



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.:

LU009952

From: **Development Department**

Date: **January 6, 2026**

Application Date: **November 17, 2025**

**New Rezoning and Heritage Alteration Permit Application for Townhouses at
4501 Arthur Drive**

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of a new rezoning and heritage alteration permit application that has been received for the property at 4501 Arthur Drive and to provide information on the consultation process for this application.

▪ **DISCUSSION:**

This new proposal follows a previous application for Official Community Plan (OCP) amendment, rezoning, development variance permit and heritage alteration permit (LU009626) for a five-storey residential rental apartment building that was considered by Council at the February 10, 2025 Regular Meeting of Council. Council referred the application back to the proponent for revisions to align with the Mixed Residential (MR) designation in the OCP.

The proponent has since submitted a new rezoning application for a 24-unit townhouse development and the original apartment application has been cancelled. A heritage alteration permit would also be required to demolish the existing registered heritage house and to ensure the proposed development follows the Ladner Heritage Conservation Area 2 (LHCA-2 Arthur Drive) heritage conservation guidelines. A location map and aerial photo are provided in Attachment A. A site plan and renderings are provided in Attachment B.

The subject property is designated MR in the OCP. This designation is intended for low density ground-oriented and missing middle forms of housing focused on areas close to services. The main building types permitted under this designation are houseplexes, townhouses, and rowhouses with a maximum height of 3 storeys. The proposed 24-unit townhouse development is consistent with the MR designation.

As the application is at a preliminary stage, aspects of the proposal may change in response to detailed staff review and comments received from Council or the community.

Consultation Process:

Under Section 27 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager of Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities in consideration of the scale, complexity, and potential impact of the proposed development on community. In the case of the subject application, the following consultation process will be carried out:

- Placing a public notice sign on the street frontage of the subject site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development.
- Using social media posts on the City of Delta’s social media accounts to notify of the application and ask for public feedback.
- Publishing a project webpage on the Let’s Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments.
- Hosting an in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

Pursuant to Section 464 of the *Local Government Act*, a Public Hearing must not be held for rezoning bylaws for residential developments that are consistent with the Official Community Plan.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the new rezoning and heritage alteration permit application for the property at 4501 Arthur Drive.



Tanya Mitchner
Acting General Manager, Development

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EA/jl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Site Plan and Renderings