

Project Data for 4501 Arthur Drive (LU009952)

Owner	Landivision Group (1228289 BC LTD.)	
Applicant	Paramorph Architecture INC.	
Application Date	November 17, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Zoning	Health Care (HC)	Townhouse Residential 76 (RT76)
No. of Lots	1	No change
Lot Area	3,413 m ² (36,737 ft ²)	3,291 m ² (35,424 ft ²) Road dedication: 122 m ² (1,313 ft ²)
Lot Width	38.2 m (125 ft)	No change
Average Lot Depth	90.9 m (298 ft)	87.7 m (288 ft)* *following road dedication
	Permitted under HC Zone	Permitted under RT76 Zone
Maximum Density	No maximum FSR prescribed in HC Zone	1.2 FSR
Maximum Number of Dwelling Units	No maximum prescribed in HC zones	24 Units: (76 uph) (188 upa)
Maximum No. of Storeys	3 storeys	3 storeys
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.2 m (30 ft)	13 m (43 ft) 11 m (36 ft)
Maximum Lot Coverage	No maximum lot coverage prescribed in HC zone	45%*

*variance required for this regulation

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Common Outdoor Amenity Space:	120 m ² (1,292 ft ²)	126 m ² (1,356 ft ²)
Off-street Parking:	1.5 spaces per dwelling unit (36 spaces)	2 spaces per dwelling unit (48 spaces)
Visitor Parking:	2 spaces	2 spaces
Variances	Required	Proposed
Zoning Bylaw:		
Section 6.2.10(b) Maximum eave projection	0.6 m (2 ft)	Buildings 1 & 2: 1.4 m (5 ft)
Section 6.2.13 Minimum distance between buildings	9 m (30 ft)	Buildings 1 & 2: 7.8 m (26 ft) Buildings 3 & 4: 7.3 m (24 ft)
Section 7.3.3(b) Minimum landscaped width	1.5 m (5 ft)	North side lot line: 0.5 m (1.6 ft)
Section 13.24.5 Maximum lot coverage	45%	53.1%
Section 13.24.6 Minimum front setback	3.5 m (11 ft)	Buildings 1 & 2: 2.7 m (9 ft)
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 54</u> 40 on-site and 14 off-site <u>Trees to be Removed: 44</u> 37 on-site and 7 off-site <u>Trees to be Retained: 10</u> 3 on-site and 7 off-site	<u>Replacement:</u> 104 trees OR \$103,600	<u>Replacement:</u> 19 trees to be planted plus \$85,857 cash-in-lieu <u>Landscape Security:</u> To be determined by an estimate accepted by the General Manager, Development
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$2,080 cash-in-lieu or plant 4 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	4 street trees to be planted