



For immediate release:

Red Door Housing Society announces plans to file rezoning application for Ladner Willows affordable housing project in Delta

September 7, 2023 (Delta, B.C.) – Red Door Housing Society (RDHS) plans to file a new rezoning application with the City of Delta this fall to redevelop the Ladner Willows townhome complex at 5625 Ladner Trunk Road.

The redevelopment – funded by the BC Housing Community Housing Fund – will more than triple the number of affordable homes on the site, to accommodate low-income individuals and families, seniors and persons with disabilities – bringing urgently needed non-market housing to the community.

“We heard the feedback from Delta City Council and the community during our previous rezoning application and Red Door Housing Society is pleased to bring our revised proposal forward with adjustments to ensure the development fits well in the neighbourhood while ensuring the financial viability of the project,” said Bailey Mumford, Executive Director of RDHS.

RDHS has been evolving as an organization, with a new leadership team in place to better respond to maintenance, repairs and tenant relations. New Executive Director Bailey Mumford led an audit across all RDHS properties, policies and processes to address concerns highlighted during the previous rezoning application process in Delta. Over the past several months, the society has rolled out a series of changes to its operations and staff to align with industry best practices and improve how the society serves its communities.

“The most important thing for us is our tenants and making sure they have safe, clean, affordable housing,” said Mumford. “The Ladner Willows redevelopment is an opportunity to increase new affordable housing in Delta at a time when it’s desperately needed.”

Having heard concerns about shadowing from adjacent neighbours to the north, RDHS and its development team have adjusted the north side of the building from the previous proposal. This proposed change would increase the distance of the building from the northern property line and mitigate shadowing in the winter months. The building would not shadow the northern properties in the summer months. The first three floors have been set back an additional 7 feet, and the top floor an additional 17 feet.

In 2018, RDHS initiated a rezoning application process to redevelop Ladner Willows into a new multi-unit affordable housing complex. The existing townhomes on the site were at the end of their life with the ongoing need for repairs no longer a long-term strategy for the site, leading RDHS to pursue the redevelopment.

The new building's design includes green space and a central courtyard with a children's play area, and the opportunity for the addition of community gardens. The site is ideally situated near essential services in the community and is within walking distance to parks, schools, a community centre, shopping and frequent transit.

"Red Door Housing Society has been a part of this community for many years and we're looking forward to realizing our vision of a high-quality, well-run, affordable housing development in the heart of Ladner," said Tyler Pronyk, Board Director of RDHS.

The relocation of tenants from the existing townhouse complex is nearly complete, with the majority of tenants successfully supported in finding affordable housing while they wait to return to the new building. Eight remaining tenants continue to have access to RDHS's Tenant Relocation Package, which has been updated to reflect the City of Delta's new Tenant Relocation Policy and fully honours the City's requirements, including providing the equivalent of three full months' rent as compensation to tenants as well as financial compensation based on length of tenancy.

Previous and current tenants (since 2019) will be provided first right of refusal for units at the redeveloped site and can return at their existing rent, provided they continue to meet the existing rent subsidy criteria.

The proposed changes to the application will be discussed at the Committee of the Whole meeting at Delta City Hall on September 12, 2023. Updates on the status of the project and ways to get involved will be made available on the property's webpage: <https://reddoorhousing.ca/property/ladner-willows/>

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About Red Door Housing Society

The Red Door Housing Society is a non-profit housing society that has provided affordable rental housing in the Lower Mainland since 1985. Our mission is to provide and manage quality, affordable housing for people with low to moderate incomes. We work together with our community partners to serve low-income families, seniors and persons with disabilities.