



DEVELOPMENT PERMIT APPLICATION



TOWNHOUSE DEVELOPMENT
4501 ARTHUR DRIVE,
DELTA, BC

PMIA
ParaMorph
Architecture Inc

DRAWING LIST

- COVER SHEET

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LOCATION



PROJECT TEAM

ARCHITECT - PARAMORPH ARCHITECTURE INC.
308 - 9639 137A Street
Surrey, BC V3T 0M1
(604)608-0161
info@paramorph.com

SURVEYOR - WATSON & BARNARD
1524 56TH STREET
DELTA, BC V3S 2C1
(604)943-9433

CIVIL - TERRANOBIS CONSULTING INC.
203 - 15585 24 AVENUE
SURREY, BC V4A 2J4
(604)946-3007
info@terranobis.com

LANDSCAPE - C KAVOLINAS & ASSOCIATES INC.
2462 JONQUIL COURT
ABBOTSFORD, BC V3G 3E8
(604)850-2368

ARBORIST - FROGGERS CREEK TREE CONSULTANTS LTD.
7763 MCGREGOR AVENUE
BURNABY, BC V5J 4H4
(604)721-6002
glenn@froggerscreek.ca



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2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

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Seal



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
**4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA**

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE08

Sheet Title
**LOCATION MAP
& TEAM**

Scale

Sheet No.

A-0.2

Program Summary

LOT INFO	ADDRESS4501 ARTHUR DR, DELTA			
	LEGAL DESCRIPTIONLT 2 DL 115 GP 2 NWD PL 6159			
	SITE AREA	(Sqft)	(Sqm)	(Acre)
	GROSS AREA	36,747	3,414	0.84
	ROAD DEDICATION	1,231	114	0.03
NET AREA (DEVELOPABLE AREA)		35,515	3,299	0.82

ZONING	ZONING	CURRENT	PROPOSED
		HC	RT 76
	SETBACKS	PERMITTED	PROPOSED
	NORTH (ALONG NEIGHBOURING LOT)		3 m
	SOUTH (ALONG NEIGHBOURING LOT)		3 m
	EAST (ARTHUR DRIVE)		3.5m
	WEST (ALONG NEIGHBOURING LOT)		3.5m
	BLDG HEIGHT	PERMITTED	PROPOSED
		3 STOREYS	3 STOREYS
	DENSITY (ON NET AREA)	PERMITTED	PROPOSED
UPH (UNITS PER HECTARE)		75	72.74
TOTAL DWELLING UNITS			24

FAR	SITE COVERAGE (ON NET AREA)	(Sqft)	(Sqm)	(%age)
	PROPOSED	18,350	1,751	53.08%
	FAR CALCULATION (ON NET AREA)			

GROSS AREA (EXCLUDING GARAGE & AMENITY)	GARAGE (Sqft)	LVL-1 (Sqft)	TOTAL LVL-1 (Sqft)	LVI-2 (Sqft)	LVL-3 (Sqft)	TOTAL (Sqft)	NO. OF UNITS	TOTAL FLOOR AREA (Sqft)
UNIT-A	428	201	629	659	710	1,570	7	10,990
UNIT-A1	431	203	634	663	716	1,582	1	1,582
UNIT-A2	431	203	634	665	717	1,585	1	1,585
UNIT-B	483	115	608	603	705	1,433	2	1,866
UNIT-B1	483	115	608	603	716	1,444	1	1,444
UNIT-B2	476	115	601	596	679	1,400	1	1,400
UNIT-B3	483	115	608	603	724	1,452	1	1,452
UNIT-C	483	115	608	641	705	1,471	1	1,471
UNIT-C1	476	115	601	634	679	1,438	4	5,753
UNIT-C2	476	115	601	634	665	1,424	4	5,697
UNIT-C3	483	115	608	641	715	1,481	1	1,481
							24	35,720
							TOTAL FAR (NET)	1.01

OFF STREET CAR PARKING	PARKING REQUIREMENTS BREAKDOWN			
		NO. OF UNITS	PERMITTED / UNIT	REQUIRED STALLS
				PROVIDED STALLS
	TOWNHOUSE	24	1.5	36
	VISITORS	24	0.1	4
TOTAL				40

AMENITY CALCULATIONS	AMENITY AREA		
	OUTDOOR AMENITY	SQFT	REMARKS
	REQUIRED	1,292	5 Sq m/ TOWNHOUSE
	PROPOSED	1,292	111



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DE09

Sheet Title

PROGRAM SUMMARY

Scale

Sheet No.

A-0.3

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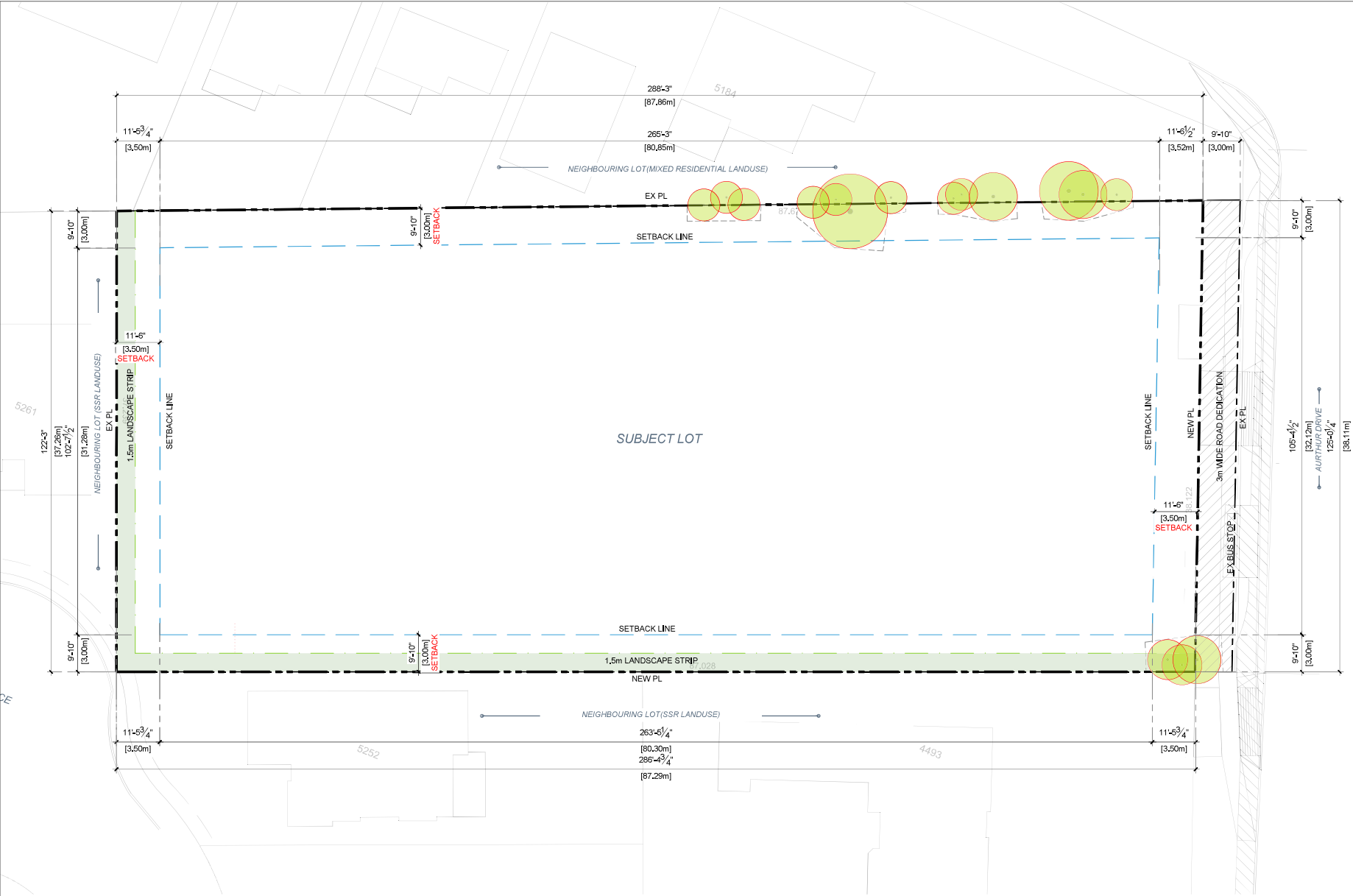
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BASE PLAN

Scale

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A-0.5



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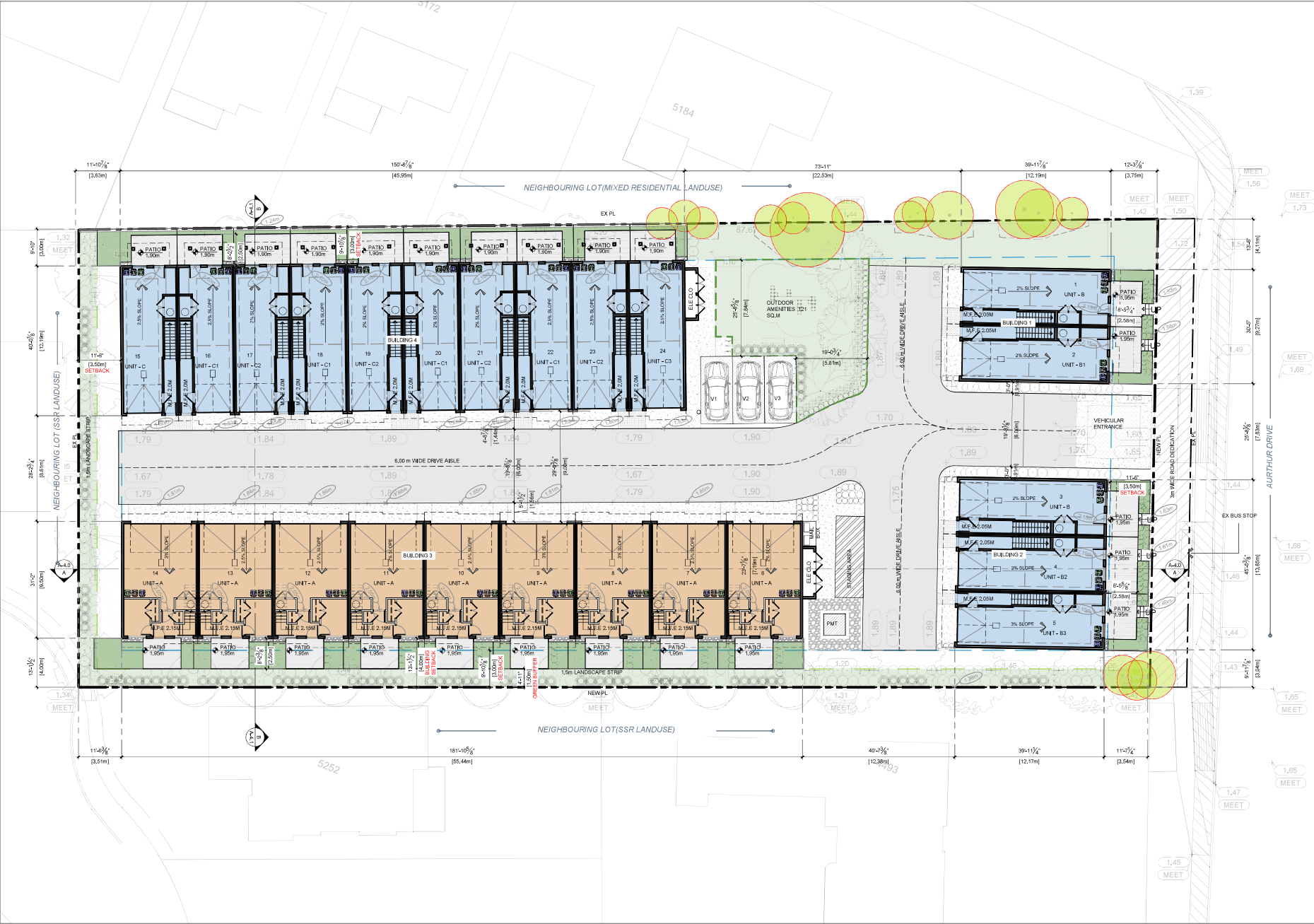
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SITE PLAN

Scale
N.T.S

Sheet No.

A-1.0



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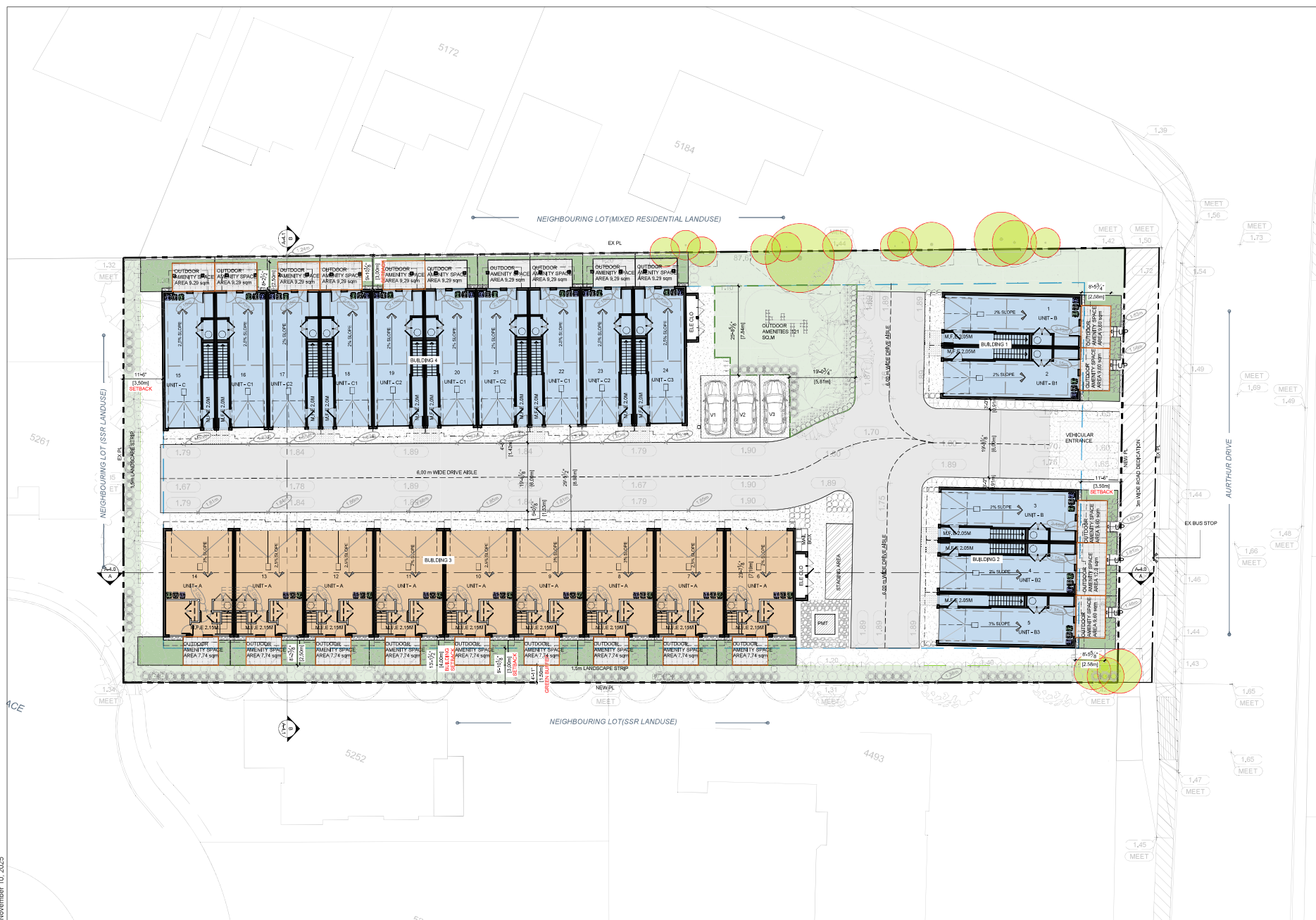
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**OUTDOOR
AMENITIES
CALCULATION**

Scale

Sheet No.

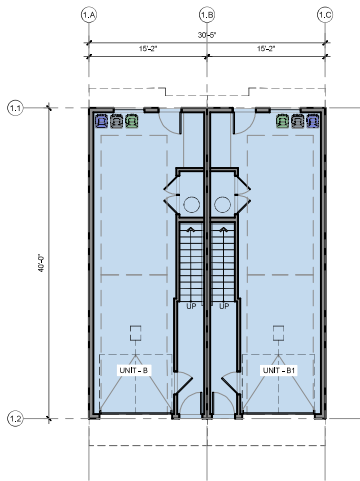
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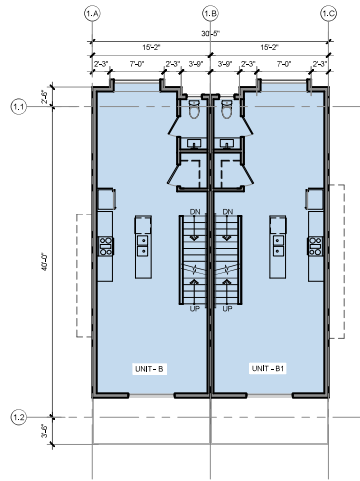
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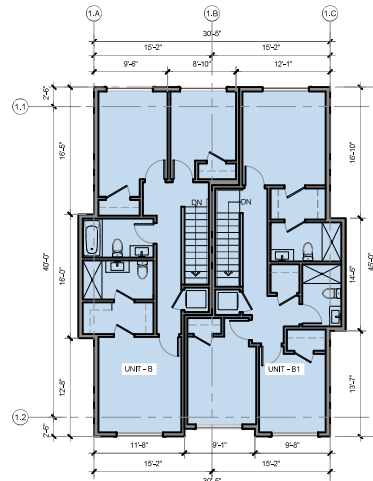
KEY PLAN



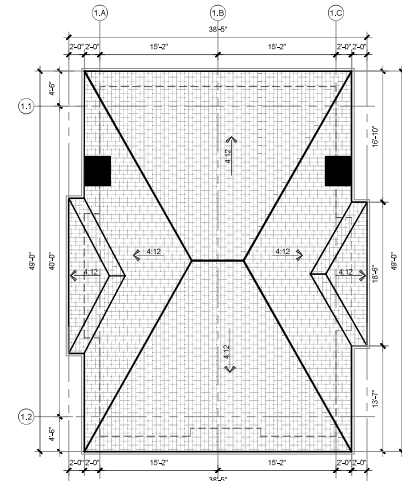
1 BUILDING-1 LEVEL-1



2 BUILDING-1 LEVEL-2



3 BUILDING-1 LEVEL-3



4 BUILDING-1 ROOF PLAN

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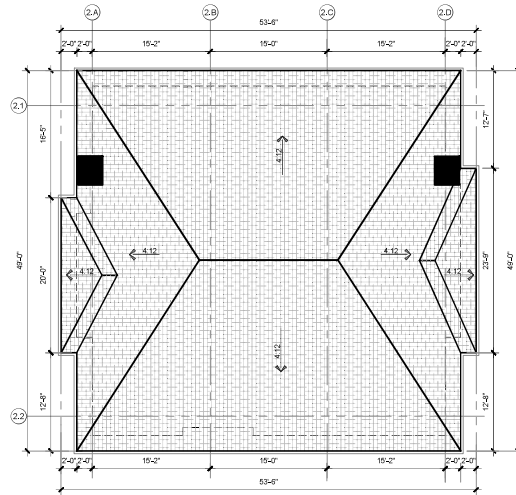
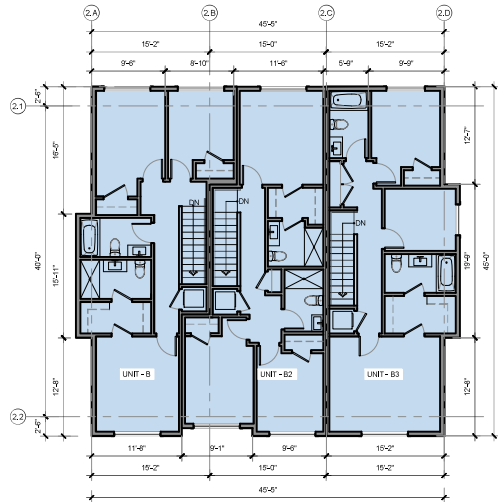
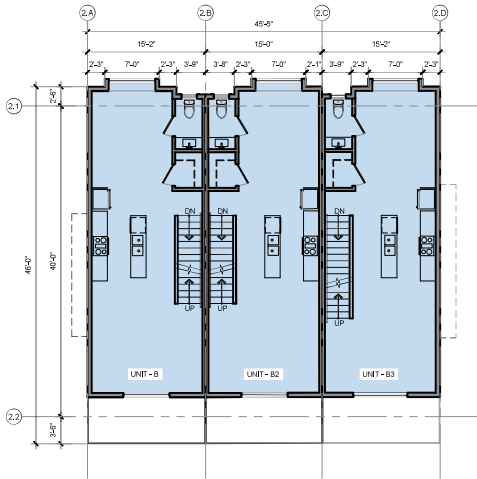
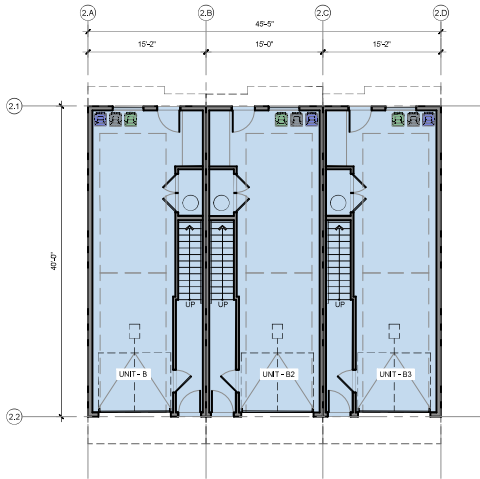
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FLOOR PLANS

Scale
1/16" = 1'-0"

Sheet No.

A-2.0



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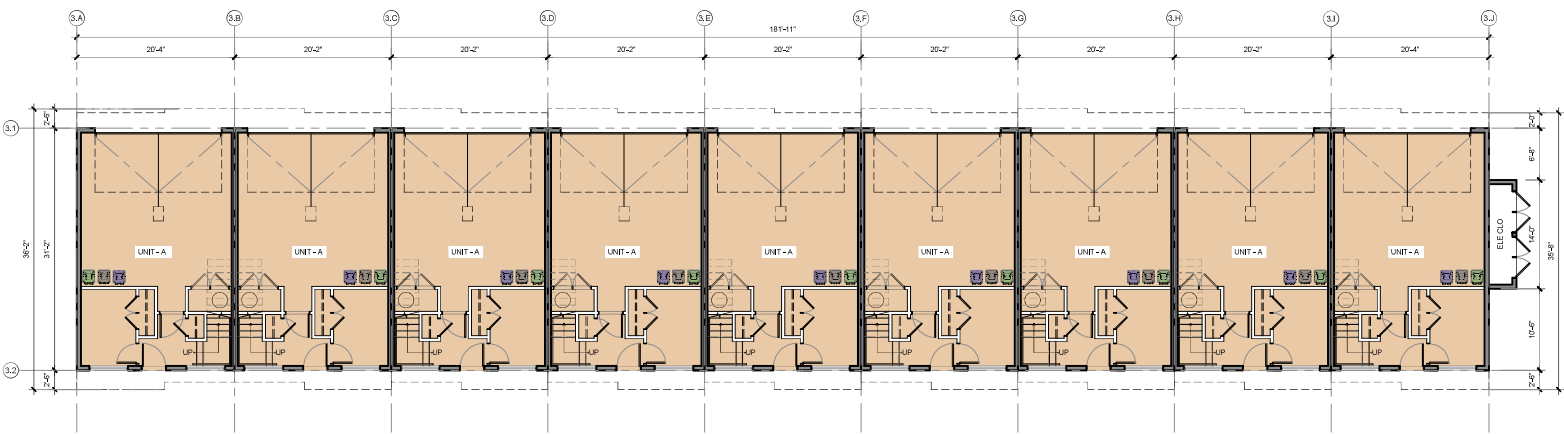
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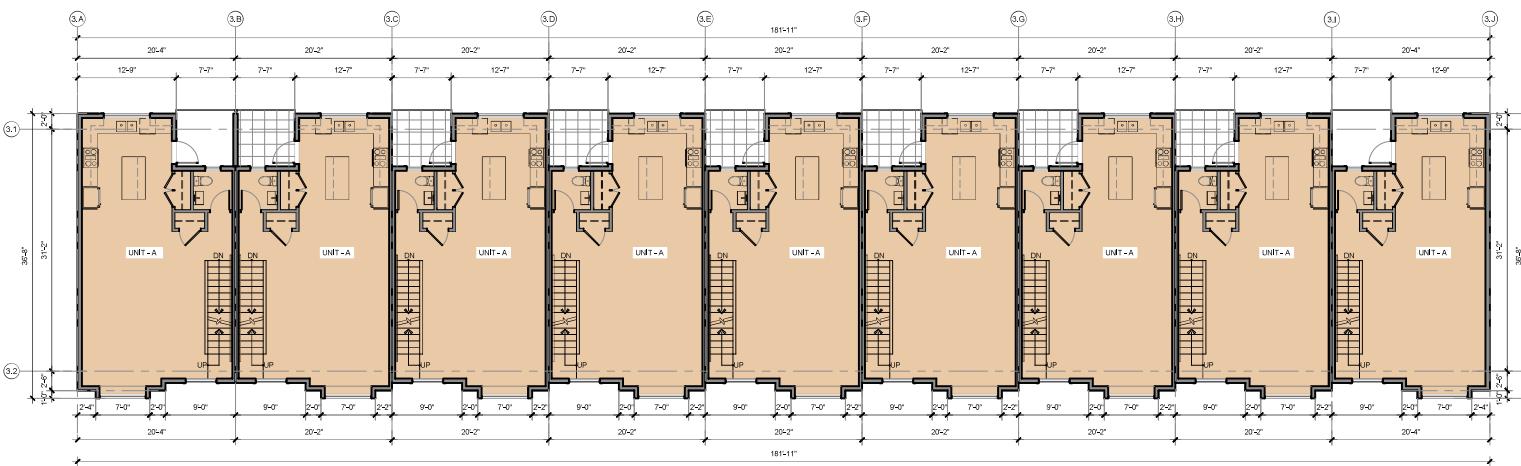
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A-2.2

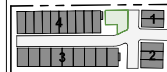


1 BUILDING-3 LEVEL-1



2 BUILDING-3 LEVEL-2

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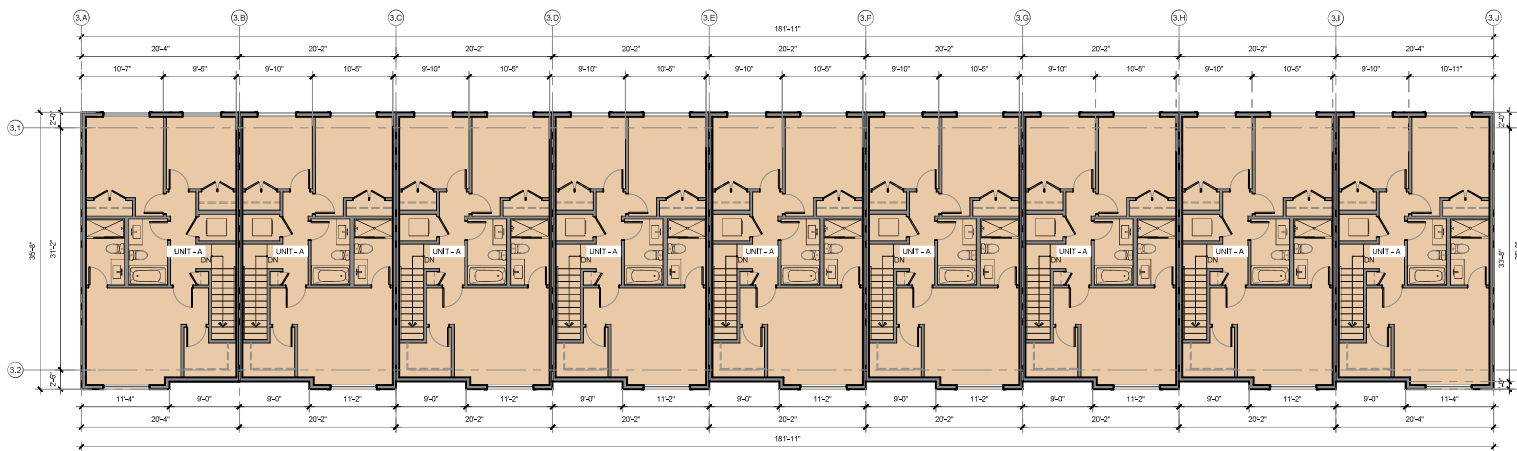
FLOOR PLANS

Scale

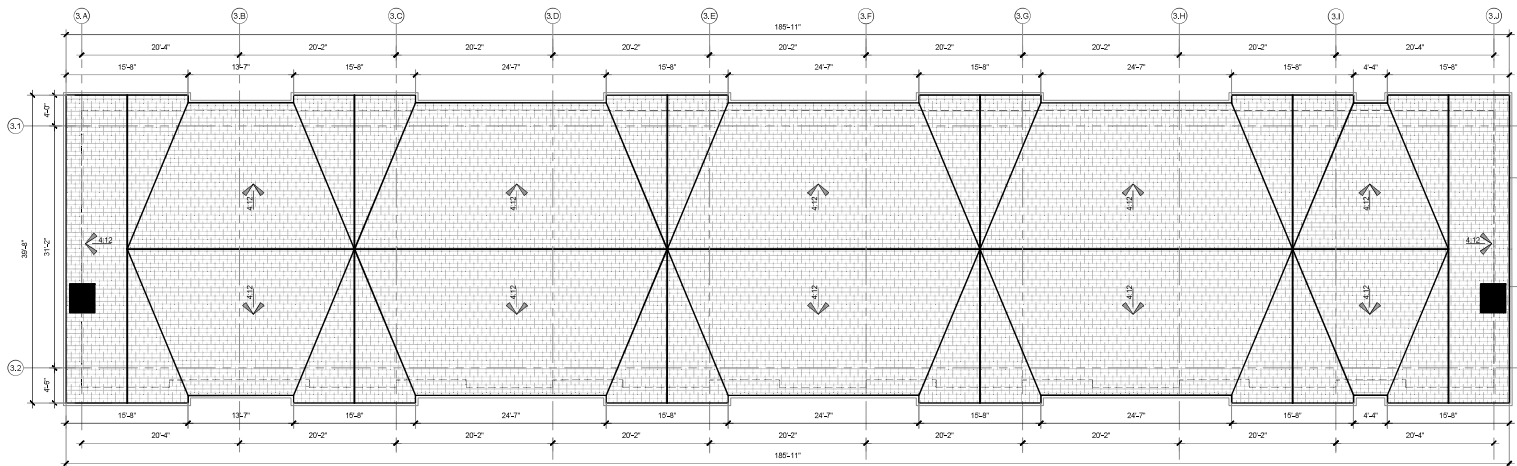
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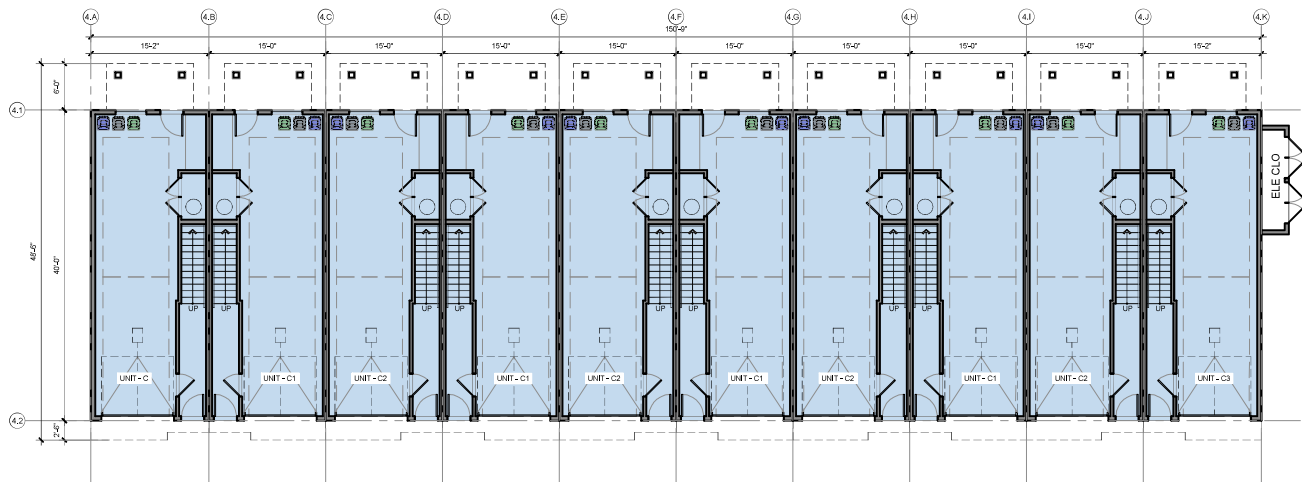
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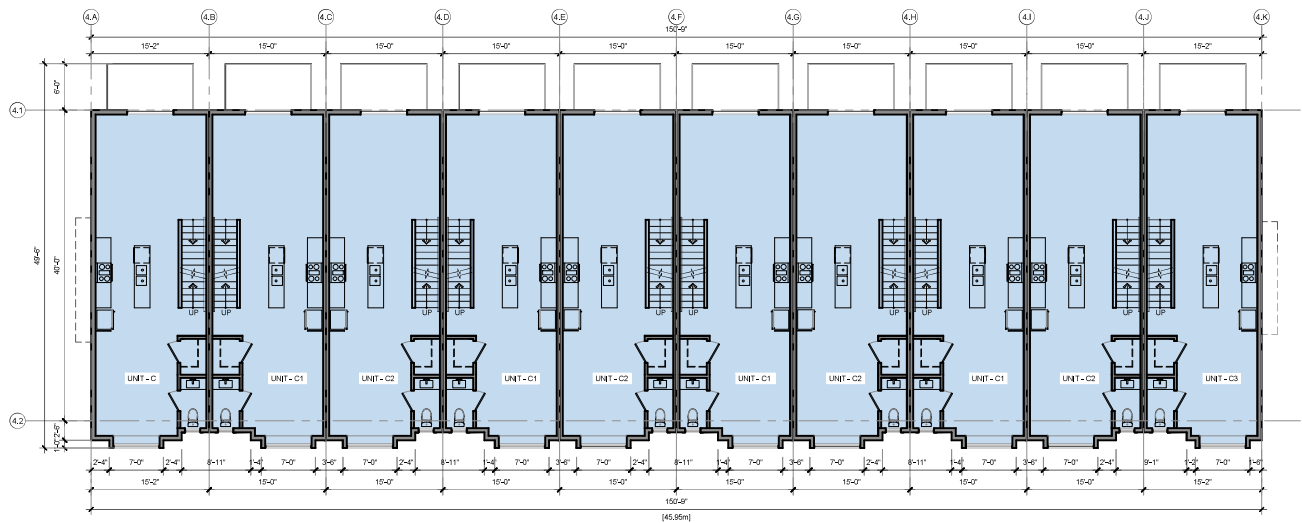
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2 BUILDING-3 ROOF PLAN



1 BUILDING-4 LEVEL-1



2 BUILDING-4 LEVEL-2

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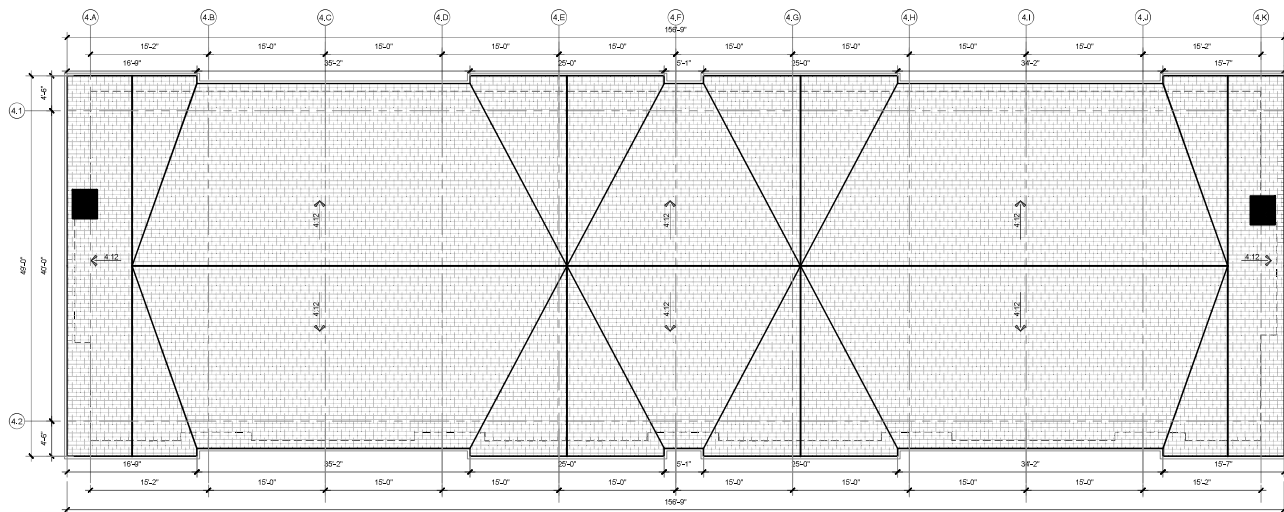
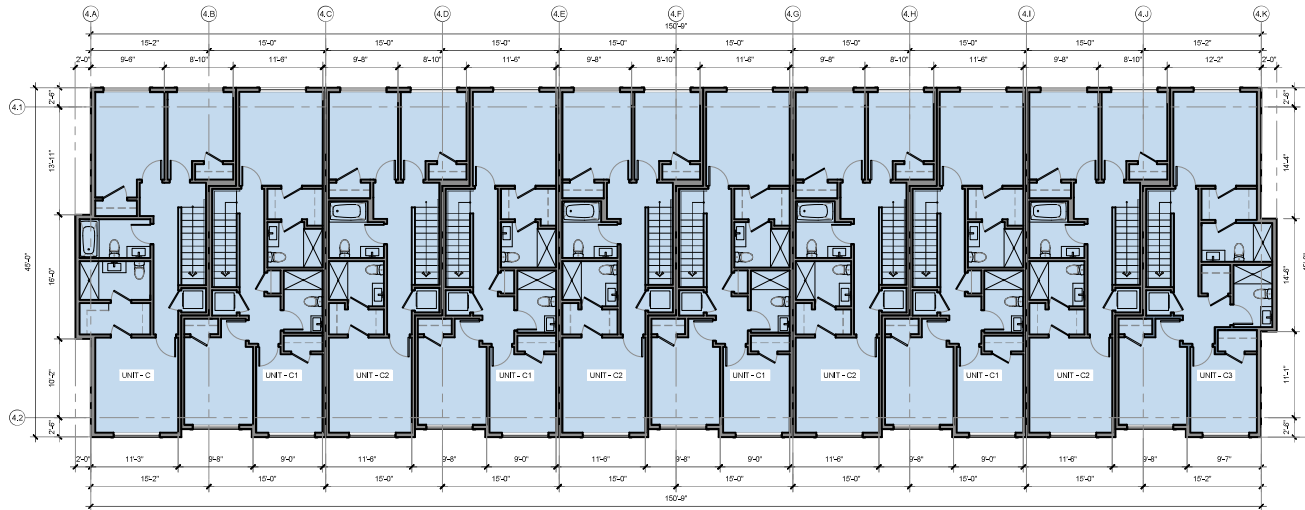
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Scale
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A-2.4



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A-2.5



1 BLDG 4-SOUTH ELEVATION
1/16" = 1'-0"



2 BLDG 4-NORTH ELEVATION
1/16" = 1'-0"



3 PERSPECTIVE



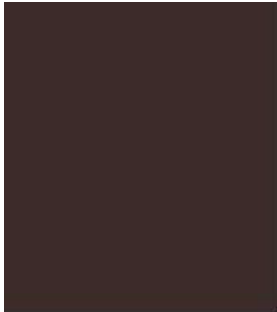
1. Mutual Materials Face Brick
Color : Sienna



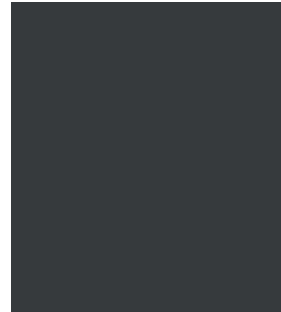
2. Asphalt Shingle Roof
Color : Grey



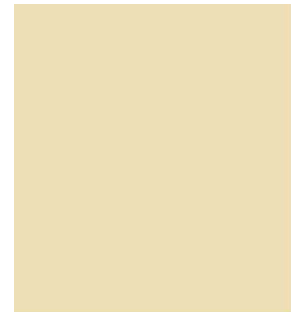
3. Face mounted balcony
Frame Color to Match: Sherwin
Williams Iron Ore 7069, Glass: Clear



4. Benjamin Moore
Color : Wenge-AF-180



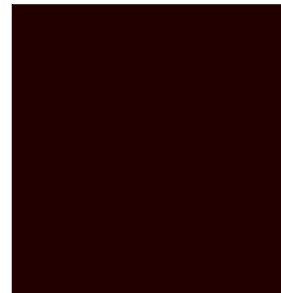
5-Metal Railing:
Color to Match: Benjamin Moore
Black Ink 2127-20



6-EIFS
Color to Match: Benjamin Moore
Summer Harvest CC-190



7 - Concrete
Color: Benjamin Moore
Elephant Gray 2109-50



8 - James Hardie - Trim
Color to Match Dark Brown

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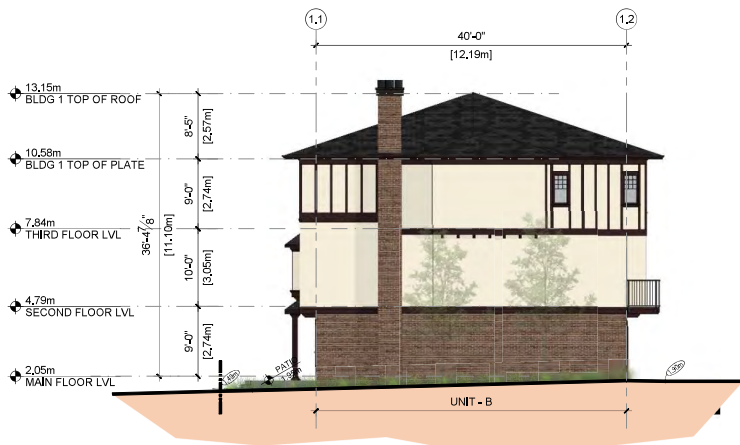
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ELEVATIONS

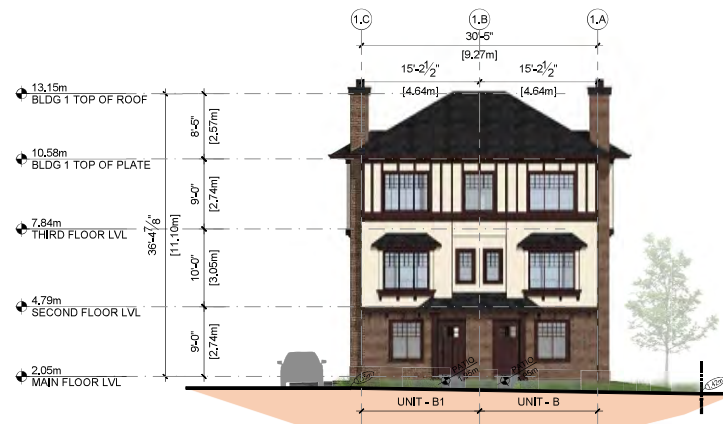
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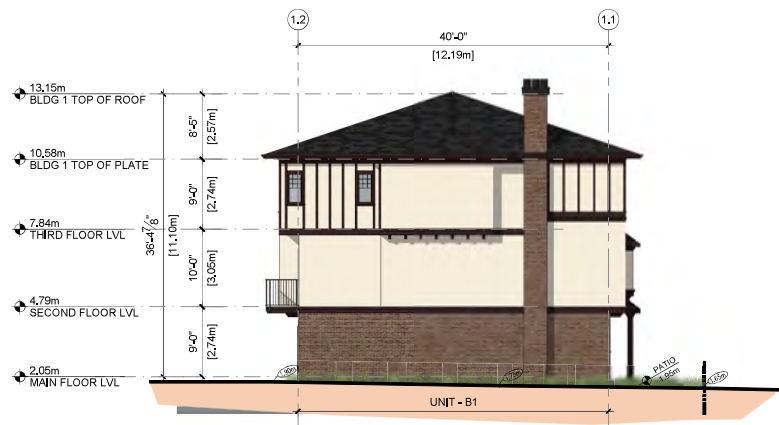
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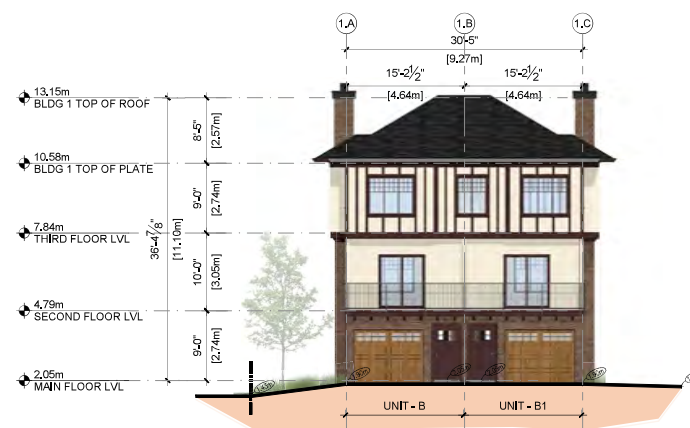
1 BLDG 1-NORTH ELEVATION
1/16" = 1'-0"



2 BLDG 1-EAST ELEVATION
1/16" = 1'-0"



3 BLDG 1-SOUTH ELEVATION
1/16" = 1'-0"



4 BLDG 1-WEST ELEVATION
1/16" = 1'-0"

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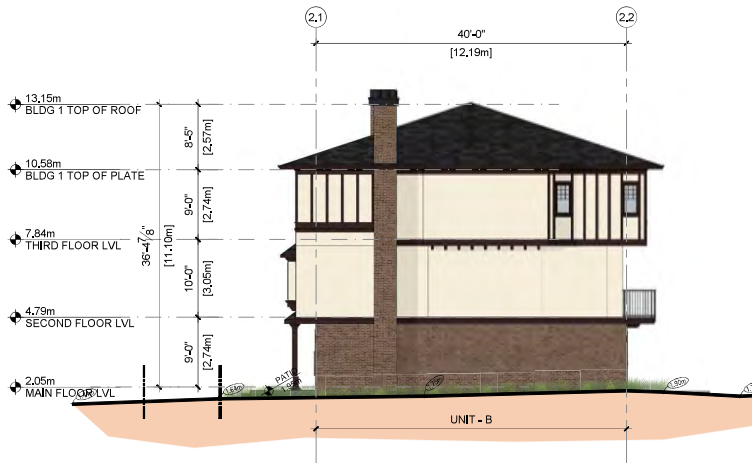
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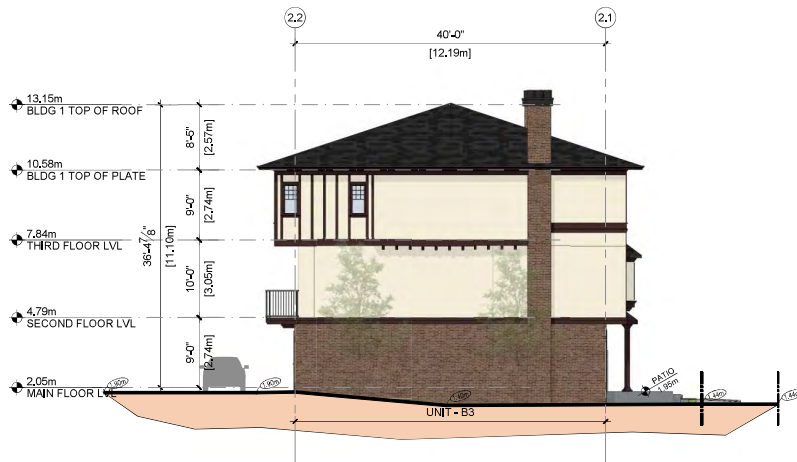
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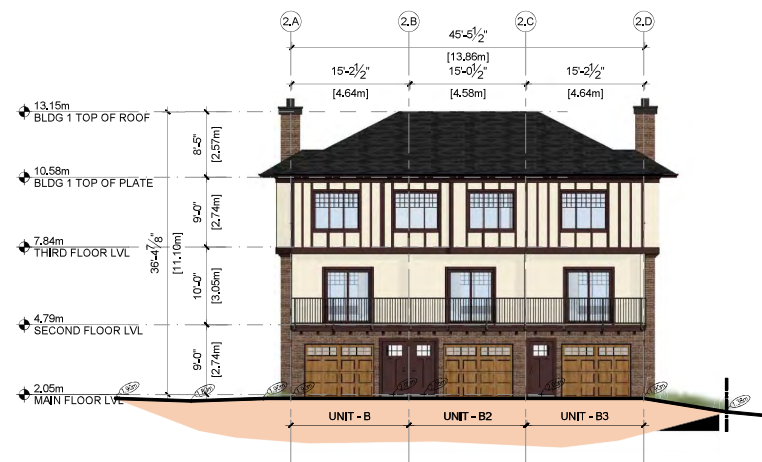
1 BLDG 2-NORTH ELEVATION
1/16" = 1'-0"



2 BLDG 2-EAST ELEVATION
1/16" = 1'-0"

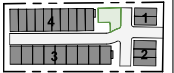


3 BLDG 2-SOUTH ELEVATION
1/16" = 1'-0"



4 BLDG 2-WEST ELEVATION
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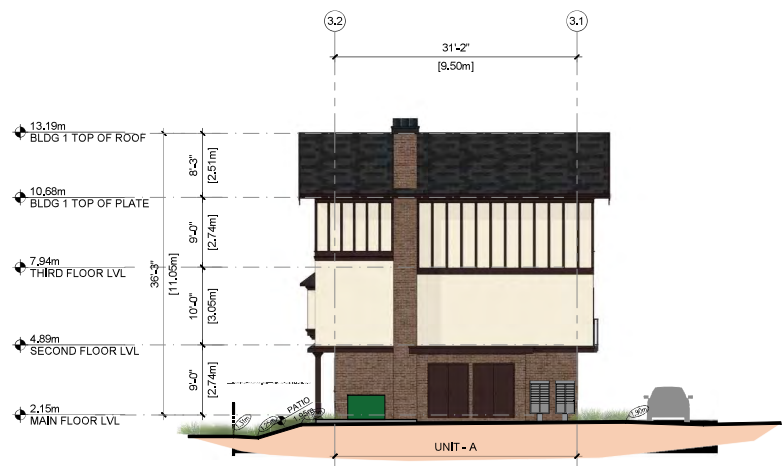
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KEY PLAN



1 BLDG 3-NORTH ELEVATION
1/16" = 1'-0"



2 BLDG 3-EAST ELEVATION
1/16" = 1'-0"

2025-11-10	DP APPLICATION
2025-09-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description

Issues / Revisions



Project Title
TOWNHOUSE DEVELOPMENT

Project Address
4501 ARTHUR DRIVE,
DELTA,
BRITISH COLUMBIA

Drawn By GC	Date 2025-07-23
Checked By MS	Project ID DE09

Sheet Title

ELEVATIONS

Scale
1/16" = 1'-0"

Sheet No.

A-3.3

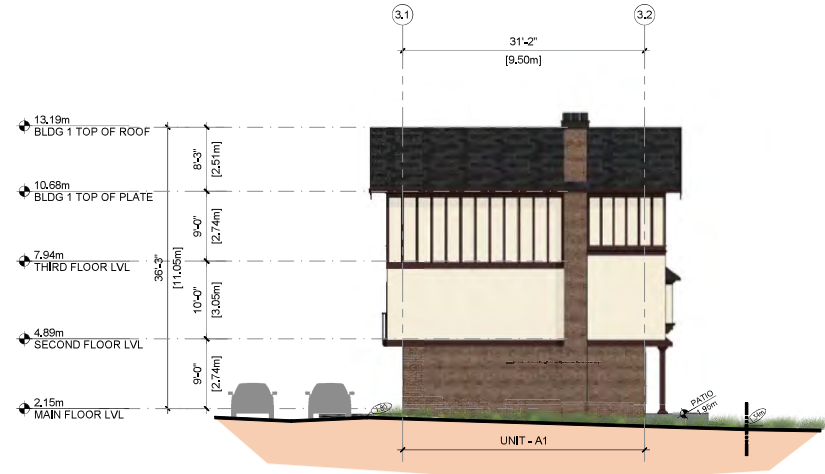
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KEY PLAN



1 BLDG 3-SOUTH ELEVATION
 1/16" = 1'-0"



2 BLDG 3-WEST ELEVATION
 1/16" = 1'-0"

2025-11-10	DP APPLICATION
2025-08-26	CO-ORDINATION
2025-07-24	CONCEPT FOR REVIEW
Date	Description
Issues / Revisions	
Seal	
	
Project Title	
TOWNHOUSE DEVELOPMENT	
Project Address	
4501 ARTHUR DRIVE, DELTA, BRITISH COLUMBIA	
Drawn By	Date
GC	2025-07-23
Checked By	Project ID
MS	DE08
Sheet Title	
ELEVATIONS	
Scale	
1/16" = 1'-0"	
Sheet No.	
A-3.4	