



TOWNHOUSE PROPOSAL AT
4501 ARTHUR DRIVE
We want to hear from you!

Welcome to the City of Delta’s
Public Information Meeting for a Townhouse
Development Proposal at 4501 Arthur Drive

Open House – March 10, 2026
Meeting Details



Time: 5:00 PM–7:00 PM



The meeting is drop-in format with numerous
display boards available for viewing



Delta staff as well as representatives from the
applicant team are available to answer questions
for the duration of the meeting

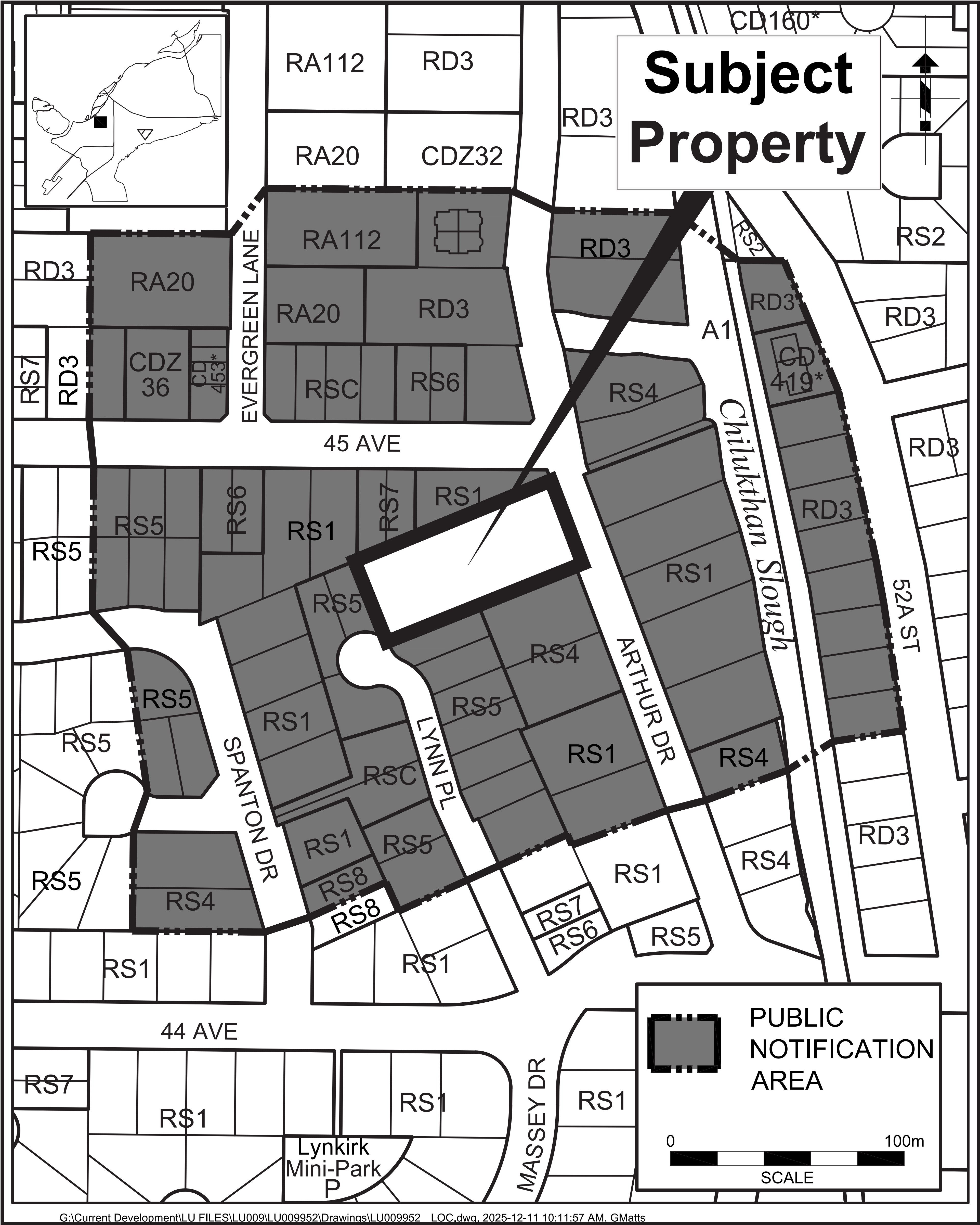


Comment Sheets are available
for you to provide feedback or
you may submit online at
letstalk.delta.ca/LU009952
until **April 6, 2026**





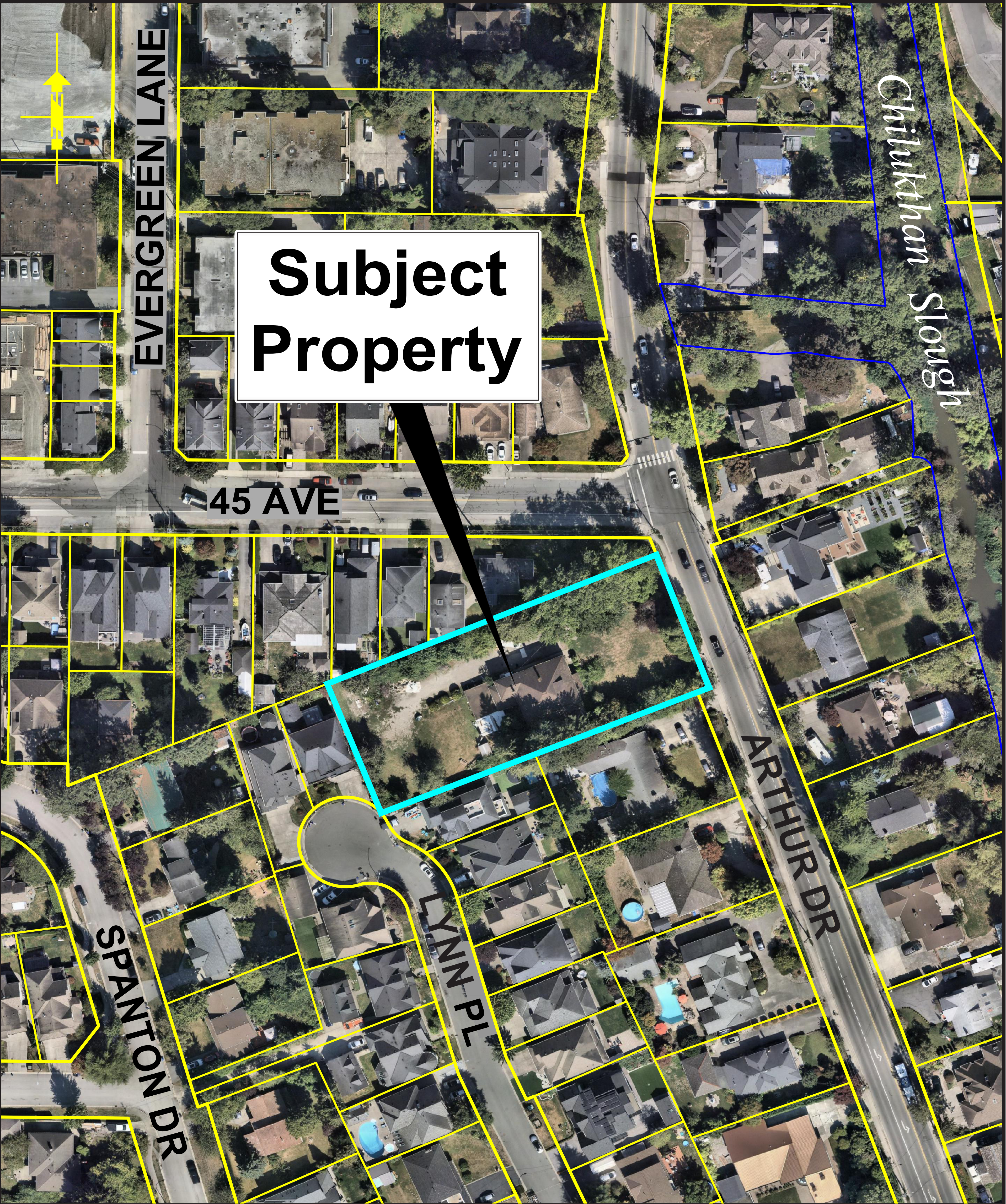
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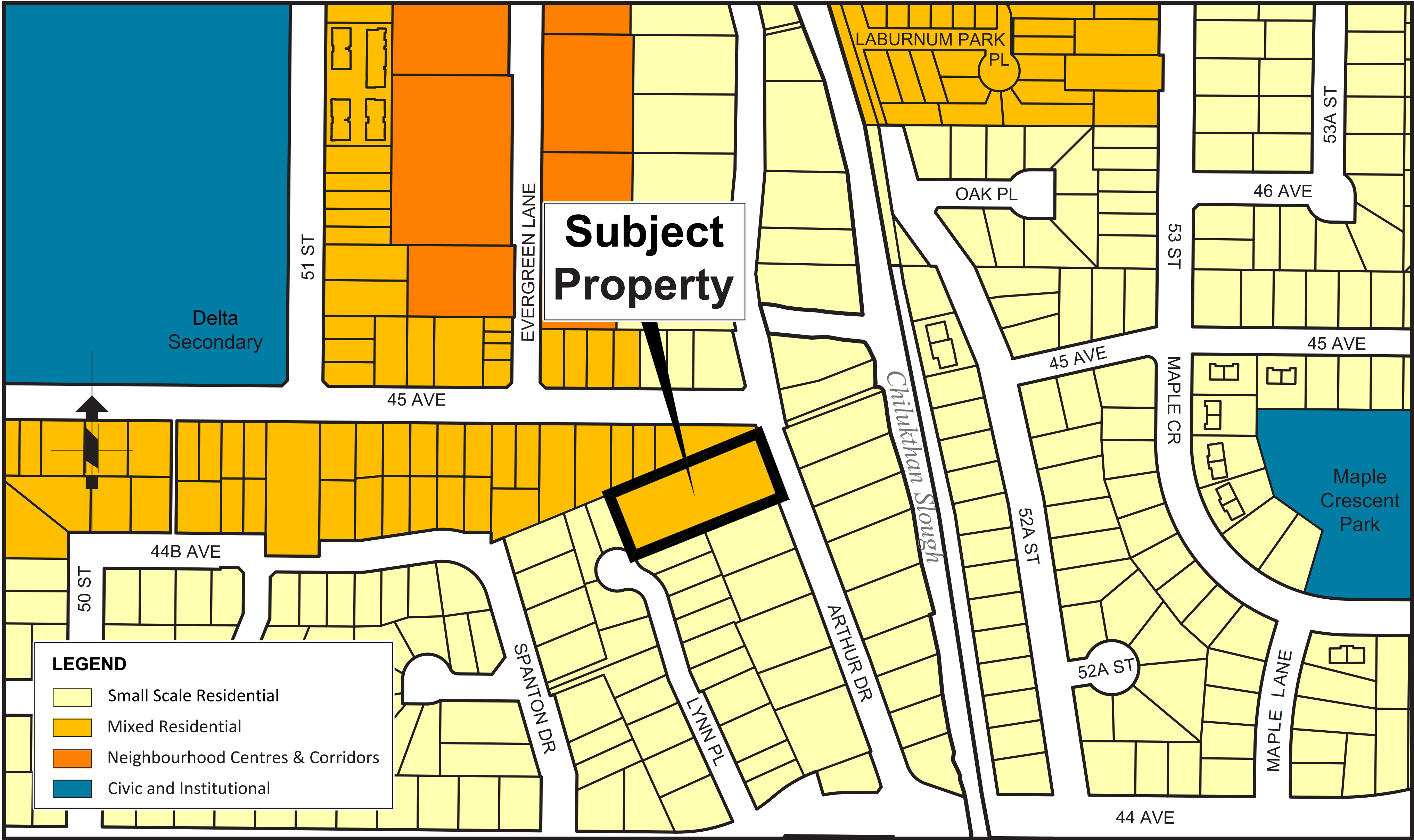
Aerial View



TOWNHOUSE PROPOSAL AT 4501 ARTHUR DRIVE



Official Community Plan



SMALL SCALE RESIDENTIAL

- Purpose**
Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.
- Main Building Type(s)**
- » Single detached houses
 - » Duplexes
 - » Houseplexes
 - » Accessory dwelling units, including secondary suites, coach homes, garden suites
 - » Local neighbourhood stores, cafes, childcare
- Main Uses**
- » Residential
 - » Limited retail and services such as local
- Height / Density**
- » Up to 2.5 storeys
 - » Up to 4 units per lot
 - » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#)) neighbourhood stores, cafes, or commercial childcare facilities

MIXED RESIDENTIAL

- Purpose**
Provide opportunities for low density ground-oriented and 'missing middle' forms of housing focused on areas close to services and transit.
- Main Building Type(s)**
- » Houseplexes
 - » Townhouses
 - » Rowhouses
 - » Accessory dwelling units, including secondary suites, coach homes, garden suites
 - » Local neighbourhood stores, cafes, childcare
- Main Uses**
- » Residential
 - » Limited retail and services such as local neighbourhood stores, cafes, or commercial childcare facilities
- Height / Density**
- » Up to 3 storeys

NEIGHBOURHOOD CENTRES & CORRIDORS

- Purpose**
Provide opportunities for multi-unit residential and mixed uses in neighbourhood centres and along major corridors.
- Main Building Type(s)**
- » Townhouses
 - » Low-rise and mid-rise apartment buildings
 - » Commercial or mixed use buildings, with retail uses primarily on the ground floor
- Main Uses**
- » Residential
 - » Commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare)
 - » Civic
- Height / Density**
- » Up to 6 storeys

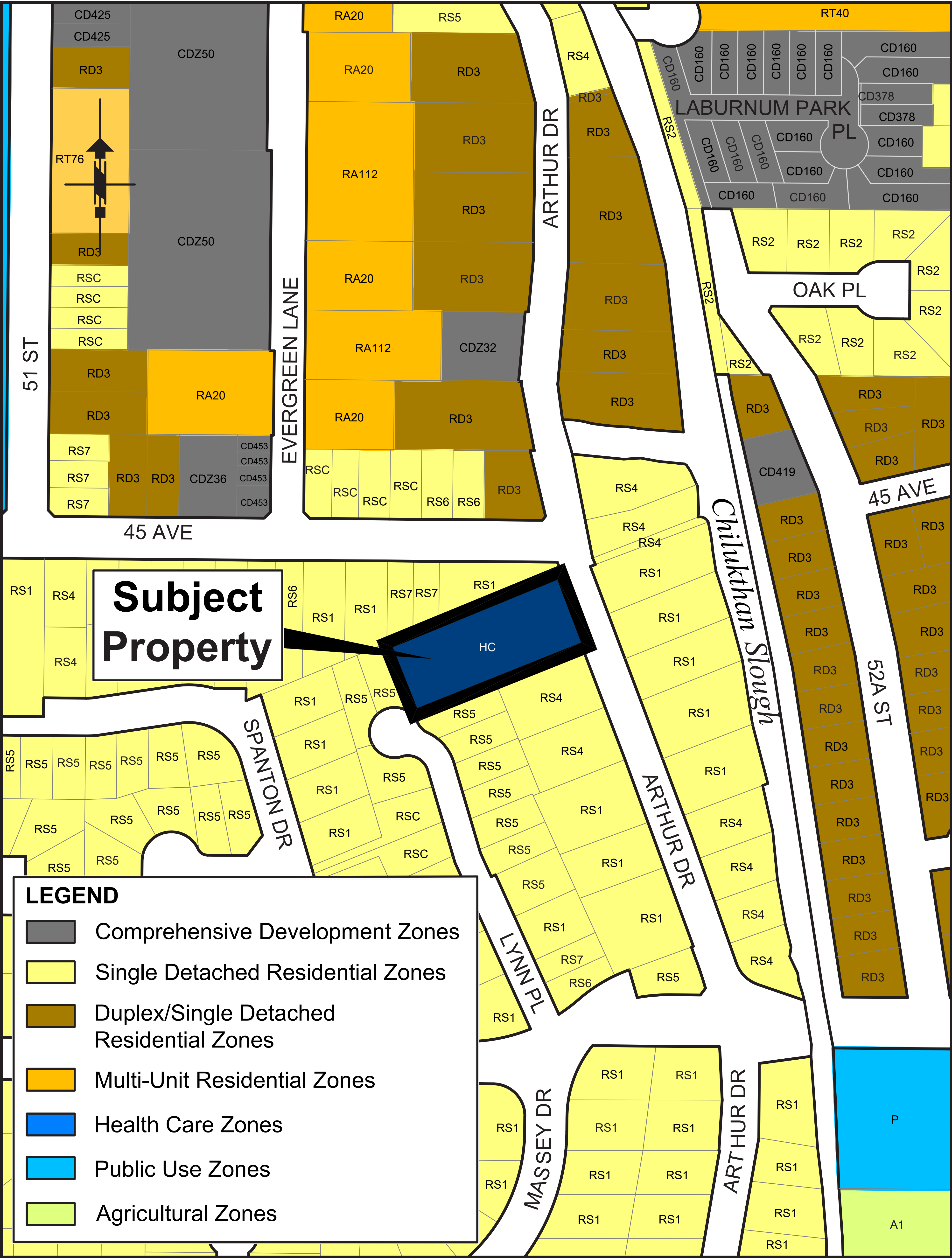
CIVIC AND INSTITUTIONAL

- Purpose**
Provide public services, with opportunities for residential as a supporting use
- Main Building Type(s)**
- » Mix of building types
- Main Uses**
- » Civic facilities
 - » Active and programmed parks
 - » Schools
 - » Places of worship
 - » Residential when combined with other permitted use(s)
- Height / Density**
- » For areas with applicable height maps ([Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
 - » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

TOWNHOUSE PROPOSAL AT 4501 ARTHUR DRIVE



Zoning





Key Application Facts:

The following are key aspects of the proposal:

- 24 townhouse units ranging in size from 1,400 ft² to 1,585 ft²
- Four 3-storey buildings with a Floor Space Ratio of 1.01
- 2 parking spaces per unit located within enclosed garages, and 3 visitor parking spaces
- 121 square metres of common outdoor amenity area
- 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."

The 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)

Application Process

