



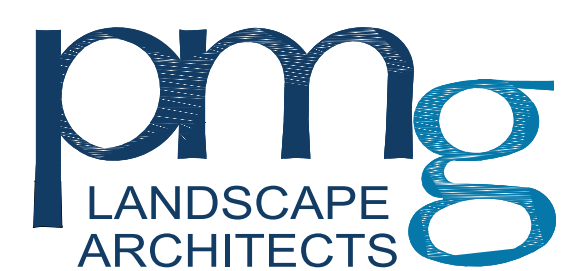
Bassi Properties | Developer

Bassi Properties is a Ladner based company with 25+ years of experience in land development and construction. Bassi takes pride in building long lasting relationships with home buyers in addition to having positive impacts on the communities they build in.



Barnett Dembeck | Architect

Barnett Dembeck is a full service architectural firm that goes beyond the norm on a wide spectrum of project types including multi-family housing developments, commercial and retail developments, corporate offices and educational facilities.



PMG Landscape Architects | Landscape Architects

PMG Landscape Architects provides a sustainable design that connects people to their community and environment through thoughtful integration of form and function.



BYU Interior Design | Interior Designer

BYU is an award winning Vancouver based design firm founded in 2003. BYU has grown to become one of Canada's most well respected and sought-after interior design studios and has earned a reputation as one of the most trusted, accomplished, and inspired firms in Canada.

A LADNER BASED DEVELOPER

Over 25+ years of continued commitment to the community of Delta.

Bassi Properties is driven by the principles of quality, reliability and affordability to ensure the homes we build exceed the standards our homeowners deserve. We are committed to enhance the communities we build in and serve them in a positive way by taking a collaborative approach to the planning and development of each project. We look forward to bringing more new affordable housing to the City of Delta.



Muse
North Delta

A six storey mixed used building consisting of 105 condominium homes and 13,000+ sq of commercial space centrally located on Scott Road in North Delta.

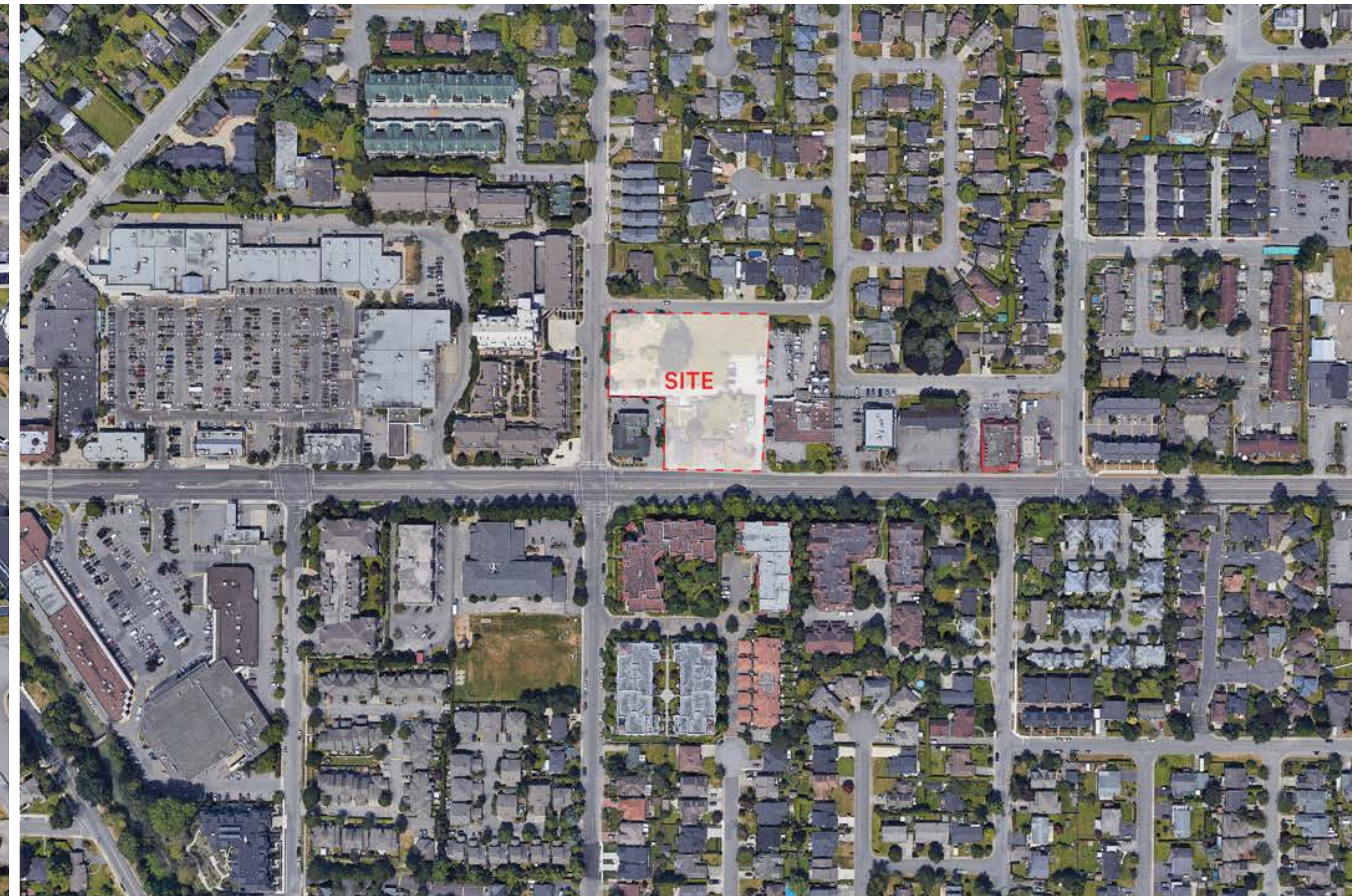


Cyrus Hill
North Delta

A collection of 40 family oriented three and four bedroom townhomes centrally located on 72 Avenue in North Delta in close proximity to parks and essential amenities.



Aerial View Looking West



Site Context



Northwest on 53 St



Southwest on Ladner Trunk Road



Southeast on Ladner Trunk Road



Traffic Configurations with Proposed Development



Traffic Configurations with Proposed Development and Current Multi-Family Buildings

MARKET
BUILDING

5 UNITS 1 Bedroom	67 UNITS 1 Bedroom + Den
52 UNITS 2 Bedroom	124 Total Units

20%

Adaptable Units

RENTAL
BUILDING

8 UNITS Studio	52 UNITS 1 Bedroom * 28 include Dens
27 UNITS 2 Bedroom	87 Total Units

20%

Adaptable Units

PROJECT
DATA

78,438 Sq Ft Site Area	86% Lot Coverage
178,550 Sq Ft Gross Floor Area - Building	94,797 Sq Ft Gross Floor Area - Parking

211

Total Units

RENTALS RENTALS RENTALS

Bassi Properties is working together with the City of Delta to bring a stand alone rental building consisting of 87 state of the art rental units. The rental building will consist of units for all residents and range in size from 397 sq ft studio units to 1010 sq ft 2 bedroom units. We look forward to bringing new rental inventory to Ladner.

8 UNITS
Studio



52 UNITS
1 Bedroom
*** 28 include Dens**



27 UNITS
2 Bedroom

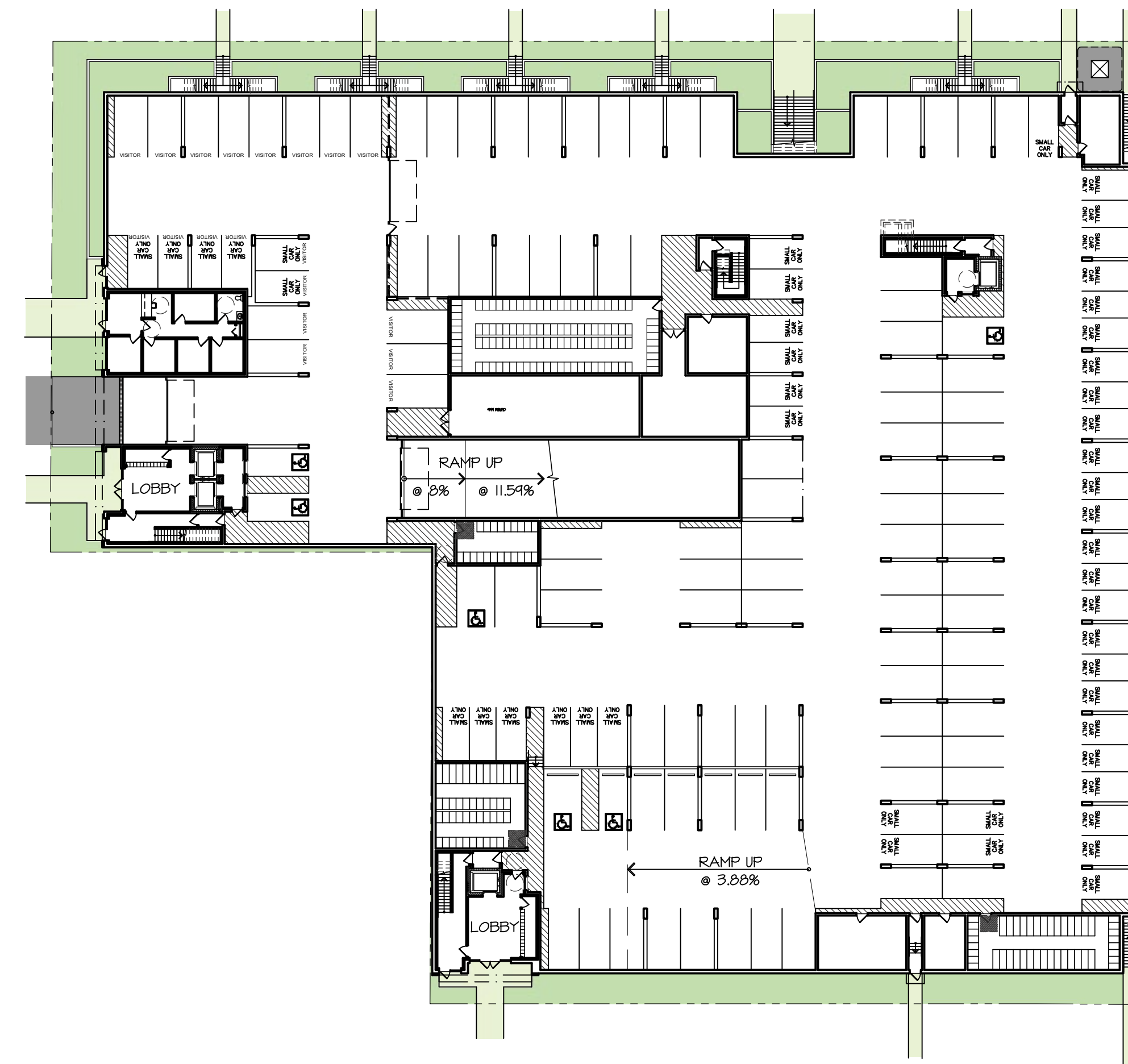


87
Total Units









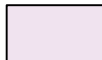
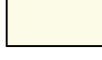
Level P1 & 1st Floor Plan

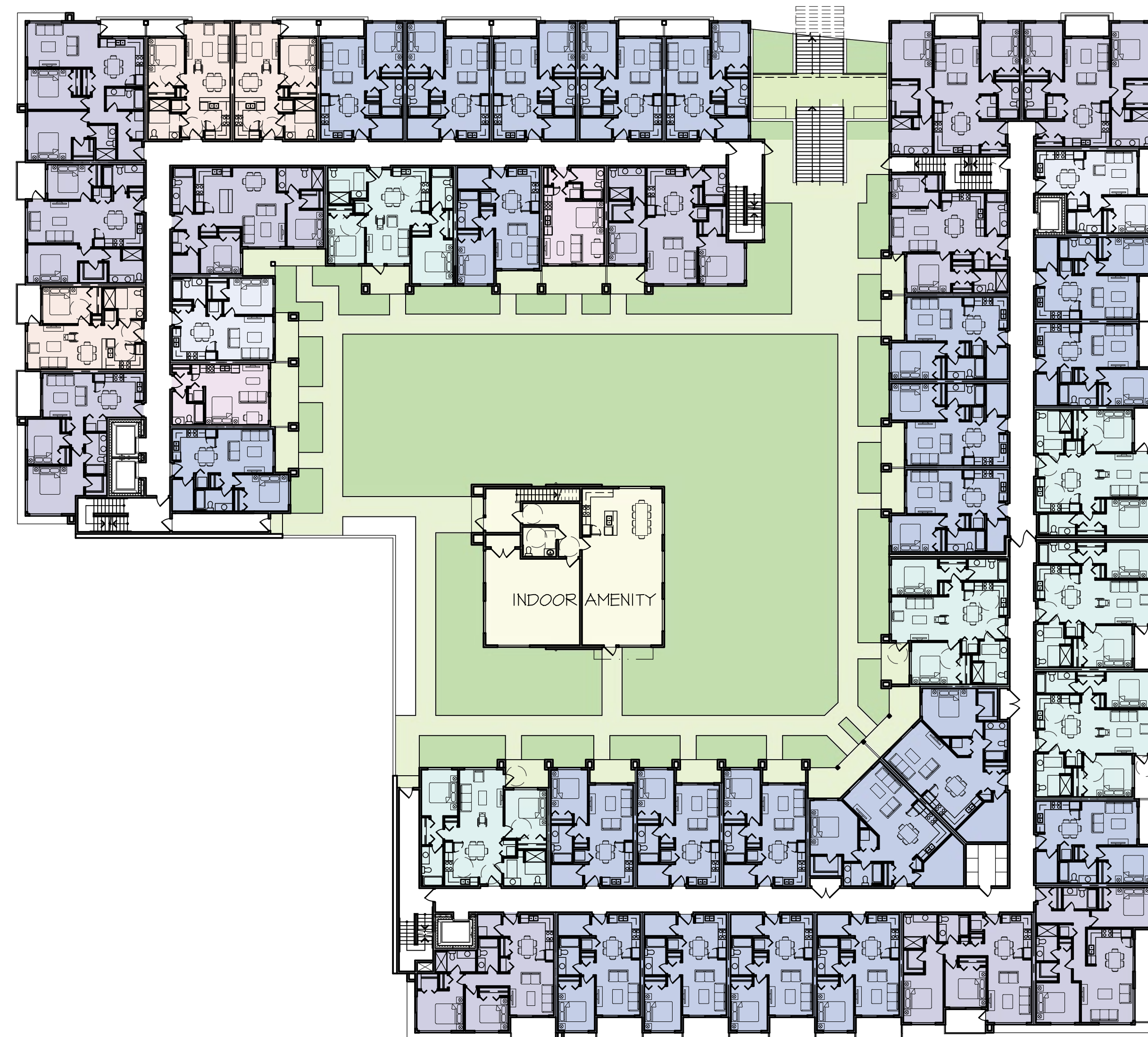
P
PARKING

202 TENANT
21 VISITOR



Level P2 & 2nd Floor Plan

-  STUDIO
-  1 BED
-  1 BED & DEN
-  1 BED ADAPTABLE
-  2 BED
-  2 BED ADAPTABLE
-  INDOOR AMENITY
-  OUTDOOR AMENITY

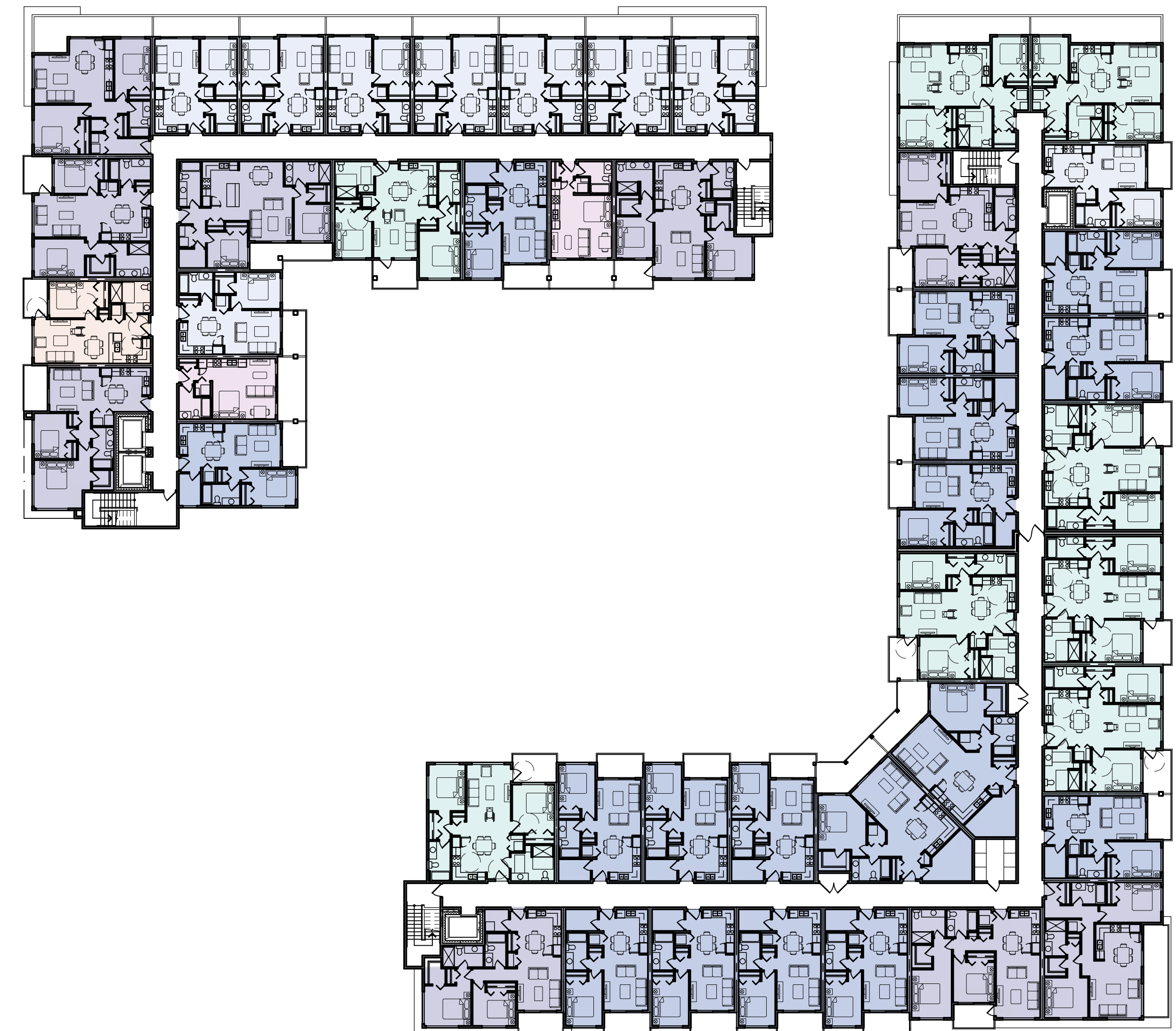
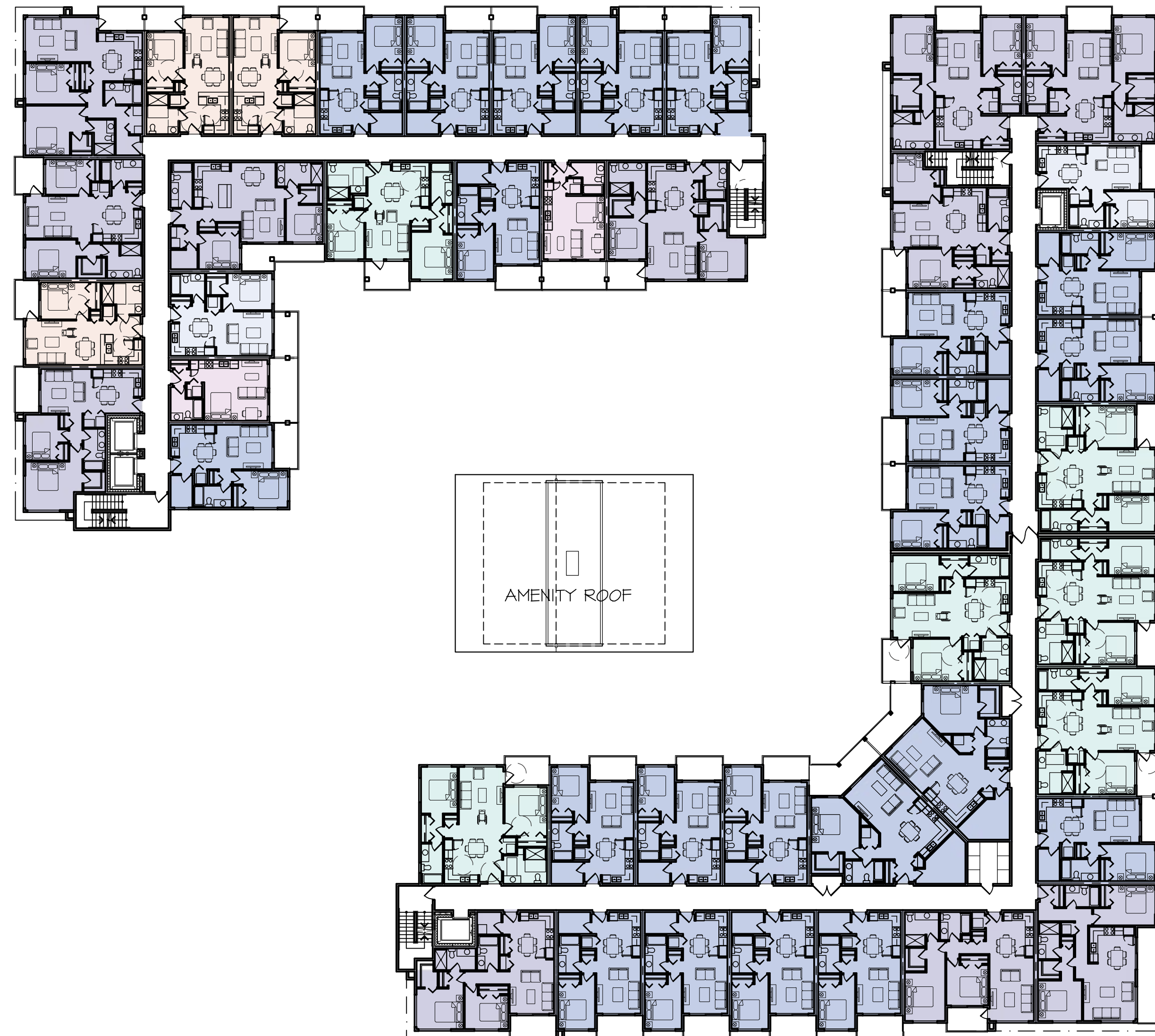


3rd Floor Plan

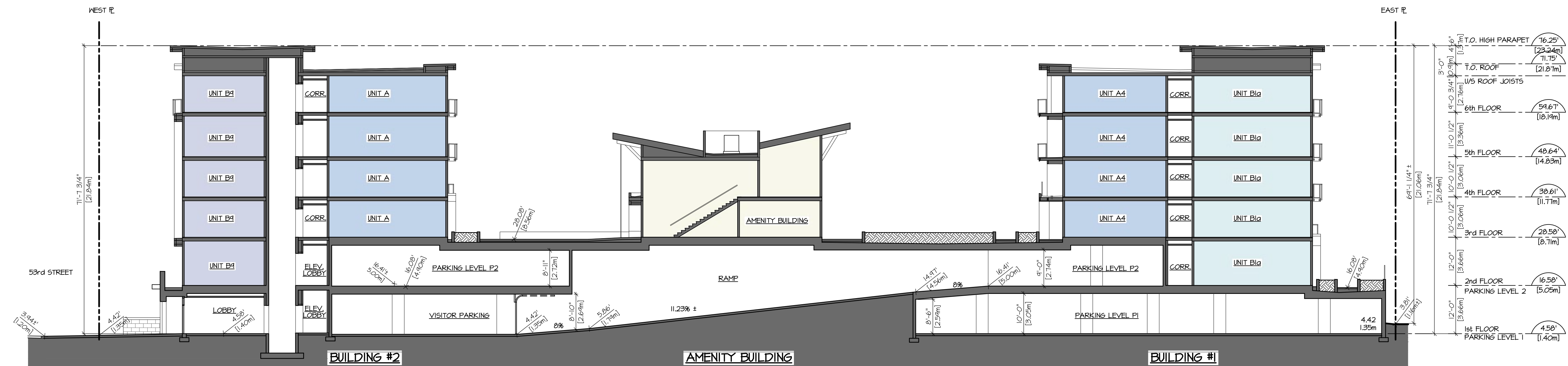


4th Floor Plan

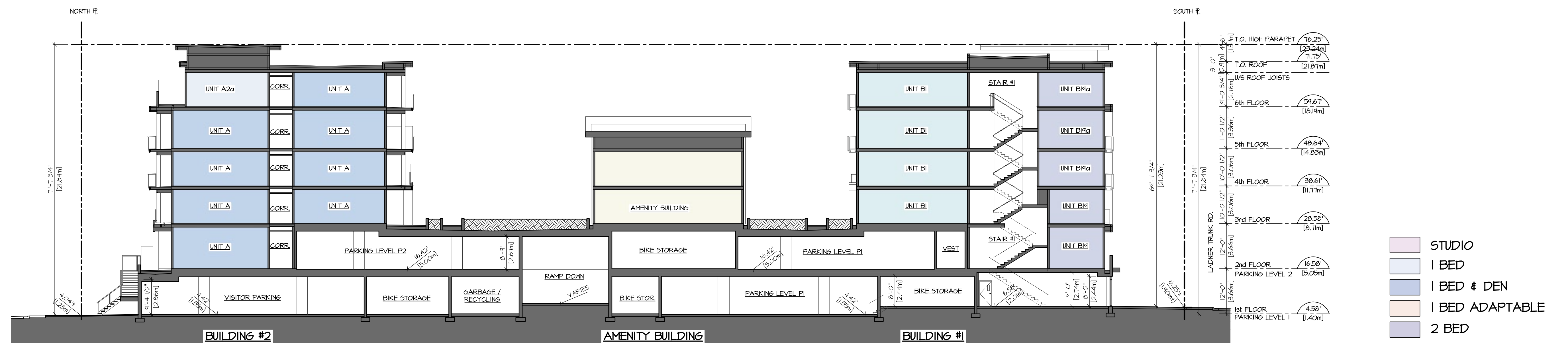
- STUDIO
- 1 BED
- 1 BED & DEN
- 1 BED ADAPTABLE
- 2 BED
- 2 BED ADAPTABLE
- INDOOR AMENITY
- OUTDOOR AMENITY



- STUDIO
- 1 BED
- 1 BED & DEN
- 1 BED ADAPTABLE
- 2 BED
- 2 BED ADAPTABLE
- INDOOR AMENITY
- OUTDOOR AMENITY



East / West Section



North / South Section

- STUDIO
- 1 BED
- 1 BED & DEN
- 1 BED ADAPTABLE
- 2 BED
- 2 BED ADAPTABLE
- INDOOR AMENITY
- OUTDOOR AMENITY

MATERIAL LEGEND		
KEY	QTY	DESCRIPTION
		CONCRETE
		24X12" BARKMAN BROADWAY 100MM
		48X48" HYDRAPRESSED CONCRETE SLAB
		24X24" HYDRAPRESSED CONCRETE SLAB
		POURED IN PLACE RUBBER
		WASHED GRAVEL
		ON-SITE PLANTED AREA
		SOD LAWN
	5	WISHBONE BAYVIEW BACKED BENCH
	3	MAGLIN FORO TABLE AND CHAIRS
	1	BARBEQUE
	1	PING PONG TABLE
	2	MAGLIN MBR150-S BIKE RACK
	1	KOMPAN SPRINGER NRO102 PONY
	1	KOMPAN ROBINIA PARKOUR2 NR852
FURNITURE PICTURES		
WISHBONE BENCH	MAGLIN BIKE RACK	
MAGLIN FORO TABLE	SPRINGER	
ROBINIA PARKOUR2		

53 STREET
LEGAL CENTRELINE



TREE SCHEDULE					PMG PROJECT NUMBER: 23-001	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	TREE PICTURES	
TREE	8	ACER GRiseum	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B		
	14	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5CM CAL; B&B		
	7	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	6CM CAL; 2M STD; B&B		
	4	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEE	6CM CAL; 1.2M STD.; B&B		
	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; B&B		
	6	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	6CM CAL; 1.5M CAL; B&B		
	4	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	6CM CAL; 2M STD; B&B		
	20	MAGNOLIA KOBUS STELLATA 'PINK STAR'	PINK STAR MAGNOLIA (LIGHT PINK)	5CM CAL.; 2.5M HT. 1M STD.		
	3	PICEA ABIES 'PENDULA'	WEeping NORWAY SPRUCE	3M HT; B&B		
	9	QUERCUS PALUSTRIS	PIN OAK	8CM CAL; 2M STD; B&B		
	12	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	5CM CAL		
	6	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT; 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 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.

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ARCHITECTS

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SEAL:

02	23 JUN.15	NEW PL	RJ
01	23 MAY.18	NEW SITE PLAN	MC
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

BASSI
PROPERTIES

PROJECT:

CONDOMINIUM DEVELOPMENT

**5349 - 5367 LADNER TRUNK ROAD
& 4834 - 4844 53 STREET
DELTA, BC**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 23 JAN.16 DRAWING NUMBER:

SCALE: 1"=20'-0"

DRAWN: JR

DESIGN: JR

CHKD: MCY

L1

OF 3

23001-3.2IP

PMG PROJECT NUMBER:

23-001



Ladner Trunk View



53 Street View



North View



East View



South View



West View



SCHEDULE OF FINISHES

	1	FIBRE-CEMENT PANEL SIDING - ARGENT GRAY - [SMOOTH FINISH]		30	COMPOSITE BRICK VENEER - THIN BRICK - HEBRON - BOOTLEGGER (DARK GREY)
	2A	FIBRE-CEMENT PANEL SIDING - ARCTIC WHITE - [SMOOTH FINISH]		6	THERMALLY BROKEN ALUMINUM FRAMED RESIDENTIAL WINDOWS - WHITE
	2F	FIBRE-CEMENT PANEL SIDING - FELT GRAY - [SMOOTH FINISH]		7	POWER COATED ALUMINUM GUARDRAIL C/W TEMPERED GLASS - FLAT BLACK
	3	FIBRE-CEMENT PLANK SIDING - ANVIL BLACK - [SMOOTH FINISH]		8	METAL GLAD CANOPY - FLAT BLACK
	4	ALU PLANK SIDING - IPE RED OR FIBRE-CEMENT PLANK SIDING - COUNTRYLANE RED		9	ADDRESS PANEL
	5	SEALED ARCHITECTURAL FINISHED CONCRETE - C/W REVEALS AS SHOWN		10	PRIVACY SCREEN



PARKING

202 Tenant Stalls
21 Visitor Stalls



LOADING

2 off-site spaces proposed
Provided for deliveries and move in/out during specific hours



BICYCLE PARKING

230 spaces



PUBLIC TRANSPORTATION

Multiple bus routes along the Ladner Trunk Rd corridor will provide alternate commuting options for residences and the neighbourhood and reduce reliance on personal vehicles



ESSENTIAL AMENITIES

The close proximity to essential amenities and high walkability factor make this development unique and reduce reliance on personal vehicles to run everyday tasks.

TRAFFIC CONSIDERATIONS

Bassi Properties hired Bunt and Associates to perform a thorough traffic analysis for this proposal.

Here are their findings:

CONCLUSIONS & RECOMMENDATIONS

Based on Bunt’s review of the proposed development, a summary of the conclusions and recommendations of the study is provided below.

Conclusions

- Highmark Homes Ltd. is proposing to develop 211 residential dwelling units, addressed at 5349, 5359, 5367 Ladner Trunk Road and 4843, 4844 53 Street in Delta, BC. The Opening Day of the development is planned to be 2024, and the project is currently going through the Rezoning process. Vehicular access to the site is proposed on 53 Street between 48a Avenue and Ladner Trunk Road, which would provide access to the development’s underground parking.
- The site is well served by transit along Ladner Trunk Road, given its close proximity to Highway 17A. The closest bus stops are located fewer than 100m walking distance from the site frontage, directly adjacent to the site. In terms of key pedestrian locations, in addition to Linden Drive Park, which is located within 400m from the site, there are several more popular destinations located within 800m from the site, such as Trenant Park Square, Ladner Centre, Ladner Lions Park, Maple Crescent Park, and Delta Christian School. In general, there are currently limited cycling facilities in the vicinity of the site. The notable bike routes (formal or informal) nearby include 53 Street (Collector Road) as an informal shared lane.
- A review of the existing traffic operations analysis indicated that all study area intersections and movements are currently operating within acceptable intersection performance parameters during the study peak hour periods; therefore, no intersection improvements are required to accommodate existing traffic demands.
- The proposed development is anticipated to generate approximately 80 two-way vehicle trips during the study peak hour periods. This translates to about 4 added vehicles onto the surrounding road network every 3 minutes, on average.
- The future traffic operations analysis indicated that all study area intersections and movements are anticipated to operate within acceptable capacity parameters. As such, no intersection improvements are required to accommodate future traffic demands for either Background (without proposed development) or Total (with proposed development) traffic conditions.
- The City of Delta has requested that a sight distance assessment be undertaken at the site access & 53 Street to ensure that the proposed property line would be able to achieve adequate sight distance for vehicles. The sightline analysis indicated that the required sight triangles can be maintained, provided that the areas defined by these clear sight triangles are kept clear of any visual obstructions.
- The proposed bicycle parking supply of 230 spaces for the development (220 secure spaces + 10 visitor spaces) meets the minimum bylaw requirement of 221 spaces (211 secure spaces + 10 visitor spaces).
- The off-street vehicle parking requirements for the proposed development were reviewed based on the City of Delta’s Zoning Bylaw. The required parking supply for the development would be 317 spaces (296 resident spaces and 21 visitor spaces) compared to a proposed supply of 223 spaces (202 resident spaces and 21 visitor spaces), representing a total shortfall of 94 spaces (30% variance). It is understood that the developer is currently in separate discussions with the City of Delta regarding the proposed parking variance, and supporting rationale for the shortfall would be provided under separate cover.
- As requested by the City, an on-street parking review was conducted in the vicinity of the site. The busiest segment is located on the east side of 53 Street, north of 48a Avenue. Even though this segment was recorded as being fully occupied at the time of survey, it is one of the further parking locations which only provides space for about 2 parked vehicles on-street. Given that the overall on-street parking occupancy is about 13%, even if someone from the development chose to park on-street, it would not negatively impact the neighbouring parking supply. The rest of the current on-street parking supply around the development site is sufficient and would potentially be able to meet the excessive parking demand of visitors. However, it is emphasized that the parking demand of the proposed development is anticipated to be accommodated entirely on-site.
- On-site vehicle swept path circulation was reviewed using AutoTURN analysis software. The AutoTURN analysis indicated that generally, the passenger vehicles would be able to pass each other concurrently. Based on the swept path analysis at the first turn of the parkade, it is recommended to relocate or remove the closest column to the main access ramp. Passenger vehicle circulation was generally found to be adequate throughout the rest of the parkade.
- The City’s Zoning Bylaw requires that 1 loading space per building with more than 80 dwelling units be provided. This translates to a requirement of 2 loading spaces for the development. The current site plan includes two off-site (on-street) loading spaces on the site’s frontages along 53 Street and along 48a Avenue. Again, it is noted that the applicant is in ongoing discussions with the City of Delta regarding a loading variance, with rationale that would be provided under separate cover. Similarly, detailed design review of garbage and recycling collection operations is also currently undergoing further refinement.

bunt&associates



Thank You

Thank you for attending the public information meeting. Please submit all feedback online through Let's Talk Delta.

<https://letstalk.delta.ca/lu009536>

