

Three Big Changes

The new OCP will incorporate three big changes to support the need for housing. These changes include:

- 1

Focus growth on key locations
- 2

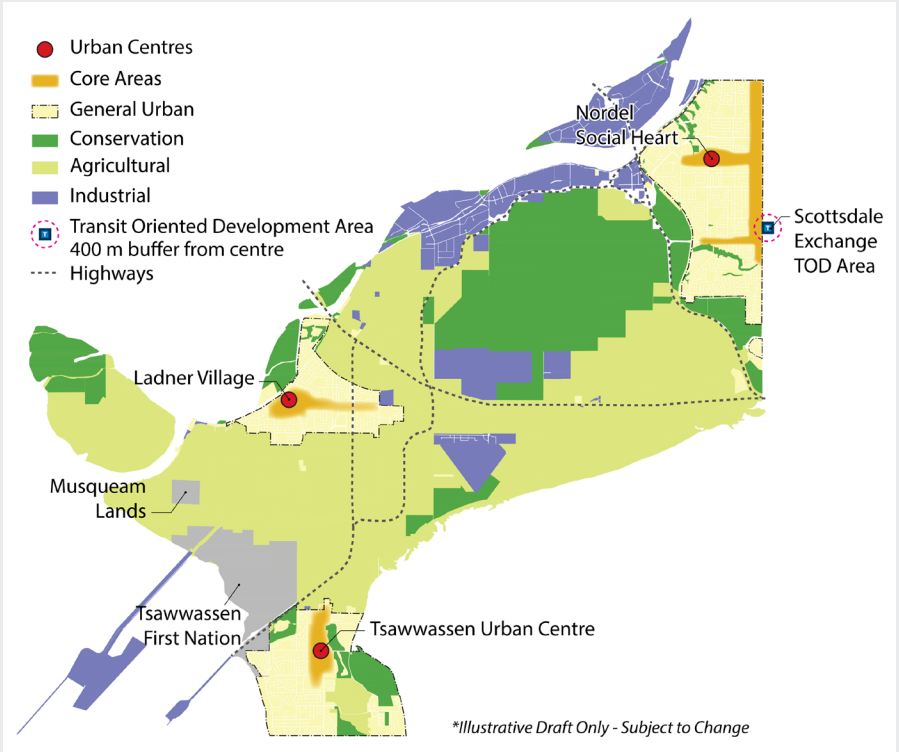
Simplify land use descriptions
- 3

Allow small-scale, multi-unit housing

The City of Delta is updating its Official Community Plan (OCP) to facilitate 3,607 new housing units ordered by the BC Government in the next five years and 14,000 over the next 20 years. This fact sheet summarizes the key changes that are proposed to guide growth in the City and includes draft maps to show where and how growth will occur. The community is invited to learn more about the direction of the new OCP, what it means to Delta neighbourhoods, and share their views about this work through the City’s engagement process.

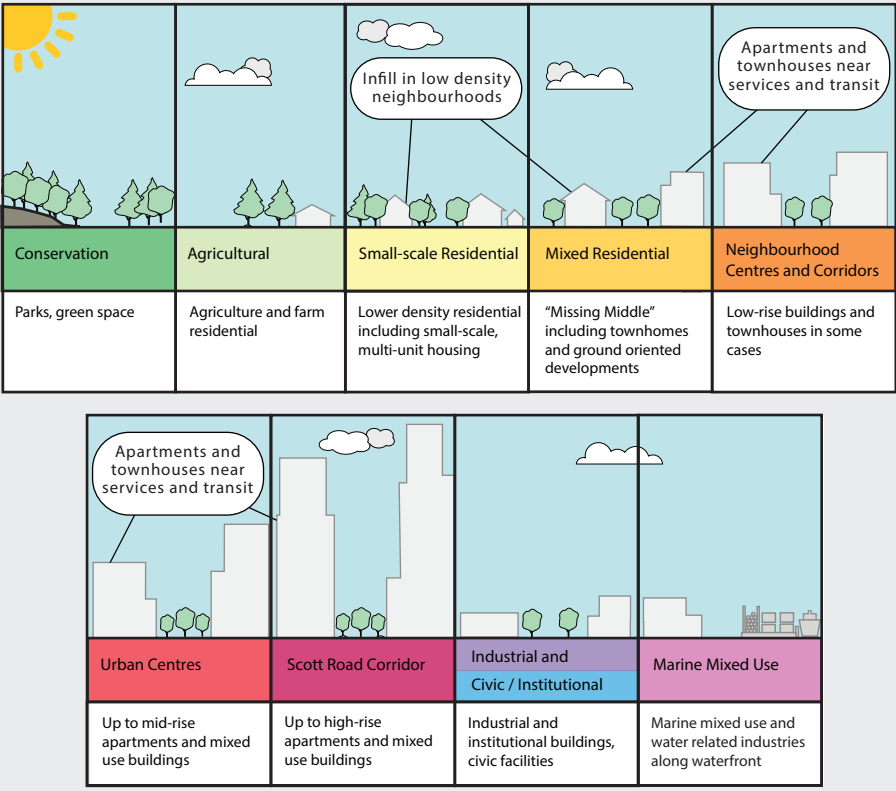
1 Focus Growth On Key Locations

Areas have been identified where there is good proximity to transit, shops, services, and infrastructure that could accommodate growth. Increases to density are proposed in the urban centres and major corridors, as shown on the map below.



2 Simplify Land Use Descriptions

The current OCP has 75 unique land use designations. Simplifying to 10 categories will reduce development barriers, build flexibility, and streamline the development process. This chart shows the new categories proposed.



3 Allow For Small-Scale, Multi-Unit Housing

The new OCP will provide the framework needed for the City to implement small-scale, multi-unit housing as required by the recent provincial legislation. These changes apply to neighbourhoods that have traditionally been designated for single-detached housing.

In addition to updating the OCP, the City is required by the Province to undertake zoning bylaw amendments by June 30, 2024 to support this initiative. We are receiving many inquiries and questions about how the City is proposing to implement small-scale, multi-unit housing. The following changes are being considered:

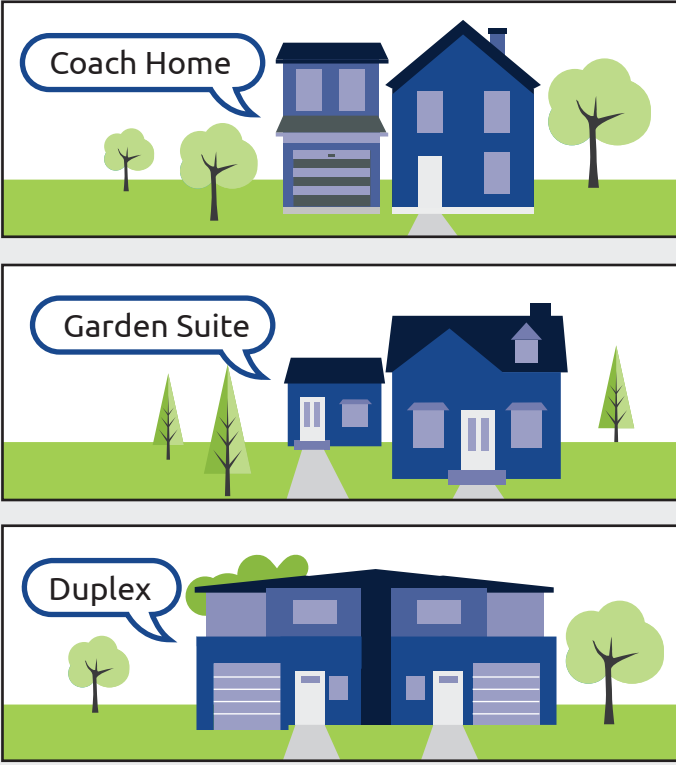
Expand dwelling types to broadly permit coach homes and garden suites with associated floor area allowances.

Allow more opportunities for duplexes by updating the lot size requirements.

Revise parking requirements to:

- one parking space per unit
- no spaces required for small studio units or any units within 400 metres of a RapidBus stop
- no requirements for enclosed parking spaces

Maintain zoning standards such as height and setbacks.



Bring Your Ideas!

Growth is coming to Delta and residents are encouraged to share their ideas on how the City can grow successfully. You can participate by attending one of the following events or viewing the materials online at letstalk.delta.ca.

- **Mar 5** Online Info Session* – 6 pm to 7:30 pm
 - **Mar 6** Open House – 6 pm to 8 pm at North Delta Rec Centre
 - **Mar 7** Open House – 6 pm to 8 pm at South Delta Rec Centre
 - **Mar 9** Open House – 10 am to 12 pm at Ladner Community Centre
 - **Mar 12** Online Info Session in Punjabi* – 6 pm to 7:30 pm
 - **Mar 14** Open House – 6 pm to 8 pm at North Delta Centre for the Arts
- *Registration required at letstalk.delta.ca/HousingOurFuture

Small Scale Residential



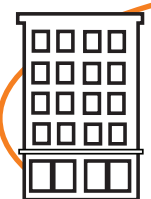
As required by the Province, small scale lots like these will allow for homes or duplexes with options to add secondary suites, coach homes and garden suites. The goal is to balance neighbourhood character with opportunities for increased diversity in housing.

Mixed Residential



Townhouses in mixed residential areas will provide important housing options for families close to transit and services. This area allows for a transition between small scale residential and neighbourhood centres.

Neighbourhood Centres & Corridors



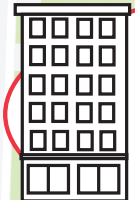
In neighbourhood centres and along major corridors such as Ladner Trunk Road, these areas allow for buildings that have a mix of residential units and small commercial businesses. These walkable and vibrant areas would allow residents to access daily needs close to home.

Marine Mixed Use

The plan will preserve and strengthen Delta's waterfront and water related industries.



Urban Centres



This is a mixed use area located directly adjacent to transit, shops and services. Locations have been selected where there is existing servicing capacity to best support growth.

Industrial

Delta has two of the largest industrial areas in Metro Vancouver, Tilbury and Annacis Island. Our goal is to ensure that industry remains a strong and significant component of Delta's economy and land base. No changes are proposed to the land areas within this designation.

Conservation



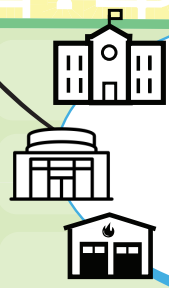
Delta's natural spaces, sensitive environments and parks, will be conserved. This includes Deas Island Regional Park and Ladner Harbour Park. No changes are proposed to these lands which are now combined into one category.

Agriculture



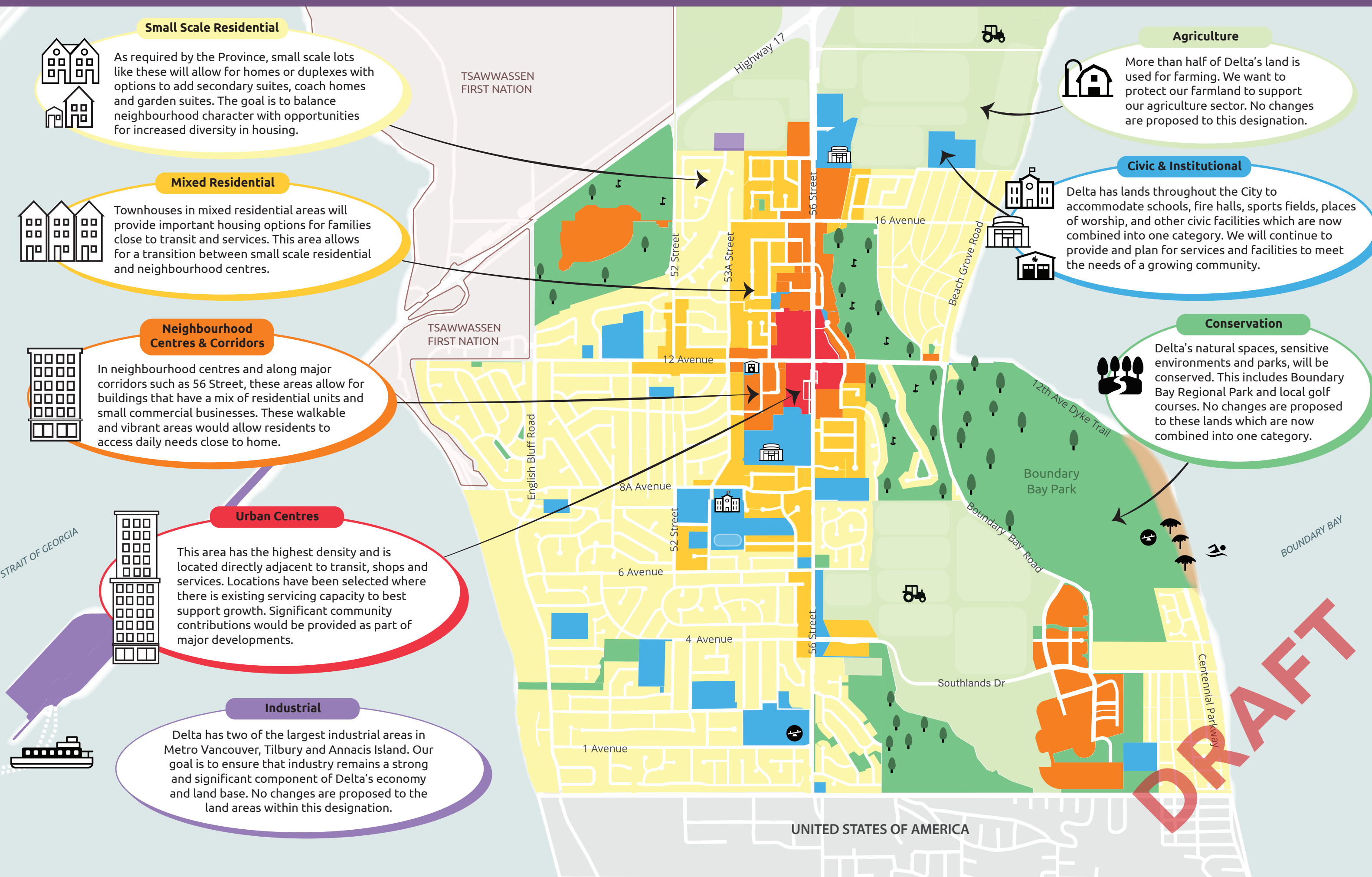
More than half of Delta's land is used for farming. We want to protect our farmland to support our agriculture sector. No changes are proposed to this designation.

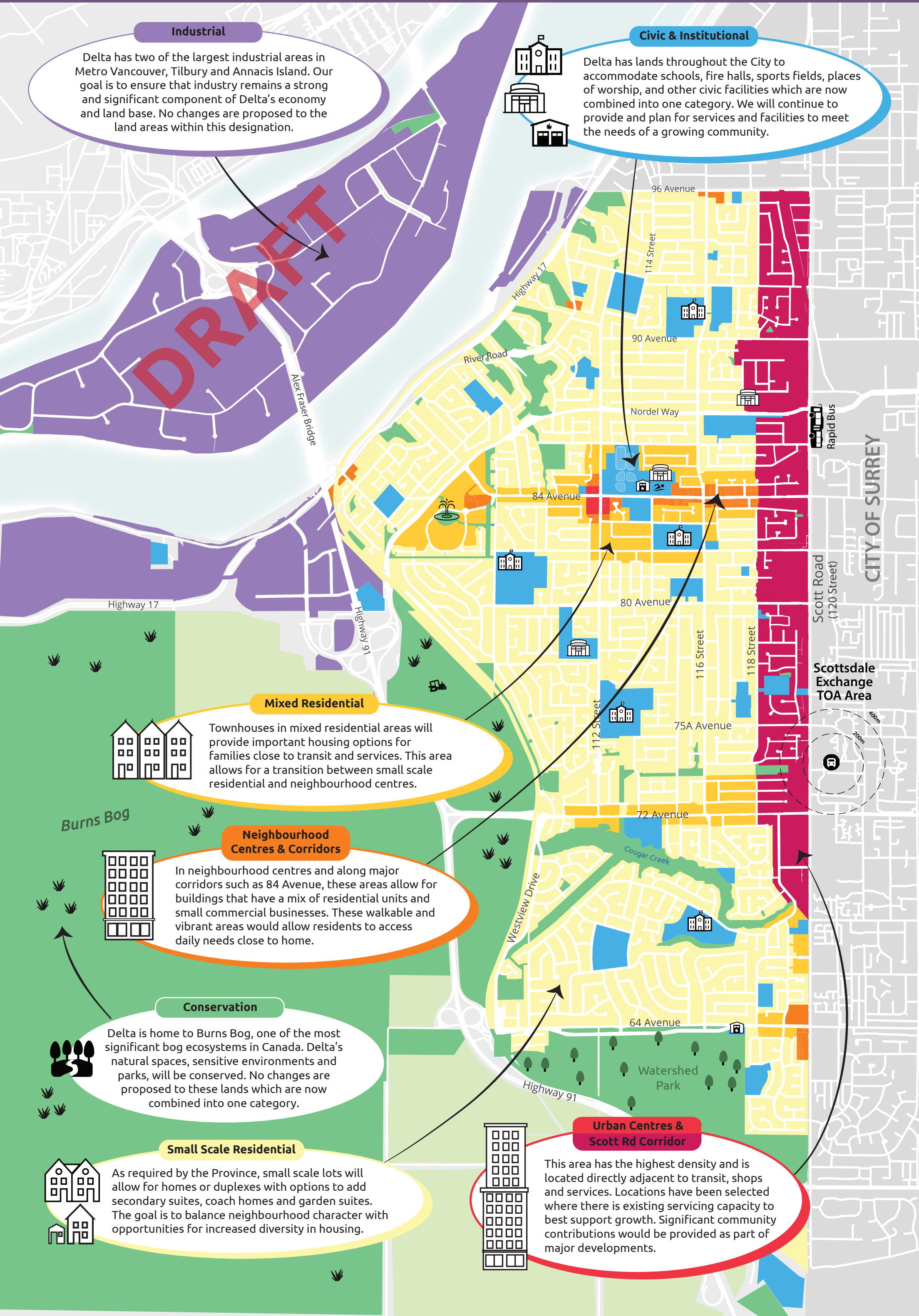
Civic & Institutional



Delta has lands throughout the City to accommodate schools, fire halls, sports fields, places of worship, and other civic facilities which are now combined into one category. We will continue to provide and plan for services and facilities to meet the needs of a growing community.

DRAFT





Industrial

Delta has two of the largest industrial areas in Metro Vancouver, Tilbury and Annacis Island. Our goal is to ensure that industry remains a strong and significant component of Delta's economy and land base. No changes are proposed to the land areas within this designation.

Civic & Institutional

Delta has lands throughout the City to accommodate schools, fire halls, sports fields, places of worship, and other civic facilities which are now combined into one category. We will continue to provide and plan for services and facilities to meet the needs of a growing community.

Mixed Residential

Townhouses in mixed residential areas will provide important housing options for families close to transit and services. This area allows for a transition between small scale residential and neighbourhood centres.

Neighbourhood Centres & Corridors

In neighbourhood centres and along major corridors such as 84 Avenue, these areas allow for buildings that have a mix of residential units and small commercial businesses. These walkable and vibrant areas would allow residents to access daily needs close to home.

Conservation

Delta is home to Burns Bog, one of the most significant bog ecosystems in Canada. Delta's natural spaces, sensitive environments and parks, will be conserved. No changes are proposed to these lands which are now combined into one category.

Small Scale Residential

As required by the Province, small scale lots will allow for homes or duplexes with options to add secondary suites, coach homes and garden suites. The goal is to balance neighbourhood character with opportunities for increased diversity in housing.

Urban Centres & Scott Rd Corridor

This area has the highest density and is located directly adjacent to transit, shops and services. Locations have been selected where there is existing servicing capacity to best support growth. Significant community contributions would be provided as part of major developments.