



City of  
Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** March 3, 2021

**From:** Wayne Craig  
Director, Development

**File:** DP 20-916262

**Re:** Application by EverNu Developments Inc. for a Development Permit at  
11540 Railway Avenue

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### Staff Recommendation

That a Development Permit be issued which would permit the construction of a duplex at 11540 Railway Avenue on a site zoned "Arterial Road Two-Unit Dwellings (RDA)".

Wayne Craig  
Director, Development  
(604-247-4625)

WC:jr  
Att. 1

## Staff Report

### Origin

EverNu Developments Inc. on behalf of Zilberberg Reuven and Zilberbeg Noga has applied to the City of Richmond for permission to develop a duplex at 11540 Railway Avenue. The site is proposed to be rezoned from “Single Detached (RS1/E)” to “Arterial Road Duplexes (RDA)” under Bylaw 10030 (RZ 18-819258), which received third reading at the Public Hearing on June 17, 2019. The site currently contains a single-family dwelling, which would be demolished.

A Servicing Agreement is required prior to final adoption of the rezoning bylaw, and includes, but is not limited to, the following improvements:

- New concrete sidewalk and landscaped boulevard along the Railway Avenue frontage.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

Development surrounding the subject site is as follows:

- To the north, a property currently being redeveloped to arterial road duplexes. The associated rezoning bylaw (RZ 17-771371) and Development Permit (DP 20-893127) were issued by Council on February 22, 2021.
- To the east, single-family dwellings on properties zoned “Single Detached (RS1/B)” with vehicle access from Kestrel Drive.
- To the south, a single-family dwelling on a property zoned “Single Detached (RS1/E)” with vehicle access from Railway Avenue.
- To the west, across Railway Avenue, a single-family dwelling on a lot zoned “Single Detached (ZS3) – Steveston” with vehicle access from Railway Avenue.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Compliance with the Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale, and massing to ensure that the proposed duplexes are well designed, fit into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide an appropriate transition between the proposed development and adjacent existing developments.

- Refinement of the landscape design, including new trees to be planted on-site.

The Public Hearing for the rezoning of this site was held on June 17, 2019. No concerns about rezoning the property were expressed by members of the public.

Staff worked with the applicant to address the previously noted design issues in the following ways:

- The material palette has been refined and takes inspiration from single-family dwellings in the neighbourhood.
- The site grade will be raised to meet the future site grade of the property to the north, which is currently under development. A new retaining wall is proposed along the south property line outside of the tree protection zone. The site grade will slope to meet the existing grade of properties to the east, and maintain existing grade within the two tree protection zones.
- Additional details on the architectural character, accessibility, and landscape design are provided in the Analysis section of this Staff Report.

### **Staff Comments**

The proposed scheme attached to this Staff Report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Arterial Road Two-Unit Dwellings (RDA)” zone.

### **Analysis**

#### ***Conditions of Adjacency***

- The property to the north is being developed with a new duplex. A retaining wall and 1.8 m tall fence will be installed through the neighbouring development. The grade of the subject site will be raised to meet the adjacent property, and the fence will be retained.
- The south side yard abuts the side yard of a single-family dwelling. This interface includes two retained trees. The site grade will be maintained within the tree protection zone, and raised to 1.45 m elsewhere. This would result in an approximately 0.4 m high retaining wall. The proposed fence would be 1.8 m tall including the retaining wall.
- The rear yard abuts the rear yard of single-family dwellings. This interface includes one retained tree. The existing site grade will be maintained and a new 1.8 m tall fence is proposed.

#### ***Urban Design and Site Planning***

- The proposed development involves a single “front-back” duplex, with one unit fronting Railway Avenue and the second unit fronting the shared auto court. Each unit entry has been designed and positioned to be visible from the street, aiding wayfinding.
- The two units are connected by the garage on the ground floor only. The second storey is broken down into two separate masses, reducing the apparently bulk of the building.

- Each unit has living spaces primarily oriented to the east and west to minimize concerns with overlook of the adjacent properties. Where north and south-facing windows are provided, they are either small in size or set back significantly from the property line.
- Each unit has two side-by-side parking spaces in a garage, which also includes space for bicycle parking and waste bin storage. All resident parking spaces are provided with Level 2 EV charging as per Richmond Zoning Bylaw 8500.
- A waste bin landing area is provided between the driveway and the south property line.
- Permeable pavers are provided in the driveway throat to provide visual separation from the sidewalk and improve site permeability.

#### ***Architectural Form and Character***

- The proposed development contributes to the low-rise residential character of the neighbourhood by using simple massing, pitched roofs, and details inspired by common single-family styles.
- The building is predominantly white with black details, providing a neutral backdrop for the landscape elements. Stone veneer, board and batten hardie board, and hardie shingles are used to complement the materials of adjacent dwellings. The proposed materials and colours are consistent with the Official Community Plan (OCP) guidelines and the surrounding neighbourhood character.

#### ***Landscape Design and Open Space Design***

- There is one bylaw-sized tree in the rear yard of the development site, which is proposed to be retained. A hedge along the frontage and three undersized trees are proposed to be removed. Tree retention and removal were reviewed through the rezoning application.
- Two off-site trees on a neighbouring property to the south will be retained. Tree protection fencing is required prior to demolition of the existing buildings, and arborist supervision is required for any works within the tree protection zone.
- One new tree is proposed in the front yard. No new trees are proposed in the rear yard due to the limited space available between the retained tree on-site and the two large trees off-site, which have large canopies extending into the development site.
- Hedges and groundcovers are provided around the base of the perimeter fence, except for on the south property line where the driveway abuts the fence. A small landscaped area is provided between the two garages to break-up the hard surfaces.
- The proposal includes private outdoor space for each unit consistent with the Official Community Plan (OCP) requirements. Each outdoor space includes both soft and hard landscape elements.
- The front unit would have access to a second storey patio located above the garage. This patio would overlook the internal auto court.
- The front of the property has a layered landscape consisting of low hedges and ground covers. A fence is not proposed, however there would be a gate across the pedestrian path.
- Irrigation is provided for all planted areas.
- To ensure that the proposed landscaping works are completed, the applicant is required to provide a Landscape Security in the amount of \$36,160.60 prior to issuance of the Development Permit.

***Crime Prevention Through Environmental Design***

- Landscaping is provided in the front yard to distinguish public and private space while allowing for casual surveillance of the sidewalk.
- New 1.8 m (6 ft.) fencing is proposed around the perimeter of the site to provide privacy and separation. The proposed fencing will also screen headlight glare from the auto court.
- Each of the rear units has a covered entry, which provides weather protection and clearly identifies the unit entrance.

***Sustainability***

- The proposed development is required to achieve Step 1 of the BC Energy Step Code.
- Level 2 EV charging is provided in each garage as per Richmond Zoning Bylaw 8500.

***Accessible Housing***

- The proposed development includes one convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair (Unit 2). The potential conversion of this unit will require installation of a stair lift.
- Both of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - Stairwell hand rails.
  - Lever-type handles for plumbing fixtures and door handles.
  - Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**Conclusions**

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie  
Planner 1  
(604-276-4092)

JR:blg

**Attachments:**

Attachment 1: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit or cash security for landscaping in the amount of \$36,160.60, based on the cost estimate provided by the landscape designer and inclusive of a 10% contingency.

Prior to a Demolition Permit issuance, the developer is required to complete the following:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporation of CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.



**DP 20-916262**

**Attachment 1**

Address: 11540 Railway Avenue

Applicant: EverNu Developments Inc.

Owner: Zilberberg Reuven, Zilberbeg Noga

Planning Area(s): Steveston

	<b>Existing</b>	<b>Proposed</b>
<b>Site Area:</b>	696.8 m <sup>2</sup>	No change
<b>Land Uses:</b>	Single-family dwellings	Two-unit dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
<b>Number of Units:</b>	One single-family dwelling	One two-unit dwelling

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Lesser of 0.6 FAR (290.5 m <sup>2</sup> ) or 334.5 m <sup>2</sup>	0.48 FAR (333.5 m <sup>2</sup> )	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous surfaces: Max. 70% Landscaping: Min. 30%	Buildings: 36% Non-porous surfaces: 65% Landscaping: 30%	None
Setback – Front Yard (West):	Min. 6.0 m	6.24 m	None
Setback – Side Yard (North):	Ground floor: Min. 1.2 m Second floor: Min. 1.8 m	Ground floor: 1.2 m Second floor: 1.8 m	None
Setback – Side Yard (South):	Ground floor: Min. 1.2 m Second floor: Min. 1.8 m	Ground floor: 1.2 m Second floor: 4.0 m	None
Setback – Rear Yard (East):	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	8.48 m	None
Lot Size:	Min. 464.5 m <sup>2</sup>	696.8 m <sup>2</sup>	None
Off-street Parking Spaces	Min. 2 per unit	2 per unit	None
Total off-street Spaces:	Min. 4	4	None



No. DP 20-916262

To the Holder: EVERNU DEVELOPMENTS INC.

Property Address: 11540 RAILWAY AVENUE

Address: C/O 11991 OSPREY DRIVE  
RICHMOND, BC V7E 3B1

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #8 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$36,160.60 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.



**Development Permit**  
**No. DP 20-893127**

To the Holder: EVERNU DEVELOPMENTS INC.

Property Address: 11540 RAILWAY AVENUE

Address: C/O 11991 OSPREY DRIVE  
RICHMOND, BC V7E 3B1

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7. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_.

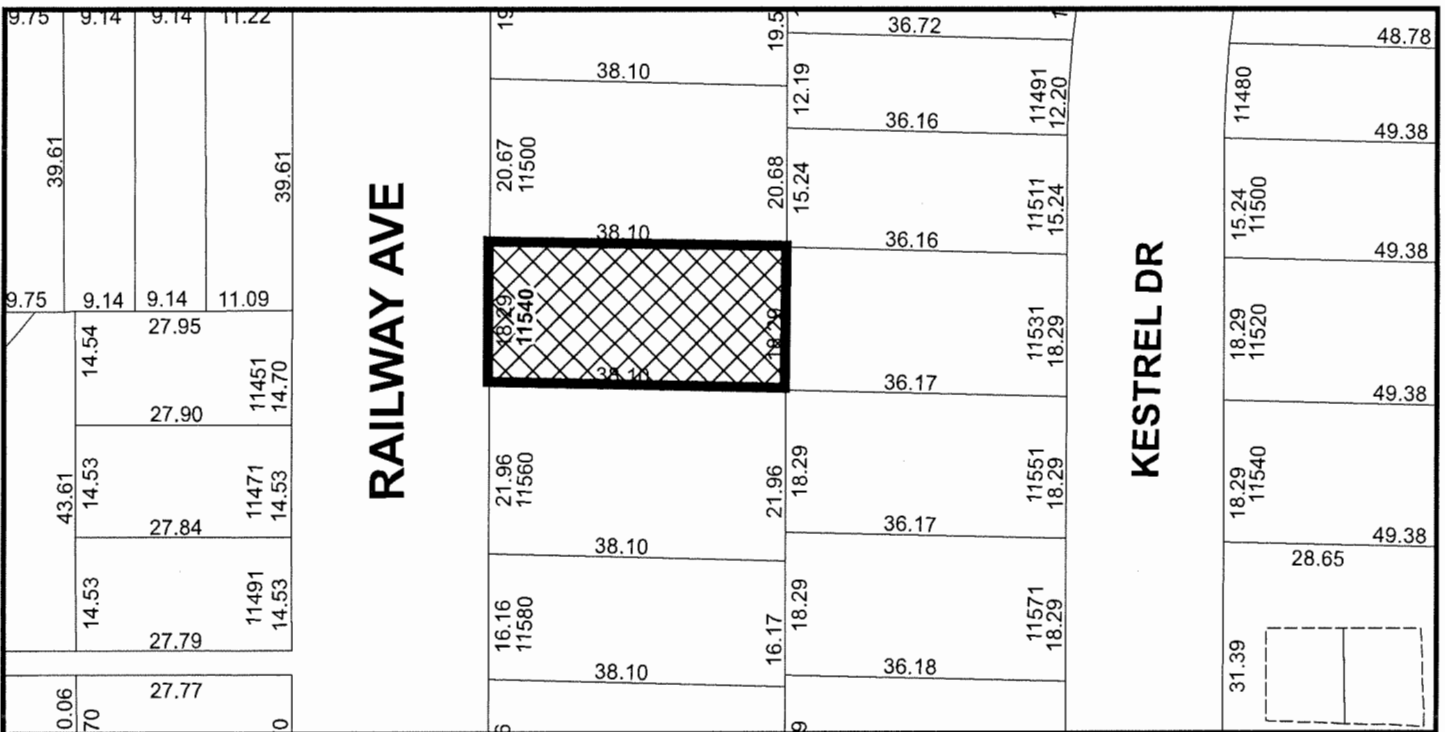
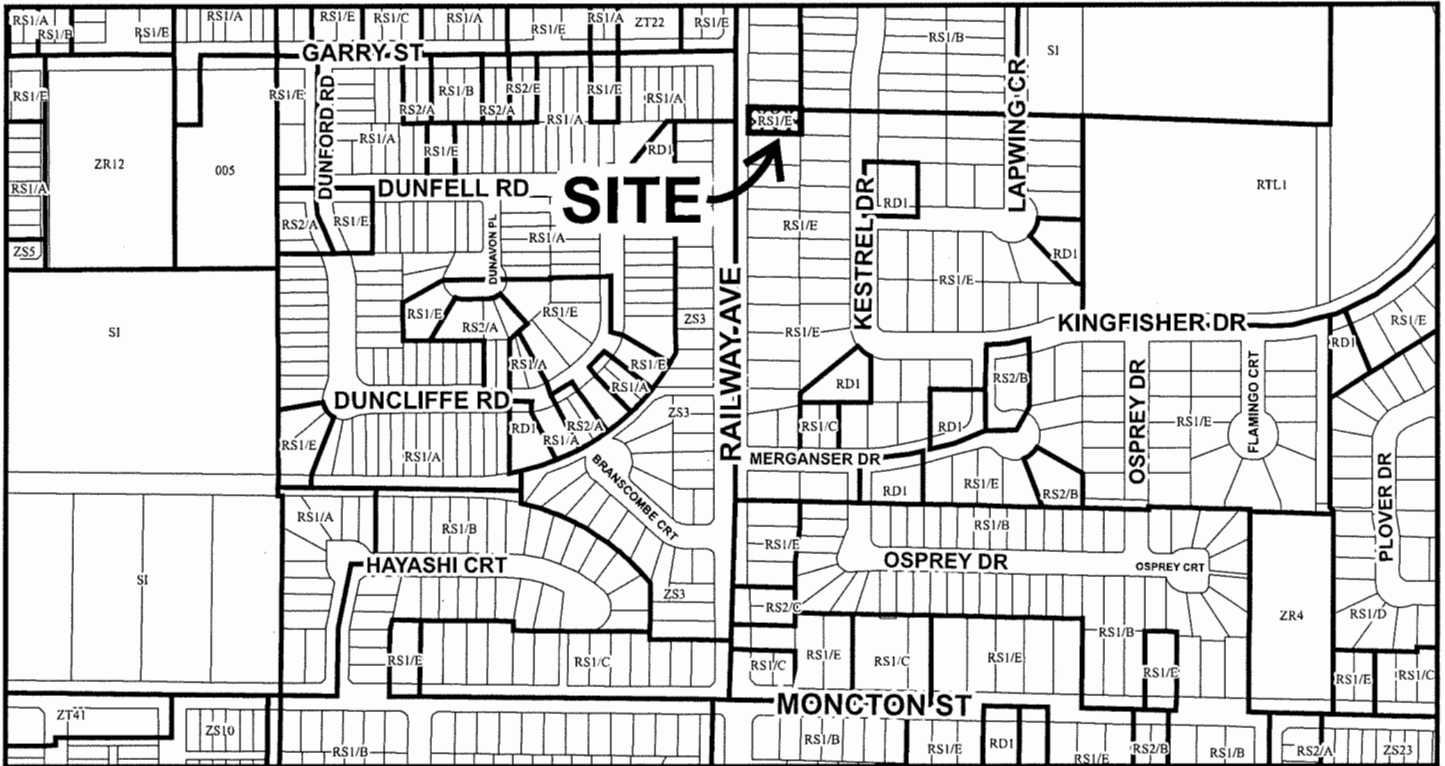
ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
MAYOR



# City of Richmond



## DP 20-916262 SCHEDULE "A"

Original Date: 11/18/20  
Revision Date:  
Note: Dimensions are in METRES



# PROPOSED DUPLEX - 11540 RAILWAY AVE.

## RICHMOND, B.C.

Not for construction. This is a preliminary drawing. It is intended for the client's review only. It is not to be used for construction. The client is responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.



11500 RAILWAY AVE.

SUBJECT PROPERTY: 11540 RAILWAY AVE.

11560 RAILWAY AVE.

1 PROPOSED STREETSCAPE ALONG RAILWAY FACING EAST  
3-D - N.T.S.

### DESIGN RATIONALE

**PROJECT DESCRIPTION:**  
The proposed duplex is to be developed to accommodate a new front/back duplex. In keeping with the current neighbourhood patterns, both of the units have a strong presence, with each coloured front door visible from the street. A new driveway hugs the south side of the property, with access through a paved driveway/courtyard to the attached garages in the middle. The thoughtful design of this project has been developed with the elements noted below.

### DESIGN RATIONALE

**URBAN DESIGN:**  
The design of the building mass to the north, side of the lot, with a prominent front door, only as required for car stacking, contains the existing pattern of building mass to driveway which exists along Railway Avenue.  
b) Density: The property will now accommodate two distinct dwelling units without creating the appearance of greater density along the street facade. Proposed setbacks are all in keeping with the existing pattern of the street, but the proposed mass is an assembly of forms on the lot instead of a single mass.  
c) Sun and Shading: Locating driveway access along south side helps to minimize shading for the neighbour to the south, while maintaining sun for both this neighbor and for the proposed duplex units. It also results in a very usable common courtyard area as created by the driveway.  
d) Entry: The design of the building mass to the north, side of the lot, provides the opportunity for a prominent front door, which is a key element of the design. The solid entry, providing twice the opportunity for a prominent front door, with a clear 7/8 concrete presence along the street, will contribute to the vibrant feel of the area.

**ARCHITECTURAL CONCEPT:**  
a) Roof and Building Form: The 2-storey structure as proposed, with side and hip gabled forms, are in keeping with the existing streetscape along this portion of Railway Avenue.  
b) Building Height: The proposed height is within the allowed residential envelope, and is in line with neighbouring homes.  
c) Materiality: The design is a mix of materials, with a mix of textures and colors. The design is a mix of materials, with a mix of textures and colors. The design is a mix of materials, with a mix of textures and colors.  
d) Privacy and Separation of Units: The units are separated by grouping the attached unit garages to the rear of the property, with a rear driveway access. The design is a mix of materials, with a mix of textures and colors. The design is a mix of materials, with a mix of textures and colors.  
e) Functional and Sustainable Design: The design approach is a simple, timeless style focused on the contrast, function and local materials rather than on a "trend". The approach was to develop carefully thought-out units, where familiar cues embrace the Strathcona lifestyle.

### REAR SETBACK REQUESTED

A 6 metre setback is requested in keeping with the adjoining residential properties to the east and south, and to the proposed Townhouse Development (currently in process with City approval) to the north. The setback is requested in order to provide a high-quality living area for the units, to provide a high-quality living area for the units, to provide a high-quality living area for the units. The setback is requested in order to provide a high-quality living area for the units, to provide a high-quality living area for the units.

2 PROPOSED STREETSCAPE FROM BACK  
3/32" = 1'-0"



11480 RAILWAY AVE.

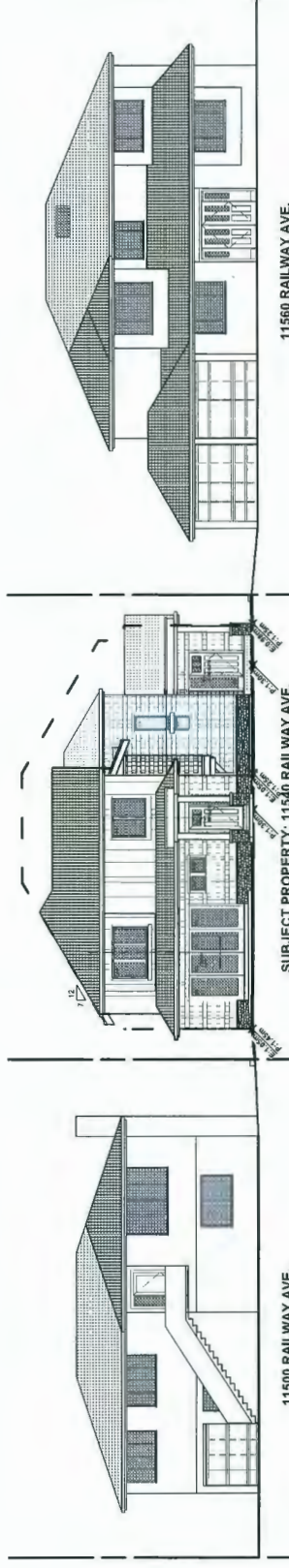
11500 RAILWAY AVE.

SUBJECT PROPERTY: 11540 RAILWAY AVE.

11560 RAILWAY AVE.

11580 RAILWAY AVE.

3 EXISTING STREETSCAPE ALONG RAILWAY  
N.A. - GOOGLE MAPS



### EXISTING PATTERNS & ELEMENTS (D.P. CURRENTLY IN APPROVAL PROCESS FOR TOWNHOUSE DEV'T.)

- SINGLE FAMILY HOME ON 66' W LOT
- 2-STOREY URBAN RICHMOND BUNGALOW
- RIPPED ROOF
- STUCCO ON UPPER FLOOR WALLS. HORIZONTAL SIDING ON LOWER AREA
- ATTACHED SINGLE CAR GARAGE
- FRONT DOOR W SIDELITE

### SUBJECT PROPERTY: 11540 RAILWAY AVE.

### PROPOSED PATTERNS & ELEMENTS:

- DUPLEX FAMILY HOMES (FRONT & BACK) ON 66' W LOT
- 2-STOREY FORM STEPPING TO 1-STOREY ON SOUTH SIDE OF REAR UNIT
- COMBINATION SIDING W STONE BASE
- ATTACHED GARAGES ACCESSED OFF INTERNAL DRIVE (MIN. STREET VISIBILITY)
- FRONT DOORS W SIDELITES, BOTH VISIBLE FROM STREET

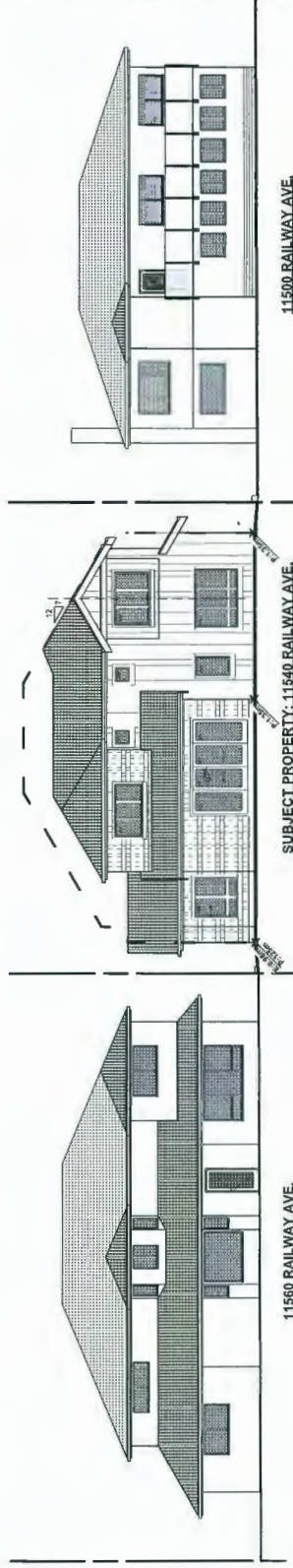
### 11560 RAILWAY AVE.

### EXISTING PATTERNS & ELEMENTS:

- SINGLE FAMILY HOME ON 72' W LOT
- FULL 2-STOREY
- HORIZONTAL SIDING W BRICK ON LOWER LEVEL
- ATTACHED 2-CAR GARAGE
- DOUBLE FRONT DOORS W SIDELITES

DP 20-916262

## PLAN 1



### 11580 RAILWAY AVE.

### SUBJECT PROPERTY: 11540 RAILWAY AVE.

### 11500 RAILWAY AVE.



THE ANDREWS ARCHITECTS INC.  
PROJECT

### PROPOSED DUPLEX

11540 RAILWAY AVE.  
RICHMOND BC

PROJECT INFO, SITE PLAN, SITE SECTION, LOT COVERAGE

### STREETSCAPE ELEVATIONS

SCALE	AS NOTED
DATE	APRIL 19, 2018
DRAWN	WA
CHECKED	gd
PROJECT NO.	1805
DRAWING NO.	1805

A 1.1

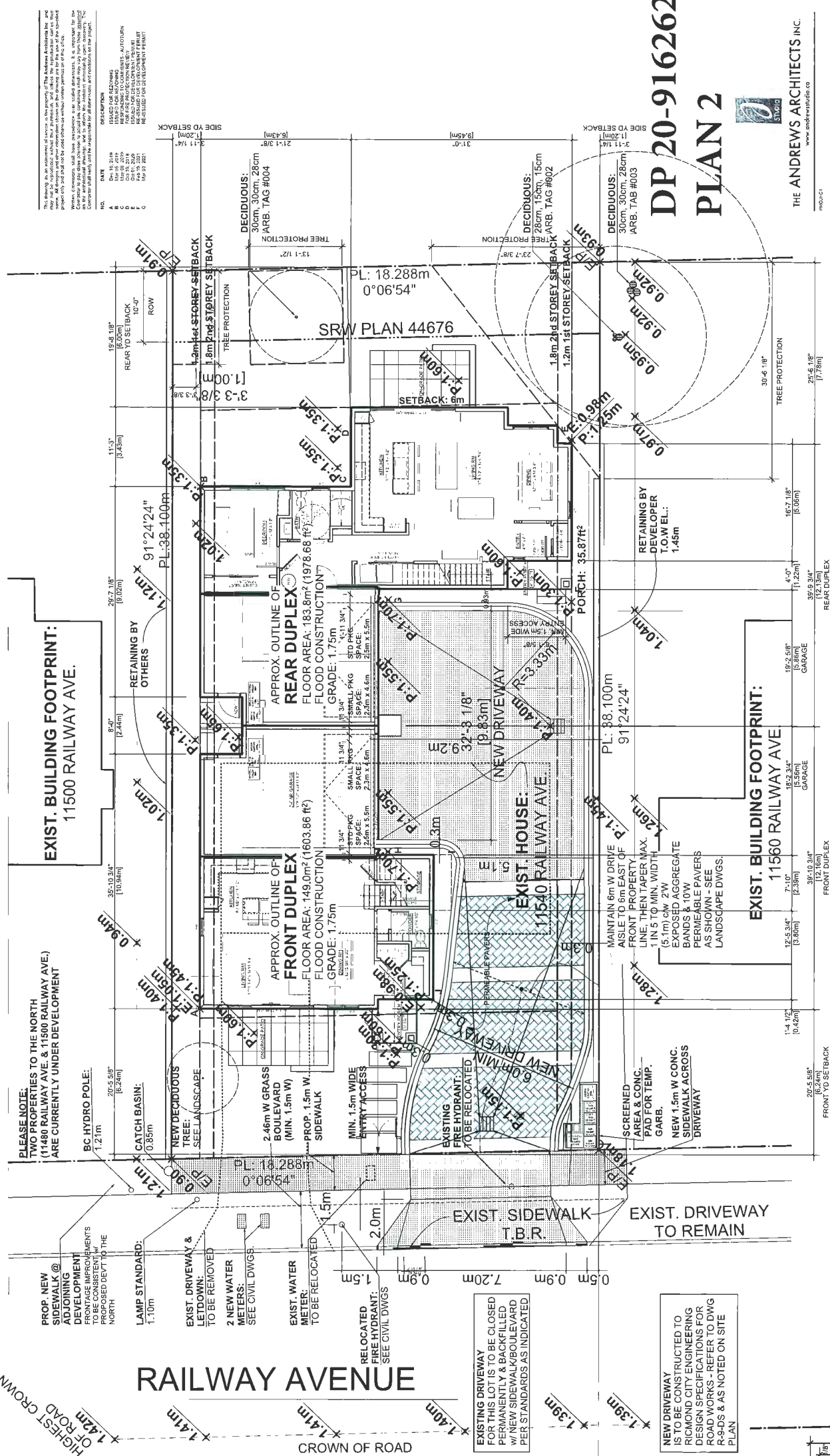
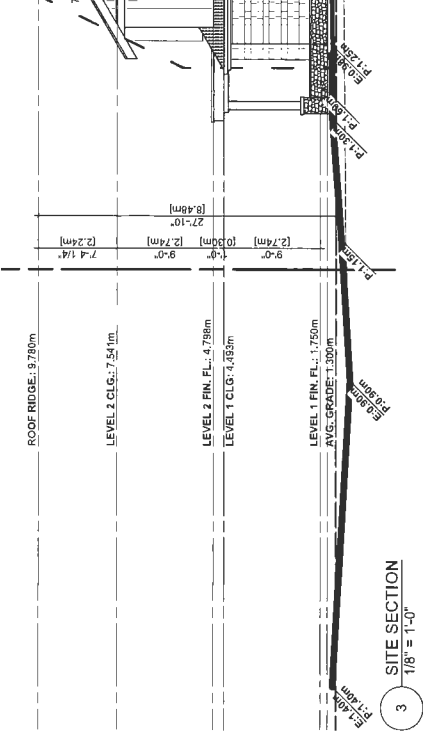
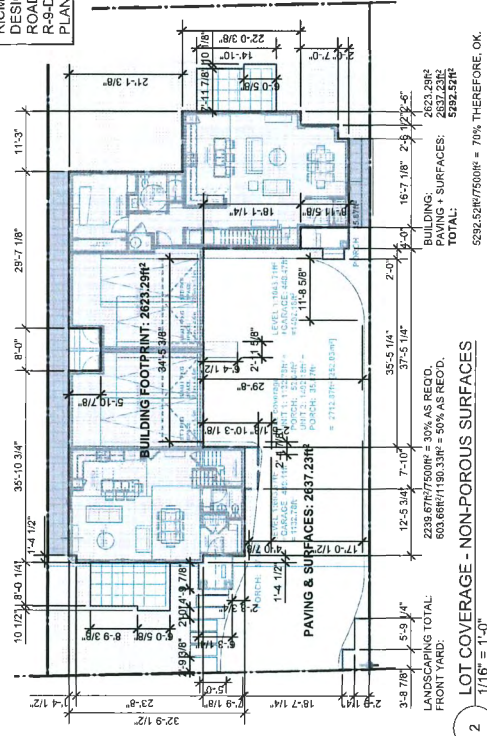
RE-SUBMITTED FOR D.P. 2021 Mar 03



PROJECT SUMMARY			
CIVIC ADDRESS	11540 RAILWAY AVENUE, RICHMOND, BC V7E 2B9		
LEGAL DESCRIPTION	LOT 382, SECTION 1, BLOCK 3, NORTH RANGE 7W, NWD, PLAN 43634		
P.I.D.	003-468-569		
LOT AREA	696.8 m <sup>2</sup> (7500 ft <sup>2</sup> )		

BYLAW ANALYSIS			
PRINC. STRUCTURE	RECD / PERMITTED	EXISTING	PROPOSED
SETBACKS			
FRONT YARD (EAST)	19.69' [6.0m]	30.50' [9.30m]	20.47' [6.24m]
REAR YARD (WEST)	19.69' [6.0m]	69.22' [21.16m]	19.69' [6.0m]
INT. SIDE YARD (NORTH)	5.91' [1.8m]	6.92' [2.10m]	3.94' [1.2m]
INT. SIDE YARD (SOUTH)	5.91' [1.8m]	6.90' [2.10m]	3.94' [1.2m]
HEIGHT			
MAX. # STOREYS	2.0	2.0	2.0
MAX. HEIGHT:	29.53' [9.0m]	25.98' [7.92m]	27.83' [8.48m]
DENSITY			
MAX. FLOOR AREA (FAR TO BE LESSER OF LOT AREA x 0.48 & 34.5m <sup>2</sup> )	3500.00m <sup>2</sup> [334.50m <sup>2</sup> ]	1119.11m <sup>2</sup> [103.97m <sup>2</sup> ]	3590.36m <sup>2</sup> [333.45m <sup>2</sup> ]
MAX. LOT COVERAGE (ALL BLDGS)	3375.13m <sup>2</sup> [313.56m <sup>2</sup> ]	1352.07m <sup>2</sup> [125.54m <sup>2</sup> ]	3590.36m <sup>2</sup> [333.45m <sup>2</sup> ]

PROPOSED AVERAGE FINISHED GRADES	
1	CORNER A NORTH WEST FRONT DUPLEX) 1.45
2	CORNER B NORTH EAST (REAR DUPLEX) 1.35
3	CORNER C 1.35
4	CORNER D 1.35
5	CORNER E SOUTH EAST (REAR DUPLEX) 1.25
6	CORNER F SOUTH WEST FRONT DUPLEX) 1.30
7	CORNER G SOUTH EAST (GARAGE) 1.70
8	CORNER H SOUTH WEST (GARAGE) 1.55
9	CORNER I SOUTH EAST (FRONT DUPLEX) 1.55
10	CORNER J SOUTH WEST FRONT DUPLEX) 1.25
11	ALL PROP. FINISHED GRADE SOUTH EAST CORNER 0.93
12	ALL PROP. FINISHED GRADE SOUTH WEST CORNER 1.18
13	ALL PROP. FINISHED GRADE NORTH WEST CORNER 0.90
14	ALL PROP. FINISHED GRADE NORTH EAST CORNER 0.91
TOTAL	13.92
PROP. AVG. FINISHED SITE GRADE: 18.17' [5.54m]	1.30m



**PROPOSED DUPLEX**

11540 RAILWAY AVE.  
RICHMOND BC

**PROJECT INFO, SITE PLAN, SITE SECTION, LOT COVERAGE**

**A 1.2**

**RE-SUBMITTED FOR D.P. 2021 Mar 03**

**AS NOTED**

DATE: APRIL 19, 2018  
DRAWN: WA  
CHECKED: go  
PROJECT NO.: 1805  
DRAWING NO.: 04/19/18



**PLEASE NOTE:**  
TWO PROPERTIES TO THE NORTH (11480 RAILWAY AVE. & 11500 RAILWAY AVE.) ARE CURRENTLY UNDER DEVELOPMENT

**BC HYDRO POLE:** 1.21m

**CATCH BASIN:** 0.85m

**NEW DECIDUOUS TREE:** SEE LANDSCAPE

**EXIST. DRIVEWAY & LESTDOWN:** TO BE REMOVED

**2 NEW WATER METERS:** SEE CIVIL DWGS

**EXIST. WATER METERS:** TO BE RELOCATED

**RELOCATED FIRE HYDRANT:** SEE CIVIL DWGS

**EXISTING DRIVEWAY FOR THIS LOT IS TO BE CLOSED PERMANENTLY & BACKFILLED W/ NEW SIDEWALK/BOULEVARD PER STANDARDS AS INDICATED**

**NEW DRIVEWAY IS TO BE CONSTRUCTED TO RICHMOND CITY ENGINEERING DESIGN SPECIFICATIONS FOR ROAD WORKS - REFER TO DWG R-9-DS & AS NOTED ON SITE PLAN**

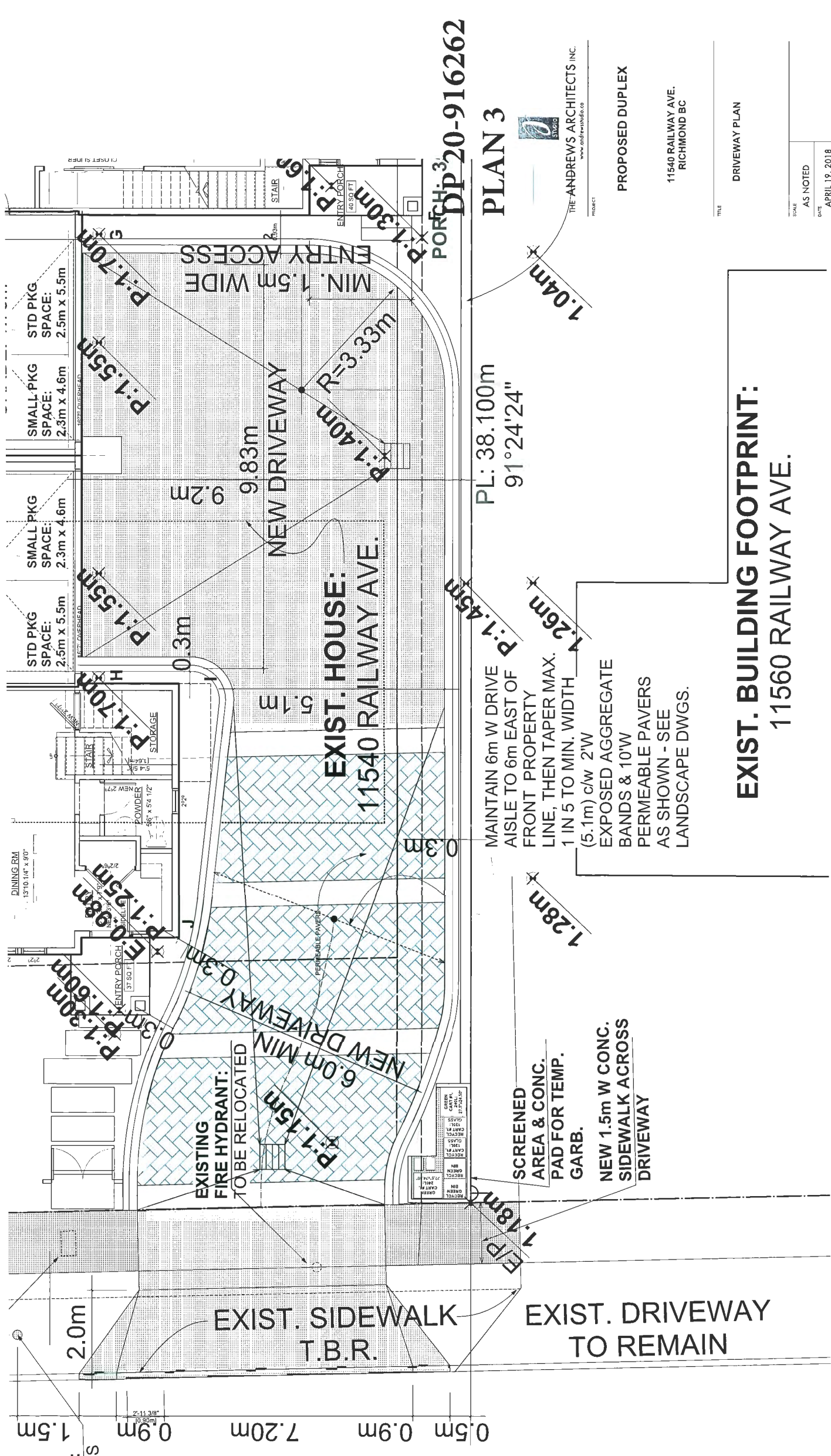
**ISSUED FOR REVISIONS**

NO.	DATE	DESCRIPTION
1	Dec 16, 2018	ISSUED FOR PERMIT
2	Mar 05, 2019	REVISIONS TO CORRECTING AUTOCAD
3	Mar 05, 2019	LOCAL OFFICE FOLLOW UP REVISION
4	Mar 05, 2019	LOCAL OFFICE FOLLOW UP REVISION
5	Mar 05, 2019	REVISIONS FOR DEVELOPMENT PERMIT
6	Mar 05, 2019	REVISIONS FOR DEVELOPMENT PERMIT



This drawing is an addendum to the project of The Andrews Architects Inc. and shall be read in conjunction with the drawings and specifications for the project. The drawings are the property of The Andrews Architects Inc. and shall not be used for any other project without the written consent of The Andrews Architects Inc. The drawings are not to be used for any other project without the written consent of The Andrews Architects Inc. The drawings are not to be used for any other project without the written consent of The Andrews Architects Inc.

NO.	DATE	DESCRIPTION
1	04/19/2018	ISSUED FOR PERMITTING
2	04/19/2018	REVISIONS TO COMMENTS, AUTUMN
3	04/19/2018	ISSUED FOR PERMITTING
4	04/19/2018	ISSUED FOR PERMITTING
5	04/19/2018	ISSUED FOR PERMITTING
6	04/19/2018	ISSUED FOR PERMITTING
7	04/19/2018	ISSUED FOR PERMITTING
8	04/19/2018	ISSUED FOR PERMITTING
9	04/19/2018	ISSUED FOR PERMITTING
10	04/19/2018	ISSUED FOR PERMITTING



RELOCATED  
FIRE HYDRANT:  
SEE CIVIL DWGS

EXISTING DRIVEWAY  
FOR THIS LOT IS TO BE CLOSED  
PERMANENTLY & BACKFILLED  
W/ NEW SIDEWALK/BOULEVARD  
PER STANDARDS AS INDICATED

NEW DRIVEWAY  
IS TO BE CONSTRUCTED TO  
RICHMOND CITY ENGINEERING  
DESIGN SPECIFICATIONS FOR  
ROAD WORKS - REFER TO DWG  
R-9-DS & AS NOTED ON SITE  
PLAN

**EXIST. BUILDING FOOTPRINT:**  
11560 RAILWAY AVE.

MAINTAIN 6m W DRIVE  
AISLE TO 6m EAST OF  
FRONT PROPERTY  
LINE, THEN TAPER MAX.  
1 IN 5 TO MIN. WIDTH  
(5.1m) c/w 2'W  
EXPOSED AGGREGATE  
BANDS & 10'W  
PERMEABLE PAVERS  
AS SHOWN - SEE  
LANDSCAPE DWGS.

SCREENED  
AREA & CONC.  
PAD FOR TEMP.  
GARB.  
NEW 1.5m W CONC.  
SIDEWALK ACROSS  
DRIVEWAY

1 DRIVEWAY PLAN  
1/4" = 1'-0"  
(PORTION OF SITE PLAN 1/A1.2)

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PROPOSED DUPLEX  
11540 RAILWAY AVE.  
RICHMOND BC

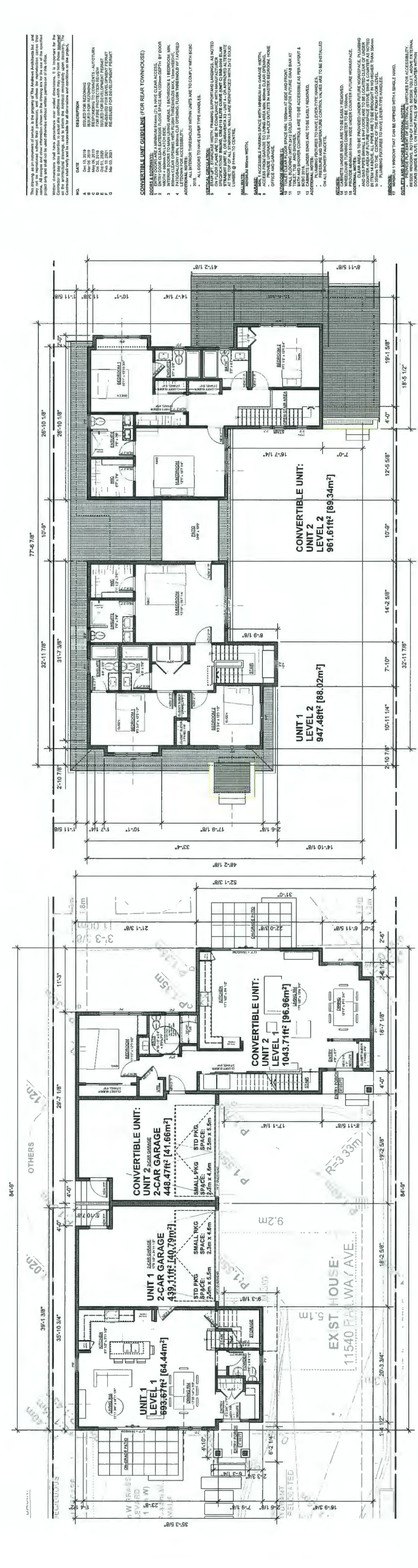
DRIVEWAY PLAN

SCALE	AS NOTED
DATE	APRIL 19, 2018
DRAWN	WA
CHECKED	ga
PROJECT NO.	1805
DRAWING NO.	

A 1.2a

RE-SUBMITTED  
FOR D.P.  
2021 Mar 03





2 LEVEL 2 FLOOR PLAN  
 1/8" = 1'-0"

1 LEVEL 1 FLOOR PLAN  
 1/8" = 1'-0"

3 SOUTH ELEVATION  
 1/8" = 1'-0"

5 NORTH ELEVATION  
 1/8" = 1'-0"

4 WEST ELEVATION  
 1/8" = 1'-0"

6 EAST ELEVATION  
 1/8" = 1'-0"

# DP 20-916262

## PLAN 4

**THE ANDREWS ARCHITECTS INC.**  
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### PROPOSED DUPLEX

**11540 RAILWAY AVE.  
 RICHMOND BC**

## FLOOR PLANS & ELEVATIONS

**EXTERIOR MATERIALS LEGEND:**

- 01 CONCRETE FOUNDATION & WALL
- 02 CULTURED ENTRY LANDING
- 03 CULTURED ENTRY LANDING
- 04 CULTURED ENTRY LANDING
- 05 CULTURED ENTRY LANDING
- 06 CULTURED ENTRY LANDING
- 07 CULTURED ENTRY LANDING
- 08 CULTURED ENTRY LANDING
- 09 CULTURED ENTRY LANDING
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- 20 CULTURED ENTRY LANDING
- 21 CULTURED ENTRY LANDING
- 22 CULTURED ENTRY LANDING
- 23 CULTURED ENTRY LANDING
- 24 CULTURED ENTRY LANDING
- 25 CULTURED ENTRY LANDING
- 26 CULTURED ENTRY LANDING
- 27 CULTURED ENTRY LANDING
- 28 CULTURED ENTRY LANDING
- 29 CULTURED ENTRY LANDING
- 30 CULTURED ENTRY LANDING
- 31 CULTURED ENTRY LANDING
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- 33 CULTURED ENTRY LANDING
- 34 CULTURED ENTRY LANDING
- 35 CULTURED ENTRY LANDING
- 36 CULTURED ENTRY LANDING
- 37 CULTURED ENTRY LANDING
- 38 CULTURED ENTRY LANDING
- 39 CULTURED ENTRY LANDING
- 40 CULTURED ENTRY LANDING
- 41 CULTURED ENTRY LANDING

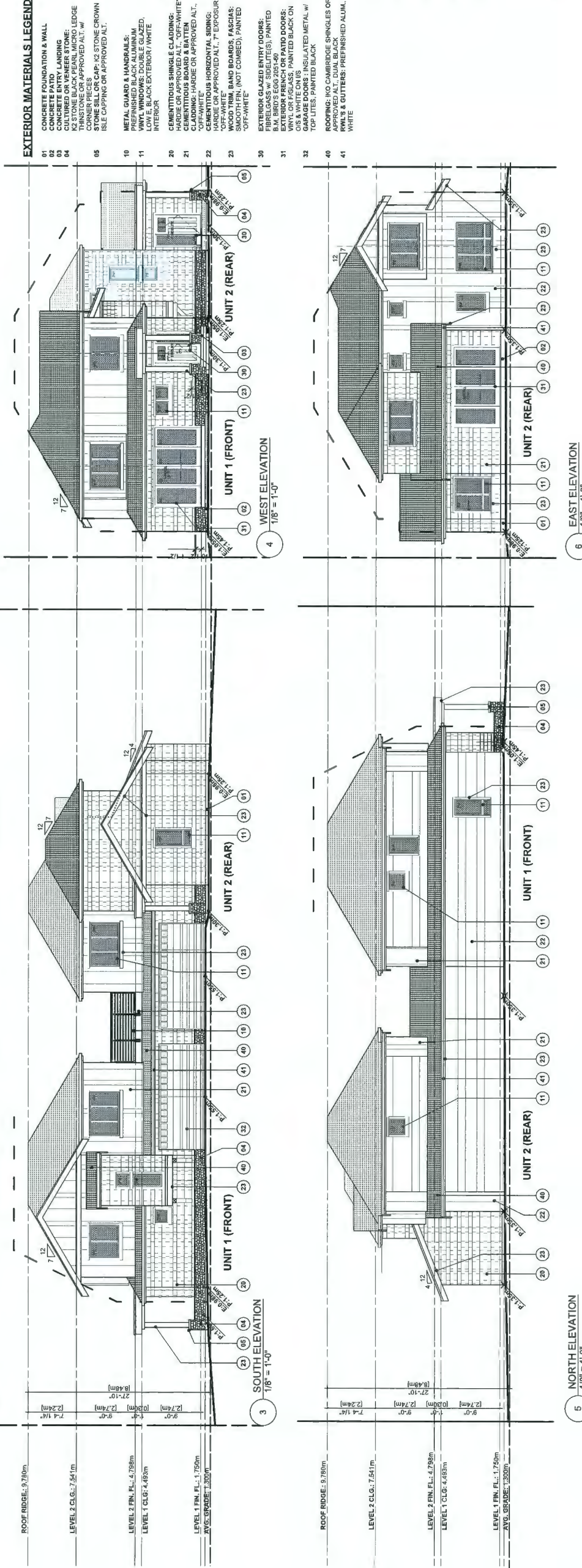
**REVISIONS:**

NO.	DATE	DESCRIPTION
A	04.19.2018	ISSUED FOR PERMITTING
B	04.19.2018	ISSUED FOR PERMITTING
C	04.19.2018	ISSUED FOR PERMITTING
D	04.19.2018	ISSUED FOR PERMITTING
E	04.19.2018	ISSUED FOR PERMITTING
F	04.19.2018	ISSUED FOR PERMITTING
G	04.19.2018	ISSUED FOR PERMITTING

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**CONNECTIBLE UNIT CORRELATION (FOR REAR TOWNHOUSE)**

1. UNIT 1 CORRELATION: UNIT 1 (FRONT) TO UNIT 1 (REAR)
2. UNIT 2 CORRELATION: UNIT 2 (FRONT) TO UNIT 2 (REAR)
3. UNIT 3 CORRELATION: UNIT 3 (FRONT) TO UNIT 3 (REAR)
4. UNIT 4 CORRELATION: UNIT 4 (FRONT) TO UNIT 4 (REAR)
5. UNIT 5 CORRELATION: UNIT 5 (FRONT) TO UNIT 5 (REAR)
6. UNIT 6 CORRELATION: UNIT 6 (FRONT) TO UNIT 6 (REAR)
7. UNIT 7 CORRELATION: UNIT 7 (FRONT) TO UNIT 7 (REAR)
8. UNIT 8 CORRELATION: UNIT 8 (FRONT) TO UNIT 8 (REAR)
9. UNIT 9 CORRELATION: UNIT 9 (FRONT) TO UNIT 9 (REAR)
10. UNIT 10 CORRELATION: UNIT 10 (FRONT) TO UNIT 10 (REAR)
11. UNIT 11 CORRELATION: UNIT 11 (FRONT) TO UNIT 11 (REAR)
12. UNIT 12 CORRELATION: UNIT 12 (FRONT) TO UNIT 12 (REAR)
13. UNIT 13 CORRELATION: UNIT 13 (FRONT) TO UNIT 13 (REAR)
14. UNIT 14 CORRELATION: UNIT 14 (FRONT) TO UNIT 14 (REAR)
15. UNIT 15 CORRELATION: UNIT 15 (FRONT) TO UNIT 15 (REAR)
16. UNIT 16 CORRELATION: UNIT 16 (FRONT) TO UNIT 16 (REAR)
17. UNIT 17 CORRELATION: UNIT 17 (FRONT) TO UNIT 17 (REAR)
18. UNIT 18 CORRELATION: UNIT 18 (FRONT) TO UNIT 18 (REAR)
19. UNIT 19 CORRELATION: UNIT 19 (FRONT) TO UNIT 19 (REAR)
20. UNIT 20 CORRELATION: UNIT 20 (FRONT) TO UNIT 20 (REAR)
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33. UNIT 33 CORRELATION: UNIT 33 (FRONT) TO UNIT 33 (REAR)
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38. UNIT 38 CORRELATION: UNIT 38 (FRONT) TO UNIT 38 (REAR)
39. UNIT 39 CORRELATION: UNIT 39 (FRONT) TO UNIT 39 (REAR)
40. UNIT 40 CORRELATION: UNIT 40 (FRONT) TO UNIT 40 (REAR)
41. UNIT 41 CORRELATION: UNIT 41 (FRONT) TO UNIT 41 (REAR)



**A 2.1**

RE-SUBMITTED  
 FOR D.P.  
 2021 Mar 03





VIEW FROM RAILWAY AVENUE LOOKING EAST

1 3-D VIEWS OF PROPOSED DUPLEX DEVELOPMENT



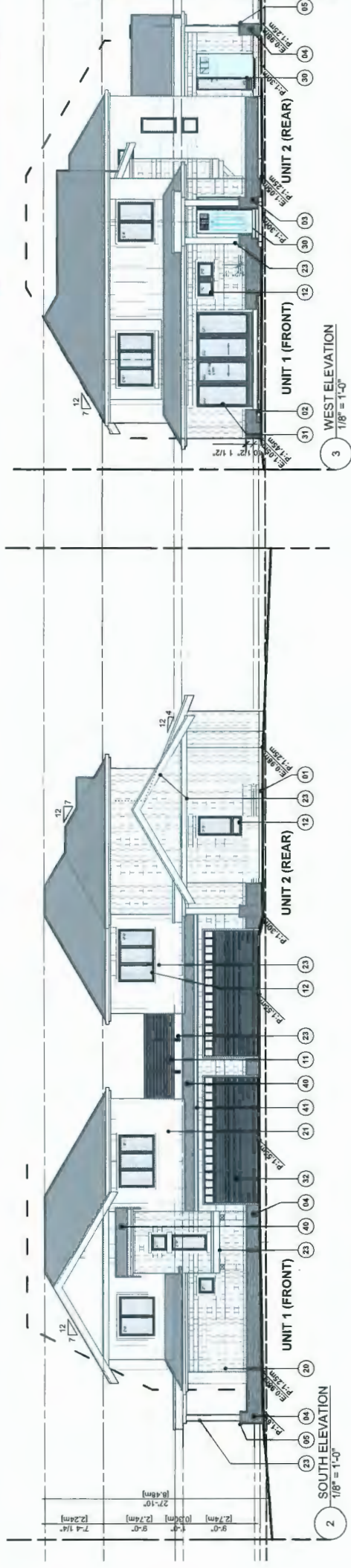
VIEW FROM NEIGHBOUR LOOKING NORTH



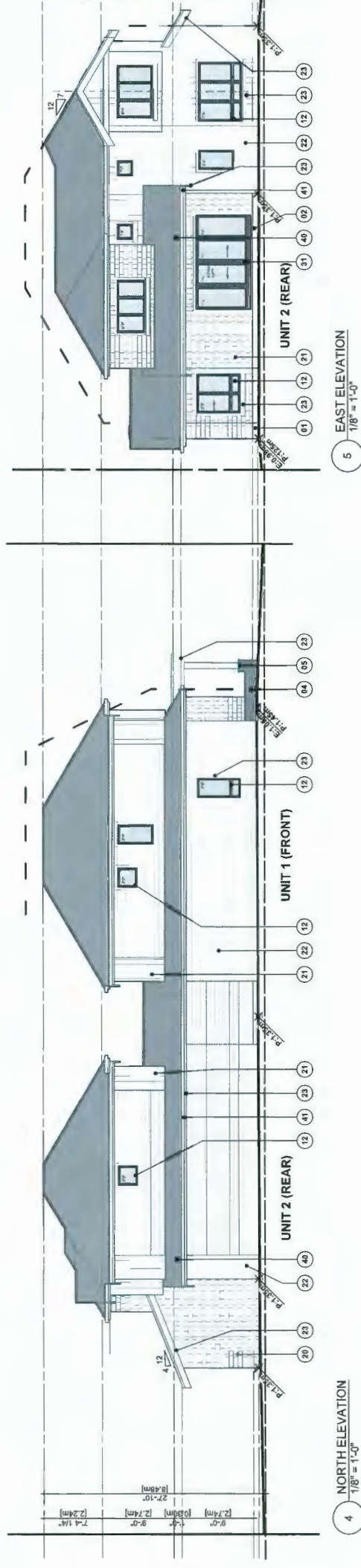
SIDE VIEW LOOKING NORTH EAST



REAR VIEW LOOKING WEST



2 SOUTH ELEVATION  
1/8" = 1'-0"



4 NORTH ELEVATION  
1/8" = 1'-0"



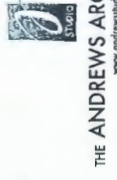
3 WEST ELEVATION  
1/8" = 1'-0"



5 EAST ELEVATION  
1/8" = 1'-0"

- EXTERIOR MATERIALS LEGEND:**
- 01 CONCRETE FOUNDATION & WALL
  - 02 CONCRETE PATIO
  - 03 UNPAVED DRIVEWAY
  - 04 CULTURED OR VENEER STONE
  - 05 K2 STONE BLACK PEARL MICRO LEDGE
  - 06 THIN STONE OR APPROVED ALT. W/
  - 07 STONE SILL OR CAP; K2 STONE CROWN
  - 08 ISLE CAPPING OR APPROVED ALT.
  - 09 METAL GUARD & HANDRAILS:
  - 10 PREFINISHED BLACK ALUMINUM
  - 11 LOW E BLACK EXTERIOR WHITE
  - 12 INTERIOR
  - 13 CEMENTITIOUS SHINGLE CLADDING:
  - 14 HARDIE OR APPROVED ALT., "OFF-WHITE"
  - 15 CEMENTITIOUS BOARD & BATTEN
  - 16 CLADDING: HARDIE OR APPROVED ALT.
  - 17 CEMENTITIOUS HORIZONTAL SIDING:
  - 18 HARDIE OR APPROVED ALT., 7" EXPOSURE
  - 19 WOOD TRIM, BAND BOARDS, FASCIAS:
  - 20 SMOOTH-FIN, (NOT COMBED), PAINTED
  - 21 "OFF-WHITE"
  - 22 EXTERIOR GLAZED ENTRY DOORS:
  - 23 FIREGLASS W/ SIDELITE(S), PAINTED
  - 24 BAY, BIRD'S EGG, JUNGLE, OR
  - 25 VINYLS OR FOLGAS; PAINTED BLACK ON
  - 26 OIG & WHITE ON IS
  - 27 INSULATED METAL W/
  - 28 TOP LITES, PAINTED BLACK
  - 29 ROOFING: NO CAMBRIDGE SHINGLES OR
  - 30 FASCIAS & GUTTERS; PREFINISHED ALUM.
  - 31 WHITE
  - 32
  - 40
  - 41

# DP 20-916262 PLAN 5



THE ANDREWS ARCHITECTS INC.  
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## PROPOSED DUPLEX

11540 RAILWAY AVE.  
RICHMOND BC

## 3-D VIEWS & COLOURED ELEVATIONS

SCALE	AS NOTED
DATE	APRIL 19, 2018
DRAWN	WA
CHECKED	ga
PROJECT NO.	1805
DRAWING NO.	

## A 2.2

RE-SUBMITTED  
FOR D.P.  
2021 Mar 03

NOT TO SCALE  
DATE: APR 19, 2018  
DRAWN: WA  
CHECKED: ga  
PROJECT NO.: 1805  
DRAWING NO.:  
SCALE: AS NOTED  
DATE: APRIL 19, 2018  
DRAWN: WA  
CHECKED: ga  
PROJECT NO.: 1805  
DRAWING NO.:

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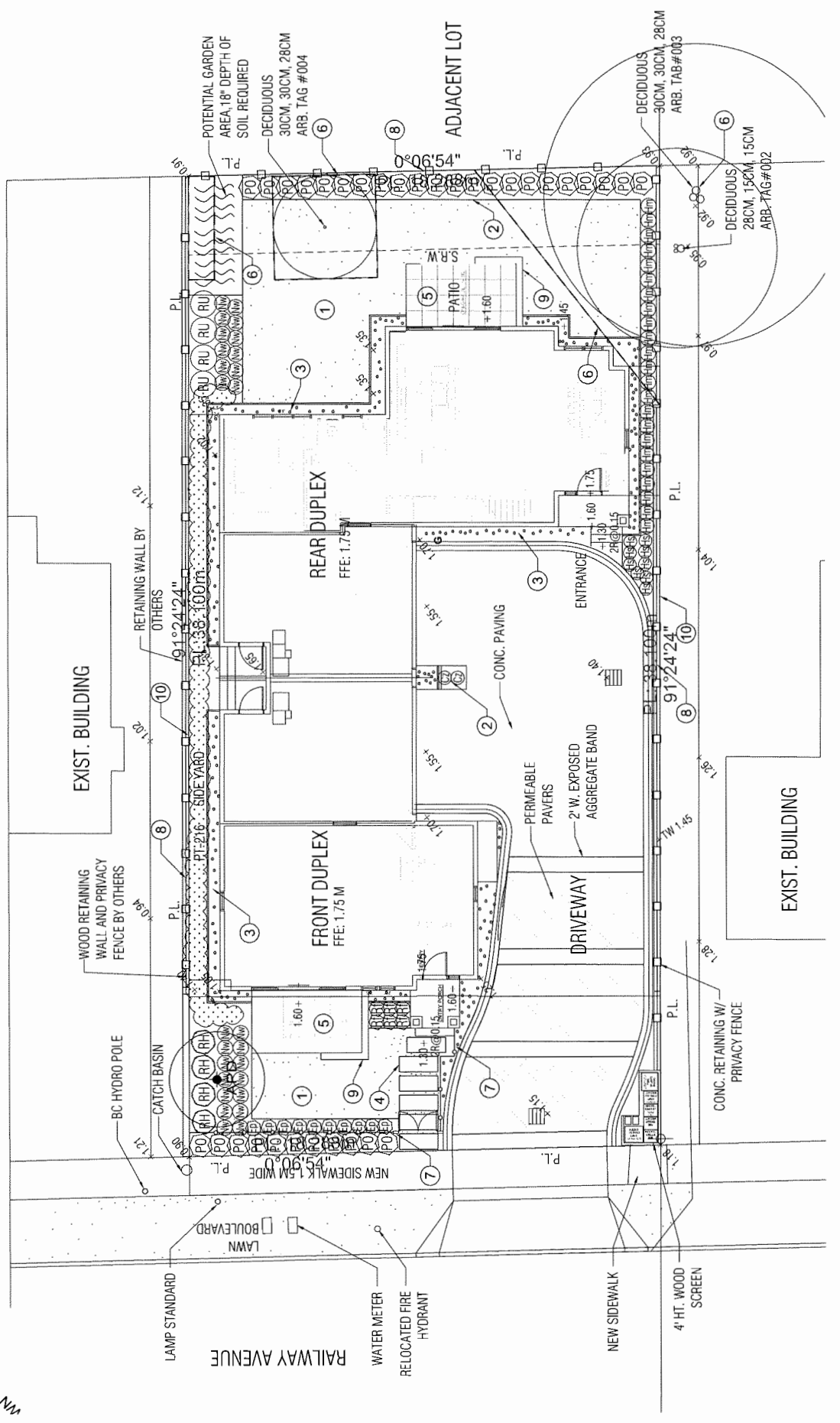
# DP 20-916262 PLAN 6

**LEGEND:**

	LAWN		PROPOSED SHRUB & GROUND COVER PLANTING		2' X 2' CONC. UNIT PAVERS
	EXISTING TREE W/ TREE PROTECTION ZONE		6' HT. PRIVACY FENCE		DECORATIVE RIVER ROCK BED
	PROPOSED DECIDUOUS TREE		4' HT. SCREEN		3' HT. WOOD FENCE

**LANDSCAPE ELEMENTS:**

- |                             |                                  |
|-----------------------------|----------------------------------|
| ① LAWN                      | ⑥ EXIST. TREE W/ PROTECTION ZONE |
| ② PLANTING BED              | ⑦ 3' HT. WOOD FENCE W/ GATE      |
| ③ RIVER ROCK BORDER         | ⑧ 6' HT. PRIVACY FENCE           |
| ④ MODULAR CONCRETE PAD      | ⑨ UNIT BLOCK STEP                |
| ⑤ 2' X 2' CONC. UNIT PAVERS | ⑩ CONC. RETAINING WALL           |



1 LANDSCAPE SITE PLAN  
 1:100

**PLANT LIST (RECOMMEND)**

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	1	TREES	JAPANESE MAPLE	6CM CAL.	B & B
BM	15	SHRUBS	WINTER GEM BOXWOOD	#3	CONTAINER
RU	4		UNIQUE RHODO.	#3	CONTAINER
PO	33		OTTO LUYKEN LAUREL	#3	CONTAINER
RH	4		FANTASTIC RHODODENDRON	#3	CONTAINER
NW	26	GROUND COVERS/PERENNIALS	WALKERS LOW CATMINT	#1	CONTAINER
CZ	2		MOONBEAM TICKSEED	#1	CONTAINER
BF	10		MAGNUS CORNEDWHER	#1	CONTAINER
EP	6		BLACK EYED SUSAN	#1	CONTAINER
HM	23		CORAL BELLS	#1	CONTAINER
HS	9		DAY LILY	#1	CONTAINER
PT	421		JAPANESE SPIRUEE	10CM POT	40CM O.C.

**GENERAL LANDSCAPE NOTES:**

- ALL LANDSCAPE MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCIM, OR BCSLA GUIDELINES.
- TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTORS EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
- AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REJECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
- TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:  
 A. GRASSSED AREAS: 6" (150MM)  
 B. GROUND COVERS: 12" (300MM)  
 C. SHRUBS: 18" (450MM)  
 D. TREE PITS: 36" (1000MM) WITH 12" (300MM) BELOW ROOT BALL
- LAWN AREAS SHALL BE SODDED WITH #1 PREMIUM RESIDENTIAL SOD.
- ALL SHRUB PLANTING AREAS SHALL HAVE GROUND COVERS 14" O.C.
- 2" DEPTH OF 1" MULCH COMPOST MULCH TO BE INSTALLED IN ALL SHRUB PLANTING AREAS.
- ROAD GRADING AND OVERALL SITE GRADING BY CIVIL ENGINEERING/OR ARCHITECTURAL.

FRONT YARD LANDSCAPE  
 COVERAGE 57%

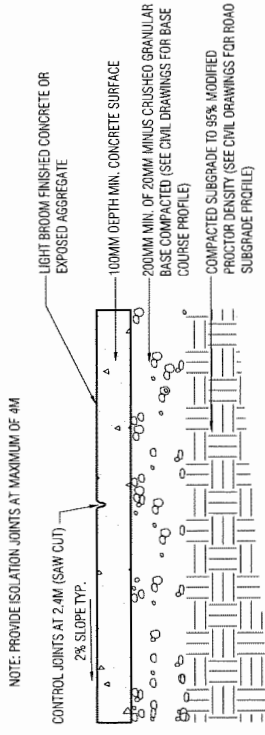


DATE	OCT. 26, 2018
DESIGN	JZ, RMW
DRAWN	JZ
CHECKED	RMW
SCALE	AS SHOWN
JOB NO.	M1812

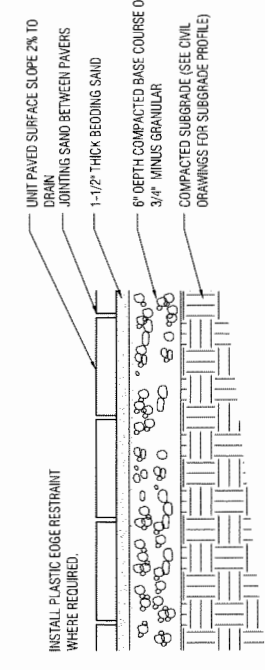


PROJECT  
**DUPLEX DEVELOPMENT**  
11540 RAILWAY AVENUE, RICHMOND, B.C.  
ARCHITECT: THE ANDREWS ARCHITECTS INC.  
HOD: HARVATA & ASSOCIATES 680 C. LEO IN BOIT SQUARE, VANCOUVER, B.C. V5Z 4B4, TEL: 604-274-9877, FAX: (604)-674-9931, EMAIL: HARVATA@HOD.ASOCIATES.COM

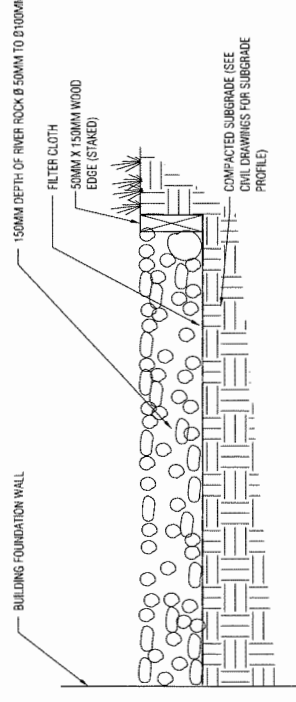
REVISIONS/ISSUED  
1. DEC. 08 / 18 - ISSUED FOR PERMITS  
2. SEP. 20 / 19 - ISSUED FOR PERMITS  
3. MAR. 14 / 19 - REVISED FOR PERMITS  
4. MAR. 22 / 21 - REVISED AS PER COMMENTS



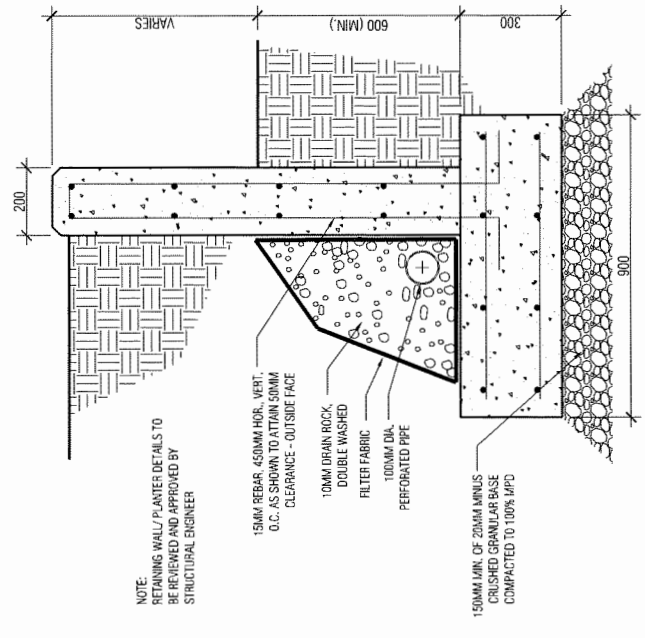
1 CONCRETE PAVING  
1:10



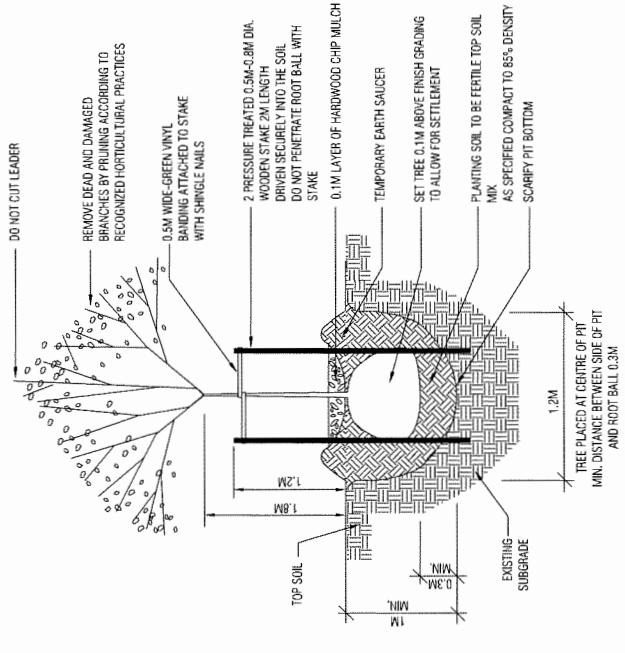
2 CONCRETE UNIT PAVERS  
1:10



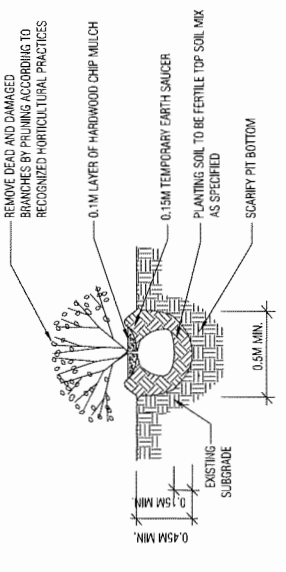
3 RIVER ROCK BORDER  
1:10



4 CONCRETE RETAINING WALL  
1:10



6 DECIDUOUS TREE PLANTING DETAIL  
NTS



7 SHRUB PLANTING DETAIL  
NTS

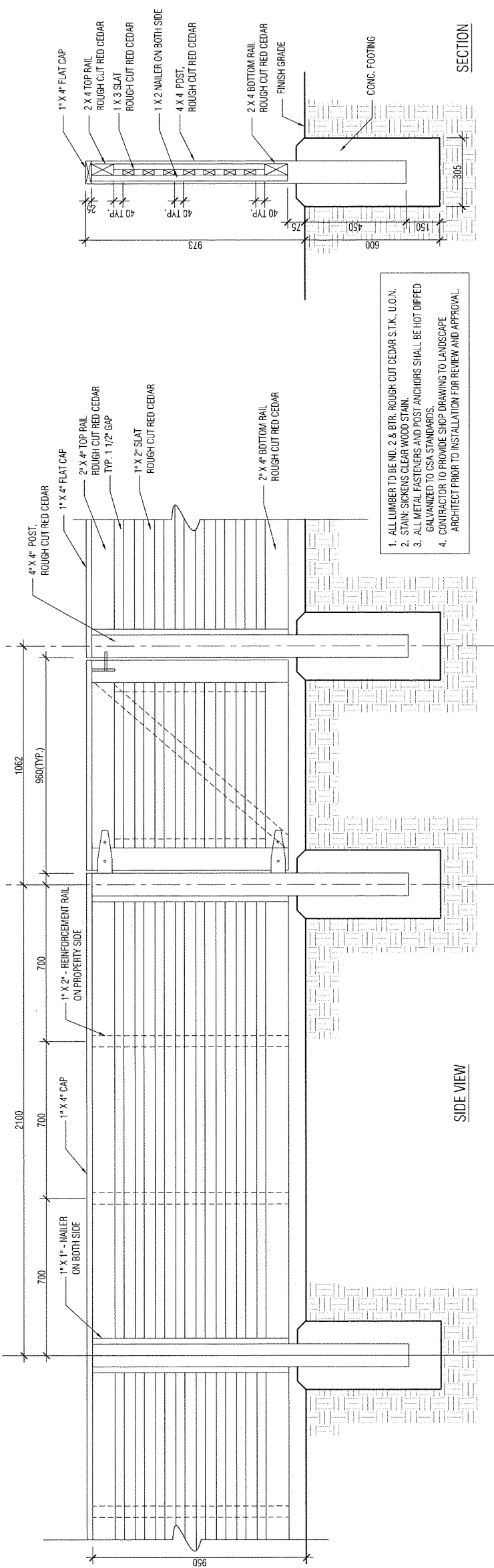
DATE	OCT. 25, 2018
DESIGN	JZ RM
DRAWN	JZ
CHECKED	RM
SCALE	AS SHOWN
JOB NO.	M182



PROJECT  
**DUPLEX DEVELOPMENT**  
11540 RAILWAY AVENUE, RICHMOND, B.C.  
ARCHITECT: THE ANDREWS ARCHITECTS INC.  
R00 MARUYAMA & ASSOCIATES 680 C. LEGN IN ROOT SQUARE, VANCOUVER, B.C. V5Z-1R4, PH: (604) 876-9967 FX: (604) 874-0931 E-MAIL: maruyama@theandrews.com

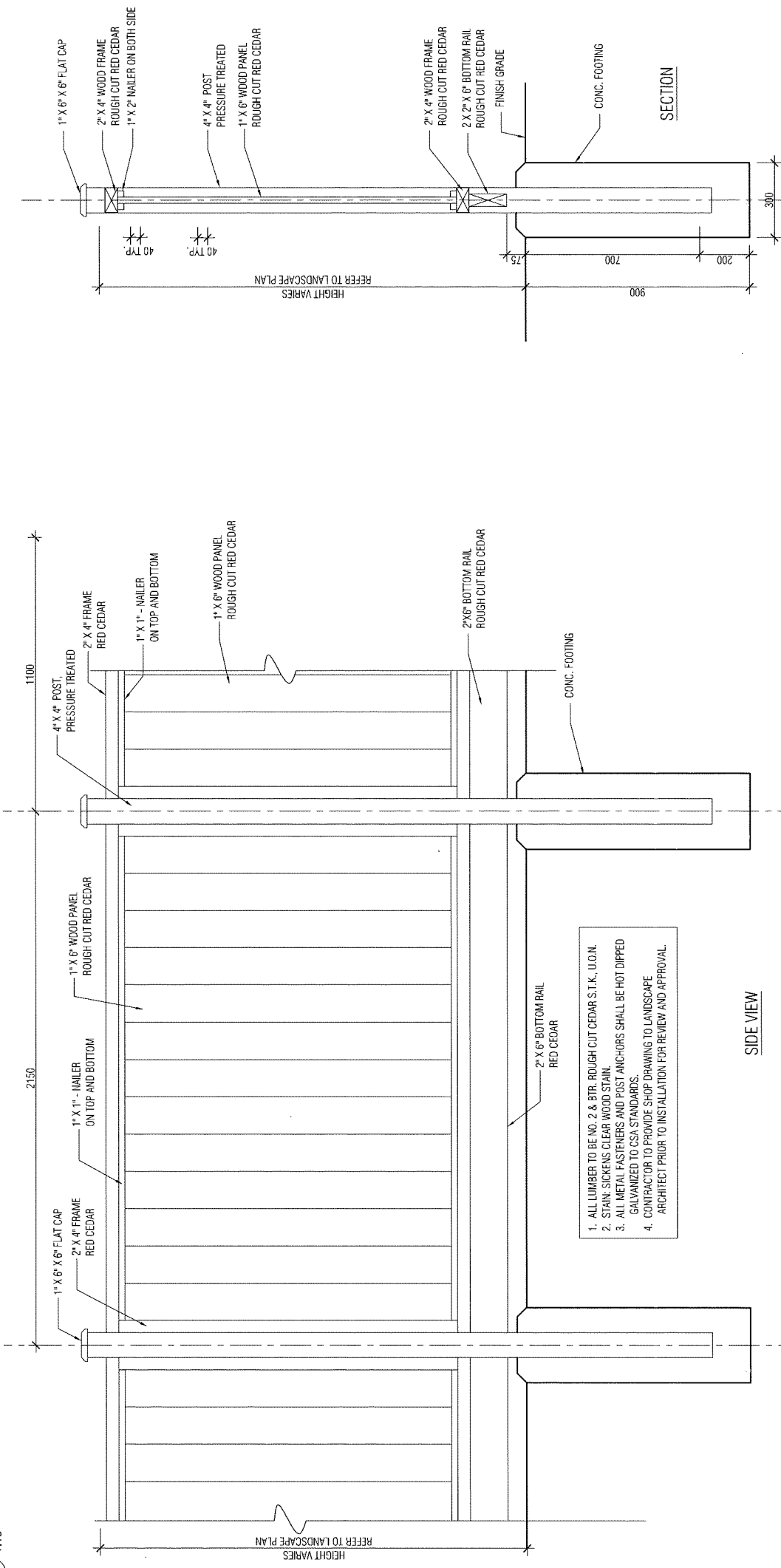
REVISIONS/ISSUED  
1. DEC. 04 - ISSUED FOR PERMITS  
2. MAR. 09 - REVISION FOR PERMITS  
3. SEP. 20 - ISSUED FOR PM  
4. MAR. 21 - REVISED AS PER COMMENTS

**DP 20-916262  
PLAN 8**



1 3' HT. WOOD FENCE W/ GATE  
1:10

1. ALL LUMBER TO BE NO. 2 & BTR. ROUGH CUT CEDAR S.T.K., U.O.N.
2. STAIN: SICKENS CLEAR WOOD STAIN.
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.



2 6' HT. WOOD PRIVACY SCREEN  
1:10

1. ALL LUMBER TO BE NO. 2 & BTR. ROUGH CUT CEDAR S.T.K., U.O.N.
2. STAIN: SICKENS CLEAR WOOD STAIN.
3. ALL METAL FASTENERS AND POST ANCHORS SHALL BE HOT DIPPED GALVANIZED TO CSA STANDARDS.
4. CONTRACTOR TO PROVIDE SHOP DRAWING TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW AND APPROVAL.

