



Housing our Future (and Servicing it)

City of Delta PIBC Webinar
Feb 25, 2025



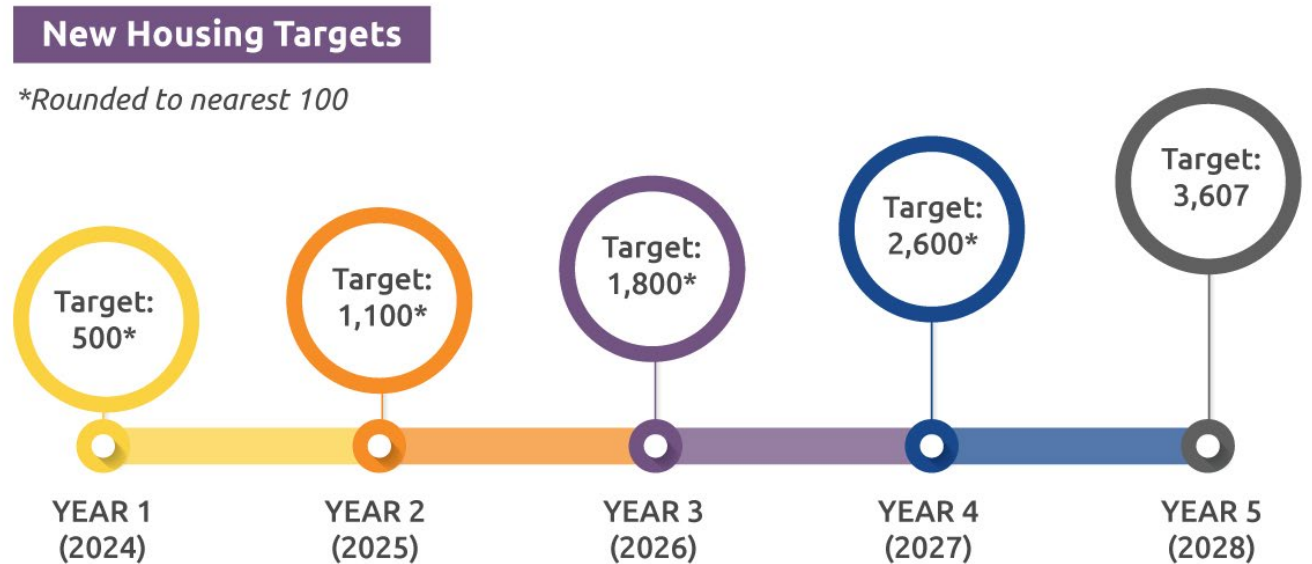
Introduction

- Council goal to *Build Housing and Grow Sustainably*
- 2023 Housing Target Order
- Small-scale multi-unit housing
- Proactive planning:
 - Housing Needs Assessment update
 - OCP update
- Transit-oriented area



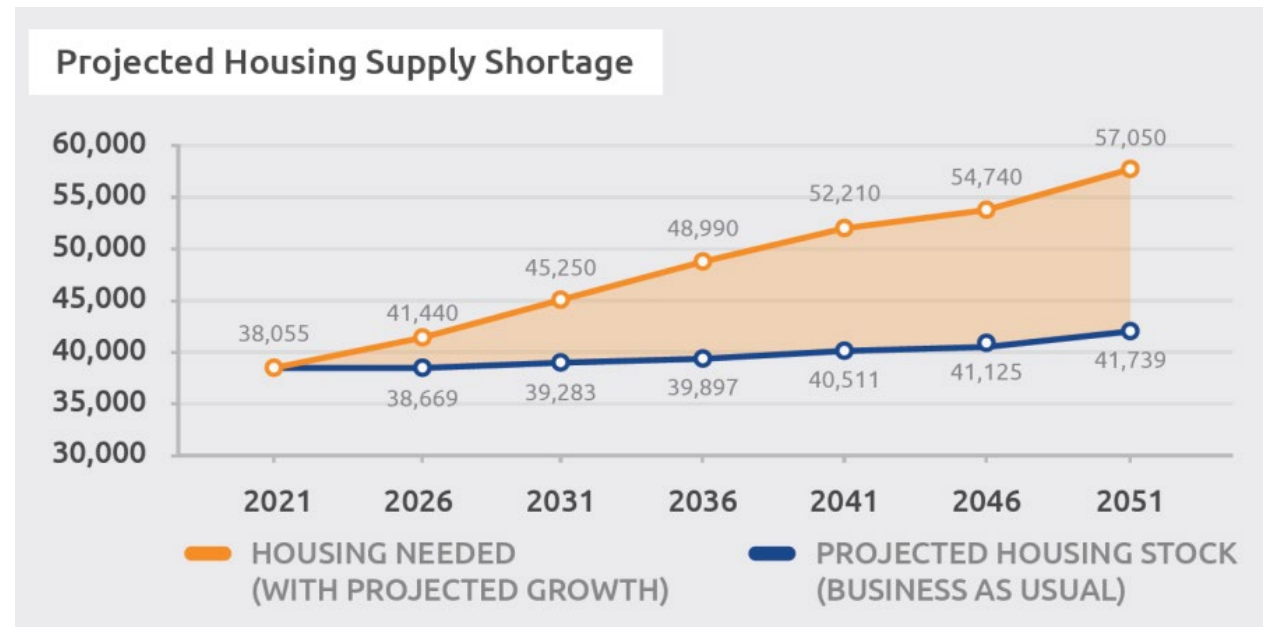
Housing Need

- The Province issued Delta a **housing target order of 3,607** net new completed homes between 2023 and 2028
- This reflects 75% of Delta's total estimated housing need
- Provincial legislation (Bill 44, 47) requires Official Community Plan and zoning updates to address small scale residential housing, transit-oriented development and housing capacity over 20 years



Previous Official Community Plan

- Delta's previous OCP was originally developed in 1985. It could not keep up with the current housing pressures/housing target order and impeded uptake of SSMUH and missing middle housing opportunities.
- Delta is growing - estimates suggest the population will increase by 31,000 people in the next 20 years.
- Delta is expected to need another 14,000 households over next 20 years and housing development is not keeping pace.

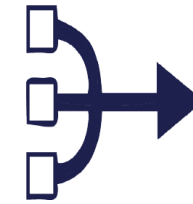


Three Big Changes



1. Increasing opportunities for townhouses and apartments in key locations

2. Simplifying land use “designations”

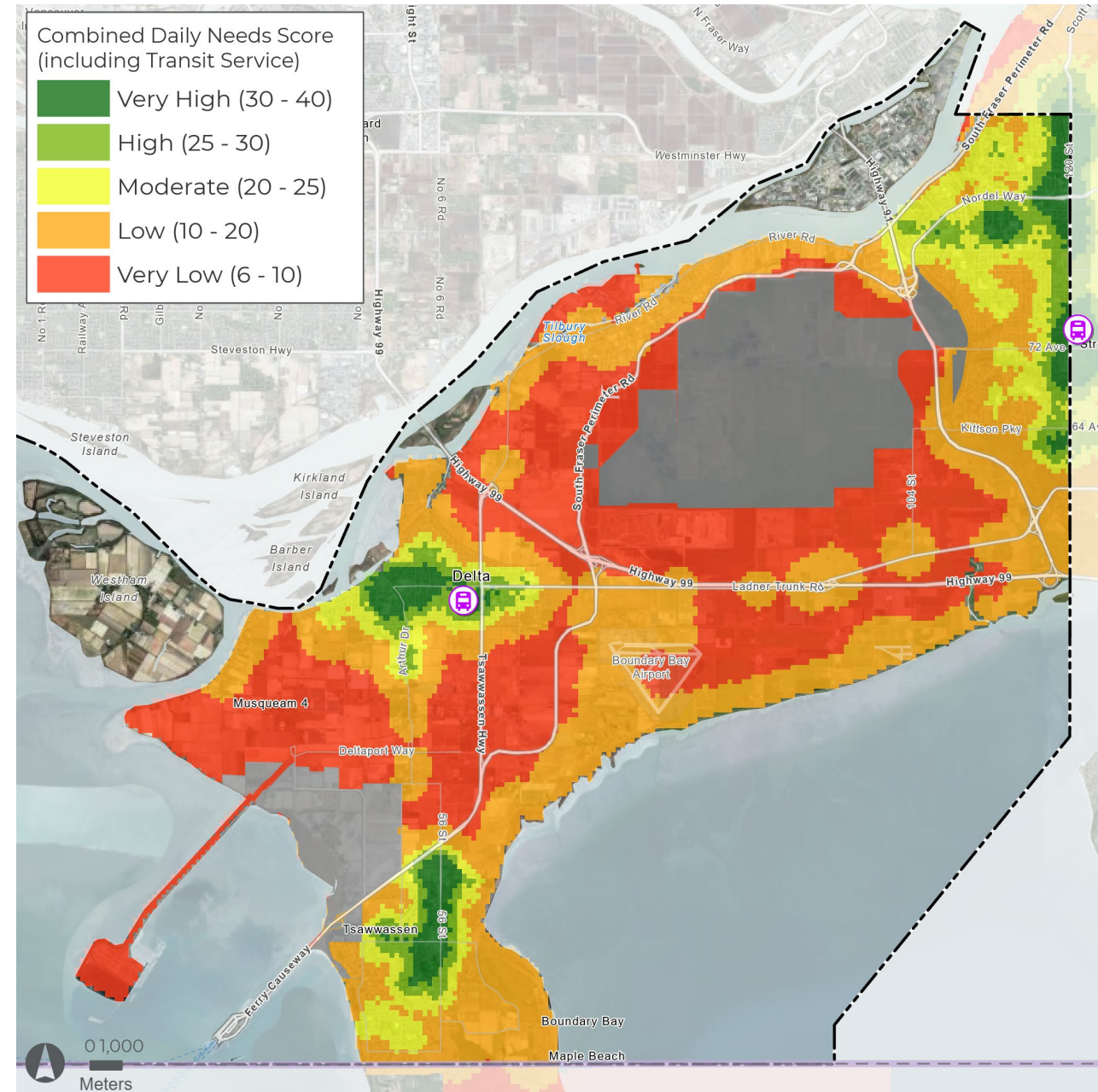


3. Enable small-scale multi-unit housing



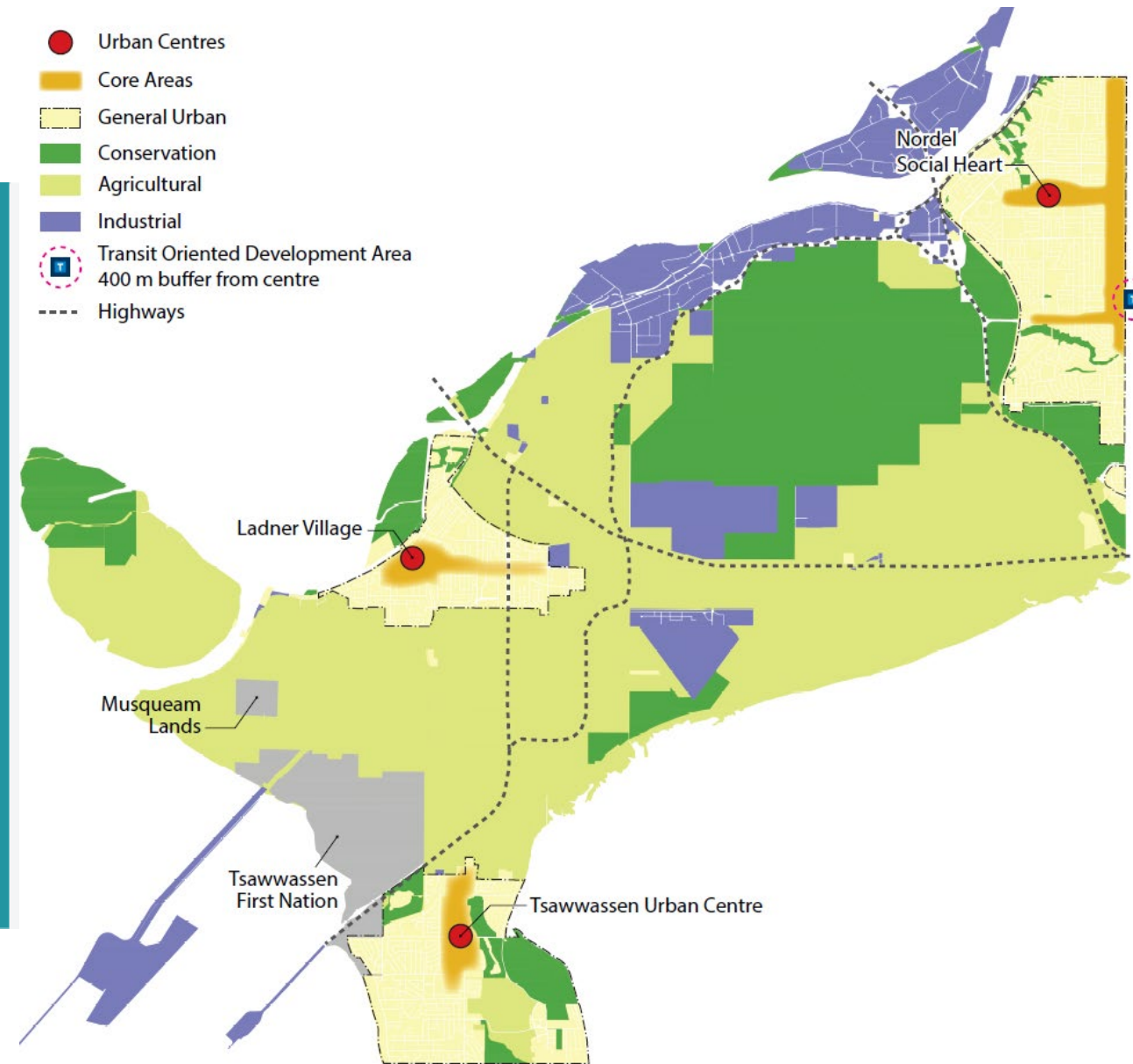
Areas for Growth

- The City did analysis to help inform where it makes sense to add more opportunities for apartments and townhomes
- This map shows which areas of Delta are close to transit and daily needs.
- We overlaid this with areas with existing or planned (DCCs, capital plan) capacity.



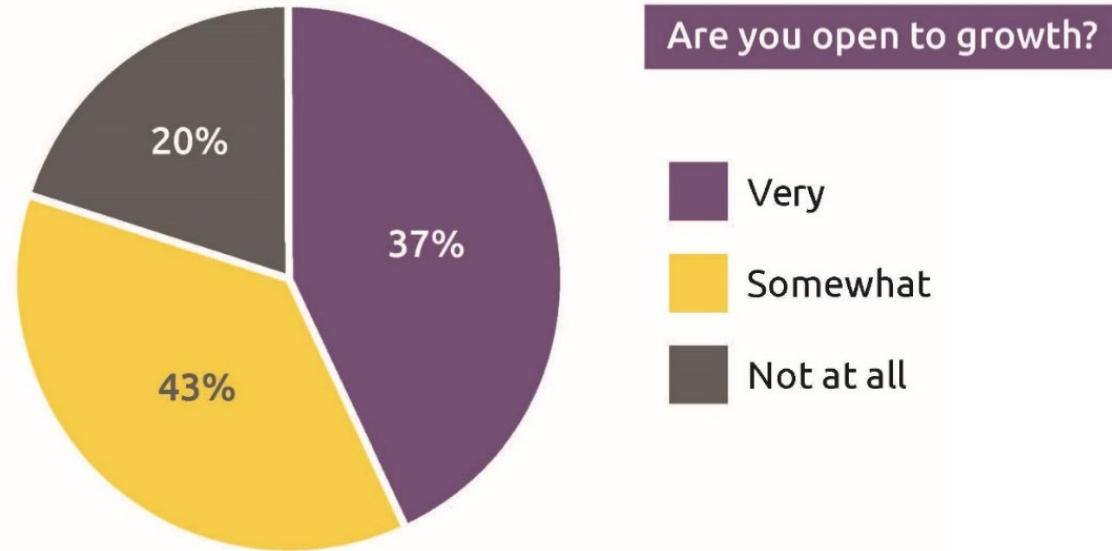
Land Use Updates

- Based on our analysis, we identified areas for more townhouses and apartments
- Simplified from 75 to 10 land use designations

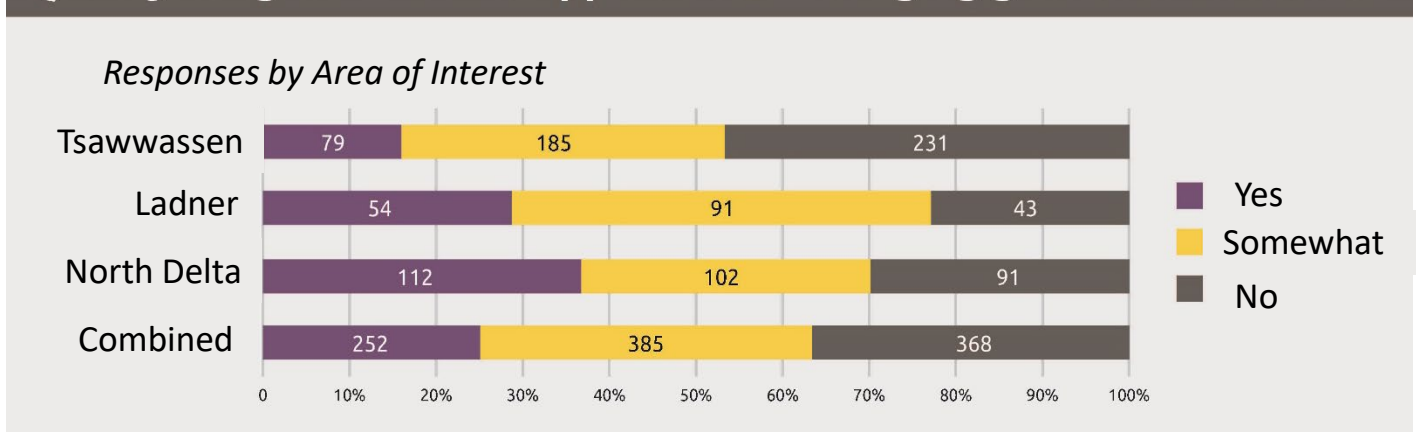


Engagement

- Three City-wide mailouts (44,000 households)
- Engaged more than 1,200 residents over six open houses
- Received more than 1,000 feedback forms
- Generally, participants understood there was a need for growth



Q: Do you agree with the approach to managing growth in this area?



Engagement Results – Key Concerns

- Infrastructure, traffic, public services, amenities were key concerns for participants, who wanted to understand how these will keep pace with growth
- Worked with Engineering, Parks Recreation & Culture, Delta Fire, Delta Police
 - Sequence of planning - importance of sub-plans (neighbourhood servicing, parks and recreation master plan, transportation plan)
 - Focused growth in areas where infrastructure supports it
- Hospital and schools beyond our jurisdiction, but engaged Delta School District and Fraser Health with growth projections (like we do for all large projects)



Next Steps: OCP



- Delta is committed to working towards achieving the housing target and is one of the first to complete an OCP update in response
- The OCP is a living document
 - Staff are working on amendments to address comments from Metro Vancouver and the Agricultural Land Commission
 - Updates to Development Permit Areas anticipated in 2025
- Review to ensure OCP / zoned capacity meets housing needs



Other Legislative Requirements

- Housing Target Order

- Incorporated in OCP growth projections

- Transit-Oriented Area

- Scottsdale Exchange (Surrey) has limited impact because this area also falls within the Scott Road Corridor, a Frequent Transit Development Areas, designated for 6-32 storeys

- Small-Scale Multi-Unit Housing

- June 2024 Zoning Bylaw amendments
- More work to be done



SSMUH June 2024

Primary Dwelling

or

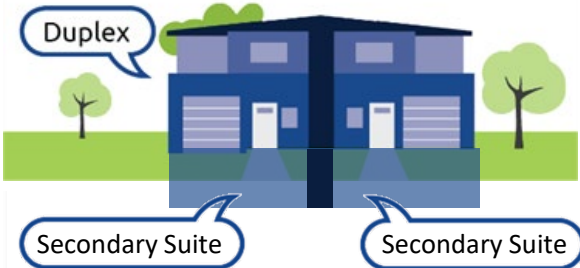
Duplex Dwelling

+

Secondary Suite(s)

+

Detached Accessory Dwelling Unit(s)



Next Steps: SSMUH

- Tracking inquiries and feedback received at Plan-a-thon engagement event for SSMUH
- Considering the following zoning amendments:
 - Houseplexes
 - Height and density (including related parameters like setbacks, lot coverage)
 - Consolidating and simplifying single-detached and duplex zones
 - Minimum lot for subdivision
- Continue to work on infrastructure planning
- Continue to advocate to the Province for infrastructure upgrade supports and changes to BC Building Code to allow two suites
- January 2025 letter from the Province



Thank you!

Questions?

Delta



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