



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **P25-11**

From: **Development Department**

Date: **May 1, 2025**

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**Upcoming Community Consultation on Housing Initiatives**

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The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT this report be received for information.

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▪ **PURPOSE:**

The purpose of this report is to advise Council of upcoming work to streamline and update housing regulations and outline associated consultation processes. Delta has a number of housing initiatives underway, including the federal Housing Accelerator Fund (HAF) program, ongoing implementation of the provincial small-scale multi-unit housing (SSMUH) requirements, and ongoing implementation of the Housing Action Plan. These initiatives require public consultation and staff propose aligning consultation activities to achieve efficiencies and maximize awareness. Initiatives and proposed consultation activities are described below.

**1. SSMUH Updates**

While Delta met new provincial requirements for SSMUH in June 2024, the City also committed to future refinements. SSMUH is currently allowed through the General Regulations section of the Zoning Bylaw. It is applied to approximately 12 single-detached/duplex zones and numerous comprehensive development zones. Many of these zones are legacy zones reflective of past development patterns in the City. Staff are re-evaluating these zones to simplify and consolidate into a smaller number of new zones that permit SSMUH, without the need to cross-reference General Regulations.

Further, on February 3, 2025, Council received a report describing potential expansions to SSMUH regulations, including introducing houseplexes and revisiting height and density allowances. This work is underway. These updates will help satisfy Delta's commitment to re-evaluating SSMUH and support Delta's Housing Action Plan by creating opportunities for sensitive infill development.

Proposed Consultation:

- Let's Talk Delta webpage.
- Information boards at public engagement sessions in June.
- Industry stakeholder engagement.

- A second “Plan-a-thon” event, where public have special access to Development Department staff to help address enquiries.

## **2. Pre-Zoning Priority Areas for Housing**

Staff are evaluating areas that may be suitable for pre-zoning for townhouse and/or six-storey apartment development. The evaluation focuses on key corridors where these forms are already permitted in the Official Community Plan (OCP) and where servicing and infrastructure capacity exists. This is a required initiative of the federal HAF program and supports Delta’s Housing Action Plan by simplifying development reviews in key areas.

### Proposed Consultation:

- Let’s Talk Delta webpage.
- Information boards at public engagement sessions in June.
- Letter to specific property owners with detailed information and staff contacts available for follow-up questions.
- Circulation to Delta School District.

## **3. Accessory Dwelling Unit Program**

Staff are developing a program to support and encourage the development of accessory dwelling units (ADUs) throughout Delta. This will include developing an ADU “concierge” service to help homeowners and prospective developers navigate the application process, compiling a catalogue of ADU designs from the Province and CMHC that would be permitted in Delta, and public engagement to promote the program. This is a required initiative of the federal HAF program and aligns with Delta’s Housing Action Plan by supporting opportunities for sensitive infill development.

### Proposed Consultation:

- Dedicated page on City of Delta website.
- Information boards at public engagement sessions in June.
- Modular construction industry engagement.
- Pop-up events throughout Delta over the summer, such as at community centres, shopping centres, and/or community events.

## **■ CONCLUSION:**

Delta has a number of housing initiatives underway, including the federal HAF program, implementation of the provincial SSMUH requirements, and ongoing implementation of the Housing Action Plan. Staff will initiate the public consultation processes described above for each of the initiatives. Staff will report back to Council when the public consultation is complete and bylaws are ready for consideration.



Doreann Mayhew, P. Eng  
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