

4501 Arthur Drive Townhouses | JUNE 2026

Engagement Report

Delta

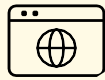
Engagement

As part of application processing, public engagement is undertaken to provide the public with an opportunity to review the proposed development, ask questions, and provide feedback. The consultation process for the subject application was endorsed by Council at the January 19, 2026 Regular Meeting of Council. All components of the consultation process endorsed by Council have been carried out. This application is consistent with the Official Community Plan. 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.

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Engagement Snapshot

How We Informed



Project website



Newspaper Ads



Social media



Letter to residents

Who We Engaged



18 surveys



549 site visits



6 people corresponded through Letters, emails, and phone calls

Public Information Meeting



12 Attendees



5 Comment Sheets

Overall, a total of 22 individuals in 19 households provided one or more pieces of correspondence.

What We Heard Summary

In reviewing the public correspondence, staff identified three common themes, summarized below. Each theme includes the applicant's response to public concerns and/or technical and procedural clarification from staff.

Theme	Summary
Neighbourhood and Heritage Character	Concerns that the proposed townhouse use is out of character with Arthur Drive's heritage-oriented streetscape composed primarily of single-detached dwellings. Concerns that the proposed demolition of the house erodes the site's heritage value, and that existing heritage assets and protections are being compromised Response The applicant prepared an architect design review highlighting how the proposed design incorporates the heritage characteristics of the existing heritage building. The application is consistent with the LHCA-2 design guidelines.
Density	Support for moderate density increases. Preference for duplexes and houseplex development on the site over townhouses. Support for the design and scale of the proposal as more appropriate than the previous 5-storey apartment proposal Response This application is consistent with the Official Community Plan, and is being presented in response to Council's request for an OCP compliant application following the five-storey rental apartment building that was previously denied by Council.
Traffic, Parking, and Safety	Concerns around safety at the 45 Avenue and Arthur Drive intersection due to potential increase in traffic. Concerns about the lack of available parking and potential spillover onto nearby streets. Response A traffic impact study was submitted as part of the application, and was reviewed and accepted by Delta's engineering department.

Key Dates

The engagement period took place between *February 26, 2026 and April 6, 2026*

Date	Activity
January 19, 2026	New Application Report presented to Council
February 26, 2026	Let's Talk Delta page was launched
February 26, 2026	Resident notice was mailed out
March 10, 2026	Public Information Meeting was held at Ladner Community Center
April 6, 2026	Online survey closed
April 14, 2026	Preliminary Development Review comments provided to the applicant

To view project details, visit **letstalk.delta.ca/lu009952**