



Bassi Properties

A Delta-based development company with over 25 years of experience. As a trusted builder, we have successfully completed numerous projects throughout Delta, earning a strong reputation for quality, reliability, and community-minded development. Our commitment goes beyond building homes—we focus on creating affordable housing options while fostering long-lasting relationships with the communities we serve.



Joss Designs Architect

With over 15 years of experience, Joss Designs creates homes that are livable, beautifully curated, and thoughtfully designed. Every project is built to enrich daily life and leave a lasting impact on the community.



PMG Landscape Architects

Award winning multi faceted landscape architects that provide sustainable designs that connect people to their community and environment through thoughtful integration of form and function.



Balance 3 Designs

Balance 3 Design is a bespoke Vancouver design firm that specializes in designing for the functionality of everyday life while bringing the beauty of classic esthetic lasting the test of time. They have 25 years of award-winning experience in residential and commercial design.



BASSI MULTI-FAMILY 5090 1st Avenue, Delta, BC V4M 1B5	PROJECT TEAM	PUBLIC INFORMATION MEETING 27-11-25 Version #: 1 CITY OF DELTA	PIM.01
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From 1st Avenue facing East



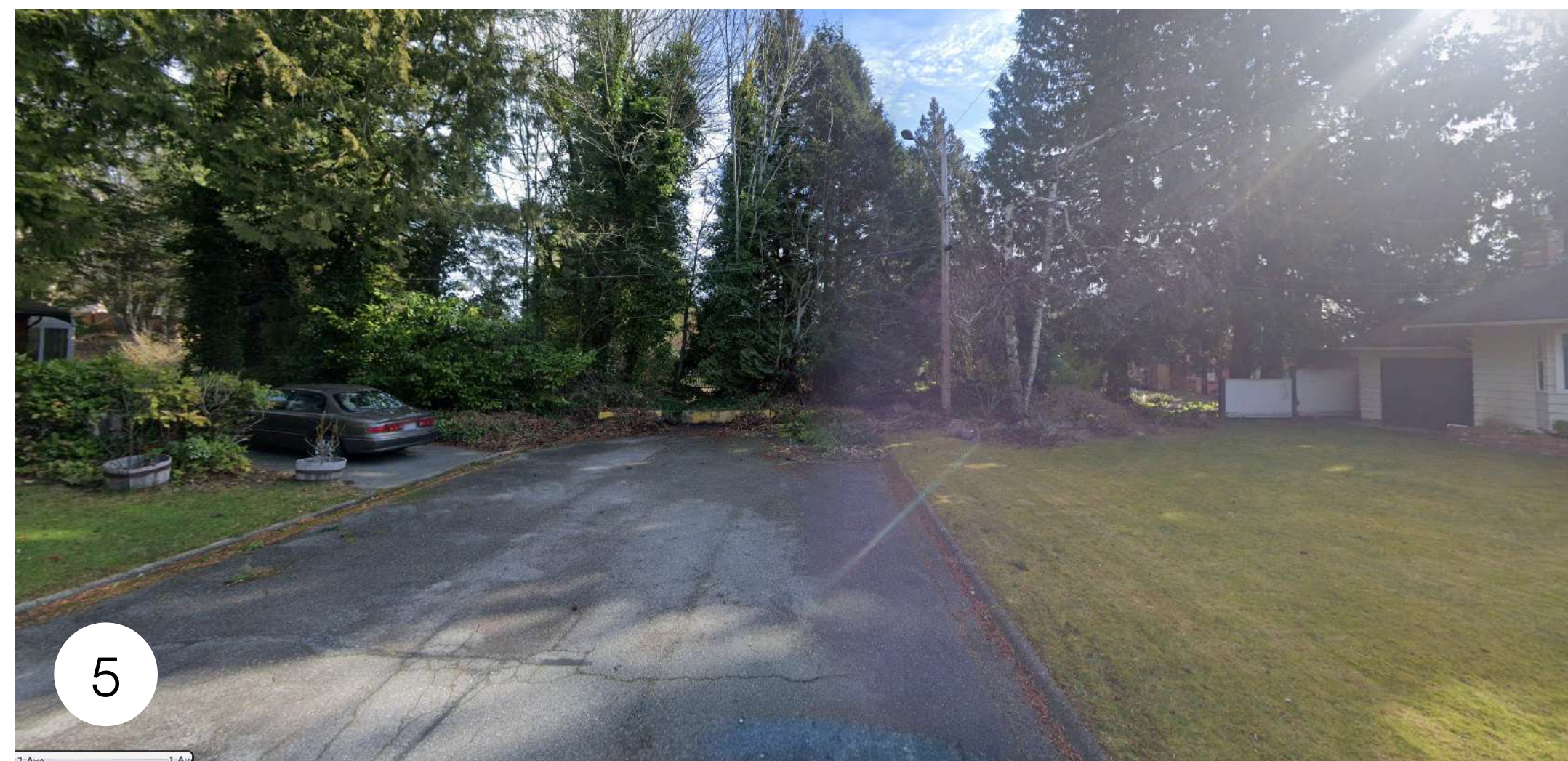
From 1st Avenue facing West



From Walker facing East



From Walker facing West



From Wallace facing East



From Wallace facing West

Project Description

- 10-lot subdivision, 35 new homes
- Focus on sustainability and community
- Diverse, livable housing aligned with City of Delta’s Housing Plan
- Aims to build community, create value, and enhance Delta’s housing landscape

Site Context

- Two-acre parcel fronting 1st Avenue
- Access: 1st Ave, Wallace Ave (E/W), Walker Ave
- Improvements:
 - Complete Wallace Ave
 - Finish Walker Ave cul-de-sac
 - Strengthen neighborhood connectivity



Architectural Character

- Blend of traditional + modern design
- Modern finishes with classic forms
- Softened massing for a welcoming streetscape
- Varied materials for visual interest and curb appeal
- Consistent with local character and scale



Materials and Colours

- Mix of fiber cement siding: horizontal, vertical, shingles
- Accents: wood tones, metal hip roofs, black-framed windows
- Palette: warm whites for a contemporary yet organic look
- Landscaping:
 - Complements architecture
 - Softens built form
 - Adds street-level interest and cohesion

Conclusion

- Designed by award-winning architects
- Enhances neighborhood character and community fabric
- Addresses housing needs with well-designed, livable homes
- Creates a lasting, positive impact for Delta’s future residents





3PLEX FRONT VIEW



3PLEX FRONT LEFT PERSPECTIVE



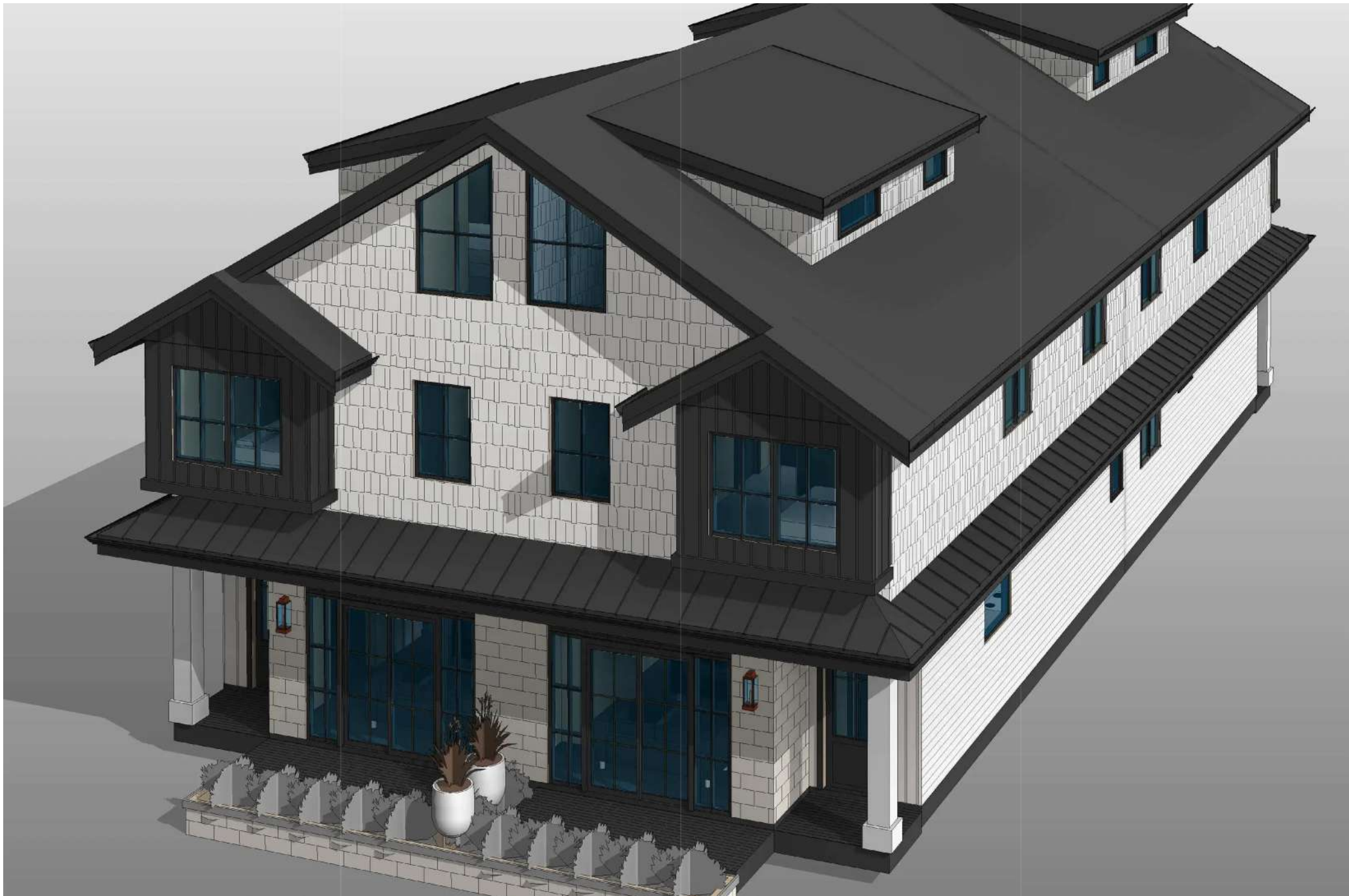
3PLEX REAR RIGHT PERSPECTIVE



4PLEX FRONT VIEW



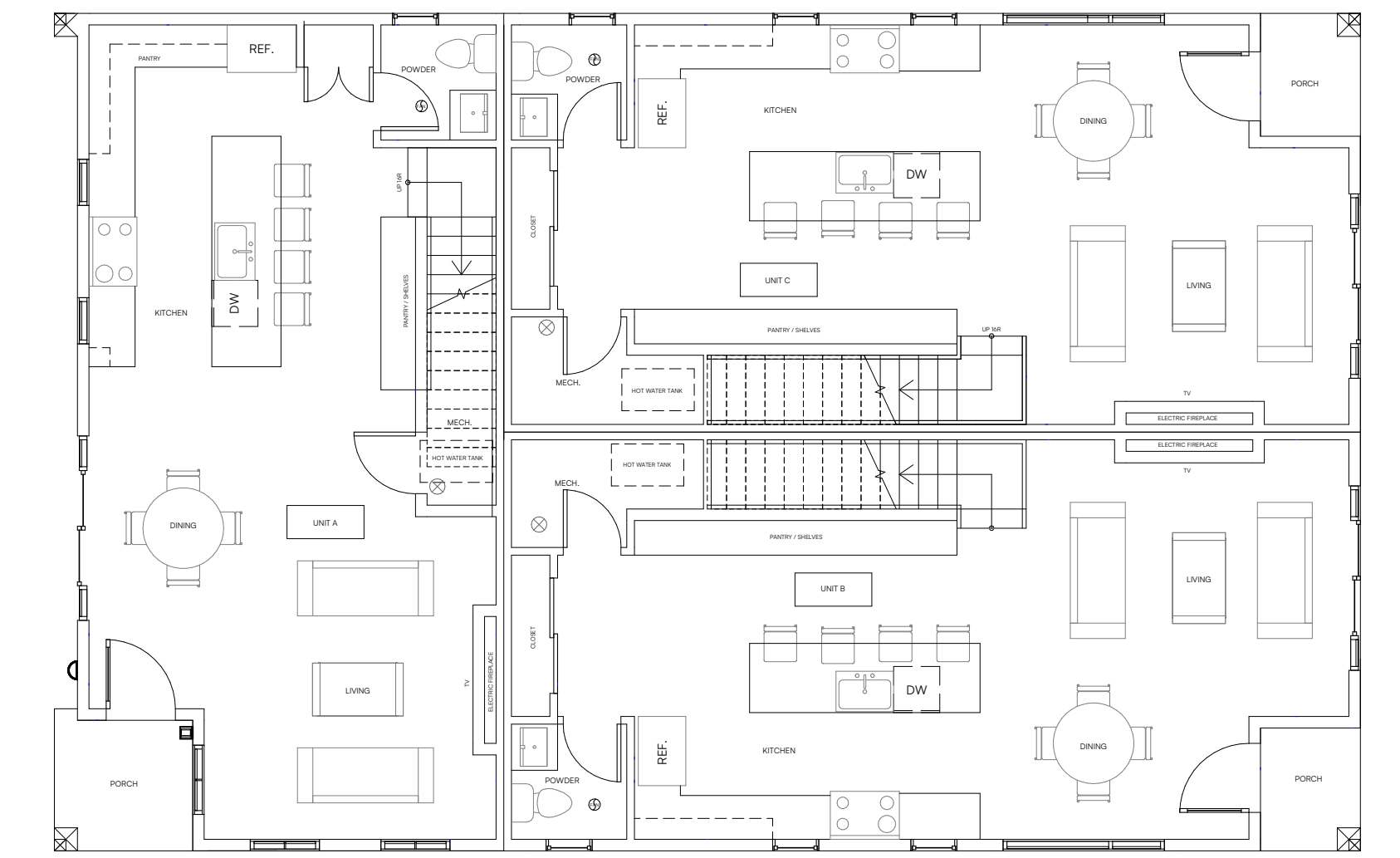
4PLEX FRONT LEFT PERSPECTIVE



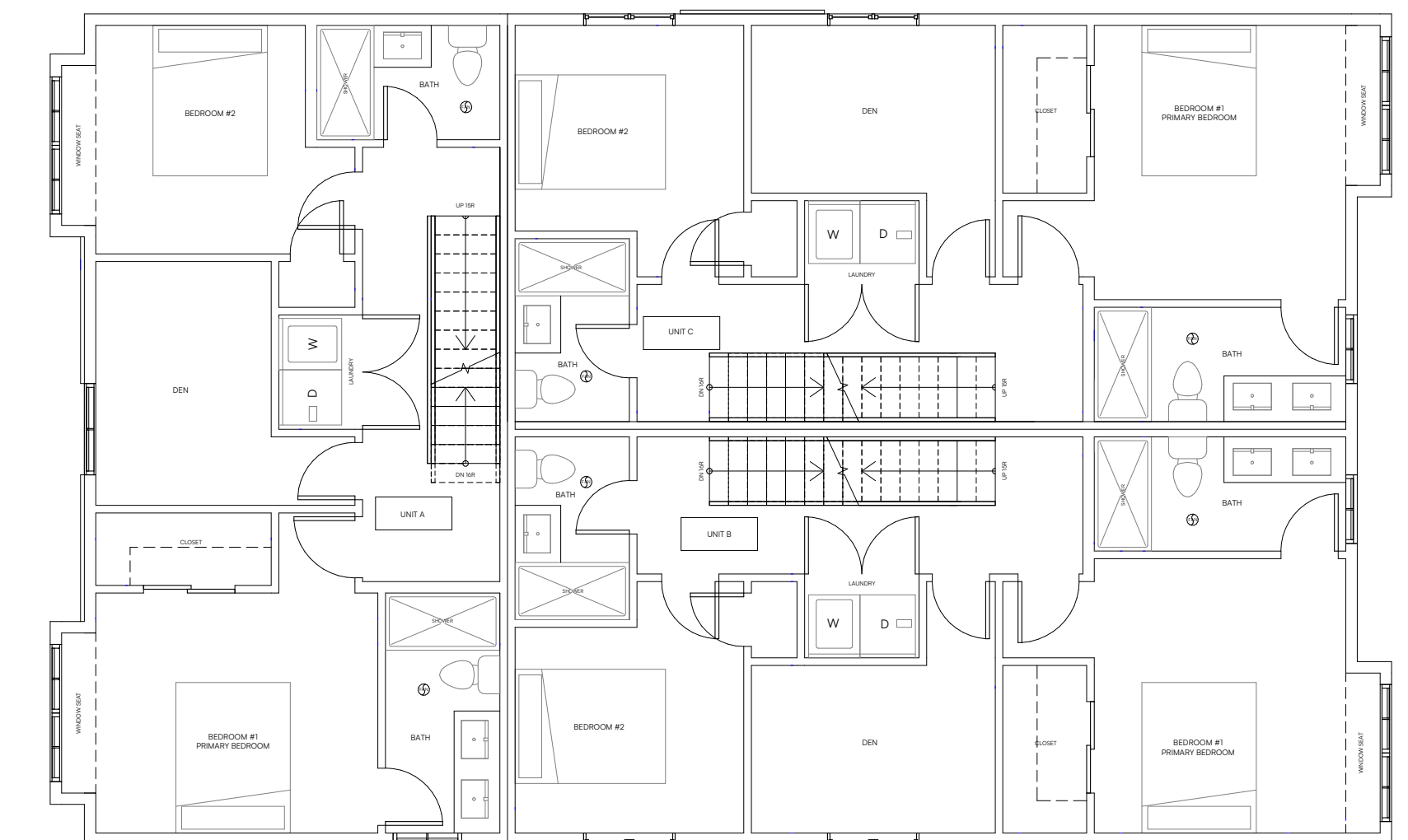
4PLEX FRONT RIGHT PERSPECTIVE



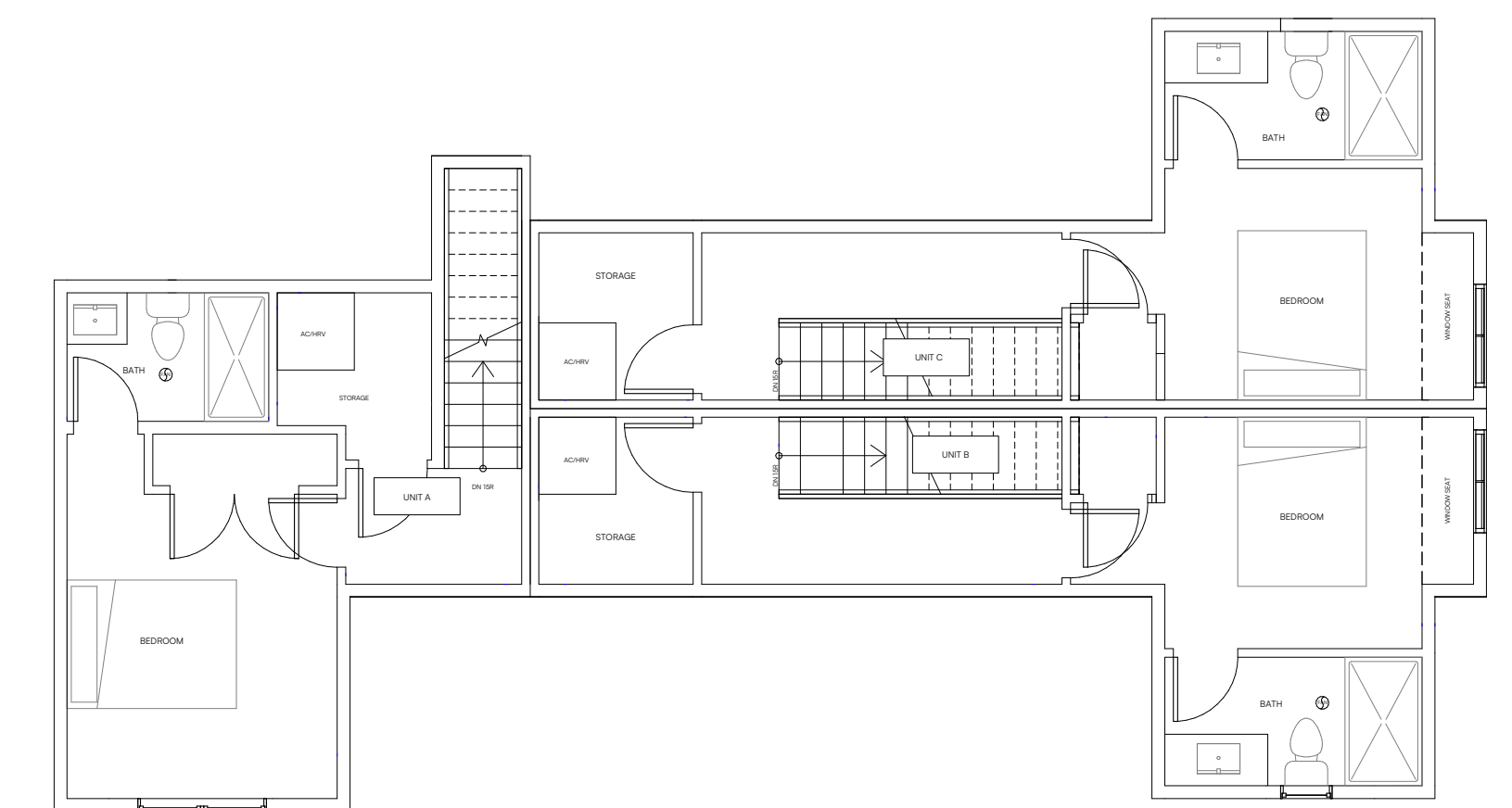
FRONT (NORTH) ELEVATION



FIRST FLOOR & FOUNDATION PLAN



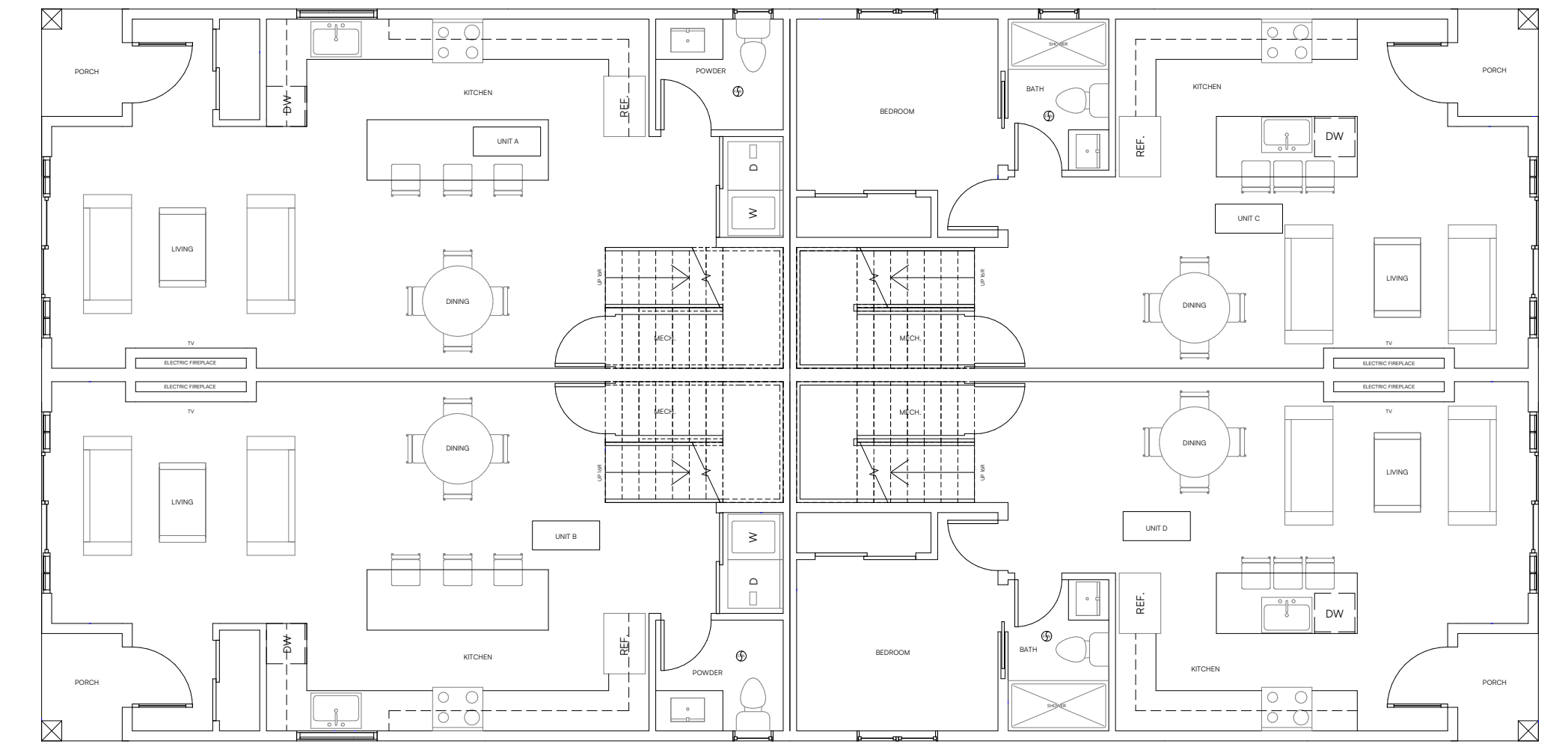
SECOND FLOOR PLAN



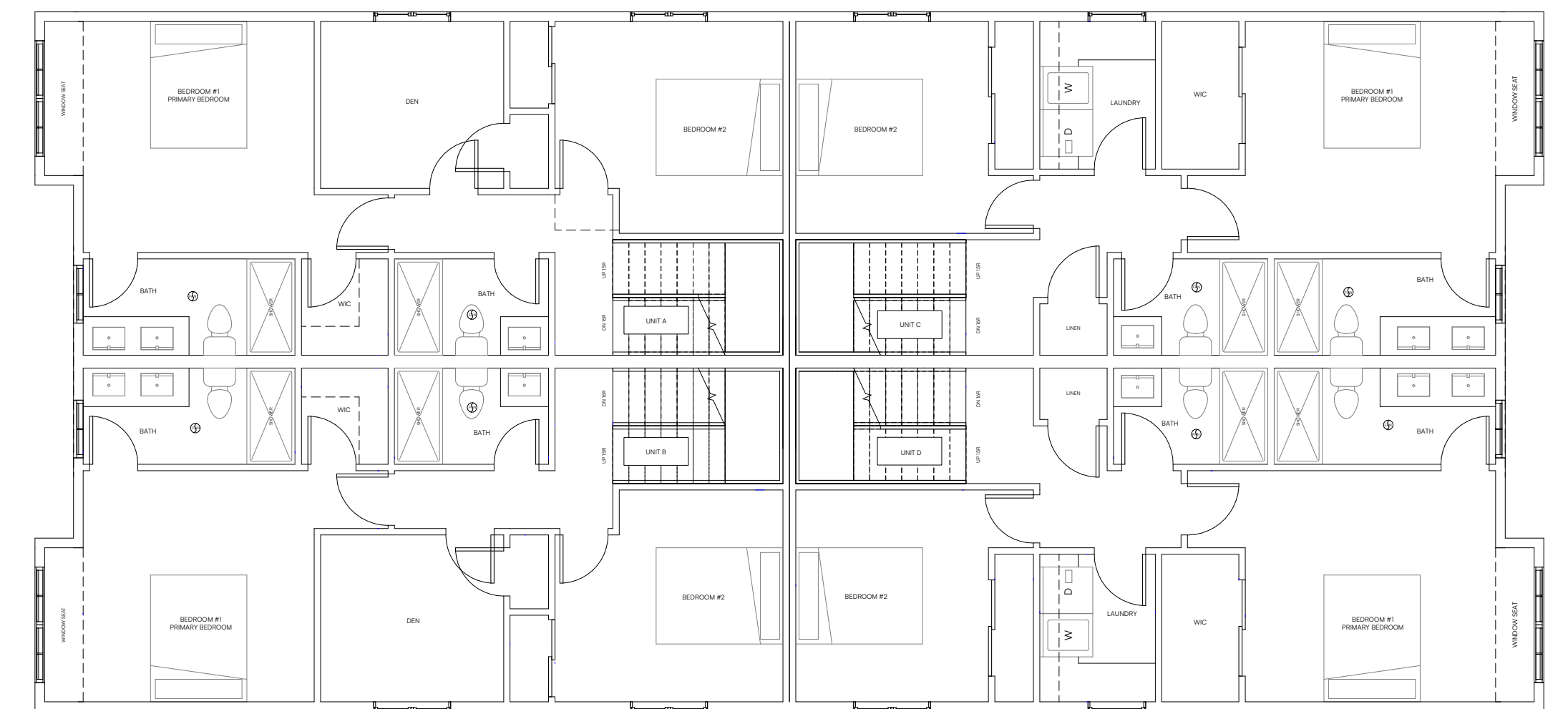
ATTIC FLOOR PLAN



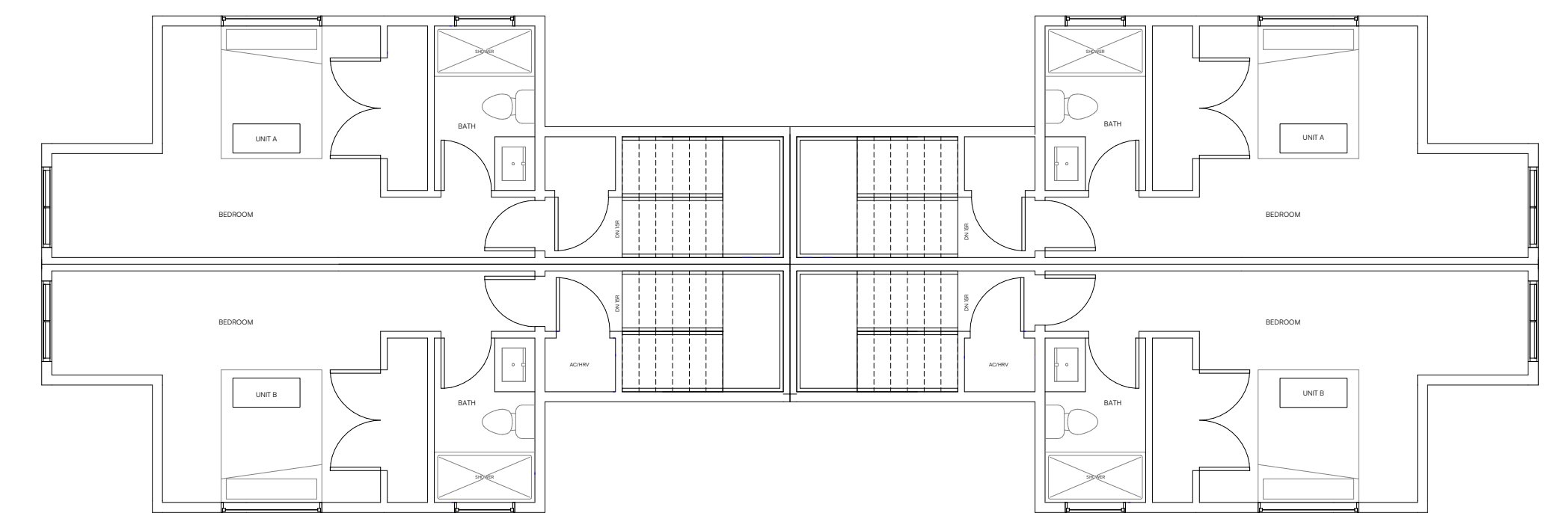
FRONT (NORTH) ELEVATION



FIRST FLOOR & FOUNDATION PLAN



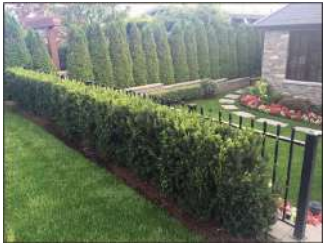
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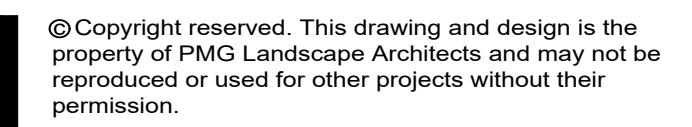


ATTIC FLOOR PLAN



Legend

	Abies Fraseri		Fraxinus Oxycarpa 'Raywood'		Azalea Japonica 'Coral Bells'		Taxus x Media 'Hicksii'
	Acer Griseum		Nyssa Sylvatica		Mahonia Aquifolium 'Compacta'		Erica Carnea 'Springwood Pink'
	Acer Platanoides 'Crimson King'		Stewartia Monadelpha		Prunus Laurocerasus 'Otto Luyken'		Festuca Cinerea 'Elijah Blue'
	Cornus Florida 'Rubra'		Styrex Japonicus		Rhododendron 'Bow Bells'		Pennisetum Alopecuroides 'Hamelin'



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Burnaby, British Columbia, V5C 6G9
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SEAL:

1	25.SEP.03	CLIENT COMMENTS	DO
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

RESIDENTIAL SUBDIVISION

5090 1ST AVENUE
DELTA, BC

DRAWING TITLE:

SHRUB PLAN
LOTS 9 - 10

DATE: 25.AUG.27
SCALE: 1"=10'-0"
DRAWN: DO
DESIGN: DO
CHK'D: BA

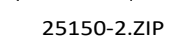
DRAWING NUMBER:

L7

OF 8

PMG PROJECT NUMBER:

25-150



BASSI MULTI-FAMILY
5090 1st Avenue, Delta, BC V4M 1B5

LANDSCAPE PLAN

PUBLIC INFORMATION MEETING

27-11-25 Version #: 1
CITY OF DELTA

PIM.01



- Window & Door Trim
- Wood Shake
- Fascia Board
- Board & Battern
- Metal Roof
- Hardie Siding
- Brick Stone
- Wood Soffit