



September 12, 2023

The Honourable Ravi Kahlon  
Minister of Housing  
PO Box 9074, Stn Prov Govt  
Victoria, BC V8W 9T2

By Email: [HOUS.minister@gov.bc.ca](mailto:HOUS.minister@gov.bc.ca)

Dear Minister,

**Re: Proposed Housing Target for the City of Delta**

As Mayor of Delta, I am committed to improving housing for all current and future Delta residents. Delta acknowledges the proposed housing target provided by the Ministry of Housing and is focused on achieving our collective goal of ensuring that everyone, regardless of need, can find a place to live.

Delta Council is unanimous in its strong support to see more housing supply approved and built. Delta's Housing Needs Assessment and Housing Action Plan were unanimously endorsed by Council, and the Action Plan contains concrete strategies to address gaps in housing supply. Council has already taken decisive steps to streamline development approvals processes, introduce incentives for desired housing types, and invest in needed infrastructure improvements. This has fostered a supportive environment for housing growth, and we are ready to do more.

Simultaneously, the Province has a major role in supporting achievement of our growth target, including the proposed break-down of unit types and tenure. Delta Council requests that the Province provide the following supports to better enable the City to succeed in achieving, or exceeding, our housing target:

**1. Provincial Funding**

Meeting the target will require increased staff time and financial costs to process development applications in a timely manner, track and report on housing targets, and advance policy and bylaw changes needed to streamline application approvals. With a growing population, there is a commensurate need for infrastructure, facility and amenity upgrades that require investment.

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Significantly, provincial investment is also required to partner with Delta in delivering affordable and supportive housing, which has historically been a senior government responsibility. We request that the Province allocate funding to this major initiative aimed at increasing housing supply.

**2. Expedited Legislative Changes to Facilitate Housing**

The Province has announced the Small-Scale Multi-Unit Housing Initiative to allow multiple dwelling units on single detached properties. Delta's Housing Action Plan supports gentle density, and we require this Provincial legislation to be expedited to provide certainty to update plans and deliver new units. Delta also supports efforts to pre-plan and pre-zone neighbourhoods for growth, eliminate the need for spot rezonings, and expedite approvals. As outlined in our 2023 UBCM resolution on the topic, Delta requests expanded powers at the development permit stage to facilitate pre-zoning, in order to fund and deliver the infrastructure and amenities required to support housing growth.

**3. Refined Methodology to Measure Progress**

The Province has stated that occupancy permits will be used as a key measure of progress. While occupancy permits help to measure the availability of new units, they are an unsuitable measure of municipal actions to increase housing supply as they are contingent on other external factors such as construction delays, interest rate impacts, and industry responses to the market environment. Additionally, more complex projects involving larger numbers of units have longer construction timeframes by nature. Despite municipal efforts to expedite approvals, these projects may not achieve occupancy until many months or even years after permits are issued. To address these considerations, the recent CMHC Housing Accelerator Fund focuses instead on building permits issued as a key measure of progress in achieving net new units. Delta suggests that this same measure be used to monitor municipal progress in achieving the provincial housing target.

This is a timely opportunity to build on Delta's existing initiatives and Mayor and Council's bold mandate to make a tangible difference increasing housing supply in Delta. With a pending application to the CMHC Housing Accelerator Fund and the upcoming launch of a RapidBus line on Scott Road, Delta is ready to make dedicated efforts at achieving more rental, below-market, and family-sized housing for our residents, with your support.

We look forward to continuing to work with the Ministry of Housing to improve housing for all in Delta.

Yours truly,

A handwritten signature in blue ink that reads "George V. Harvie". The signature is written in a cursive style with a horizontal line underneath.

George V. Harvie  
Mayor

cc: Delta Council  
Marcy Sangret, Acting City Manager