



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.:

LU009911

From: **Development Department**

Date: **April 27, 2026**

Application Date: **August 18, 2025**

Heritage Alteration Permit for 4488 Arthur Drive

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

▪ **RECOMMENDATION:**

THAT Heritage Alteration Permit LU009911 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 duplex dwelling at 4488 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 1,255.9 m² (13,518 ft²) lot contains a single detached dwelling which would be demolished. The site is surrounded by one and two storey 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 – Arthur Drive) 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 Development Permit Area (SPEA) 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). Additionally, there is a large Health Care (HC) zoned property across the street at 4501 Arthur Drive. At this time an application to rezone the subject property to construct 24 three-storey townhouse units is under review.

▪ **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 duplex dwelling with secondary suites. 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.

Heritage Alteration Permit:

The issuance of heritage alteration permits is delegated to the General Manager, 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 – Arthur Drive Heritage Conservation 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 being planned or constructed. Heritage alteration permits are reviewed against the LHCA 2 guidelines. The proposal is for a 469.6 m² (5,055 ft²), two-storey duplex dwelling with secondary suites and an attached two car garage for each duplex unit (Attachment C). Proposed units A and B would measure 234.8 m² (2,527 ft²), respectively, and be accessed from Arthur Drive by a single shared driveway. The new duplex dwelling also proposes to relocate the driveway to the center of the lot.

The building façade would include a mix of siding materials including Hardi plank board and batten, Hardi shingle siding, brick, rock and metal accents at entrances and would include 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.

Development Permit:

Protection of the natural environment has been addressed in an environmental report and accepted by Delta as meeting the SPEA Development Permit Area requirements.

The owners have submitted an environmental report from Toth and Associates Environmental Services dated February 25, 2026 to assess both the watercourses and associated natural environmental features of the site. The report concludes that the proposed development would have minimal potential to result in negative environmental impacts. As part of the SPEA DP, a security deposit in the amount of \$10,000 will be held for the protection of trees within the riparian area during construction.

In addition, the proposal is consistent with the objectives of the LV2 Development Permit Area which are to prevent damage to natural environment and to protect development from hazardous conditions by improving development through siting and design controls. The proposal would meet the required minimum building elevation of 1.6 m (5 ft) for new buildings. As part of the application, the owners 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 a development permit to address the SPEA and LV2 Development Permit Area guidelines is delegated to the General Manager, Development.

Tree Retention, Removal, Replacement and Landscaping:

There are five trees on the subject property and three off-site trees, none of which are proposed to be removed. The tree retention and planting plan is provided in Attachment D. Landscaping would consist of front yard tree planting, replacement of hedges along Arthur Drive and new lawns and entryway landscaping. There are no works proposed in the environmental protection area and a tree retention security deposit would be taken with the development permit.

Implications:

Financial Implications – There are no financial implications to Delta.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the three net new units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

Engineering Implications – Delta Engineering has reviewed the new driveway alignment and requested the applicant relocate catch basins out of the driveway letdown at building permit.

▪ **CONCLUSION:**

The owners have applied for a heritage alteration permit to construct a new duplex dwelling with secondary suites at 4488 Arthur Drive. The proposal is consistent with the guidelines of the LHCA 2 – Arthur Drive Heritage Conservation Area. It is recommended that Heritage Alteration Permit LU009911 be issued.



Anne Berry, RPP, MCIP
General Manager, Development

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Site Plan and Architectural Plans
- D. Tree Retention and Planting Plan

[https://delta.escribemeetings.com/Reports/Heritage Alteration Permit for 4488 Arthur Drive.docx](https://delta.escribemeetings.com/Reports/Heritage%20Alteration%20Permit%20for%204488%20Arthur%20Drive.docx) - Wednesday, April 22, 2026, 12:01:11 PM