

NOTICE OF DEVELOPMENT APPLICATION AND PUBLIC INFORMATION MEETING



Townhouse Proposal at 4501 Arthur Drive

We want to hear from you!

The City of Delta has received an application for a development in your neighbourhood. The application is for twenty-four townhouse units at 4501 Arthur Drive. This application is consistent with Delta's Official Community Plan.

Delta is hosting an in-person Public Information Meeting for this project giving you the opportunity to learn more and provide your feedback to the City.

This development proposal includes applications for:

1. Rezoning from Health Care (HC) to Townhouse Residential 76 (RT76)
2. Heritage Alteration Permit for demolition of the existing house and for the form and character of the new development in the Ladner Heritage Conservation Area 2 (LHCA 2 - Arthur Drive).

Public Information Meeting



March 10, 2026



5:00pm - 7:00pm



Ladner Community Center, 4734 51 St,
V4K 0A2

South building fronting Arthur Dr



Internal view of site



North building fronting Arthur Drive



Details about the proposal are also available at letstalk.delta.ca/lu009952 where you can view the project details and provide comments online.



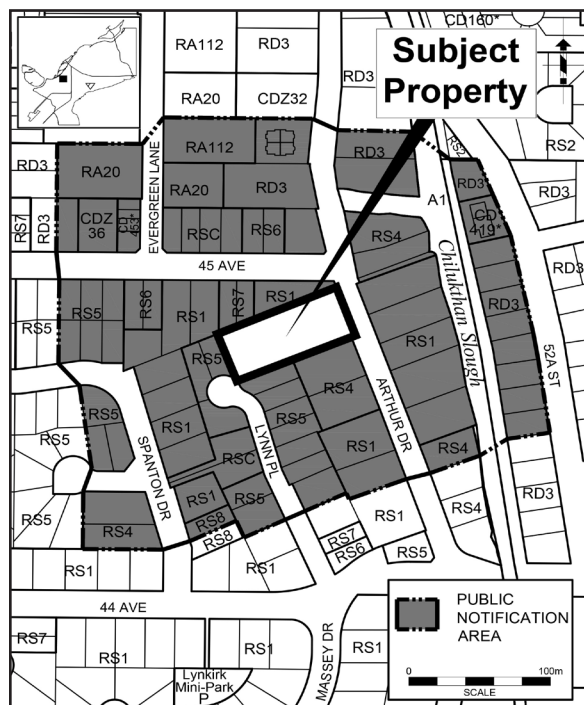
Key Application Facts:

The following are key aspects of the proposal:

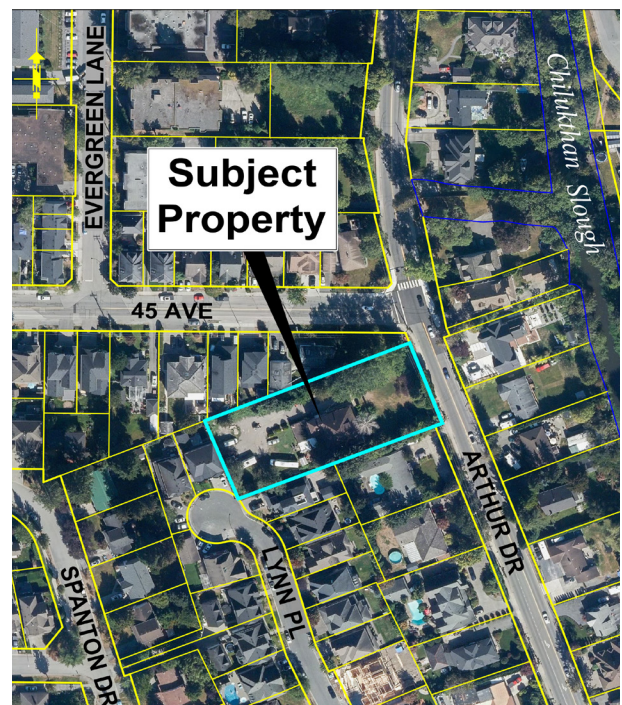
- 24 townhouse units, each with 3 or 4 bedrooms
- Four 3-storey buildings with a Floor Space Ratio of 1.01
- 44 resident parking stalls located within enclosed garages, and 3 visitor parking stalls
- Vehicle access from Arthur Drive

The proposal is consistent with the Mixed Residential (MR) land use designation in “City of Delta Official Community Plan 2024: Housing our Future Bylaw N. 8400, 2024.”

Location Map



Aerial View



Application File Number: LU009952



Applicant:
Paramorph Architecture Inc.



City Contact: Emma Adams, Planner

Have other questions or comments?
Contact the Development Department:



development@delta.ca or



604-946-3380

Any correspondence submitted to the City of Delta with respect to the application will become public information under the Freedom of Information Act, so please provide your name, address, and telephone number and quote the above file number in your correspondence.

This is not a statutory bylaw notice. If the application proceeds to Council for consideration of bylaw readings, you will receive a statutory bylaw notice from the City of Delta later in the process.

Please note that this application has not gone to Council for consideration; therefore, aspects of the proposal may change as the application proceeds through the review process. Images are depicted as renderings