



## Key Request:

As the City of Delta (Delta) continues to refine its approach to small-scale housing, this meeting serves as a follow-up to Delta's May 2025 engagement with then-Minister Ravi Kahlon regarding Bill 44 implementation and the Province's housing target orders. With Minister Christine Boyle now overseeing the housing file, Delta is providing this update to outline the City's continued progress on housing related initiatives.

Additionally, Delta requests that the Minister continue to work with the federal government to secure British Columbia's fair share of federal housing funds and ensure the Province is positioned to accept contributions for critical infrastructure projects like the River Road Overpass component of the Fraser River Tunnel project that support housing delivery and regional growth.

## Background:

Delta has moved quickly to support the Province's housing mandate. As part of the first cohort of municipalities to receive housing target orders, Delta was assigned a target of 3,607 new housing units over five years. In the first year alone, the City exceeded expectations, delivering 561 new units, surpassing the Province's target

of 514 units. In addition, Delta amended its zoning bylaw to permit small-scale multi-unit housing on all single-detached and duplex lots. These changes aim to enable gentle density in established neighbourhoods, adding net new units and expanding housing options.

Staff completed a comprehensive review of Bill 44 and ensured that Delta was fully compliant with the new legislation ahead of the Province's June 2024 deadline. Since then, staff have continued to monitor implementation, provide guidance to the development sector, and identify opportunities to fine-tune the regulatory framework. A detailed briefing was provided to Council in February 2025 outlining early uptake, observed challenges, and recommended refinements. Broader community engagement also took place in June 2025 to gather input on Delta's approach to SSMUH and local housing priorities.

As the City moves into the next phase of implementation, Delta staff remain available to support discussions with the Ministry on housing-related matters. Specific areas of interest include coordination on potential refinements to provincial site standards and opportunities for collaboration on infrastructure readiness and public engagement. Additionally, Delta would like to discuss the volume and complexity of the current reporting requirements, including the number of forms and associated administrative burden. Ensuring that reporting mechanisms are streamlined and proportional to their value would support more effective implementation across municipalities. Delta remains committed to being a strong partner in advancing the Province's housing goals and looks forward to continued collaboration at the staff level.

Delta also encourages the Minister to continue working closely with the federal government to ensure that British Columbia receives its fair share of federal housing funding. Access to this funding is critical to support housing-enabling infrastructure and strategic projects. One such project is the unfunded River Road Overpass component of the Fraser River Tunnel Project, a long-standing priority for Delta that supports both transportation resilience and housing growth in Ladner. This project has already been raised during federal budget consultations, and Delta urges the Province to work to accept available federal contributions so that priority infrastructure projects like the River Road Overpass can proceed in step with mandated housing targets.