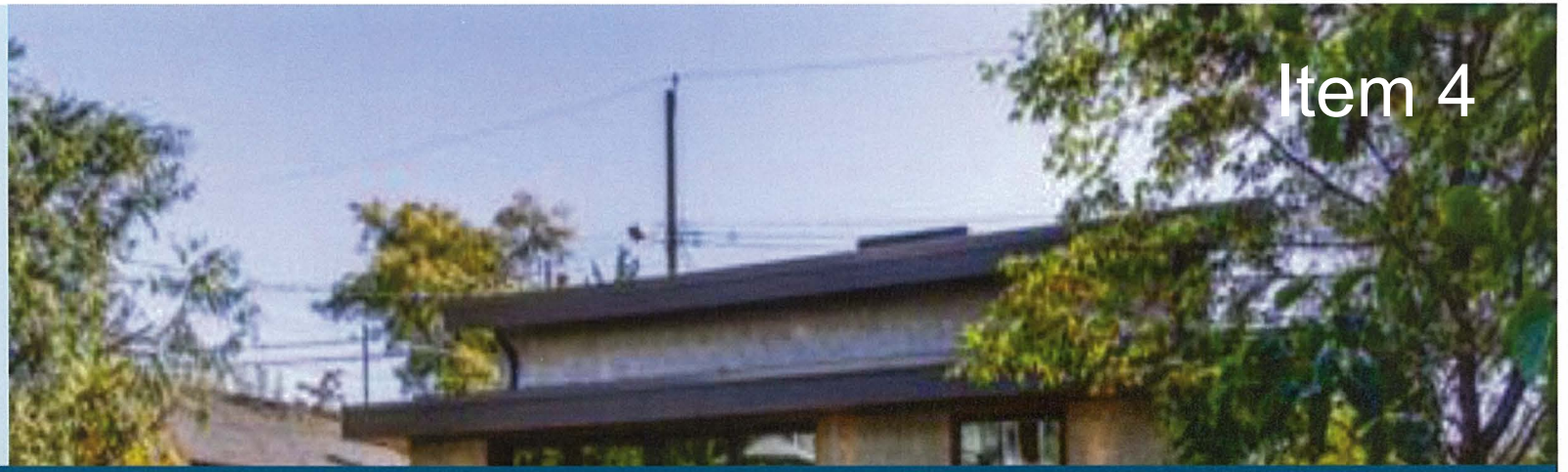
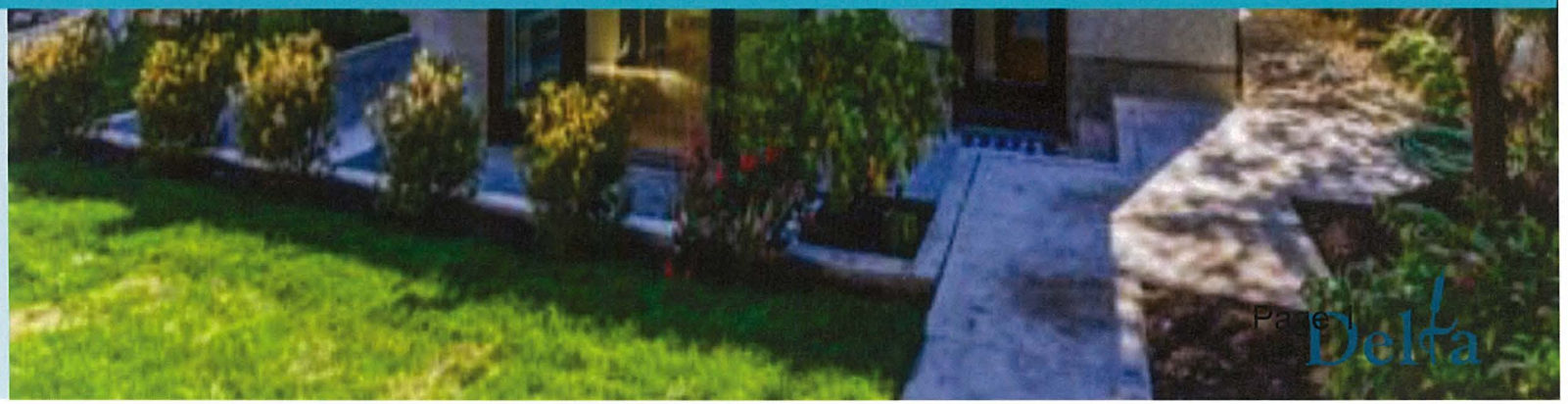


Item 4

Small-Scale Multi-Unit Housing

June 3, 2024



Page 1 of Delta

Provincial Legislative Requirements

- Update zoning bylaw by June 30, 2024
- Apply to all single detached and duplex lots
- Required to consider the Provincial Policy Manual and Site Standards
- Municipalities are allowed to consider local neighbourhood context



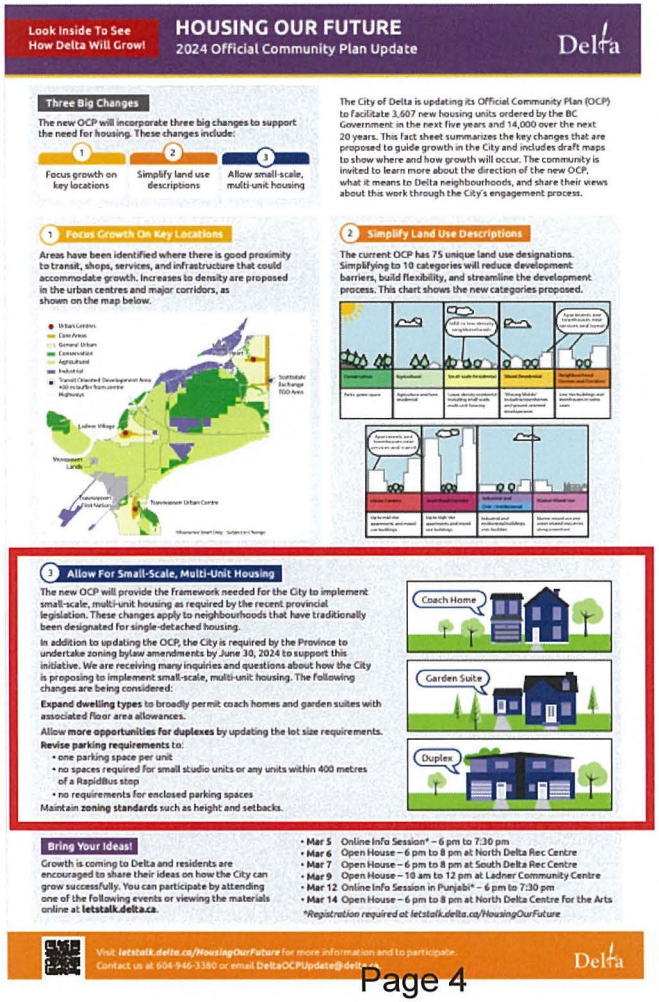
Zoning Bylaw – What's Not Changing?



- Site impermeability
- Lot coverage
- Setbacks
- Floor area allowances
- Height for primary dwellings
- Height for coach homes

Zoning Bylaw – What's Changing?

- Allow garden suites and coach homes with a 42 m^2 floor area exemption
- Permit duplexes with suites
- Revise parking requirements to:
  - One space per unit
  - No enclosed spaces required
  - No spaces required for small studios or units within 400m of R6 RapidBus stops
- Height of garden suites up to 1.5 storeys



Zoning Bylaw – What's Changing?

- Up to 4 units per lot (6 units near R6/319 bus stops)
- Changes to the general regulation section
- Applications meeting provincial requirements proceed directly to building permit
- No public notifications, resident letters or signage



What Does Four Units Look Like?

Primary Dwelling



or

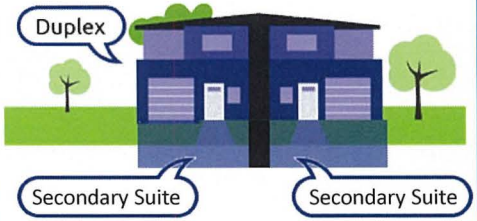
Duplex Dwelling



+

Secondary Suite(s)





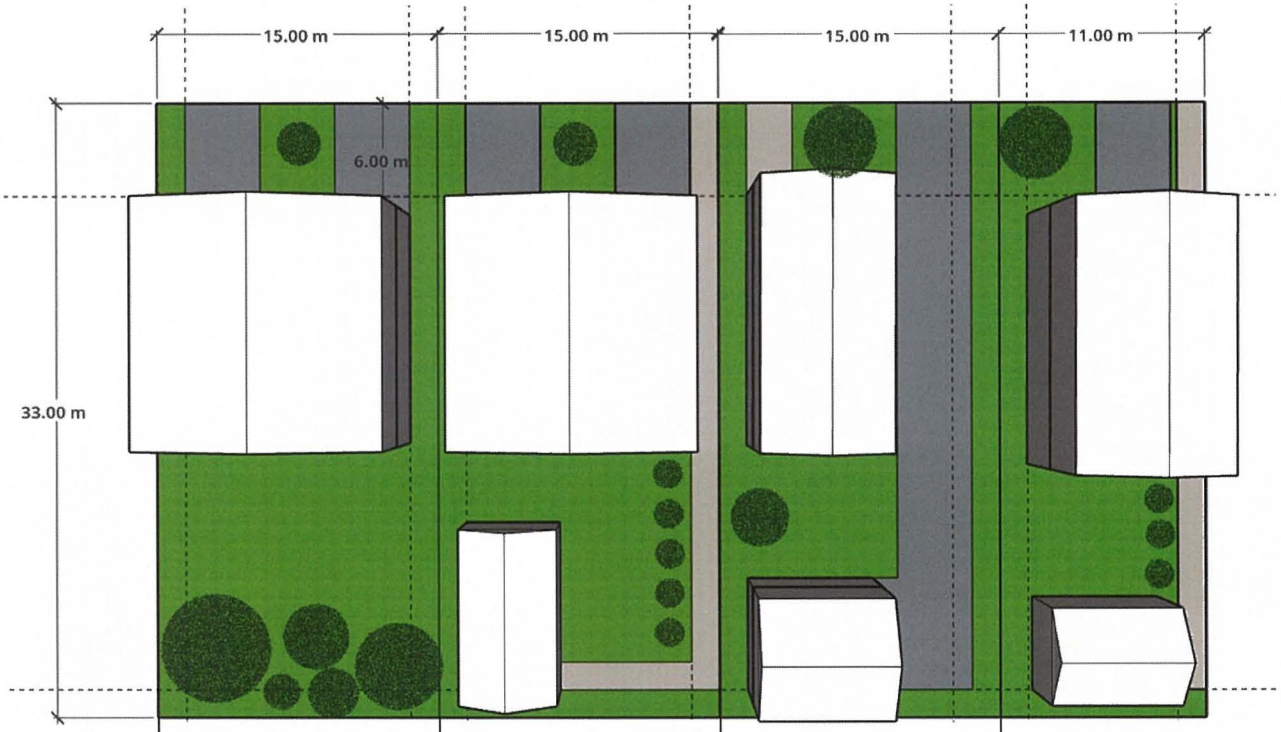
+

Detached Accessory Dwelling Unit(s)





What Does Four Units Look Like?



Duplex with two basement suites

Lot size: 495 m²
Total Floor Area: 441 m²
Lot coverage: 30%
Parking: 4 spaces (2 enclosed and 2 driveway)

Duplex with one basement suite and one garden suite

Lot size: 495 m²
Total Floor Area: 413 m²
Lot coverage: 39%
Parking: 4 spaces (2 enclosed and 2 driveway)

Single detached with one basement suite and one coach house

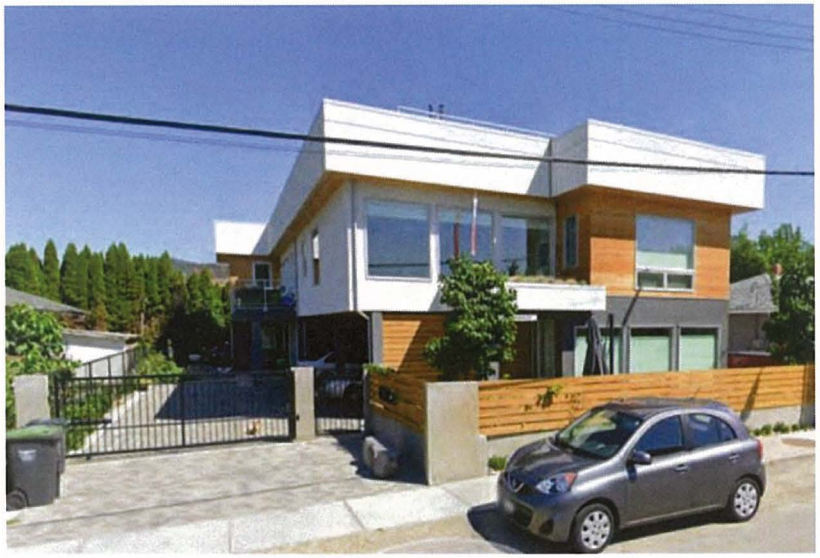
Lot size: 495 m²
Total Floor Area: 300 m²
Lot coverage: 26%
Parking: 3 spaces (2 enclosed and 1 driveway)

Single detached with one basement suite and one small garden suite

Lot size: 363 m²
Total Floor Area: 342 m²
Lot coverage: 30%
Parking: 2 spaces (1 enclosed and 1 driveway)

Next Steps

- Community awareness campaign
- Report back in early 2025, including:
  - Incorporate Bill 16 changes
  - Review setbacks, floor area, lot coverage
  - Further analysis of parking requirements
  - Update development cost charge policy for new units
  - Understand implications for small lot subdivision



Thank you!

Delta

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