

# Small-Scale Housing

## Quick Guide



CITY OF  
**CHILLIWACK**

Planning Department

604-793-2906

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## What is small-scale housing?

Also called small-scale multi-unit housing (SSMUH), this type of housing was recently added to the Zoning Bylaw to allow up to 3 or 4 residential units on certain properties.

### Can a property have small-scale housing?

1. Confirm the property meets all of the criteria below, using the City's web map ([maps.chilliwack.com](https://maps.chilliwack.com)):
  - ☐ In the Urban Growth Boundary
  - ☐ A lot size of less than 4,050m<sup>2</sup>
  - ☐ Connected to City water and sanitary sewer
  - ☐ In one of the following zones:
    1. AL, AR, AS, RR, R1-A, R1-B, R1-C, R3, M1-A; or,
    2. Single detached dwelling & duplex areas of CD Zones: 9, 11, 14, 16, 19, 21
2. Contact the Planning Department ([planning@chilliwack.com](mailto:planning@chilliwack.com)) to determine if the following limitations apply:
  - ☐ Protected by the Heritage Designation Bylaw as of December 7, 2023
  - ☐ In the designated Transit-Oriented Area
  - ☐ Does not have a covenant restricting density



Small-scale housing is allowed if all the criteria are met and no limitations apply.

### How big can I build small-scale housing?

Existing zoning regulations (e.g., R1-A, R1-B, R3, etc.) set out rules for development including (but not limited to): setbacks, floor area ratio, building height, parking spaces, landscaping, and any required amenity areas.



### What does small-scale housing look like?

Small-scale housing can combine many forms, including (but not limited to):

- Accessory Dwelling Unit (secondary suites, coach houses and/or garden suites)
- Single detached dwelling (with 1 secondary suite)
- Duplex (with 1 secondary suite per unit)
- A triplex or fourplex (as a townhouse or apartment)

### Can I just build a single detached house?

Yes. The new small-scale housing regulations add to existing Zoning rules. Any existing zoning permissions and regulations remain as before.

*e.g., An R1-A zoned property is still allowed to have one single detached house.*

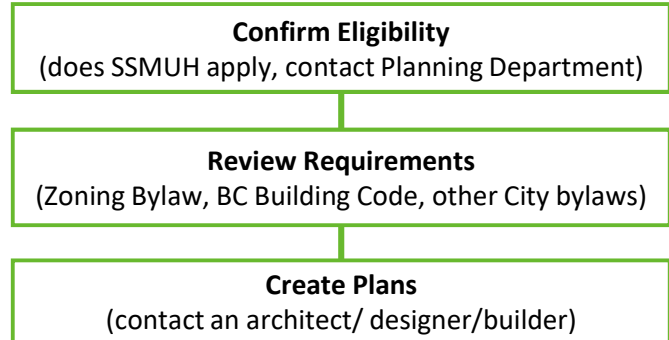
*An R1-B zoned property is still allowed to have one duplex building without any extra suites.*



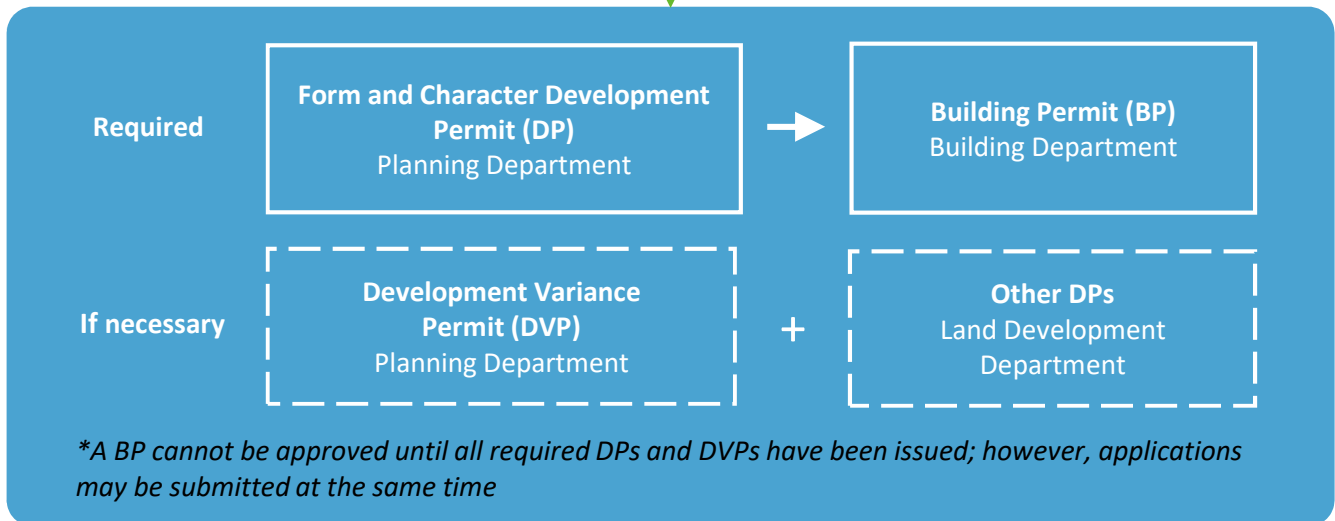
## I want to redevelop a property with small-scale housing. What should I do next?



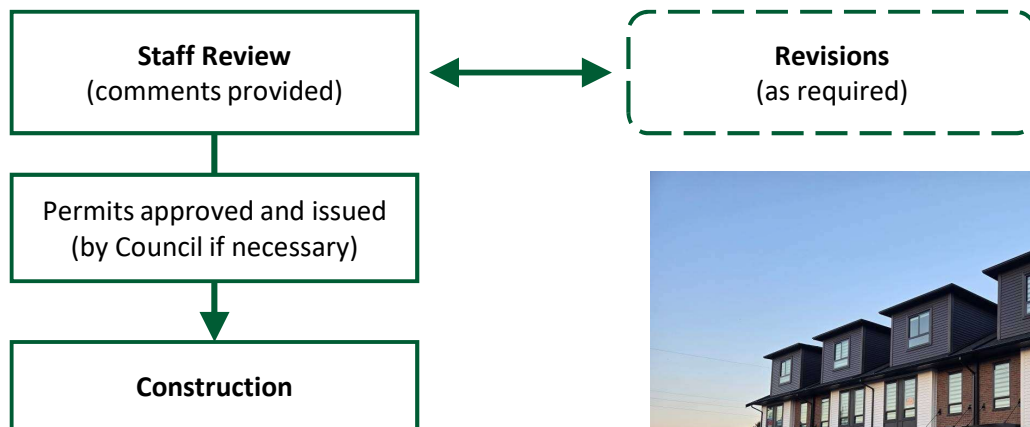
### 1 Research & Drafting



### 2 Submit Applications



### 3 Review & Approval



**Disclaimer:** This guide is not a legal document and does not include all applicable regulations. For further details, the applicable provincial law, City bylaws, plans, and policies should be referenced.

