



City of Delta
COUNCIL REPORT
Regular Meeting

To:	Council	File No.:	LU009726
From:	Development Department	Bylaw No:	8583
Meeting Date:	June 29, 2026	Application Date:	July 30, 2024

Rezoning for a Ten-Lot Small Scale Residential Subdivision at 5090 1 Avenue

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8583, 2026.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
 1. Enter the following legal agreements and provide the associated securities to the satisfaction of the General Manager, Development:
 - a. Section 219 Covenant for building design, landscaping, tree retention and replacement;
 - b. Reciprocal Access Agreement for Lots 7, 8, 9 and 10;
 - c. Statutory right-of-way for emergency services and waste management access;
 - d. Development Agreement; and
 - e. Other agreements as identified by Council or Staff in relation to the proposed development.
 2. Provide the following approximate road dedication width:
 - a. 2.4 m on 1 Avenue;
 - b. 20 m on Wallace Avenue;
 - c. 4.6 m along the international boundary; and
 - d. 28 m diameter cul-de-sac on Walker Avenue.
 3. Provide a community amenity contribution in the amount of \$9,000 in accordance with the Parks, Recreation and Culture Community Amenity Contribution.
 4. Provide 5% cash-in-lieu of parkland dedication for the nine new lots based on a land appraisal to the satisfaction of the General Manager, Development.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8583 (Attachment A), to allow subdivision of the property at 5090 1 Avenue into 10 small scale residential lots and construction of 27 dwelling units in duplex, triplex and fourplex housing forms. A location map and an aerial photo are provided in Attachment B.

■ BACKGROUND:**Site Description and Context:**

The subject property is located in the community of Tsawwassen. The 7,302.5 m² (78,603 ft²) lot contains one single detached dwelling, which would be demolished. The site is surrounded by small scale residential lots occupied by single detached dwellings to the north, east and west. The rear property line is also the International Boundary with United States. Diefenbaker Park is located further to the east and Pebble Hill Elementary School and Park is located to the northeast of the site.

This application has gone through several iterations since the initial inquiry phase. Throughout the application process staff encouraged the applicant to reduce the number of lots and explore opportunities for fewer dwelling units. The applicant maintained a proposal for 10 lots, but reduced the number of proposed dwelling units from 40 to 27 units. However, a total of four units per lot would still be possible under the Province's Small Scale Multi-Unit (SSMUH) legislation.

Council Policy:

The Official Community Plan (OCP) designation for this site is Small Scale Residential (SSR). This designation is intended for residential and limited retail and service uses. Main building types include single detached houses, duplexes, houseplexes, and accessory dwelling units and local neighbourhood stores, cafes, or childcare facilities with a height of up to two-and-a-half storeys and a density of up to four units per lot. The proposed development is consistent with the SSR designation.

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. SSMUH regulations allow up to four units on a lot, including a single detached dwelling or duplex dwelling, and accessory dwelling units. Properties in the general vicinity of the site are primarily zoned Single Detached Residential 1 (RS1) with some Single Detached Residential 4 (RS4) and Single Detached Residential 5 (RS5) zoned parcels nearby to the north of 1 Avenue.

Under Delta's Zoning Bylaw, structures must be setback from the international boundary between Canada and the United States in accordance with the *International Boundary Commission Act*. This Act prohibits the placement of structures within 3 m (10 ft) of the boundary unless permitted by the International Boundary Commission.

DISCUSSION:**Proposal:**

The subject application includes a request for a zoning bylaw amendment which would enable the subdivision of the subject property from 1 to 10 lots. The proposal is for a three-unit houseplex on 1 lot, four-unit houseplex on 3 lots, and duplexes on 6 lots for total of 27 units. A project data table is provided in Attachment C.

Community Consultation:

The public was notified of the proposed development through mailed notices, public signage, newspaper advertisements, social media and the Let's Talk Delta website. A Public Information Meeting was held on November 27 2025, with 111 attendees providing feedback in-person and through comment sheets and email submissions. Significant public input, including over 100 pieces of correspondence were received between November 7, 2025 and December 15, 2025, including 86 survey responses through the Let's Talk Delta website. A petition opposing the project signed by 107 residents was also received.

Five key themes emerged from the public engagement: incompatibility with neighbourhood character and scale, including number of lots; parking; traffic and congestion; tree removal and environmental impact; and lack of adequate services and infrastructure to support increased density.

In response to public feedback, the applicant decreased the number of proposed dwelling units from 40 to 27, revised the building designs, increased resident parking from one to two spaces per dwelling unit and protected an additional 14 trees that were previously proposed for removal. The applicant did not reduce the number of lots noting the project would not be viable; by maintaining a 10-lot proposal, the applicant believes they are able to deliver new homes at a more viable price for prospective buyers.

Additional amendments to the proposed building designs included increasing maximum roof ridge building heights from 9.5 m (31 ft) to 10.5 m (34 ft), which the applicant notes will enable improved storage space and a full attic-level bedroom. The revised plans also include an internal drive aisle connecting 1 Avenue and Wallace Avenue through proposed Lots 7-10, which the applicant notes will provide more direct and convenient access to homes from 1 Avenue to the cul-de-sac, thus limiting anticipated impact to the existing road network in the surrounding area. Some comments were also received requesting the installation of bollards on Wallace Avenue. Limiting through traffic on the proposed Wallace Avenue extension did not form part of the application and would not be supported by Engineering.

An additional 34 pieces of correspondence were received in opposition to the revised proposal up to June 1, 2026, and included concerns regarding the increased dwelling heights and overlook impacts, density of the proposed houseplex dwellings, compatibility of the proposed development within the neighbourhood, and traffic concerns regarding the proposed internal lane. Further details on the entire consultation process are provided in Attachment D.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8583, as the bylaw is consistent with the Official Community Plan. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The owner wishes to rezone the subject property from Single Detached Residential 1 (RS1) to a new Comprehensive Development Zone No. 71 (CDZ71) to permit

subdivision into 10 small scale residential lots and allow houseplex and duplex housing forms on specific lots. A houseplex is a building containing three or four principal dwelling units. A site plan and subdivision plan outlining the proposed lots are provided in Attachment E. The proposed lots for houseplexes and duplexes vary in size and shape with the areas and dimensions as follows:

Proposed Lot	Proposed Dwelling Type	Lot Area	Lot Width following road dedications	Lot Depth
Lots 1 & 2	Duplex	555.2 m ² (5,976 ft ²)	14.2 m (47 ft)	39.1 m (128 ft)
Lots 3 & 4	Duplex	467.9 m ² (5,036 ft ²)	14.2 m (47 ft)	33 m (108 ft)
Lot 5	Duplex	684 m ² (7,363 ft ²)	20.2 m (66 ft)	46.9 m (154 ft)
Lot 6	Duplex	484.4 m ² (5,214 ft ²)	14.2 m (47 ft)	34.5 m (113 ft)
Lot 7	Houseplex – 4 units	911.4 m ² (9,810 ft ²)	19.9 m (65 ft)	62.8 m (206 ft)
Lot 8	Houseplex – 3 units	712.1 m ² (7,665 ft ²)	14.2 m (47 ft)	51.0 m (167 ft)
Lots 9 & 10	Houseplex – 4 units	693.4 m ² (7,464 ft ²)	14.2 m (47 ft)	49.0 m (161 ft)

Although SSMUH regulations permit up to four units on a lot, “Delta Zoning Bylaw No. 7600, 2017” does not include a definition or regulations for houseplexes. As a result, the CDZ71 Zone is modeled to address the proposed houseplex and duplex forms in alignment with Delta’s current small scale residential (RS) Zones. While the CDZ71 Zone is similar in some ways to the established RS Zones there are several regulations proposed to be amended to accommodate the proposed houseplex and duplex dwellings. They include adding a new houseplex definition and permitting a houseplex as a principal use on certain lots. Other key changes include:

- maximum floor space ratios (FSR) ranging from 0.55 to 1.1;
- maximum lot coverage up to 46%;
- building setback adjustments for some lots to accommodate unique building envelopes;
- maximum roof ridge heights of 10.5 m (34 ft) and mid-roof heights of 9 m (30 ft);
- reduced minimum lot size and dimensions for subdivision;
- minimum of two parking spaces per dwelling unit with a minimum of one enclosed parking space; and
- minimum of 15 m² (161 ft²) of private outdoor amenity space for each houseplex dwelling unit.

The proposed duplex units would range in size from 191.9 m² (2,066 ft²) to 222.4 m² (2,394 ft²) with a maximum height of 10.5 m (34 ft). The proposed houseplex units would range in size from 161 m² (1,733 ft²) to 203.6 m² (2,192 ft²) with a maximum height of 10.5 m (34 ft). The proposed duplex dwellings utilize exemptions for garage and attic area in the calculation of floor area, while there are no exemptions permitted for calculation of floor area for houseplex dwellings. Each unit would have two parking spaces with one space fully enclosed within a garage. All houseplex units have provided a minimum private amenity area of 15 m² (161 ft²).

10% Lot Perimeter Frontage Requirement:

Section 512(1)(a) of the *Local Government Act* requires a parcel that is created by subdivision and that fronts on a highway to have a minimum frontage, which is the

greater of 10 percent of the perimeter of the lot that fronts on the highway and the minimum frontage specified by municipal bylaw. Due to the frontage lengths in the cul-de-sac and irregular lot dimensions, proposed lots 5, 7 and 8 have frontages that do not meet the minimum 10 percent lot perimeter requirement (Attachment E). Delta's Approving Officer has the delegated authority to exempt a parcel from this requirement. Staff have no objection to the reduced frontage.

Building Design:

The immediate neighbourhood is comprised of single detached homes built throughout different eras. Parcels to the east and west of the subject property were subdivided and developed starting in 1971 establishing the current subdivision pattern. The design of homes in the immediate area varies with the majority being one-storey ranch-style dwellings with some newer multi-storey dwellings.

The owner has submitted house designs for all proposed dwellings. Each dwelling is proposed to be two and a half storeys, with one of two parking spaces to be accommodated within a garage. The houseplex units fronting 1 Avenue and Walker Avenue would be oriented towards the street to create the appearance of single detached dwellings. All houseplex units are proposed to be accessed from the drive aisle between 1 Avenue and Walker Avenue, while proposed duplex units will each have their own shared driveway and be accessed from Walker Avenue and Wallace Avenue. The dwellings will be 1 m (3 ft) higher than existing homes in the area but employ unique design elements to create visual interest. The proposed new dwellings range from contemporary to farmhouse styles with varying colours and accent materials. Design plans are provided in Attachment F. The owner would be required to enter into a design covenant for building designs consistent with those presented to Council in this report.

Tree Retention, Removal, Replacement and Landscaping:

There are 149 trees on the subject property, 129 of which are proposed to be removed. There are also 28 off-site trees, three municipal trees and two shared trees, of which one municipal tree and one shared tree are proposed to be removed. The municipal tree to be removed is within the cul-de-sac road dedication. Urban Forestry has no concerns about the removal of the municipal tree. A letter authorizing the removal of the shared tree has been provided. The tree retention, removal and replacement plan is provided in Attachment G.

Staff worked with the applicant to encourage site design improvements to better retain existing trees. As part of the resubmission, the number of trees to be protected has increased, however tree cutting is still proposed as the site would be largely undevelopable if tree cutting were not permitted. As per the *Community Charter*, the municipality cannot require protection of trees that would preclude residential development to an extent to which the permitted use or density would not be possible. The applicant would be required to plant replacement trees and provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021" and plant one new tree in the front yard of each lot as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017".

The applicant has provided a landscaping plan which includes the planting of 33 new trees as well as a variety of small shrubs and hedges within the front yards of each lot.

To help soften the parking located in the front yard setback of the lots fronting 1 Avenue, hedges and soft landscaping is proposed as buffer along the front property line. A landscape plan is provided as Attachment H. The owner would be required to enter into a covenant for tree replacement, retention and landscaping.

Alternatives:

Staff recommend that the subject application be supported; however, the following alternative options are available for Council's consideration:

1. THAT the applicant be directed to revise the proposed development to better respond to staff and public comments; or
2. THAT the application for the proposed development be denied.

Should Council wish to consider Alternative Recommendation 1, the applicant would need to provide updated application documents to the satisfaction of the General Manager, Development. Staff would then bring forward a report for Council's consideration of a revised bylaw with supporting architectural, landscape and tree retention plans.

Implications:

Financial Implications – The addition of 26 dwelling units would result in an increase in the tax base for Delta. The owner would be required to provide an amenity contribution in the amount of \$9,000 (\$1,000 per lot created) under the Parks, Recreation and Culture Amenity Contributions (PRCAC) Policy and 5% cash-in-lieu of parkland dedication for the creation of nine new lots.

Interdepartmental Implications – The owner would be required to comply with the regulations as set out in the "Delta Development and Subdivision Standards Bylaw No. 8288, 2024" and enter into a Development Agreement. A 2.4 m (8 ft) road dedication on 1 Avenue, a 28 m (92 ft) diameter dedication for the cul-de-sac on Walker Avenue, a 20 m (66 ft) road dedication to connect Wallace Avenue, and a 4.6 m (15 ft) road dedication along the international boundary to align with existing dedications as required. Sidewalks are required along all road frontages. The General Manager of Engineering has accepted the request to vary minimum pavement width for a collector road, on 1 Avenue, from 12 m (39 ft) to 11 m (36 ft) in "Delta Development and Subdivision Standards Bylaw No. 8288, 2024".

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the 26 net new units would contribute towards achieving the required 3,607 units and provide much needed housing units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

The Delta School Board estimates the development could generate up to 12 Kindergarten to Grade 12 students which could be accommodated at nearby elementary and secondary schools.

Environmental Implications – The owner will be required to follow all Provincial regulations regarding the protection of nesting birds when applying for tree removal permits on the subject site.

▪ **CONCLUSION:**

The owner has applied to rezone the subject property from the Single Detached Residential 1 (RS1) Zone to a new Comprehensive Development Zone No. 71 (CDZ71) to permit subdivision into 10 small scale residential lots and the construction 1 three-unit houseplex, four-unit houseplexes and six duplexes for a total of 27 dwelling units. It is recommended that Bylaw No. 8583 be given first, second and third readings.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Emily Paterson, Planner
EP/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8583
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Public Consultation Summary
- E. Site Plan and Subdivision plan
- F. Architecture Plans
- G. Tree Retention, Removal and Replacement Plan
- H. Landscaping Plan

CITY OF DELTA*A Bylaw to amend the "Delta Zoning Bylaw No. 7600, 2017"*

As required by the *Local Government Act*, the Council of the City of Delta posted and published notice of its intention to consider first, second and third readings of the Bylaw.

The Municipal Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ71 – LU009726) Bylaw No. 8583, 2026"**.

2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) inserting "71 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ71 – LU009726) Bylaw No. 8583, 2026" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
 - (b) The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017," as amended, are hereby further amended to reflect the following rezoning:

Civic: 5090 1 Avenue

PID: 011-255-013

Legal: LOT 4 EXCEPT: WEST 103.1 FEET, SECTION 3 TOWNSHIP 5
NEW WESTMINSTER DISTRICT PLAN 7524

Being the "Subject Property" as shown in Schedule "8583-1" attached to and forming part of this Bylaw.

From: Single Detached Residential 1 (RS1) under "Delta Zoning Bylaw No. 7600, 2017"

To: Comprehensive Development Zone No. 71 (CDZ71) under "Delta Zoning Bylaw No. 7600, 2017"

- (c) inserting the following zone in numerical order in Part 19:

"COMPREHENSIVE DEVELOPMENT ZONE NO. 71

1. **APPLICATION OF THIS ZONE**
For the purpose of Part 6, Part 7, and Part 8, this *zone* shall be considered a residential *zone* and all regulations that reference an RS and RD *zone* or

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RS1 to 7 *zones* shall apply.

For the purposes of this zone, the following definition applies:

Houseplex means a *building* designed to accommodate three or four *dwelling units* on a single *lot*, each having their own separate exterior entrance. It includes a *modular home*, but excludes a *mobile home*. A *houseplex* does not include a *single detached dwelling*, *duplex dwelling*, *accessory dwelling unit*, or *townhouse*.

2. LOT IDENTIFIER NUMBERS

All *lots* referred to in this zone are shown on Schedule 8583-1 attached to and forming part of this Bylaw.

3. PERMITTED USES:

Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Duplex Dwelling

Houseplex on lots 7-10

Single Detached Dwelling

ACCESSORY USES

Home occupation, accessory to Duplex Dwelling, Houseplex, or Single Detached Dwelling

Secondary suite, accessory only to a single detached dwelling or duplex dwelling

4. DENSITY

(a) Maximum number of *dwelling units* per *lot*: 4

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(b) Maximum *floor space ratio* for each *lot* is as follows:

	<i>Floor space ratio</i>
<i>Lots 1 and 2</i>	0.63
<i>Lots 3 and 4</i>	0.68
<i>Lot 5</i>	0.55
<i>Lot 6</i>	0.66
<i>Lot 7</i>	1.02
<i>Lots 8</i>	0.98
<i>Lots 9 and 10</i>	1.09

(c) For the purposes of calculating *floor space ratio* for a *houseplex*:

- (i) The *floor area* exclusions described in Section 6.2.17(a) do not apply.
- (ii) The total *floor area* of *accessory structures*, other than a detached *garage*, up to a maximum of 20 m², may be excluded.
- (iii) The high ceiling regulations described in Section 6.2.17(b) shall apply.

5. LOT COVERAGE

Maximum *lot coverage* for each lot shall be:

	<i>Lot Coverage</i>
<i>Lots 1-8</i>	45%
<i>Lots 9 and 10</i>	46%

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6. SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	<i>Lots 1 and 2: 11.5 m</i> <i>Lots 3-10: 6 m</i>	12 m
Interior Side	<i>Lots 1-6: 1.5 m</i> <i>Lots 7 and 9 (west): 3.5 m</i> <i>Lots 8 and 10 (east): 3.5 m</i> <i>Lots 7 and 9 (east): 1.5 m</i> <i>Lots 8 and 10 (west): 1.5 m</i>	1 m
Rear	<i>Lots 1 to 10: 7.5 m</i>	1 m

(b) Despite the permitted projection regulations in Section 6.2.10(d) a bay or box window or hutch shall not exceed 3.3 m in width.

7. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Maximum Storeys	2.5	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	9 m	3 m
<i>Maximum height to roof ridge for a pitched roof</i>	10.5 m	3.75 m

8. MINIMUM LOT SIZE FOR SUBDIVISION

Subdivision under the Land Title Act or Bare Land Strata Regulations under the Strata Property Act:

Lot Area	<i>Lots 1-6: 465 m²</i> <i>Lots 7-10: 690 m²</i>
Lot Width	14 m
Average Lot Depth	30 m

9. OFF-STREET PARKING

(a) Despite Section 4.3.2 (b) and Part 8 Off-Street Parking the following minimum number of *parking spaces* are required:

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- i. 2 residential *parking spaces* per *dwelling unit* in a *houseplex*, of which a minimum 1 *parking space* per *dwelling unit* shall be enclosed; and
 - ii. 1 visitor *parking space* shall be provided on each of *Lot 7* and *Lot 8*.
- (b) The *electric vehicle* charging regulations in Section 8.5.12(a) shall also apply to houseplexes in this *zone*.

10. OTHER REGULATIONS

The following regulations shall apply to *houseplexes*:

- (a) Each *dwelling unit* in a *houseplex* shall have a minimum of 15 m² of *outdoor amenity space* for the exclusive private use of the *dwelling unit*. This space shall be ground level usable space with no dimension less than 2.5 m and may include patio surfaces, pathways or grass at the same level.
- (b) A maximum of 1 *principal structure* shall be permitted on a *lot*.
- (c) *Basements* and *in-ground basements* are not permitted.
- (d) *Basement access depressions* are not permitted.
- (e) Despite Section 6.1.2(d), urban agriculture is not permitted.
- (f) Despite Section 6.1.9(e), 1 *recreation vehicle*, *utility trailer*, or boat shall be permitted for each *dwelling unit*, provided the *recreation vehicle*, *utility trailer*, or boat can be wholly contained within the provided *parking spaces* for the *dwelling unit*.
- (g) The consent in writing for *home occupations* regulations described in Section 6.1.10(d)(i) shall apply in this *zone*.
- (h) Despite Section 6.2.13, the minimum horizontal distance between a *principal building* and an *accessory building* shall be 1.5 m as measured at the *building* foundations, including window wells.
- (i) Despite Section 6.2.18, not more than 65% of the total area of the *lot* shall be covered by *impermeable material*. That portion of an eave which is deeper than 0.6 m shall be considered to be *impermeable material*.
- (j) Despite Section 7.3.2, for each new *lot* created through subdivision, 1 tree is required to be planted and maintained within the front *setback* area, and on corner *lots*, 1 additional tree is required to be planted and maintained within the exterior side *setback* area. Where 1 or more existing trees are retained in either of these locations, a new tree is not required. Replacement trees required by a tree replacement plan can be used to fulfill this requirement."

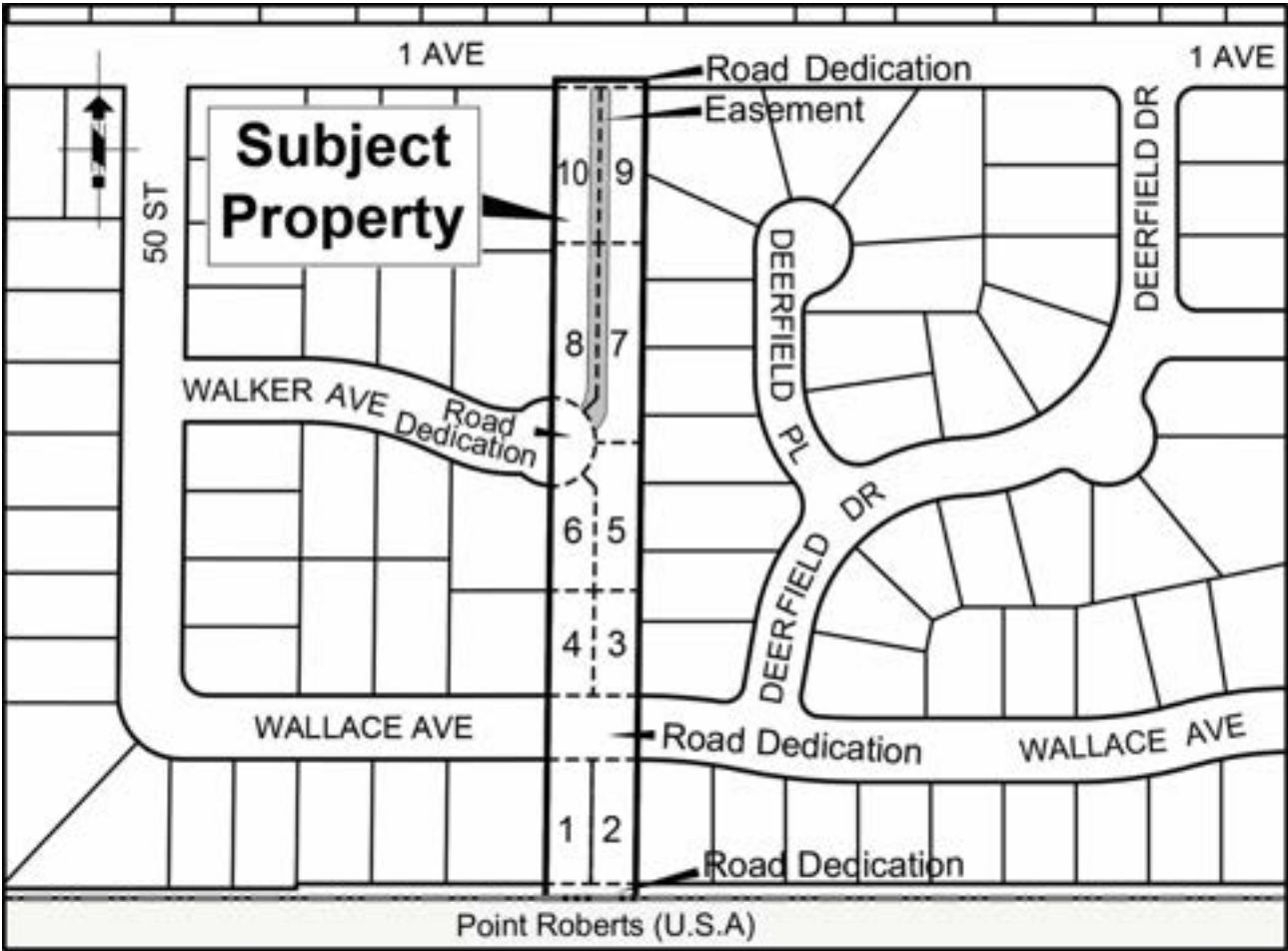
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FINALLY CONSIDERED AND ADOPTED the day of , 202 .

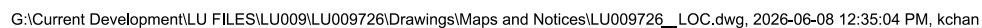
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Corporate Officer

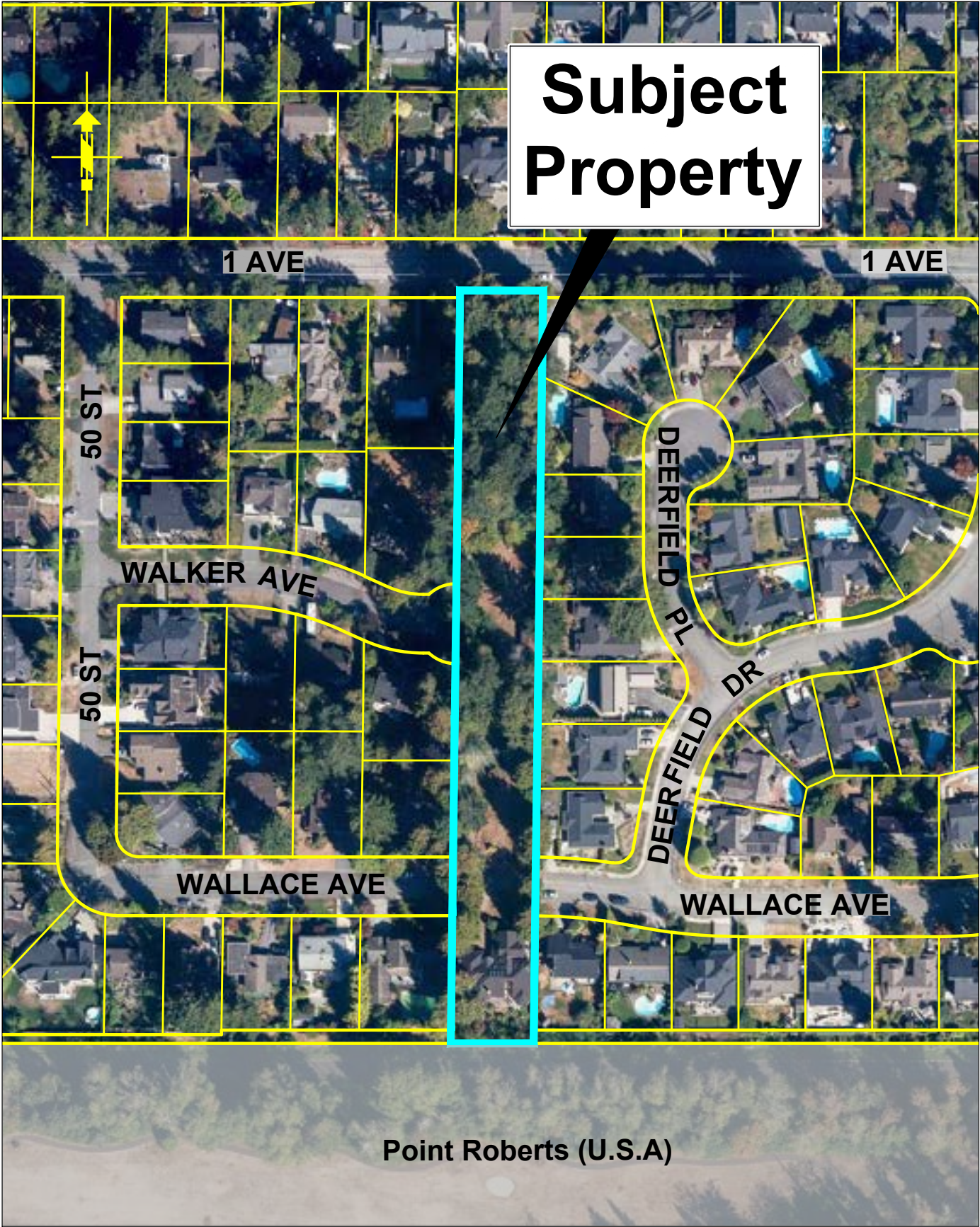
Bylaw No. 8583

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This is Schedule 8583-1 to “Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ71 – LU009726) Bylaw No. 8583, 2026”





Project Data for 5090 1 Ave (LU009726)

Owner	1444768 BC LTD.	
Applicant	Hardeep Bassi	
Application Date	July 30, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Residential Single Detached 1 (RS1)	Comprehensive Development Zone (CDZ71)
No. of Lots	1	10
Lot Area	7,302.5 m ² (78,603 ft ²)	Lots 1 and 2: 555.2 m² (5,976 ft²) Lots 3 and 4: 467.9 m² (5,036 ft²) Lot 5: 684 m² (7,363 ft²) Lot 6: 484.4 m² (5,214 ft²) Lot 7: 911.4 m² (9,810 ft²) Lot 8: 712.1 m² (7,665 ft²) Lots 9 and 10: 693.4 m² (7,464 ft²) Road dedications: 1 Avenue: 68.9 m² (742 ft²) Walker Avenue Cul-de-sac: 307.9 m² (3,314 ft²) Wallace Avenue: 570.7 m² (6,143 ft²) International Boundary: 129.8 m² (1,397 ft²)
Average Lot Depth	257.7 m (845 ft)	Lots 1 and 2: 39.1 m (128 ft)* Lot 3 and 4: 33 m (108 ft)* Lot 5: 46.9 m (154 ft)* Lot 6: 34.5 m (113 ft)* Lot 7: 62.8 m (206 ft)* Lot 8: 51 m (167 ft)* Lots 9 and 10: 49 m (161 ft)* *following road dedication
Lot Width	28.3 m (93 ft)	Lots 1 - 4: 14.2 m (47 ft)* Lot 5: 20.2 m (66 ft)* Lot 6: 14.2 m (47 ft)* Lot 7: 19.9 m (65 ft)* Lots 8-10: 14.2 m (47 ft)* *following road dedication

	Permitted under RS1 Zone	Permitted under CDZ71 Zone
Housing Type	Single detached dwellings and accessory dwelling unit under SSMUH	Single detached dwellings, duplex dwellings, and accessory dwelling units under SSMUH plus houseplexes on Lots 7-10
Maximum Floor Area	2,283.8 m ² (24,583 ft ²)* *plus additional in-ground basement or attic space, subject to zoning regulations at time of building permit	Duplexes Lots 1 and 2: 345.6 m ² (3,720 ft ²)* Lots 3, 4 & 6: 313.8 m ² (3,378 ft ²)* Lot 5: 367.1 m ² (3,951 ft ²)* Multiplexes: Lot 7: 918.8 m ² (9,890 ft ²) Lot 8: 693.4 m ² (7,464 ft ²) Lot 9 and 10: 745.5 m ² (8,024 ft ²) *plus additional exempted floor area for attic and garage
Maximum Density	0.3 + 93 m ²	Lots 1 and 2: 0.63 Lots 3 and 4: 0.68 Lot 5: 0.55 Lot 6: 0.66 Lot 7: 1.02* Lot 8: 0.98* Lots 9 and 10: 1.09* *Includes attic and garage areas for houseplexes
Setbacks	Front: 6.5 m (21 ft) Rear: 9 m (30 ft) Interior Side: 1.5 m (5 ft)	Front: Lots 1 and 2: 11.5 m (38 ft) Lots 3-10: 6 m (20 ft) Interior Side: 1.5 m (5 ft) Internal Side: Lots 7-10: 3.5 m (11 ft) Rear: Lots 1-10: 7.5 m (25 ft)
Maximum Number of Dwelling Units	4 dwelling units per lot under SSMUH for a total of 4 units	40 units Proposed: 3 fourplexes, 1 triplex and 6 duplexes for a total of 27 units proposed
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	10.5 m (34 ft) 9 m (30 ft)

	Permitted under RS1 Zone	Permitted under CDZ71 Zone
Maximum Lot Coverage	45%	Lots 1-8: 45% Lots 9 and 10: 46%
Maximum Lot Impermeable:	60%	Lots 1-6: 60% Lots 7-10: 65%
	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Private Outdoor Amenity Space:	Not applicable	Lots 7-10: 15 m ² (161 ft ²)
Off-street Parking: Dwelling Unit Visitor Parking	1 space per dwelling unit Not applicable	2 spaces per dwelling unit 2 spaces (one space each on Lot 7- 8)
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 182</u> 149 on-site and 28 off-site 3 municipal trees and 2 shared trees <u>Trees to be Removed: 131</u> 129 on-site and 1 municipal tree and 1 shared tree (including 51 large diameter tree (60+cm DBH)) <u>Trees to be Retained: 51</u> 20 on-site and 28 off-site 2 municipal trees and 1 shared	<u>Replacement:</u> 313 trees OR \$ 310,800	<u>Replacement:</u> 33 trees to be planted plus \$279,960 cash-in-lieu <u>Tree Retention:</u> \$127,500 (\$12,750 per lot) <u>Landscape Security:</u> To be determined by a landscape estimate accepted by the General Manager, Development.
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$7,280 cash-in-lieu for 14 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)	\$7,280

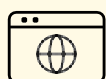
Engagement Need

As part of Development application processing public engagement is undertaken to provide the public an opportunity to review the proposed development, ask questions and provide feedback. Under Section 27 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager, Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities in consideration of the scale, complexity and potential impact of the proposed development on the community. The consultation process for this application was received as information by Council at the July 7, 2025 Regular Meeting.

While Small Scale Residential developments generally do not undertake formal meetings or the creation of project web pages, this project was selected to have a Let Talk Delta page as well as Public Information Meeting due to the unusually large size of the subject property, the number of lots and units proposed, and the existing neighbourhood context which has historically not experienced much infill development.

Engagement Snapshot

How We Informed



Published Lets
Talk Delta Page
and public notice
sign installed
Nov 11, 2025



Published a
Newspaper Ad for
Nov 27, 2025 Public
Information
Meeting



Created social
media posts to
notify of the
proposal



Resident
Notification
Letter –
(Nov 7, 2025)

How We Engaged



86
Online Survey
Responses
Received



111
Public Information
Meeting Attendees



23
Feedback forms
submitted



107
Signatures
received on a
Petition

Who We Involved

Residents were invited to attend a Public Information Meeting to review aspects of proposal. A variety of city staff from varying departments as well as the applicant's team were available to answer questions and hear feedback regarding the proposal.

The following are the key findings from these activities.

Theme	Summary
Neighbourhood Character and Scale	Number and size of proposed lots and units, building massing and design, and overall density were identified as a significant departure from the current neighbourhood development pattern of single-family homes on larger lots with mature landscaping. Some comments questioned whether the project sufficiently balances housing objectives with neighbourhood livability, environmental protection, and long-term community outcomes. Many responses noted the desire for a subdivision pattern closer to existing development patterns suggesting fewer lots to be more appropriate than the current proposal. Applicant Response: The proposed number of dwelling units has been decreased from 35 to 27 units.
Parking	While meeting the minimum parking regulation of one space per dwelling unit, one parking space for each dwelling unit posed challenges. The lack of proximity to transit and daily needs for proposed family-sized units will likely produce higher parking demand. Concerns were expressed regarding the potential spillover of parking on local streets and the impact this could have on the existing neighbourhood. Applicant Response: Increased number of parking spaces to 2 per unit for a total of 54 units, with an additional 2 visitor spaces in total, of which 1 space would be located on Lot 7 and one space on Lot 8.
Traffic and Congestion	Given the number of units proposed, concerns were expressed about increased traffic volumes and the implications for road safety, emergency access, and pedestrian conditions. Concerns highlighted the impacts the opening of Wallace Avenue could have on the existing traffic patterns through the area noting possible safety concerns. Applicant Response: Provision of an internal laneway to provide a more direct and convenient point of access for residents of the development to reach their homes located off the cul-de-sac from 1 Avenue.
Tree Removal and Environmental Impact	Concern about the removal of a significant number of mature trees was also expressed, as well as the impacts to wildlife, given the noted presence of nesting birds on the subject site. Additionally, the benefits of protecting mature trees and importance of expanding the urban tree canopy were highlighted. The environmental impacts of the proposed tree removal associated including decreased permeability and rainwater runoff being noted as potential issues. Applicant Response: Resubmission provided increased tree retention and planning across the subject site.
Services and Infrastructure to Support Density	Concerns regarding the capacity of existing infrastructure and municipal services ability to accommodate additional residential density were noted. Respondents emphasized that road networks, water and wastewater systems, stormwater management, emergency services, as well as broader community facilities such as schools, parks, recreation amenities, and healthcare services may not have the capacity to accommodate the growth that the proposed development would bring. Applicant Response: Municipal servicing capacity is reviewed as part of application processing.

Summary:

34 pieces of correspondence were received in opposition to revised proposal up to June 1, 2026.

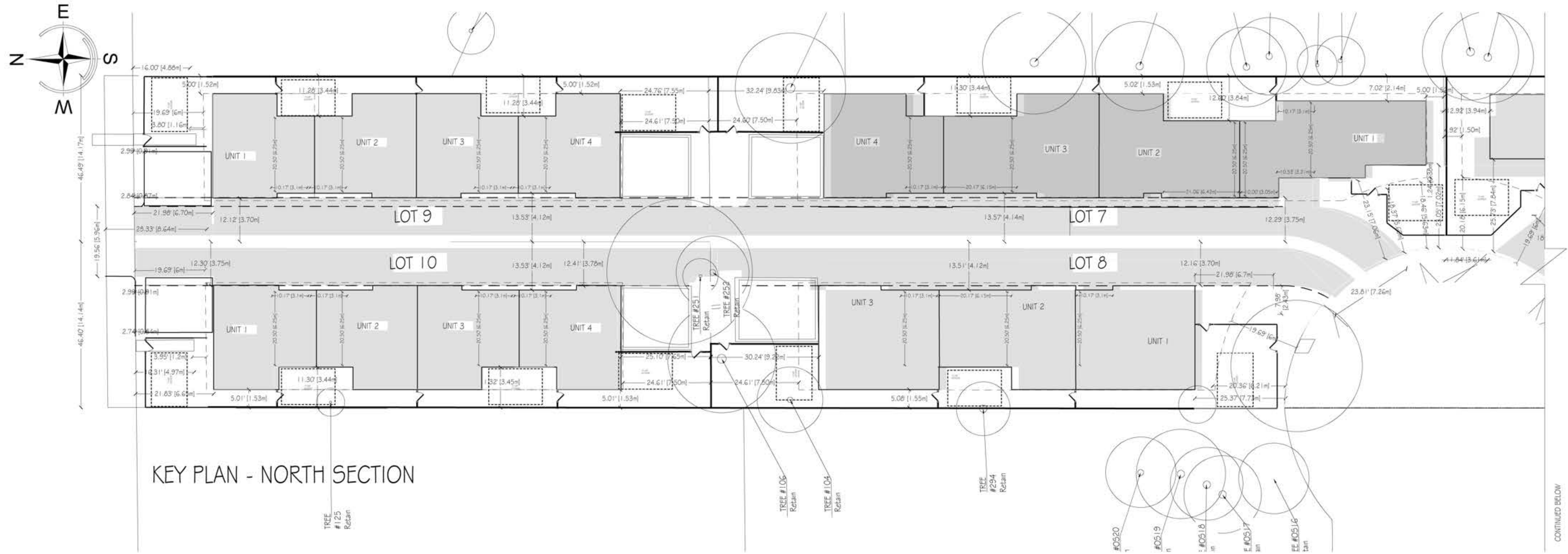
Neighbourhood Character and Scale	Comments received note concern regarding compatibility of the proposed development within the existing neighbourhood. Additionally, the increased dwelling heights were noted as having a potential for overlook and visual impacts to neighbouring dwellings. Comments also noted concern to the increased density of the proposed houseplex dwellings.
Traffic Congestion and Safety	Comments received note concerns for the addition of a private internal lane that may increase traffic activity within the neighbourhood.

Key Dates

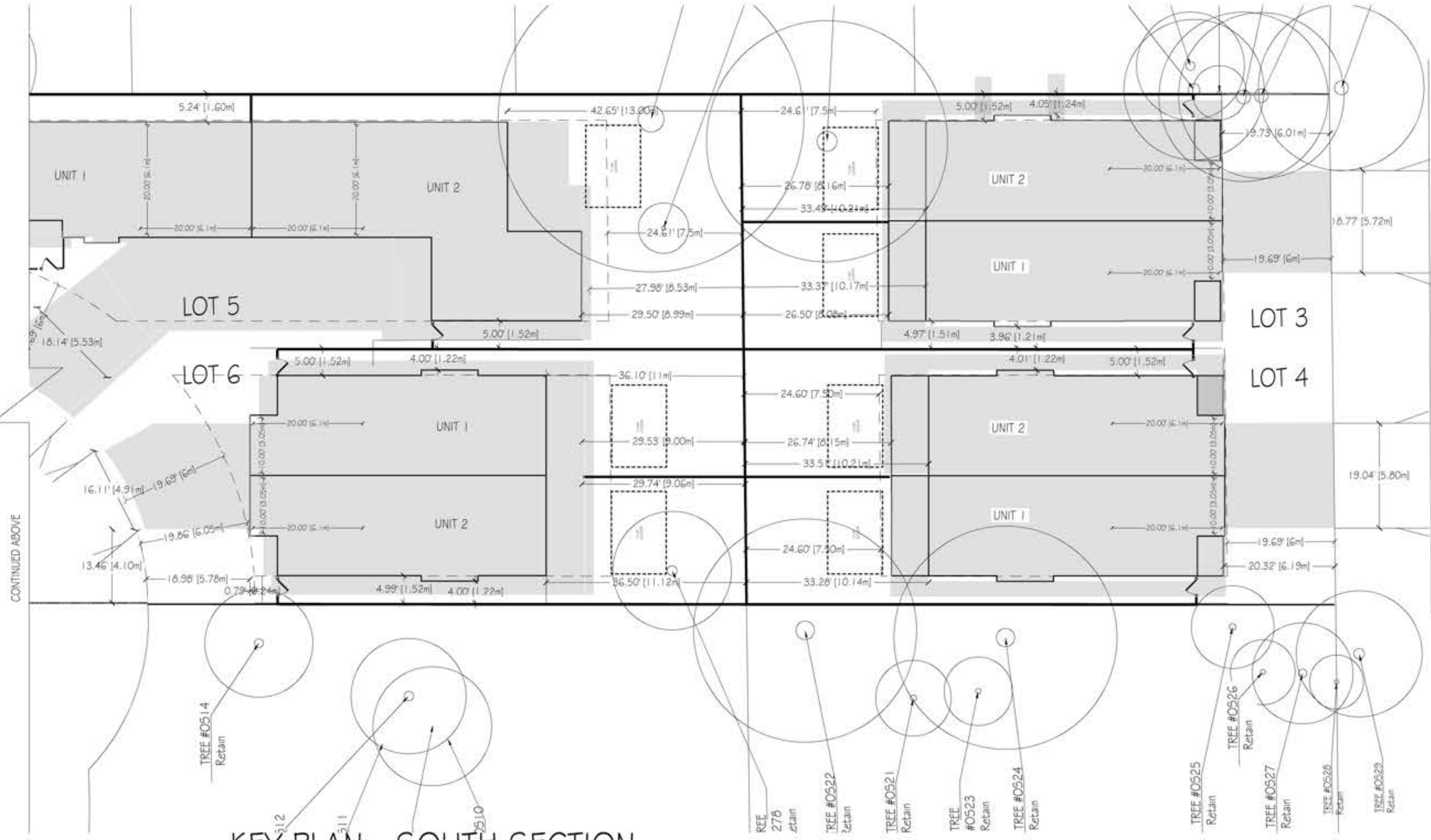
The engagement period took place between *November 7, 2025* and *December 12, 2025*

Date	Activity
November 7, 2025	Let's Talk Delta website launched and social media posts put out
November 7, 2025	Resident notice mailed out
November 11, 2025	Project signs installed on site
November 27, 2025	Public Information Meeting held
December 12, 2025	Online survey closed
January 9, 2026	Preliminary Development Review comments provided to applicant
May 20, 2026	Application Resubmission posted on Let's Talk Delta website
June 1, 2026	Public Consultation for Council report closed

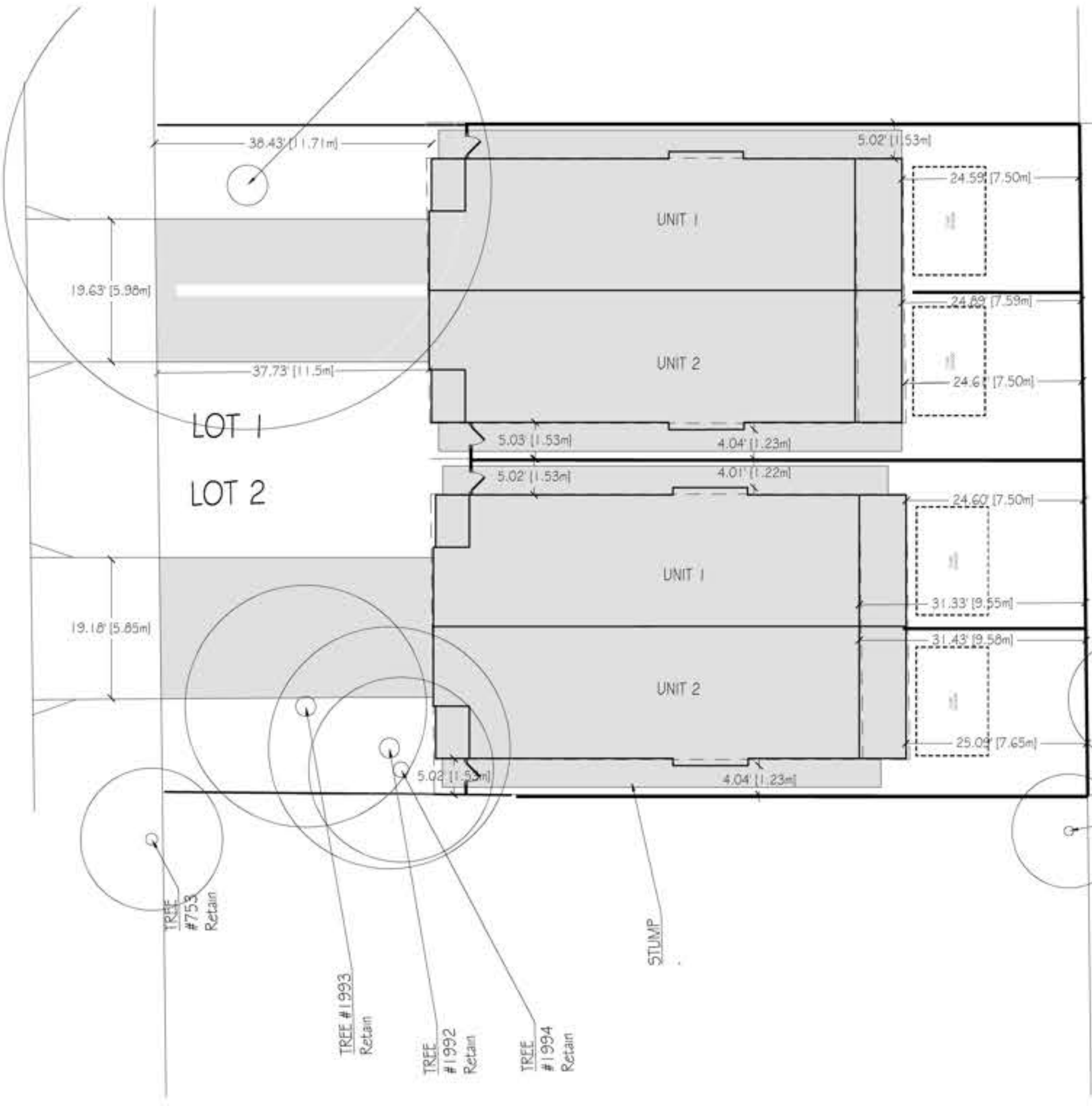
To view project details, visit letstalk.delta.ca/LU009726



KEY PLAN - NORTH SECTION



KEY PLAN - SOUTH SECTION



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PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 13, 2026

REVISION:

SHEET:

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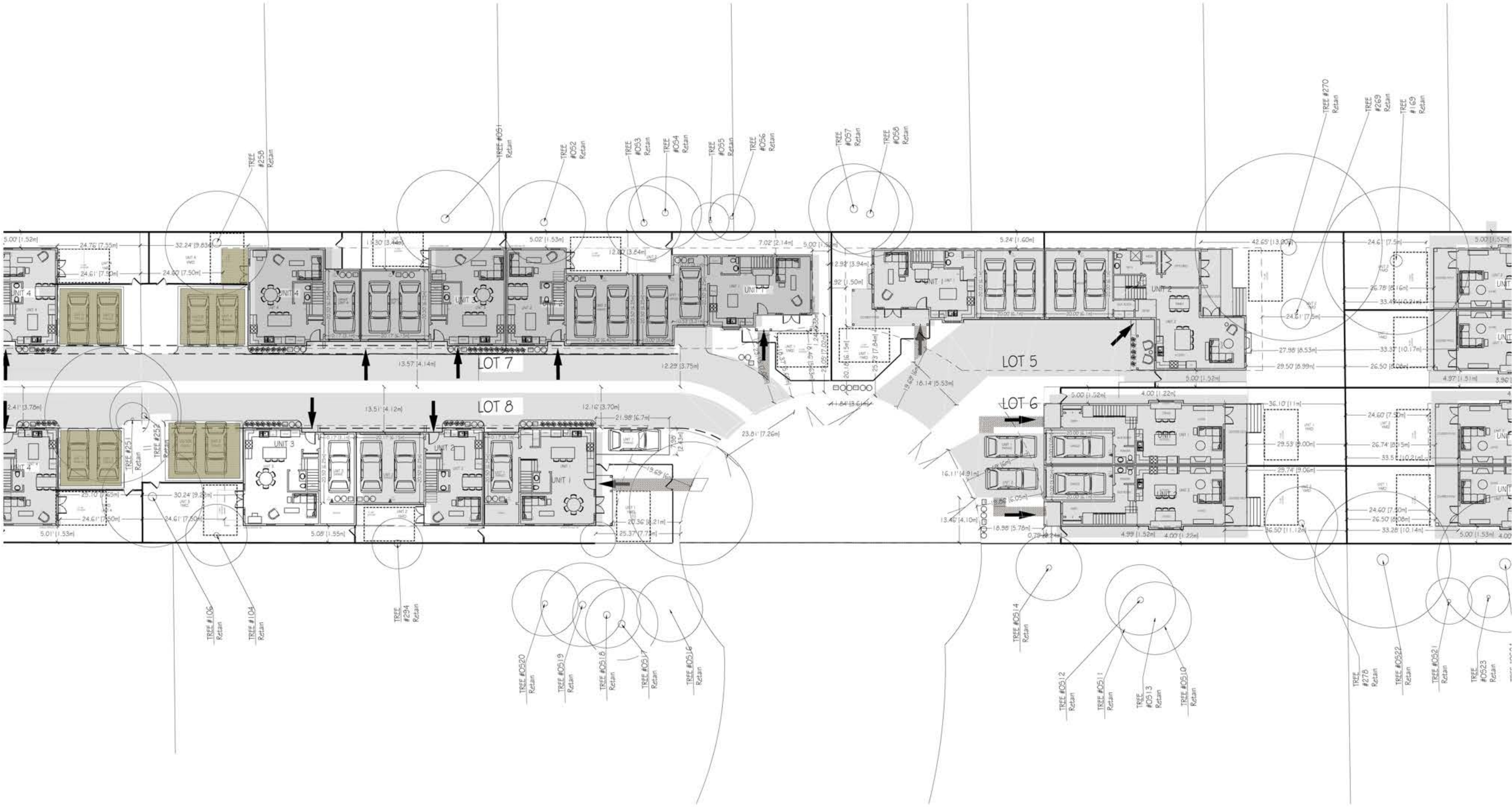
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MAY 28, 2026

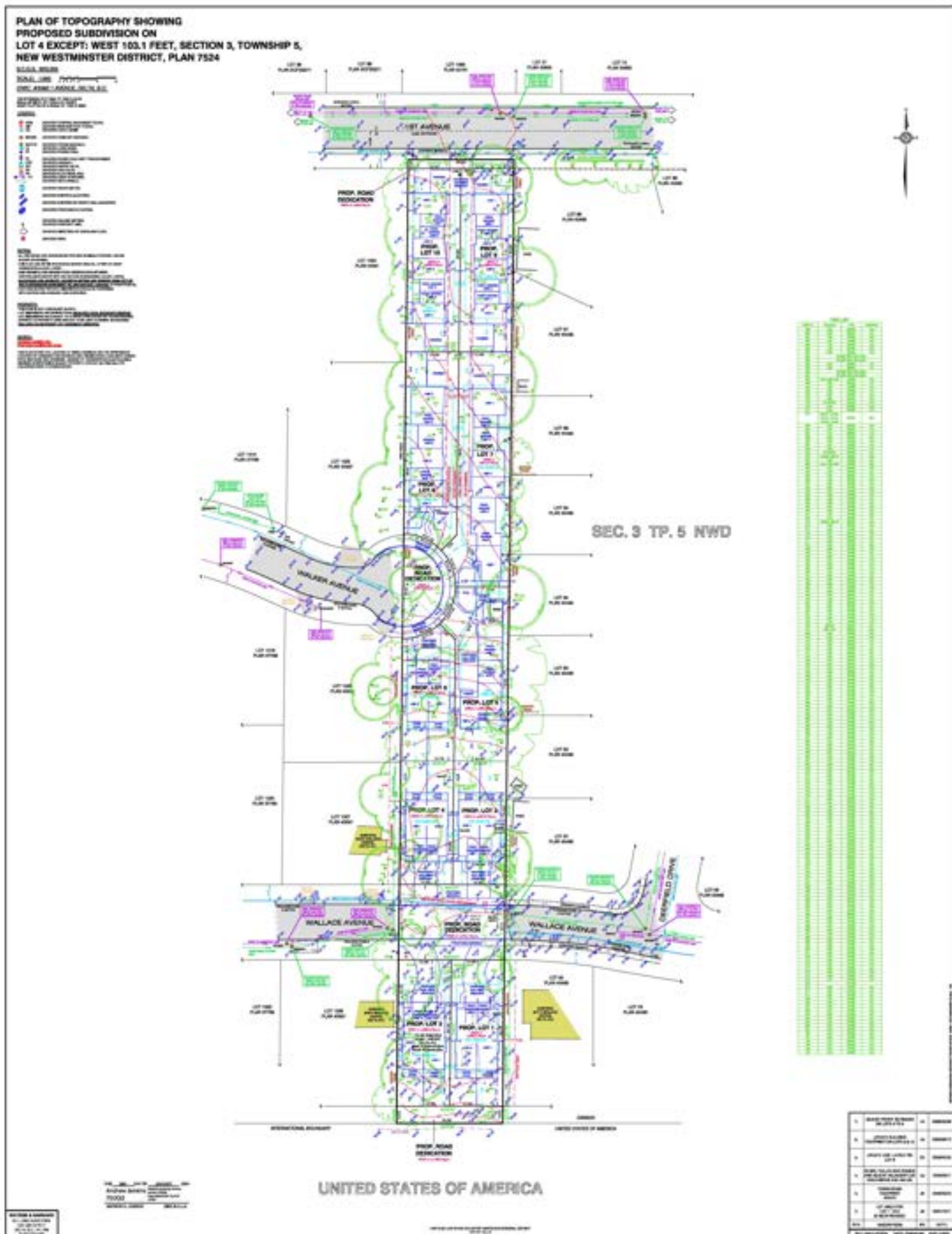
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A33 OF 33



LOT 5-8 (WALKER)
SITE PLAN



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	14.20 m	46.6 ft
	Lot 2	14.20 m	46.6 ft
	Lot 3	14.18 m	46.5 ft
	Lot 4	14.18 m	46.5 ft
	Lot 5	20.20 m	66.3 ft
	Lot 6	14.17 m	46.5 ft
	Lot 7	19.92 m	65.3 ft
	Lot 8	14.16 m	46.5 ft
	Lot 9	14.15 m	46.4 ft
	Lot 10	14.15 m	46.4 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	
Max Building Height		
to Roof Ridge	10.5m	34.5'
to Mid Roof	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	0.40
	Lot 10	0.40

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)		

Proposed Unit Sizes	Lot	Unit	Type	Total	Main	Upper	Attic	Garage
	Lot 1	Unit 1	A2	2377.00	819	1041	517	233
		Unit 2	A2	2377.00	819	1041	517	233
					2082	0.487		
	Lot 2	Unit 1	A2	2377.00	819	1041	517	233
		Unit 2	A2	2377.00	819	1041	517	233
					2082	0.487		
	Lot 3	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902	0.487		
	Lot 4	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902	0.487		
	Lot 5	Unit 1	B+	2066.00	686	951	509	437
		Unit 2	C+	2394.00	986	1408	0	437
					2389	0.236		
	Lot 6	Unit 1	A	2162.00	738	951	473	233
		Unit 2	A	2162.00	738	951	473	233
					1902	0.487		
	Lot 7	Unit 1	D+	2118.00	652	1038	426	460
		Unit 2	E+	1936.00	528	941	467	467
		Unit 3	F+	2103.00	661	975	467	478
		Unit 4	F	2103.00	661	975	467	233
					3821	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	838	415	233
		Unit 2	G	1773.00	528	838	415	233
		Unit 3	G	1773.00	528	838	415	233
		Unit 4	G	1773.00	528	838	415	233
					3328	0.508		
	Lot 10	Unit 1	G	1773.00	528	838	415	233
		Unit 2	G	1773.00	528	838	415	233
		Unit 3	G	1773.00	528	838	415	233
		Unit 4	G	1773.00	528	838	415	233
					3328	0.508		

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PROJECT
BASSI PROPERTIES
1ST AVE DEVELOPMENT

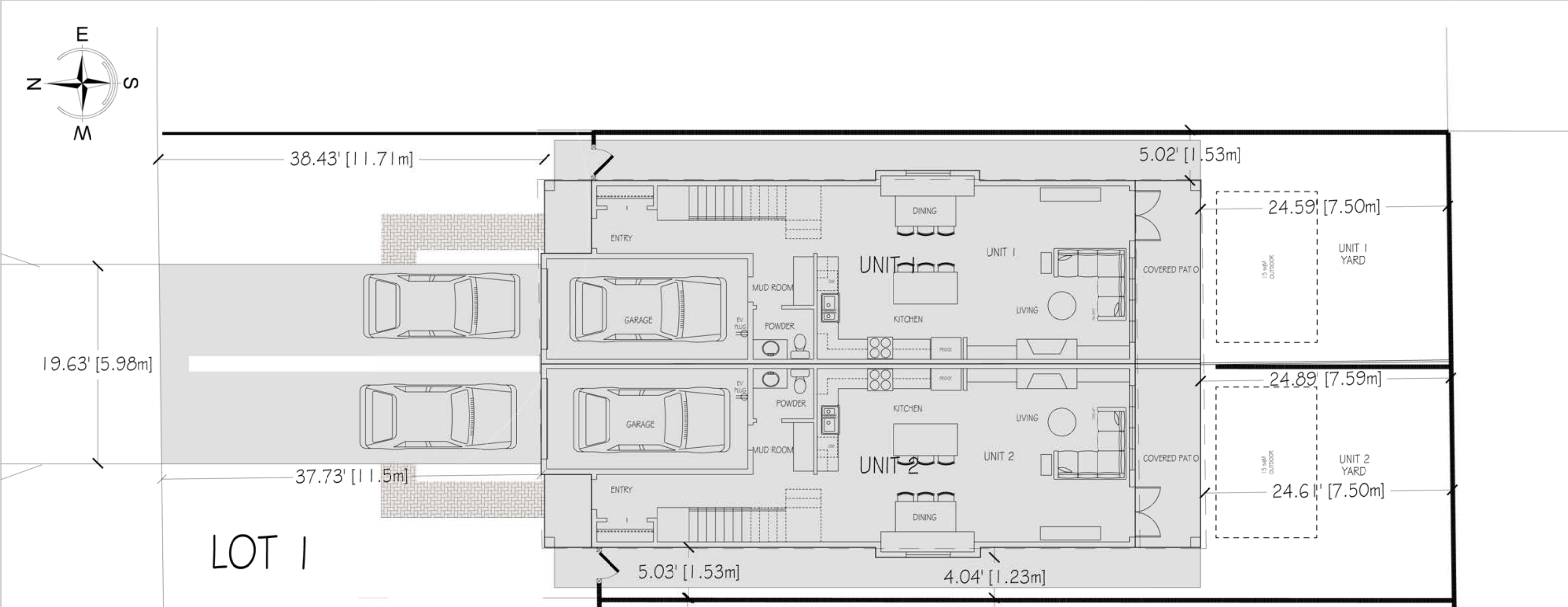
DESIGNED BY SG CHECKED BY SG

DATE
MAY 29, 2020

REVISION
-

SHEET

A 1 OF 33



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



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

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PROJECT:

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DRAWN BY:

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CHECKED BY:

SG

DATE:

MAY 9, 2026

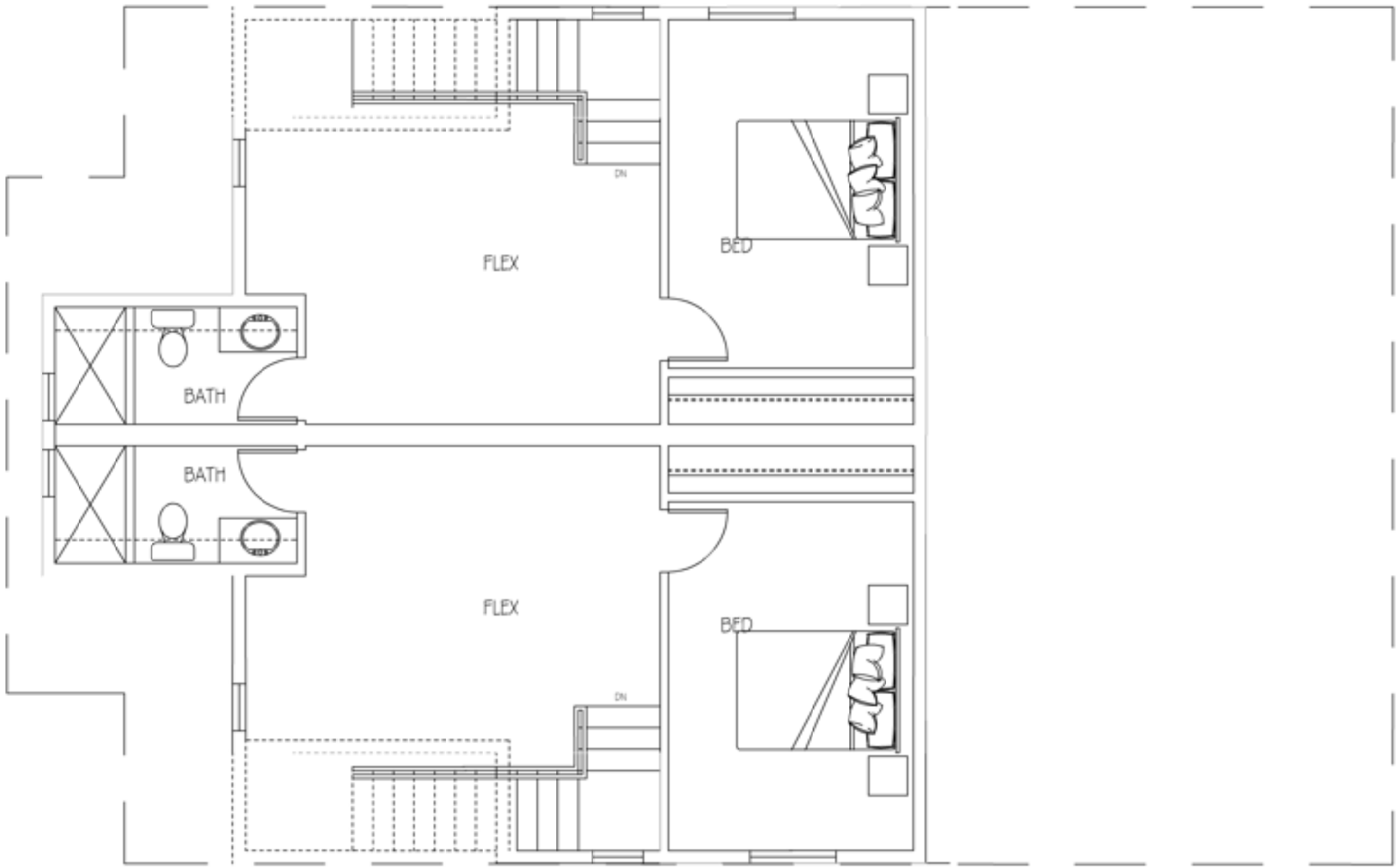
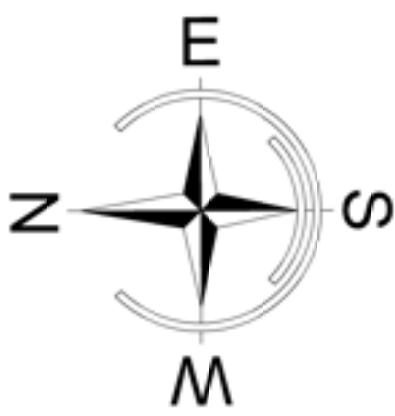
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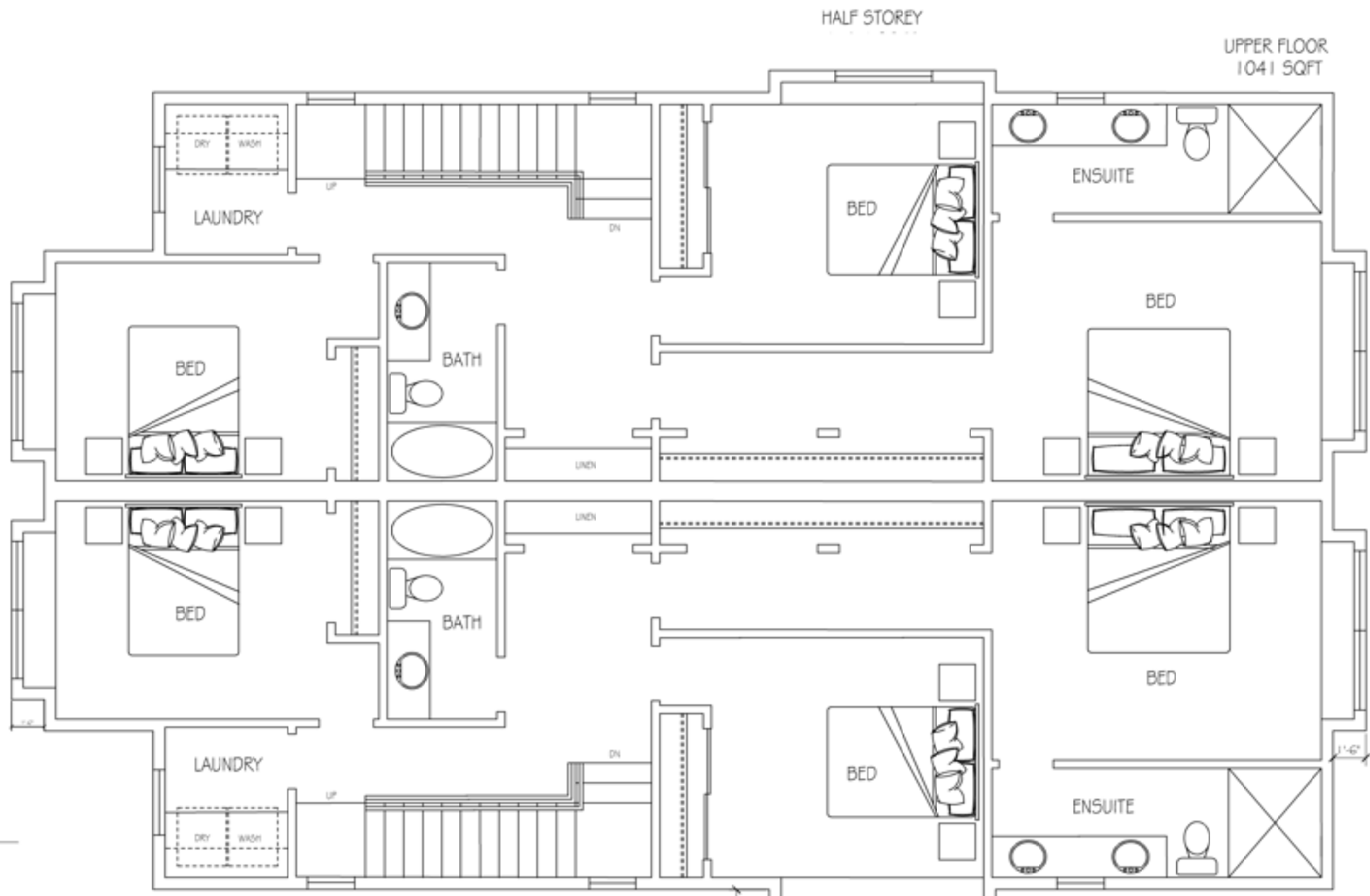
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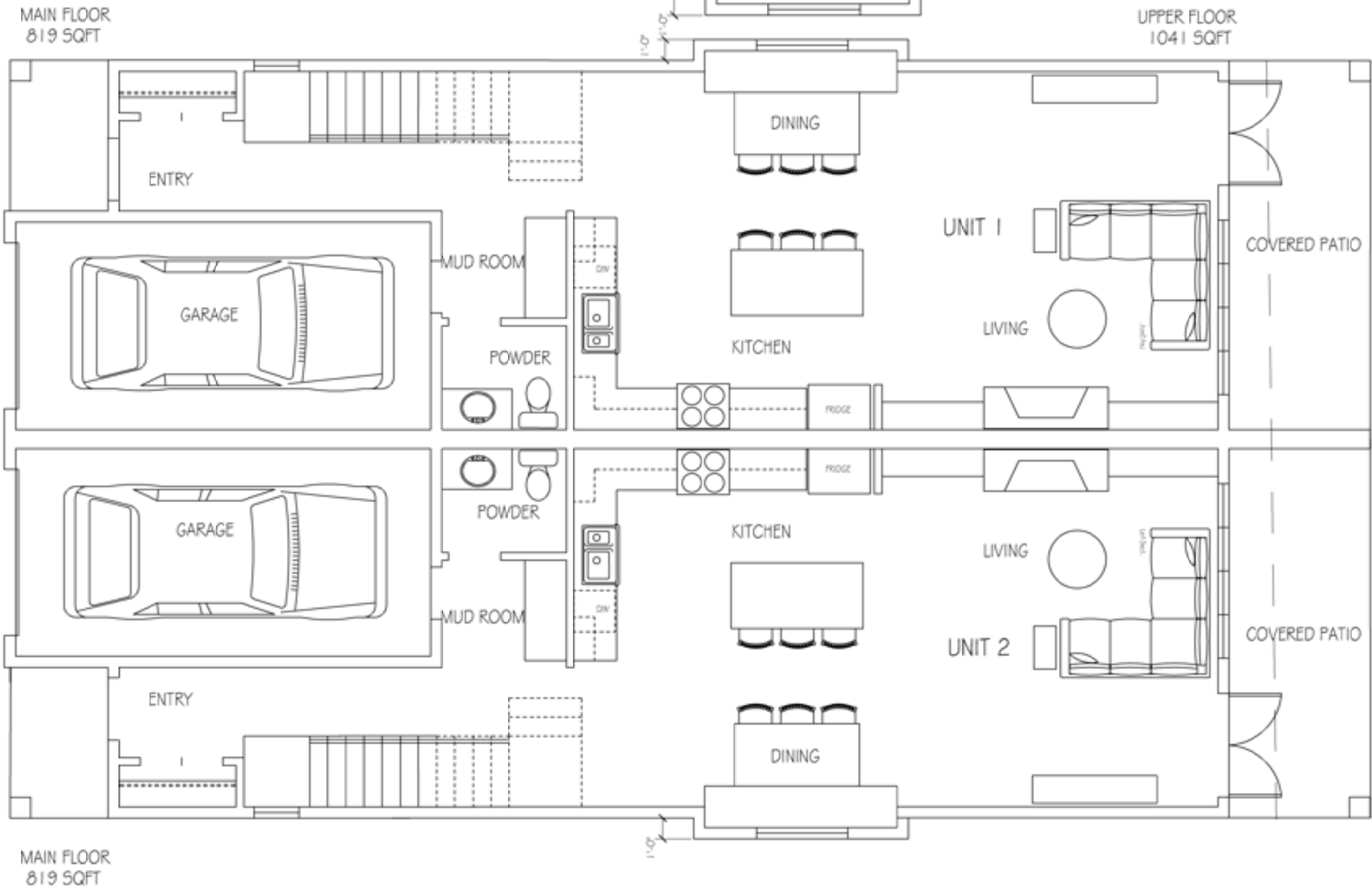
DUPLEX
LOT 1



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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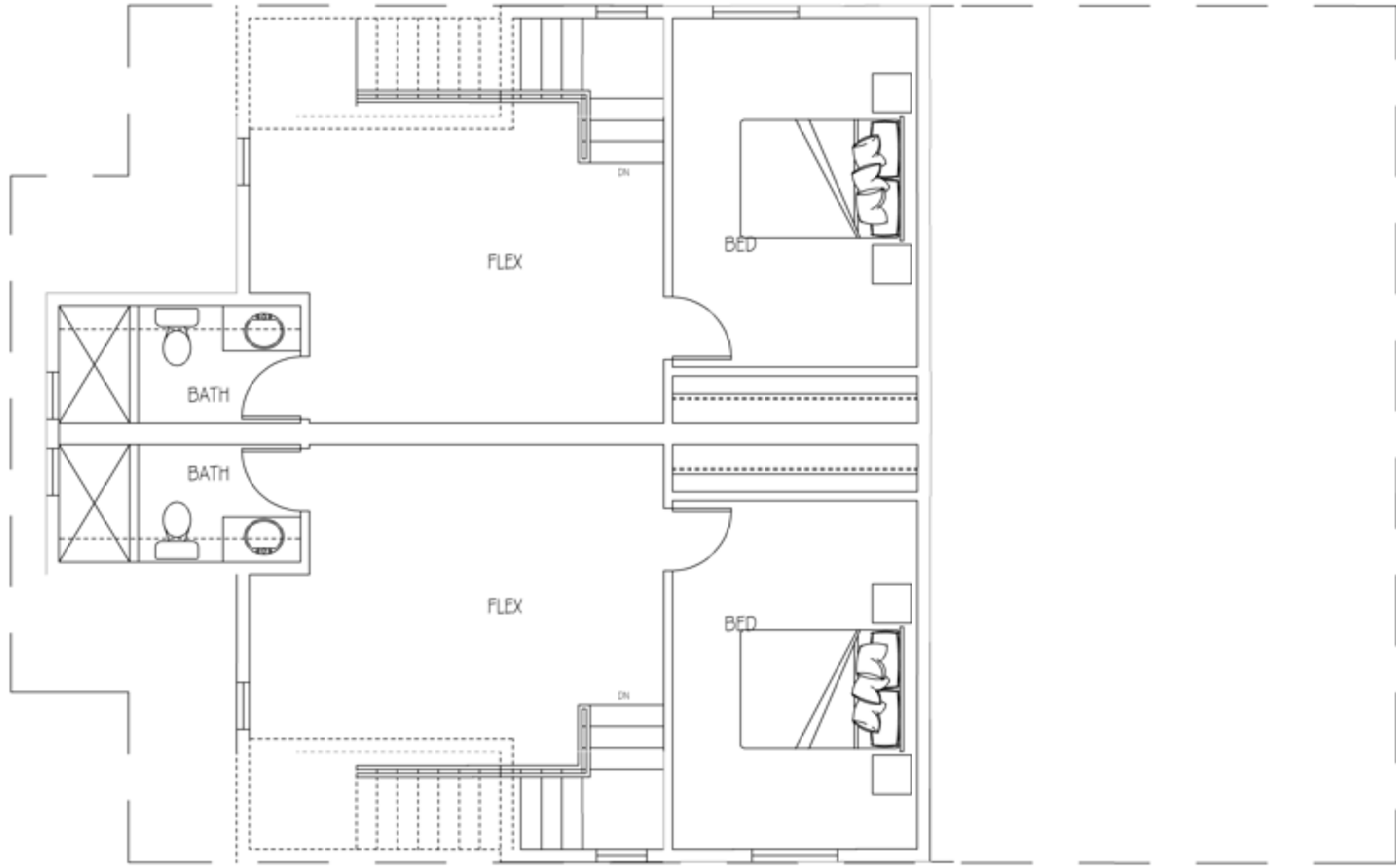
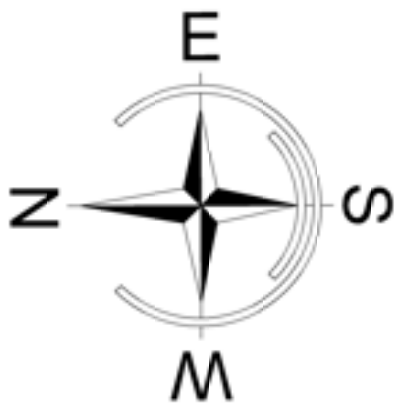
DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

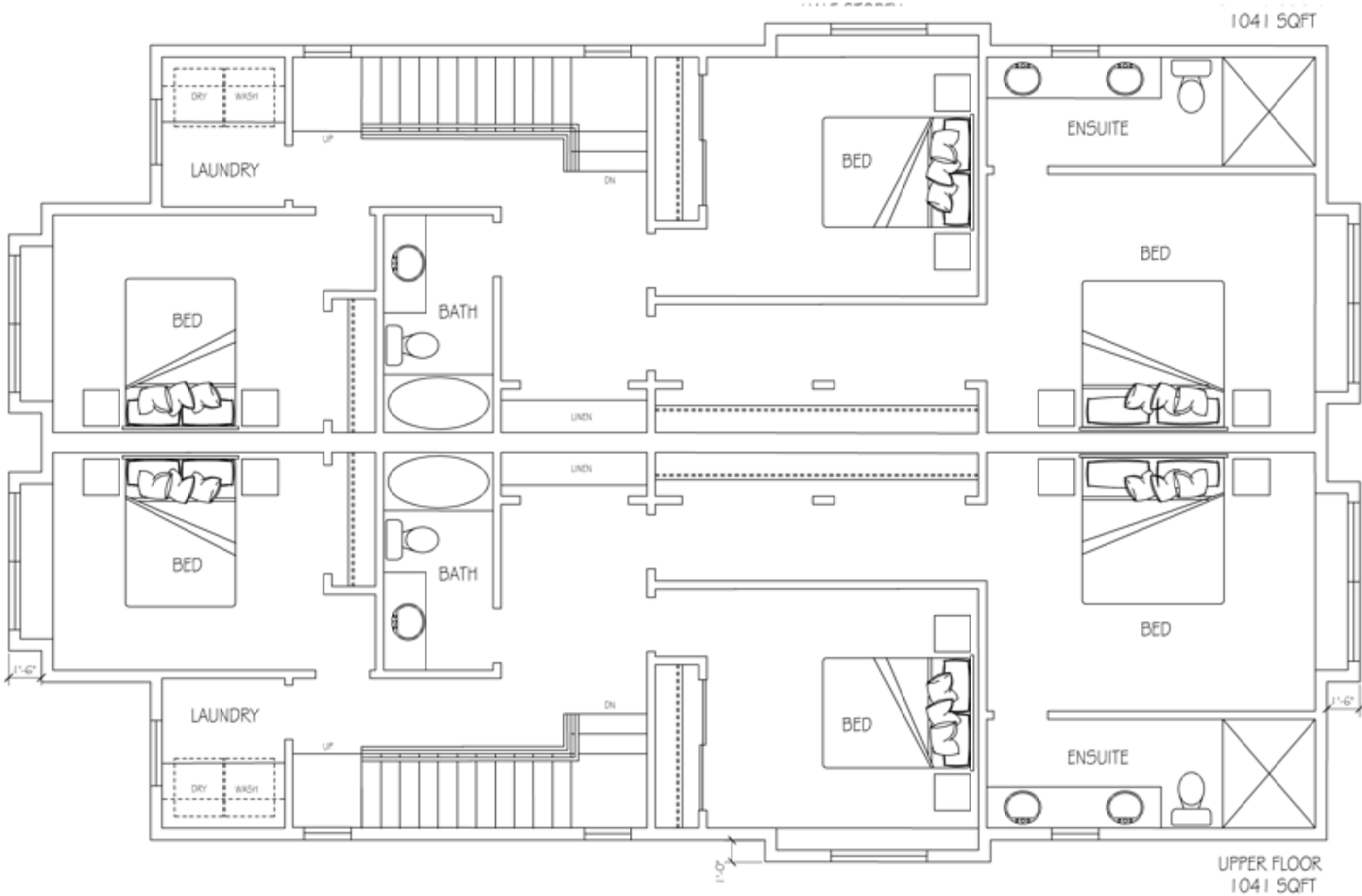
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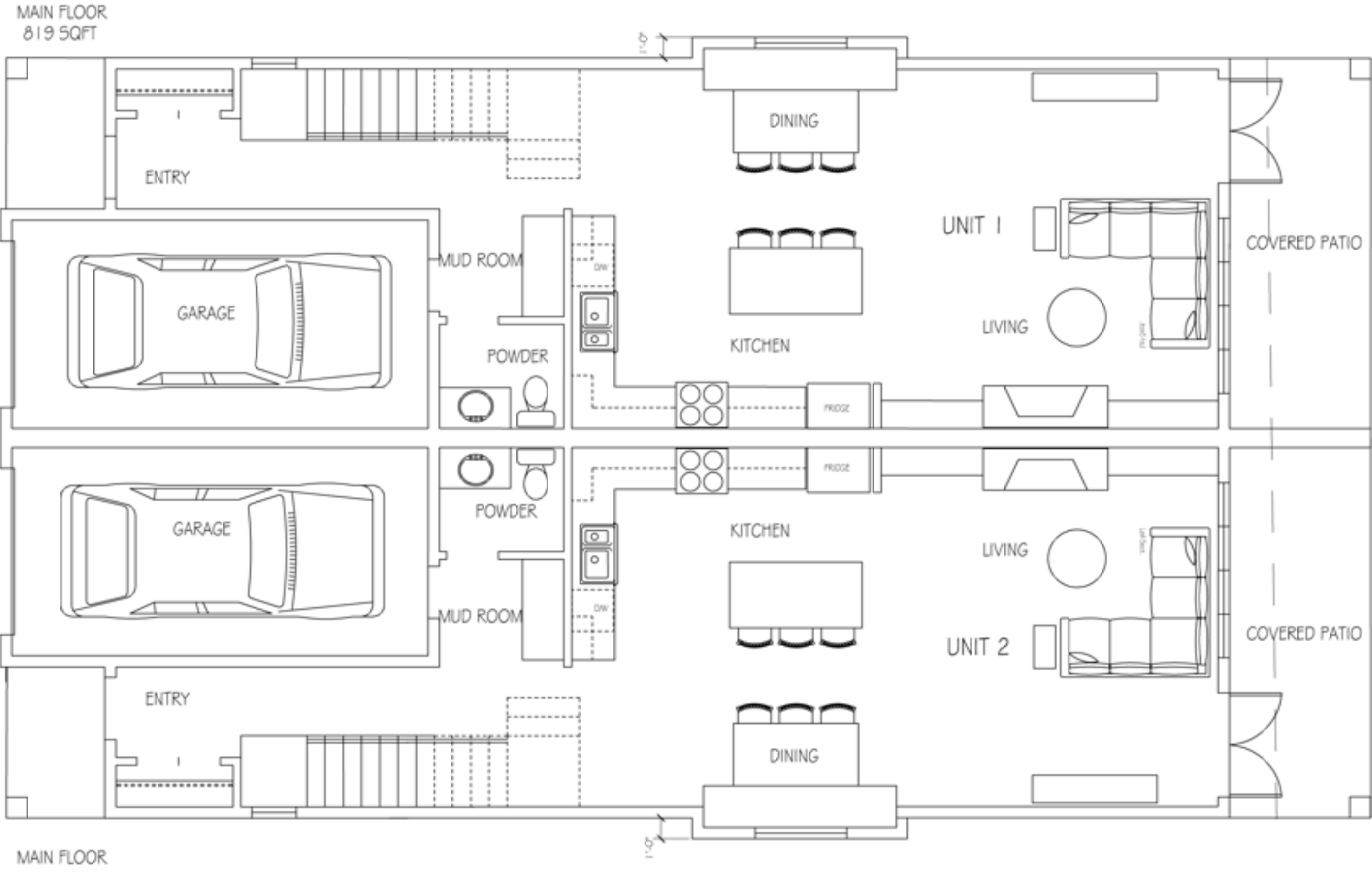




HALF STOREY
3/16" = 1'-0"



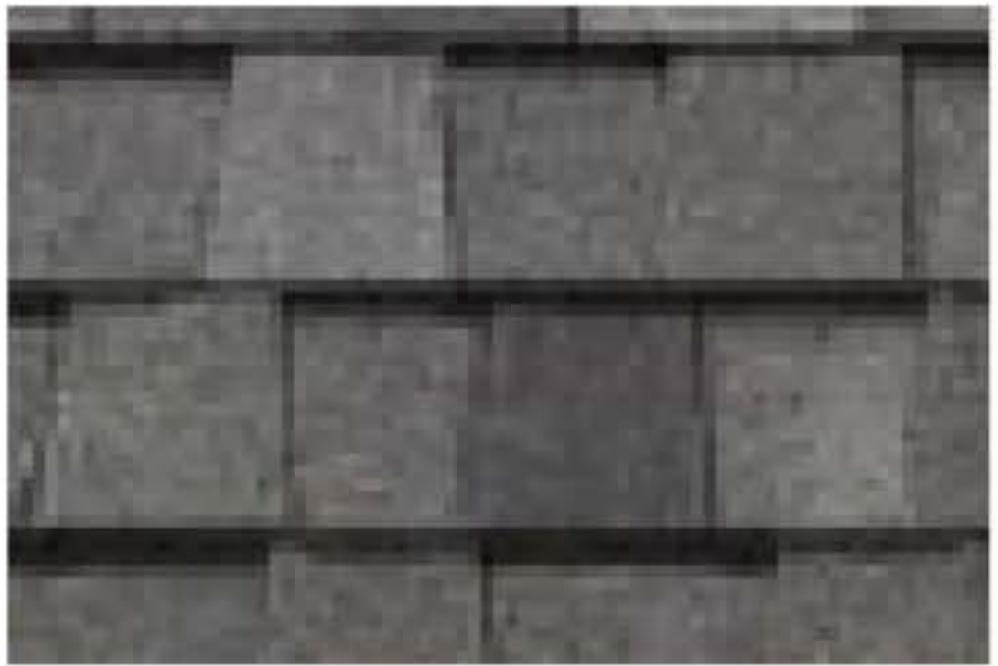
2nd STOREY
3/16" = 1'-0"



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



FRONT ELEVATION



DUPLEX
LOT 2

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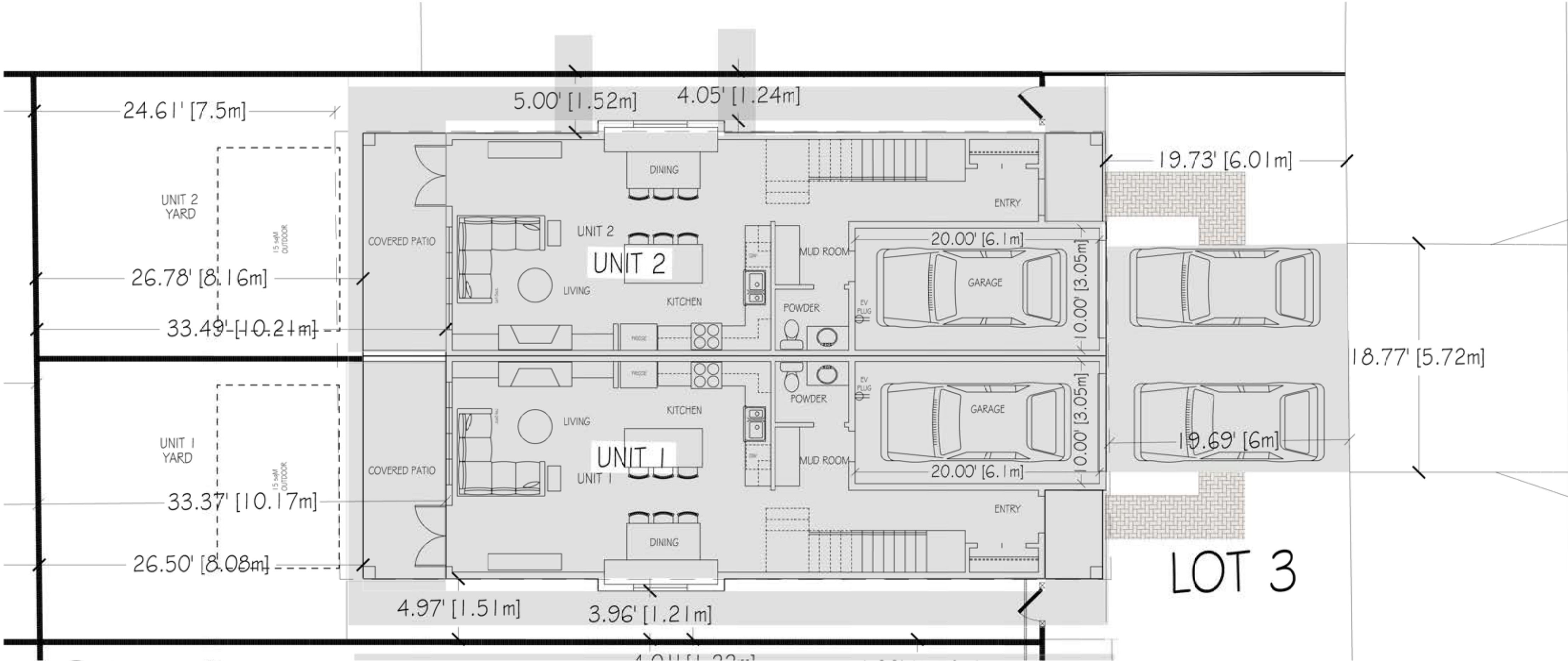
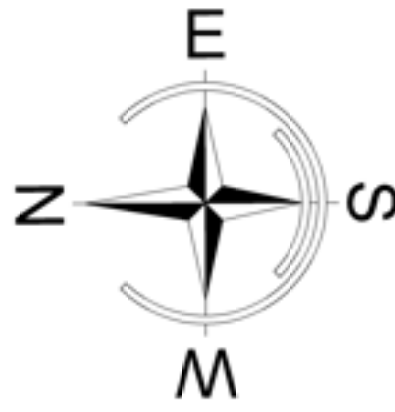
PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION: -

SHEET:
A 6 OF 33



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



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

DUPLEX
LOT 3

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PROJECT:

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DRAWN BY:

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DATE:

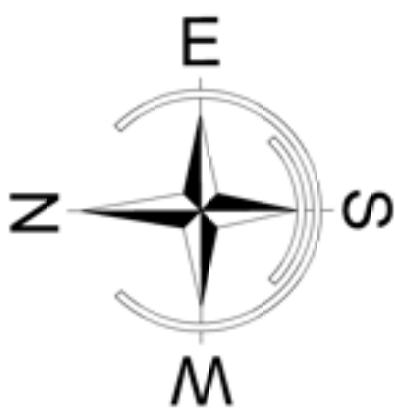
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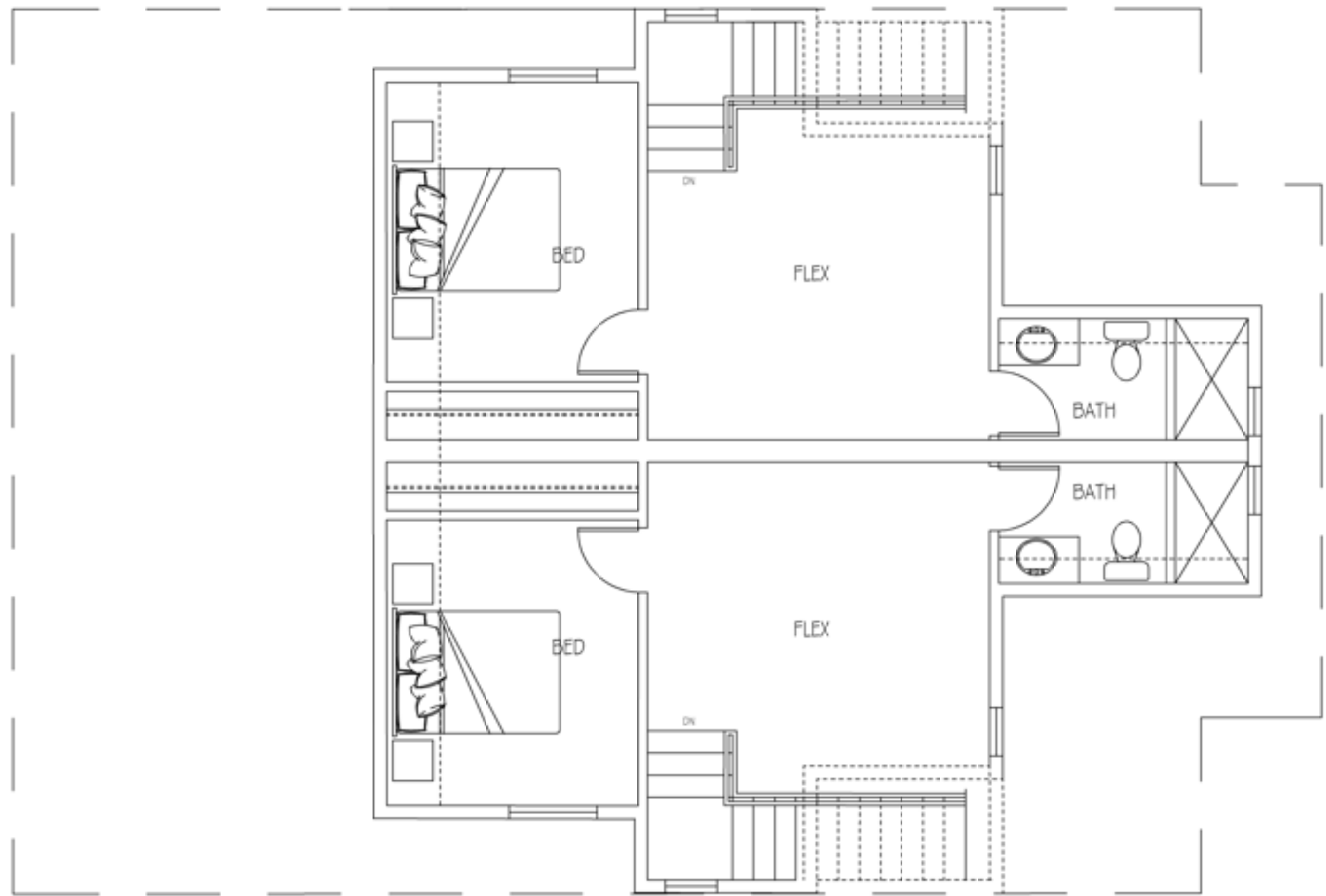
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SHEET:

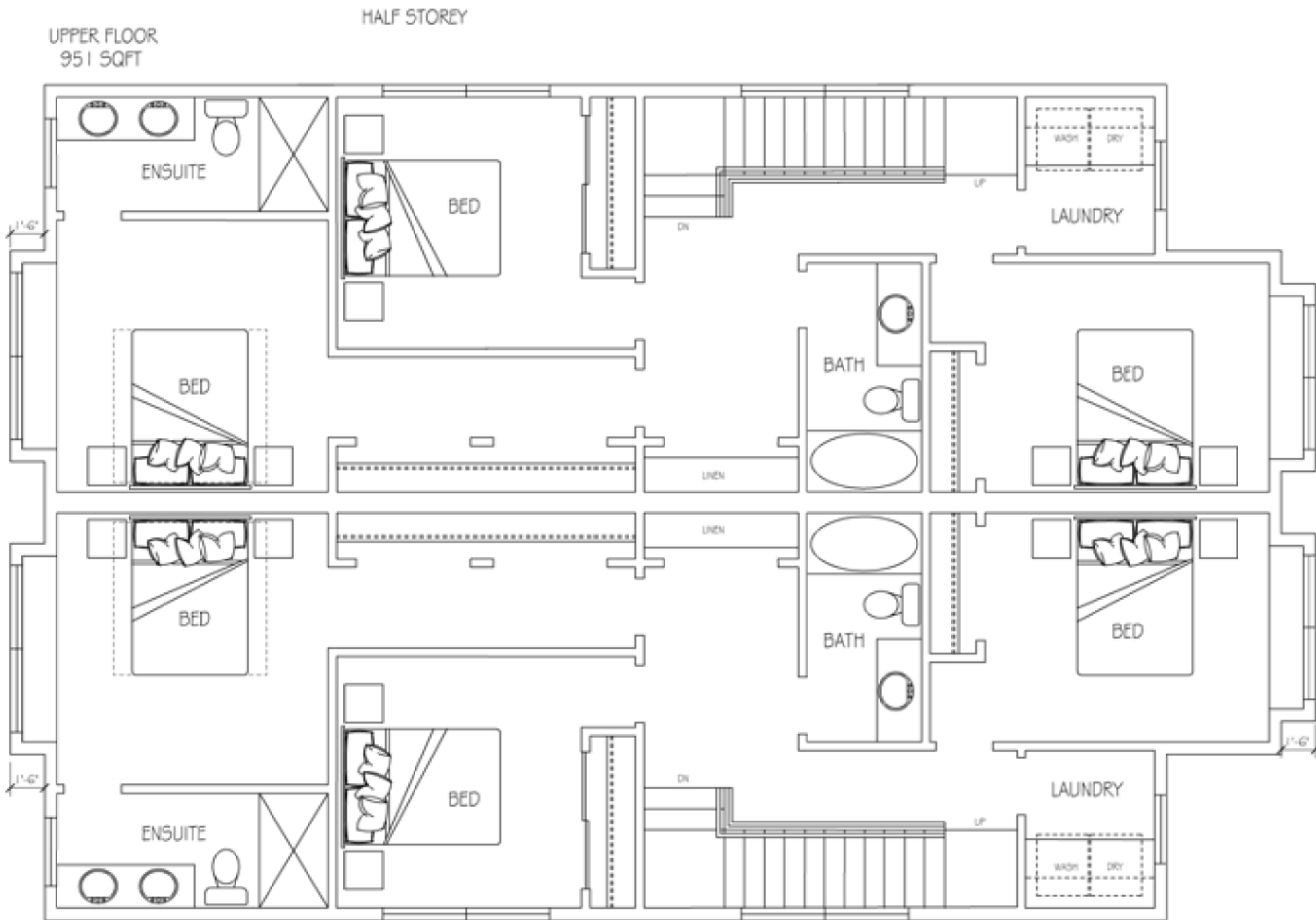
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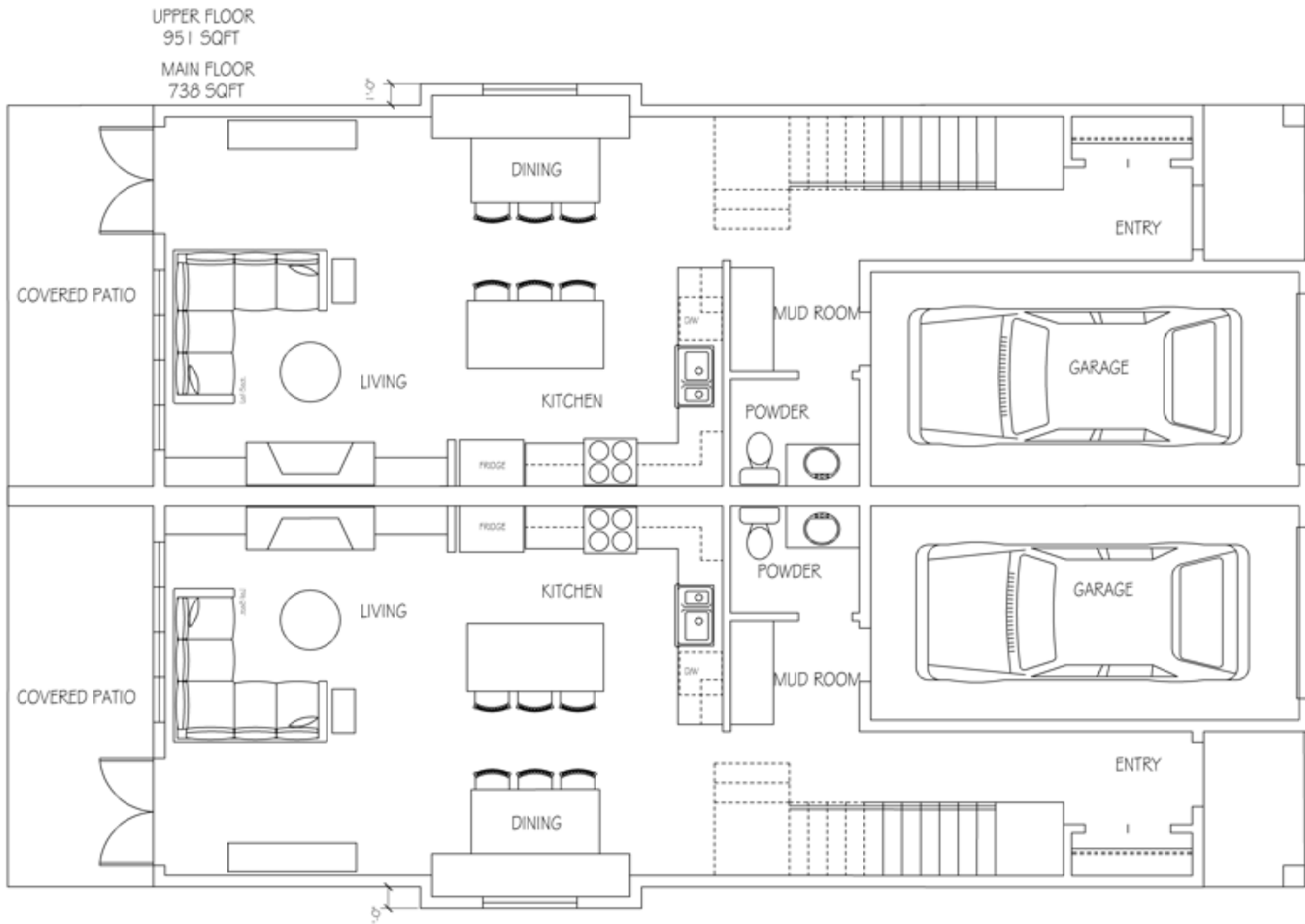
HALF STOREY
3/16" = 1'-0"



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



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



FRONT ELEVATION



DUPLEX
LOT 3

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EMAIL:
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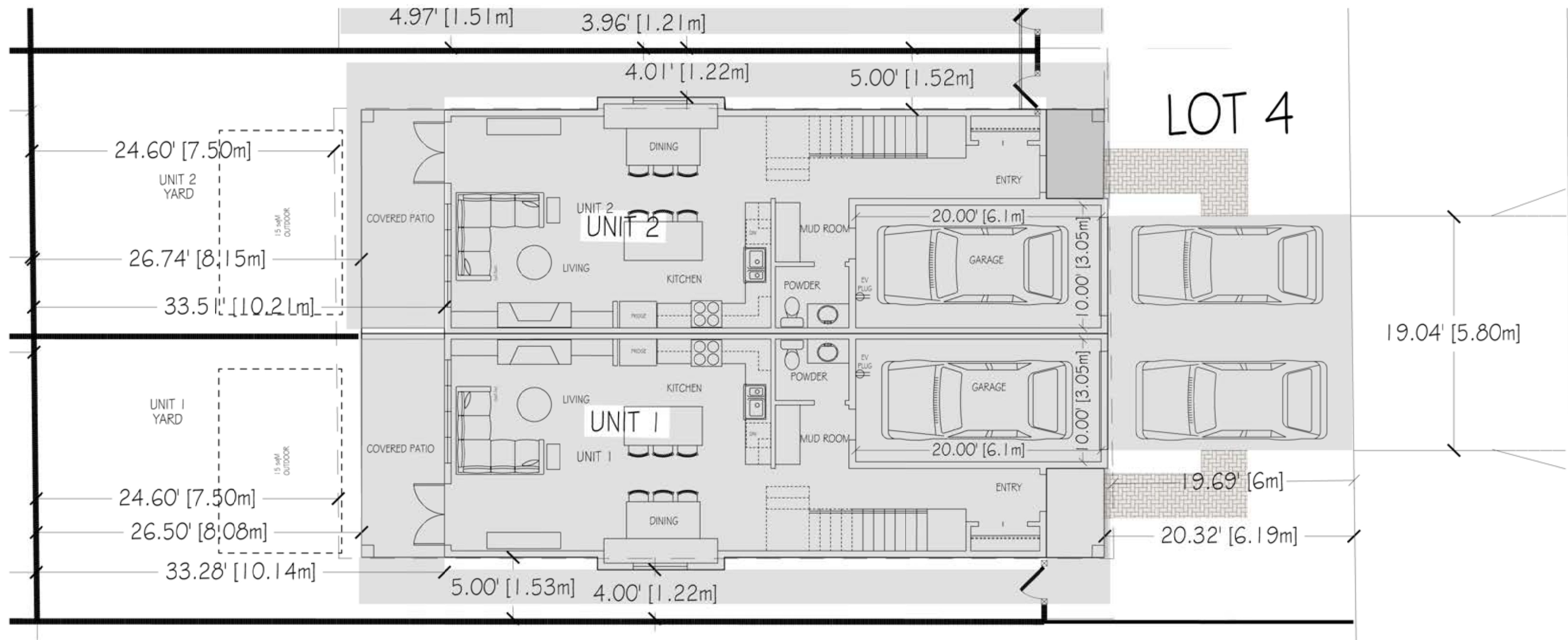
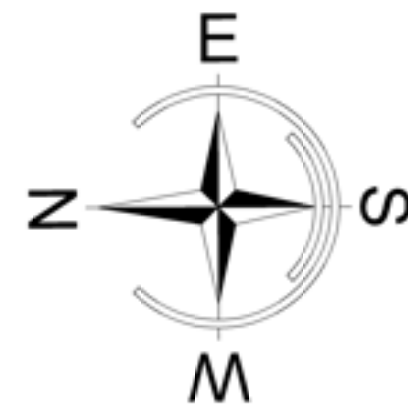
PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION: -

SHEET:
A 8 OF 33



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



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

DUPLEX
LOT 4

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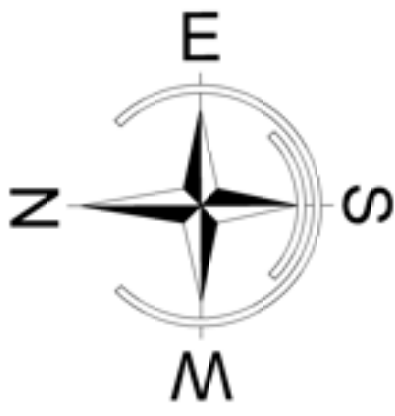
PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

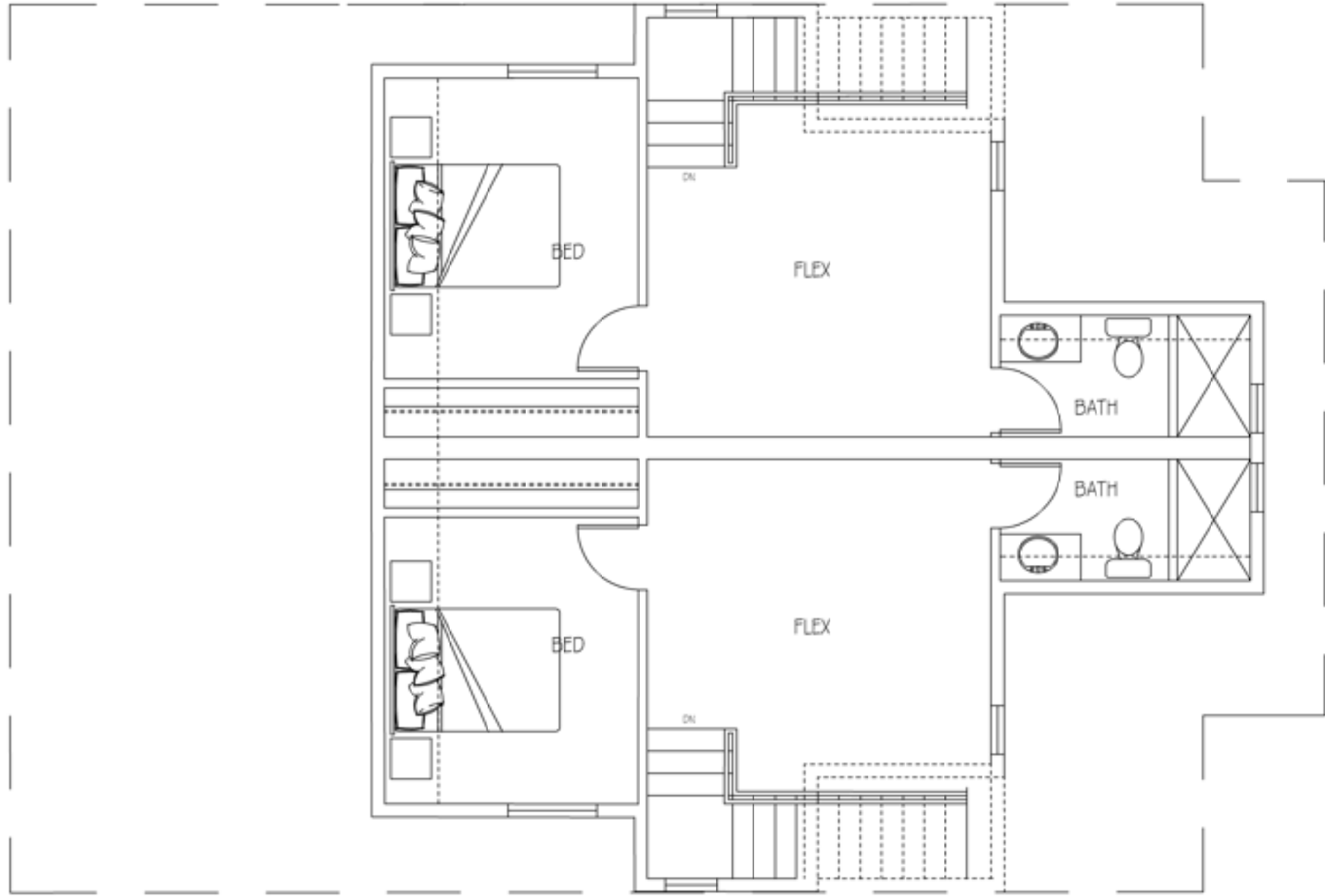
DATE: MAY 9, 2026

REVISION: -

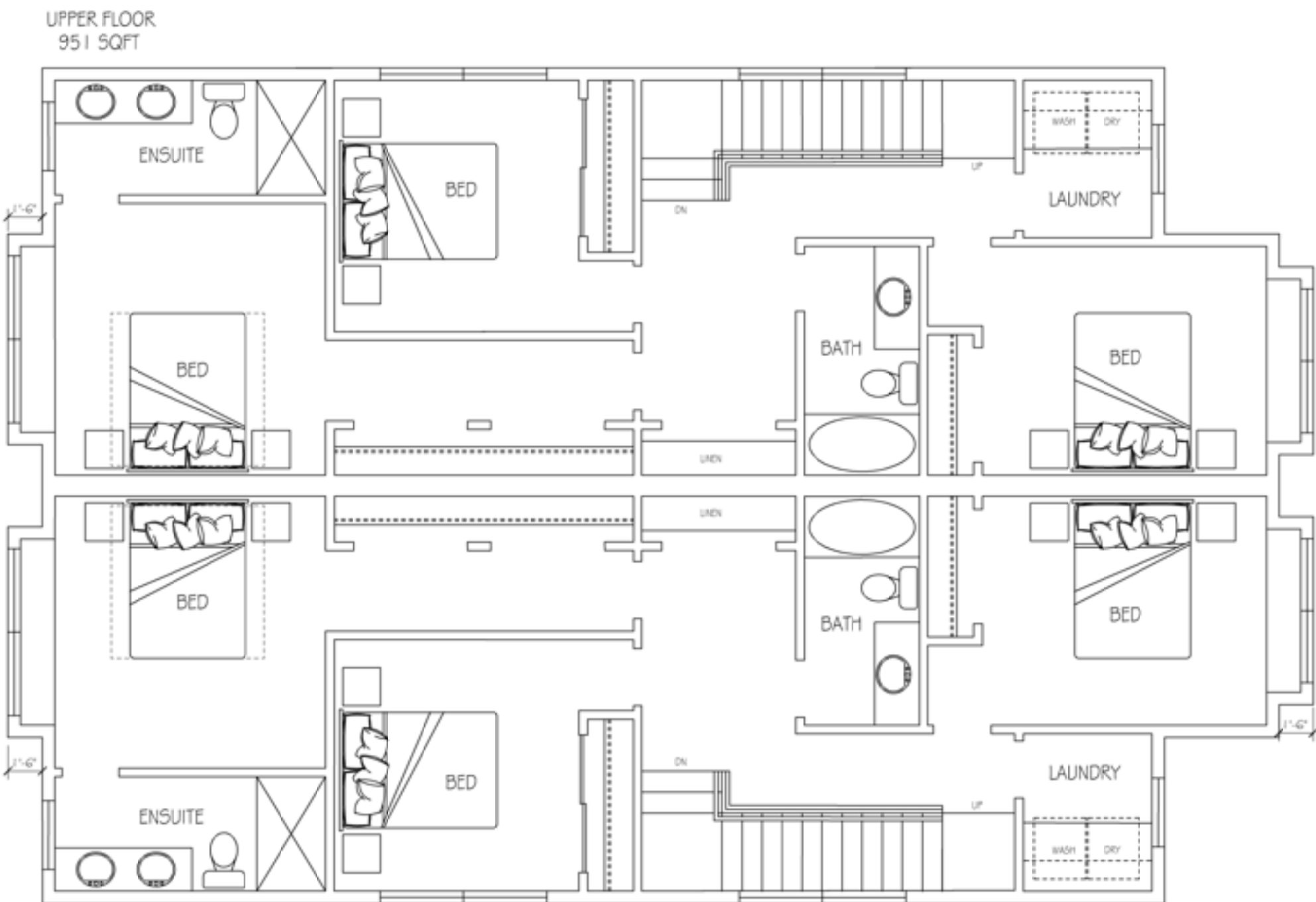
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A 9 OF 33



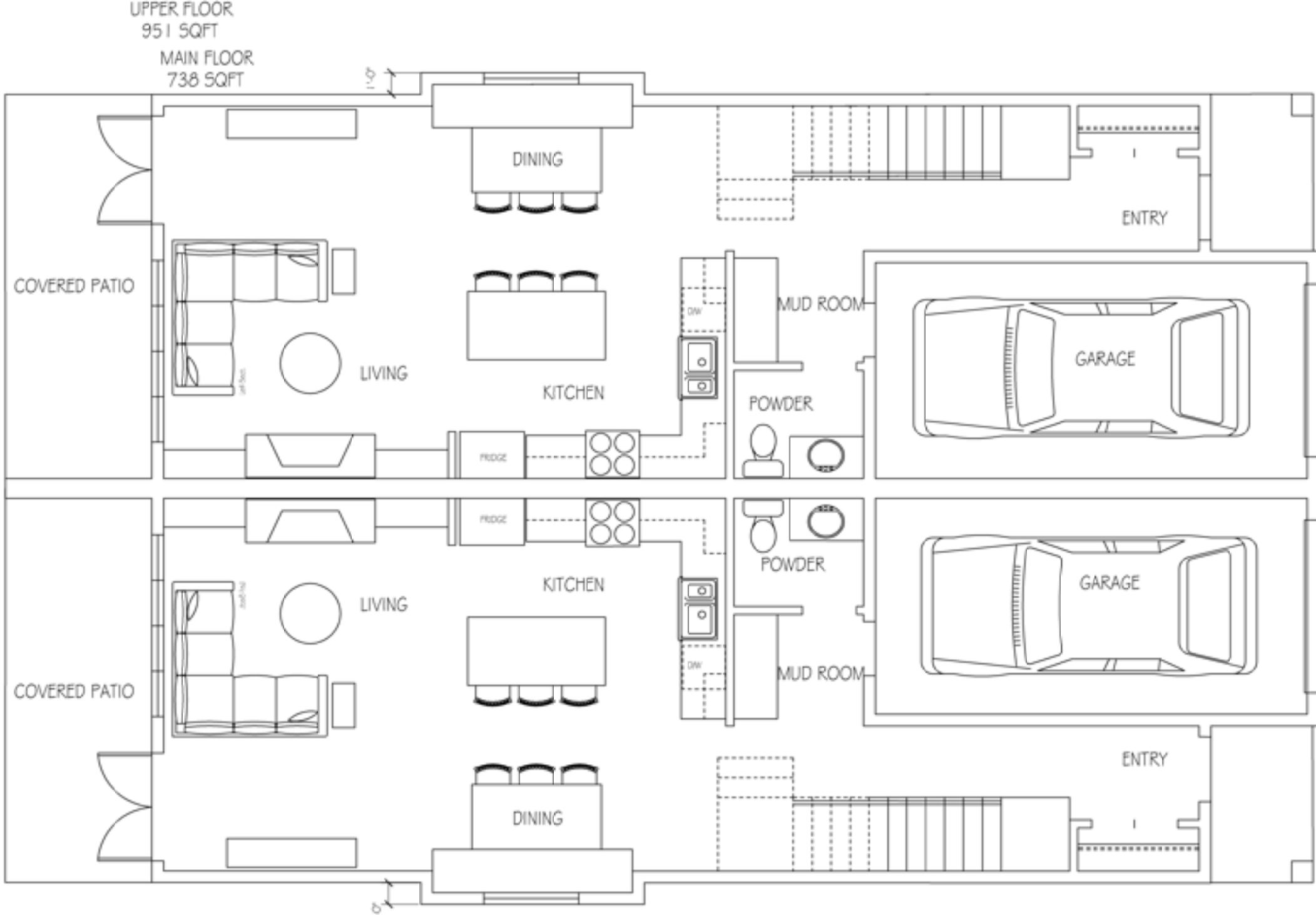
HALF STOREY
3/16" = 1'-0"



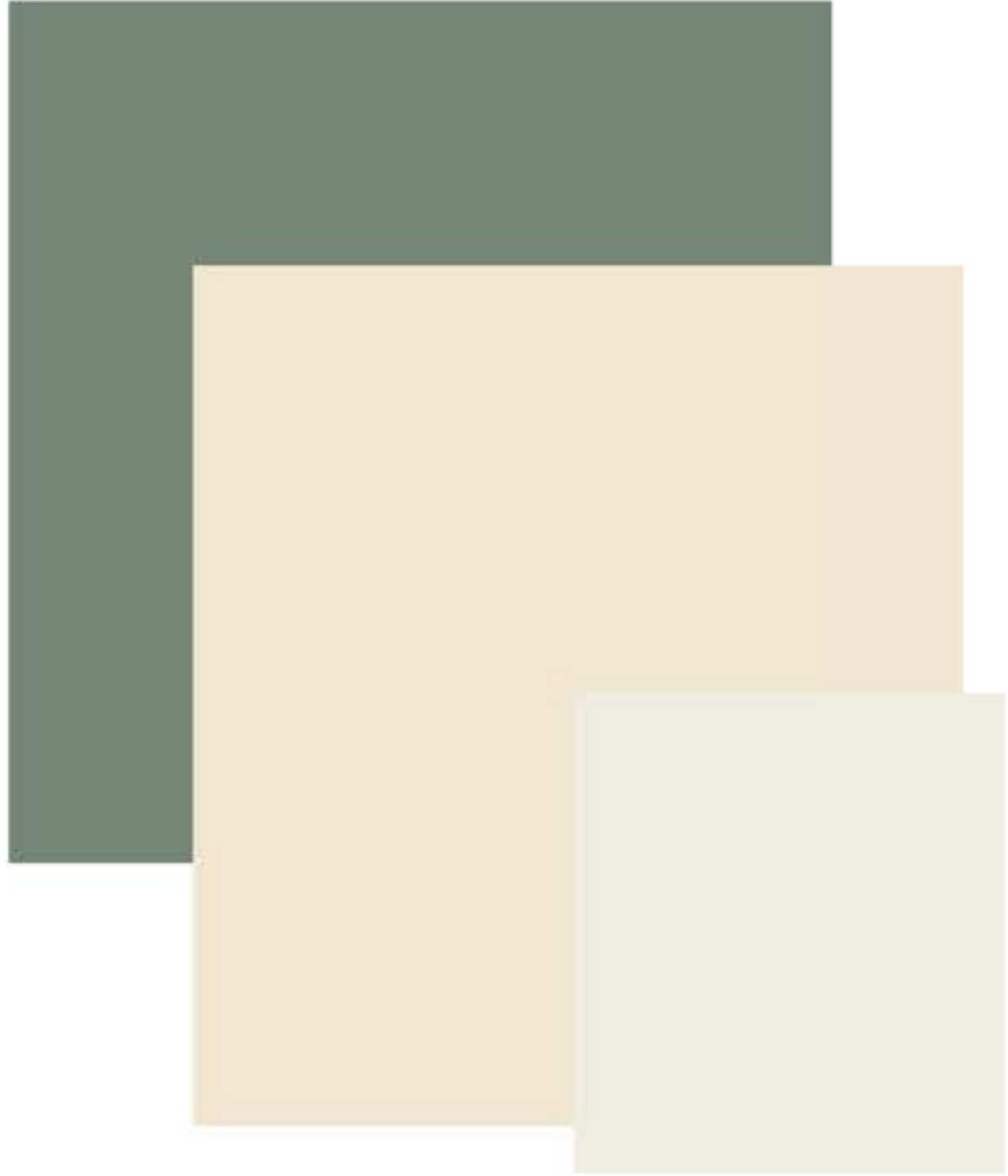
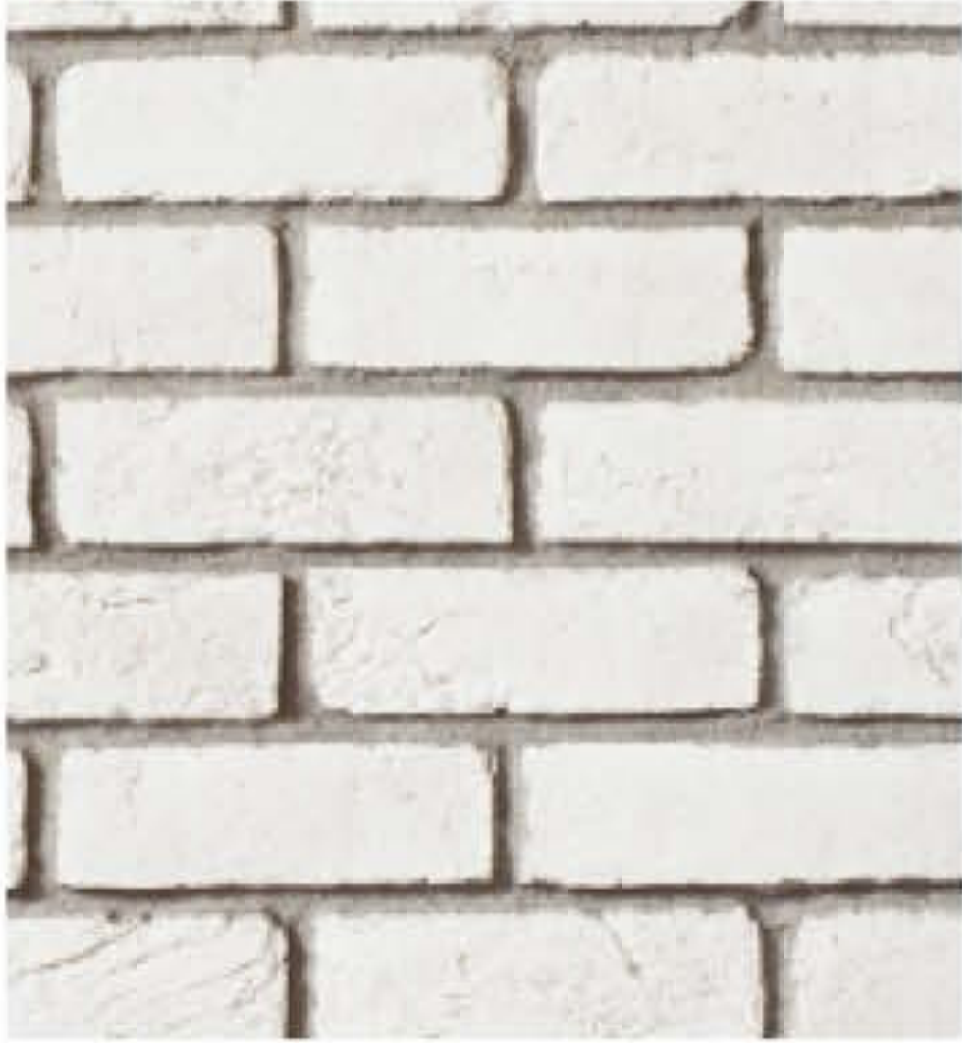
2nd STOREY
3/16" = 1'-0"



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



FRONT ELEVATION



DUPLEX
LOT 4

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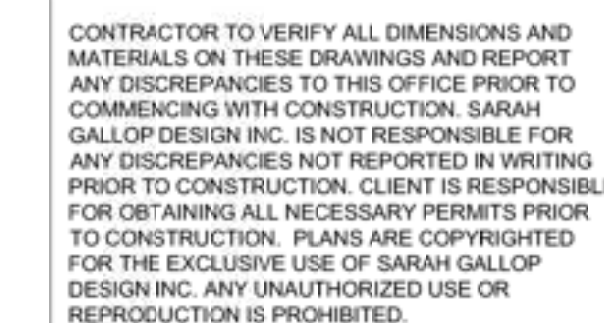
PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION:

SHEET:
A10 OF 33



1



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PROJECT:
**BASSI PROPERTIES
1ST AVE DEVELOPMEN**

DRAWN BY: **SG** CHECKED BY: **SG**

DATE: MAY 9, 2026

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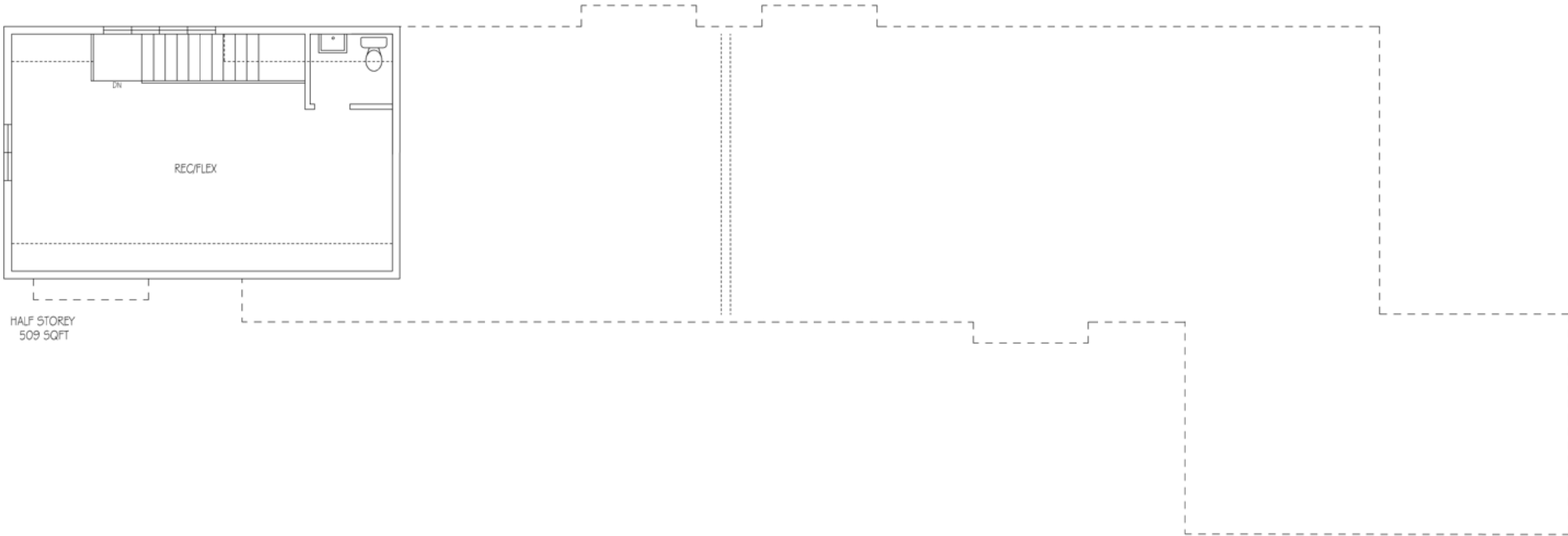
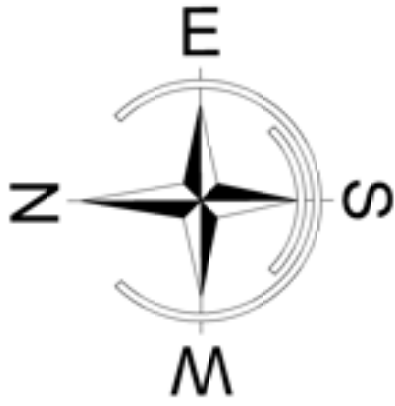
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A 110F 33

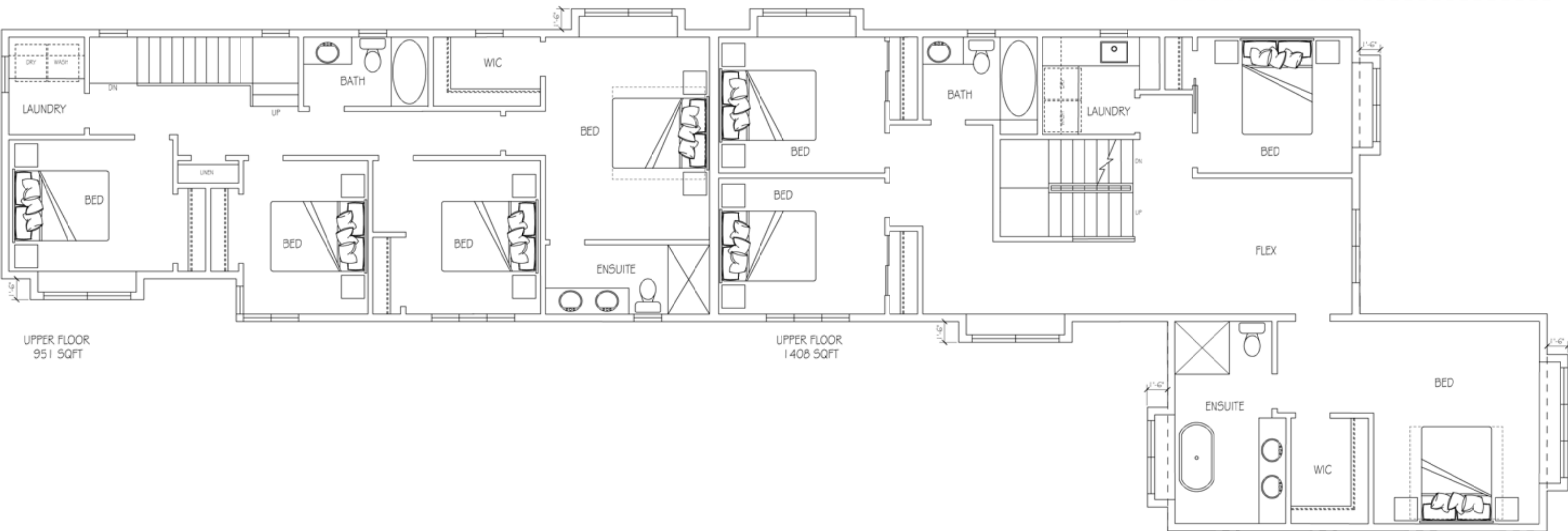


 SIDE ELEVATION
3/16" = 1'-0"

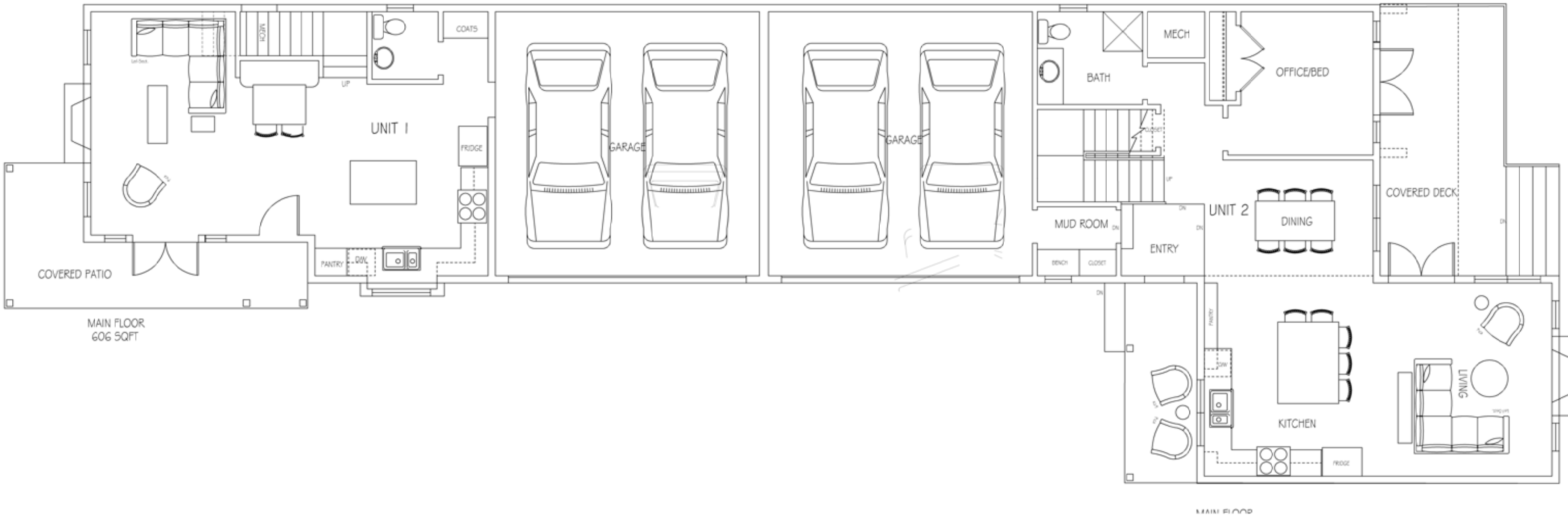
DUPLEX
LOT 5



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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BASSI PROPERTIES
1ST AVE DEVELOPMENT

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A 12 OF 33



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



SIDE ELEVATION
1/4 = 1'-0"



DUPLEX
LOT 5

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1ST AVE DEVELOPMENT

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DATE:

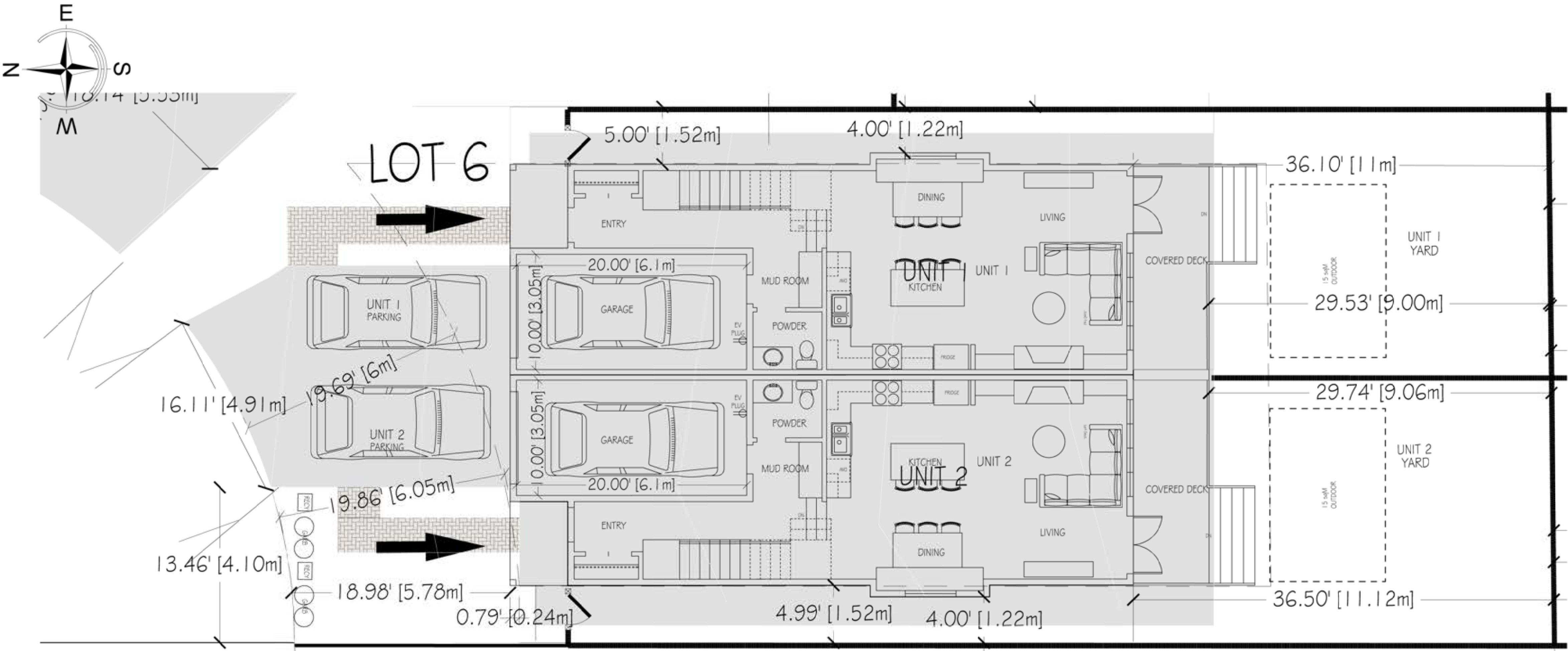
MAY 9, 2026

REVISION:

-

SHEET:

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



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

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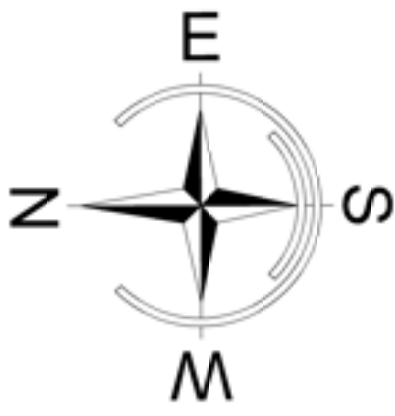
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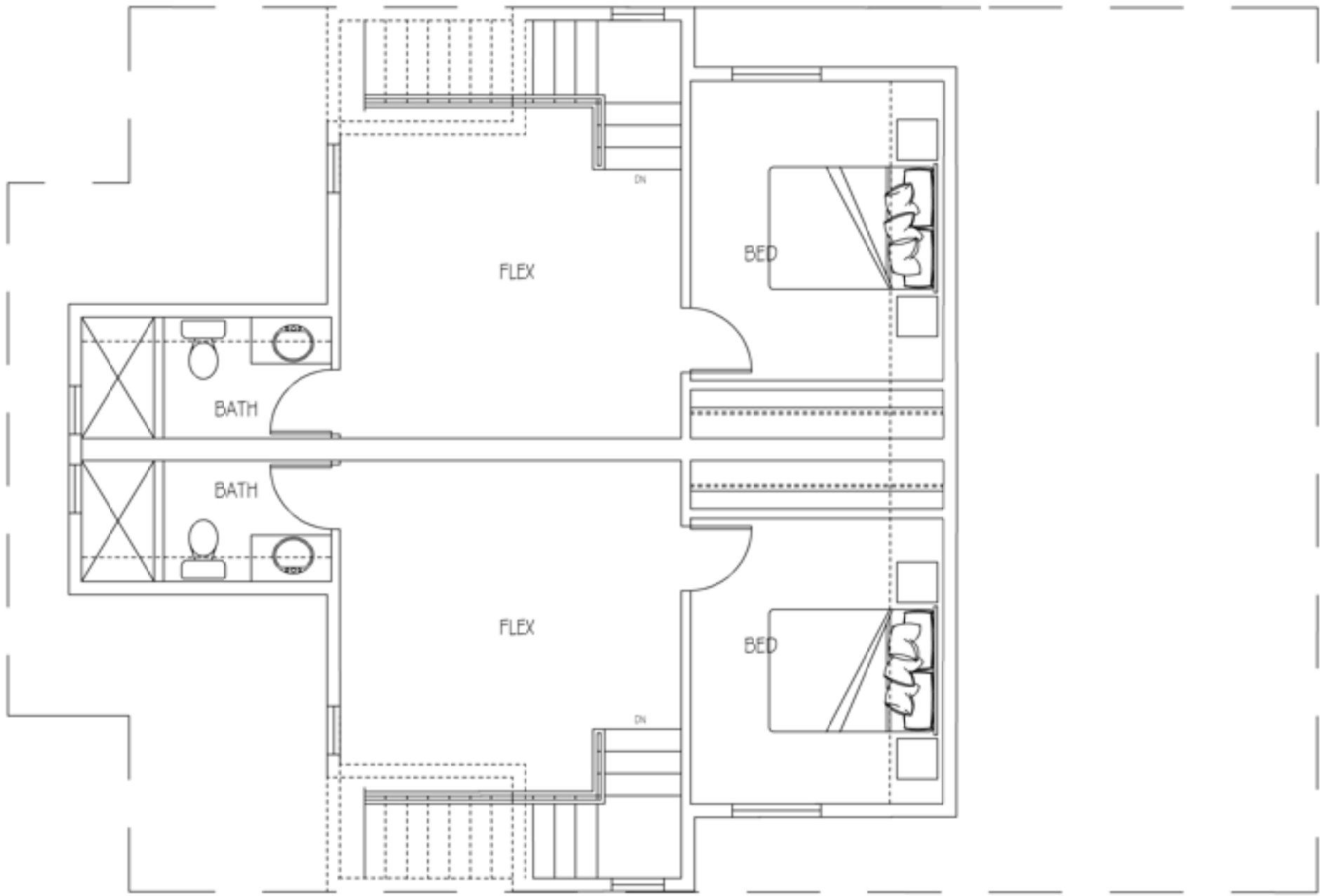
SHEET:

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DUPLEX
LOT 6

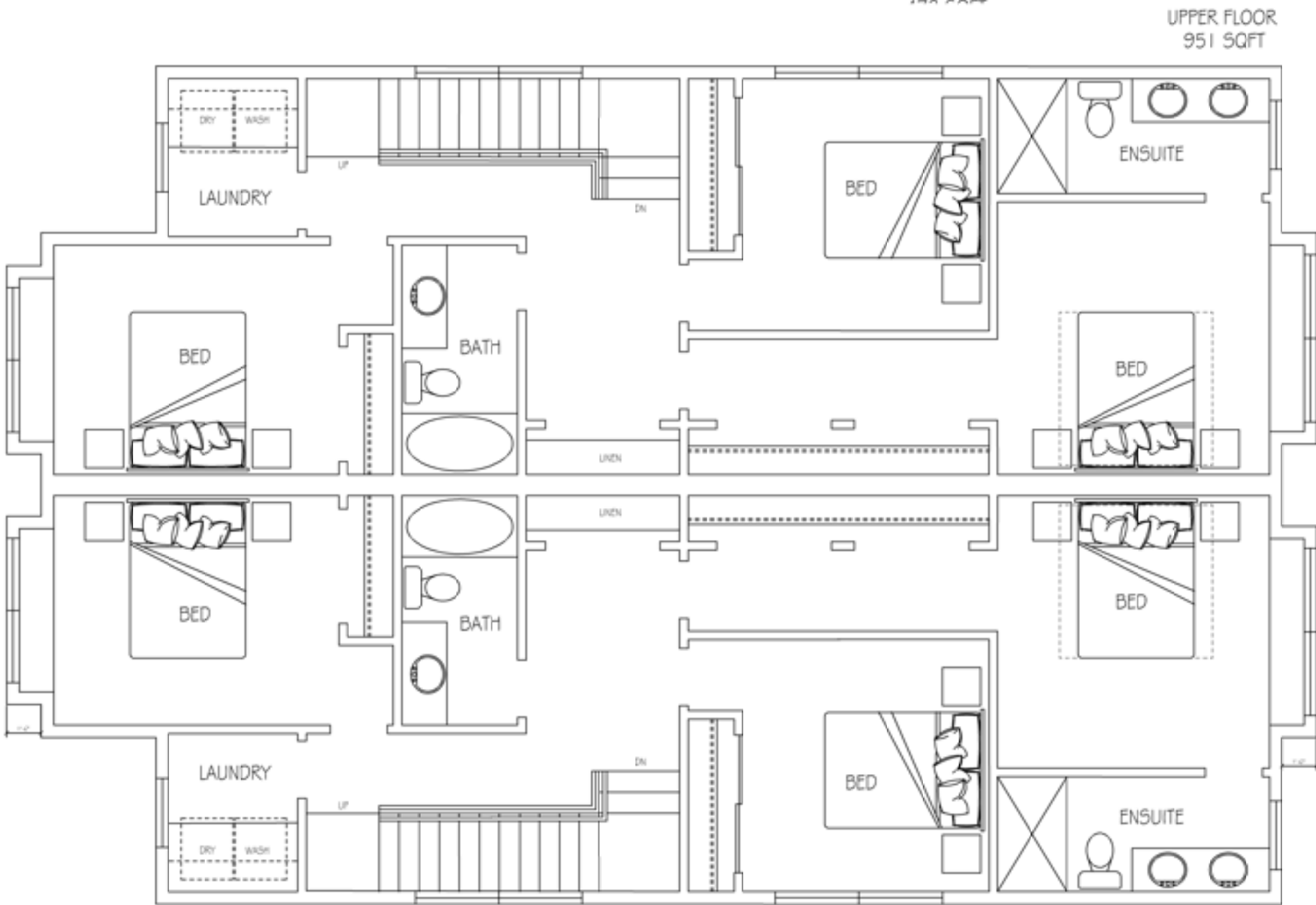


HALF STOREY
3/16" = 1'-0"



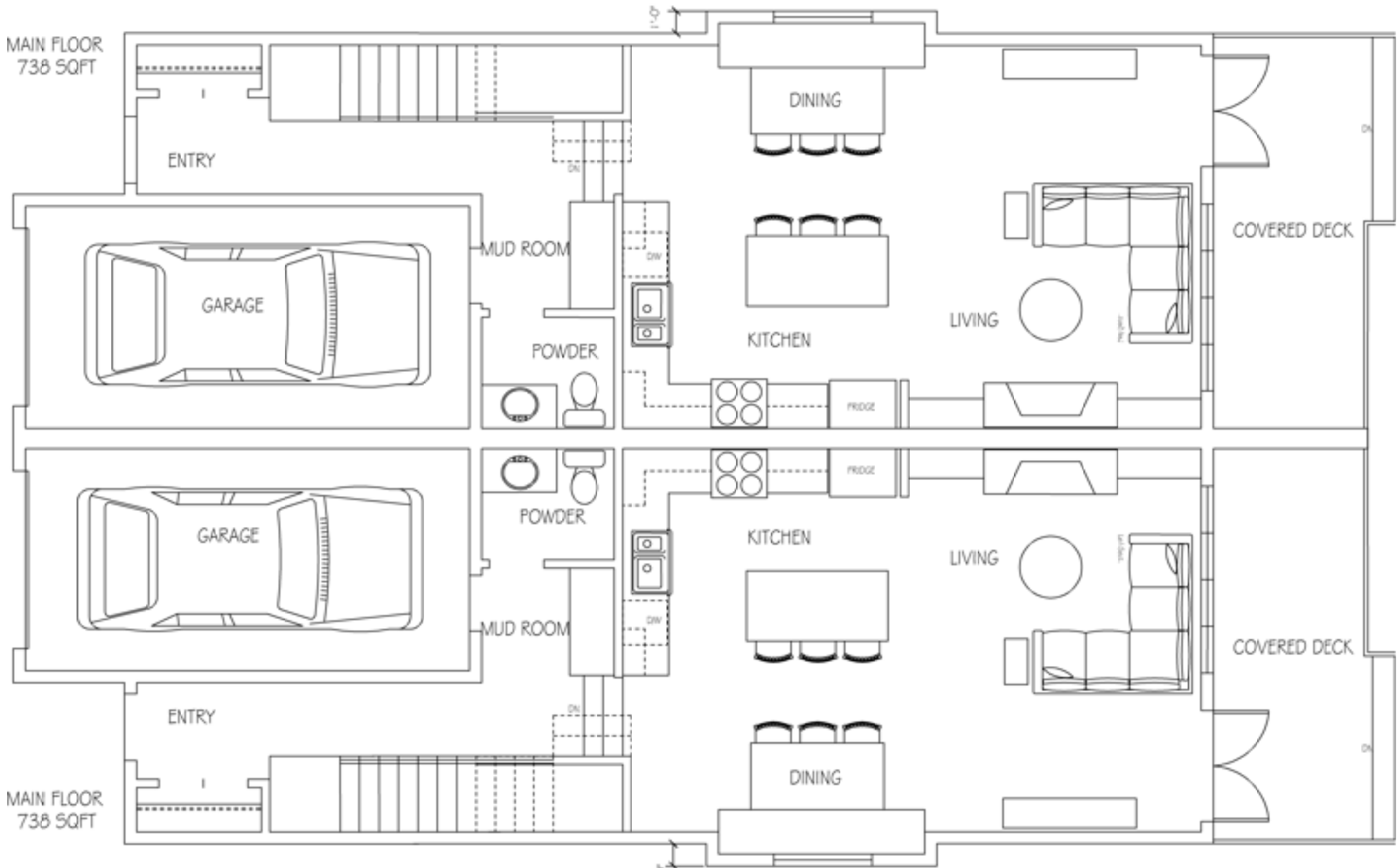
HALF STOREY
183 SQFT

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



UPPER FLOOR
951 SQFT

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

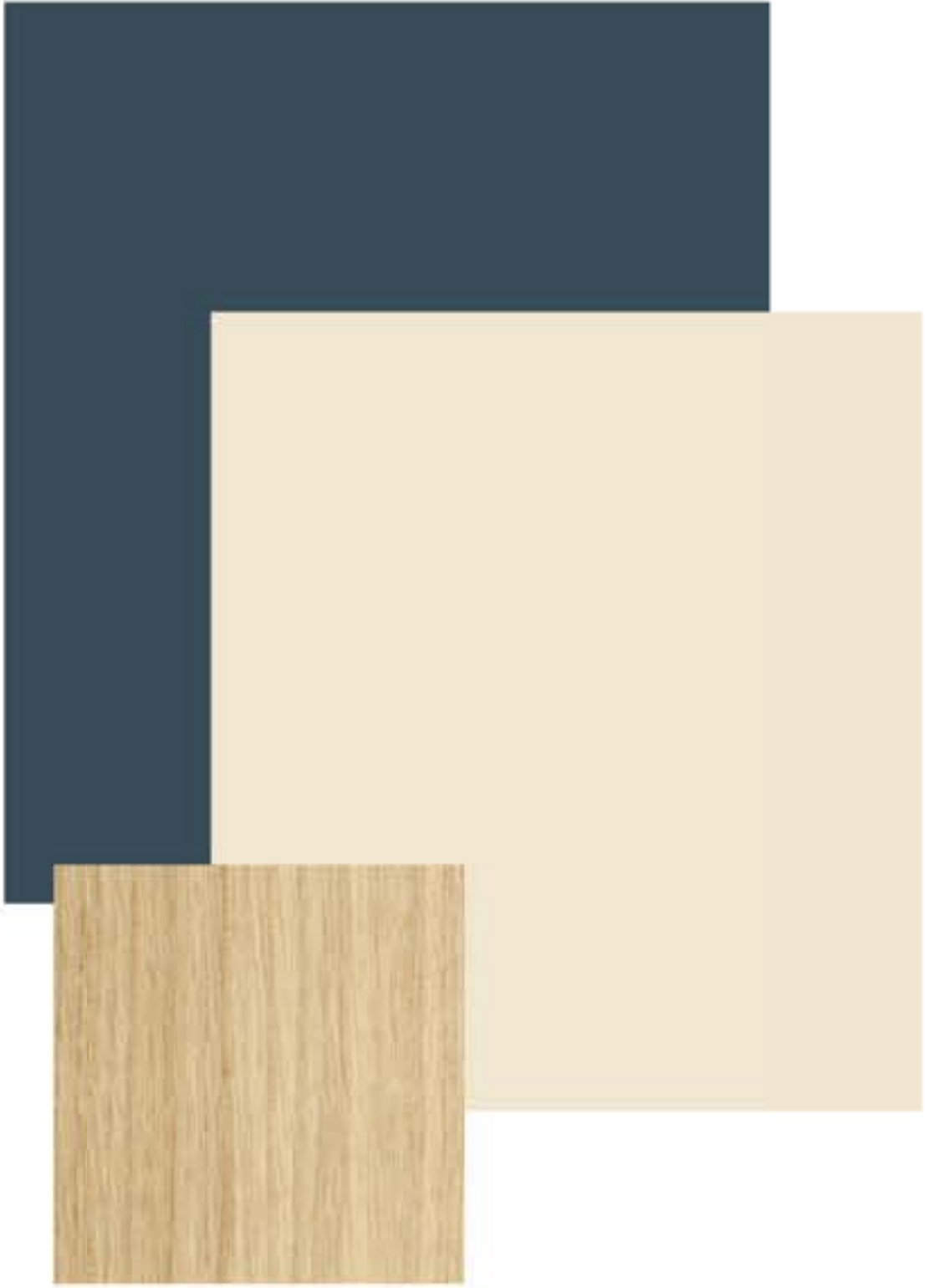


MAIN FLOOR
738 SQFT

MAIN FLOOR
738 SQFT



FRONT ELEVATION



DUPLEX
LOT 6

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SG

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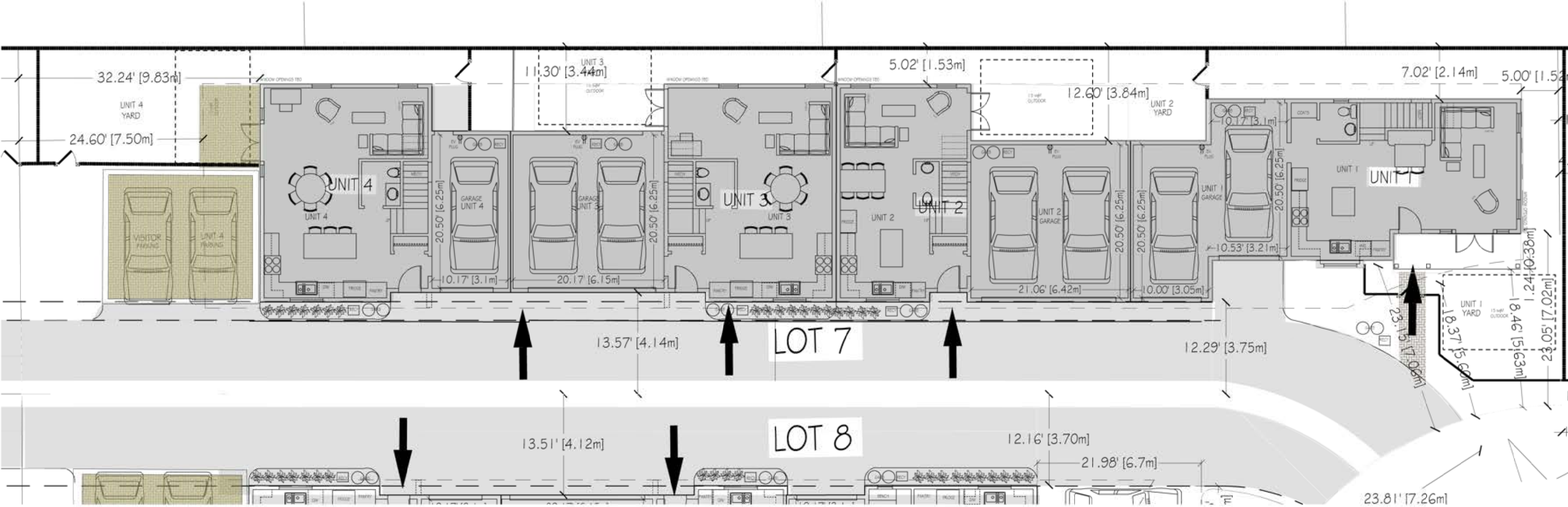
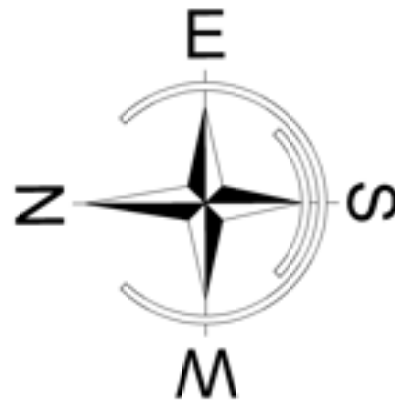
MAY 9, 2026

REVISION:

-

SHEET:

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



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

FOURPLEX
LOT 7

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PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

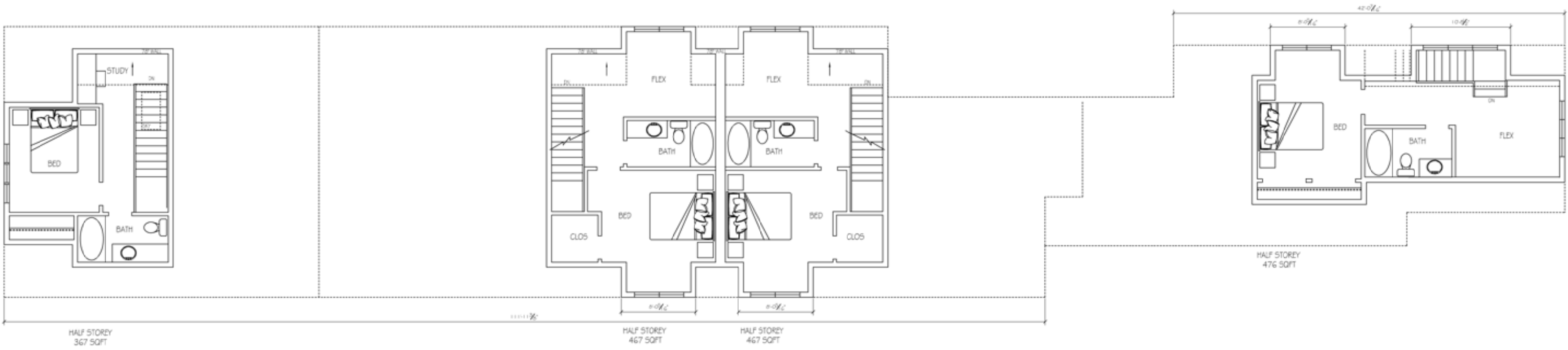
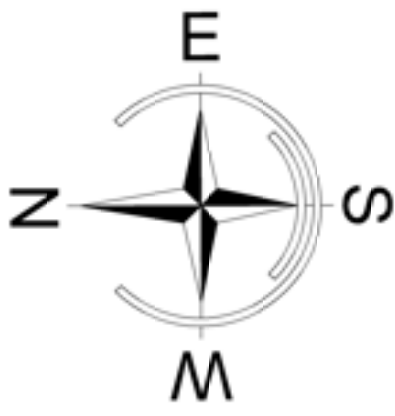
DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

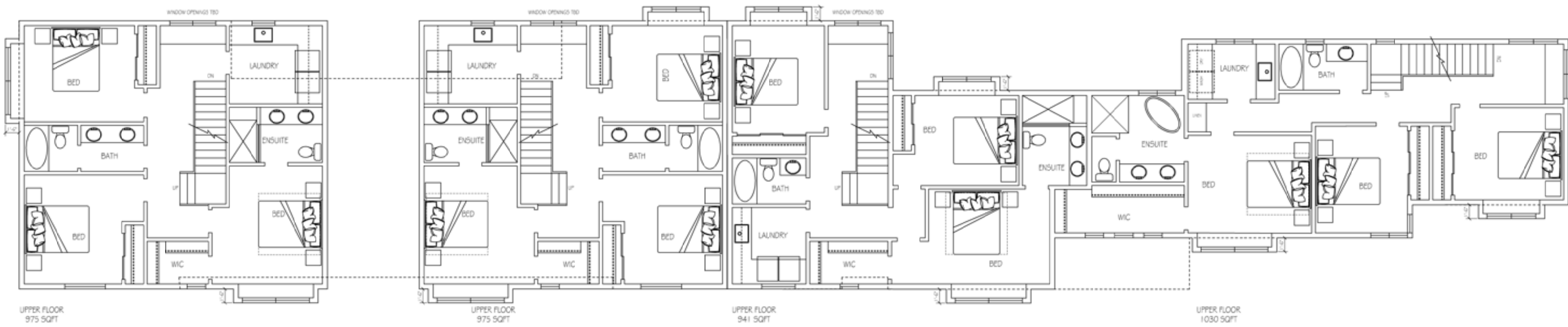
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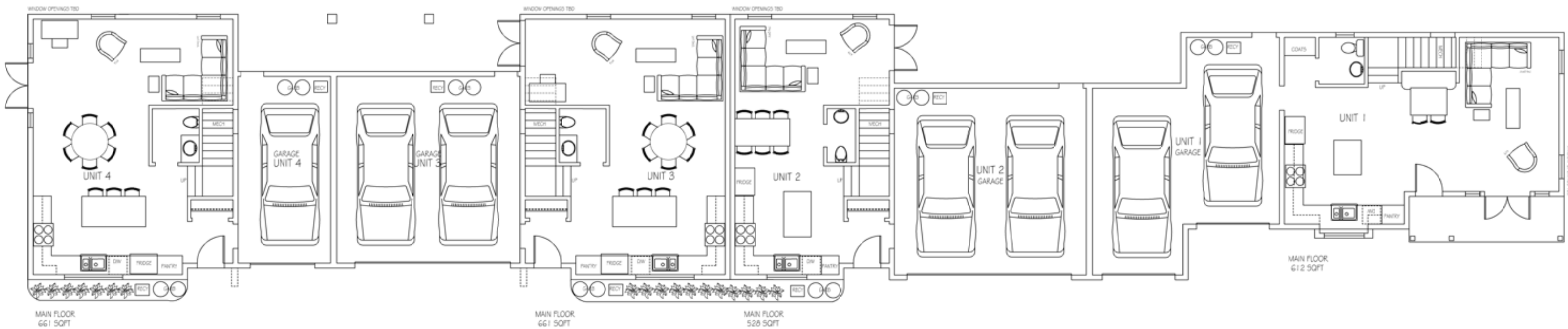
A16OF 33



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



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



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

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1ST AVE DEVELOPMENT

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SG

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MAY 9, 2026

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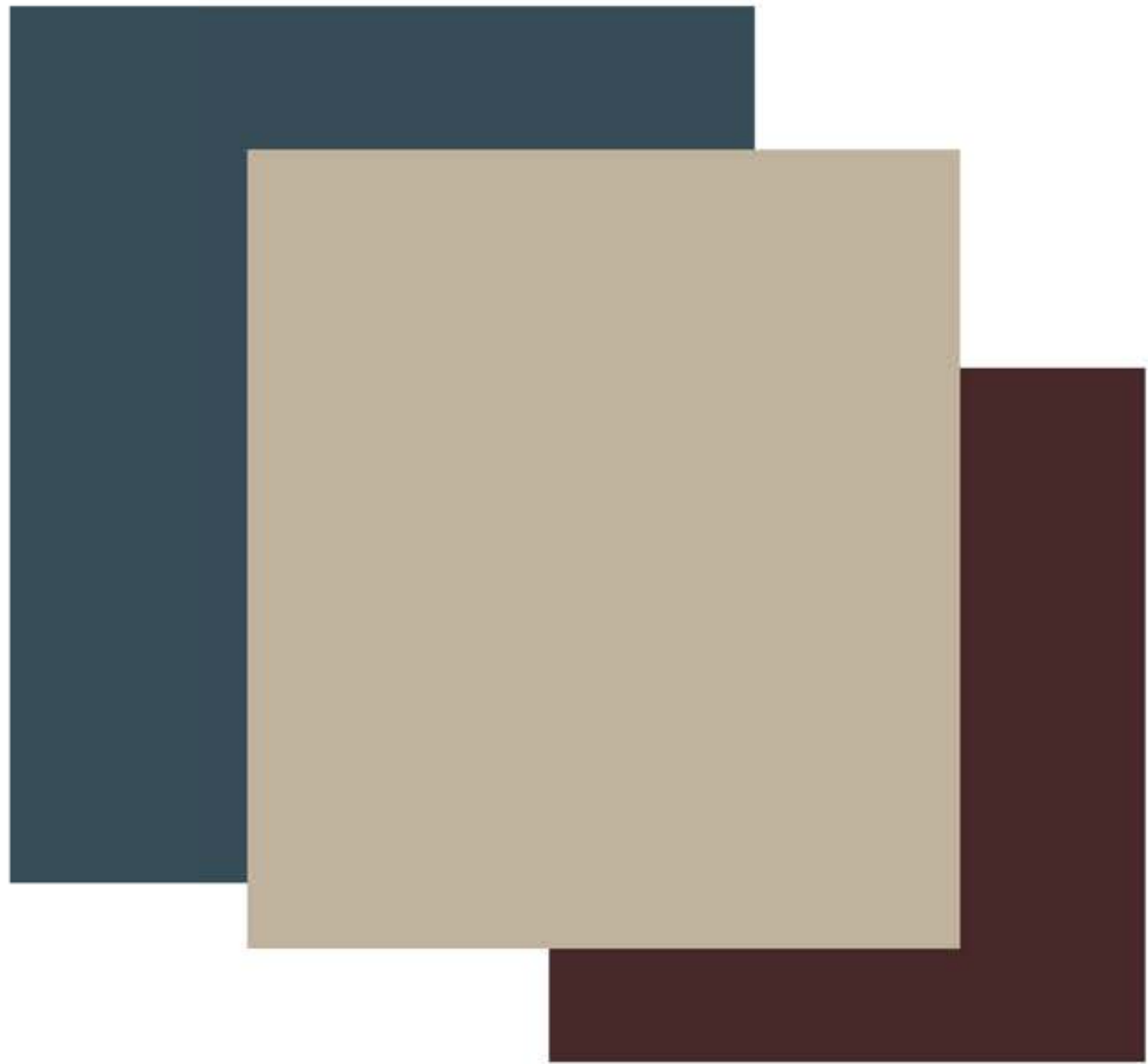
SHEET:

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FOURPLEX
LOT 7



FRONT ELEVATION (PARTIAL)



FOURPLEX
LOT 7

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PROJECT:

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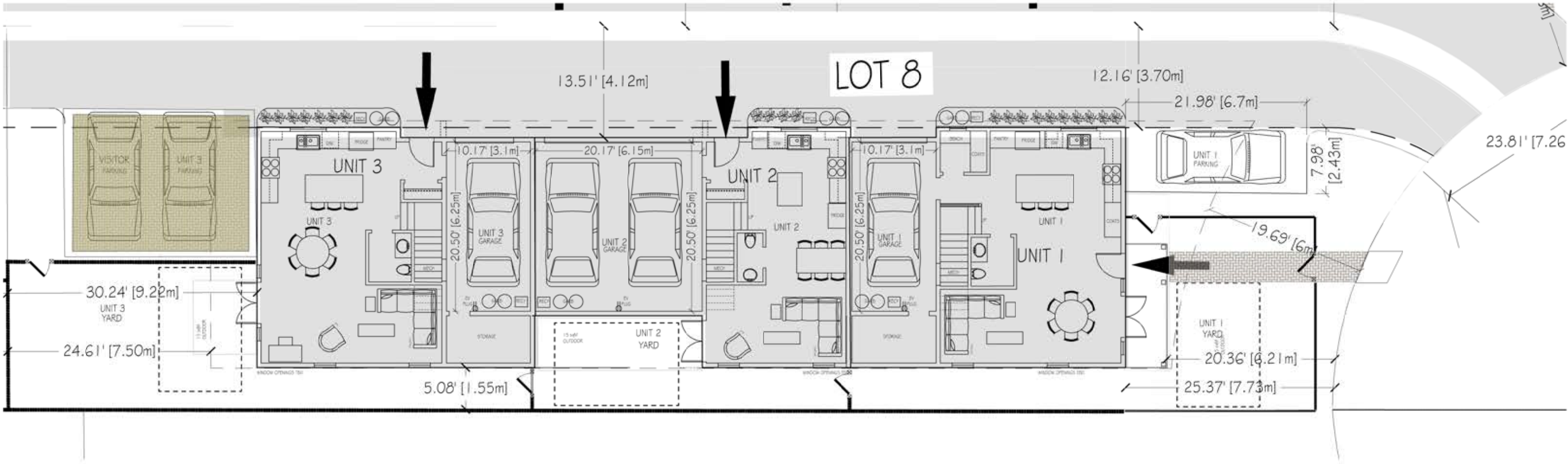
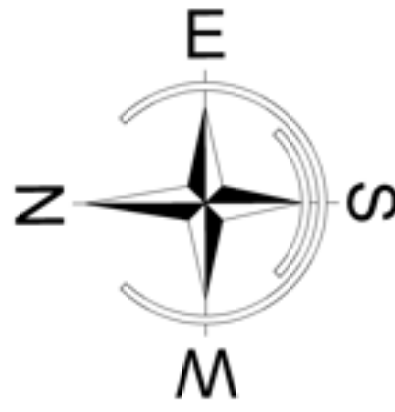
MAY 9, 2026

REVISION:

-

SHEET:

A 18 OF 33



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



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

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PROJECT:

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1ST AVE DEVELOPMENT

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DATE:

MAY 9, 2026

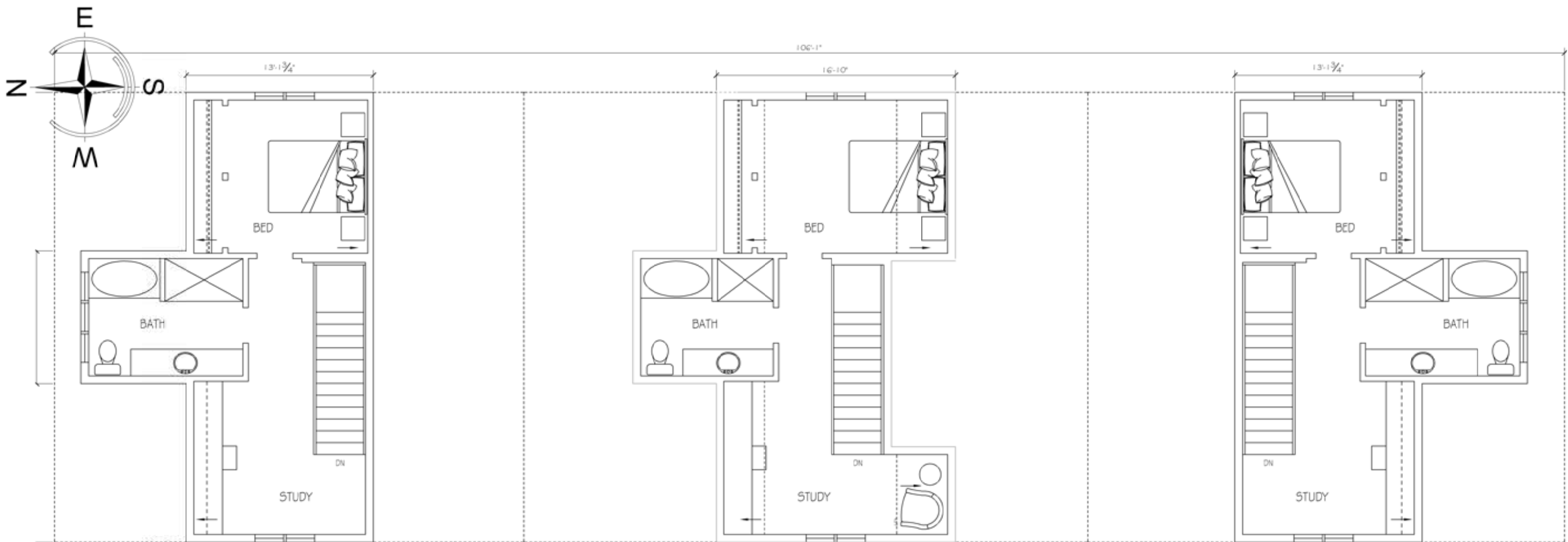
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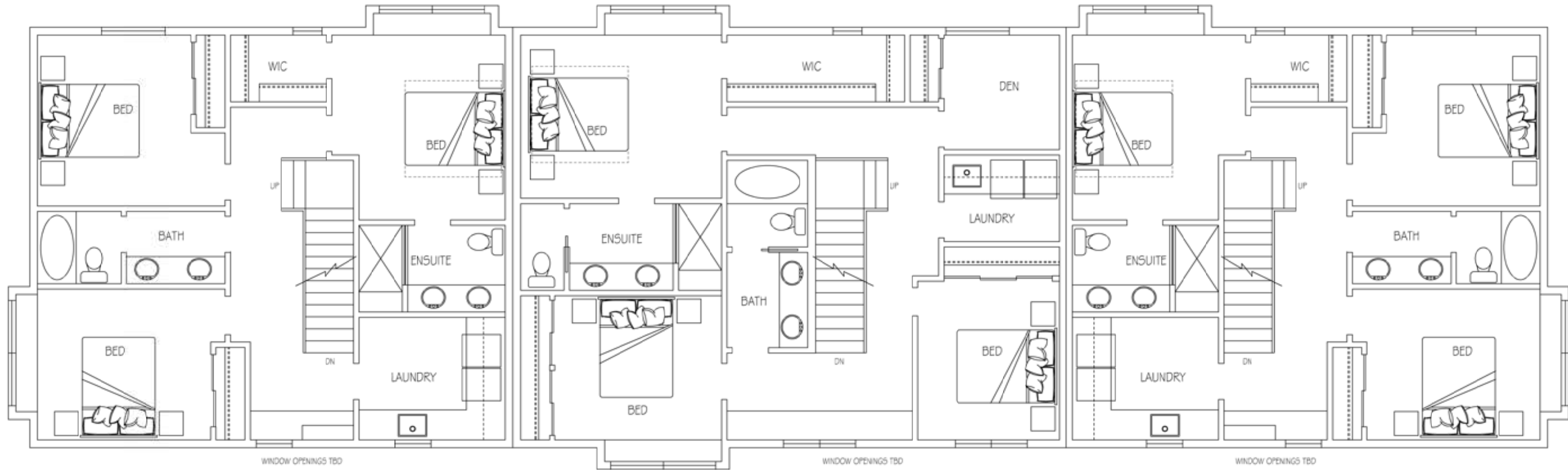
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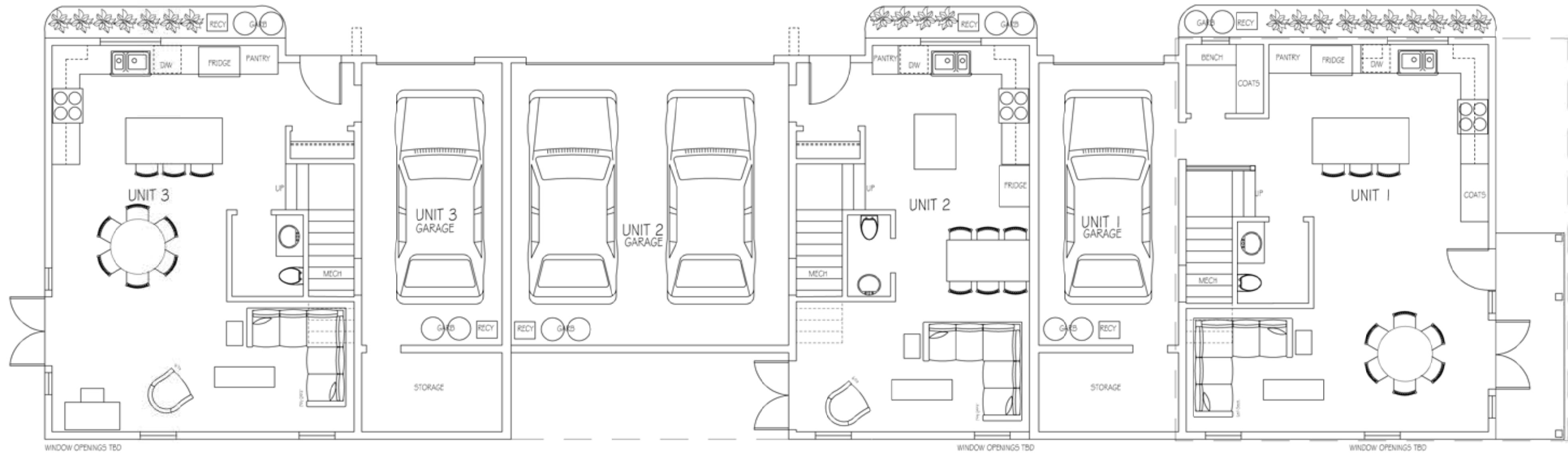
THREEPLEX
LOT 8



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



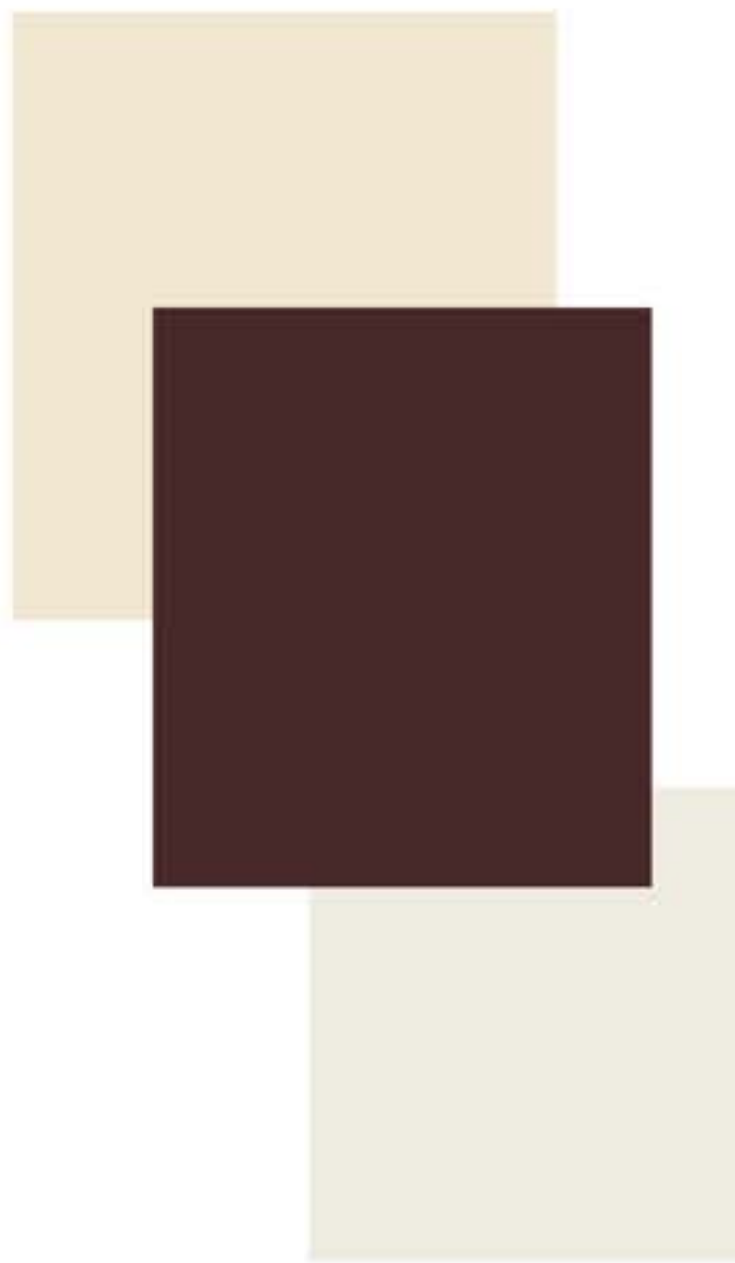
2nd STOREY
3/16" = 1'-0"



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



FRONT ELEVATION



THREEPLEX LOT 8

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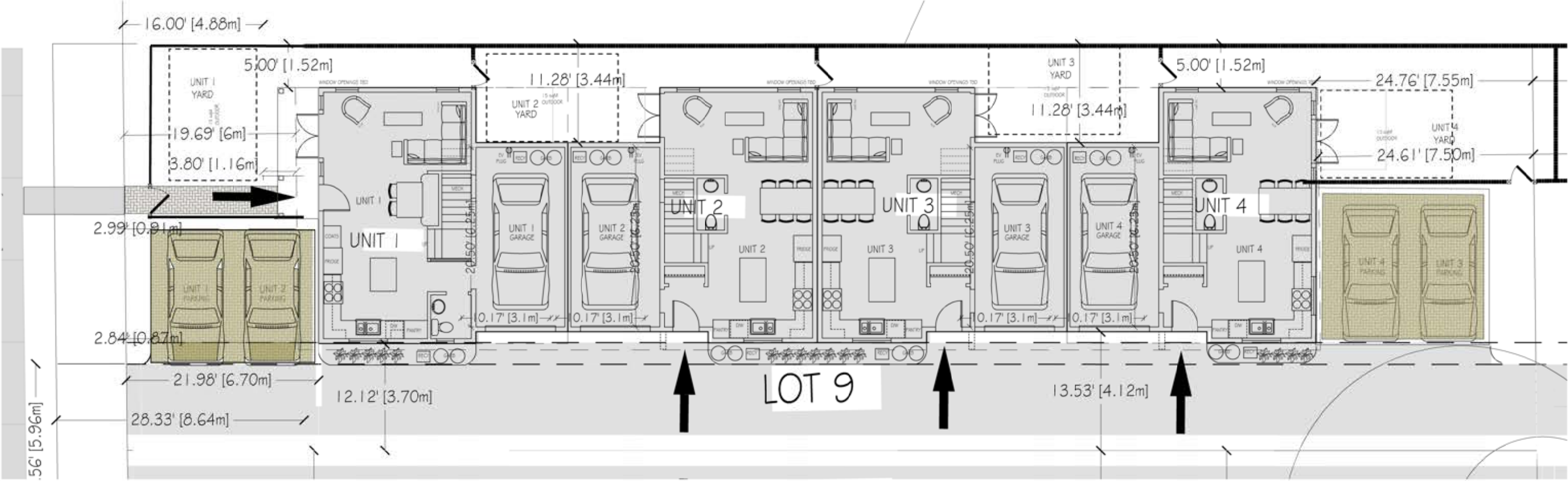
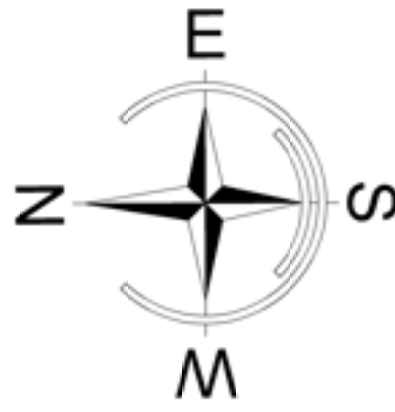
PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION:

SHEET:
A20 OF 33



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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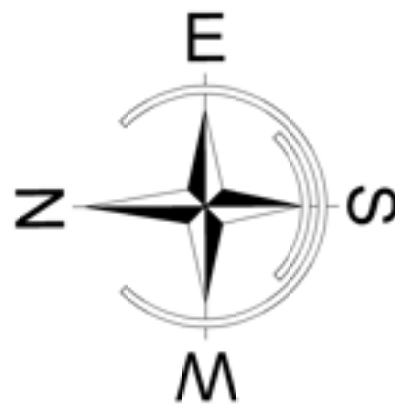
MAY 13, 2026

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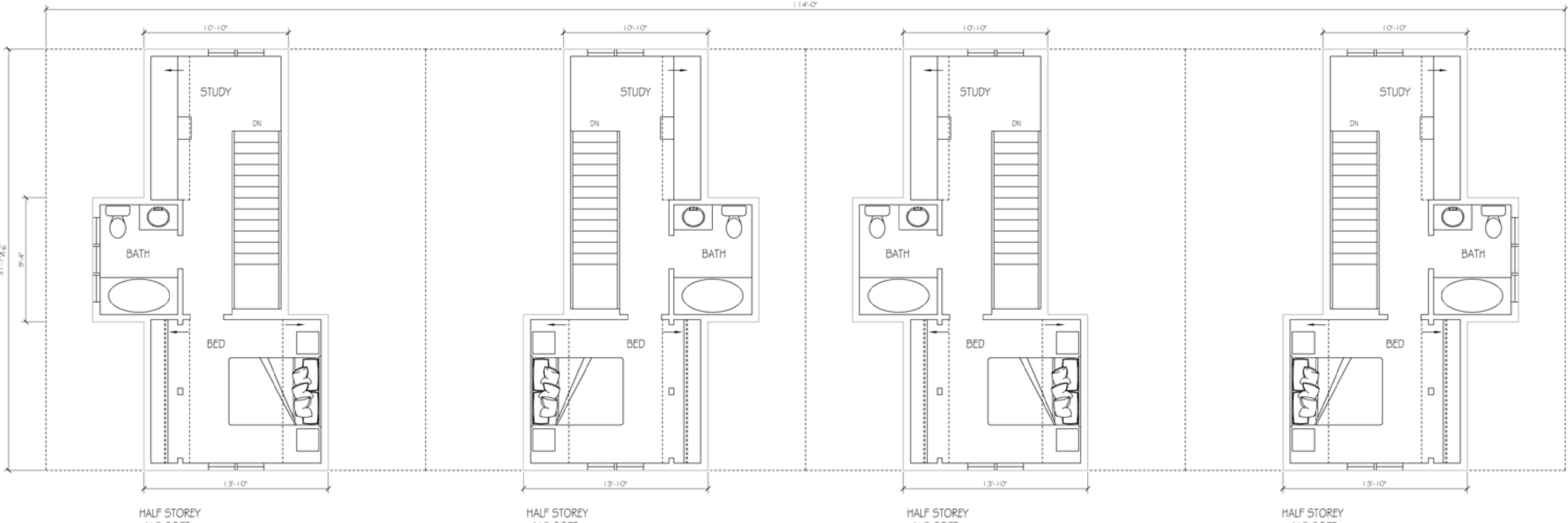
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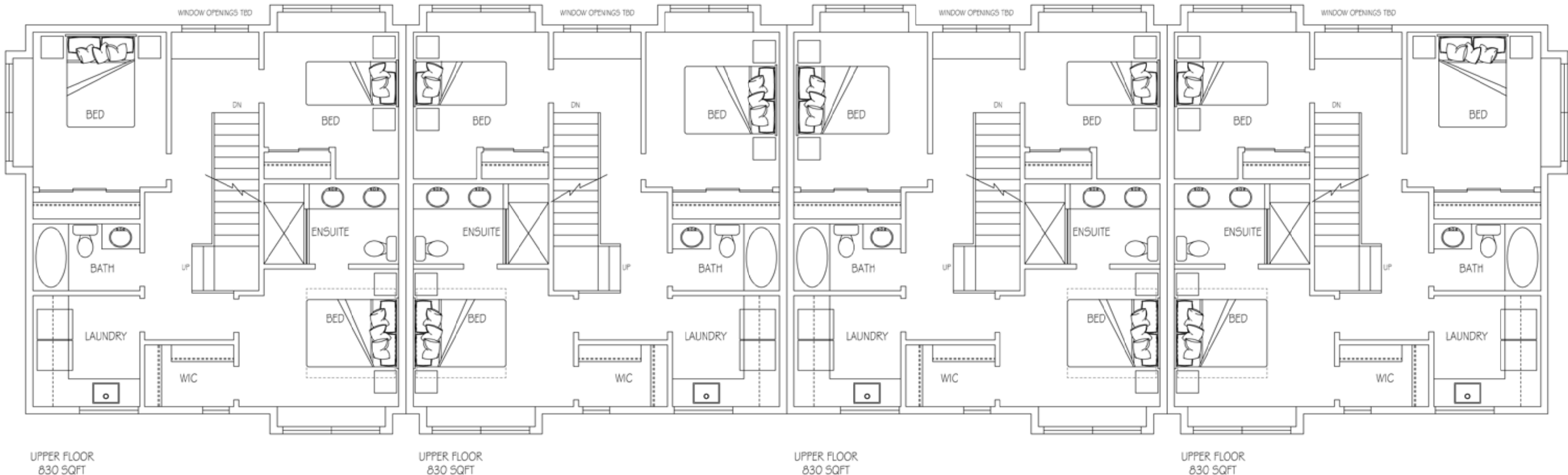
A 21 OF 33



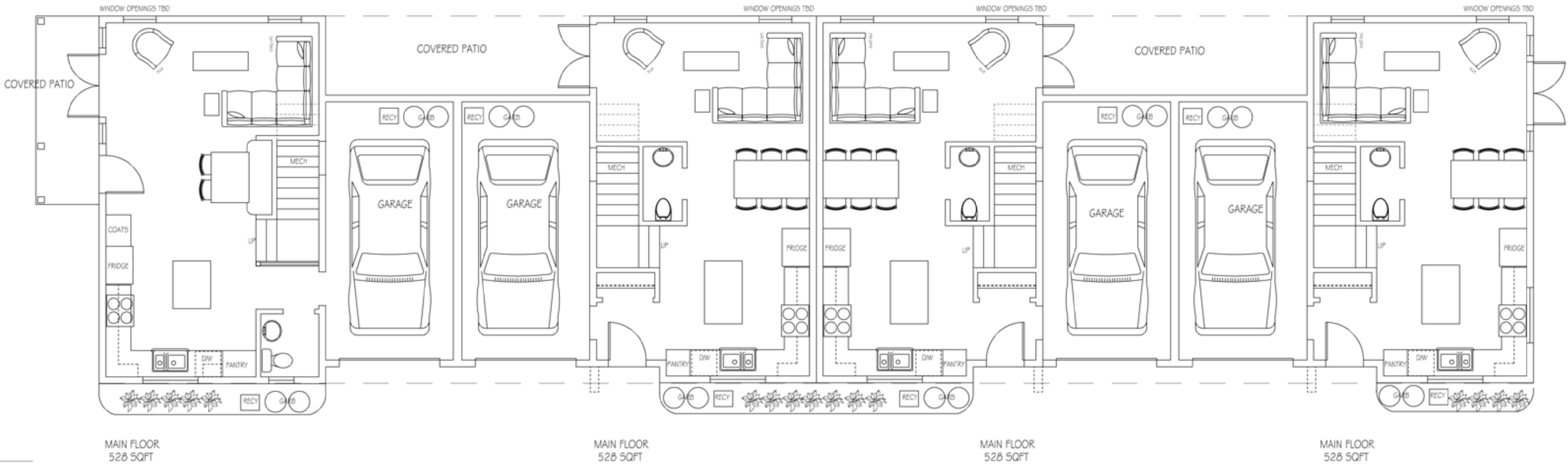
HALF STOREY
3/16" = 1'-0"



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



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



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PROJECT:

BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY:

SG

CHECKED BY:

SG

DATE:

MAY 9, 2026

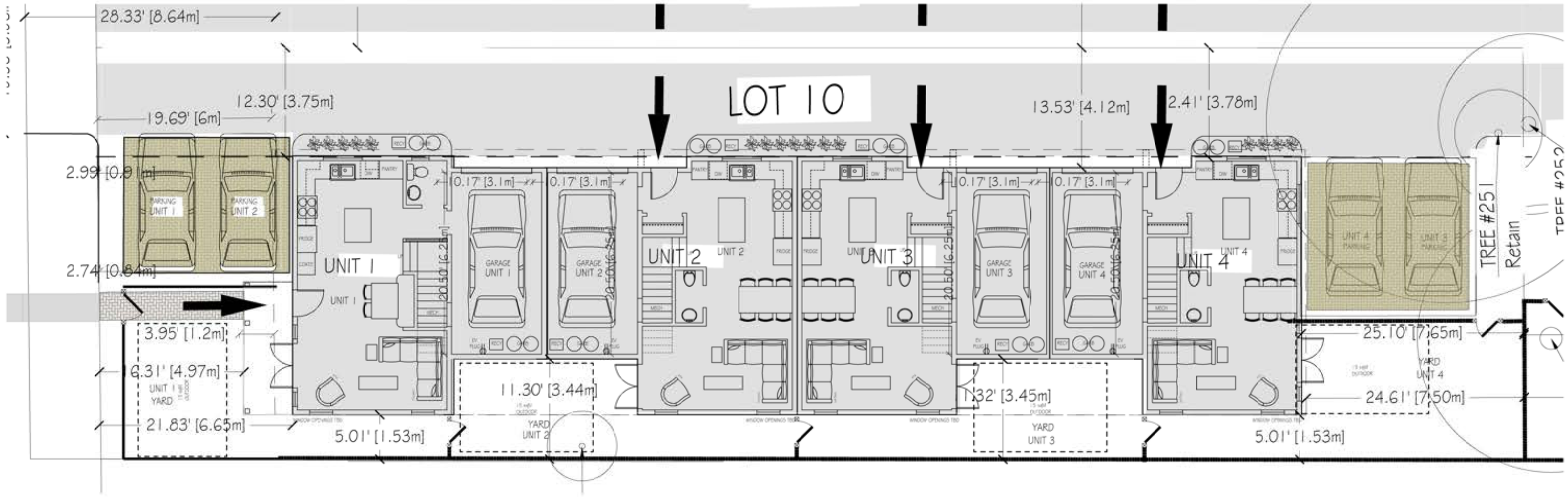
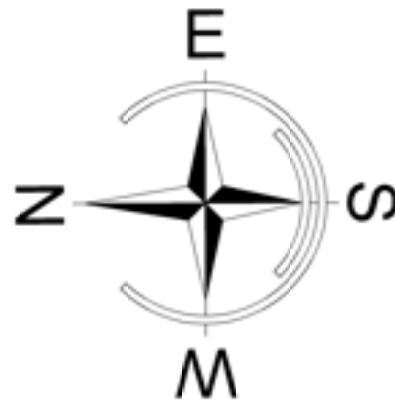
REVISION:

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A22 OF 33

FOURPLEX
LOT 9



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



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

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DELTA, B.C. V4K 1V4
PHONE:
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 13, 2026

REVISION:

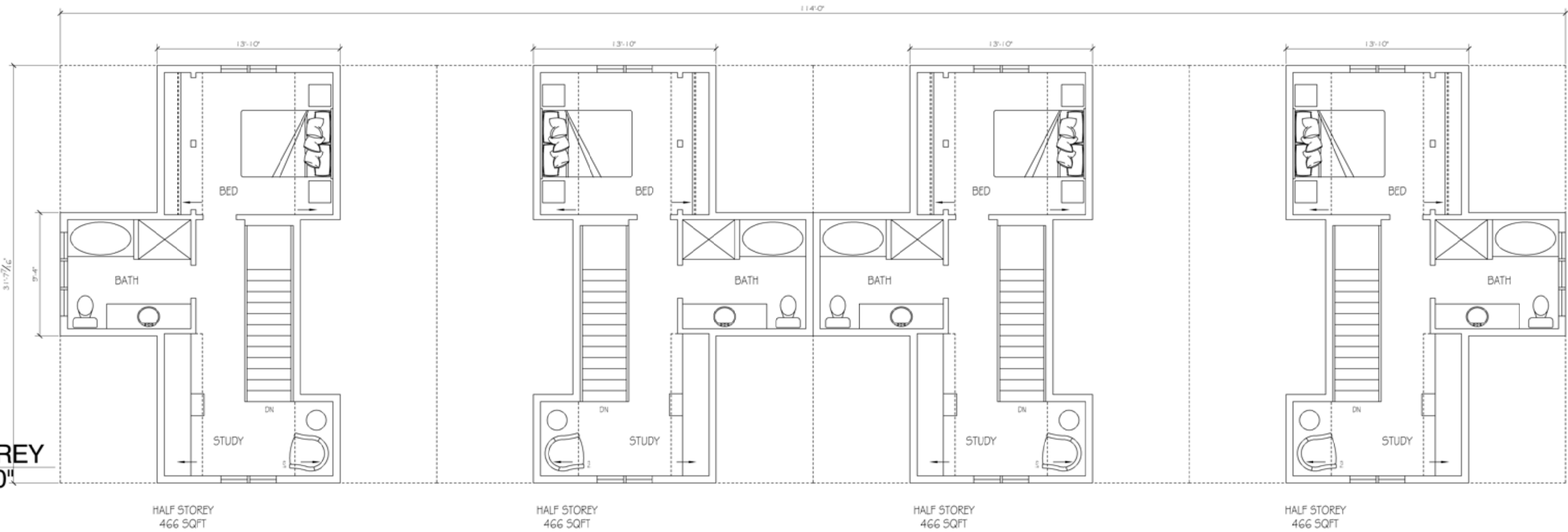
SHEET:

A 23OF 33

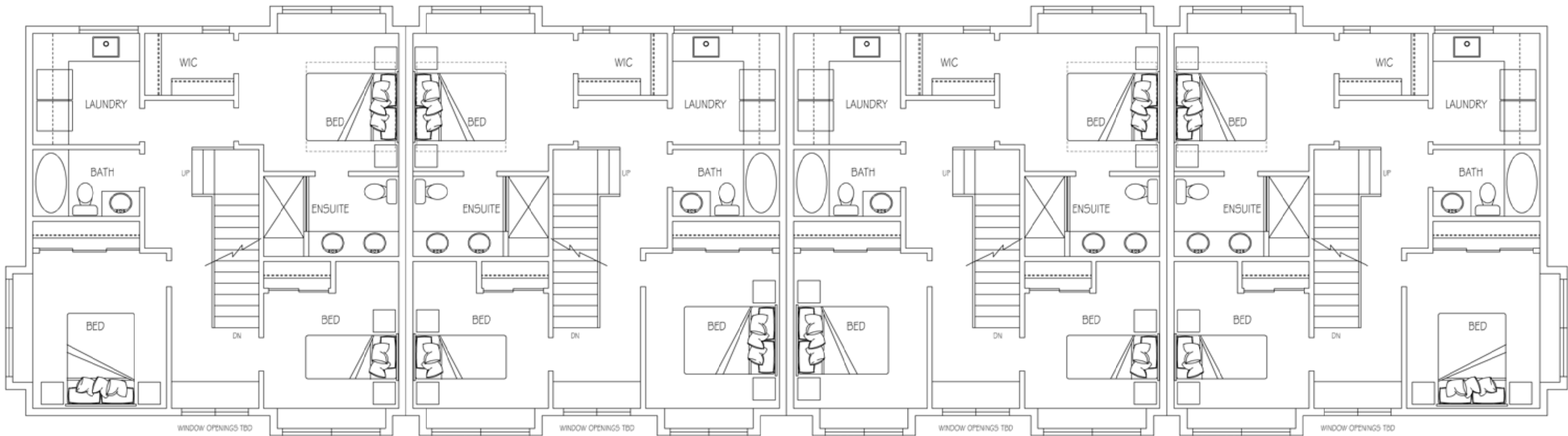
FOURPLEX
LOT 10



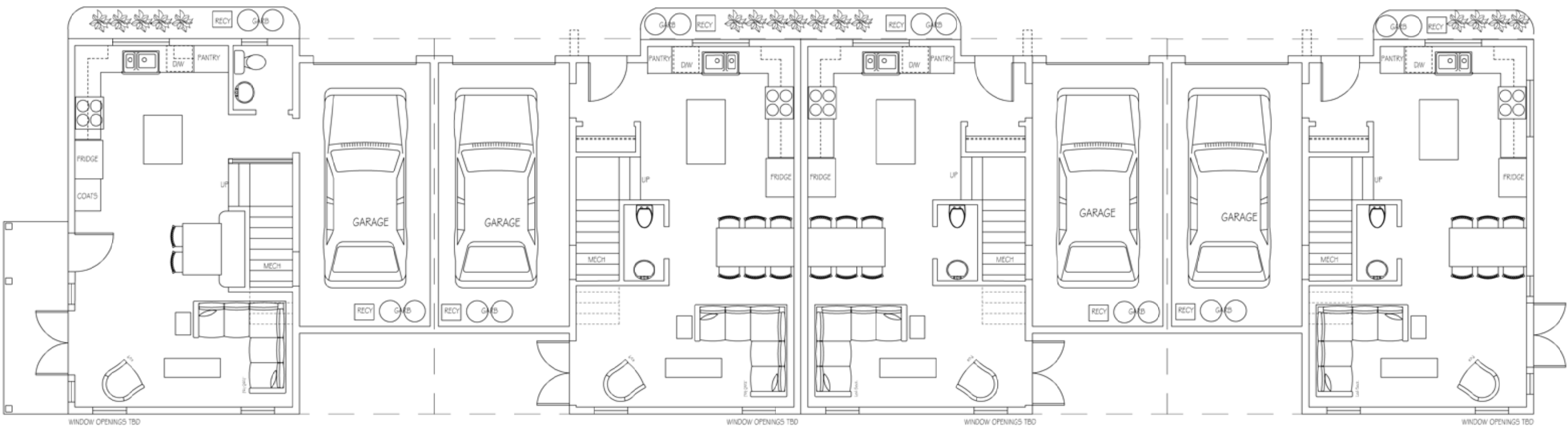
HALF STOREY
3/16" = 1'-0"



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



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



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EMAIL:
permits@sarahgallop.com

PROJECT:

BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY:

SG

CHECKED BY:

SG

DATE:

MAY 9, 2026

REVISION:

-

SHEET:

A24 OF 33

FOURPLEX
LOT 10

PROPERTY LINE



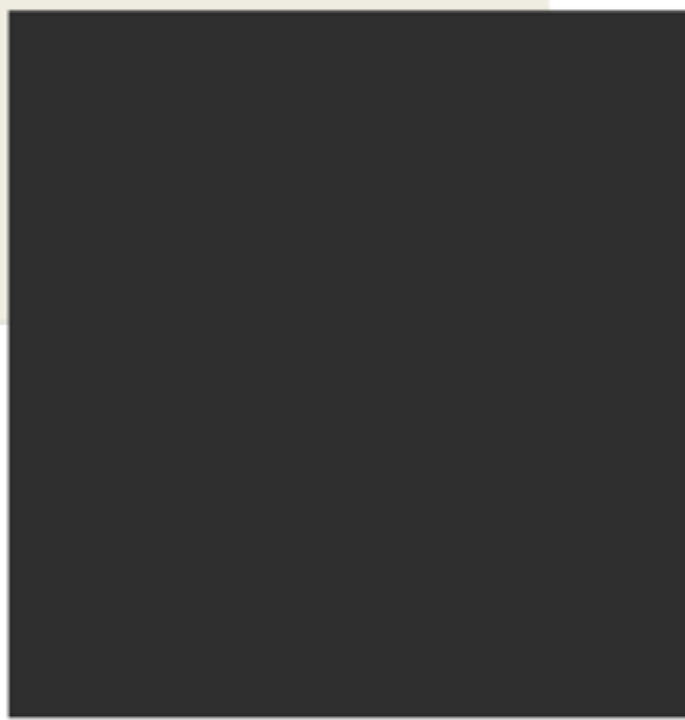
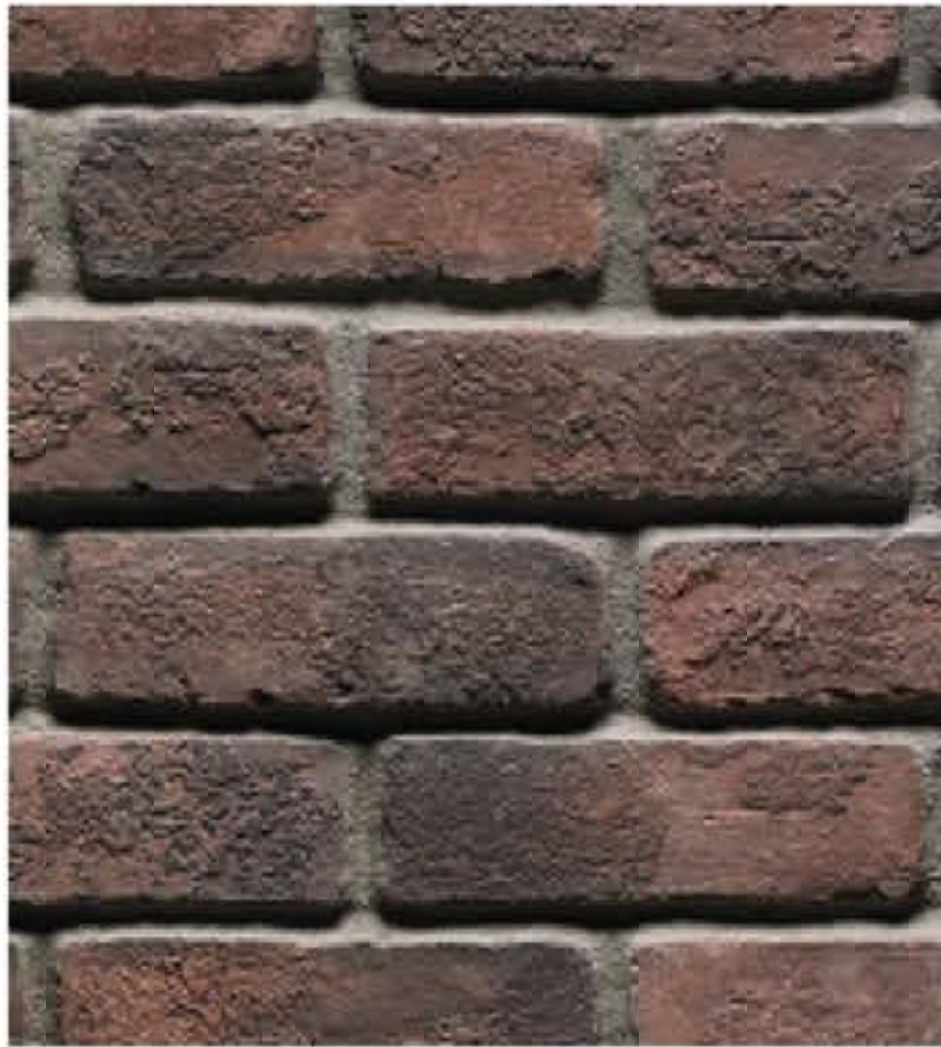
FRONT ELEVATION LOT 9

PROPERTY LINE



FRONT ELEVATION LOT 10

PROPERTY LINE



FOURPLEX
LOT 9 + 10

CONTRACTOR TO VERIFY ALL DIMENSIONS AND MATERIALS ON THESE DRAWINGS AND REPORT ANY DISCREPANCIES TO THIS OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPYRIGHTED FOR THE EXCLUSIVE USE OF SARAH GALLOP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

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PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION: -

SHEET:
A25 OF 33



LOT 1 + 2 (WALLACE)
CONCEPTUAL RENDERING

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EMAIL:
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PROJECT:

BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY:

SG

CHECKED BY:

SG

DATE:

MAY 9, 2026

REVISION:

-

SHEET:

A31 OF 33



LOT 9 + 10 (1st AVE)
CONCEPTUAL RENDERING

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REVISIONS:
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FAX:
888 698 4758
EMAIL:
permits@sarahgallop.com

PROJECT:
BASSI PROPERTIES
1ST AVE DEVELOPMENT

DRAWN BY: SG CHECKED BY: SG

DATE: MAY 9, 2026

REVISION: -

SHEET:
A32 OF 33

Agenda - Regular Council

Revision	No.	Date
		February 14, 2024
		September 3, 2025
		January 28, 2026
		February 27, 2026
		March 9, 2026
		April 17, 2026
Consultants		

Project Title

TREE MANAGEMENT PLAN

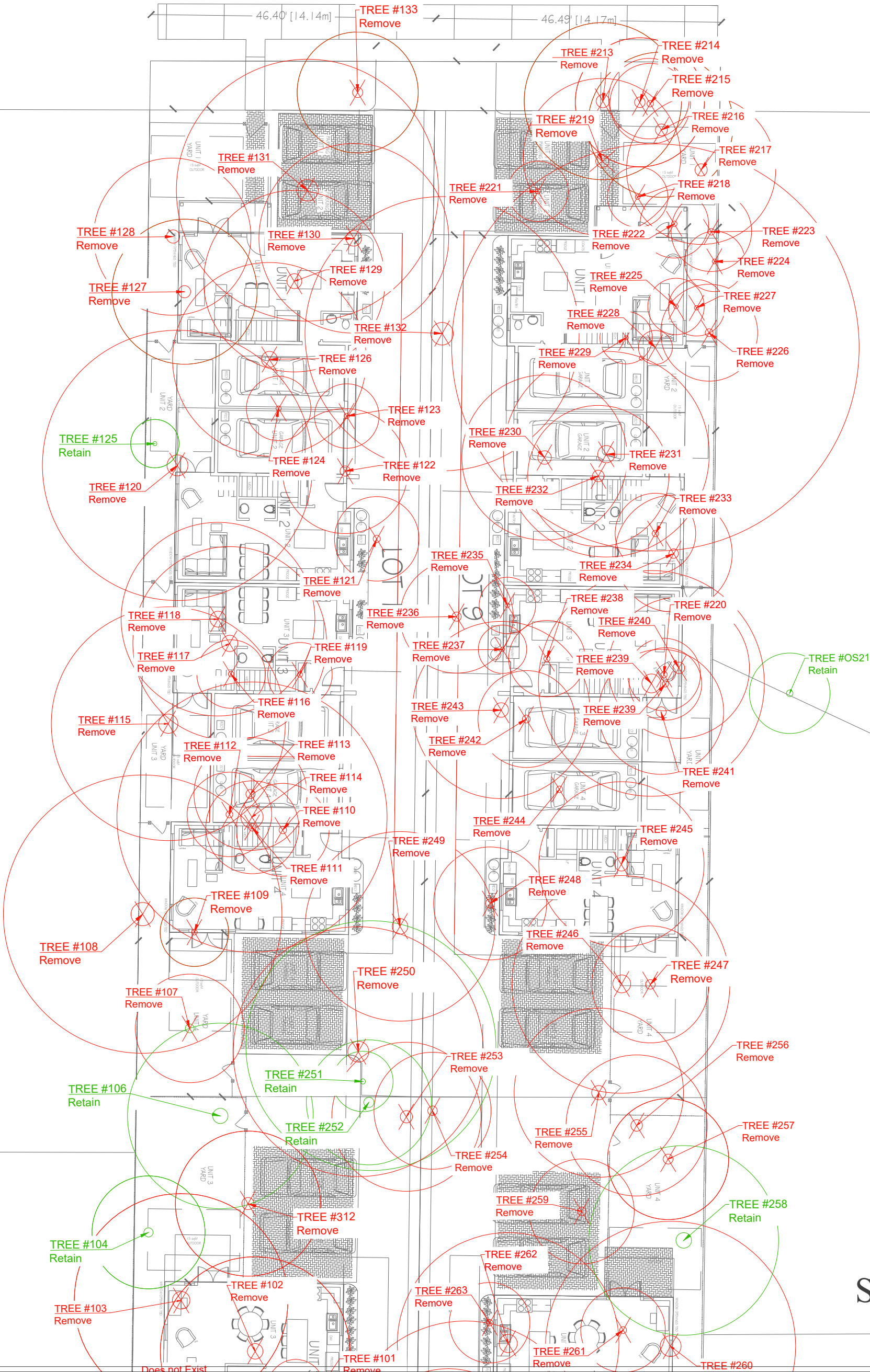
Project Number

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

5090 1ST AVE,
DELTA

Klimo &
Associates

Scale
Drawn



Agenda - Regular Council

Revision		
No.	Date	February 14, 2024
		September 3, 2025
		January 28, 2026
		February 27, 2026
		March 9, 2026
		April 17, 2026
Consultants		

Project Title

TREE MANAGEMENT PLAN

Project Number

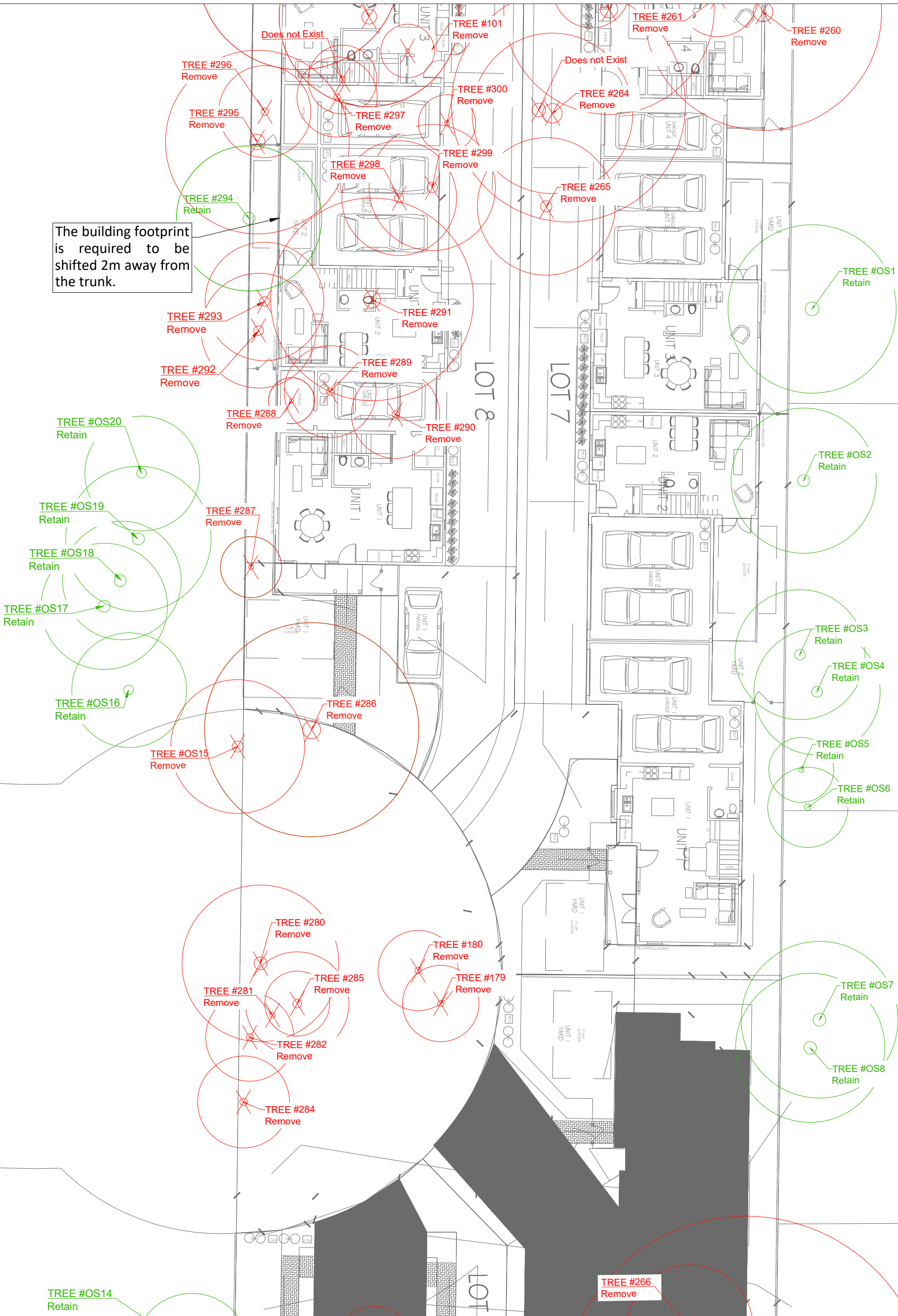
Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

5090 1ST AVE,
DELTA

Klimo &
Associates

Scale
Drawn

The building footprint
is required to be
shifted 2m away from
the trunk.



Agenda - Regular Council

Revision	No.	Date
		February 14, 2024
		September 3, 2025
		January 28, 2026
		February 27, 2026
		March 9, 2026
		April 17, 2026
Consultants		

Project Title

TREE MANAGEMENT PLAN

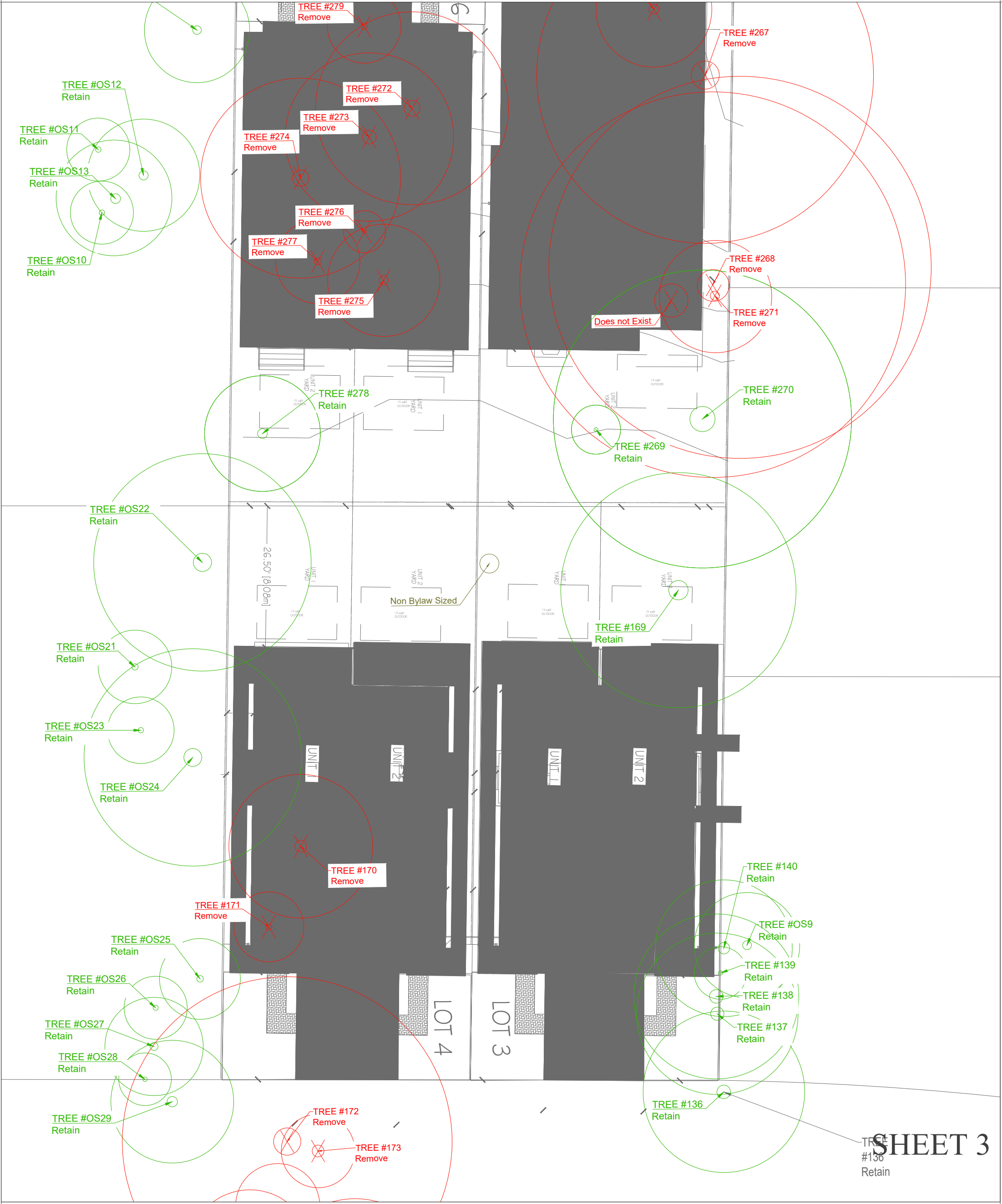
Project Number

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

5090 1ST AVE,
DELTA

Klimo &
Associates

Scale
Drawn



Agenda - Regular Council

Revisions	
No.	Date
	February 14, 2024
	September 3, 2025
	January 28, 2026
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	April 17, 2026
Consultants	

Project Title

TREE MANAGEMENT PLAN

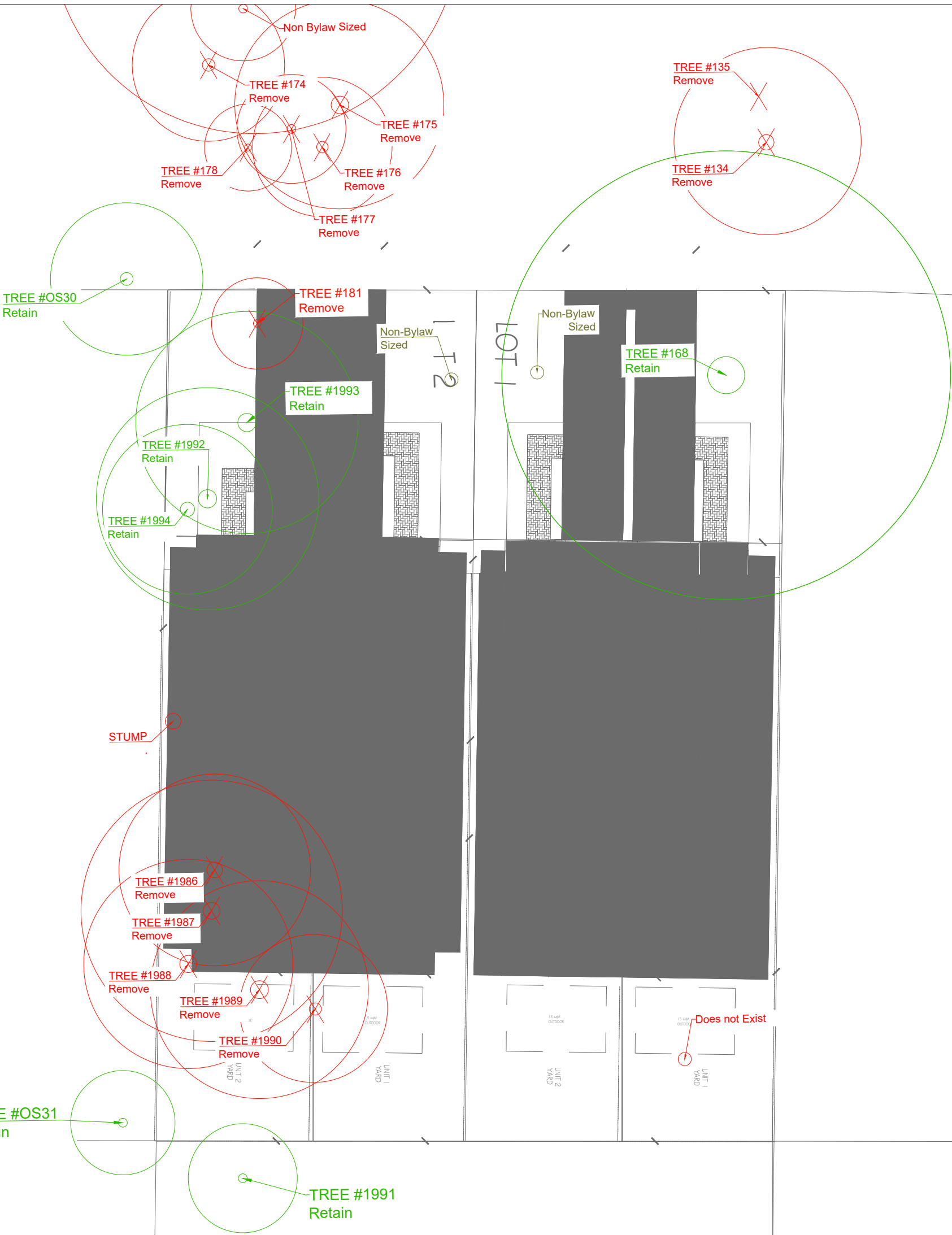
Project Number

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

5090 1ST AVE,
DELTA

Klimo &
Associates

Scale
Drawn

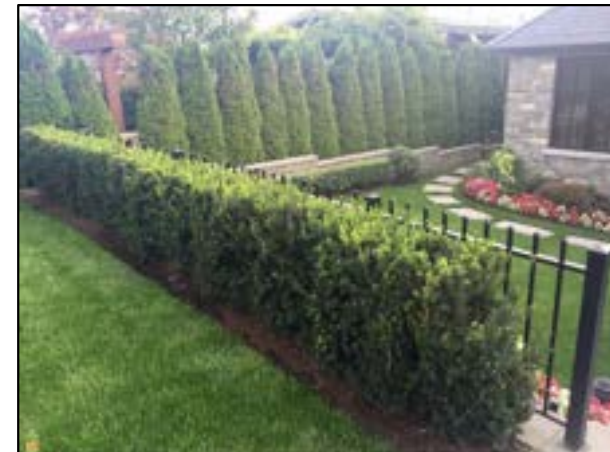




CORNUS FLORIDA RUBRA



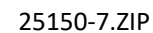
STYRAX JAPONICUS



TAXUS X MEDIA 'HICKSII'



PENNISETUM ALOPECUROIDES 'HAMELIN'

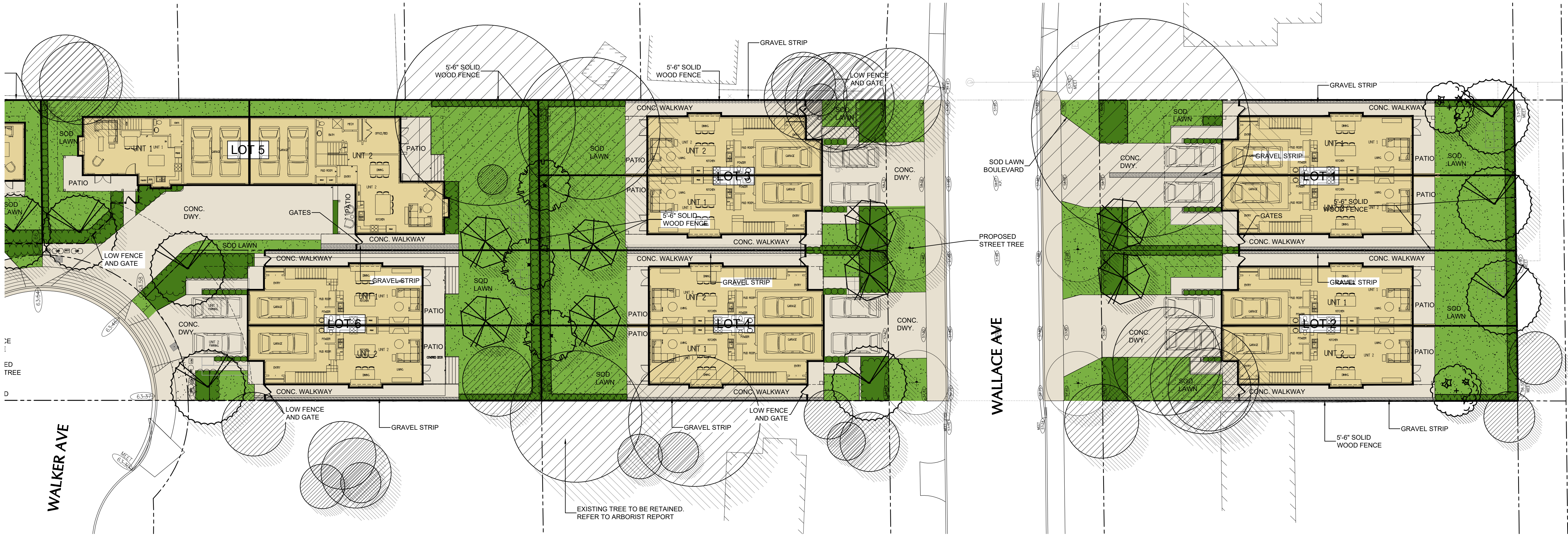


25-150

p m g
LANDSCAPE
ARCHITECTS

SEAL

PLANT SCHEDULE				PMG PROJECT NUMBER: 25-150
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	9	STREET TREE	TYPE AND LOCATION BU CITY	7CM CAL; 2M STD; B&B
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				

[illegible]

7	26.APR.22	NEW SITE PLAN	DD
6	26.APR.14	REVISION AS PER CITY COMMENTS	DD
5	26.MAR.09	NEW SITE PLAN	DO
4	26.MAR.05	CLIENT COMMENTS	JR
3	26.FEB.27	NEW ARBORIST REPORT	DD
2	25.FEB.19	NEW SITE PLAN	DD
1	25.SEP.03	CLIENT COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL SUBDIVISION

5090 1ST AVENUE
DELTA, BC

DRAWING TITLE:

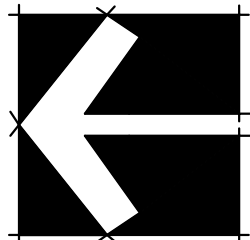
LANDSCAPE PLAN

LOTS 1 - 6

DATE:	25.AUG.27	DRAWING NUMBER:	L2
SCALE:	1/16"=1'-0"		
DRAWN:	DO		
DESIGN:	DO		
CHK'D:	BA		
			OF 9

L2

OF 9



25150-7.ZIF

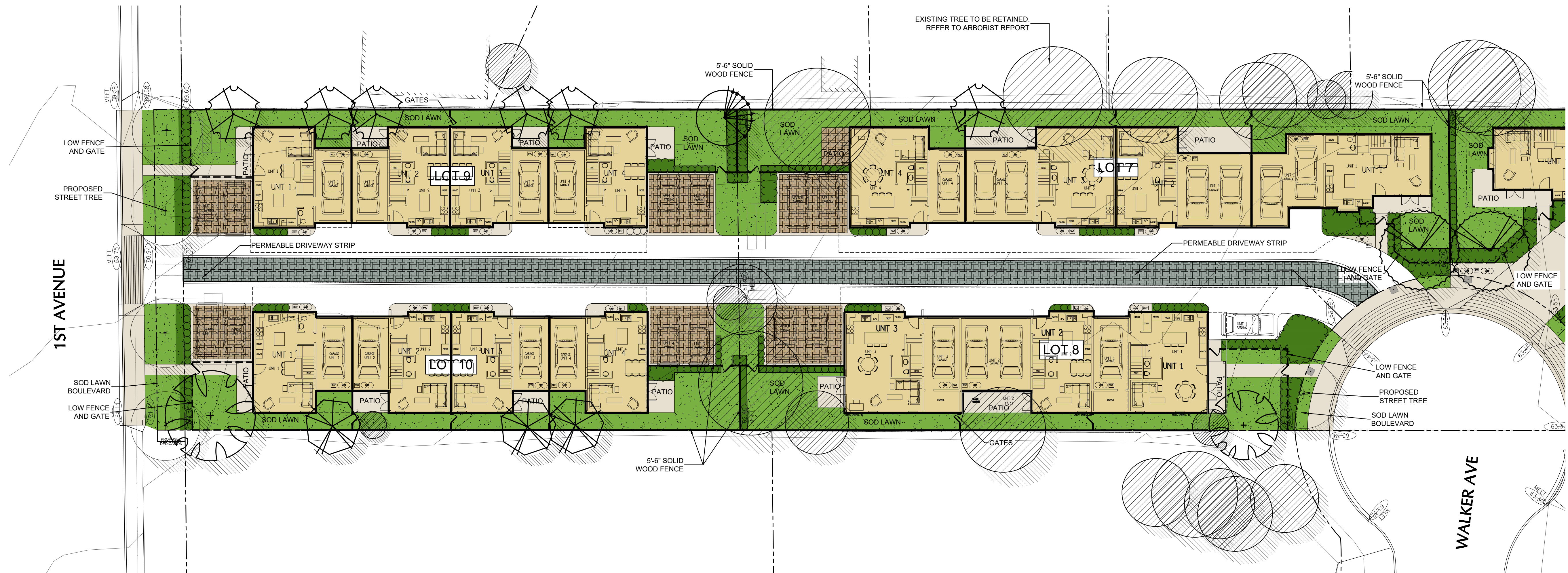
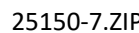
PMG PROJECT NUMBER:

25-150

CLIENT:

OF 9

25-150

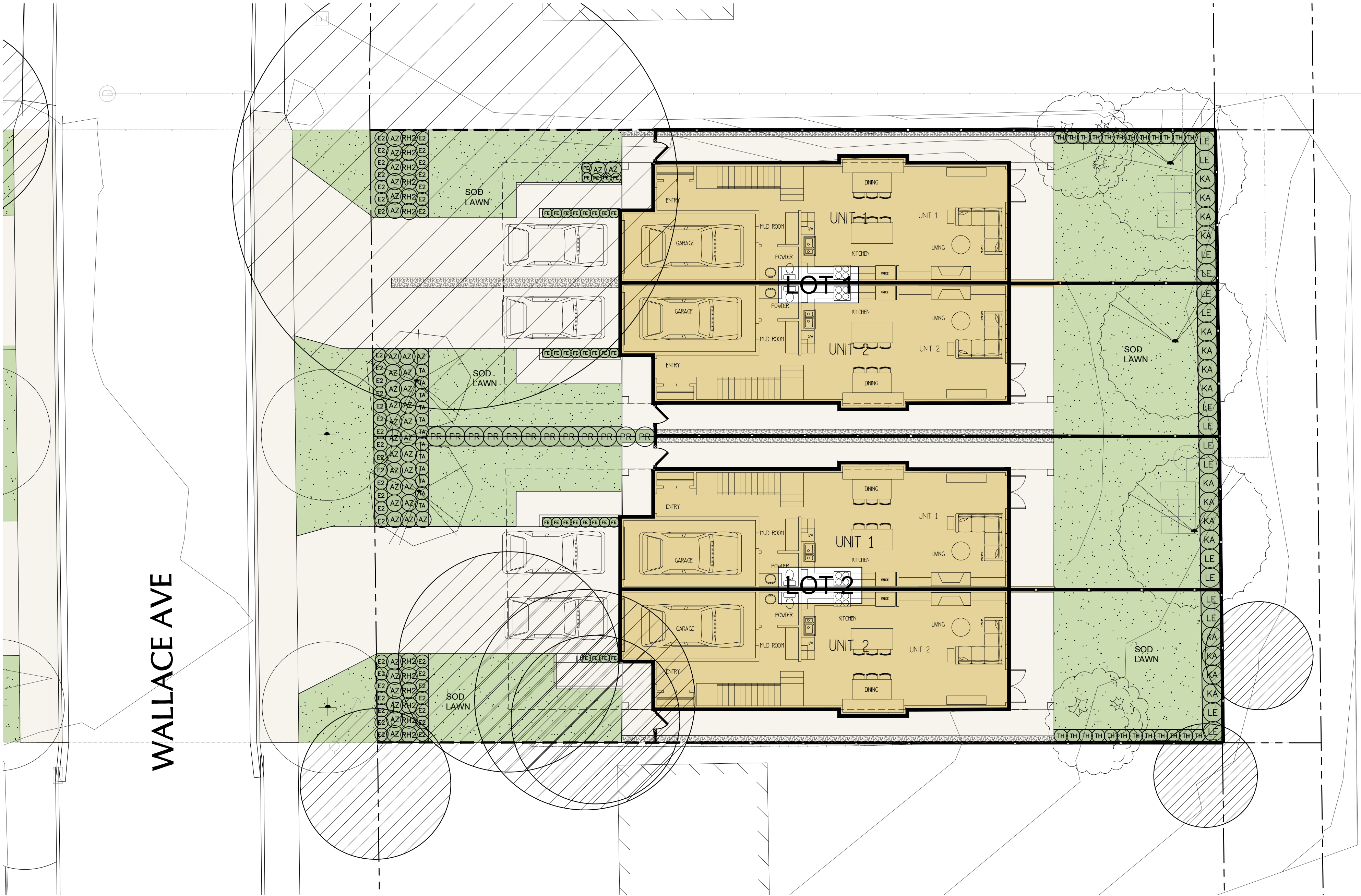




Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL

PLANT SCHEDULE			PMG PROJECT NUMBER: 25-150	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(A)	56	AZALEA JAPONICA 'CORAL BELLS'	AZALEA: SHELL PINK	#2 POT; 25CM
(A)	37	KALMIA LATIFOLIA 'ELP'	DWARF MOUNTAIN LAUREL	#3 POT; 50CM
(L)	48	LEUCOTHEA FONTANESIANA 'RAINBOW'	VARIEGATED LEUCOTHEA	#3 POT; 50CM
(L)	8	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY	#3 POT; 40CM
(R)	48	PRUNUS LAUROCARASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT; 50CM
(R)	77	RHOODENDRON 'BOW BELLS'	RHOODENDRON: PINK	#2 POT; 20CM
(R)	34	ROSA 'MIDLAND ROSE'	MIDLAND ROSE: RED, 0.9M MATURE HT	#3 POT; 60CM
(R)	29	SPIRAEA JAPONICA 'GOLDMOUND'	DWARF GOLDMOUND SPIREA	#2 POT 30CM
(R)	26	TAXUS X MEDIA 'HICKSI'	HICKS YEW	1.2M HT; 8&B
(R)	118	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.8M HT; 8&B
GRASS				
(R)	200	FESTUCA CINEREA 'ELIJAH BLUE'	FESTUCA	#1 POT
(R)	5	PENNISTETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
GC				
(E)	49	ERICA CARNEA 'SPRINGWOOD PINK'	WINTER HEATH: PINK	#1 POT
(E)	111	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH: WHITE	#1 POT
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTICAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.				



7	26.APR.22	NEW SITE PLAN	DD
6	26.APR.14	REVISION AS PER CITY COMMENTS	DD
5	26.MAR.09	NEW SITE PLAN	DO
4	26.MAR.05	CLIENT COMMENTS	JR
3	26.FEB.27	NEW ARBORIST REPORT	DD
2	25.FEB.19	NEW SITE PLAN	DD
1	25.SEP.03	CLIENT COMMENTS	DO

CLIENT:

PROJECT:

RESIDENTIAL SUBDIVISION

**5090 1ST AVENUE
DELTA, BC**

DRAWING TITLE:

SHRUB PLAN
LOTS 1 - 2

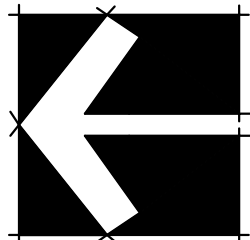
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SCALE: 1"=10'-0"

DRAWN: DO

DESIGN: DO

CHK'D: BA OF 9





NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

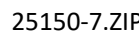
**5090 1ST AVENUE
DELTA, BC**

DRAWING TITLE:

DATE:	25.AUG.27	DRAWING NUMBER:
SCALE:	1"=10'-0"	L5
DRAWN:	DO	
DESIGN:	DO	
CHK'D:	BA	
		OF 9

PMG PROJECT NUMBER

25-150



[illegible]

NO.	DATE	REVISION	DESCRIPTION	DR.
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PROJECT:

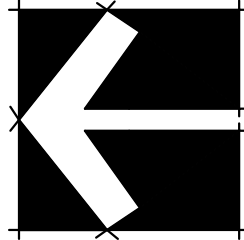
**5090 1ST AVENUE
DELTA, BC**

SHRUB PLAN
LOTS 7 - 8

L6

OF 9

25-150

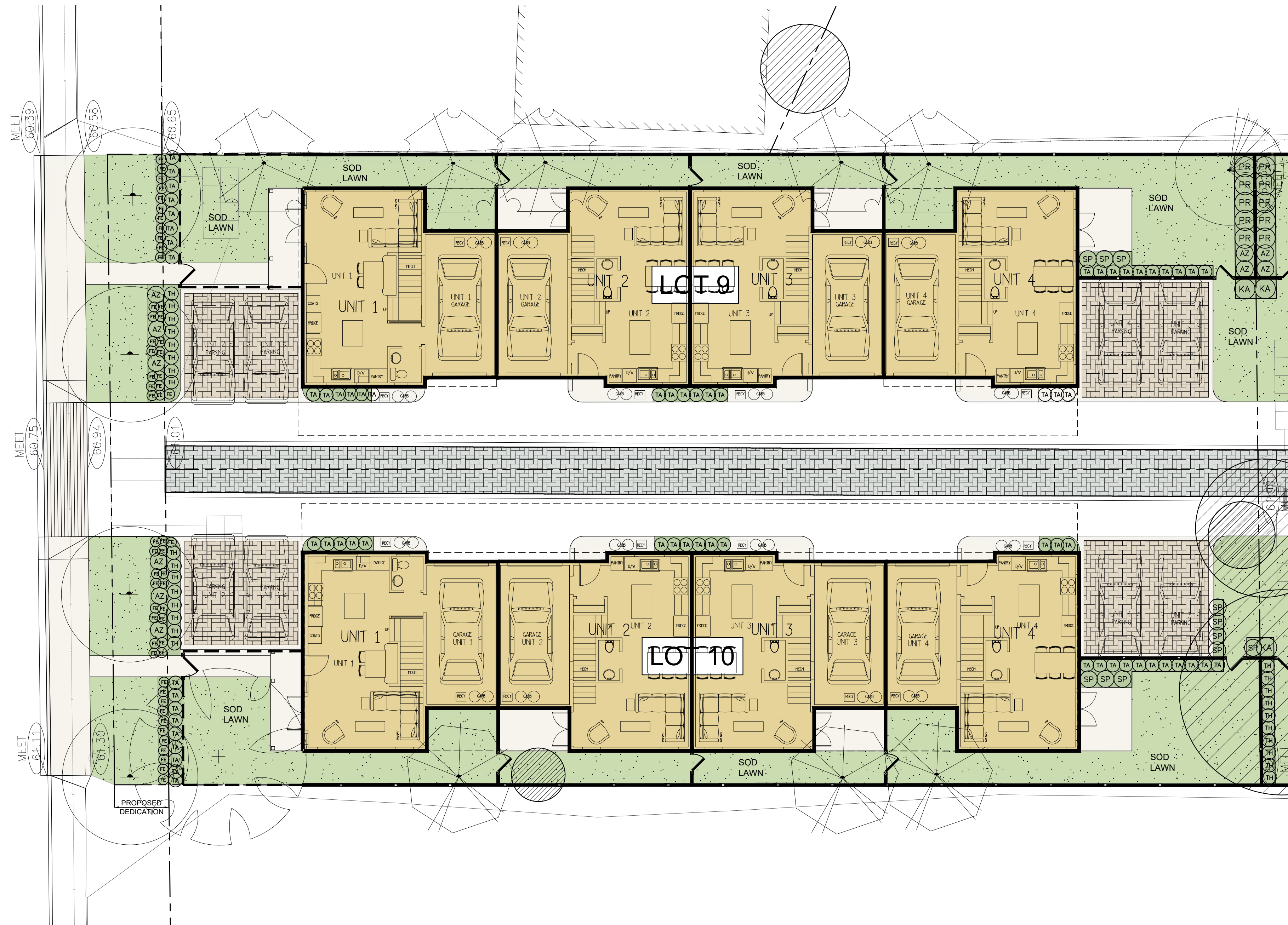




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Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

1ST AVENUE



7	26.APR.22	NEW SITE PLAN	DD
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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

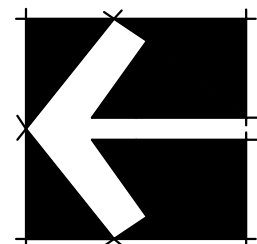
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DRAWN:	DO		
DESIGN:	DO		
CHK'D:	BA		
			OF 9

L7

OF 9

PMG PROJECT NUMBER:

25-150



25150-7.ZIP



NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT:

PROJECT:

**5090 1ST AVENUE
DELTA, BC**

DRAWING TITLE:

DATE: 25.AUG.27 DRAWING NUMBER:
 SCALE: 1"=30'-0"
 DRAWN: DO
 DESIGN: DO
 CHK'D: BA

L8

OF 9

