



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.:

**LU009789**

From: **Development Department**

Date: **October 22, 2025**

Application Date: **December 18, 2024**

---

**Heritage Alteration Permit for 4328 Arthur Drive**

---

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATION:**

THAT Heritage Alteration Permit LU009789 be issued.

---

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration a Heritage Alteration Permit application to allow for the demolition of an existing single detached dwelling and construction of a new single detached dwelling at 4328 Arthur Drive. A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located on Arthur Drive in the community of Ladner and backs onto Chilukthan Slough. The 840 m<sup>2</sup> (9,042 ft<sup>2</sup>) lot contains a single detached dwelling, and a detached accessory structure at the rear which extends over a portion of the north property line onto the adjacent property to the north. The single detached dwelling would be demolished. The shared accessory structure is deemed legal non-conforming and would be retained, with the portion on the subject property being used as a shed. The site is surrounded by single detached homes.

**Council Policy:**

The Official Community Plan designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density housing options. The designation is intended for residential and limited retail and service uses. Main building types envisaged consist of single detached houses, duplexes, houseplexes, accessory dwelling units and local neighbourhood stores, cafes, or commercial childcare facilities with a height up to two-and-a-half storeys and density up to four units per lot. The proposed development is consistent with the SSR designation.

The property is located within the Ladner Heritage Conservation Area 2 (LHCA 2) and, as such, requires a Heritage Alteration Permit for new construction. The existing dwelling is not listed on either the Heritage Register or Inventory and is not protected by a conservation covenant.

The property is located in the Streamside Protection and Enhancement Area (SPEA) Development Permit Area due to its proximity to Chilukthan Slough. This development permit area is intended to preserve, protect, restore and enhance fish and wildlife, and their habitats, in and along streams.

The property is also located in the Chilukthan Slough/Ladner Canal Development Permit Area (LV2), which is intended to prevent damage to the natural environment and to improve development through siting and design controls.

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1).

▪ **DISCUSSION:**

**Proposal:**

The subject application includes a request for a Heritage Alteration Permit to permit the demolition of the existing dwelling and construction of a new single detached dwelling with a secondary suite. A project data table is provided in Attachment B.

**Community Consultation:**

Public notice signs and public notification letters are not required for the consideration or issuance of Heritage Alteration Permits.

**Development Permit:**

*SPEA:*

The owner has submitted an environmental report from Diamond Head Consulting dated June 23, 2025 to assess both the watercourses and associated natural environmental features of the site. The report includes recommendations for habitat restoration, monitoring of vegetation in the adjacent area to the north, water quality and water level monitoring, ambient light and noise monitoring. A restoration plan for a small portion of the SPEA setback is proposed and is provided as Attachment C. Protection of the natural environment has been addressed in the environmental report and accepted by the Ministry of Water, Land and Resource Stewardship as meeting Riparian Areas Protection Regulation (RAPR) requirements and by Delta as meeting the SPEA Development Permit Area requirements.

*LV2:*

The objective of the LV2 Development Permit Area is to prevent damage to natural environment and to improve development through siting and design controls. The proposal is consistent with the required minimum building elevation of 1.6 m (5 ft) for new buildings. As part of the application, the owner will be required to enter a restrictive

covenant acknowledging that subject site may be subject to flooding and saving the City of Delta harmless from any claims.

Approval of the development permit for this application is delegated to the General Manager of Development.

**Heritage Alteration Permit:**

Heritage Alteration Permits have been delegated to the General Manager of Development for a variety of scenarios. However, the demolition of non-heritage homes and the construction of new dwellings, does not meet the criteria for delegation. Council approval is therefore required.

The objectives of the LHCA 2 Development Permit Area are to preserve and enhance the distinctive character elements of Arthur Drive, restore heritage buildings and develop a heritage character when new buildings are proposed constructed. Heritage Alteration Permits in the LHCA 2 guidelines are reviewed against the guidelines. The proposal is for a 345 m<sup>2</sup> (3,714 ft<sup>2</sup>), two and a half storey single detached dwelling with a secondary suite and an attached two car garage (Attachment D).

The building façade would include a mix of siding materials including Hardie board and board and batten siding, along with an arrangement of windows on the front elevation to balance the overall design and enhance the primary entrance. The design utilizes a simple roofline with steeper slopes and gables at the front that is complementary to the overall design and reflective of similar rooflines that appear along Arthur Drive.

The new dwelling is consistent with the scale of the neighbourhood and the selected building materials are complementary to other houses along Arthur Drive. The proposed development generally complies with the LHCA 2 Development Permit guidelines.

**Tree Retention, Removal, Replacement and Landscaping:**

There are 12 trees on the subject property, four of which are proposed to be removed. There are four replacement trees proposed on site, with three trees in the front yard and one tree proposed next to the patio area in the rear. Landscaping would consist of a mix of trees and shrubs surrounding the dwelling. Works within the environmental protection area in the rear yard are coordinated through the SPEA Development Permit. The tree removal, retention and landscape plans are provided in Attachment E. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021".

**Implications:**

Financial Implications – There are no financial implications to Delta.

▪ **CONCLUSION:**

The owner has applied for a Heritage Alteration Permit to construct a new home at 4328 Arthur Drive. The proposal is consistent with the LHCA 2 Heritage Guidelines. It is recommended that Heritage Alteration Permit LU009789 be issued.

*D. Mayhew*

Doreann Mayhew, P.Eng  
General Manager, Development

Department submission prepared by: Emily Paterson, Planner  
EP/jl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Streamside Protection and Enhancement Area (SPEA) Restoration Plan
- D. Site Plan and Architectural Plans
- E. Tree Removal, Retention and Landscape Plans

[https://delta.escribemeetings.com/Reports/Heritage Alteration Permit and Development Permit at 4328 Arthur Drive.docx](https://delta.escribemeetings.com/Reports/Heritage%20Alteration%20Permit%20and%20Development%20Permit%20at%204328%20Arthur%20Drive.docx) -  
Wednesday, November 12, 2025, 4:10:22 PM