

PROJECT DATA

Regional Growth Strategy Designation	General Urban (SSMUH)
OCP Designation	SSR (SSMUH)
Zoning	Comprehensive Development Zone

Lot Areas	Lot 1	555.2 sqM	5976.12 sqft
	Lot 2	555.5 sqM	5979.35 sqft
	Lot 3	467.9 sqM	5036.43 sqft
	Lot 4	467.9 sqM	5036.43 sqft
	Lot 5	684.0 sqM	7362.51 sqft
	Lot 6	484.4 sqM	5214.03 sqft
	Lot 7	911.4 sqM	9810.22 sqft
	Lot 8	712.1 sqM	7664.97 sqft
	Lot 9	693.4 sqM	7463.69 sqft
	Lot 10	693.4 sqM	7463.69 sqft

Lot Widths	Lot 1	14.195 m	46.57 ft
	Lot 2	14.195 m	46.57 ft
	Lot 3	14.178 m	46.52 ft
	Lot 4	14.178 m	46.52 ft
	Lot 5	13.716 m	45.00 ft
	Lot 6	13.716 m	45.00 ft
	Lot 7	13.716 m	45.00 ft
	Lot 8	13.716 m	45.00 ft
	Lot 9	14.147 m	46.41 ft
	Lot 10	14.147 m	46.41 ft

Average Lot Depths	Lot 1	39.14	128'5"
	Lot 2	39.14	128'5"
	Lot 3	32.74	107'5"
	Lot 4	32.77	107'6"
	Lot 5	46.86	153'9"
	Lot 6	34.47	113'1"
	Lot 7	62.80	206'0"
	Lot 8	50.96	167'2"
	Lot 9	49.00	160'9"
	Lot 10	49.00	160'9"

Minimum Setbacks		
Lots 3 - 10	Front	6.0m
Lots 1 + 2	Front	11.5m
All lots	Rear	7.5m
All lots	Side (West)	1.5m
All lots	Side (East)	1.5m

Maximum Density	Lot 1	0.62
	Lot 2	0.62
	Lot 3	0.67
	Lot 4	0.67
	Lot 5	0.54
	Lot 6	0.65
	Lot 7	1.01 *
	Lot 8	0.97 *
	Lot 9	1.08 *
	Lot 10	1.08 *
*including all floor area (attic + garage)		

Number of Dwelling Unit		
	Duplex	12 units
	Threeplex	3 units
	Fourplex	12 units

Off Street Parking	2 units per dwelling (all types)	
	2 visitor parking on Lot 7 and 8 (1 each)	

Variances	Proposed CD Zone	
Zoning Bylaw		
Rear setback	Lots 1-10	7.5m 26.25'

Proposed No of Storeys	Proposed 2.5 Storeys	
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Max Building Height	to Roof Ridge	
	to Mid Roof	
	10.5m	34.5'
	9m	29.5'

Maximum Lot Coverage	Lot 1	0.40
	Lot 2	0.37
	Lot 3	0.45
	Lot 4	0.45
	Lot 5	0.38
	Lot 6	0.42
	Lot 7	0.43
	Lot 8	0.40
	Lot 9	0.46
	Lot 10	0.46

Lot Impermeability	Lot 1	0.60
	Lot 2	0.60
	Lot 3	0.60
	Lot 4	0.60
	Lot 5	0.60
	Lot 6	0.60
	Lot 7	0.65
	Lot 8	0.65
	Lot 9	0.65
	Lot 10	0.65

Front Yard Landscape	Lot 1	0.50
	Lot 2	0.51
	Lot 3	0.49
	Lot 4	0.47
	Lot 5	0.42
	Lot 6	0.44
	Lot 7	0.42
	Lot 8	0.44
	Lot 9	0.41
	Lot 10	0.41

Maximum Floor Area	Duplex:	
	Lot 1	345.6 sqM 3720.00 sqft
	Lot 2	345.6 sqM 3720.00 sqft
	Lot 3	313.8 sqM 3378.00 sqft
	Lot 4	313.8 sqM 3378.00 sqft
	Lot 5	367.1 sqM 3951.00 sqft
	Lot 6	313.8 sqM 3378.00 sqft
	*plus additional exempted floor area (attic + garage)	
	Multiplex:	
	Lot 7	918.8 sqM 9890.00 sqft
	Lot 8	693.4 sqM 7464.00 sqft
	Lot 9	745.5 sqM 8024.00 sqft
	Lot 10	745.5 sqM 8024.00 sqft
	including all floor area (attic + garage)	

			Type	Total	Main	Upper	Attic	Garage
Proposed Unit Sizes	Lot 1	Unit 1	A2	2377.00	819	1041	517	233
		Unit 2	A2	2377.00	819	1041	517	233
					2082		0.497	
	Lot 2	Unit 1	A2	2377.00	819	1041	517	233
		Unit 2	A2	2377.00	819	1041	517	233
					2082		0.497	
	Lot 3	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902		0.497	
	Lot 4	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902		0.497	
	Lot 5	Unit 1	B+	2066.00	606	951	509	437
		Unit 2	C+	2394.00	986	1408	0	437
					2359		0.216	
	Lot 6	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902		0.497	
	Lot 7	Unit 1	D+	2118.00	612	1030	476	460
		Unit 2	E+	1936.00	528	941	467	467
		Unit 3	F+	2103.00	661	975	467	470
		Unit 4	F	2103.00	661	975	467	233
					3921		0.479	
	Lot 8	Unit 1	F2	2191.00	732	975	484	233
		Unit 2	G2+	2170.00	528	1115	527	446
		Unit 3	F2	2191.00	732	975	484	233
					3065		0.488	
	Lot 9	Unit 1	G	1773.00	528	830	415	233
		Unit 2	G	1773.00	528	830	415	233
		Unit 3	G	1773.00	528	830	415	233
		Unit 4	G	1773.00	528	830	415	233
					3320		0.500	
	Lot 10	Unit 1	G	1773.00	528	830	415	233
		Unit 2	G	1773.00	528	830	415	233
		Unit 3	G	1773.00	528	830	415	233
		Unit 4	G	1773.00	528	830	415	233
					3320		0.500	

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PROJECT:

BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY:

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CHECKED BY:

SG

DATE:

MAY 9, 2026

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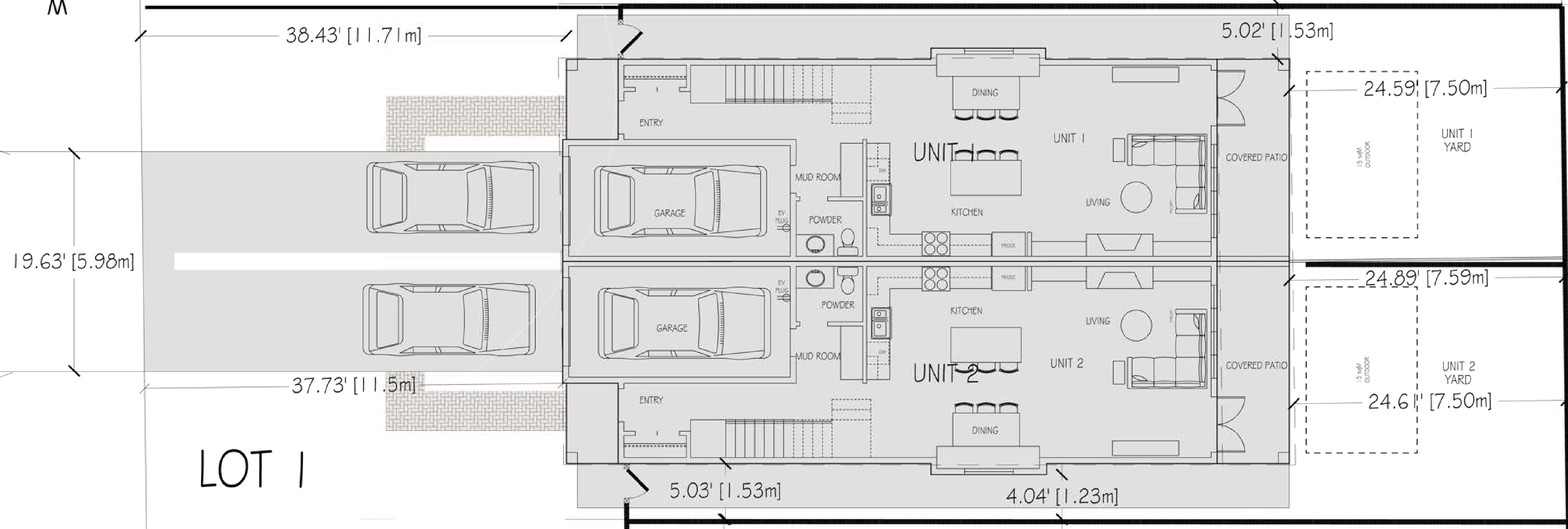
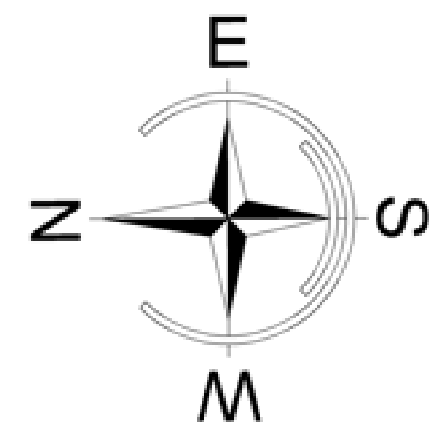
SHEET:

A 1 OF 33



1.





SITE PLAN
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

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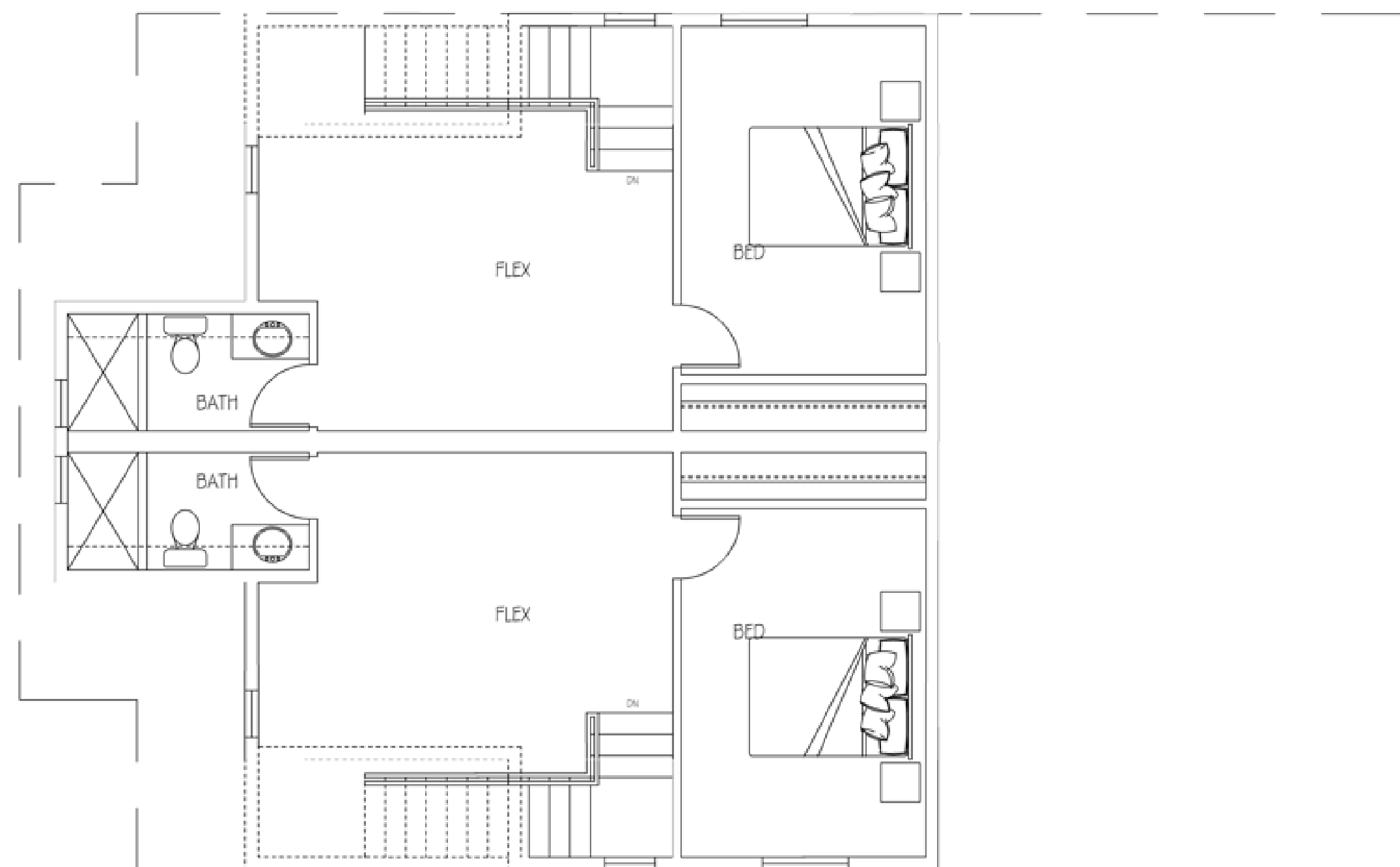
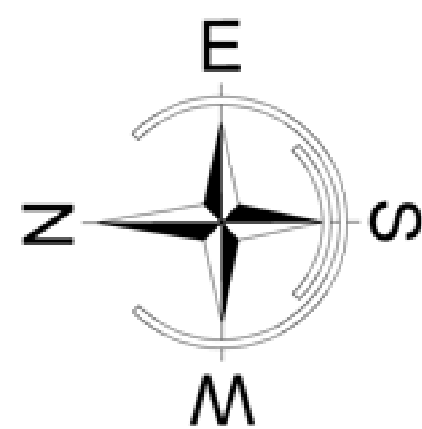
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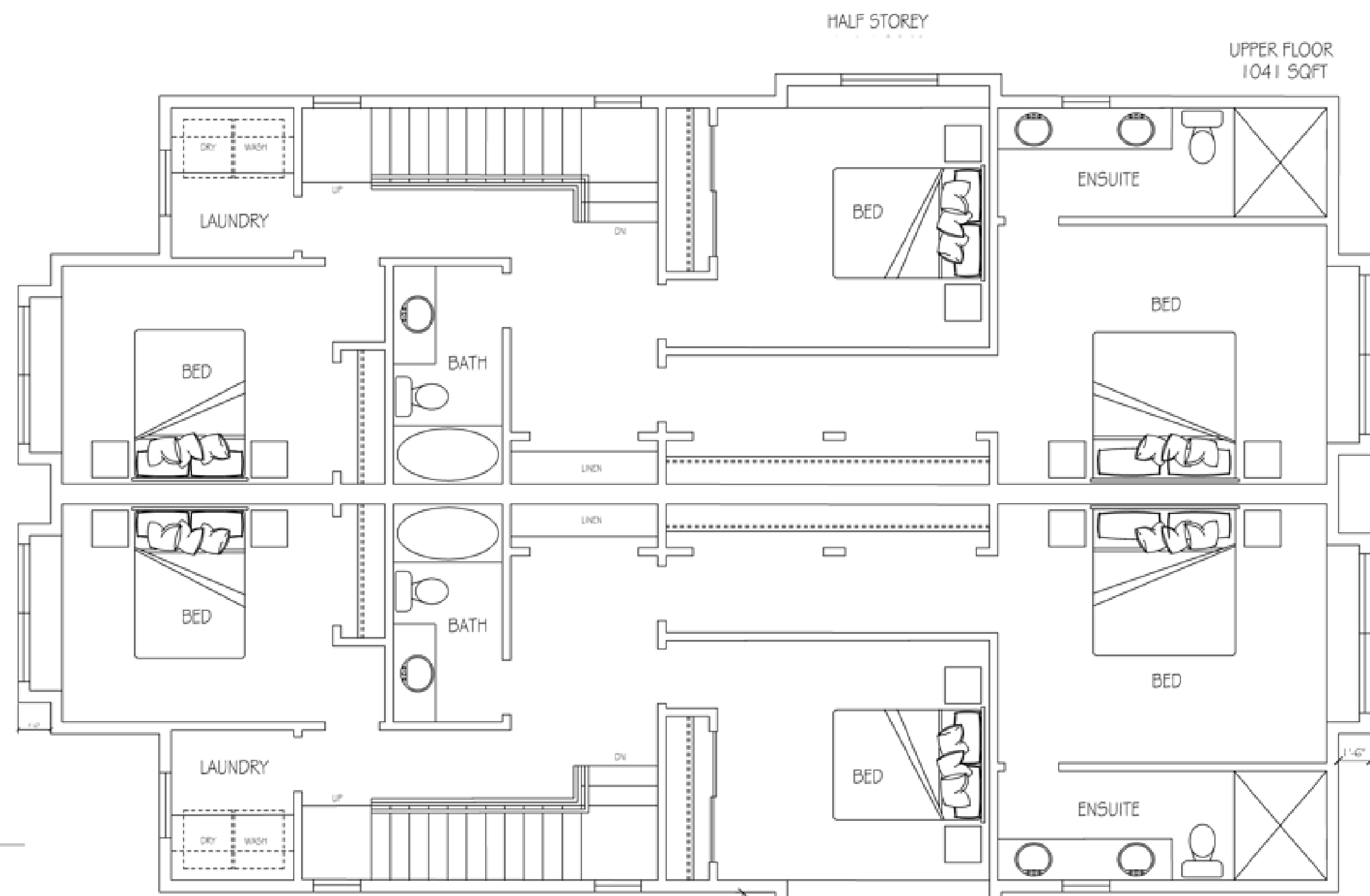
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DUPLEX
LOT 1

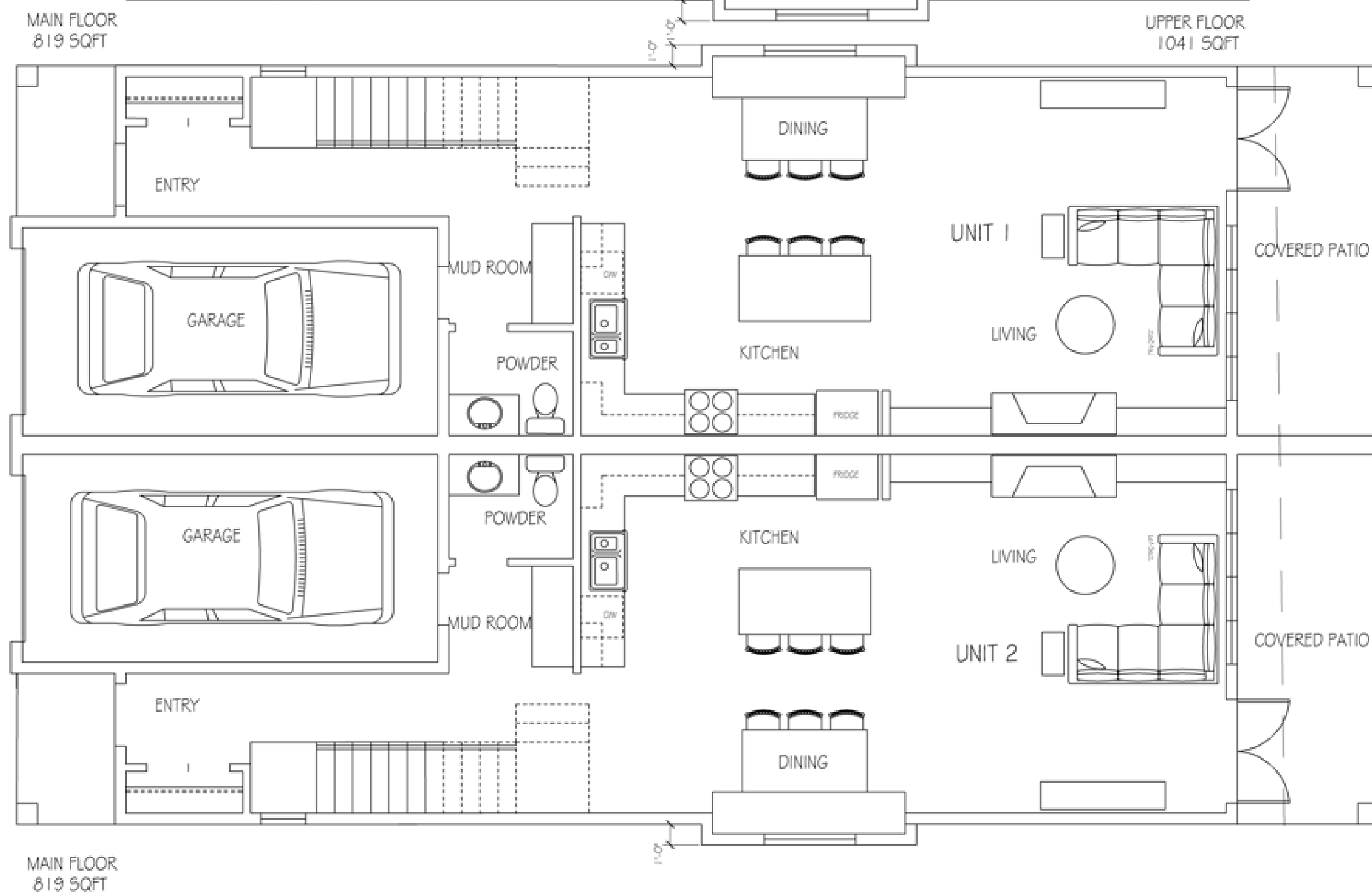
A 3 OF 33



HALF STOREY
3/16" = 1'-0"



2nd STOREY
3/16" = 1'-0"



1st STOREY
3/16" = 1'-0"



FRONT ELEVATION



DUPLEX LOT 1

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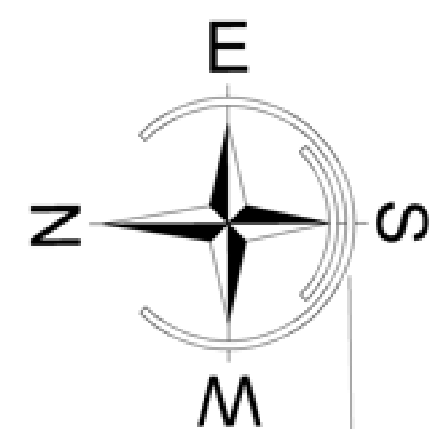
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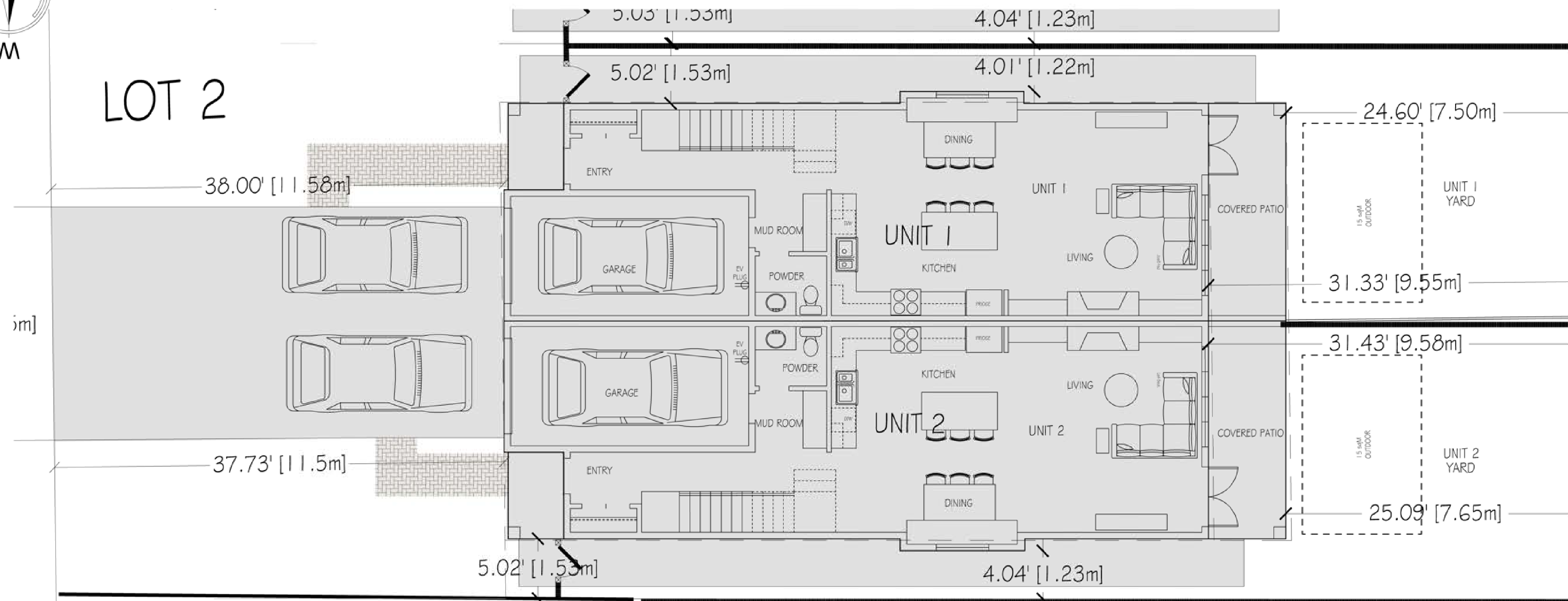
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A 4 OF 33



LOT 2



SITE PLAN
3/16" = 1'-0"



SIDE ELEVATION
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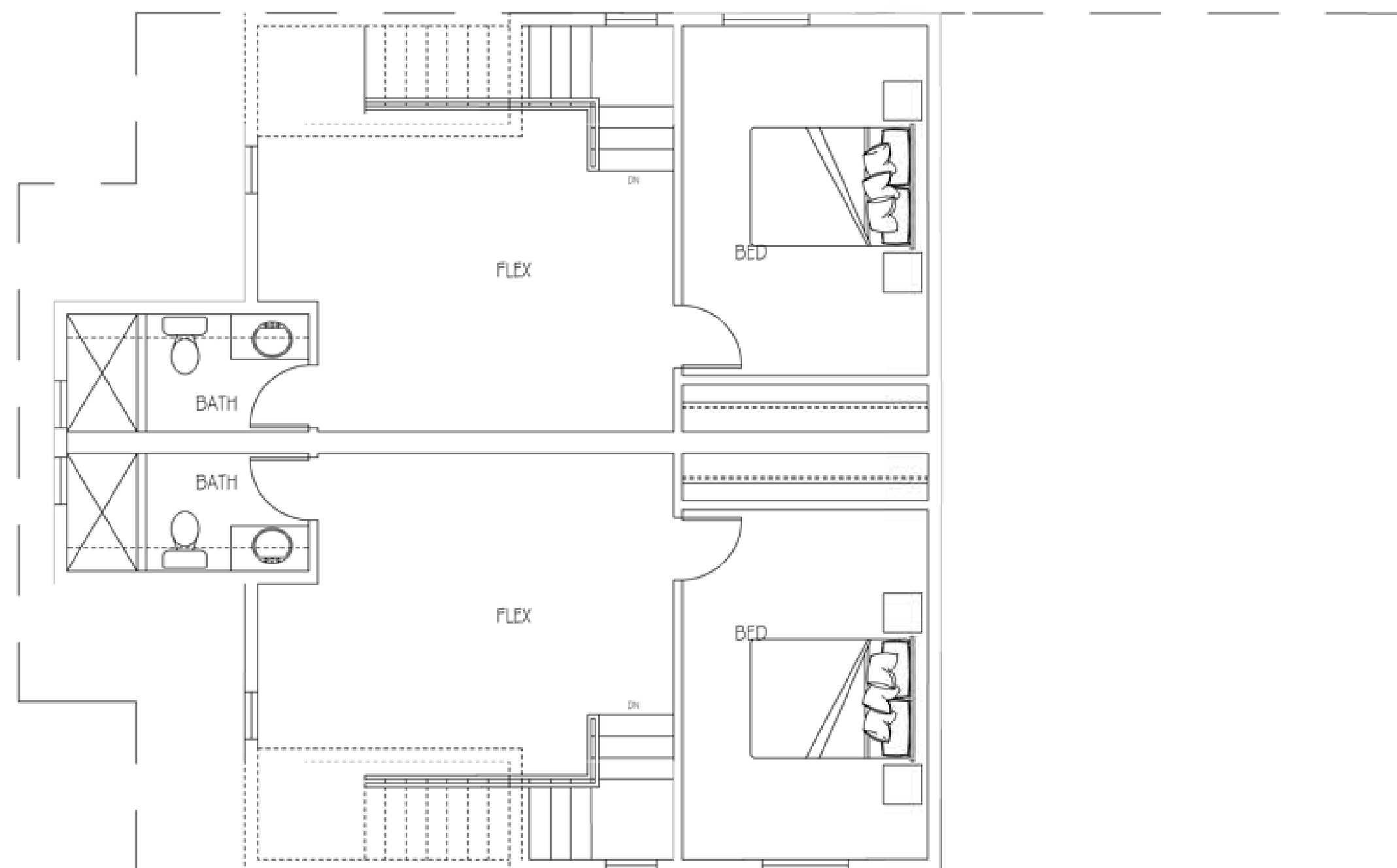
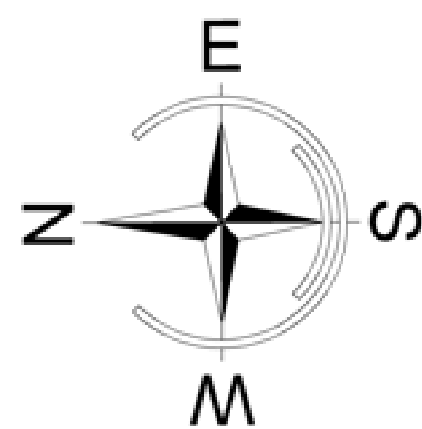
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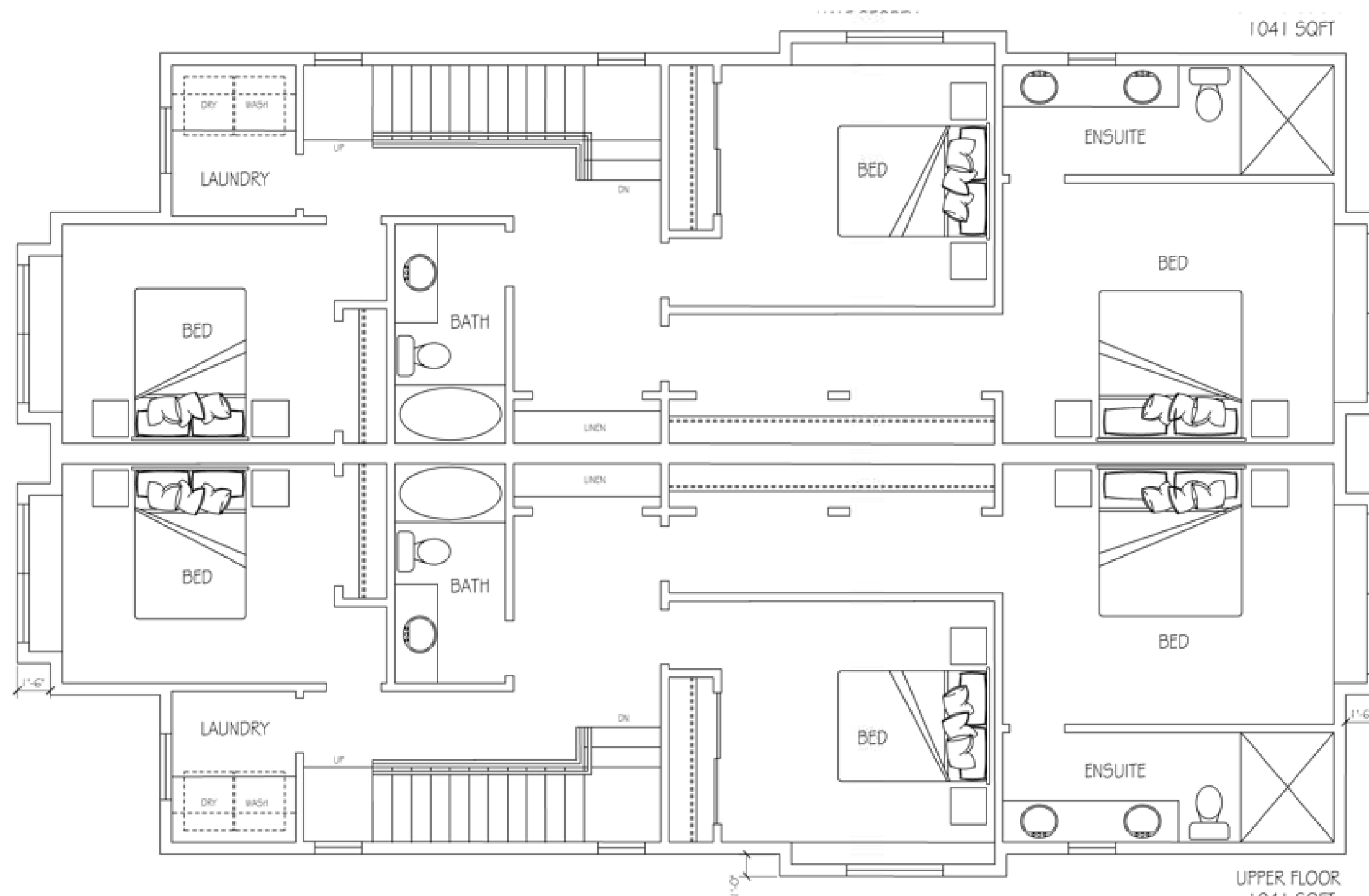
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DUPLEX
LOT 2

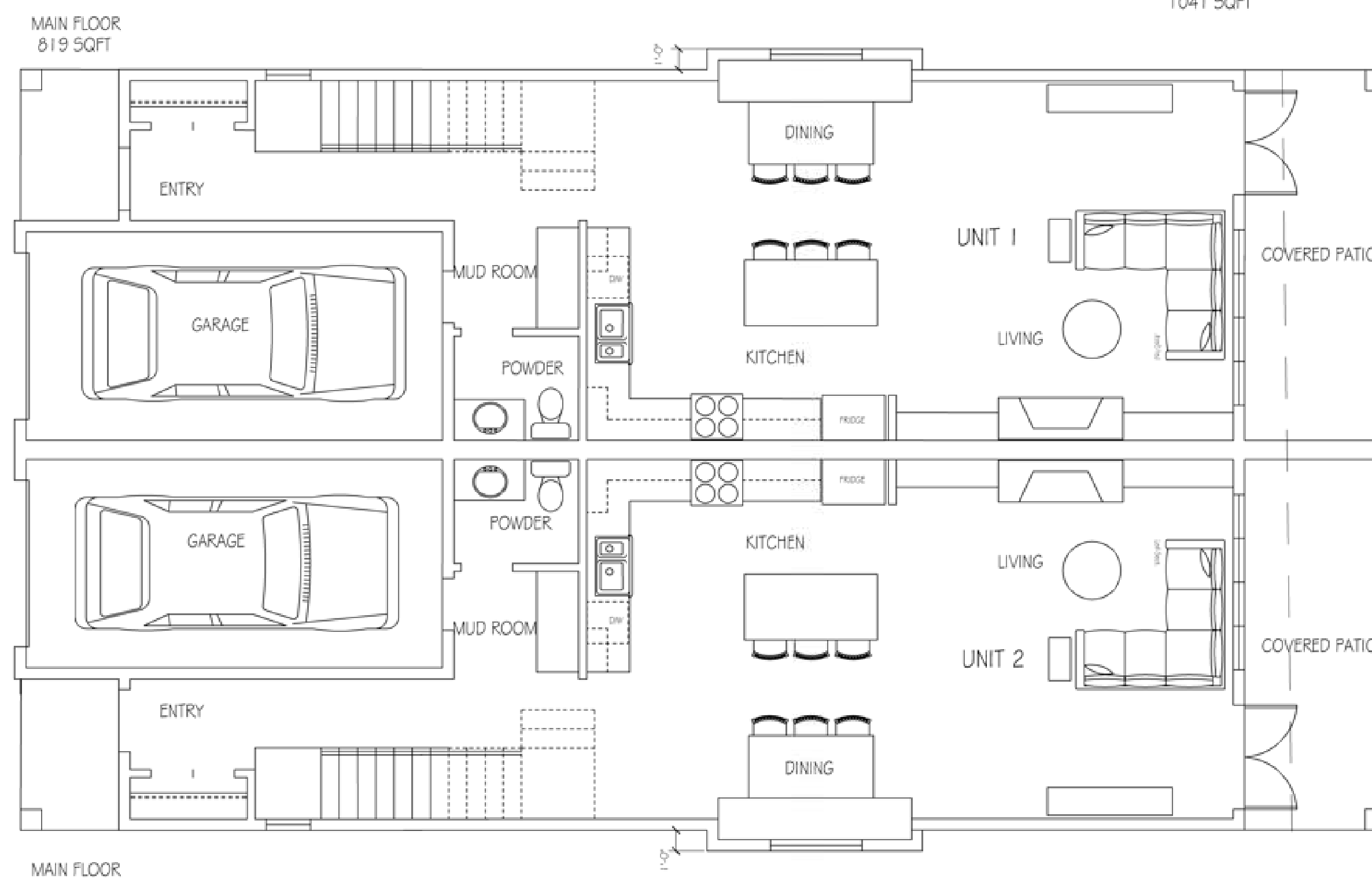
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HALF STOREY
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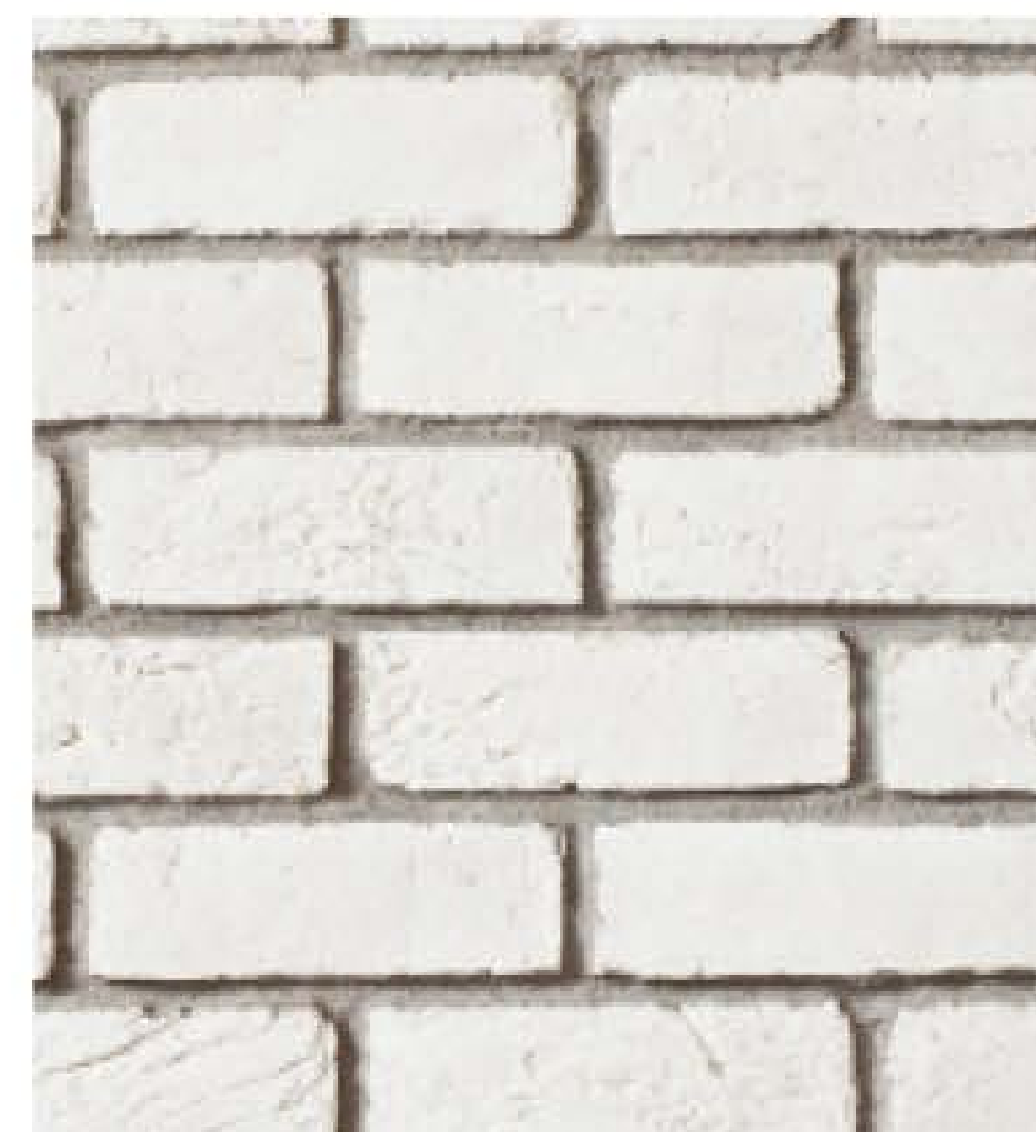
2nd STOREY
3/16" = 1'-0"



1st STOREY
3/16" = 1'-0"



FRONT ELEVATION



DUPLEX
LOT 2

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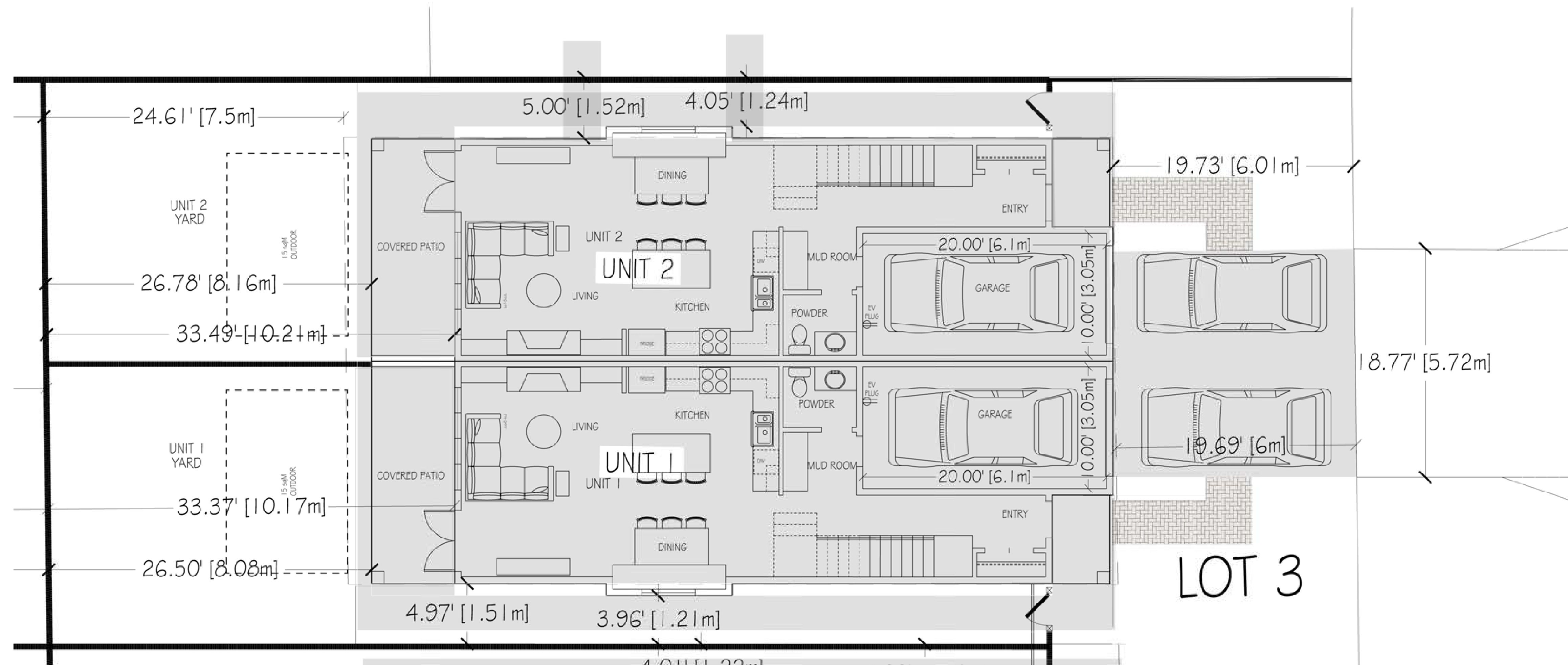
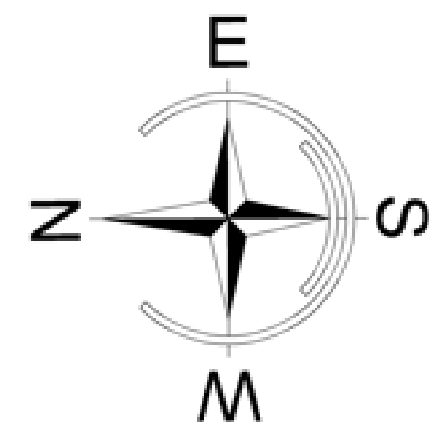
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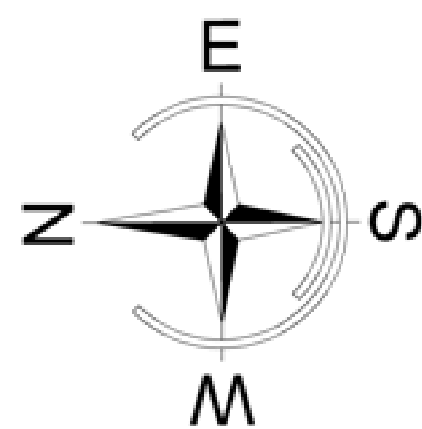
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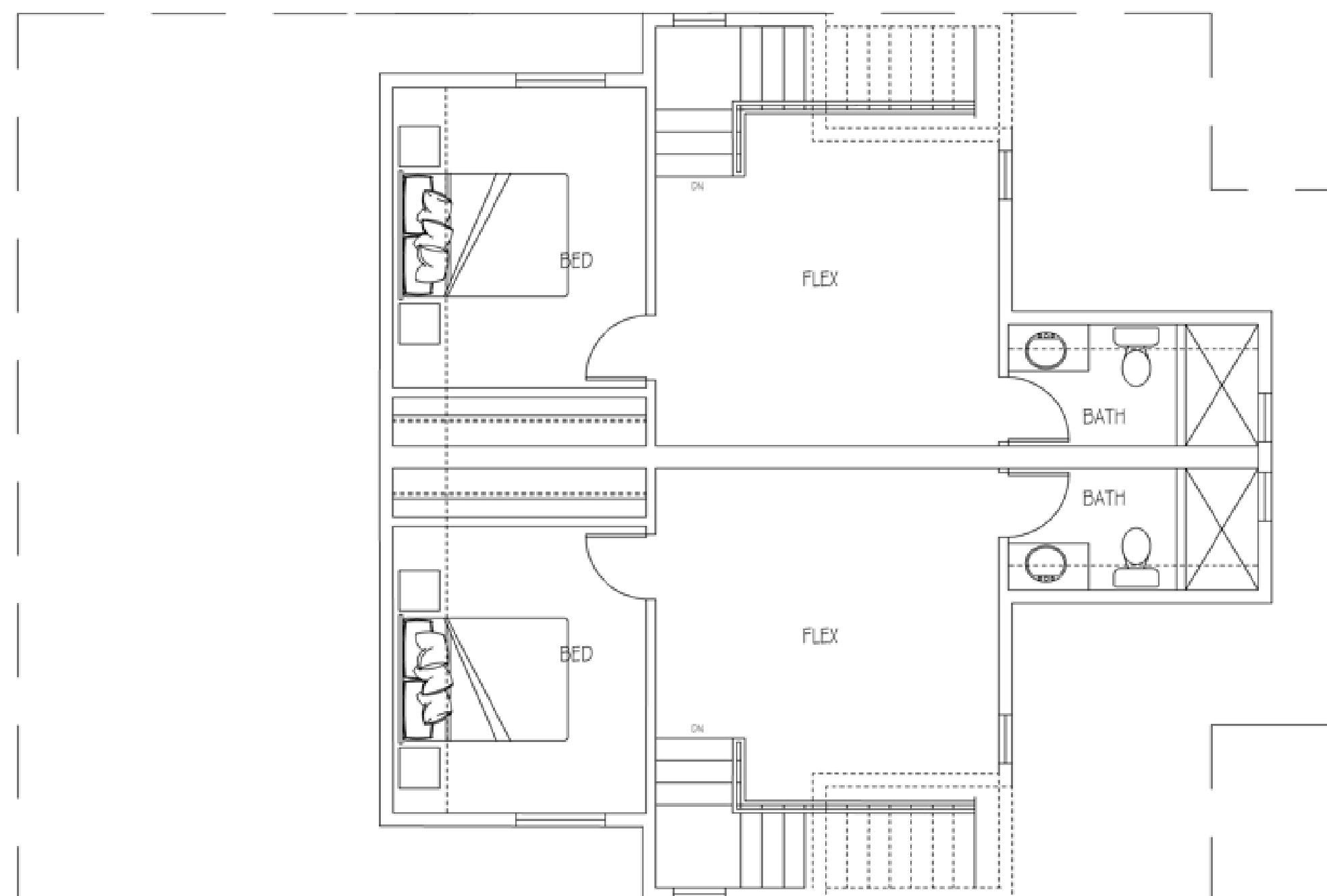
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**DUPLEX
LOT 3**

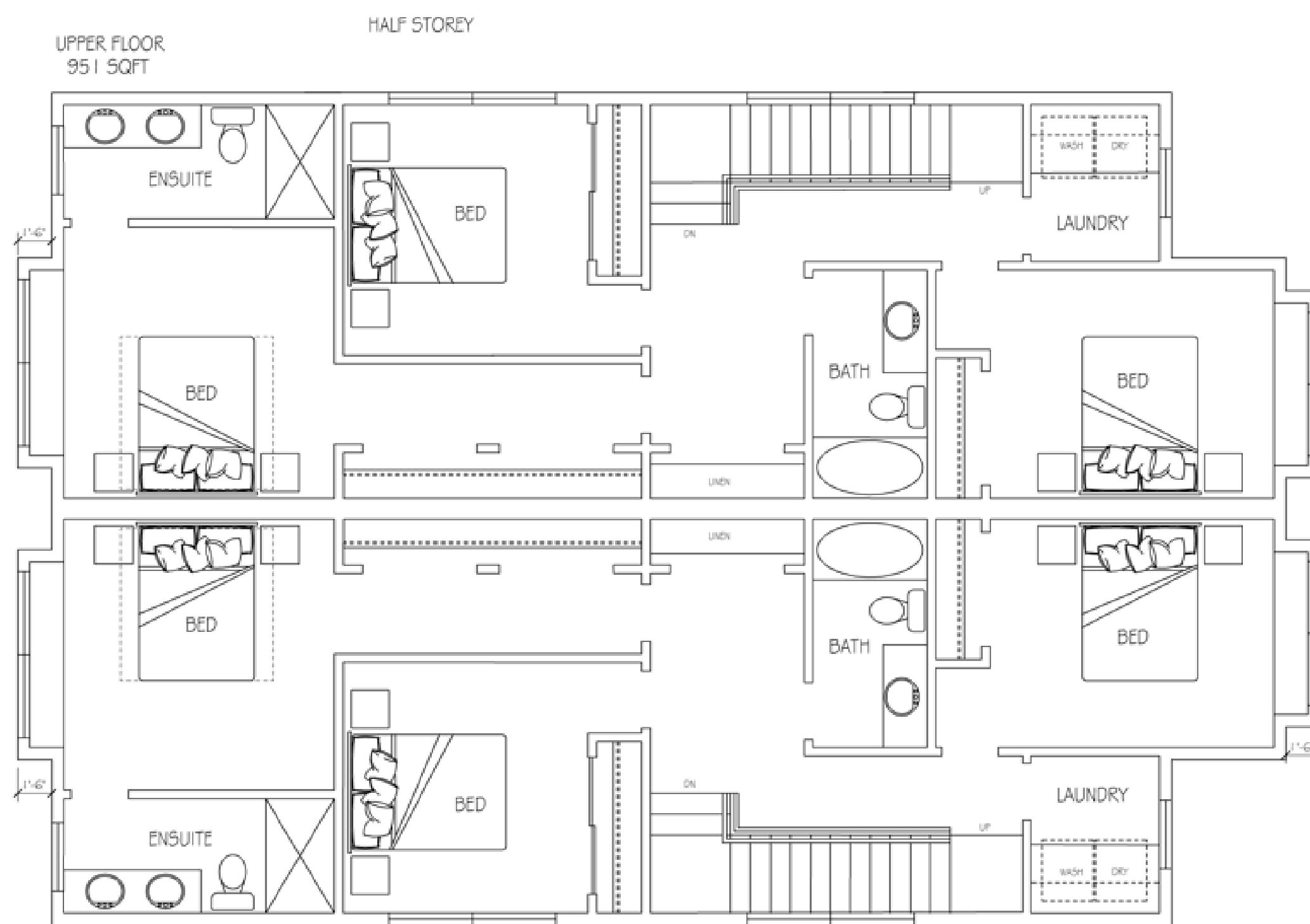
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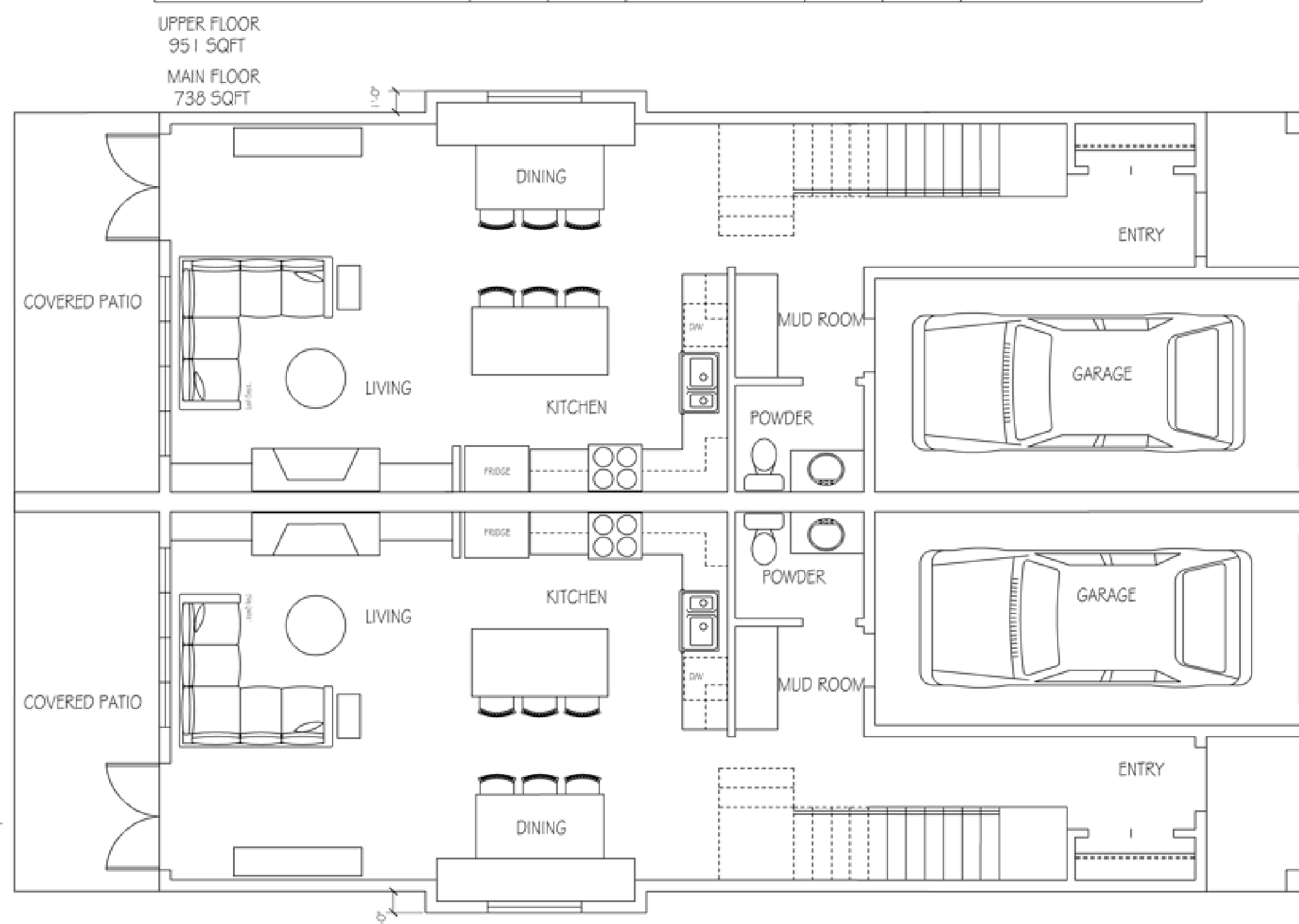
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3/16" = 1'-0"



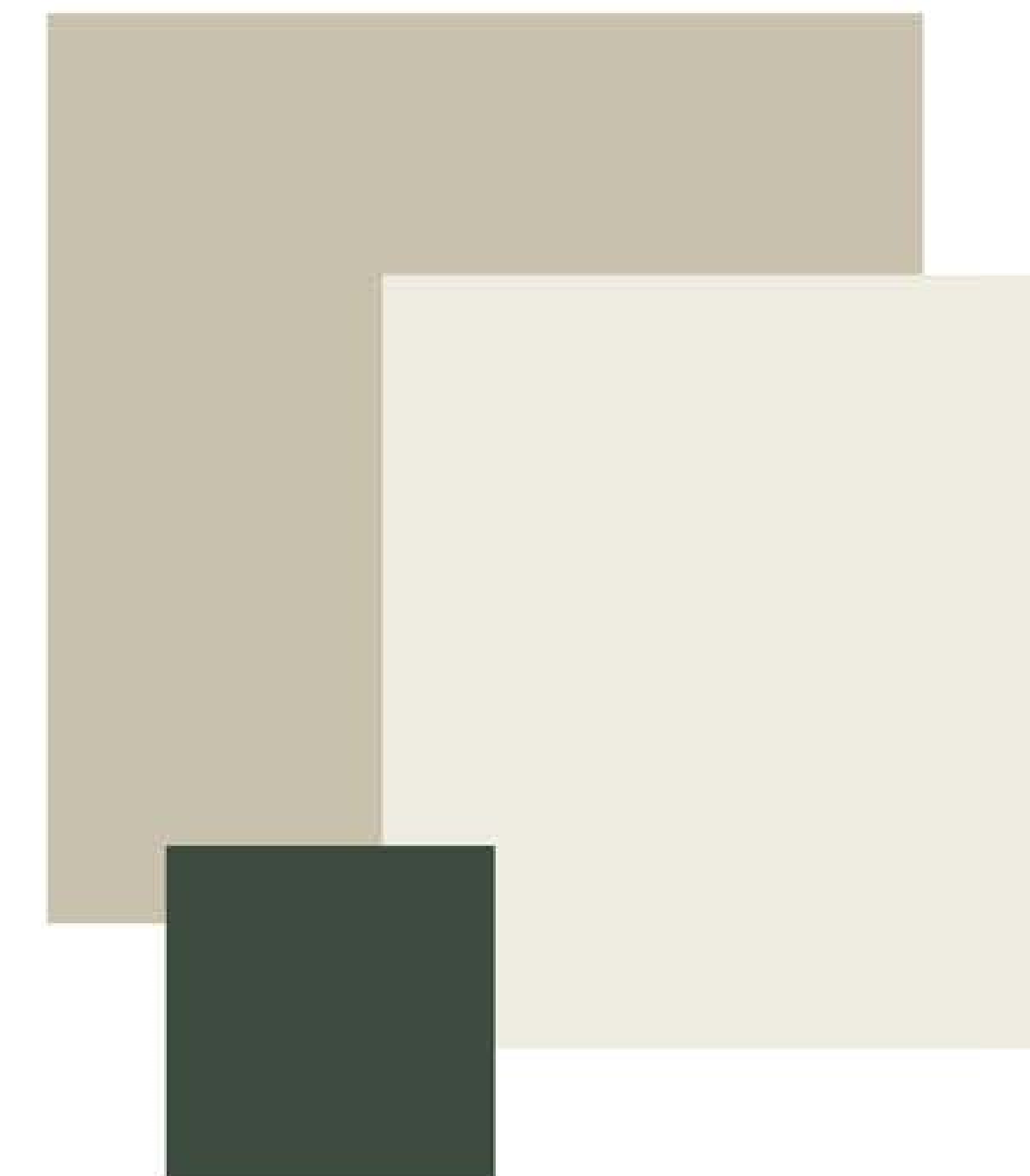
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1st STOREY
3/16" = 1'-0"



FRONT ELEVATION



DUPLEX
LOT 3

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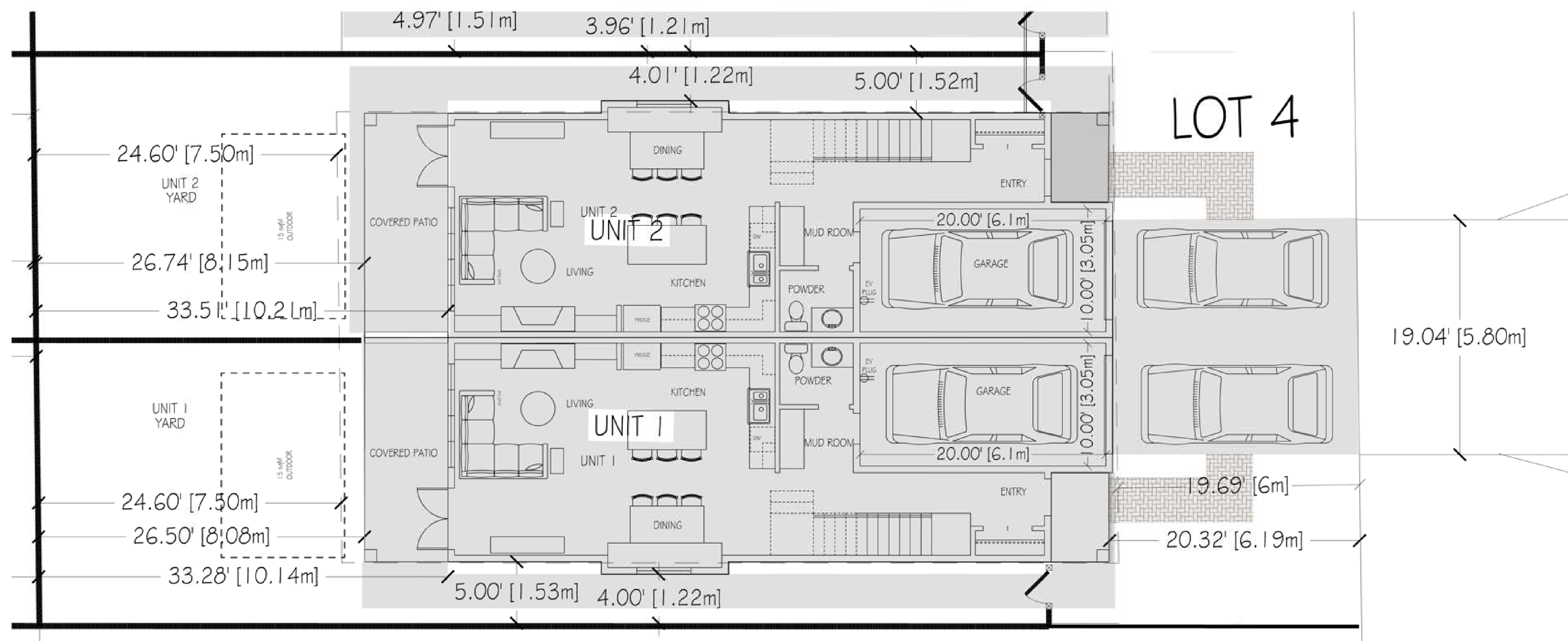
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DUPLEX
LOT 4

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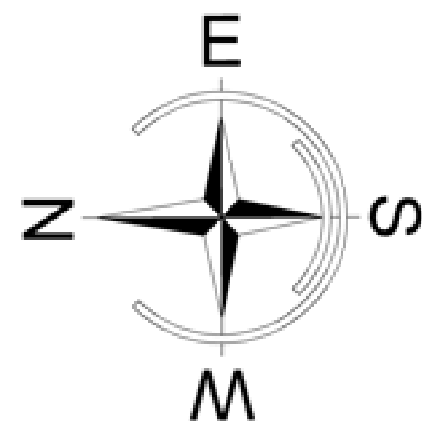


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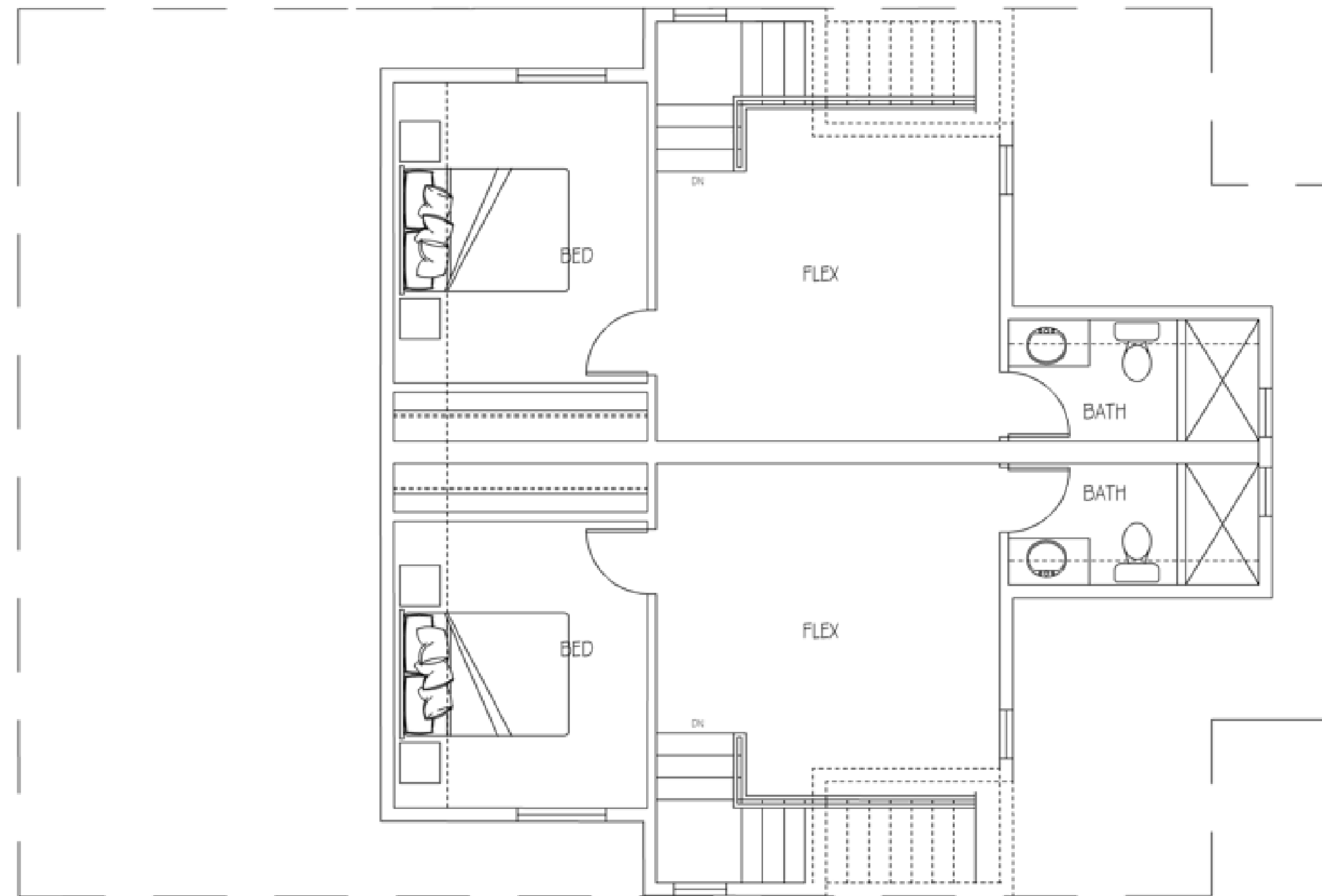
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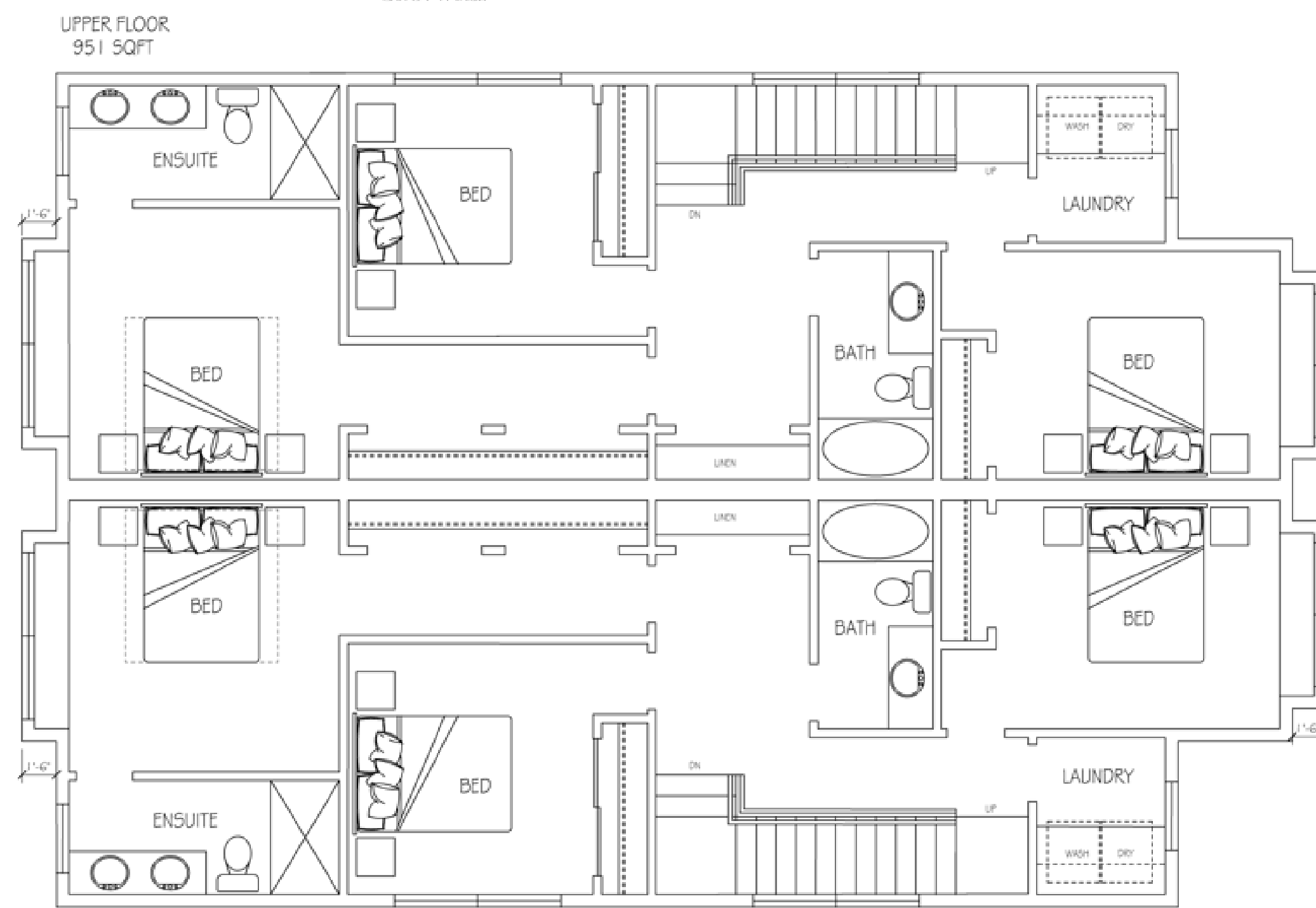
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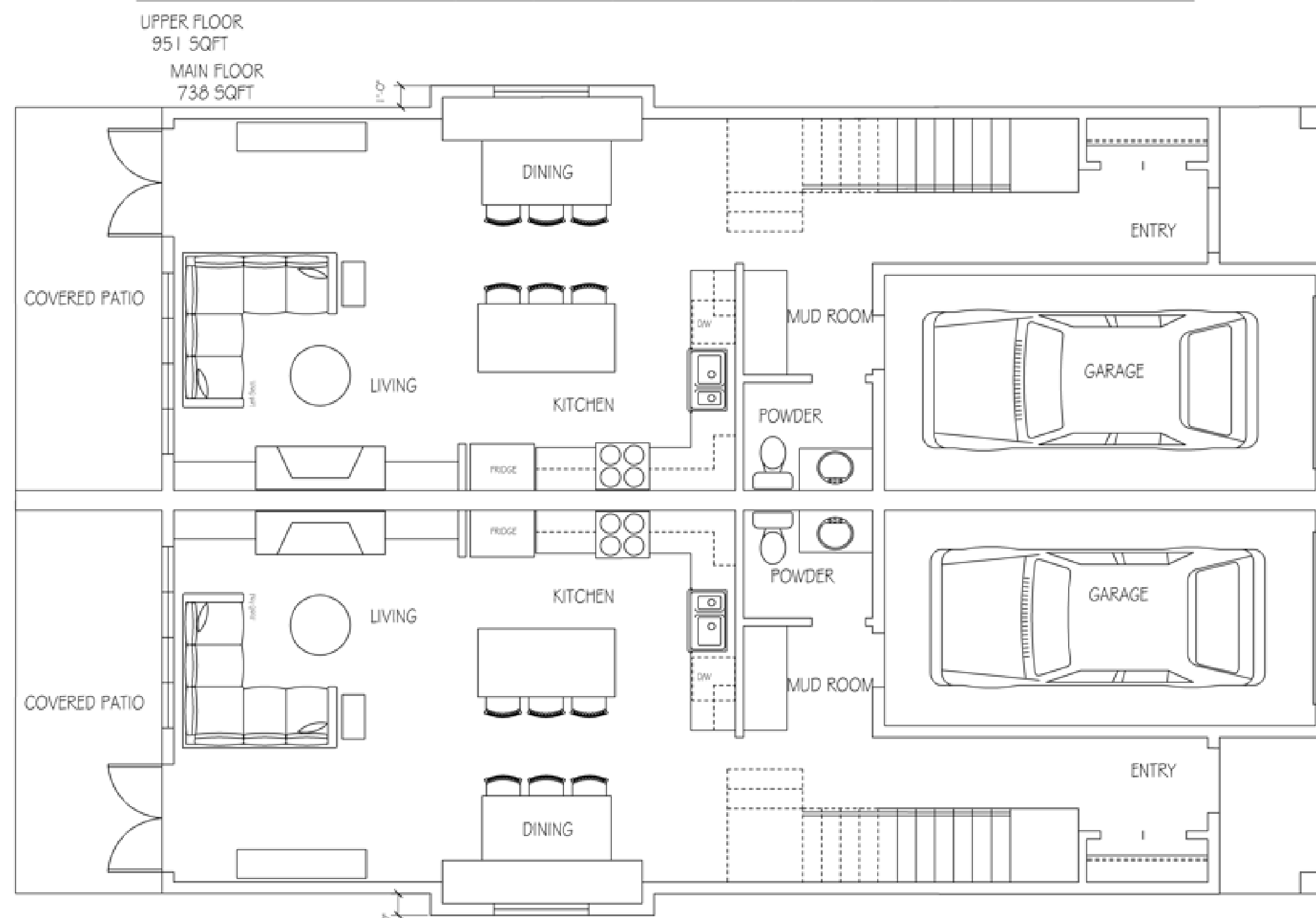
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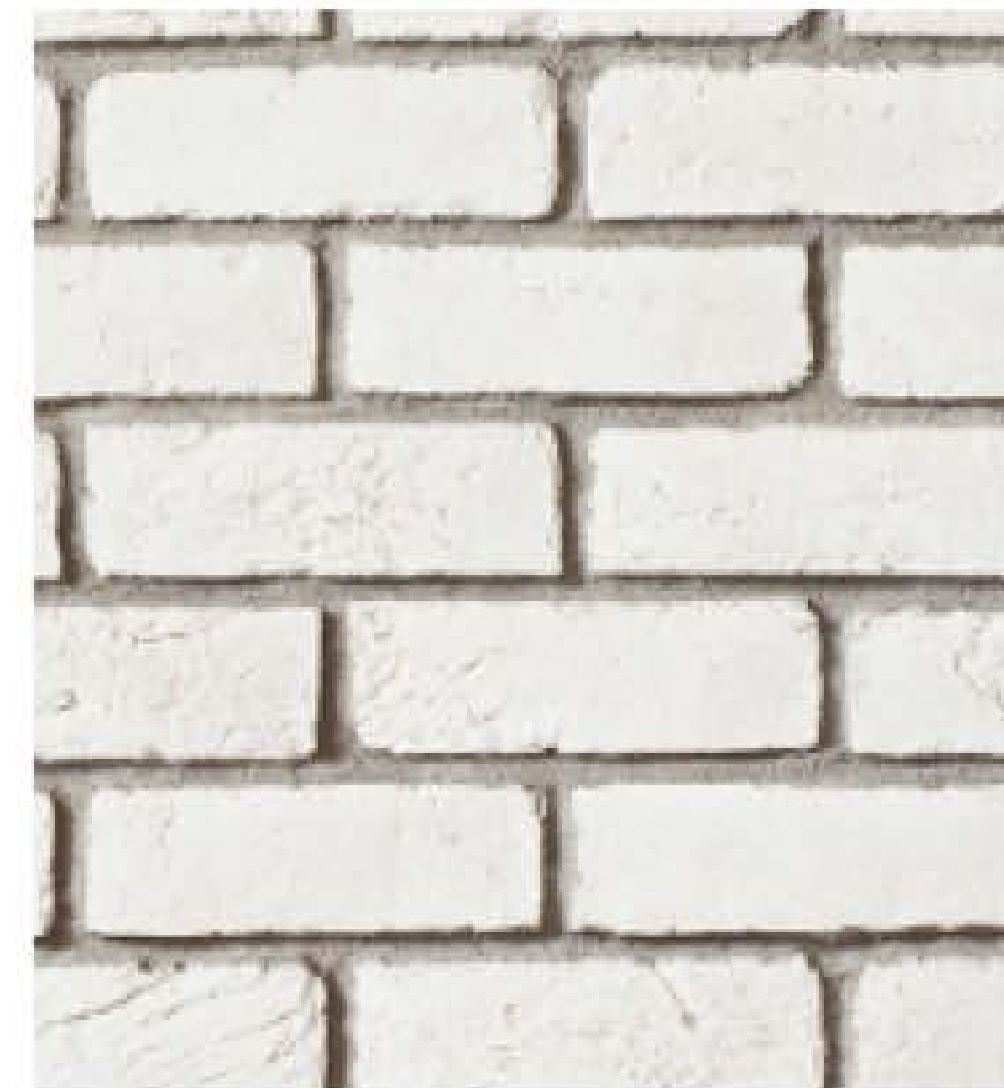
2nd STOREY
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1st STOREY
3/16" = 1'-0"



FRONT ELEVATION



DUPLEX
LOT 4

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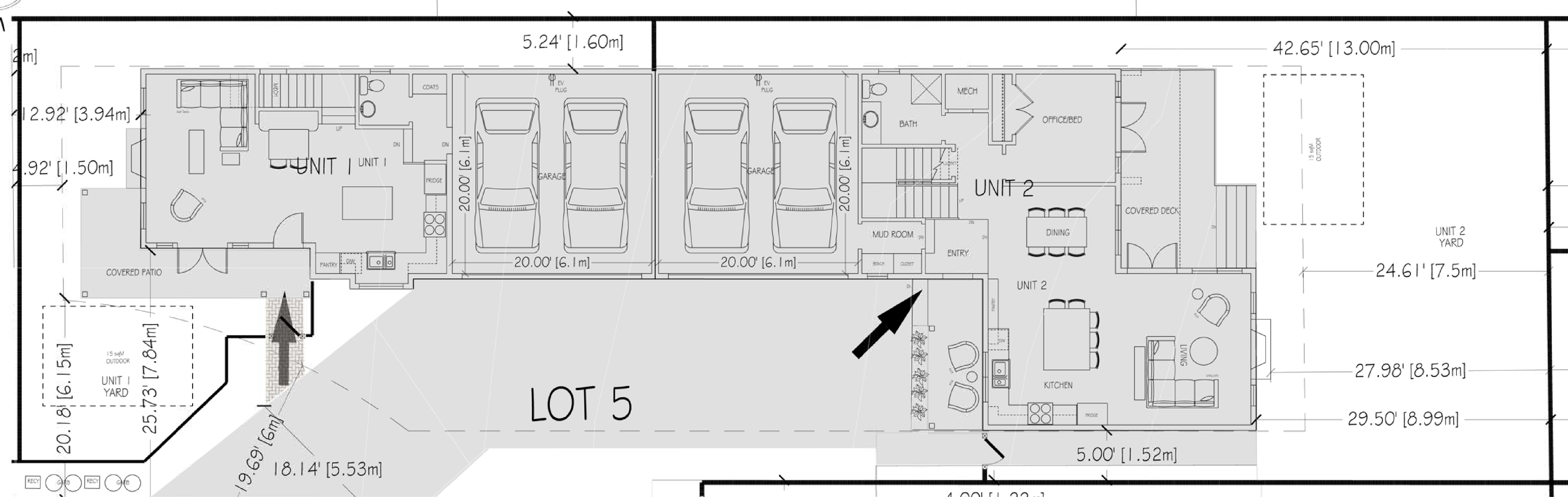
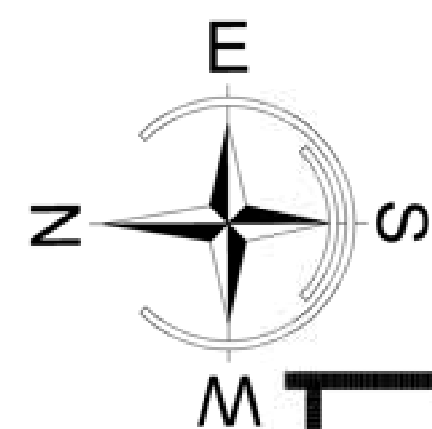
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A10 OF 33



SITE PLAN
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SIDE ELEVATION
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DUPLEX
LOT 5

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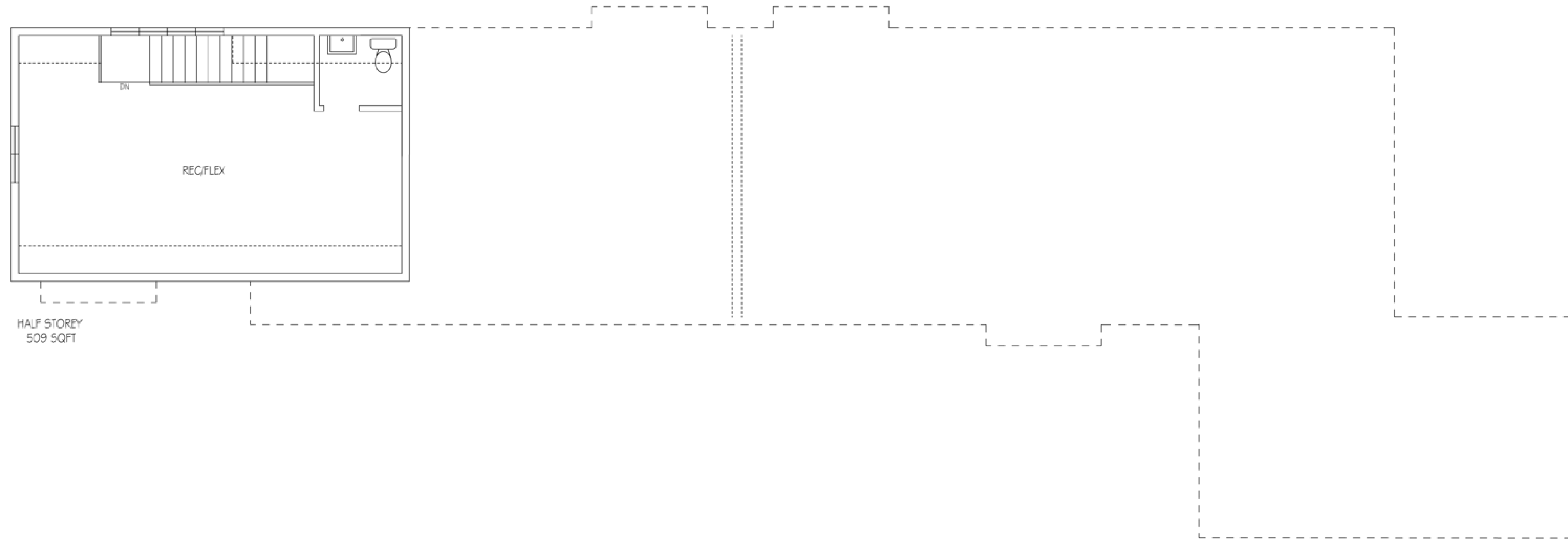
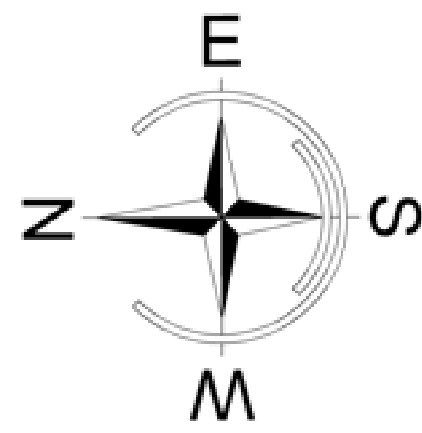
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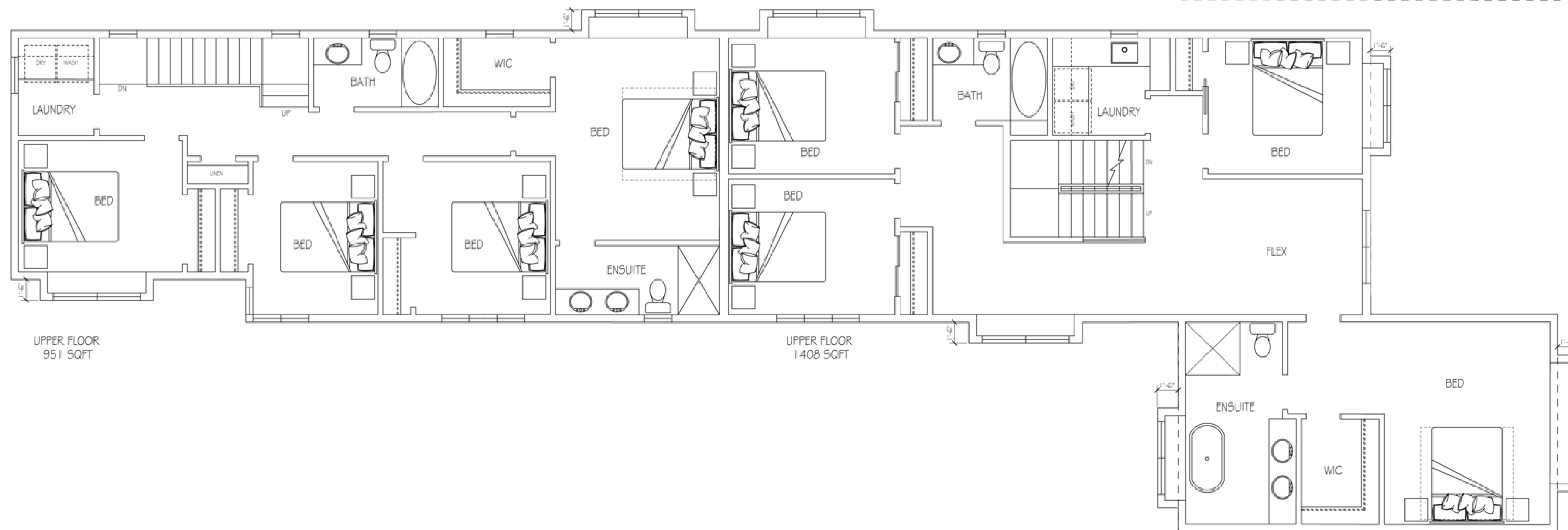
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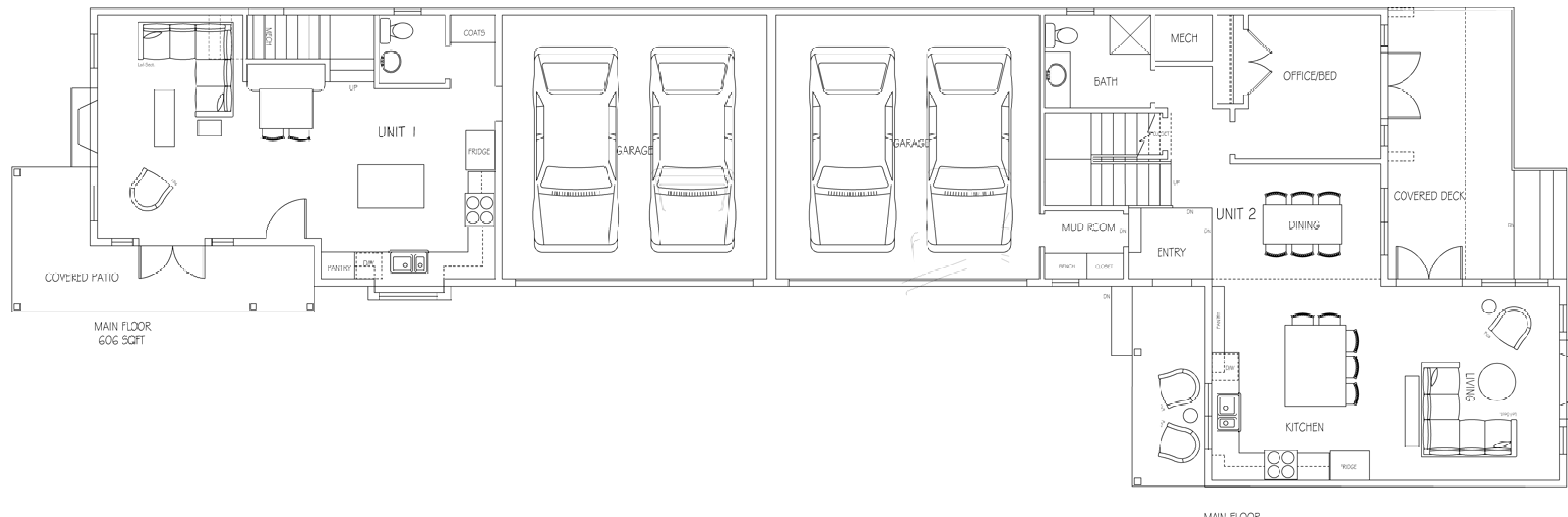
A11 OF 33



HALF STOREY
3/16" = 1'-0"



2nd STOREY
3/16" = 1'-0"



1st STOREY
3/16" = 1'-0"

DUPLEX
LOT 5

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604 952 4448
FAX:
888 698 4758
EMAIL:
permits@sarahgallop.com

PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

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A 12 OF 33

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FRONT ELEVATION
3/16" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"



DUPLEX
LOT 5



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PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

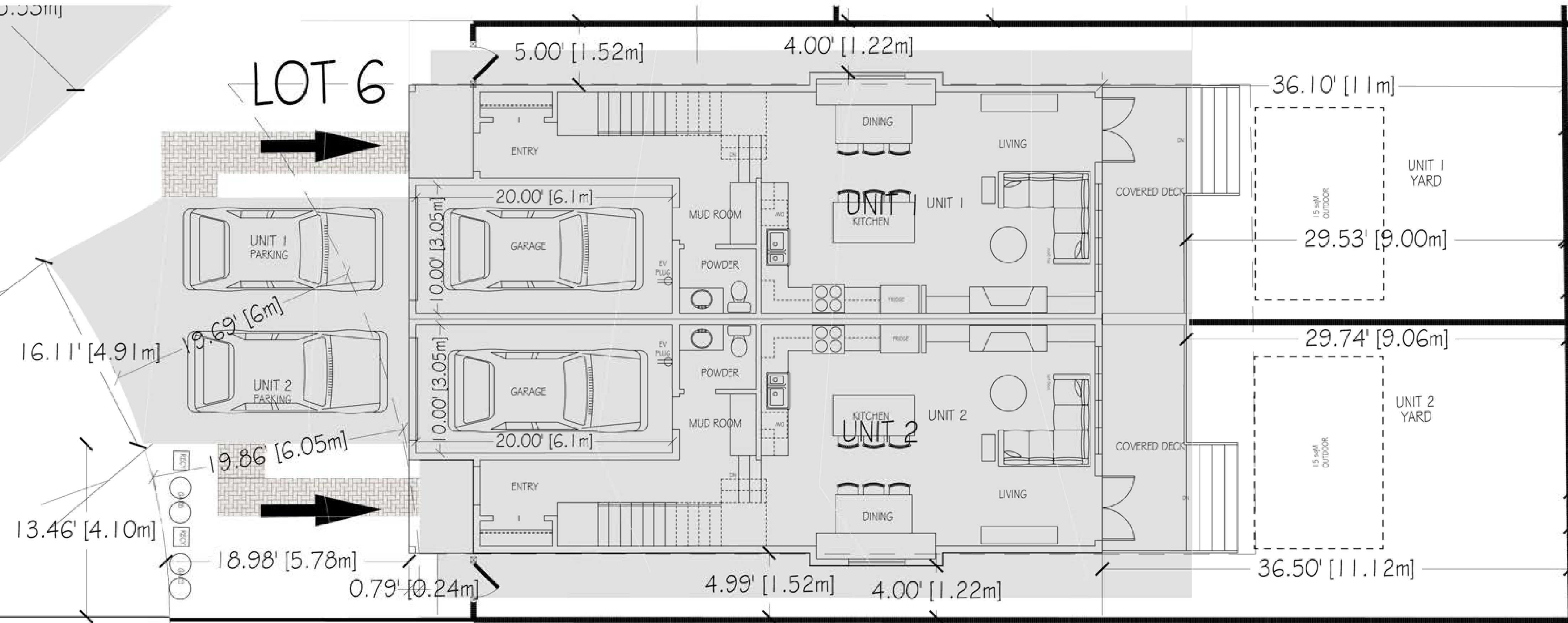
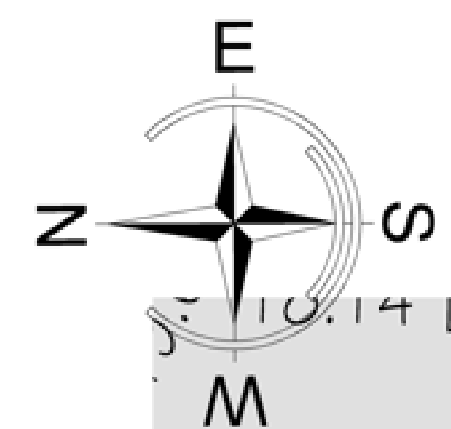
DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

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SITE PLAN
3/16" = 1'-0"



SIDE ELEVATION
3/16" = 1'-0"

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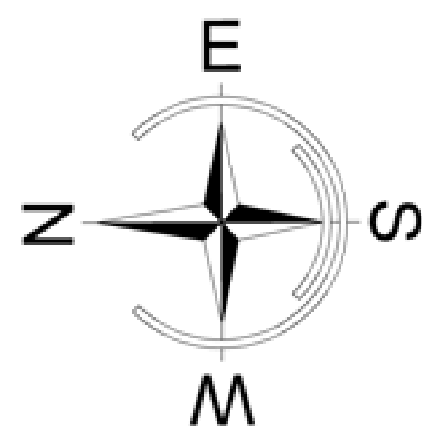
DATE: MAY 9, 2026

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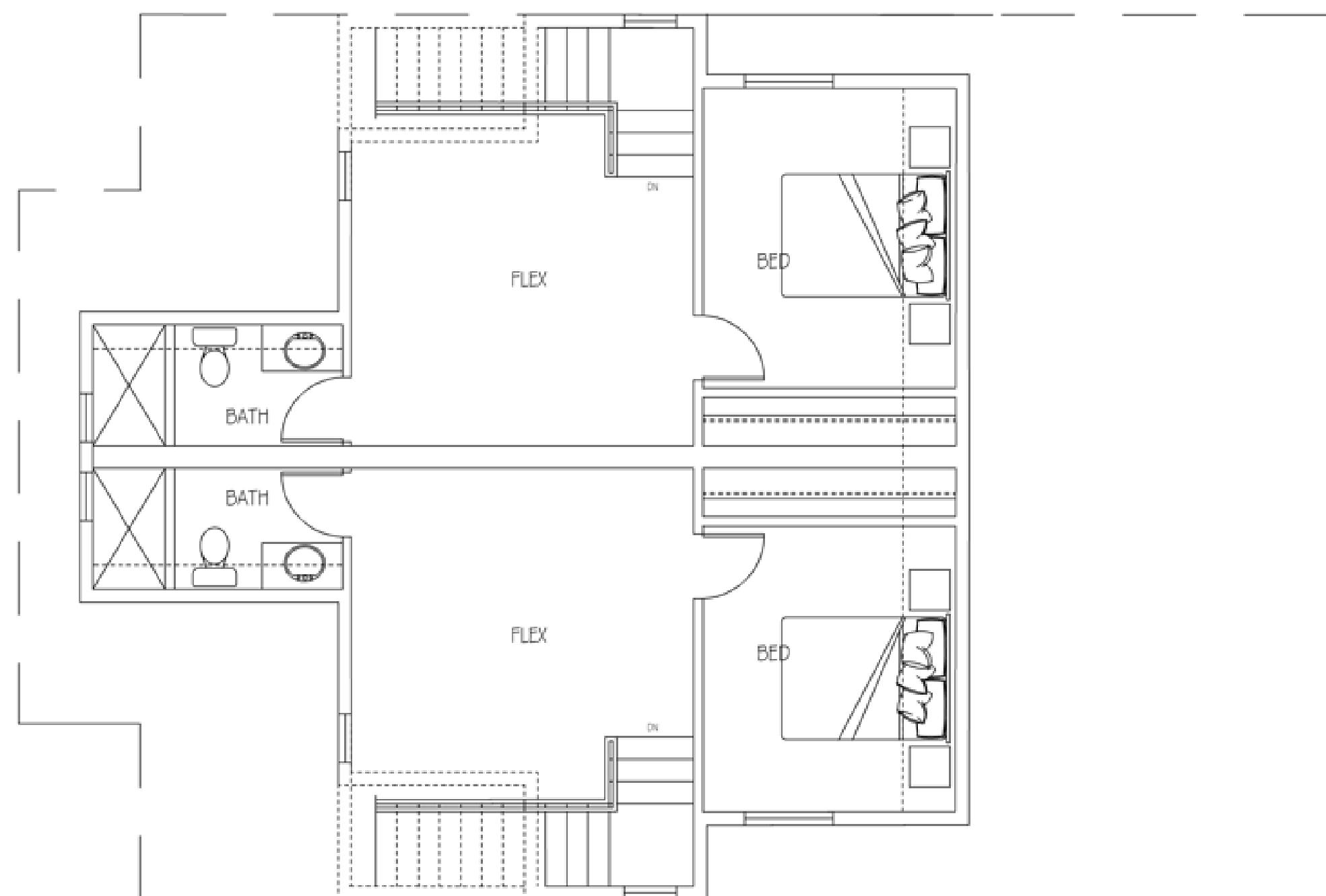
SHEET:

DUPLEX
LOT 6

A14OF 33



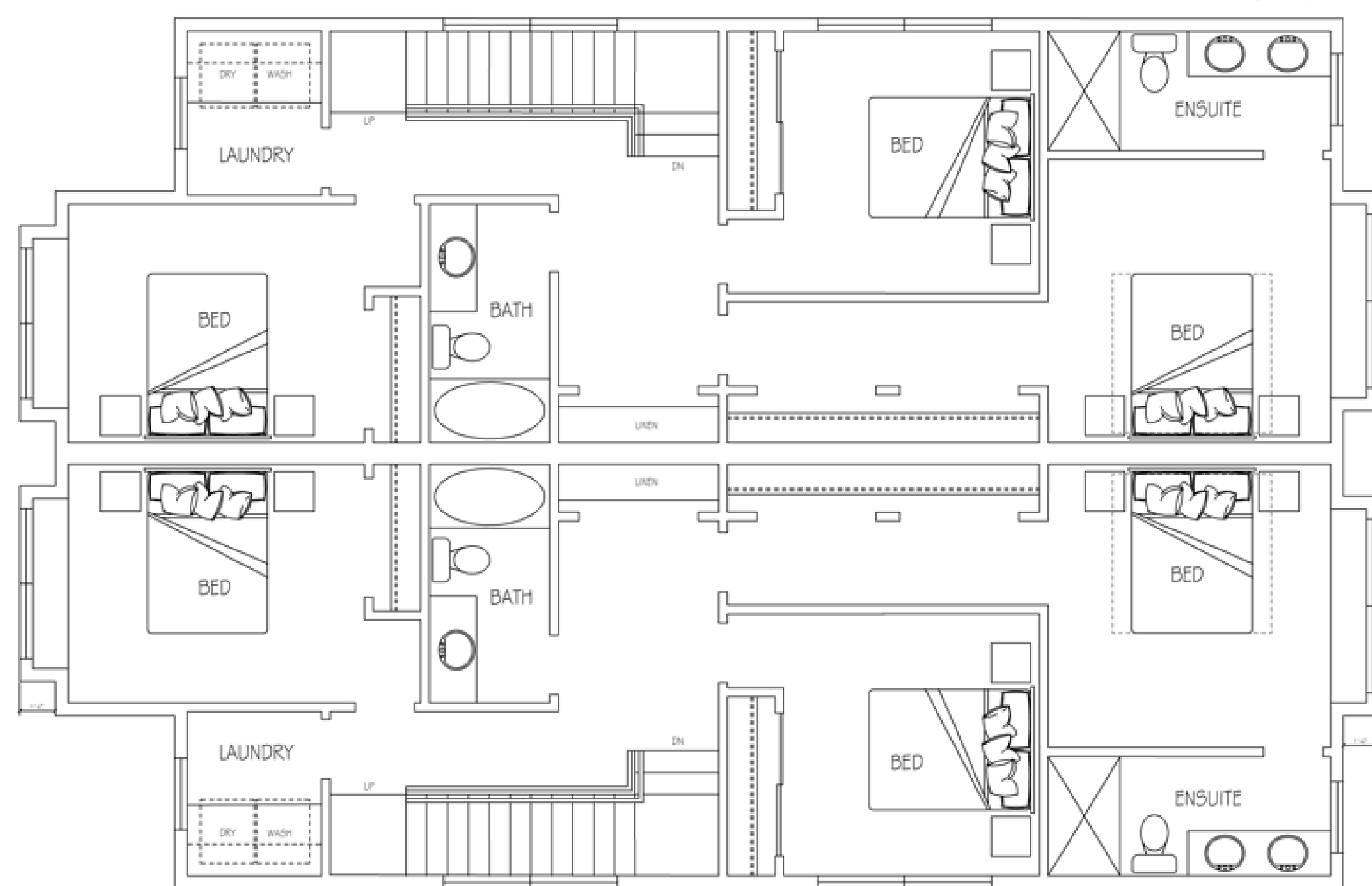
HALF STOREY
3/16" = 1'-0"



HALF STOREY
470 SQFT

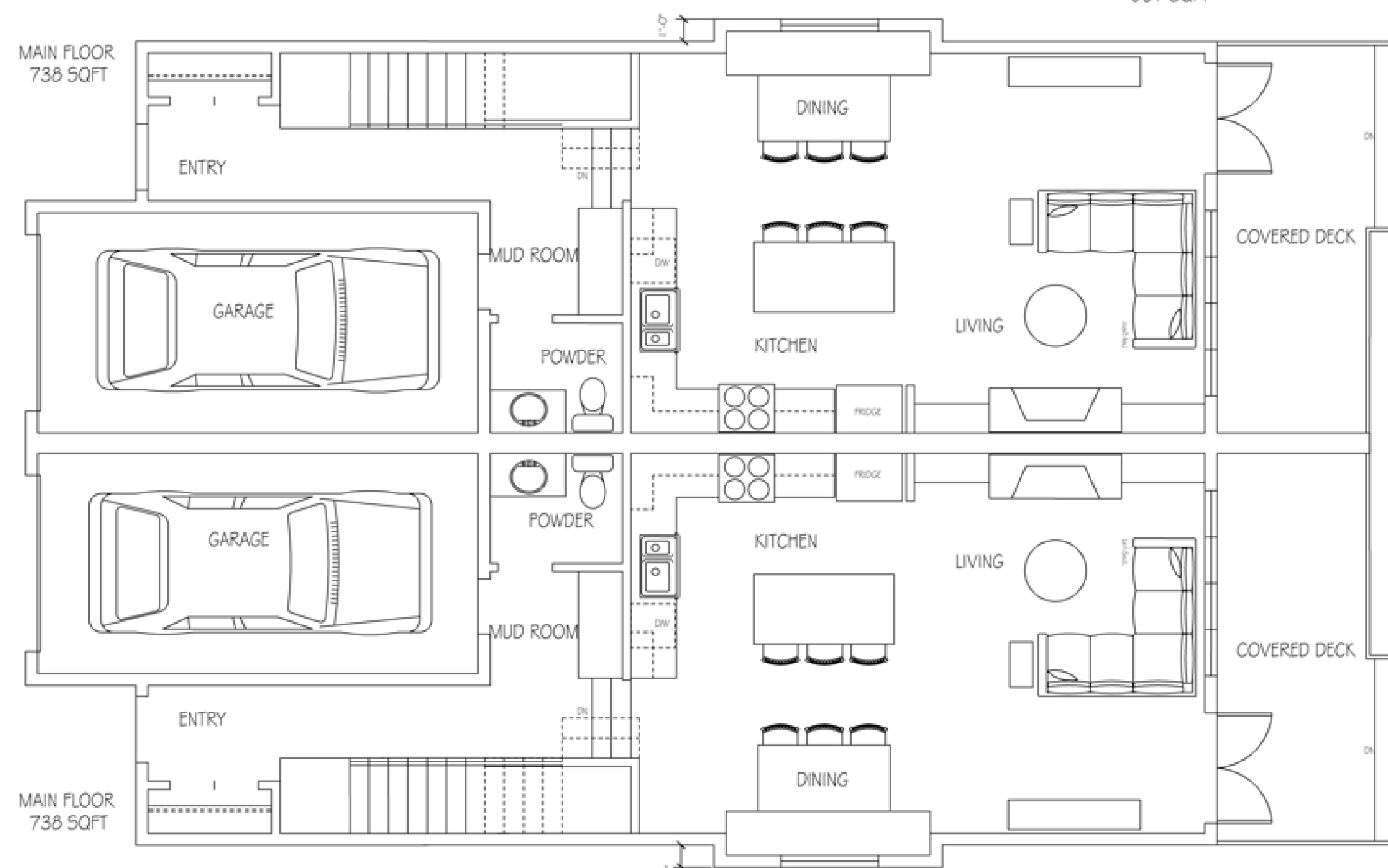
UPPER FLOOR
951 SQFT

2nd STOREY
3/16" = 1'-0"



UPPER FLOOR
951 SQFT

1st STOREY
3/16" = 1'-0"



MAIN FLOOR
738 SQFT

MAIN FLOOR
738 SQFT



FRONT ELEVATION



DUPLEX
LOT 6

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1ST AVE DEVELOPMENT

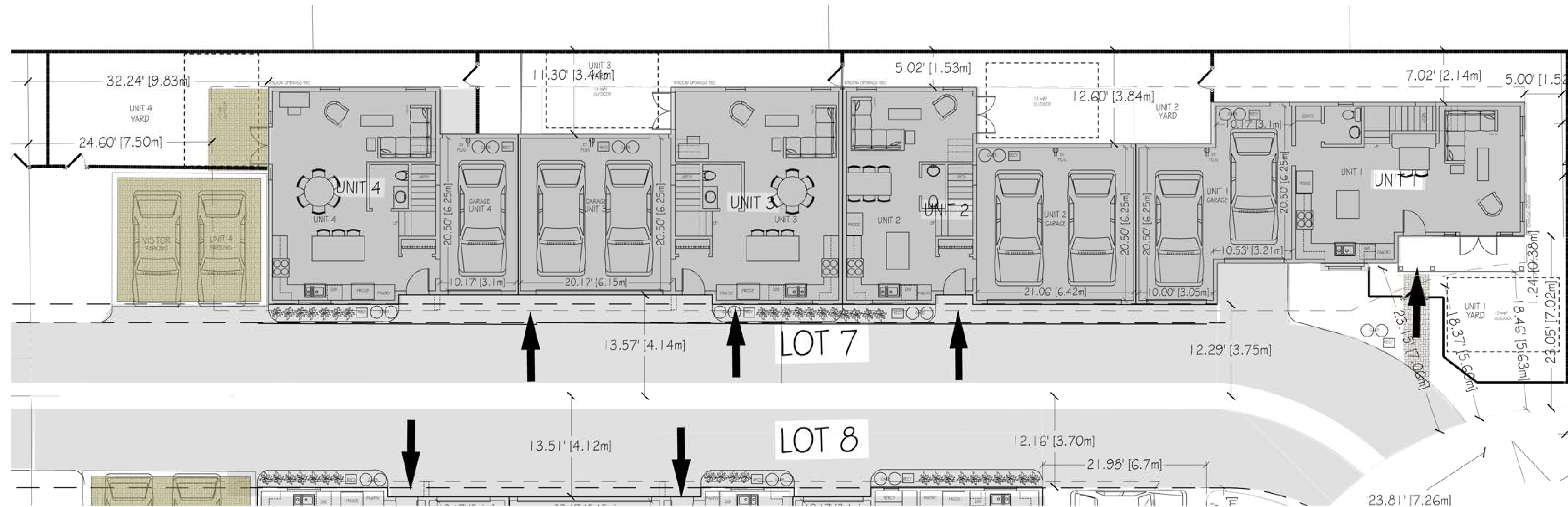
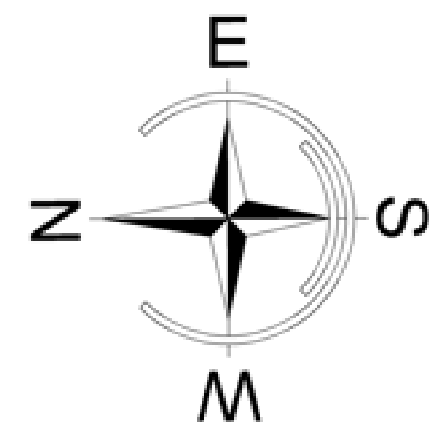
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DATE: MAY 9, 2026

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 SITE PLAN
1/8" = 1'-0"



 LANE ELEVATION
1/8" = 1'-0"

FOURPLEX LOT 7

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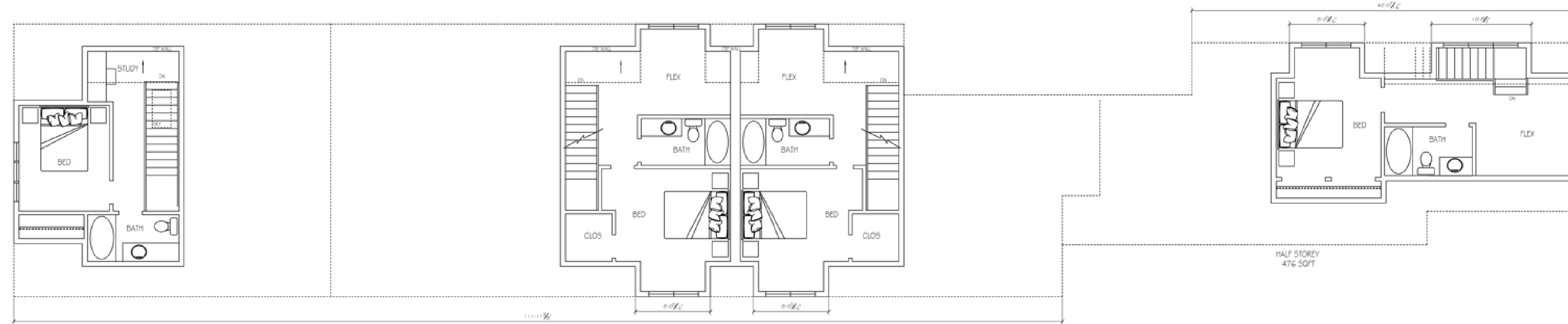
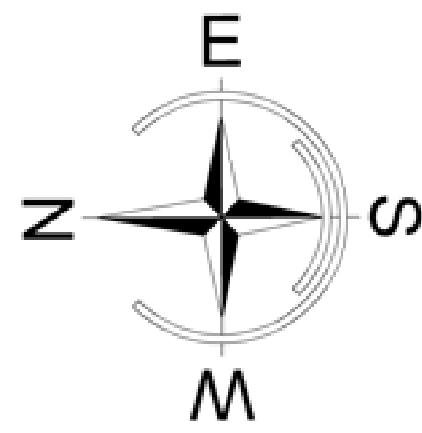
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DATE: MAY 9, 2026

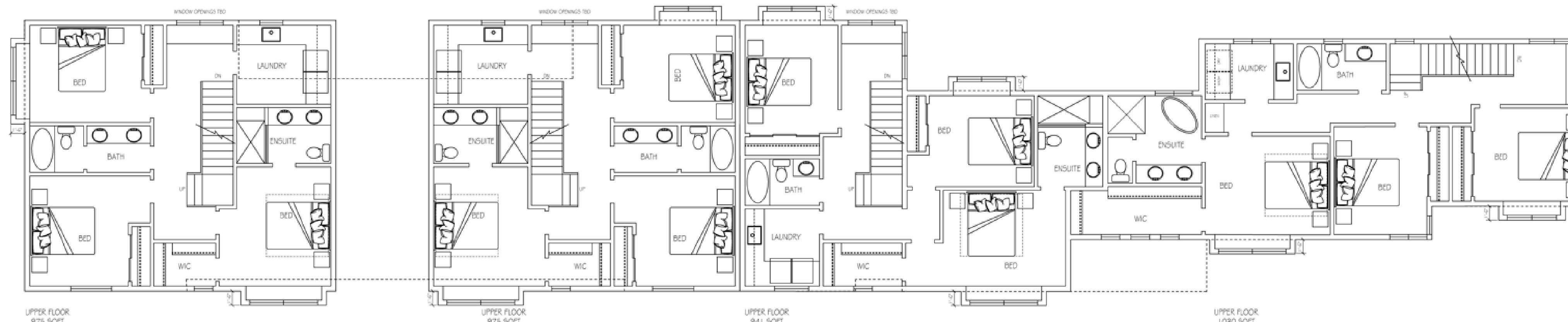
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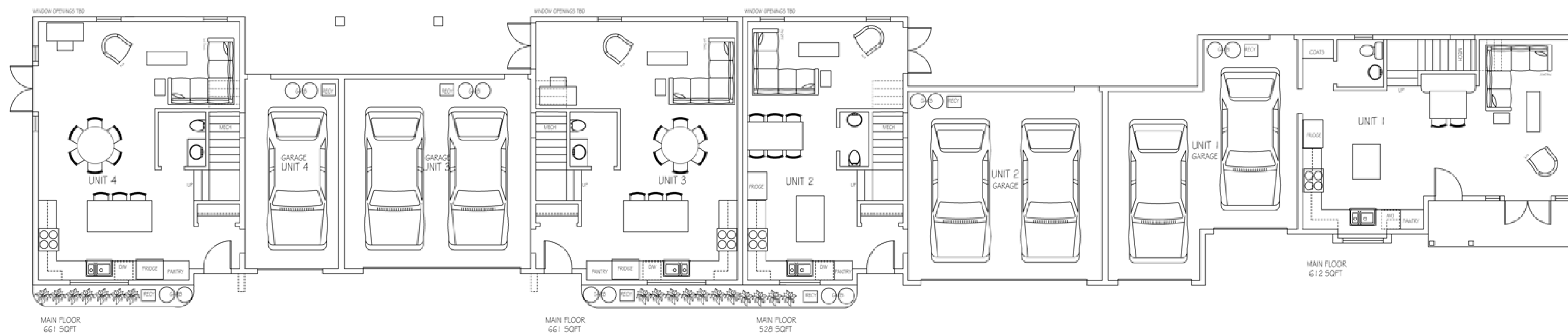
A16OF 33



HALF STOREY
1/8" = 1'-0"



2nd STOREY
1/8" = 1'-0"



1st STOREY
1/8" = 1'-0"

FOURPLEX LOT 7

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A17 OF 33

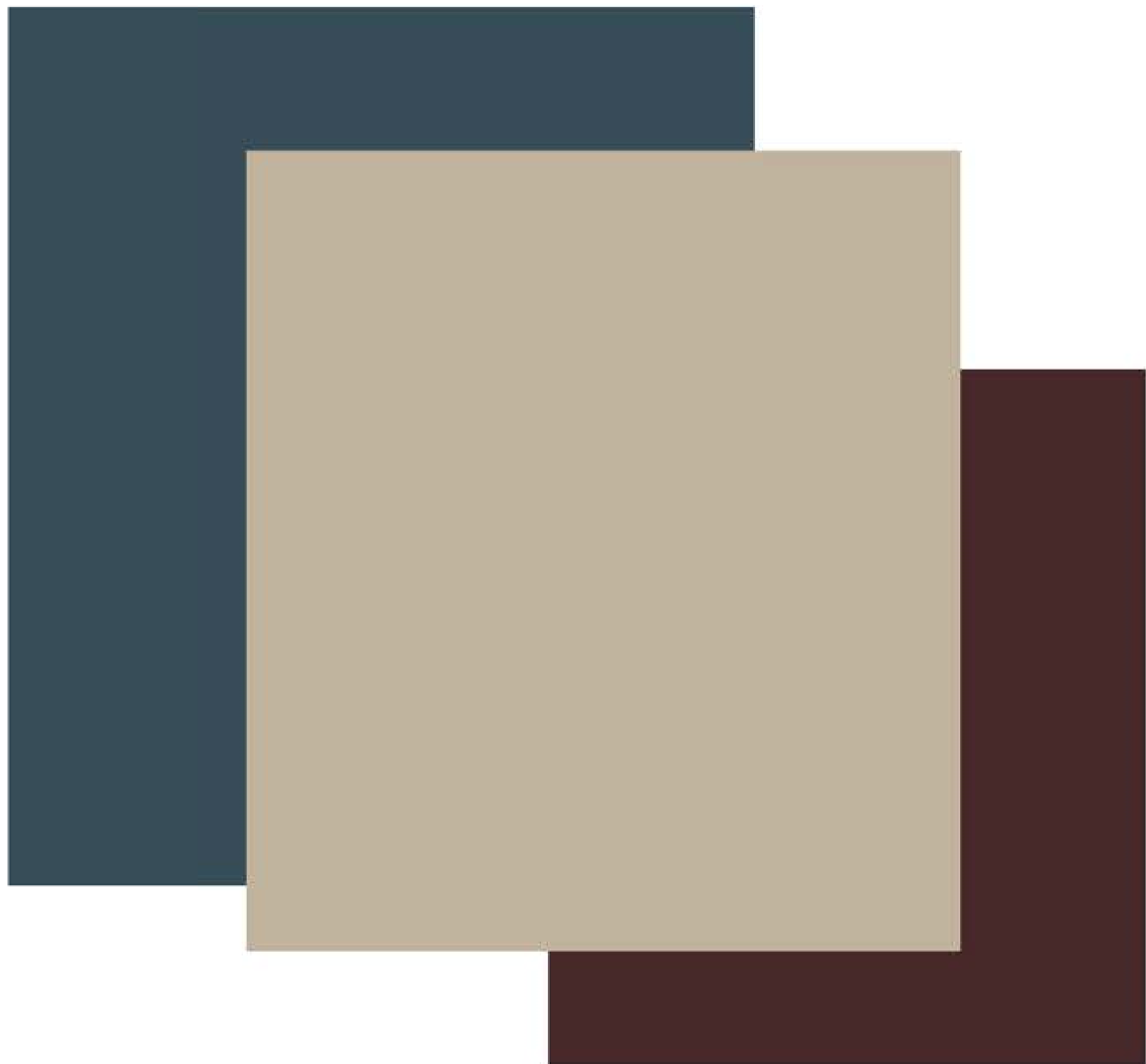
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FRONT ELEVATION (PARTIAL)



FOURPLEX
LOT 7



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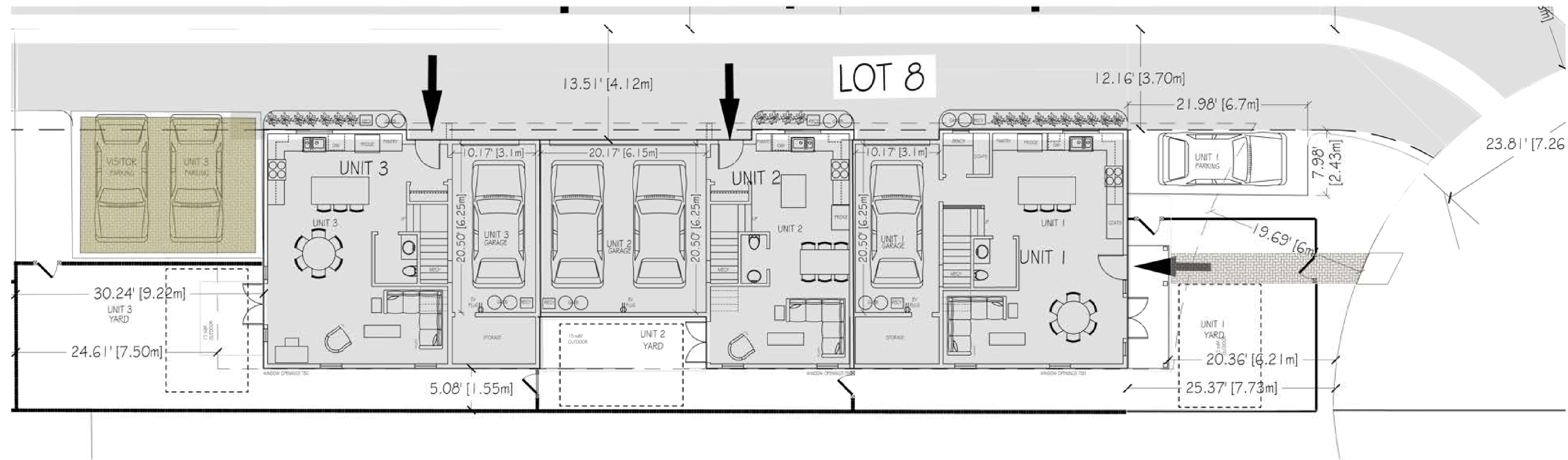
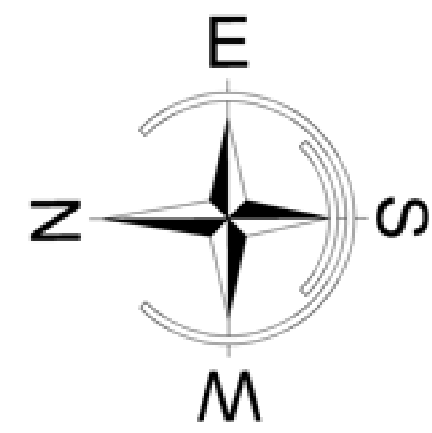
DRAWN BY: SG CHECKED BY: SG

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SHEET:

A 18 OF 33



SITE PLAN
1/8" = 1'-0"



SIDE ELEVATION
1/8" = 1'-0"

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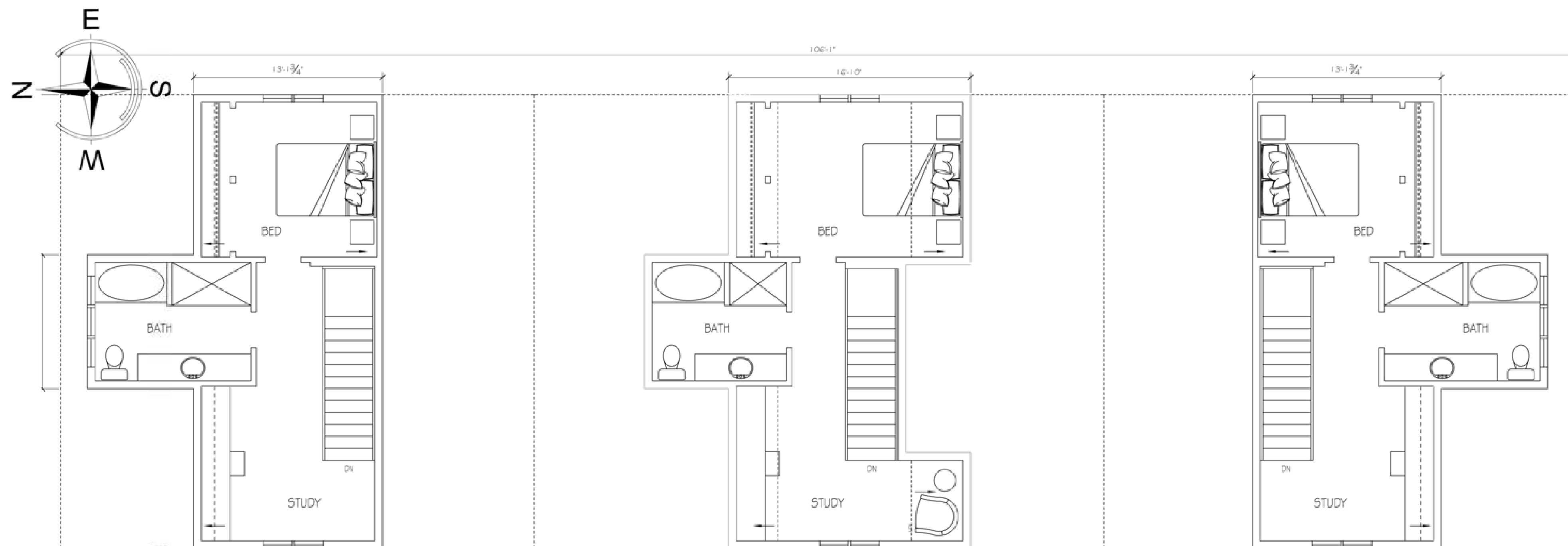
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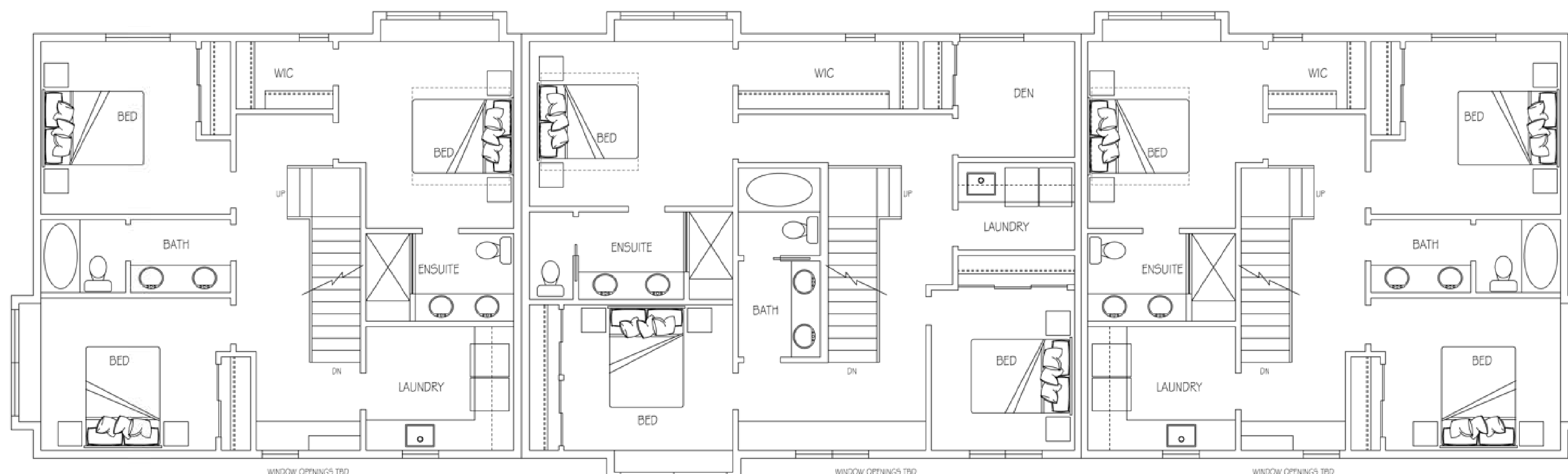
SHEET:

THREEPLEX
LOT 8

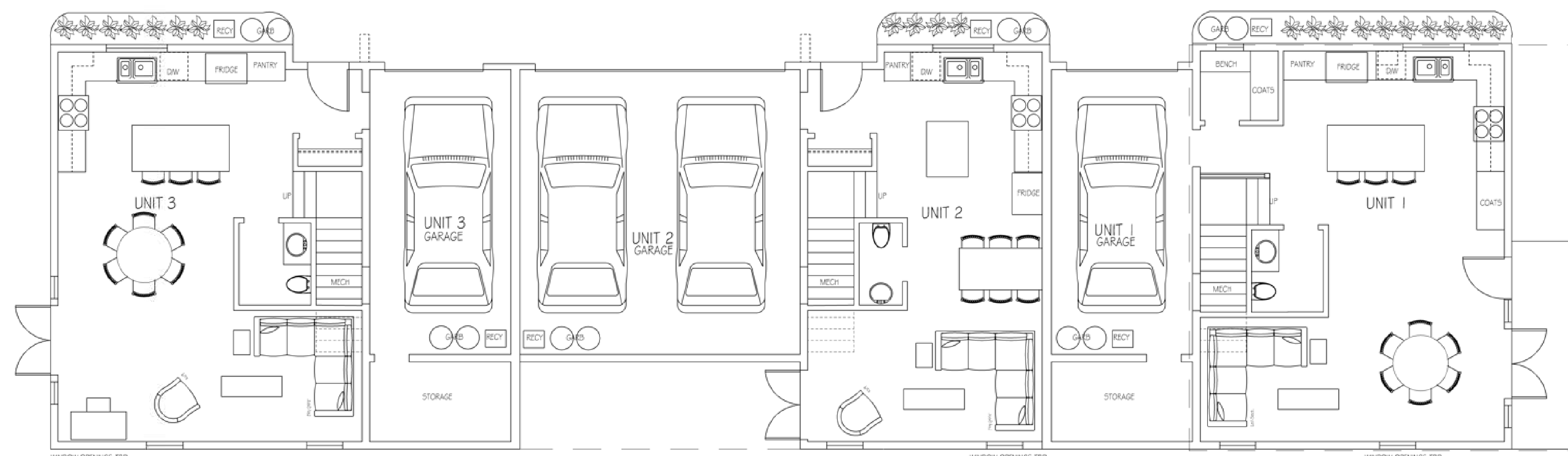
A19OF 33



HALF STOREY
3/16" = 1'-0"



2nd STOREY
3/16" = 1'-0"



1st STOREY
3/16" = 1'-0"



FRONT ELEVATION



THREEPLEX LOT 8

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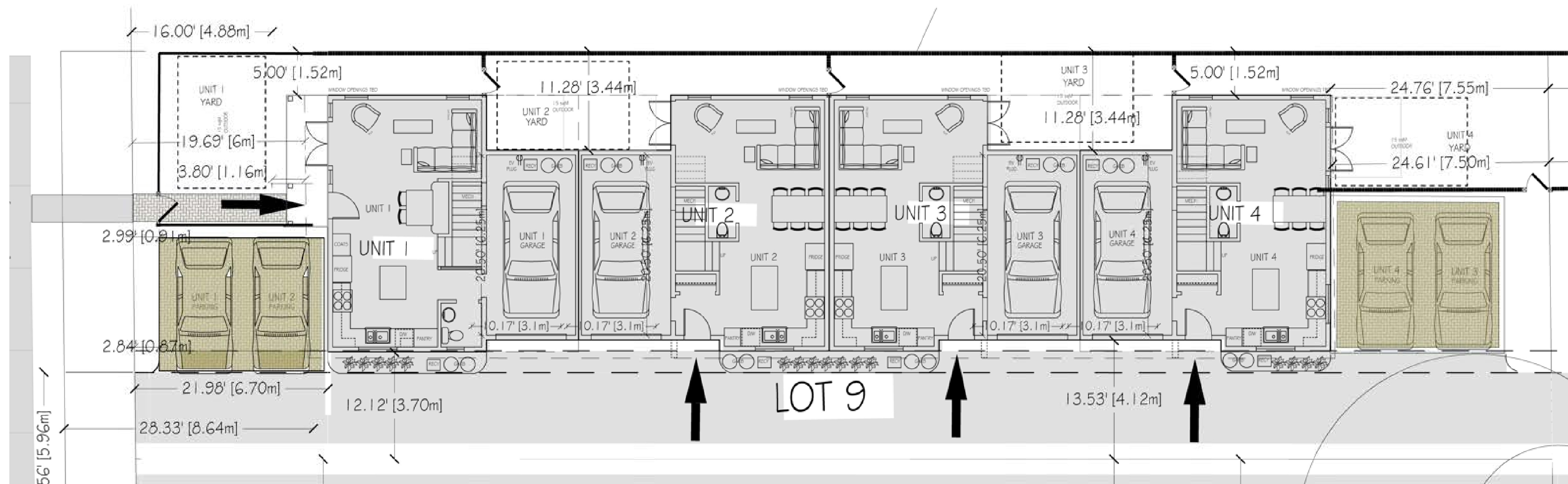
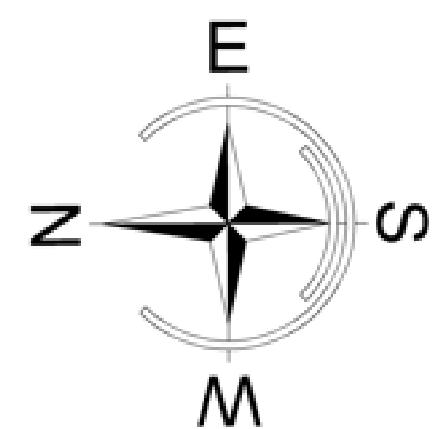
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SITE PLAN
1/8" = 1'-0"



LANE ELEVATION
3/16" = 1'-0"

FOURPLEX LOT 9

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BASSI PROPERTIES
1ST AVE DEVELOPMENT

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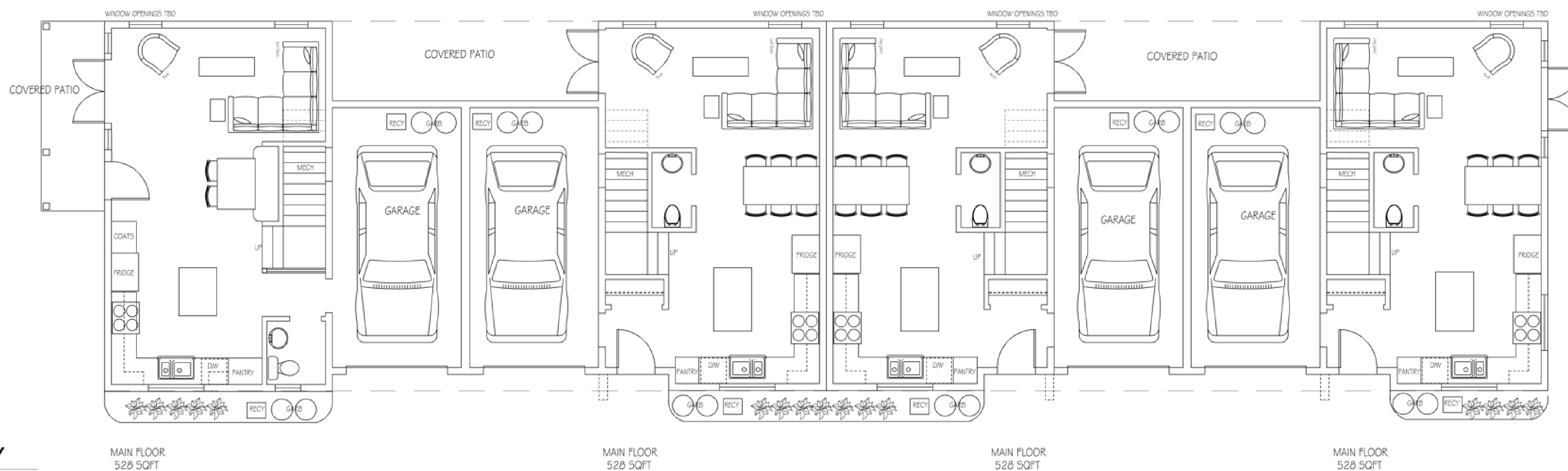
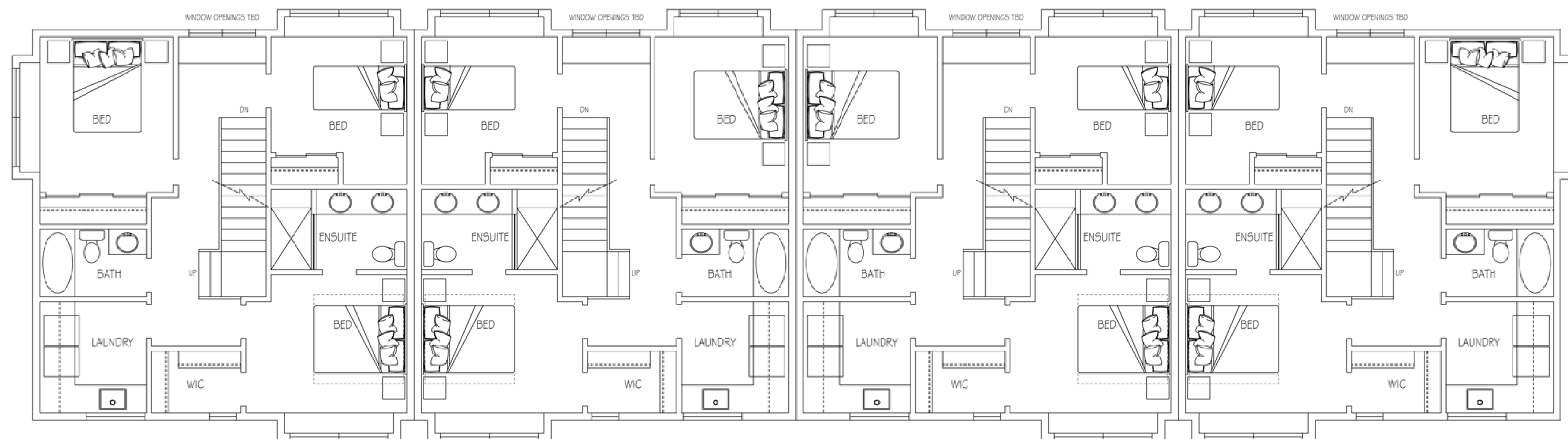
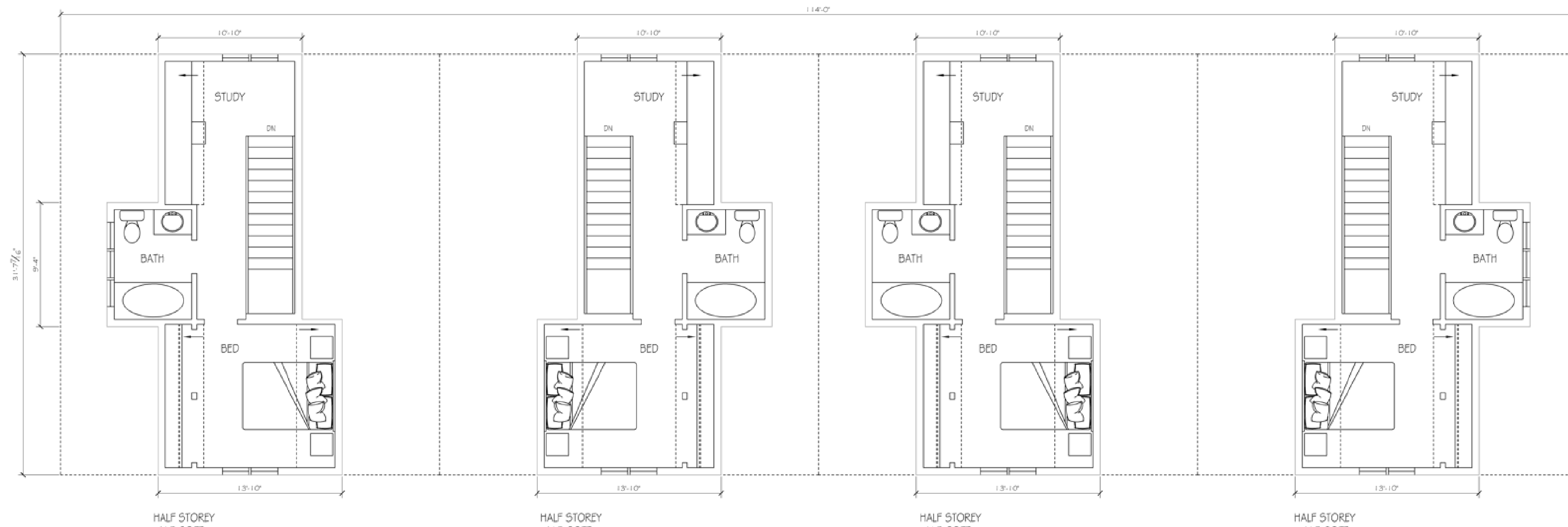
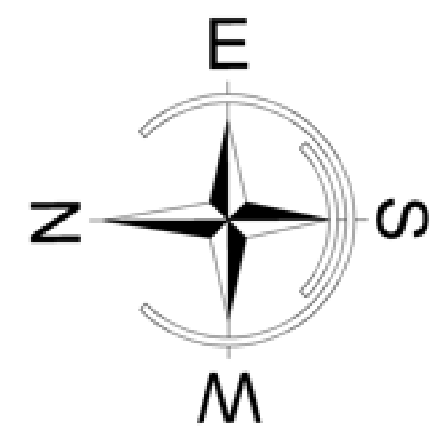
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FOURPLEX LOT 9

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PROJECT:
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1ST AVE DEVELOPMENT

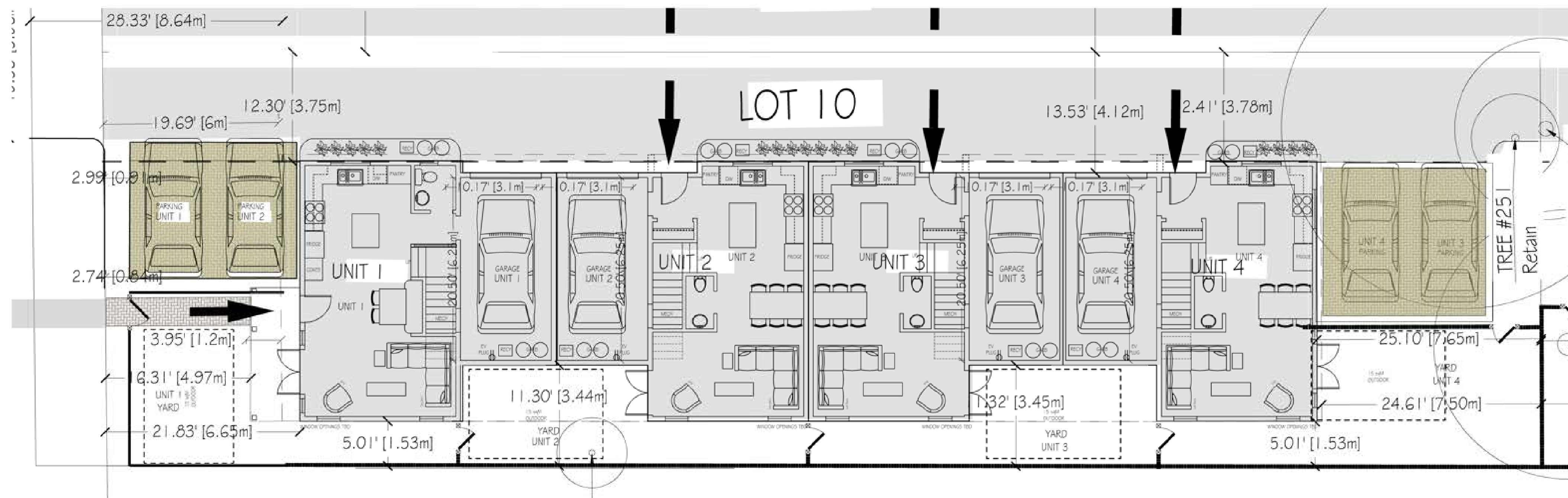
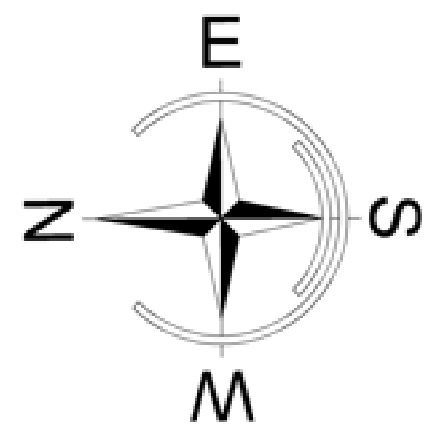
DRAWN BY: SG CHECKED BY: SG

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SITE PLAN
1/8" = 1'-0"



LANE ELEVATION
3/16" = 1'-0"

FOURPLEX LOT 10

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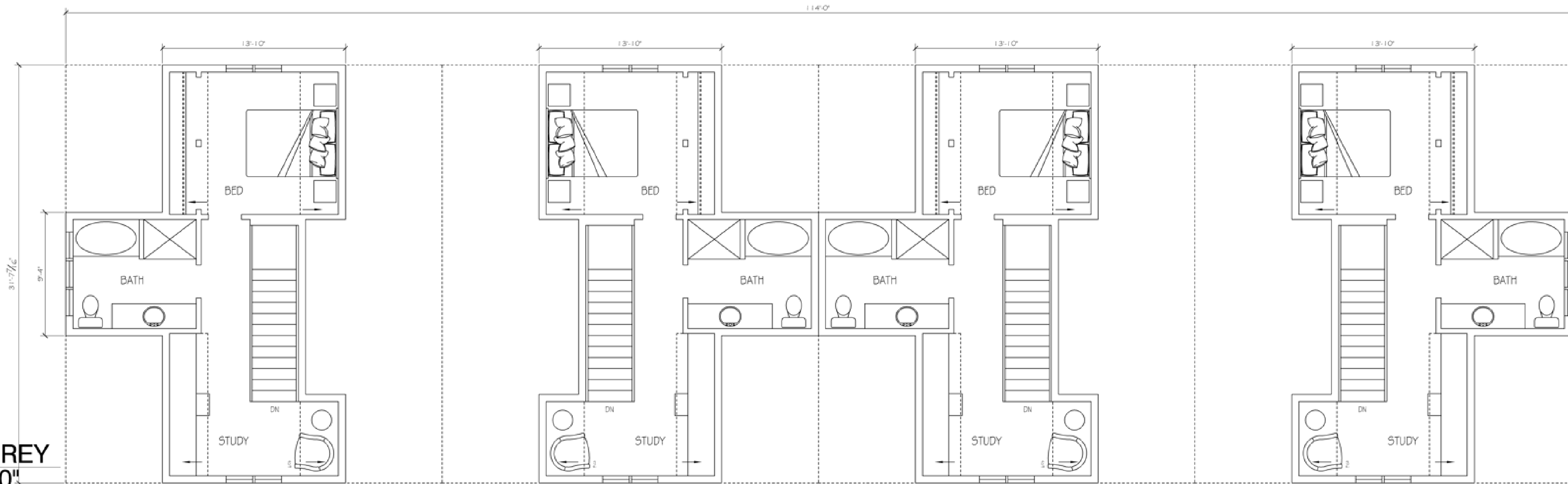
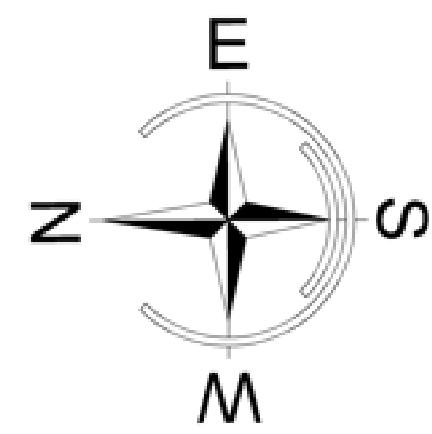
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BASSI PROPERTIES
1ST AVE DEVELOPMENT

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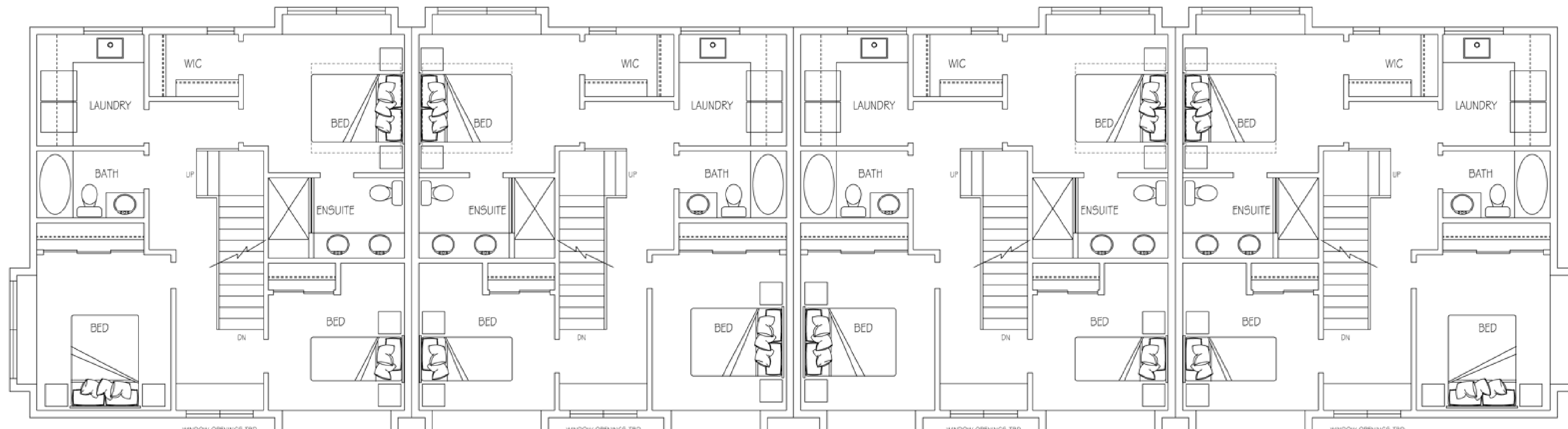
HALF STOREY
3/16" = 1'-0"

HALF STOREY
466 SQFT

HALF STOREY
466 SQFT

HALF STOREY
466 SQFT

HALF STOREY
466 SQFT



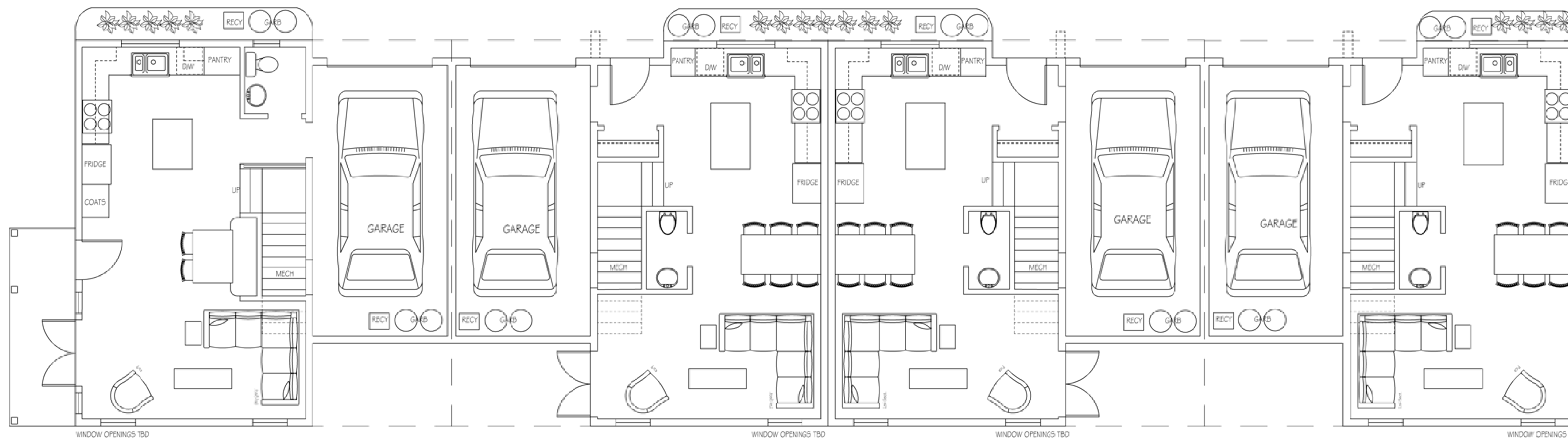
2nd STOREY
3/16" = 1'-0"

UPPER FLOOR
830 SQFT

UPPER FLOOR
830 SQFT

UPPER FLOOR
830 SQFT

UPPER FLOOR
830 SQFT



1st STOREY
3/16" = 1'-0"

MAIN FLOOR
528 SQFT

MAIN FLOOR
528 SQFT

MAIN FLOOR
528 SQFT

MAIN FLOOR
528 SQFT

FOURPLEX LOT 10

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1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

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1 -

PROPERTY LINE



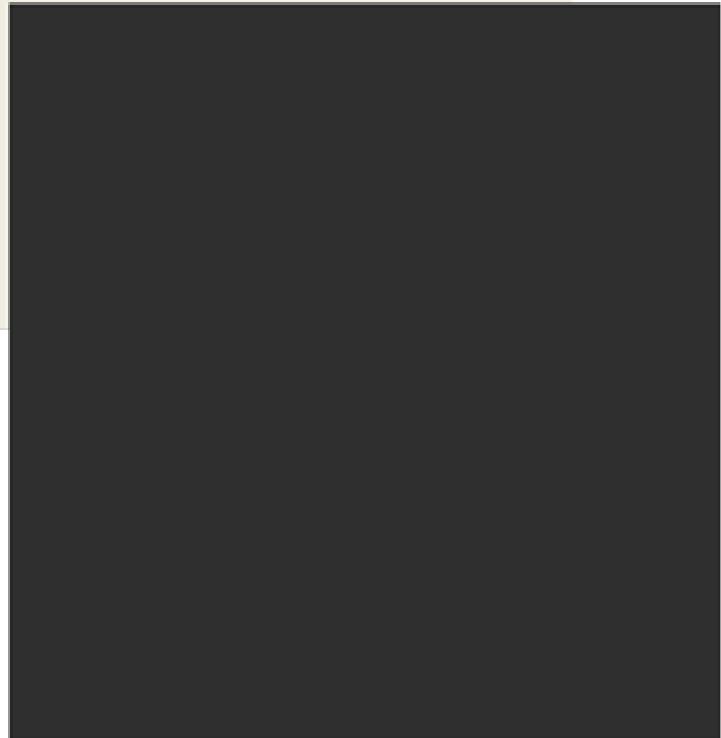
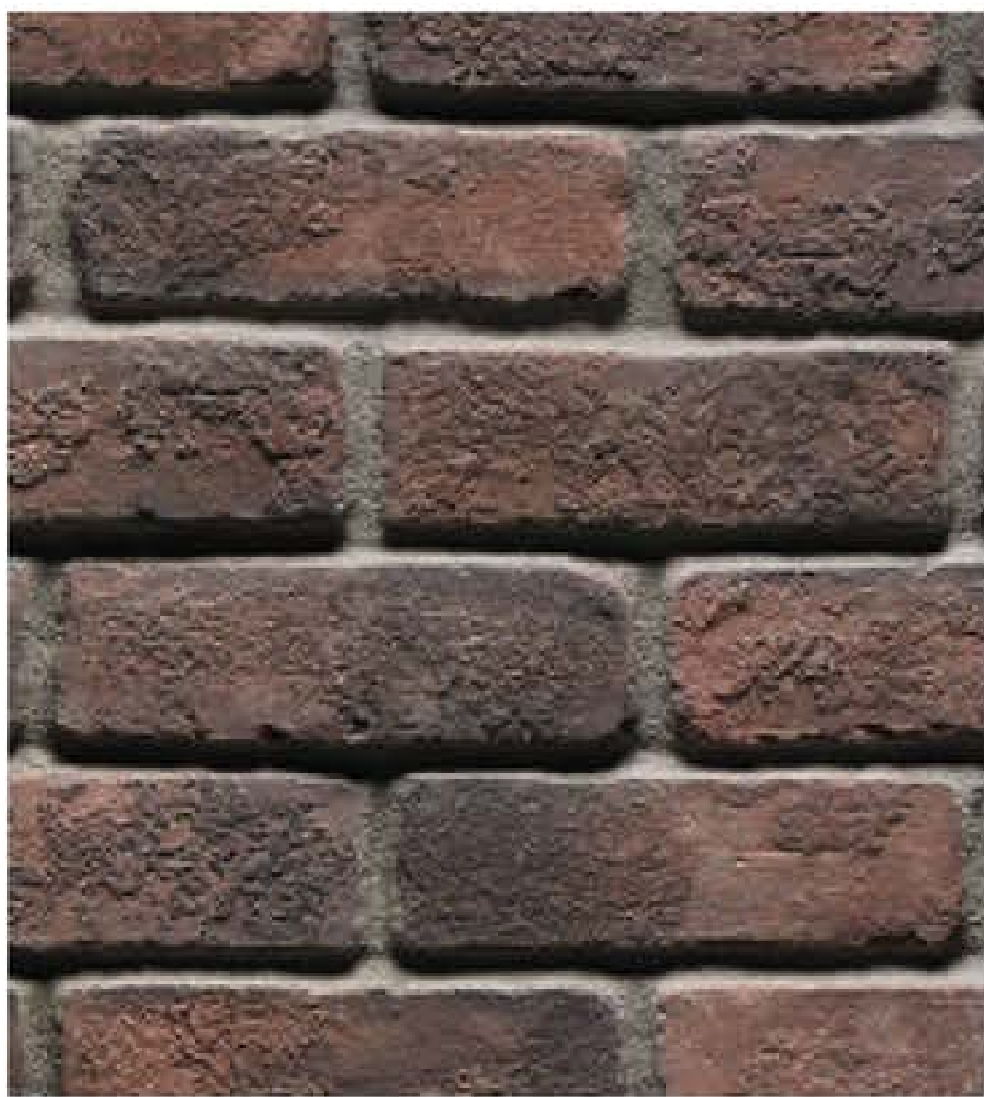
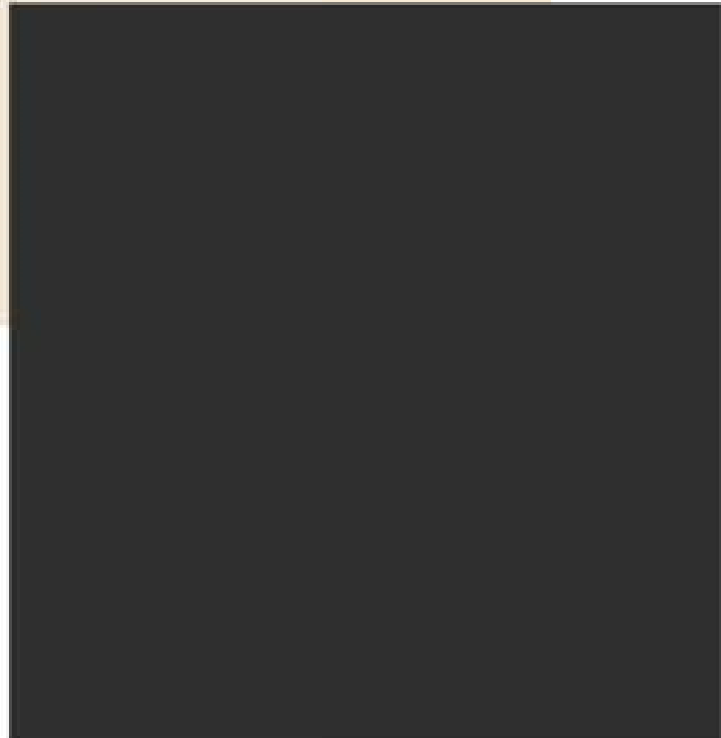
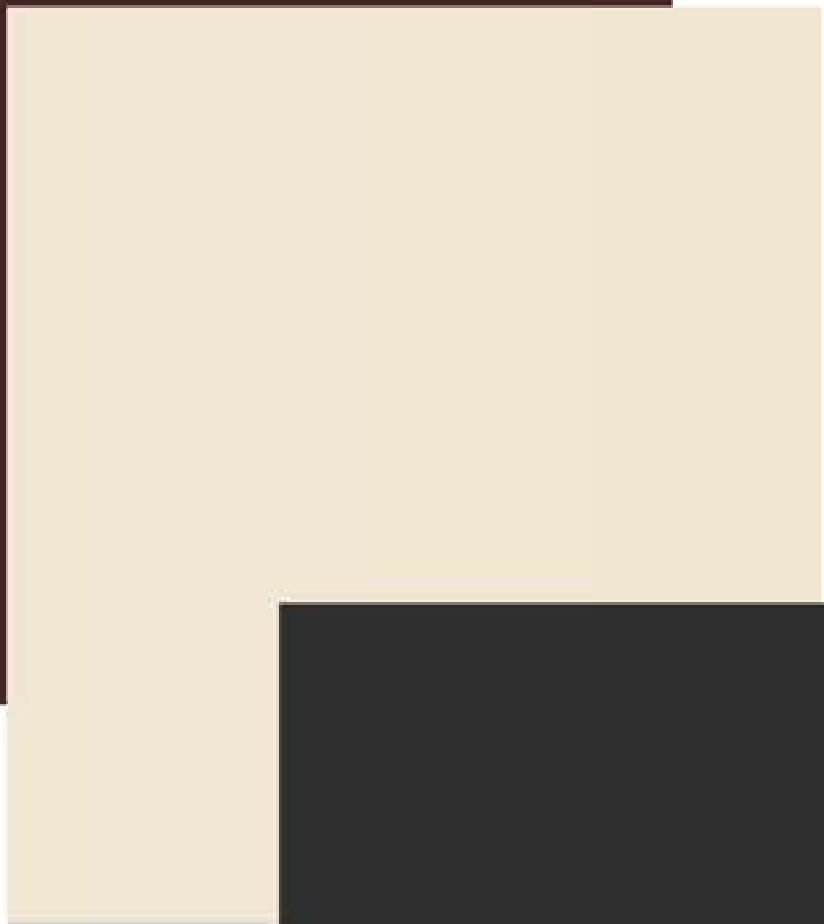
FRONT ELEVATION LOT 9

PROPERTY LINE



FRONT ELEVATION LOT 10

PROPERTY LINE



FOURPLEX
LOT 9 + 10



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1ST AVE DEVELOPMENT

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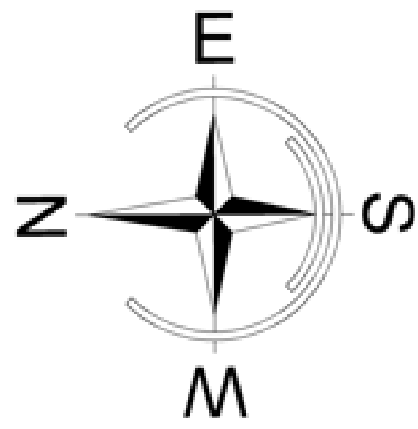
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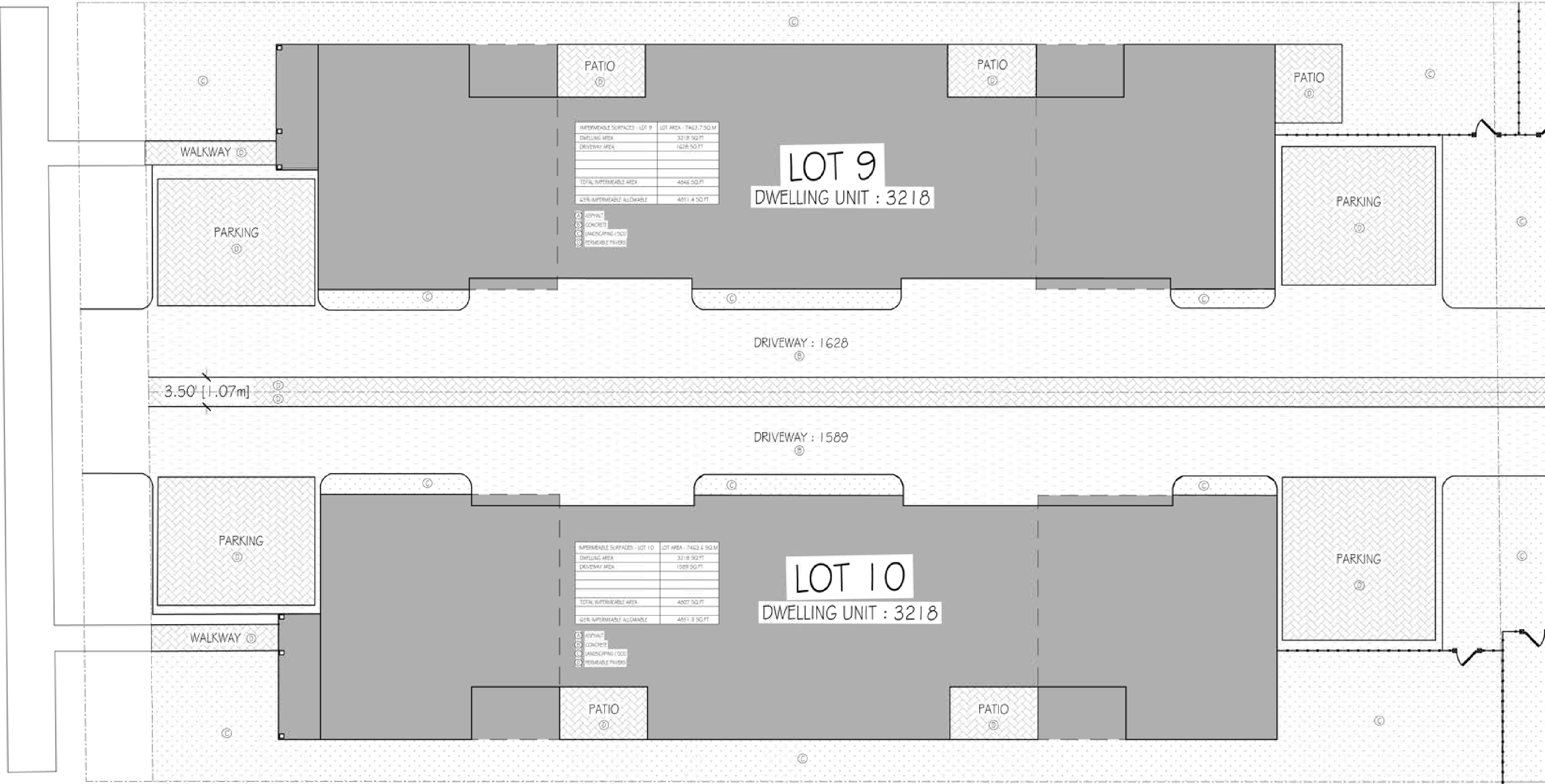
-

SHEET:

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1ST AVENUE



IMPERMEABLE PLAN
1/4" = 1'-0"

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permits@sarahgallop.com

PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

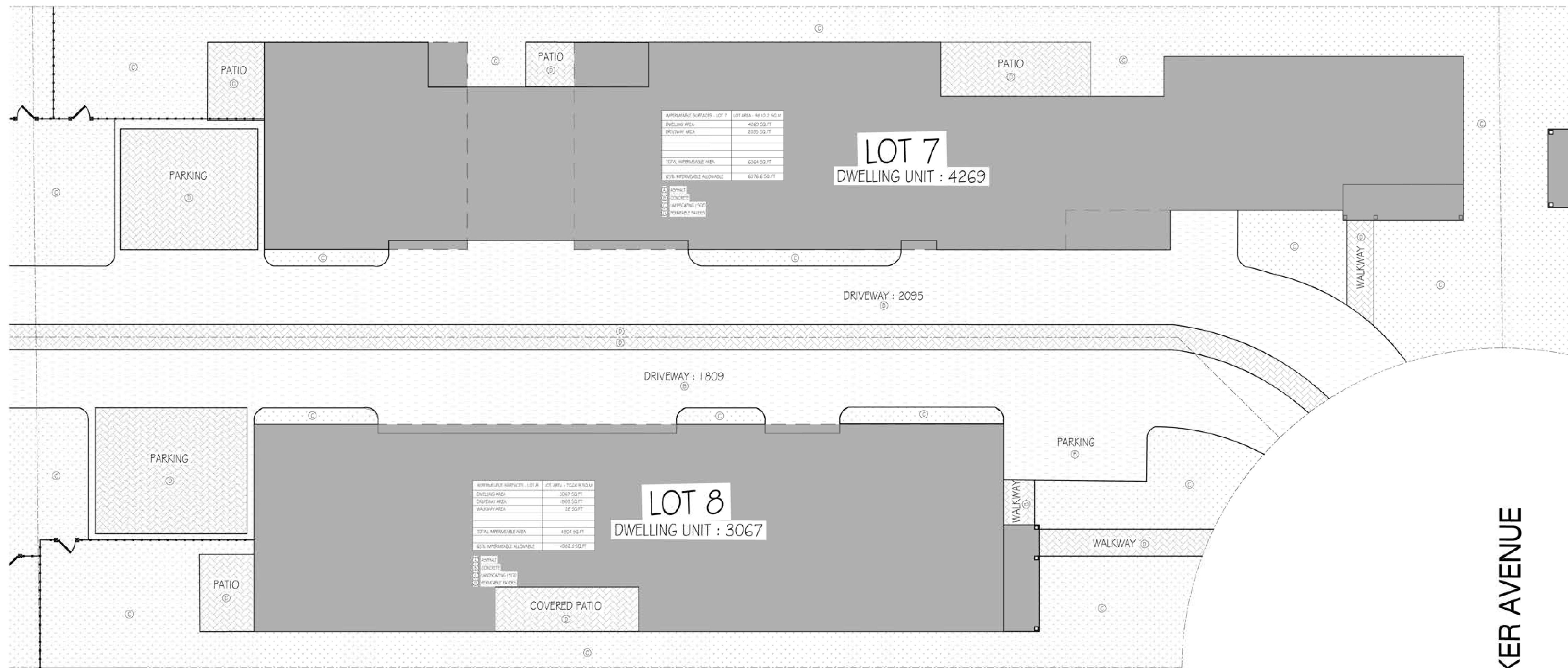
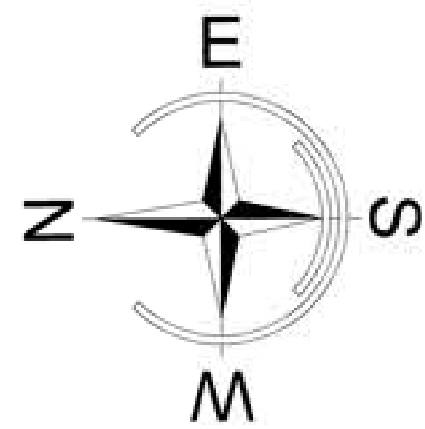
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DATE: MAY 9, 2026

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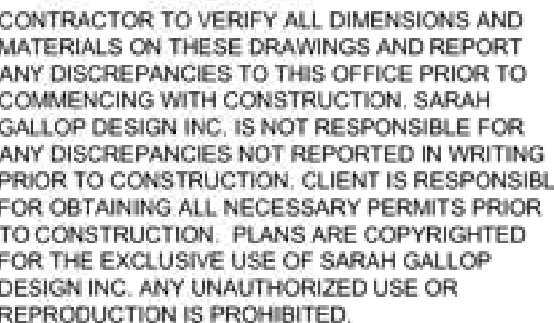
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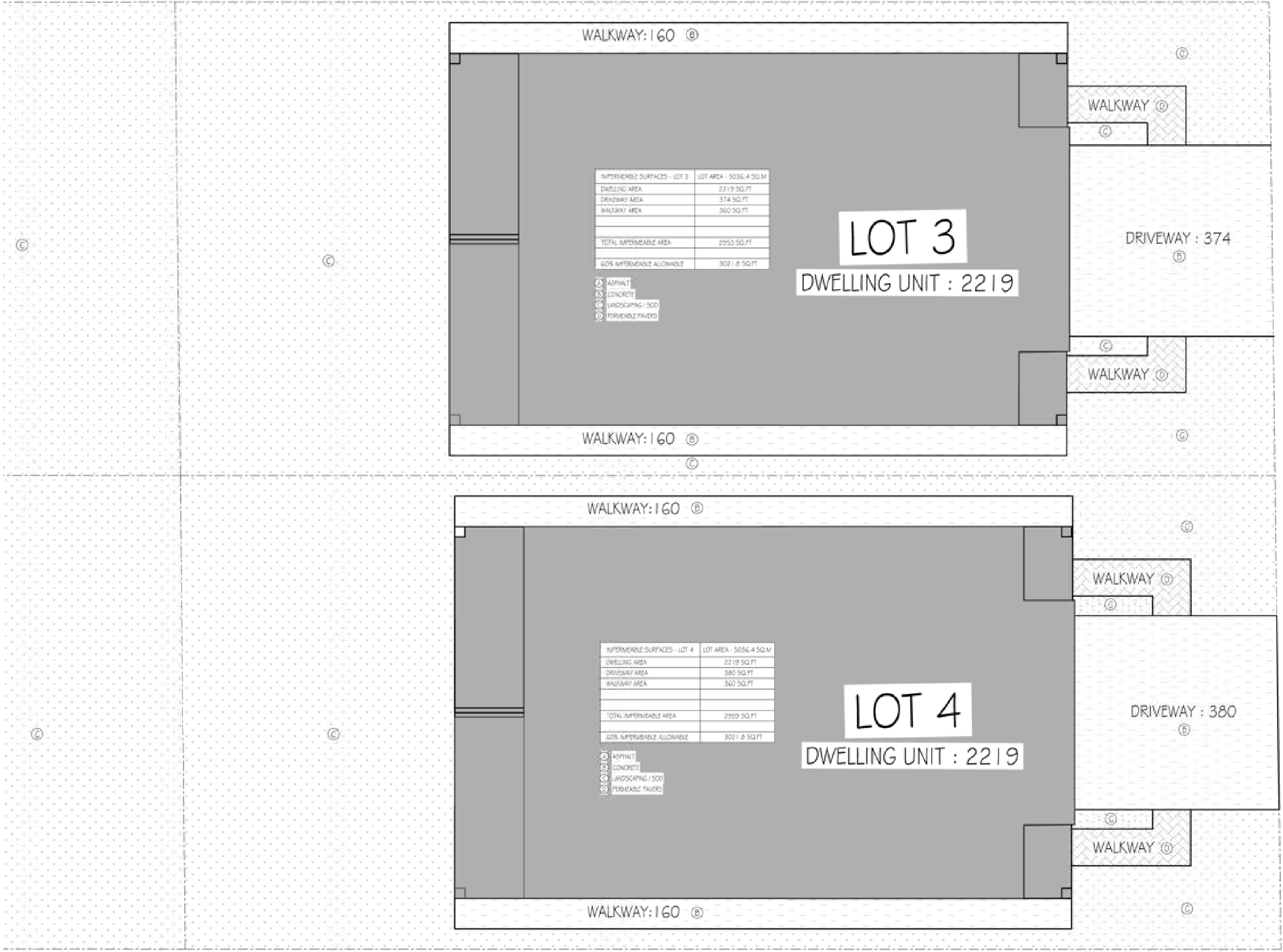
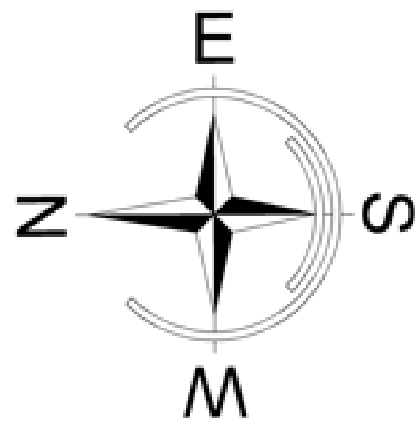


WALKER AVENUE



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SHEE



PROP. ROAD
DEDICATION

IMPERMEABLE PLAN
1/4" = 1'-0"

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LOT 1 + 2 (WALLACE)
CONCEPTUAL RENDERING



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LOT 9 + 10 (1st AVE)
CONCEPTUAL RENDERING



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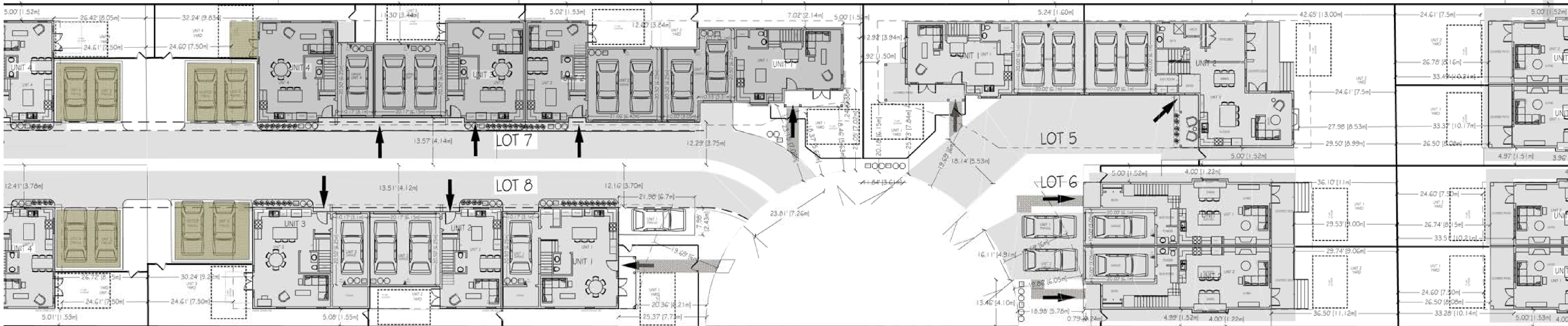
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LOT 5-8 (WALKER)
SITE PLAN