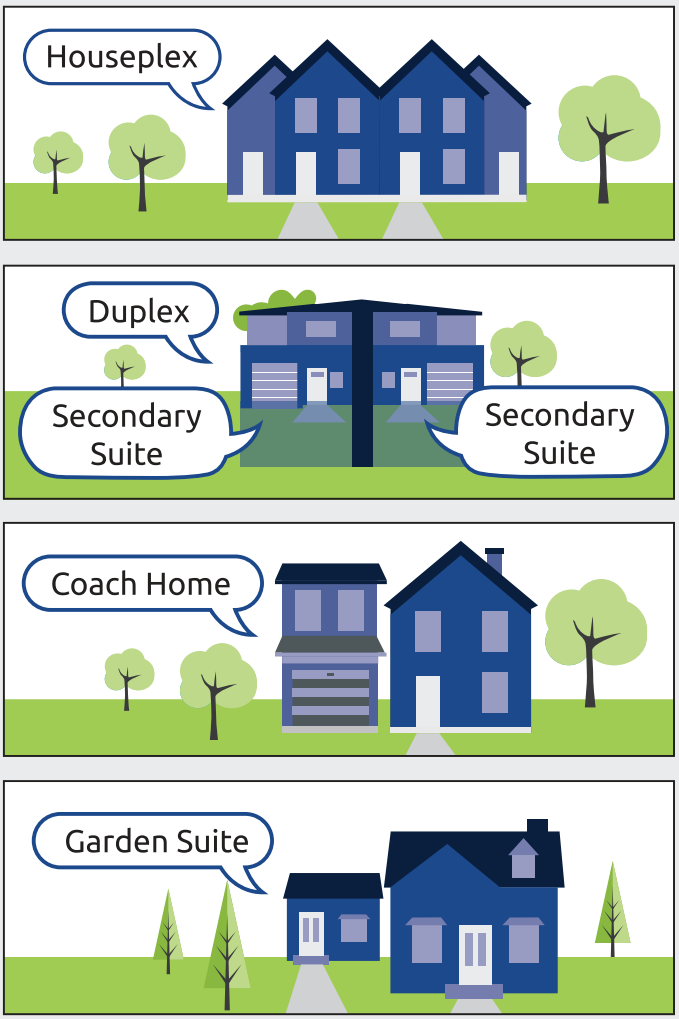
Delta

SMALL-SCALE MULTI-UNIT HOUSING - ZONING BYLAW AMENDMENTS

"Making Room for More Homes"



Community Engagement Report

January 19, 2026

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwaθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

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Communications and Engagement Timeline

ChatGPT - Please note that ChatGPT was used to summarize the comments provided on the feedback form.

ENGAGEMENT SNAPSHOT

November 30, 2025

How We Informed

2 Newspaper Ads

12 Social Media Posts

1,860 Engagement Fact Sheet Impressions

1,519 Let's Talk Delta Views

1 Newspaper Article

How We Engaged

3 Engagement Events

159 Event Attendees

826 Feedback Forms

WHO WE HEARD FROM

- Residents
- Development Community

WHAT WE HEARD

Area	Summary
Community Feedback	The City gathered feedback in two ways. Through an open form on letstalk.delta.ca which received 448 responses and through a survey of the newly established Delta Insights Panel - a randomly selected sample of residents – which received 378 responses. The report reflects the combined results and separates the findings where relevant.
Who Participated	Homeowners made up the majority of participants (90%), many of whom have lived in Delta for more than 20 years (62%).
Geographic Representation	Open feedback responses were concentrated in North Delta (74%), likely driven by recent concerns about development. Responses from the Delta Insights Panel provided broader geographic balance with representation from North Delta (38%), Ladner (24%), and Tsawwassen (38%).
Interest in SSMUH	Neighbourhood impacts were the primary interest for most participants, with 76% identifying neighbourhood change as their main concern. About half (46%) did express interest in how this work affects housing options. Less than 10% indicated interest in purchasing or renting a home.
Awareness of SSMUH	Over half of participants (56%) indicated they are somewhat familiar with the province's direction to allow SSMUH. About 35% said they were very familiar.
Attitudes towards SSMUH	Participants were invited to share what they like about SSMUH and what concerns they have. • The top three elements of SSMUH that participants appreciate are the option for multi-generational living (30%), the potential to add more affordable options (32%) and the possibility of more livable units (25%). • The top three concerns of participants include increased traffic congestion (82%), strain on street parking (81%) and impacts on local services and infrastructure (68%).
Preferred Priorities	Participants would like to see the City priorities parking and traffic management (74%), maintaining neighbourhood character (64%) and environmental sustainability (39%).
Delta's Approach	While participants raised concerns about specific policy elements, feedback suggested broader opposition to growth and the pace of change influenced how many respondents viewed the proposed measures. 39% suggested Delta's approach was headed in the right direction or could use some adjustments while 54% felt it could use more work.
General Comments	Other comments included: • Address infrastructure capacity. • Strengthen design controls (e.g., height, massing, setbacks). • Focus higher density near town centres, main roads, or transit, rather than within interior residential neighbourhoods. • Improvements to housing affordability questionable. • Need to retain mature trees. • Proposed changes were complex and difficult to fully understand.
Delta Insights Panel	Recent concerns in North Delta regarding tree retention and increasing density resulted in a high level of participation and greater opposition to Delta's approach when compared to the results of the Delta Insights Panel. Delta Insights Panel respondents were 16% more supportive of Delta's approach compared to residents of North Delta.

CONCLUSION

The engagement process drew participation primarily from long-term homeowners, many of whom are aged 40 and older, with fewer respondents identifying as currently seeking housing. The City supplemented open community input with a survey of the Delta Insights Panel. While the panel is not fully representative of the community as a whole, it provided more geographically balanced input across North Delta, Ladner, and Tsawwassen and tended to be more supportive of the proposed changes.

Overall, feedback focused on how growth and policy changes may affect neighbourhoods. Concerns centred on neighbourhood change, infrastructure capacity, parking and traffic, and the protection of tree canopy and green space, alongside mixed views on housing affordability. Feedback also suggests that opposition to the proposals was influenced not only by specific policy details, but by broader concern with the volume and pace of development-related changes introduced in a relatively short period. Some participants also noted the complexity of the topic and the need for clearer understanding of how the changes may translate at the neighbourhood level.

1. INTRODUCTION

The City is proposing several changes to the Zoning Bylaw to make it easier to add small-scale, multi-unit housing in response to new direction from the Province. Recognizing that these changes may be experienced in neighbourhoods across the City, an engagement program was conducted to gather feedback from residents on what was proposed.

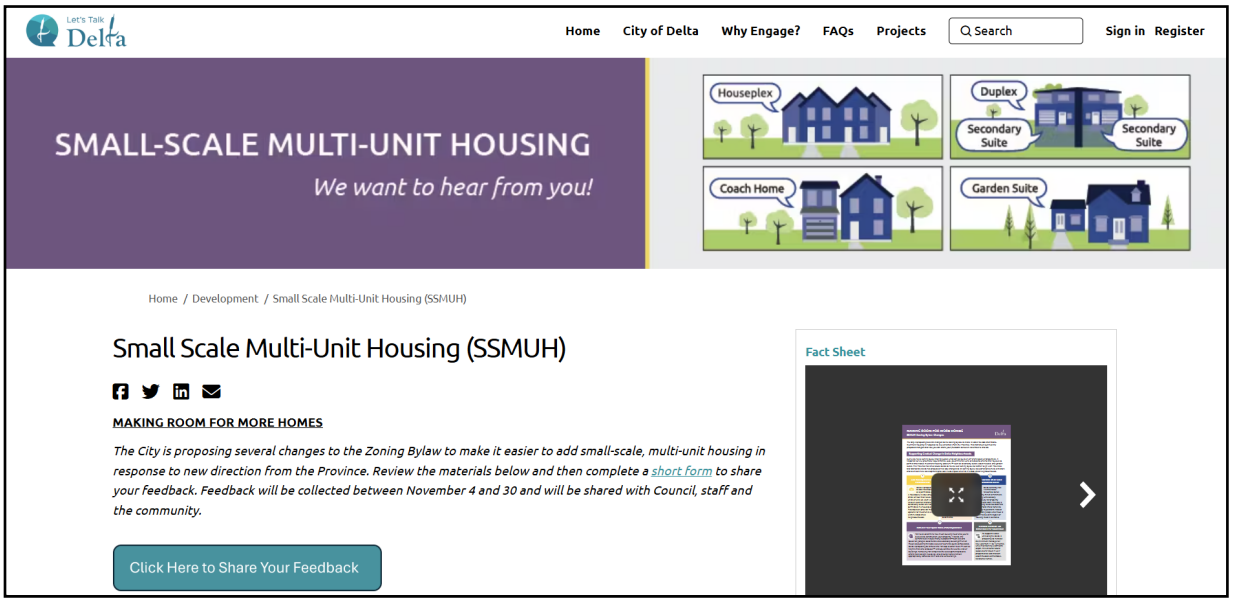
The engagement program for the proposed Zoning Bylaw amendments was held from November 3 to November 30, 2025. During this period, residents were invited to learn more and share their feedback on the proposed changes through the letstalk.delta.ca website as well as in person at engagement events with staff.

2. OUR APPROACH

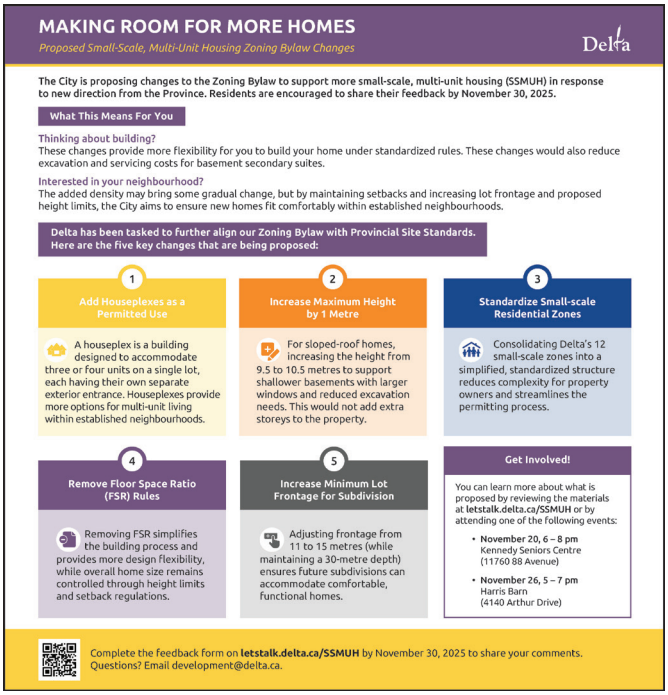
The following is a description of the key activities undertaken to support awareness and participation in the engagement program.

Let's Talk Delta Webpage

Let's Talk Delta serves as the central hub for all engagement projects in the City and offers residents access to engagement materials, engagement opportunities, and ways to share their feedback.



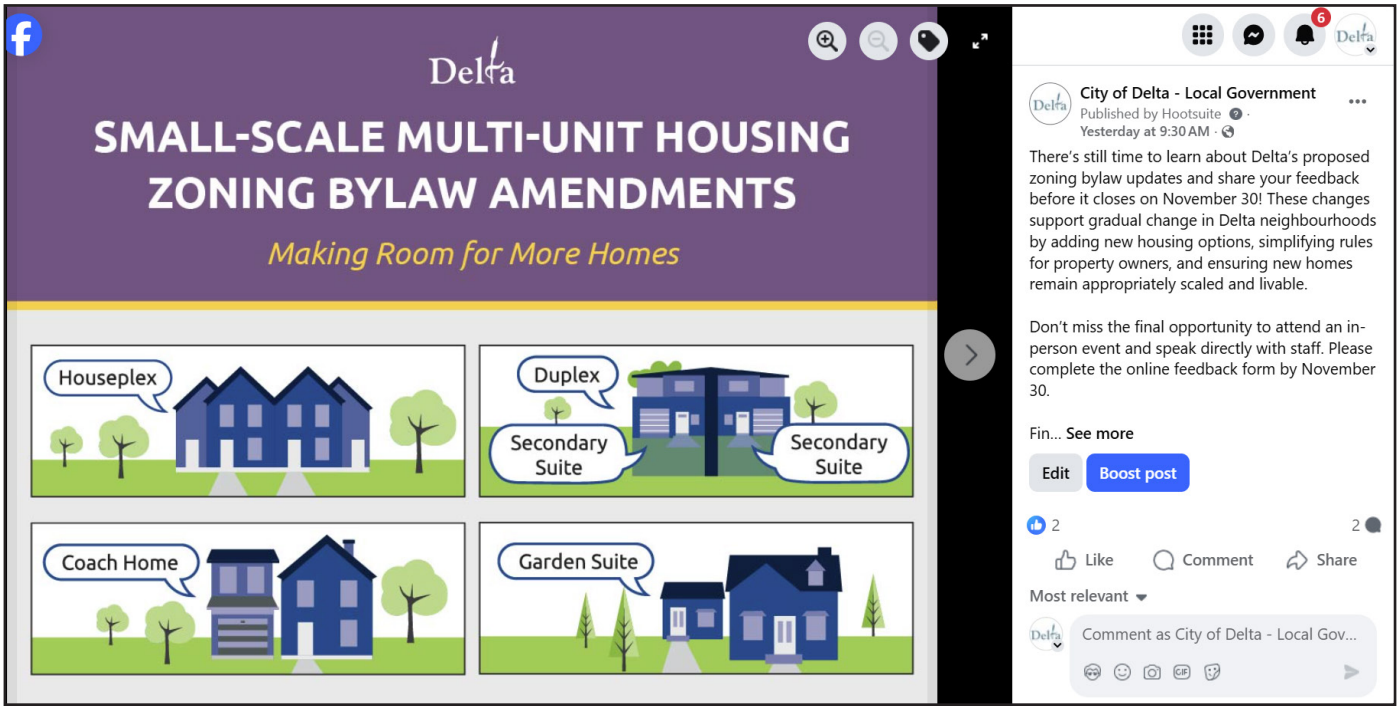
Newspaper Advertisements



To raise awareness about the proposed Zoning Bylaw changes and encourage participation in the engagement process, newspaper advertisements were published in the Delta Optimist and the North Delta Reporter. The ad highlighted the five key changes to the proposed plan and outlined the ways residents could learn more and share their feedback.

Social Media / Digital Readerboards

The City shared four posts across Facebook, Instagram, and X, supported by messaging on the City's digital readerboards, to raise awareness of the changes and the engagement opportunities available to residents.



E-blast

Three e-blasts were distributed through letstalk.delta.ca to 6,400 subscribers. The e-blasts inform residents about the project and the ways they could participate in the engagement process. The first message introduced the five key changes under consideration. The second encouraged residents to take part in the upcoming engagement events. The final e-blast served as a last reminder to share feedback before the form closed.

Development Community Meeting



Members of the development community were invited to attend a meeting to discuss the proposed Zoning Bylaw Amendments and discuss what it could mean for their industry. The session was attended by 42 participants and offered an opportunity to ask questions, speak directly with staff, and share feedback on the proposal.

Engagement Events



The City hosted two in-person engagement events for residents to learn about the proposed changes to the Zoning Bylaw and speak with staff - one in North Delta and the other in South Delta. The North Delta event was attended by 80 participants, while the Ladner event was attended by 37 participants.

Feedback Forms

Input from residents was gathered through a feedback form that was open from November 3 to 30. The form was offered through two channels.

The first was an open feedback form on letstalk.delta.ca, which was available to the broader community and received 448 responses.

The second was distributed through the Delta Insights Panel, a recently established panel made up of randomly selected residents who are invited to participate in online surveys to help understand public opinion on key topics. This approach received 378 responses. The City is continuing to grow the panel with the goal of supporting demographic weighting over time.

Using both channels provided an opportunity to consider feedback from an open community-wide form alongside responses from a randomly selected group, allowing for a broader understanding of perspectives as part of this engagement program.

3. WHAT WE LEARNED

The following is a summary of the discussions and comments received through the various engagement activities.

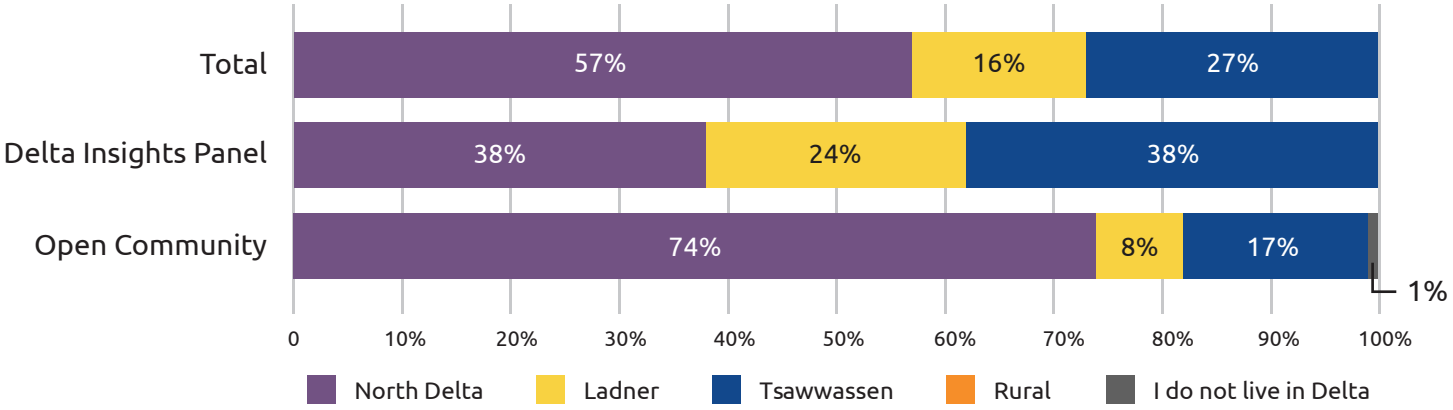
Development Community Meeting

As part of this engagement process, staff met with representatives from the development community to discuss the proposed plans and gather their perspectives. Attendees expressed interest in increased lot coverage, as well as concerns about proposed changes to lot width and size. These comments surfaced at both the developer-focused session and at public events where developers were in attendance.

Feedback Form

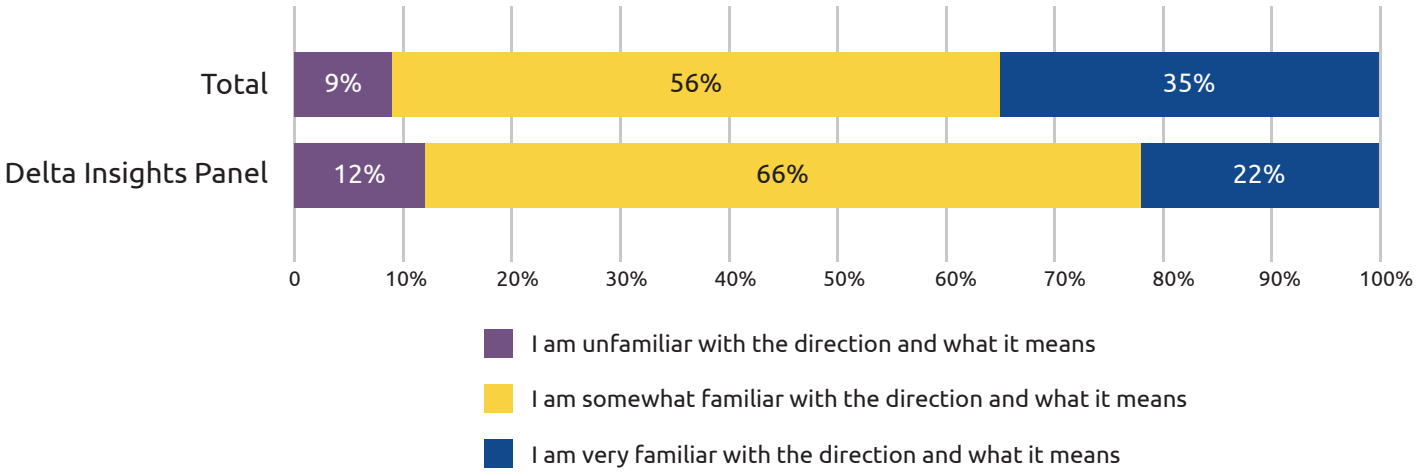
The analysis below presents the combined findings from the feedback form and the Delta Insights Panel and compares these Total results to those of the Delta Insights Panel to support a more complete understanding of community input.

Q1: Which area of Delta do you live in?



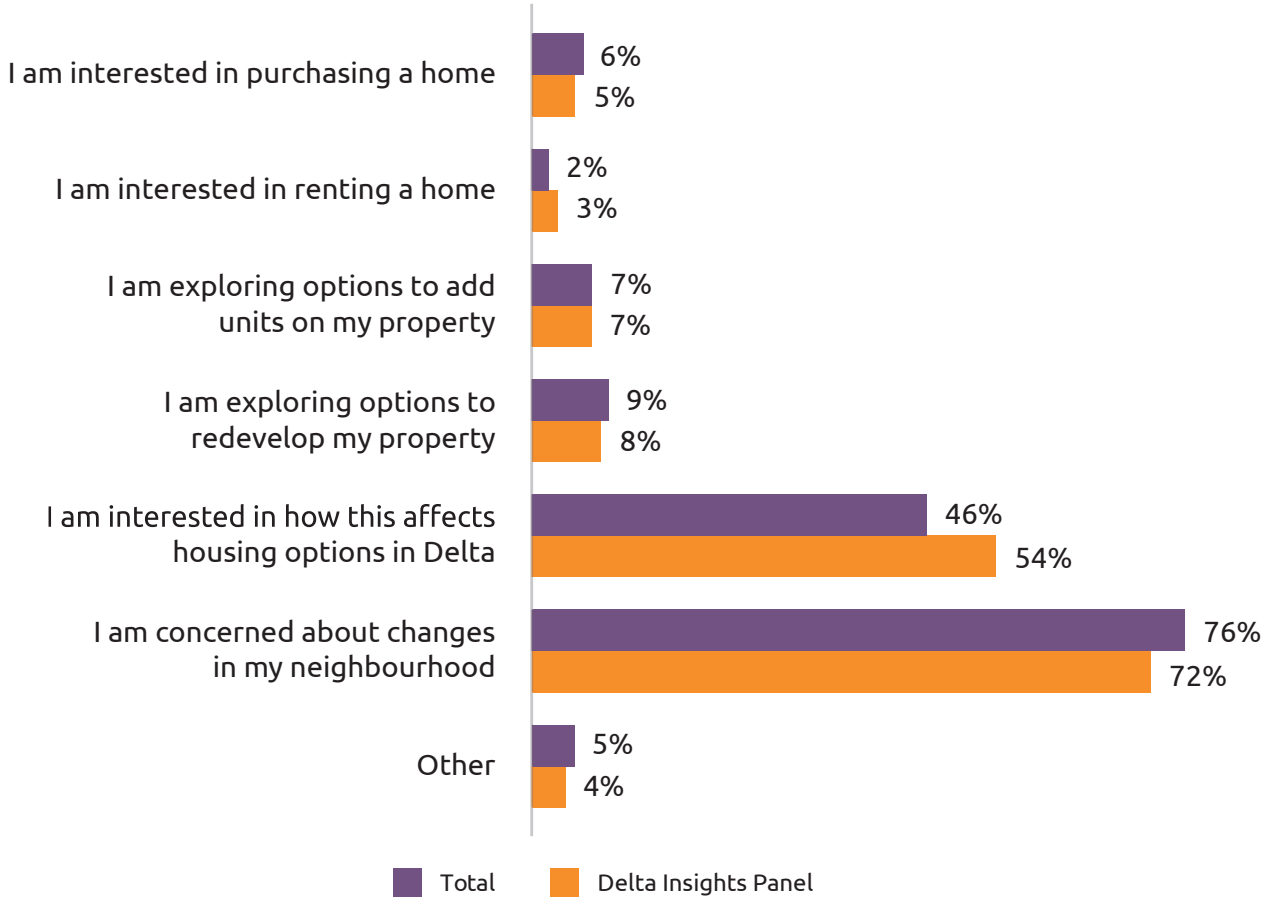
Responses to the open community form were heavily concentrated in North Delta, which accounted for 74% of submissions. This is believed to be related to current concerns about housing development and tree removal in the community. Tsawwassen residents made up a smaller share, while Ladner and rural Delta were minimally represented. The inclusion of the Delta Insights Panel helped balance representation from each community, with responses more evenly distributed across North Delta, Ladner, and Tsawwassen.

Q2: How would you rate your awareness of the Province's direction to allow SSMUH?



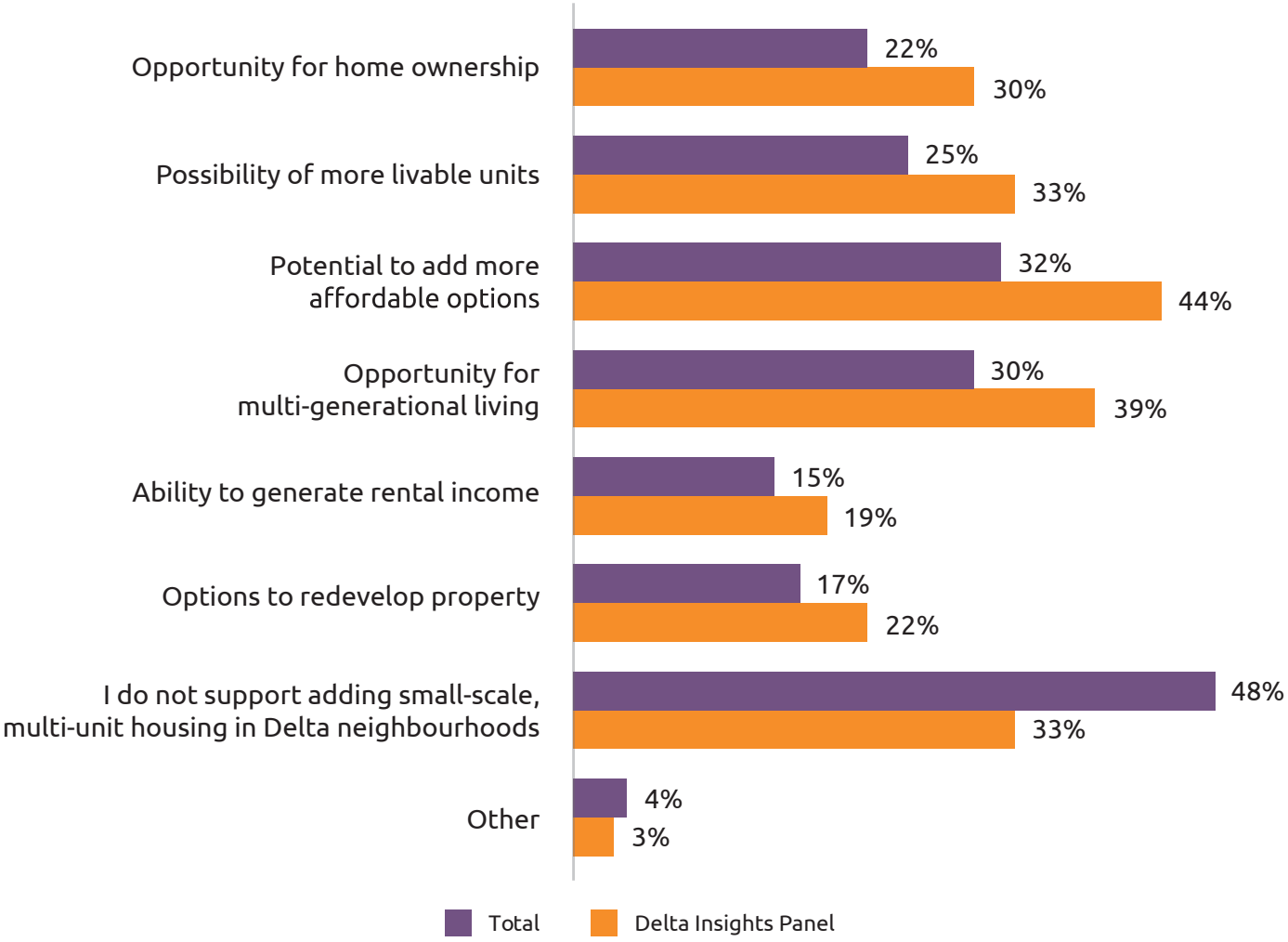
Most respondents reported some level of awareness of the Province's direction to allow small-scale, multi-unit housing. Delta Community Panel respondents were more likely to describe themselves as less familiar with the direction compared to the total response.

Q3: What is your interest in this survey?



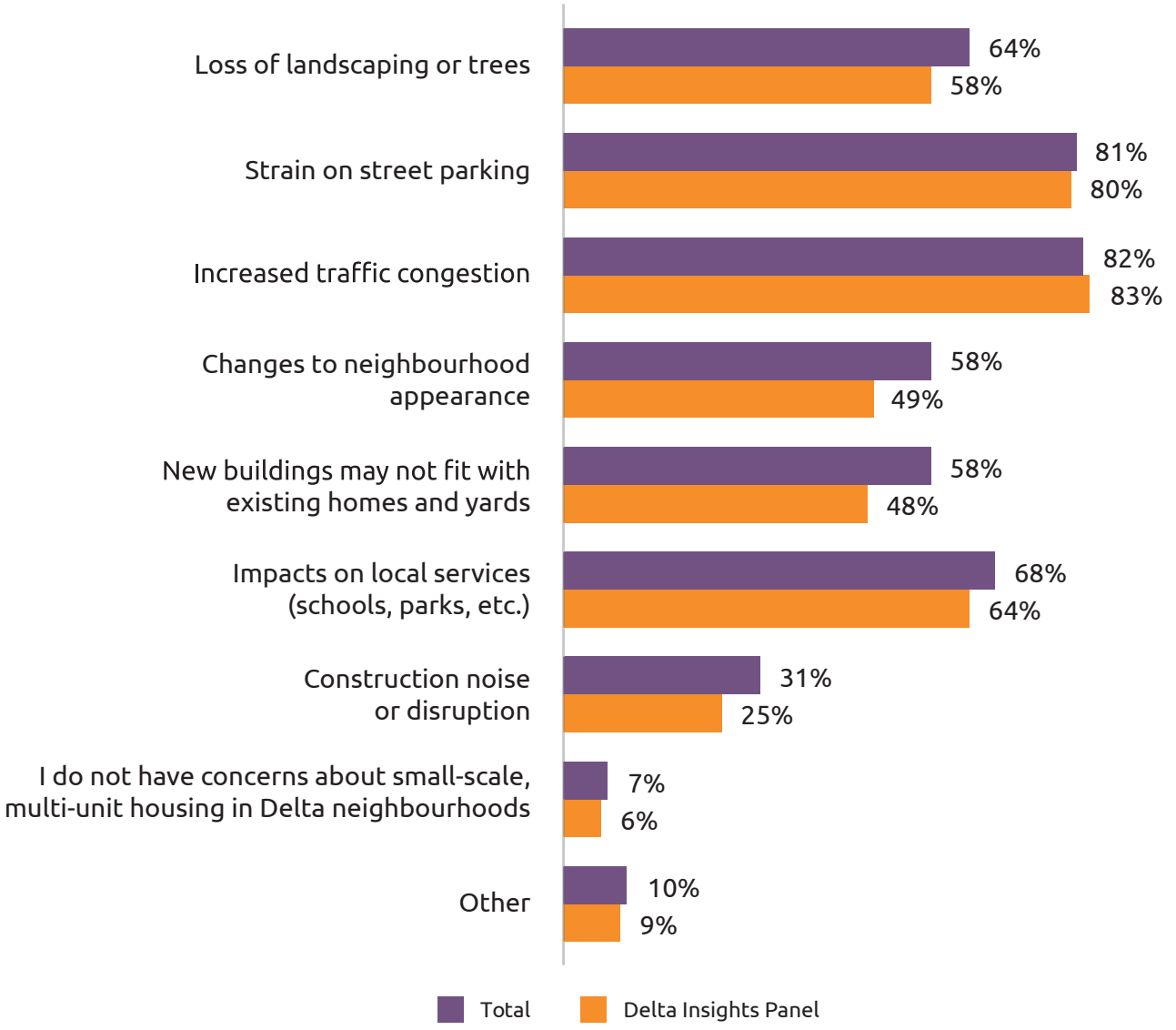
Participants identified neighbourhood change as their primary concern, with more than 70% selecting this option. Very few identified interest in renting or purchasing a home which suggests that residents who are most in need of housing may not be represented in these results.

Q4: What do you like about the addition of small-scale, multi-unit housing in Delta neighbourhoods?



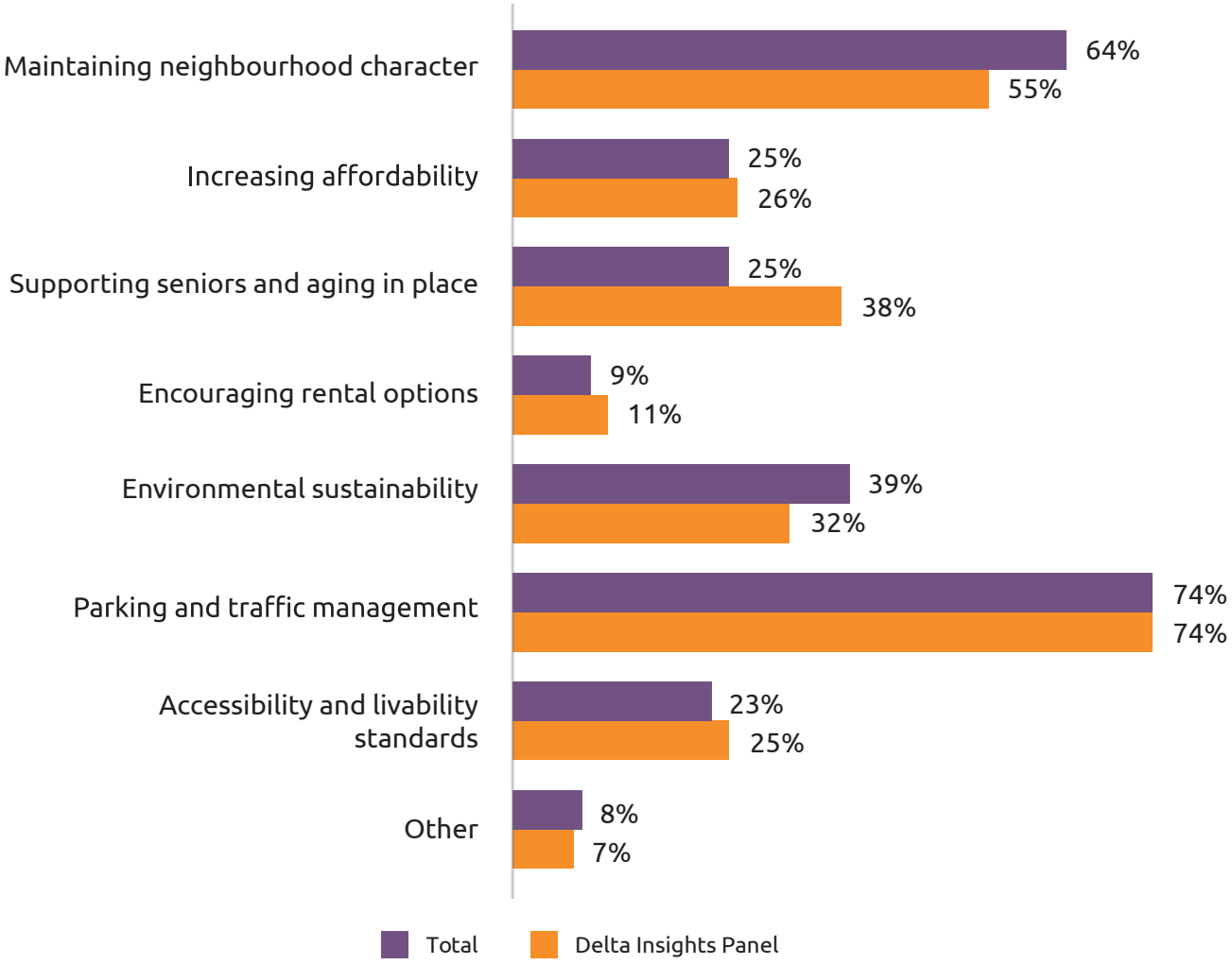
For many participants, the feedback form was an opportunity to express their opposition to the provincial directive with 48% indicating their lack of support when provided with an opportunity share what they like about the addition of small-scale, multi-unit housing. In general, the Delta Insights Panel was more positive, with signficantly higher levels of support for the options listed.

Q5: What concerns do you have about the addition of small-scale multi-unit housing in Delta neighbourhoods?



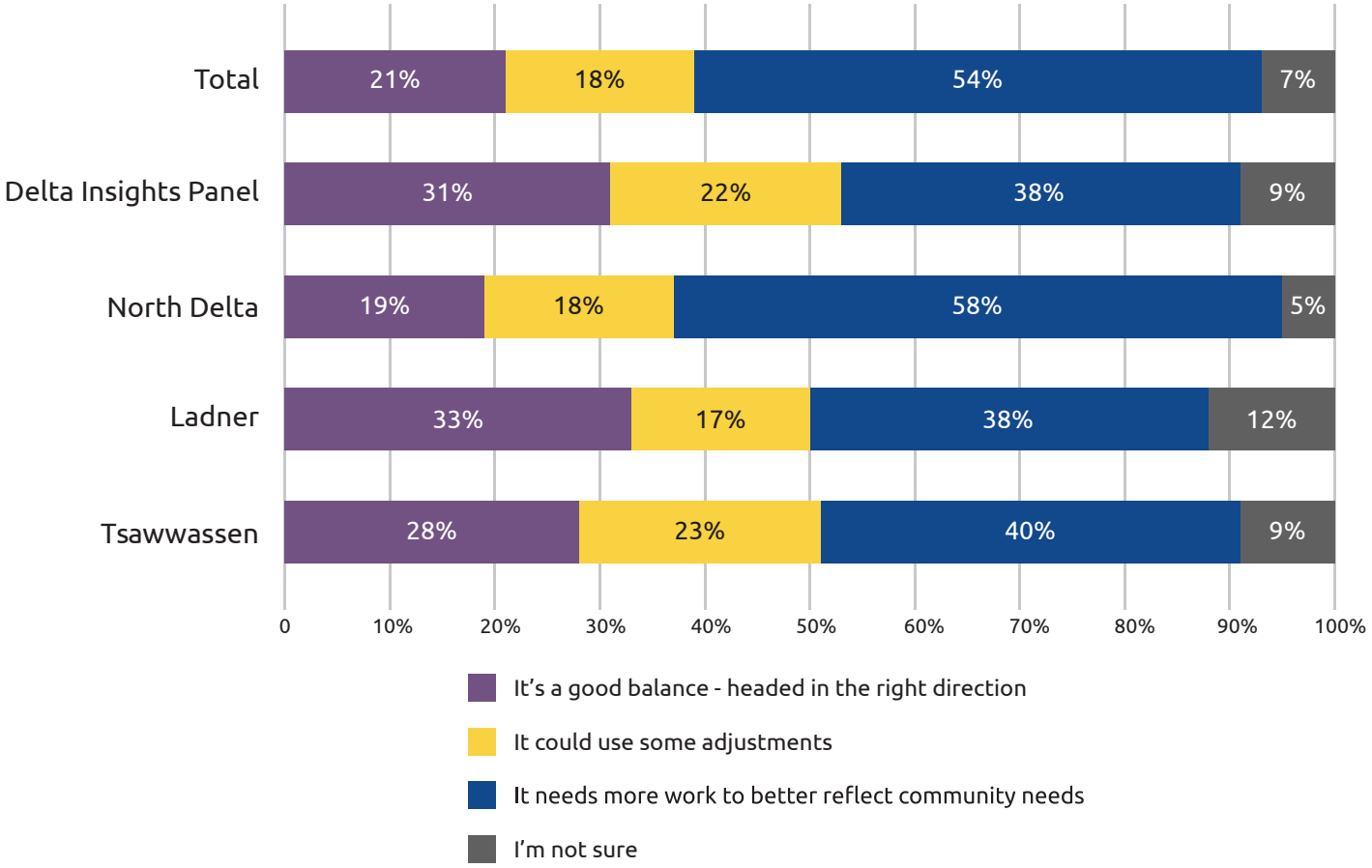
When it came to concerns about the addition of small-scale, multi-unit housing, the results were more consistent with strain on street parking and increased traffic congestion topping the list of concerns.

Q6: What should the City prioritize when considering new small-scale housing?



The results were also consistent for respondents views on priorities for the City with parking and traffic management receiving the highest and the same amount of support from both groups.

Q7: What do you think about Delta's approach?



Q8: Please provide any comments you would like regarding your answer above.

The following is a summary of the open-ended question which provides insights on the participants' view of Delta's approach.

- A frequent concern was that infrastructure is already strained and would not keep pace with additional density, including roads, water/sewer, schools, recreation facilities, emergency services, and health care capacity (family doctors and hospital wait times).
- Traffic congestion was repeatedly cited as already severe, with particular concern in Tsawwassen and Ladner due to limited routes in and out, and in parts of North Delta due to heavily used corridors and neighbourhood cut-through traffic.
- Parking was one of the most common issues raised, with concerns about inadequate on-site parking requirements for multiplexes/suites, spillover street parking, safety for children and pedestrians (especially on streets without sidewalks), and increased conflict between neighbours over parking.
- Many comments described frustration with perceived lack of enforcement of existing bylaws and building code compliance, including illegal suites, parking violations, tree removal, and post-construction issues such as paving over yards and poor property upkeep.
- Many respondents expressed overall opposition to the proposed changes and felt the direction is being imposed rather than community-led.

Continued on next page.

Q8: Please provide any comments you would like regarding your answer above (continued).

- Several comments said the survey questions did not provide enough detail to make an informed decision, were framed too positively, or did not explain trade-offs and rationale for existing rules.
- Respondents frequently raised concerns about loss of mature trees, clear-cutting of lots, reduced green space, habitat loss, heat and drainage impacts, and the view that replacement planting does not compensate for loss of established canopy.
- A number of submissions said redevelopment is changing neighbourhood character, citing "monster homes," large box-like buildings, height/massing impacts, loss of privacy and sunlight, shadowing, light pollution, and incompatibility with existing housing form.
- Several comments questioned whether the changes would improve affordability, noting that new builds remain expensive, land values may rise with added density, and benefits may accrue mainly to developers and investors rather than first-time buyers.
- Some respondents supported the intent to expand housing options, particularly small-scale multi-unit housing as preferable to towers, and said streamlining/standardization could reduce red tape if paired with appropriate safeguards.
- There were calls for stronger design and form controls (massing, setbacks, landscaping, architectural guidelines, transitions near lower-scale homes) to ensure new buildings fit neighbourhood context.
- Multiple commenters suggested focusing new density near town centres, transit corridors, and main roads rather than within interior residential blocks, while others asked for neighbourhood-by-neighbourhood approaches rather than a one-size-fits-all standard.
- Many comments objected to increasing building height, citing privacy, character, and "walled in" impacts, while a smaller number supported height increases to reduce excavation costs and allow brighter basements or underground parking.
- The proposed increase to minimum lot frontage for subdivision (11 m to 15 m) drew substantial criticism, with respondents saying it is counter to affordability and flexibility, would reduce the ability to create smaller lots, encourage larger homes or assemblies, and limit options for moderate single-family homes.
- Some respondents argued the opposite on lot frontage, supporting larger lots for "livable" unit designs, but still wanting tighter controls on houseplex outcomes.
- Floor Space Ratio (FSR) removal generated mixed reactions: some supported simplifying rules, while many worried it would enable excessive lot coverage, larger houses, and further tree/green space loss without adequate controls.
- Several comments asked for clearer timelines on when changes would take effect and what happens to properties with active or planned applications under current rules.
- Some respondents requested more public engagement and transparency, including reinstating or expanding public input opportunities and providing visuals/examples of what "gentle density" would look like.
- Many comments emphasized protecting established neighbourhoods (often naming Sunshine Hills) for their tree canopy, lot sizes, and character, with calls for special protections or designations.
- A portion of comments raised broader policy concerns about provincial mandates, local autonomy, and fairness across Delta's communities, including perceptions that impacts are unevenly distributed between North Delta and South Delta.
- A smaller set of submissions proposed complementary measures such as improved transit (including rail), safer walking routes and sidewalks, lighting, permit or timed parking, stricter tree-cutting penalties, and better planning for community amenities (parks, gathering spaces, small local businesses).

Demographics of Total Participants

The following is a summary of the demographics of the total participants.

- About 90% of participants are homeowners.
- Most participants fell within the following age groups: 40-49 (18%), 50-59 (23%) and 65 or greater (30%).
- The majority of participants have lived in Delta for more than 20 years (62%).

Attachment A: Communication and Engagement Timeline

Date	Activity
November 3	Engagement Launch
November 3	News Release
November 3	Let's Talk Delta webpage
November 3 - 30	Social Media Campaign
November 6 - 30	Readerboards
November 7	E-blast #1
November 13	Newspaper Ad #1
November 14	E-blast #2
November 20	Engagement Event # 1 – North Delta
November 24	Development Community Meeting
November 26	Engagement Event # 2 – South Delta
November 30	Engagement Closes

Delta

Facebook
CityofDeltaBC

X
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