

Small-Scale Multi-Unit Housing

I Draft Zoning Regulations

Background

In December 2023, the Province adopted new housing legislation. The legislation requires municipalities permit Small-Scale Multi-Unit Housing (SSMUH) on all lots zoned for single- and two-family uses. The goal of the legislation is to help deliver more affordable homes faster.

The proposed SSMUH zoning will apply to all lots currently zoned single family or duplex, that are less than 4,050 m² (1 Acre) and located in the City's urban containment boundary established by Metro Vancouver. The proposed zoning applies to more than 72,000 lots in the City.

What is my lot zoned?

The City has developed a new mapping tool to make it quick and easy to identify the proposed zoning of a lot.

To access the online mapping tool go to surrey.ca/ssmuh or scan the QR code.



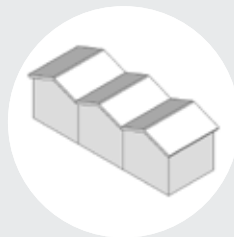
Different Combinations of Housing Forms

The proposed zones permit a variety of housing types and combinations. Each combination includes a principal (primary) residential dwelling and optional accessory (secondary) residential buildings. Principal housing includes single family homes, duplexes, or houseplexes (triplex or fourplex). Accessory housing forms may include secondary suites, garden suites and coach houses.



Duplex

A residential building divided into two principal dwelling units.



Triplex (Houseplex)

A residential building resembling row housing or a large house containing three principal dwelling units.



Fourplex (Houseplex)

A residential building that resembles a large house and contains four principal dwelling units.



Secondary Suite

An accessory residential dwelling unit located within a principal dwelling.



Garden Suite

An accessory residential building that is separate from a principal dwelling.



Coach House

An accessory residential dwelling unit located above or attached to a detached garage.

Small-Scale Multi-Unit Housing

Below are examples of different housing combinations with a single family home or duplex and accessory residential dwelling types. These are examples and not a complete list of all the possible combinations.

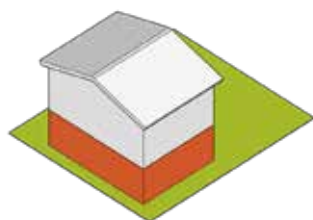
Single Family Dwelling

Applicable Zones	All SSMUH zones
Height	2 stories
* Parking (Principal)	2 spaces/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

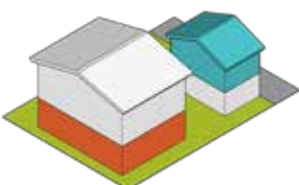
1 principal unit
1 dwelling unit in total



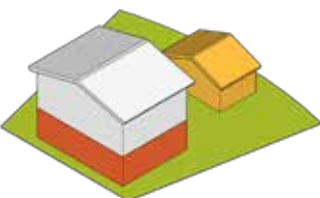
1 principal unit
+ 1 secondary suite
2 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 coach house
3 dwelling units in total



1 principal unit
+ 1 secondary suite
+ 1 garden suite
3 dwelling units in total



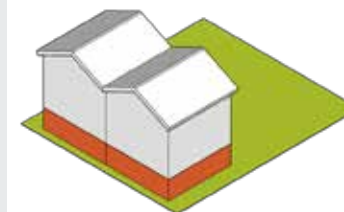
Duplex

Applicable Zones	All SSMUH Zones
Height	2 - 3 stories
* Parking (Principal)	1 space/unit
* Parking (Accessory)	1 space/unit
Lane Access	Not required

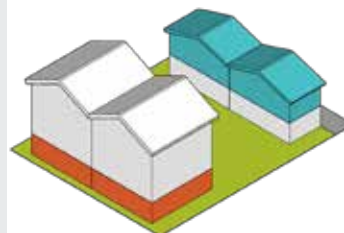
2 principal units
2 dwelling units in total



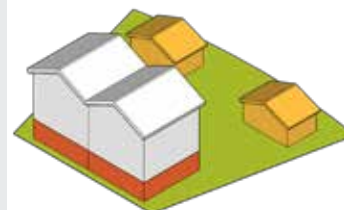
2 principal units
+ 2 secondary suites
4 dwelling units in total



2 principal units
+ 2 secondary suites
+ 2 coach houses
6 dwelling units in total



2 principal units
+ 2 secondary suites
+ 2 garden suites
6 dwelling units in total

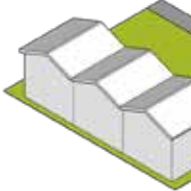

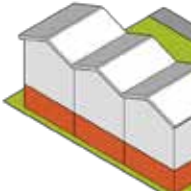


* Note: There are no minimum parking requirements for eligible lots in Frequent Bus Stop Areas.


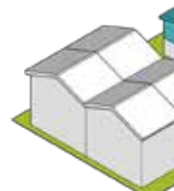
Small-Scale Multi-Unit Housing

Below are examples of different housing combinations with a triplex or fourplex and accessory residential dwelling types. These are examples and not a complete list of all the possible combinations.

Triplex (Houseplex)

Applicable Zones	R3 Zone
Height	2 - 3 stories
* Parking (Principal)	1 space/unit
* Parking (Accessory)	1 space/unit
Lane Access	Required
3 principal units	
3 dwelling units in total	
3 principal units	
3 dwelling units in total	
3 principal units	
+ 3 secondary suites	
6 dwelling units in total	

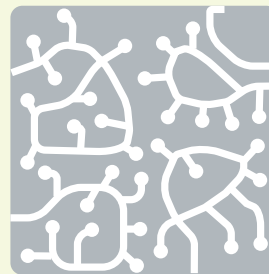
Fourplex (Houseplex)

Applicable Zones	R3 Zone
Height	2 - 3 stories
* Parking (Principal)	1 space/unit
* Parking (Accessory)	1 space/unit
Lane Access	Required
4 principal units	
4 dwelling units in total	
4 principal units	
+ 2 coach houses	
6 dwelling units in total	

* Note: There are no minimum parking requirements for eligible lots in Frequent Bus Stop Areas.

The Surrey Context

Unlike many municipalities where the city was always based on a symmetrical grid. Surrey originally was laid out with curved roads and cul-de-sacs before shifting in the 1980s to a symmetrical grid approach. As a result, many existing city lots are asymmetrical or pie-shaped and do not have lane access.



Conventional Cul-de-Sac Pattern



Conventional Grid Pattern

Small-Scale Multi-Unit Housing

Zone Consolidation – Original and Proposed Zones

To align with the new legislation the City has consolidated 20 existing single family and duplex zones into 9 proposed zones.

Current Zones	Proposed Zones
One Acre Residential (RA) Zone	Acreage Residential (RA) Zone
Half Acre Residential (RH) Zone	Suburban Residential (R1) Zone
Quarter Acre Residential (RQ) Zone	Quarter Acre Residential (R2) Zone
Single Family Residential Oceanfront (RF-O) Zone	Oceanfront Residential (R2-O) Zone
Single Family Residential Secondary Suite (RF-SS) Zone Single Family Residential (RF) Zone	Urban Residential (R3) Zone
Single Family Residential (13) (RF-13) Zone Single Family Residential (12) (RF-12) Zone Single Family Residential (12) Coach House (RF-12C) Zone	Small Lot Residential (R4) Zone
Single Family Residential (10) (RF-10) Zone Single Family Residential (9) (RF-9) Zone Single Family Residential (9) Coach House (RF-9C) Zone	Compact Residential (R5) Zone
Special Single Family Residential (10) (RF-10S) Zone Special Single Family Residential (9) (RF-9S) Zone	Special Compact Residential (R5-S) Zone
Semi-Detached Residential (RF-SD) Zone	Semi-Detached Residential (R6) Zone

These zones will be rezoned:

From one of	To one of
Duplex Residential (RM-D) Zone	RA, R1, R2, R3, R4 or R5 based on lot size.
Acreage Residential Gross Density (RA-G) Zone	
Half-Acre Residential Gross Density (RH-G) Zone	
Single Family Residential Gross Density (RF-G) Zone	
Cluster Residential (RC) Zone	

What can I build on my lot?

Your lot size, shape and location will impact the number of dwelling units permitted.

- Up to 3 units are permitted on lots less than 280 m² (3,014 ft²).
- Up to 4 units are permitted on lots greater than 280 m² (3,014 ft²) but less than 4,050 m² (1 Acre).
- Up to 6 units are permitted on lots greater than or equal to 280 m² (3,014 ft²) and located in a frequent bus stop area*.

Learn more:

Go to Surrey.ca/ssmuh to learn more about small-scale multi-unit housing and the proposed zoning.

Frequent Bus Stop Area

Frequent bus stop areas include all eligible lots wholly or partly within 400 m of bus stops with frequent service. Frequent service is defined as a bus route where a bus is scheduled to stop at least every 15 minutes, on average. Schedule F in the Surrey Zoning Bylaw identifies all eligible lots located in frequent bus stop areas. There are no minimum parking requirements for eligible lots in Frequent Bus Stop Areas.

