



2026-07-06

Dear Delta Staff, Mayor, and Council,

We, the Landvision Group of 4501 Arthur Drive, are writing regarding ongoing discussions about retaining the heritage house on this property. We want to be clear from the outset: we are pro-salvaging the house. Our preference has never been to see this structure lost, and we have put forward a concrete proposal to that effect, which we outline below.

Background and history of the property

This property has a long and difficult history that predates our ownership. The home operated as a care home until 2013, when it was shut down due to costly upgrade requirements that made continued operation unviable. It has sat dormant ever since — more than a decade of vacancy and progressive deterioration. Prior to our purchase, an application for a 7-lot subdivision was brought before Council. That proposal proved unfeasible when weighed against the cost and constraints of retaining the heritage house. As a result, the property sat on the market for an extended period, with numerous price reductions, before we acquired it in 2019. The prior subdivision application subsequently expired after our purchase.

Condition of the house at the time of purchase

It is important for Council to understand that the deterioration of this building is neither new nor the result of neglect under our ownership. Many of these issues were present and well documented before 2019 and were among the reasons the care home was forced to close. As set out in the inspection reports, the building suffers from:

- Significant foundation problems, including ongoing settlement over the years
- Roof leaks and water ingress
- Failing plumbing and piping
- Mould throughout the home

Taken together, the inspection findings confirm that the structure had deteriorated to a non-salvageable state at the time we purchased it and restoring it in place is no longer feasible.

Our commitment — relocation of the home

Despite this, we do not wish to see the house simply demolished. We are more than willing to move the home off-site at our own cost and hand it over to a suitable private individual or heritage society that is prepared to take it on and give it a new life. To that end, we propose a 120-day window during which any interested party can come forward to claim and relocate the structure. We are committed to covering the cost of the move to facilitate this outcome.

The path forward for the site

We have worked collaboratively with Delta and staff through numerous proposals to determine what is genuinely feasible on this site. We have now returned with an OCP-compliant project: missing-middle townhomes that families can afford to purchase — housing that directly addresses a well-documented gap in our community. We respectfully ask that Council consider all of these facts — the property's history, the documented condition of the house, our genuine willingness to salvage and relocate it, and the community benefit of the proposed housing — when making its decision on this application.

Thank you for your time and consideration.

A handwritten signature in dark ink, appearing to read "J. K. [unclear]", written over a horizontal line.

Sincerely,
Landvision Group, 4501 Arthur Driv