaw, a houseplex does not include a single detached dwelling, duplex dwelling, accessory dwelling unit, or townhouse.”



Kelowna houseplex



Vancouver houseplex

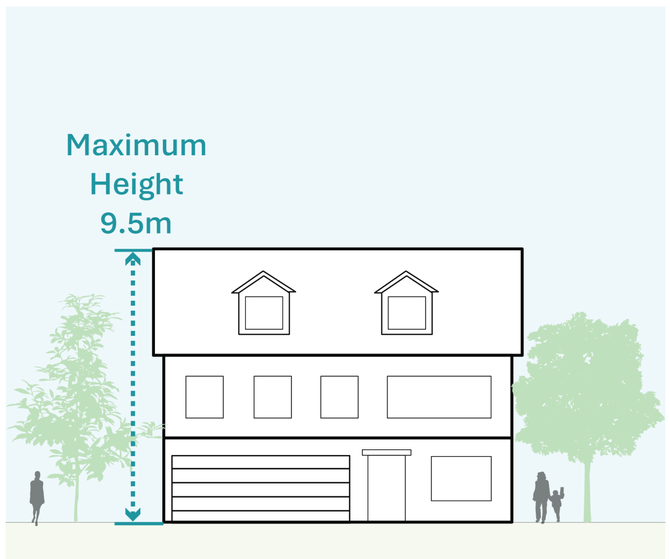
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KEY CHANGE #2: INCREASED HEIGHT

Maximum Height

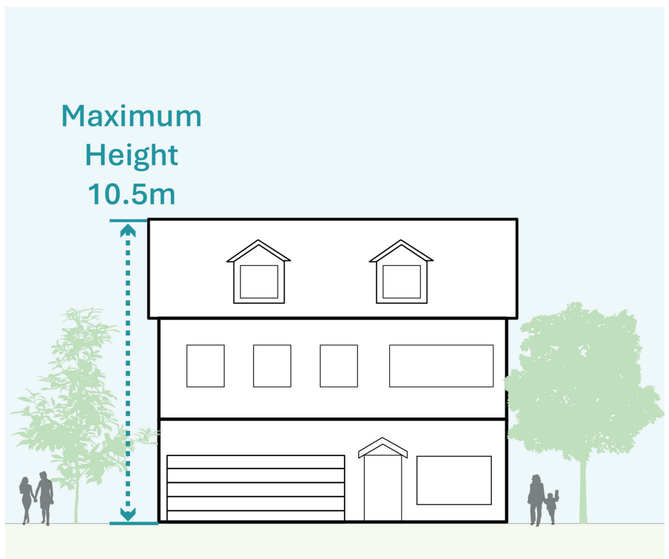
Delta is proposing to increase the maximum height for buildings with pitched roofs from 9.5 to 10.5 metres. This height increase applies only to principal buildings — permitted heights for garden suites would remain unchanged, while coach houses accessed via a lane would be permitted a 9.8 m pitched roof.

Delta's Current State



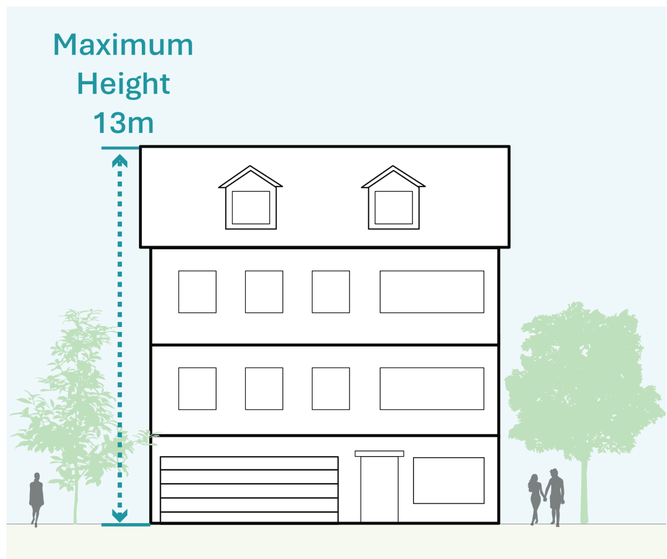
9.5 metres
2.5 storeys

Recommended Changes



10.5 metres
2.5 storeys

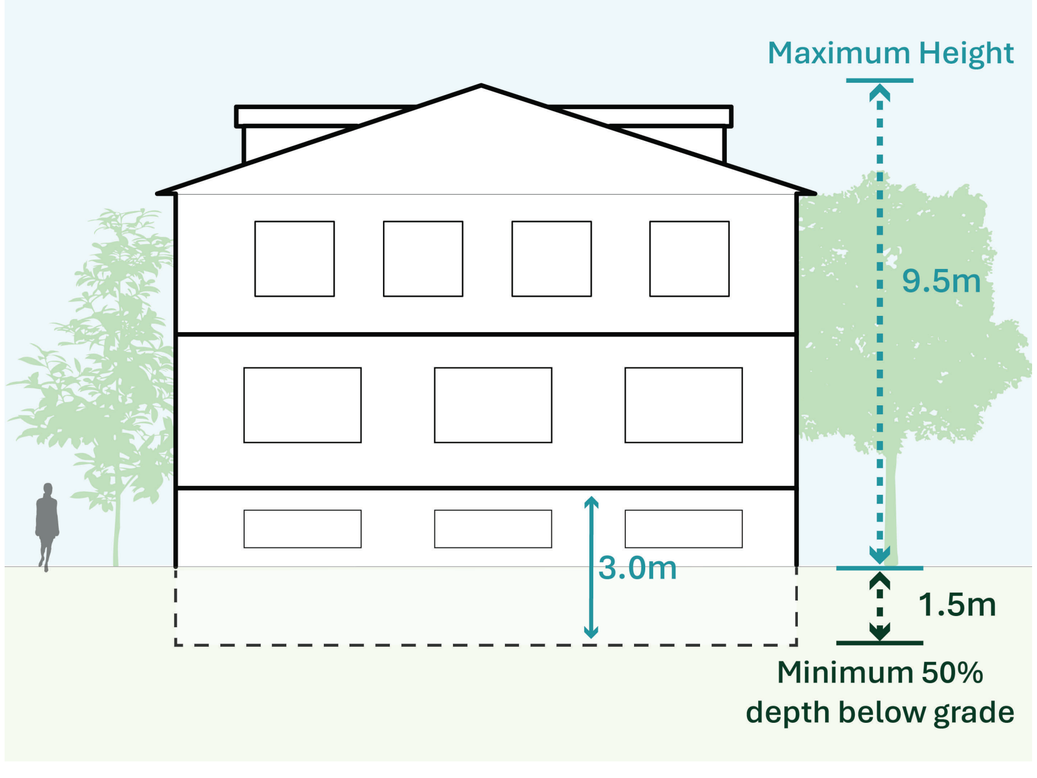
Provincial Standards



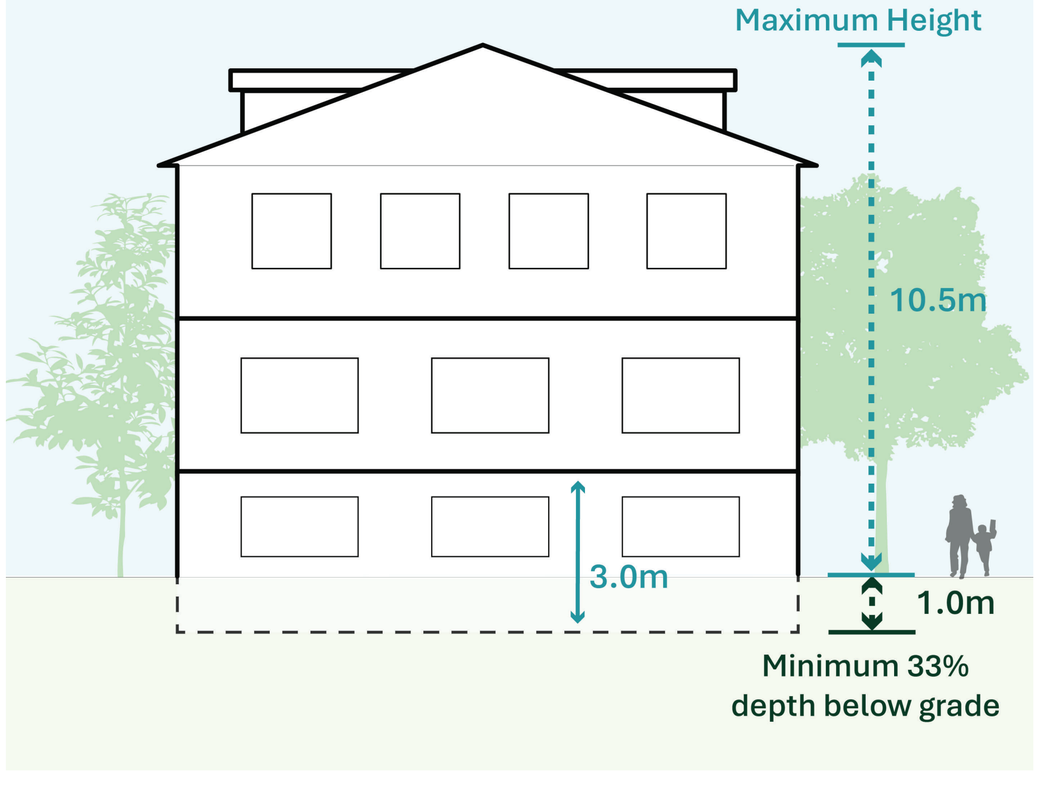
13 metres
3 storeys

Increasing the maximum height would not change the number of storeys a building is permitted to have. Rather, the changes would allow for shallower, brighter basements with larger windows and fewer stairs. It also reduces excavation and pumping costs associated with deeper basements. In areas where basements are impractical (such as Ladner), the additional height would allow for a little extra living space in an attic.

Delta's Current State



Recommended Changes



KEY CHANGE #3: REMOVING FSR

Floor Space Ratio (FSR)

Floor space ratio (FSR) rules determine how much building floor area you're allowed to construct on your property. In Delta, the current rules include many exceptions — such as extra space for garages, basements, and accessory buildings — which makes calculating the total allowed floor area quite complicated.

Delta is proposing to remove the restrictions on maximum FSR. Removing FSR simplifies the design process, offers more flexibility, and ensures homes remain appropriately scaled to their lots and surroundings. The general size of buildings is still regulated through other aspects of zoning, such as height limits, setbacks, and lot coverage.

Delta's Current State

Zone-Specific Floor Area

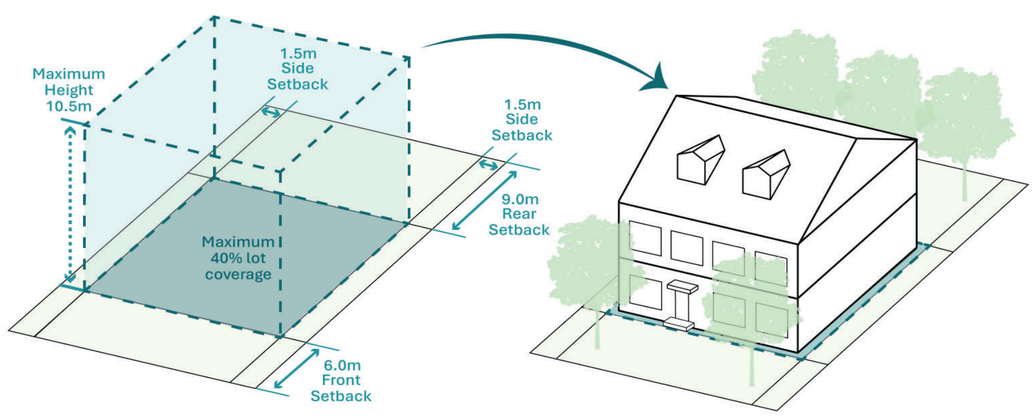
- RS1 and RS2: (lot area x 0.3) + 93 m^2
- RS3: no maximum
- RS4, RS4A, RS5: (lot area x 0.25) + 125 m^2
- RS6 and RS7: (lot area x 0.5)
- RSC: (lot area x 0.65)
- RD1, RD2, RD3: (lot area x 0.25) + 93 m^2 OR (lot area x 0.3) + 93 m^2

City-Wide Exemptions

- \+ Garage exemption
- \+ In-ground basement or attic exemption
- \+ Detached accessory dwelling unit exemption(s)
- \+ Other accessory structure exemptions
- \- Double-counted floor area for tall ceilings

Recommended Changes

Construct a building with any floor area, so long as it is built within the 3D box created by setbacks and building height, to a maximum of 40% lot coverage



Delta

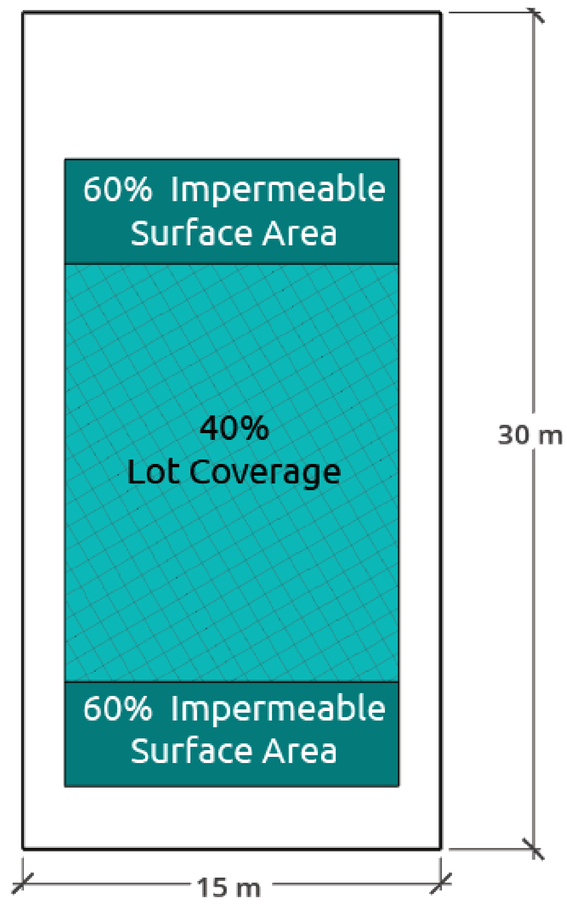
KEY CHANGE #4: ZONE STANDARDIZATION

Lot Coverage & Permeability

Currently, small-scale multi-unit housing developments in Delta are permitted a maximum lot coverage between 40% and 45%, depending on the zone. Delta is proposing a standard maximum lot coverage for small-scale multi-unit lots and maintaining the existing maximum impermeable surface area:

Lot Coverage: 40%

Impermeable Surface Coverage: 60%

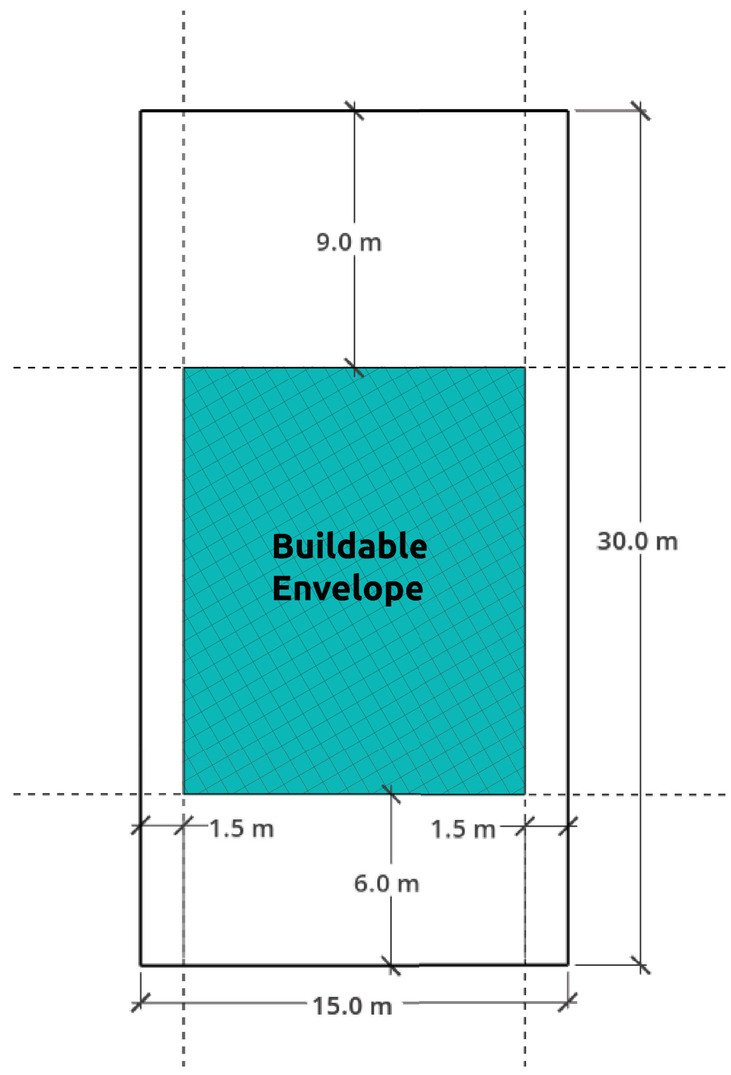


Setbacks

Delta is proposing to standardize front and rear yard setbacks to provide predictability and uniformity.

	Delta's Current State		Recommended Changes	
	Principal Structure	Detached Accessory Dwelling Unit	Principal Structure	Detached Accessory Dwelling Unit
Front	5 m - 6.5 m	No closer than front of principal structure	6 m*	No closer than front of principal structure
Interior side	1.5 m - 2.13 m	1.5 m	1.5 m**	1.5 m
Exterior side	3.5 m	1.5 m	3.5 m	Garden suites: 1.5 m Coach houses: 6 m
Rear	7.5 m - 9 m	1.5 m	9 m	1.5 m

* The front setback for a principal structure can be reduced to 4 m if all required parking spaces are accessed by a lane.
** For a maximum of 18 metres of building depth - the remainder of the building shall have a minimum setback of 3.5 m.

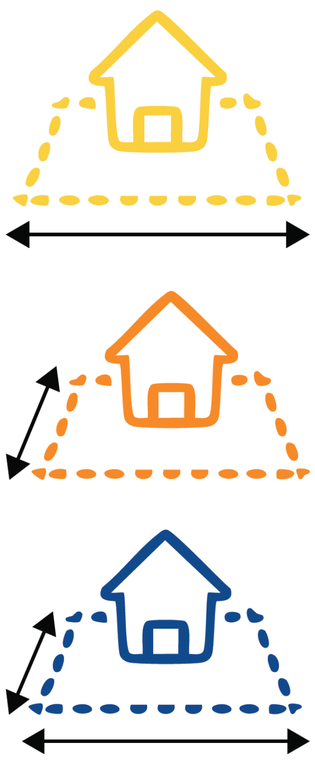


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KEY CHANGE #5: MINIMUM LOT SIZE

To support livable unit designs, Delta is proposing to standardize the minimum lot size for subdivision.

Proposed Minimum Lot Size for Subdivision

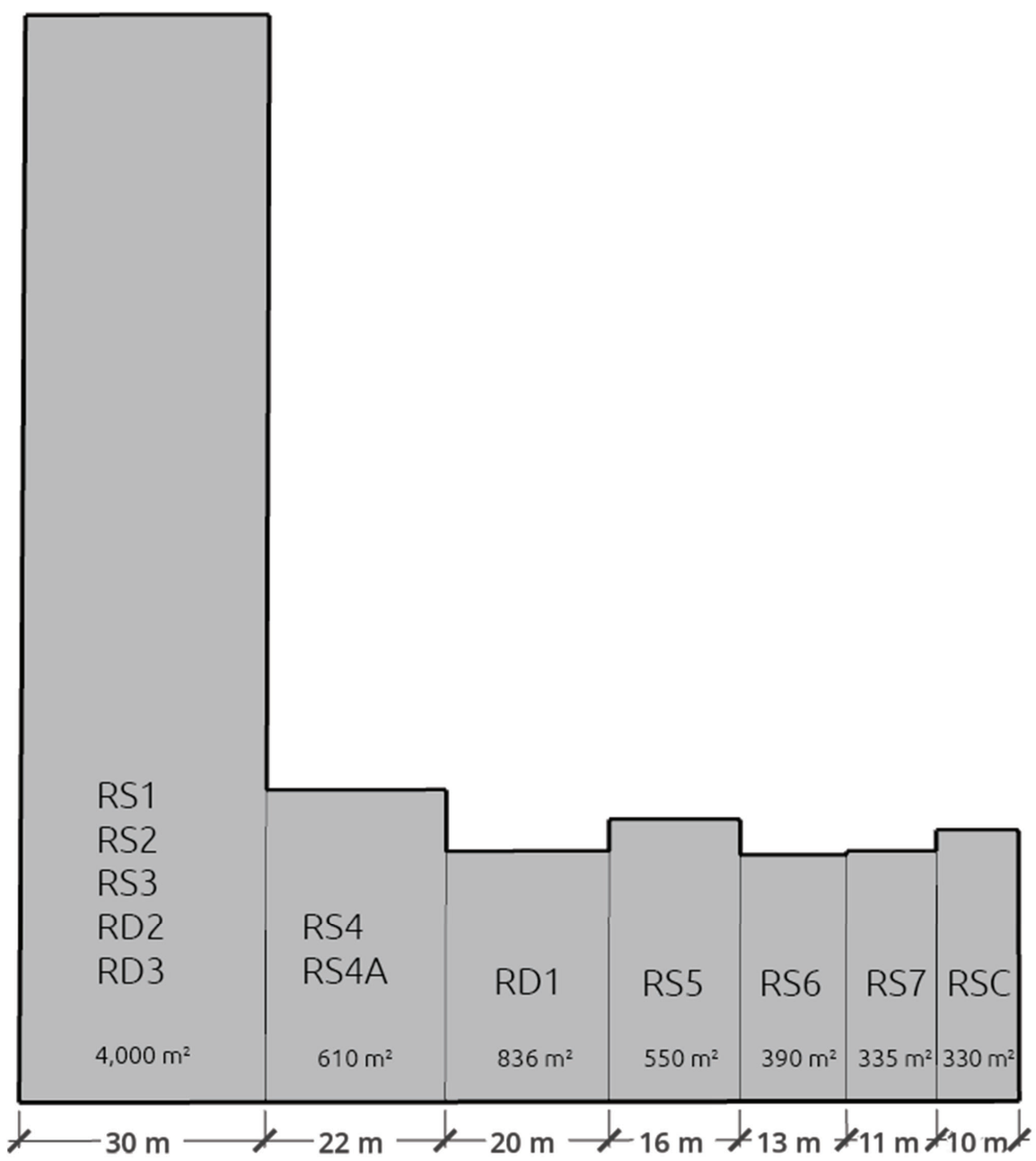


Lot width: 15 metres

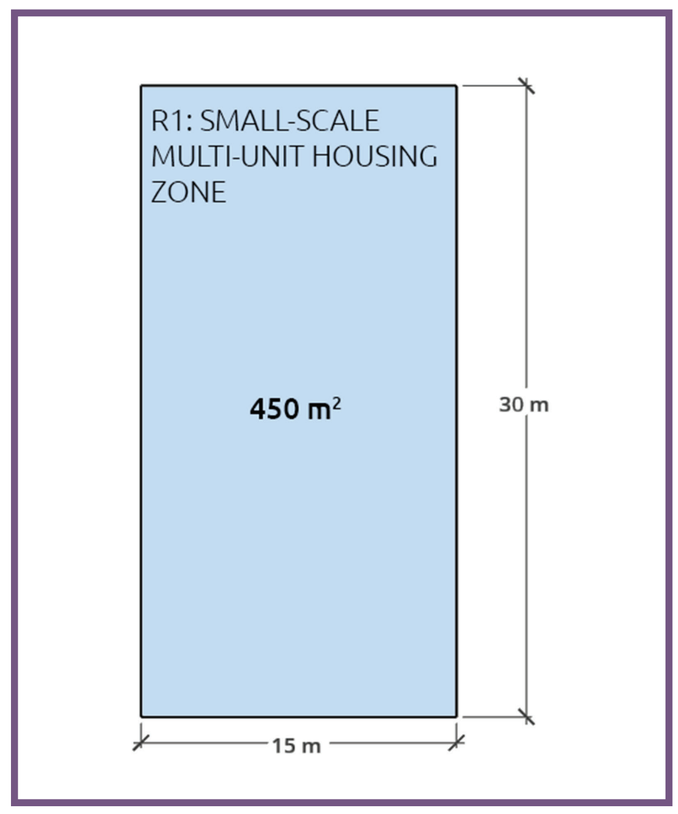
Lot depth: 30 metres

Lot area: 450 square metres

Comparison with Existing Zones



Existing Small Scale Residential Zones



Proposed R1 Zone

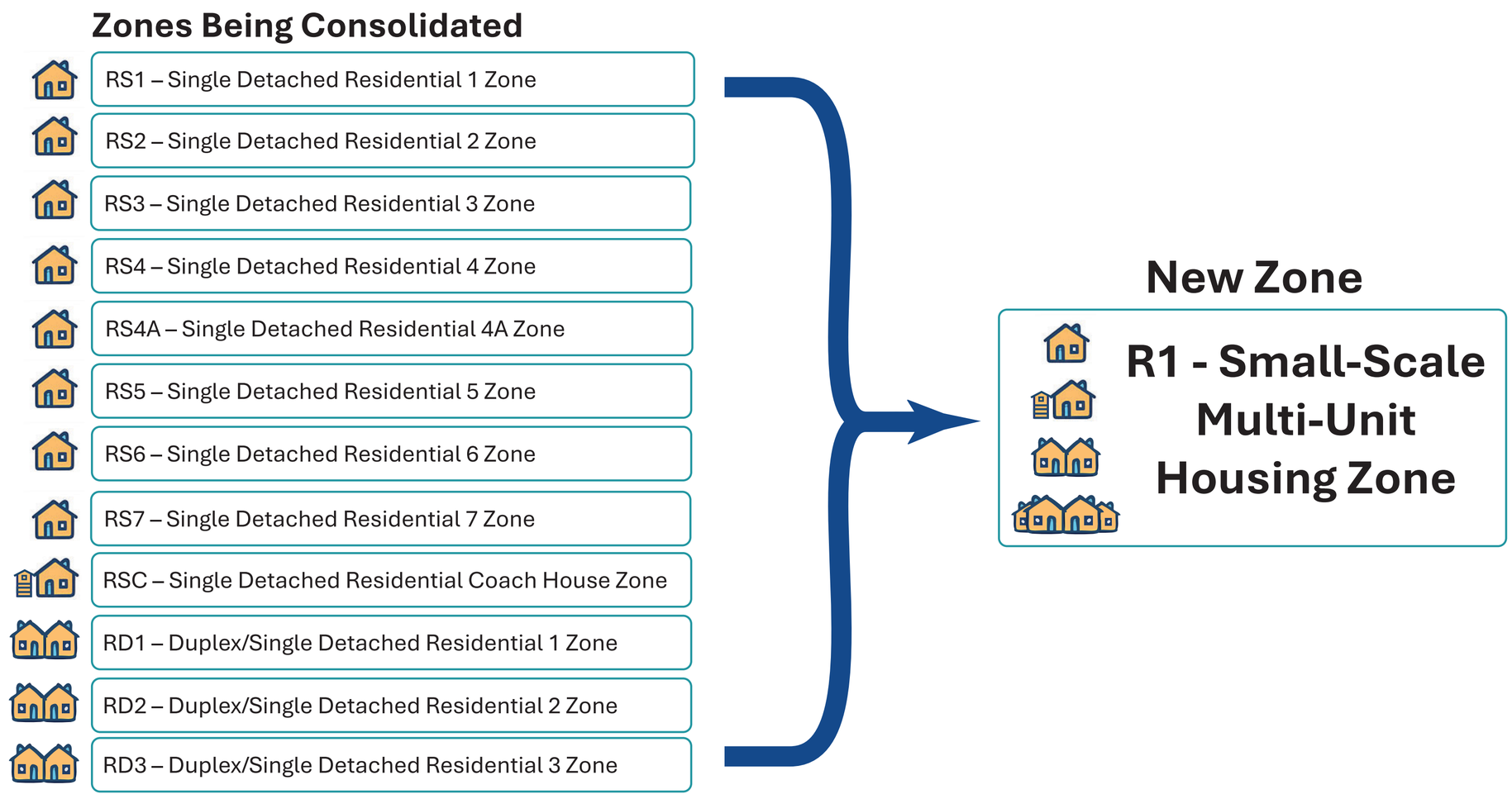
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KEY CHANGE #4: ZONE STANDARDIZATION

Delta's New R1 Zone

Delta currently has 12 standard small-scale residential zones and around 25 site-specific zones with only minor differences, creating unnecessary complexity for property owners and staff. The new R1 Zone would apply to the majority of Delta's single detached and duplex zoned properties (see the maps of the city that show which properties are affected).

This new zone means that all properties would have the same rules, which would reduce permitting requirements and make it easier to build the type of housing that is needed. Some existing zones would still exist, but they would be considered "legacy zones" and no longer available to be used in a rezoning application.



What Could You Build Under the New Zone?

- One of: a single detached dwelling, duplex, or houseplex.
- Secondary suite(s) in single detached or duplex only.
- Up to two detached accessory dwelling units (coach houses or garden suites).

- On properties smaller than 280 m^2, you could build up to 3 units.
- On properties larger than 280 m^2, you could build up to 4 units.
- On properties larger than 280 m^2 and within the Scott Road Corridor, you could build up to 6 units.

Delta

The New R1 Zone

FAQ: How do the changes compare with Provincial Policy Manual and Site Standards?
The Province's recommendations reduce setbacks and increase height limits beyond what is proposed by Delta. Delta has taken a more measured approach to ensure livability for occupants and an appropriate fit within existing neighbourhoods.

This table outlines the recommendations from the Province for small-scale multi-unit housing regulations, Delta's current regulations, and what is being proposed now for Delta's new R1 zone.

	Provincial Standards	Delta's Current State	Delta's Recommended Changes
# of Units	3 units on lots less than 280 m^2		
	4 units on lots larger than 280 m^2		
	6 units on lots larger than 280 m^2 near frequent transit		
Uses	Single detached, duplex, houseplex, townhouse, and accessory dwelling units	Single detached and duplex dwellings with accessory dwelling units	Add houseplexes to current permitted uses
Height Maximum	13 m 3 storeys	9.5 m 2.5 storeys	10.5 m 2.5 storeys
Basement Elevation	N/A	50% above ground	67% above ground
Front Yard Setback	2 m - 6 m	5 m - 6.5 m	6 m (4 m with lane access)
Side Yard Setback	1.2 m - 1.5 m	1.5 m	1.5 m (except buildings over 18 m in length)
Rear Yard Setback (Principal Building)	1.5 m - 6 m	7.5 m - 9 m	9 m
Subdivision Minimum	N/A	11 m x 30 m	15 m x 30 m (11 m x 30 m with lane access)
Lot Coverage	50% - 60%	40% - 45%	40%
Impermeability	N/A	60%	60%
Floor Space Ratio Maximum	No maximum	Various	No maximum
Parking (spaces per unit)	0.5 - 1	1	1
Trees (# in front yard)	N/A	1	1

WHAT ISN'T CHANGING

Parking

Parking requirements for SSMUH developments are not changing. All forms of SSMUH must provide at least one parking space per unit on the lot. For houseplexes, units can't have their parking in tandem with another unit.





Site Impermeability

Sites are still permitted a maximum of 60% impermeability, which includes buildings, driveways, pathways, patios, and any other surfaces that don't allow for the infiltration of rainwater. The rest of the lot must be covered with materials like grass, landscaping, or permeable pavers.

Front Yard Landscaping

Any new SSMUH development still needs to provide at least 50% of the front yard as landscaping. With the new minimum lot width requirements, this would result in even more landscaped areas, leading to greater rainwater infiltration.



Delta

FREQUENTLY ASKED QUESTIONS

Why consolidate the small-scale residential housing zones?

Delta has 12 different zones which permit small-scale multi-unit housing (SSMUH). Refer to the board about Key Change #4: Zone Standardization for more information.

What are the implications of having a single zone for most small-scale residential lots?

Refer to the board about Key Change #4: Zone Standardization for more information.

What is the goal of the changes?

Refer to the board about the 5 Key Changes for more information.

Do the changes align with the Official Community Plan (OCP)?

Yes, refer to the board about Small-Scale Multi-Unit Housing and the Official Community Plan for more information.

How do the changes compare with Provincial Policy Manual and Site Standards?

The Province's recommendations reduce setbacks and increase height limits beyond what is proposed by Delta. Refer to the board about The New R1 Zone for more information.

How does this compare to Burnaby's approach?

Burnaby initially adopted the Province's recommendations as recommended but is now considering amendments in response to public feedback.

What does it mean for subdivision?

Delta is proposing to increase the minimum lot size for subdivision. Refer to the board about Key Change #5: Minimum Lot Size for more information.

What does it mean for front yard, backyard, and side yard setbacks?

Refer to the board about Key Change #4: Zone Standardization for more information.

What does it mean for building heights?

Delta is proposing to allow slightly taller buildings, up to 10.5 metres for buildings with sloped roofs. Refer to the board about Key Change #2: Increased Height for more information.

What does it mean for lot coverage?

Lot coverage would be standardized at 40%, allowing space for permeable surfaces and landscaping. Refer to the board about Key Change #4: Zone Standardization for more information.

What does it mean for Floor Space Ratio (FSR)?

FSR rules determine how much building floor area you're allowed to construct on your property. Refer to the board about Key Change #3: Removing FSR for more information.

What does it mean for parking?

Parking requirements are not changing. Refer to the board about What Isn't Changing for more information.

What does it mean for basements?

The changes would allow more of the basement to be above ground level. Refer to the board about Key Change #2: Increased Height for more information.

What does it mean for the neighbourhood?

The added density may bring some gradual change, but by maintaining existing setbacks and proposed height limits, the City aims to ensure new development fits comfortably within established neighbourhoods.

What does it mean for in-stream applications?

Please contact development@delta.ca to discuss the status of your application.

Delta