



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

PURPOSE

Municipalities will use this form to complete the requirements for progress reporting under the [Housing Supply Act](#) (Act). The information provided will be evaluated to determine whether targets have been met or satisfactory progress has been made toward meeting targets.

REPORT REQUIREMENTS

The report must contain information about progress and actions taken by a municipality to meet housing targets as identified in the Housing Target Order (HTO).

The progress report must be received in a meeting that is open to the public and by Council resolution within 45 days after the end of the reporting period.

Municipalities must submit this report to the minister and post it to their municipal website as soon as practicable after it is approved by Council resolution.

ASSESSMENT

The Housing Targets Branch evaluates information provided in the progress report based on Schedule B - Performance Indicators in the HTO. If targets have not been met and satisfactory progress has not been made, the Minister may initiate compliance action as set out in the Act.

REPORT SUBMISSION

Please complete the attached housing target progress report form and submit to the Minister of Housing at Housing.Targets@gov.bc.ca as soon as practicable after Council resolution.

Do not submit the form directly to the Minister's Office.



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Section 1: MUNICIPAL INFORMATION	
Municipality	City of Delta
Housing Target Order Date	October 1, 2023
Reporting Period	October 1, 2024 – September 30, 2025
Date Received by Council Resolution	October 20, 2025
Date Submitted to Ministry	October XX, 2025
Municipal Website of Published Report	https://www.delta.ca
Report Prepared By	<input checked="" type="checkbox"/> Municipal Staff <input type="checkbox"/> Contractor/External
Municipal Contact Info	Doreann Mayhew, P.Eng, General Manager, Development, dmayhew@delta.ca 604 946 3272
Contractor Contact Info	<input checked="" type="checkbox"/> N/A (<i>name, position/title, email, phone</i>)

Section 2: NUMBER OF NET NEW UNITS				
Record the number of net new housing units delivered during the reporting period, and cumulatively since the effective date of the HTO. Net new units are calculated as completions (occupancy permits issued) minus demolitions. <u>Legalizing existing unpermitted secondary suites or other housing types does not count toward completions.</u>				
Section 8 must be completed if a housing target has not been met for the reporting period.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since HTO Effective Date)
Total	633	48	585	1,146

Section 3: NUMBER OF HOUSING UNITS BY CATEGORY AND TYPE (Unit Breakdown Guidelines)				
Record the number of housing units in each category below for the reporting period and cumulatively since the effective date of the HTO. Definitions are provided in the endnote.				
	Completions (Reporting Period)	Demolitions (Reporting Period)	Net New Units (Reporting Period)	Net New Units (Since Effective HTO Date)
Units by Size				
Studio	6	-	6	11
One Bedroom	214	-	214	435
Two Bedroom	147	-	147	327
Three Bedroom	63	-	63	142
Four or More Bedroom ¹	131	-	131	303



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

Units by Tenure				
Rental Units ² – Total	370	-	370	727
Rental – Purpose Built	152	-	152	282
Rental – Secondary Suite	190	-	190	416
Rental – Accessory Dwelling	0	-	0	1
Rental – Co-op	0	-	0	0
Owned Units	192	-	192	491
Units by Rental Affordability				
Market	190	-	190	417
Below Market ³ - Total	152	-	152	282
Below Market - Rental Units with On-Site Supports ⁴		-		

Section 4: MUNICIPAL ACTIONS AND PARTNERSHIPS TO ENABLE MORE HOUSING SUPPLY

A) Describe applicable actions taken in the last 12 months to achieve housing targets, in line with the Performance Indicators in the HTO. Each entry should include a description of how the action aligns with achieving the housing target, the date of completion, and links to any publicly available information. For example:

- Streamlined development approvals policies, processes or systems.
- Updated land use planning documents (e.g., Official Community Plan, zoning bylaws).
- Updated Housing Needs Report.
- Innovative approaches and/or pilot projects.
- Partnerships (e.g., BC Housing, CMHC, or non-profit housing organizations except First Nations – see Section 4 B).
- Other housing supply related actions.

Delta has undertaken a number of significant actions over the past 12 months that will help to achieve the housing target.

- **Action:** Established the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Permit Rebate Program for residential and mixed-use developments with residential components.
Date: May 6, 2025
Alignment with Housing Target: This action enables housing development by reducing the financial burden of development. The program specifically enables the construction of small-scale multi-unit housing, townhouses, and multi-family buildings, and includes milestone requirements for eligibility that encourage accelerated development timelines.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
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Public Information: <https://www.delta.ca/media/4015>

- **Action:** Launched the City’s Accessory Dwelling Unit (ADU) Concierge Service.
Date: July 14, 2025
Alignment with Housing Target: This action streamlines the development of ADUs by providing property owners with assistance in navigating the application and permitting processes. In September 2025, Council adopted a zoning bylaw amendment to increase the heights of detached accessory units to accommodate pre-reviewed designs from CMHC and the Province.
Public Information: <https://www.delta.ca/building-development/building-renovating/coach-houses-and-garden-suites>
- **Action:** Introduced reduced parking requirements for residential, commercial, and industrial land uses.
Date: March 3, 2025
Alignment with Housing Target: This action reduces parking requirements for residential uses based on actual demand. The reduction in parking requirements increases housing project viability with enhanced certainty in the development approvals process, capital cost reductions, and reducing the need for parking variances.
Public Information: delta.civicweb.net/document/236185/
- **Action:** Introduced two new mixed-use apartment zones.
Date: October 6, 2025
Alignment with Housing Target: This action introduced standardized zones for mixed-use apartment buildings up to six storeys in height. New purpose built or market mixed-use apartment projects will be able to apply for re-zonings to the one of the new standard zones, providing transparency as to the required zoning provisions, and streamlining the application and re-zoning processes.
Public Information: <https://pub-delta.escribemeetings.com/FileStream.ashx?DocumentId=7700>
- **Action:** Introduced and enhanced EApply platform to streamline permit applications
Date: September 15, 2025
Alignment with Housing Target: The EApply platform simplifies the digital intake of development and building permit applications by reducing submission requirements. This reduces review timelines, accelerating the construction of new housing.
Public Information: deltaonline.ca/WebApps/eApply/prospero/dashboard

B) Please provide any information about First Nation partnerships and/or agreements including planning, servicing and infrastructure that support delivery of housing on First Nation land including delivered and/or projected housing units.



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
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Section 5: APPROVED HOUSING DEVELOPMENT APPLICATIONS

Report the number of approved applications issued by type since the effective date of the HTO. Each project should only be recorded once for the **most current** application type. Provide the estimated number of new housing units to be delivered for each application category.

NOTE: units issued occupancy permits should be recorded in Section 2.

	Rezoning	Development Permit	Building Permit	Total
Applications	35	5	435	475
New Units	259	73	2,196	2,528
Unit Breakdown				
Units by Size				
Studio	1	0	33	34
One Bedroom	127	9	827	963
Two Bedroom	145	51	641	837
Three Bedroom	4	20	287	311
Four or More Bedroom ¹	78	5	203	286
Units by Tenure				
Rental Units ² – Total ²	60	0	665	725
Rental – Purpose Built	0	0	239	239
Rental – Secondary Suite	51	0	311	362
Rental – Accessory Dwelling	9	0	115	124
Rental – Co-op	0	0	0	0
Owned Units	205	75	1,439	1,719
Units by Rental Affordability				
Market	0	0	402	402
Below Market ³ - Total	0	0	148	148
Below Market - Rental Units with On-Site Supports ⁴	0	0	0	0



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
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Section 6: WITHDRAWN OR NOT APPROVED HOUSING DEVELOPMENT APPLICATIONS

A) Indicate the number of applications and the estimated number of proposed units withdrawn by applicants, and /or not approved by staff or Council during this reporting period. Please include rezoning applications, development permits, and building permits.

	Applications Withdrawn	Applications Not Approved
Applications	50	0
Proposed Units	303	0

B) Provide a description of each application (e.g., rezoning, development permit, building permit) and brief summary of why each project was withdrawn or not approved.

Folder #	Units	Proposal	Reason for Withdrawal
BP018539	1	New dwelling with suite	File closed due to inactivity
BP019038	1	New dwelling with suite	File closed due to inactivity
BP019144	1	New dwelling with suite	File closed due to inactivity
BP019410	1	New dwelling with suite	Applicant withdrew with intent to sell property
BP019478	1	New suite	Applicant withdrew with no reason given
BP019631	1	New dwelling with suite	File closed due to inactivity; missed deadlines
BP019991	1	New suite	File closed due to inactivity
BP020213	1	New dwelling with suite	File closed due to inactivity
BP020291	1	New dwelling with suite	Applicant withdrew with intent to submit new application
BP020327	7	New townhouse complex	File closed as applicant missed payment deadline
BP020646	1	New dwelling with suite	Applicant withdrew with no reason given
BP021325	1	New suite	Applicant withdrew as property was sold
BP022073	1	New dwelling with suite	Applicant withdrew with no reason given
LU009031	3	New single detached subdivision	Applicant withdrew and resubmitted a new application
LU009152	2	New single detached subdivision	File closed due to inactivity
LU009194	2	New single detached subdivision	File closed as no longer OCP compliant
LU009207	2	New single detached subdivision	File closed due to inactivity
LU009237	3	New single detached subdivision	File closed as no longer OCP compliant
LU009268	3	New single detached subdivision	File closed due to inactivity
LU009269	3	New single detached subdivision	File closed due to inactivity
LU009283	3	New single detached subdivision	File closed due to inactivity



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
BC Ministry of Housing and Municipal Affairs

LU009306	3	New single detached subdivision	Applicant withdrew and resubmitted a new application
LU009325	2	New single detached subdivision	File closed due to inactivity
LU009331	2	New single detached subdivision	Applicant withdrew and resubmitted commercial development application
LU009342	3	New single detached subdivision	Applicant withdrew with intent to sell property
LU009347	5	New single detached subdivision	Applicant withdrew with no reason given
LU009363	3	New single detached subdivision	File closed due to inactivity
LU009390	5	New single detached subdivision	Applicant withdrew application, resubmitted application for single-family and garden suite
LU009403	3	New single detached subdivision	File closed due to inactivity
LU009419	3	New single detached subdivision	Applicant withdrew as they were unable to complete development requirements
LU009442	12	New duplexes	Applicant withdrew and resubmitted a new application
LU009455	4	New single detached subdivision	File closed as no longer OCP compliant
LU009456	3	New single detached subdivision	File closed due to inactivity
LU009466	3	New single detached subdivision	Applicant withdrew and resubmitted a new application
LU009471	3	New single detached subdivision	File closed due to inactivity
LU009479	3	New single detached subdivision	Applicant withdrew with no reason given
LU009498	1	New single detached subdivision	File closed as application substantially revised and new application is required
LU009538	2	New dwelling with suite	Applicant withdrew with no reason given
LU009549	1	New duplex	Application cancelled as rezoning is no longer required for duplex
LU009626	56	New apartment complex	Applicant withdrew with intent to resubmit new application
LU009641	3	New townhouse complex	Applicant withdrew and resubmitted application for duplex with garden suites
LU009654	3	New townhouse complex	Application cancelled as not OCP compliant and resubmitted townhouse application
LU009674	11	New townhouse complex	File closed due to inactivity
LU009753	3	New duplexes	Application was cancelled as the file was not compliant with Zoning or OCP regulations, applicants applied for a BP through SSMUH instead



HOUSING TARGET PROGRESS REPORT FORM

Housing Targets Branch
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LU009784	1	New houseplex	Applicant withdrew noting intent to proceed with building permit application
LU009827	1	New single detached subdivision	Applicant withdrew and intends to proceed with duplex building permit
LU009833	118	Townhouse complex & Seniors care facility	Applicant withdrew as not compliant with OCP
LU009834	1	New single detached subdivision	Applicant withdrew as not OCP compliant, intends to submit new compliant application
LU009839	2	New single detached subdivision	Applicant withdrew during preliminary review as creation of panhandle lots not supported by staff
LU009909	3	New single detached subdivision	Applicant withdrew during preliminary review with no reason given

Section 7: OTHER INFORMATION

Provide any other information not presented above that may be relevant to the municipality's effort and progress toward achieving the housing target.

Section 8: SUMMARY OF PLANNED ACTIONS TO MEET TARGETS

If the housing target has not been met for the reporting period, please provide a summary of planned and future actions in line with the Performance Indicators that the municipality intends to take to meet housing targets during the two-year period following this report. For each action, provide:

- a description of how the action aligns with achieving the housing target;
- dates of completion or other major project milestones;
- links to any publicly available information; and
- the number of units anticipated by completing the action.



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NOTE: THIS SECTION IS NOT APPLICABLE FOR INITIAL SIX-MONTH REPORTING.

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

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Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

Name of Action:	
Description of Action:	
Completion/Milestone Date:	
Link:	Number of Units:

**Copy/Paste above description tables as needed*

¹ If needed due to data gaps, it is acceptable to report "Three Bedroom" and "Four or More Bedroom" as one figure in the "Three Bedroom" row.

² **Rental Units** include purpose built rental, certain secondary rentals (secondary suites, accessory dwellings) and co-op.

³ **Below Market Units** are units rented at or below 30% of the local Housing Income Limits (HIL) per unit size.

⁴ **Below Market Rental Units with On-Site Supports** are units rented at the Income Assistance Shelter rate providing permanent housing and on-site supports for people to transition out of homelessness.