What is Small-Scale Multi-Unit Housing?

Small-scale multi-unit housing (SSMUH) describes a range of housing types that are ground-oriented and compatible in scale to low density neighbourhoods. This type of housing helps to address the shortage of options between single detached homes and condominiums, and is intended to be more attainable for middle-income families.

What is Happening in Delta?

As required by the Province of BC, Delta's Zoning Bylaw has been updated to permit up to 4 dwelling units per lot throughout most of the city, with 6 units being permitted near rapid transit along Scott Road. This can be done through a combination of:

- Single detached dwelling (max 1 per lot)
- Duplex (max 1 per lot)
- Secondary suite (max 1 per main unit)
- Garden suite / coach house (max 2 per lot)



Coach house in Ladner

Site-Specific Considerations

Setbacks

Setbacks of the main buildings are unchanged. Coach houses and garden suites must be at least 1.5 m from the side and rear property lines, and from the main building.

Lot Coverage

Lot coverage is unchanged under the new regulations; developments can cover 40-45% of the property.

Floor Area

The floor area available to the main buildings is unchanged, but you are allowed up to 42 m^2 (~452 ft^2) of additional floor area for each garden suite or coach house. Larger units must take from the total allowable floor area of the property.

Impermeable Area

Impermeable surfaces (e.g. buildings, patios, or driveways) are still allowed to cover up to a maximum of 60% of the property.

Parking

Parking requirements are reduced to one space per dwelling unit, which is no longer required to be enclosed in a garage. Units smaller than 33 m^2 (~355 ft^2) or within 400 m of frequent transit on Scott Road are not required to have parking.

Questions?

For questions or more information, please contact the Development Department: development@delta.ca or 604-946-3380.

Delta

Small-Scale Multi-Unit Housing in Delta

November 2024

Single Detached

No changes have been made to the ability to construct new single detached dwellings, with or without secondary suites, in low density neighbourhoods. Only one single detached dwelling is allowed per property.



Coach House

A coach house is a smaller detached accessory dwelling unit associated with a garage. You are entitled to 42 m^2 (~452 ft^2) of additional floor area per coach house. Coach houses can be built larger, as long as they are less than half the size of the main dwelling, and the property doesn't exceed its maximum floor area. They must be located behind the front of the main dwelling.



Secondary Suite

Secondary suites, which are suites within the main dwelling of a single detached home or duplex, are unchanged with the recent bylaw updates. You are still limited to one suite per main dwelling unit according to the BC Building Code.



Duplex

Duplexes already exist throughout Delta, but are now permitted in all low density neighbourhoods. Duplexes may be stratified, and each duplex unit is allowed to have its own secondary suite. Only one duplex is allowed per property.



Garden Suite

A garden suite is a smaller, detached accessory dwelling unit on the property without a garage. You are entitled to 42 m^2 (~452 ft^2) of additional floor area per garden suite. Garden suites can be built larger as long as they are less than half the size of the main dwelling, and the property doesn't exceed its maximum floor area. They must be located behind the front of the main dwelling.



Houseplex

Houseplexes, or more than two main dwellings in a single building, are new to Delta as of 2024. If you are interested in the potential for a houseplex on your property, please reach out to Delta staff at development@delta.ca or 604-946-3380.



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