

Canada Community Building Fund Qualitative Questionnaire for BC Municipalities

Submitted by the City of Delta on May 16, 2025 via email to PLUM@gov.bc.ca

1. Please provide a brief history of how housing in the community has been shaped by forces such as employment growth and economic development, transportation, and migration. Please include any long-term housing challenges the community has faced.

Please see Section 1 of Delta's Official Community Plan (OCP), which was updated in 2024 to focus more diverse forms of housing development along key corridors and in town centres through densification and infill. Please also see Delta's [Housing Needs Assessment \(HNA\) Report](#). Key highlights:

- Most of Delta's existing housing stock consists of single-detached housing and the proportion of homeowners to renter households is higher than in most other cities in the region.
- Delta has generally lower rates of core housing need and housing insecurity than denser areas with larger renter populations, but also lower availability of homes accessible to people with low incomes due to high average prices and low housing diversity.
- 50% of Delta's land base is farmland, much of which is protected by the Agricultural Land Reserve (ALR). The preservation of agricultural land and the practice of farming is a priority, and ALR land is limited to agricultural uses, limiting where new housing can be built.

2. Please detail the existing municipal housing policy and regulatory context, including approved housing strategies, action plans and policies within Official Community Plans (OCPs).

Please see <https://www.delta.ca/plans-strategies> and <https://www.delta.ca/building-development/housing-our-future>

Key highlights:

- OCP, updated in 2024 with a strategic housing focus to create new opportunities for housing along key corridors and in town centres.
- HNA Report, amended in 2024, which documents an existing shortage of housing in the city, as well as a particular need for more affordable rental units, housing for seniors, and housing close to transit.
- Housing Action Plan aimed at addressing the existing and projected future housing needs identified in the HNA Report.
- 2023 Provincial Housing Target Order requiring 3,607 new units over five years.
- 2024 updates to the Zoning Bylaw to allow up to 4 units of small-scale multi-unit housing in every single-detached or duplex lot
- 2025 Canada Mortgage Housing Corporation (CMHC) Housing Accelerator Fund Round 2 (HAF2) recipient, committing to an action plan with seven initiatives to increase housing supply.

- May 2025 rebate program under the CMHC HAF on permit fees for residential projects that fill certain criteria, intending to increase the financial feasibility of building new housing.

3. How have population changes in your community impacted your housing market?

Please see Section 1 of the OCP. In short, Delta has recently experienced significant population growth after a period of slow growth prior to 2016. Delta's population is aging. This indicates a need for more housing and more diverse housing type to accommodate new residents and those looking to age-in-place.

4. How have employment and labour conditions (e.g., prevalence of precarious employment, temporary or seasonal workforces, reliance on less predictable sectors such as natural resources, agriculture, tourism, etc.) in your community impacted housing supply and demand?

Delta is home to relatively large numbers of temporary foreign workers, driven largely by the operational needs of the substantial agriculture sector within the municipal boundaries. Most of these workers have accommodation provided as part of employment.

Delta also has some of the largest industrial areas in Metro Vancouver, including Annacis Island, Tilbury, and DeltaPort. These offer stable employment opportunities and drive demand for housing.

5. Please describe the housing needs and challenges of priority populations in your community, specifically for the 13 groups identified by CMHC: women and their children fleeing domestic violence; women-led households (especially single mothers); seniors 65+; young adults aged 18-29; Indigenous peoples; people with physical health or mobility challenges; people with developmental disabilities; people dealing with mental health and addiction issues; veterans; 2SLGBTQIA+; racialized groups; recent immigrants (including refugees); and people experiencing homelessness.

Similar to trends across the region, members of most priority populations are statistically more likely to be in core housing need than the general population, with refugee-claimant-led households and single mother-led households found to be in core housing need at around double the rate of all residents (see [UBC Housing Assessment Resource Tools](#)). With the exception of housing for seniors, currently, there is little supportive housing available for these populations in Delta. This type of housing is challenging to construct without funding and support from senior levels of government. Please see answer to question 14 for recent projects Delta has supported.

6. How has your community engaged with priority populations? Please provide an overview of the methodology and assumptions used to conduct engagement with

priority groups. Please provide a description of who was engaged, the type of engagement that took place, and the nature of the engagement (e.g. interviews, consultations). If a private individual has been engaged, please anonymize and remove any identifying features from the narrative.

Please see Delta's [HNA Report](#) and [Social Action Plan](#).

The HNA Report included public and stakeholder engagements including non-market housing providers, health services, and social services. In addition, lived experience interviews were conducted with individuals across the housing continuum to help gain an in-depth understanding of their housing challenges.

The Social Action Plan included engagement with certain priority populations such as youth and seniors, as well as indirect engagement through partner organizations providing social, housing, immigration, and other services for priority populations.

7. Please describe local factors that are believed to contribute to homelessness in your community (e.g., the closing of a mental health facility, high numbers of refugee claimants, etc.).

Similar to the rest of Metro Vancouver, the main drivers of homelessness in Delta are rising monthly shelter costs which place people in increasingly unaffordable situations, and rising prevalence of mental health concerns and addictions combined with a lack of services for these issues. Delta has one major hospital and no urgent care centres or clinical addictions services or facilities; Delta Council continues to advocate to the Province and Fraser Health for increased health services.

8. Please identify temporary and emergency relief resources available for individuals experiencing homelessness in your community (e.g., number of shelter beds, resource centres, transitional beds available). If possible, please indicate whether capacity levels are commensurate with need.

- 3 extreme weather response shelters with a combined 34 spaces, 10 of which are available for self-identified women only
- Transition house for women and children fleeing violence with space for 8 households (women and their children)

There are several outreach services provided by third parties, including Hyland Outreach's Options Mobile Outreach Team, the Lookout Society's Mobile Harm Reduction Outreach Team, the Fraser Health Authority's Integrated Homelessness Action Response Team, and a Reaching Home Program provided by a partnership of multiple non-profit societies, which provide various informational, health, and social services to residents experiencing homelessness or at-risk of homelessness in Delta.

The Greater Vancouver 2023 Point-in-Time Homeless Count identified 44 houseless people in the community, representing an increase over the previous count in 2020, which identified 17 houseless people. This means that, based on the current availability of shelters in the community, approximately 77% of houseless people will be able to find a shelter during extreme weather events. However, point-in-time counts generally underestimate the number of homeless people since they do not include the 'hidden homeless' (e.g. couch-surfing youth). It is probable, therefore, that this number does not adequately represent the true number of homeless in Delta, and experts suggest this number should be multiplied by 3 – 4 (see Delta Social Action Plan).

9. Some groups, including students, those in congregate housing, and temporary foreign workers, may be excluded from publicly available core housing need data sources. Communities are encouraged to use this section to describe the housing needs of these respective populations to ensure that all groups are represented in their HNR.

Delta is home to relatively large numbers of temporary foreign workers, driven largely by the operational needs of the substantial agriculture sector within the municipal boundaries. Most of these workers have accommodation provided as part of employment. There are federal regulations for this housing type. Delta's Agricultural Plan recommends working on a temporary farmworker housing policy.

Delta has several congregate housing options for seniors. These facilities are generally operated by Provincial health care agencies or non-profit service providers and are regulated by Provincial legislation and health authority licensing.

Delta does not typically house significant numbers of students, as there are no major post-secondary institutions within the municipal boundaries.

10. How have average rents changed over time in your community? What factors (economic, social, national, local, etc.) have influenced these changes?

Please see Metro Vancouver's Housing Data Book. Key highlights:

- Rents in Delta rose 66.9% between 2015 and 2024
- This increase in rent may be driven by regional factors: existing shortages of housing coupled with high demand, and new construction being outpaced by population growth.
- The rent increase in Delta is slightly below the average rent increase across Metro Vancouver over the same time period, and the absolute rent remains lower than other cities in the region.

11. How have vacancy rates changed over time? What factors have influenced this change?

Please see information available from CMHC. Key highlights:

- Vacancy rates in Delta have been declining since 2014, from 3.6% to 0.7% in 2024
- Delta's population is aging at a faster rate relative to the regional median
- Delta has a larger proportion of homeowners relative to renters

12. How have trends in core housing need changed over time between both tenant and owner-occupied households?

Please see HNA Report and [UBC Housing Assessment Resource Tools](#). Key highlights:

- Across Metro Vancouver, as the increase in median rents and housing prices has outpaced the increase in median incomes, core housing need has been steadily increasing for both ownership and renter households, as shelter costs take up larger and larger proportions of residents' incomes.
- The increase in core housing need for renter households has been faster and larger than for ownership households.

13. In the last five years, how many affordable units for low and very low-income households have been built, and how many have been lost? If data is not available, please describe how the loss of affordable housing units may have impacted your community.

In the last five years, approximately 25 units have been built for low / very low incomes (at Deep Subsidy rates established by BC Housing).

14. Please describe available affordable and community housing options and needs/gaps currently in your community.

- Evergreen Downs – 73 units for families
- Lynden Court – 84 units for families
- Evergreen Lane 2 (under review) – 138 units for families

a. Are any of these affordable housing units accessible or specifically designed for seniors, including long-term care and assisted living?

- Evergreen Lane 1 (occupied) – 130 units for seniors and people with different cognitive abilities
- KinVillage (under construction) – 125 units for seniors
- Ladner Willows (under review) – 146 units for families, seniors, and people with different physical abilities

b. Does your municipality provide rent supplements or other assistance programs that deepen affordability for households?

Delta does not provide rent supplements or other assistance, and residents report long wait times for non-market housing.

c. Is your community in need of supportive housing units with wrap-around supports, such as for those with disabilities?

While there are some supports for individuals with different physical or cognitive abilities living at Evergreen Lane 1, Delta does not have supportive or transitional housing for residents with these needs.

Community engagement conducted as part of the HNA Report demonstrated a need for supportive housing with wrap-around services, particularly for seniors and residents with developmental disorders that require assistance with daily activities.

15. This final section aims to determine how your community anticipates using the results and findings captured in the HNR to inform long-term planning, as well as concrete actions that can address identified needs. Please use the following questions to describe how those linkages will be made.

a. How will this HNR inform your OCP, housing policies and/or actions going forward? For example, if the HNR identifies specific needs in your community across the housing spectrum – such as housing needed for priority populations, units for large households in denser form factors, more diverse structural types such as missing middle housing, or more affordable and higher-density housing near transit – how could actions and changes in policy and planning help address those needs?

Provincial legislation requires OCPs to address the housing needs identified in the latest HNA Report. Delta's 2024 OCP addresses housing need through a combination of planned land use changes and policy changes. This includes new opportunities for townhouses and apartments in key areas, and policies focused on the development of rental and non-market housing. Delta has also been working on its Housing Accelerator Fund work program, implementing a rebate program for development and permitting fees to encourage more housing development, especially purpose-built rental apartment buildings and non-profit housing.

b. How will data collected through the HNR help direct those plans and policies as they aim to improve housing locally and regionally, and how will this intersect with major development patterns, growth management strategies, as well as master plans and capital plans that guide infrastructure investments?

Please see previous response regarding the OCP. As per the *Local Government Act*, Delta must consider its HNA Report in the OCP. Also as per the *Local Government Act*, all works and bylaws enacted by Delta must be consistent with the OCP. This means that master plans, capital plans, development patterns, growth management, and infrastructure investments must be consistent with the OCP, which reflects needs identified in the HNA Report.

- c. Based on the findings of this HNR, and particularly the projected housing needs, please describe any infrastructure gaps that may potentially limit the ability of your community to support forecasted growth unless they are addressed, or that could facilitate more complete and resilient communities. This can relate to any type of enabling infrastructure needed for housing, including fixed and non-fixed assets, as well as social, community or natural infrastructure. Communities are encouraged to illustrate how infrastructure gaps impact their housing systems and growth. Examples of types of enabling infrastructure may include: i) Public Transit ii) Water/Wastewater Systems iii) Roads and Bridges iv) Schools, Parks, Community or Recreational Centres v) Broadband Service and Access vi) Climate Risks/Impact**

Delta's 2024 OCP update focused growth where there was existing or planned utilities capacity. This is based on the existing 5-year Capital Plan and there will be investments needed beyond that timeframe with support from the regional, provincial, and federal governments.

There is existing need for more health care services in Delta to support growth. Delta Hospital was closed on February 22 and 23, 2025 due to lack of staffing. There are no urgent care clinics in Delta and no walk-in clinics in South Delta. Significant investment is needed from senior levels of government / Fraser Health to support better access to health care for a growing and aging population. The City advocates for this on an ongoing basis.

There is also need for increased investment in public transportation to support a growing population. With the potential for significant housing growth, there is need to focus increased bus service throughout the City. The City advocates for this on an ongoing basis.

There is also need to replace the George Massey Tunnel. Replacing the tunnel and providing increased bus service would greatly help Delta's growing population. The City advocates for this on an ongoing basis.

There is also need to continue investing in the Delta School District. While projected enrollment can be supported right now, with continued population growth, there will be need to improve and increase the facilities available.

Finally, large areas of Delta are located within a floodplain. The risk of flooding is expected to increase over time because of expected sea level rise and more frequent extreme rainfall events associated with climate change. Pumping stations and dikes will require investment from senior levels of government to maintain these pieces of infrastructure over the long-term.