MAKING ROOM FOR MORE HOMES

SSMUH Zoning Bylaw Changes

Delta

The City is proposing several changes to the Zoning Bylaw to make it easier to add small-scale, multi-unit housing in response to new direction from the Province. This fact sheet outlines the proposed changes and how you can share your feedback between November 4 and 30.

Supporting Gradual Change in Delta Neighbourhoods

Every city has a Zoning Bylaw that regulates what can be built on different types of properties. In response to new provincial requirements, local governments were directed to amend their bylaws to permit small-scale, multi-unit housing (SSMUH) — such as secondary suites, coach houses, and garden suites. The Province has since asked Delta to review our Zoning Bylaw to further align with Provincial Site Standards. Delta has proposed **five key changes** to its Zoning Bylaw to address provincial direction, and to ensure new development provides livable space and fits in established neighbourhoods.

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. Secondary suites are not permitted in a houseplex. Houseplexes provide more options for multi-unit living within established neighbourhoods.

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. This change would not add extra storeys but would allow for shallower, brighter basements with larger windows. It also reduces excavation and pumping costs associated with deeper basements.

3 Standardize Small Scale Residential Zones

Delta currently has 12 small-scale residential zones with only minor differences, creating unnecessary complexity for property owners and staff. The City is proposing to consolidate and standardize these zones to simplify regulations, reduce permitting steps, and make it easier to build the types of housing most in demand.

4 Remove Floor Space Ratio (FSR) Regulations

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 FSR cap as other rules — such as height limits and setbacks — already control the overall size of buildings. Removing FSR simplifies the development process, offers more design flexibility, and ensures homes remain appropriately scaled to their lots and surroundings.

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 depth. This ensures future subdivisions result in well-proportioned lots that can accommodate comfortable, functional homes.

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What Does It Mean For You?

If you're interested in developing your property:
You will have more flexibility to build what you need under clearer, standardized rules with less administration. The changes would also reduce excavation and servicing costs for basement secondary suites.

If you're interested in your neighbourhood:
The added density may bring some gradual change, but by maintaining existing setbacks, increasing lot frontage, and proposed height limits, the City aims to ensure new development fits comfortably within established neighbourhoods.

Get Involved!

You can learn more about what is proposed by reviewing the materials at **letstalk.delta.ca/SSMUH** or by attending one of the following events:

November 20
Kennedy Seniors Centre
11760 88 Avenue
6-8 pm

November 26
Harris Barn
4140 Arthur Drive
5-7 pm

Complete a feedback form on the website before November 30, 2025 to share your comments. Questions? Email **development@delta.ca**.