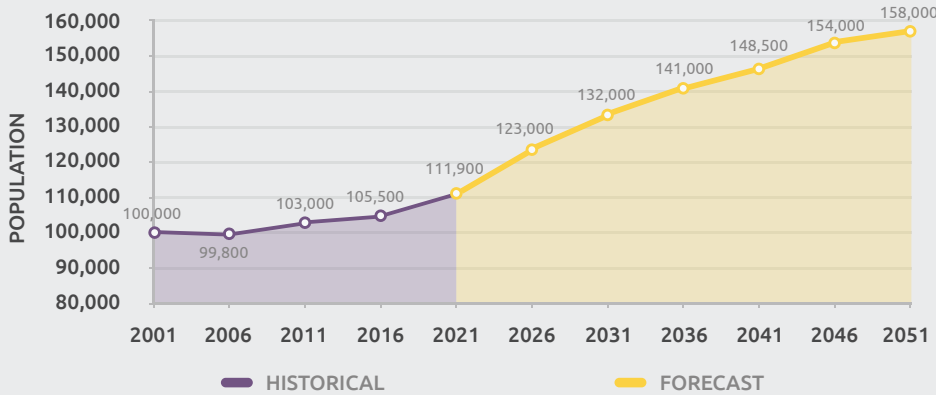


The BC Government has ordered cities across the province to update their Official Community Plans to expedite the addition of more housing. The community will have the opportunity to learn more about this work and what it means to Delta neighbourhoods, and share their views about the OCP update through the City's engagement process. The City has prepared this fact sheet to provide residents with the information they need to participate effectively. Visit letstalk.delta.ca/HousingOurFuture for more information and to follow this work.

Delta Population, 2001 - 2051



Delta Is Growing

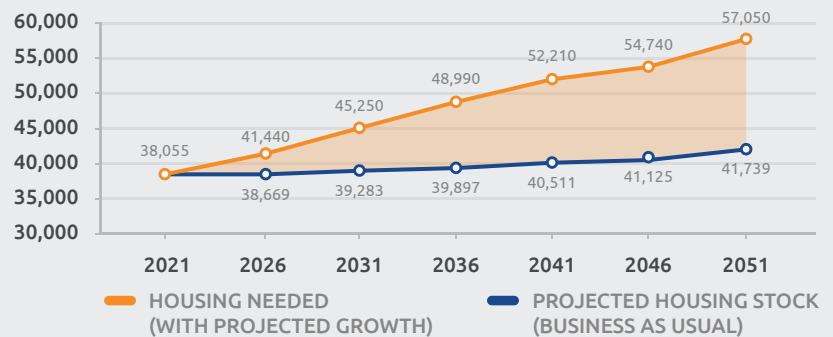
The province estimates that Delta's population will grow by as many as 31,000 people in the next 20 years. This is an increase of close to 28% over today's population of 112,000.

Did you know? The largest population spike in Delta history occurred in 1971 when the population grew by 214%.

Housing Not Keeping Pace With Growth

Delta is expected to need another 14,000 homes over the next 20 years and the rate of development is not keeping pace. In order to accelerate development in the city and meet the housing demand, the City is reducing 'red tape', investing in infrastructure, and working to update outdated bylaws and plans.

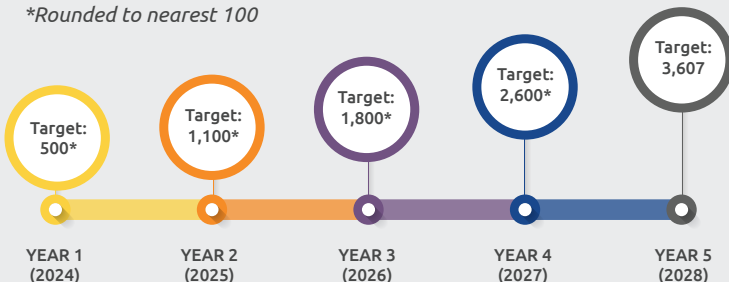
Projected Housing Supply Shortage



Province Issues Housing Target Order To Delta

New Housing Targets

*Rounded to nearest 100

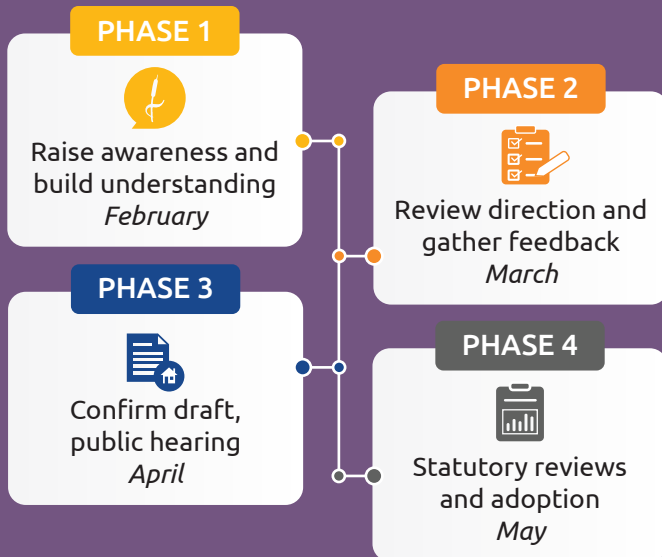


Many cities across the province have not been able to keep up with the need for housing in their communities. The province created the Housing Supply Act to address the problem and on September 23, 2023 the City of Delta was one of 10 cities that received a Ministerial Housing Target Order to add housing.

The Ministerial Order requires Delta to meet a five-year target of 3,607 net new housing units, which the Province noted reflects 75% of the total Provincial Housing Needs Estimate for the City of Delta. See **Ministerial Order 279/2023** (gov.bc.ca)

Changes Coming To Delta Neighbourhoods

Residents will see changes in Delta neighbourhoods as a result of the province's Housing Target Order and the update to the OCP. The City is planning a multi-phase process to share information about the changes and invite feedback from residents within the constraints of the provincial mandate.



Community Invited To Get Involved

In March, the OCP updates will be presented for discussion with the community. A series of open houses, online information sessions, and meetings with interest groups are being planned to share information and gather feedback.

Additional details regarding opportunities to get involved will be provided in the next few weeks. Key dates are outlined below. To prepare, we invite residents to visit letstalk.delta.ca to access materials and register to receive updates directly.

Phase 2 Key Dates

- **Feb 29** Materials available for review
- **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 Gym
- **Mar 7** Open House – 6 pm to 8 pm at South Delta Rec Centre Main Hall
- **Mar 9** Open House – 10 am to 12 pm at Ladner Community Centre Auditorium
- **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

More Small Scale Housing Coming Soon

The province introduced a number of changes to incentivize the development of more small-scale, multi-unit housing in the short term.

- Allowing secondary suites, accessory dwelling units and coach homes in all single-detached residential zones
- Increasing the number of units allowed on single-detached lots up to four units
- Eliminating public hearings for rezoning applications that align with the OCP

More information on the province's housing directives can be found at strongerbc.gov.bc.ca/housing.

A Plan For How We Grow

Cities are required to update their Official Community Plans to integrate the provincial requirements and expedite the addition of housing over the next 20 years. These plans describe the long-term vision of a community and guide decisions on municipal planning and land use management. They include maps that identify how a city's land will be used and where it will grow.

Delta has not had a consolidated update to the OCP since 1985. There are currently 30 applications in the queue seeking amendments to Delta's OCP.

OCP Update Focused On Housing

Work on the required OCP update is underway. The update will focus on housing and the changes needed to meet the requirements of the provincial order. To support the addition of housing, the City will also consider simplifying land uses, expanding the range of unit types, increasing the floor space allowances, reducing parking requirements, and allowing more height in urban centres and along transit corridors.

The City will also review other sections of the OCP to determine if future work is required. Other sections that will be reviewed include:

- Transportation
- Commercial Land Use
- Industrial Land Use
- Community Services
- Natural Environment
- Climate Change
- Agriculture
- Utilities and Infrastructure
- Parks, Rec & Culture
- Inclusive and Vibrant Community



Visit letstalk.delta.ca/HousingOurFuture for more information and to participate.
Contact us at 604-946-3380 or email DeltaOCPUupdate@delta.ca.

