

HOUSING ACCELERATOR FUND

The Housing Accelerator Fund will help the City continue its work on ensuring that everyone, regardless of need, can find a place to live in Delta. These 7 initiatives focus on opening up new possibilities for more diverse types of housing, to help Delta work towards addressing its housing need. More diverse housing will provide opportunities for existing residents to age-in-place, young families to join the community, and first time buyers or renters to have a place of their own.



1

Development Fees

Completed May 5, 2025

Establish a development fee incentive program that encourages the construction of new homes and faster.

- Set program parameters and amend fees bylaw
- Allocate funding

Complete

2

eApply & AI

Staff designated, upgrades underway

Expand the use of eApply and AI technology to further streamline the development process.

- Designate staff to upgrade eApply software
- Train staff and implement changes

Fall 2025

3

Parking

Completed March 3, 2025

Reduce parking requirements to increase project viability and encourage reduced greenhouse gas emissions.

- Complete parking utilization study
- Evaluate study results, bring forward zoning bylaw amendments

Complete



4

Civic and Institutional Lands

Site identification underway

Identify opportunities for non-market housing on civic and institutional lands.

- Inventory civic and institutional lands and identify priority sites
- Create a framework to co-locate community facilities and housing
- Pre-zone and pre-service priority site(s)

Fall 2026

5

Pre-Zoning

Zones developed, priority areas identified

Create standardized zones and pre-zone.

- Develop standardized zones for townhouse and apartment forms
- Identify priority areas for pre-zoning and engage the community
- Bring forward zoning bylaw amendments

Fall 2025



6

Accessory Dwelling Units (ADUs)

Underway

Create a comprehensive ADU program to increase uptake of small-scale multi-unit residential opportunities.

- Establish an accessory dwelling unit concierge service
- Develop a pre-reviewed/standardized design catalogue
- Complete public engagement to support the program

Fall 2025

7

Non-Market Housing

Housing Advisor hired

Establish strategic partnerships to facilitate non-market housing.

- Create and hire a new position to lead the non-market housing program
- Develop and implement a non-market housing program to partner with non-profits for more affordable housing

Winter 2026