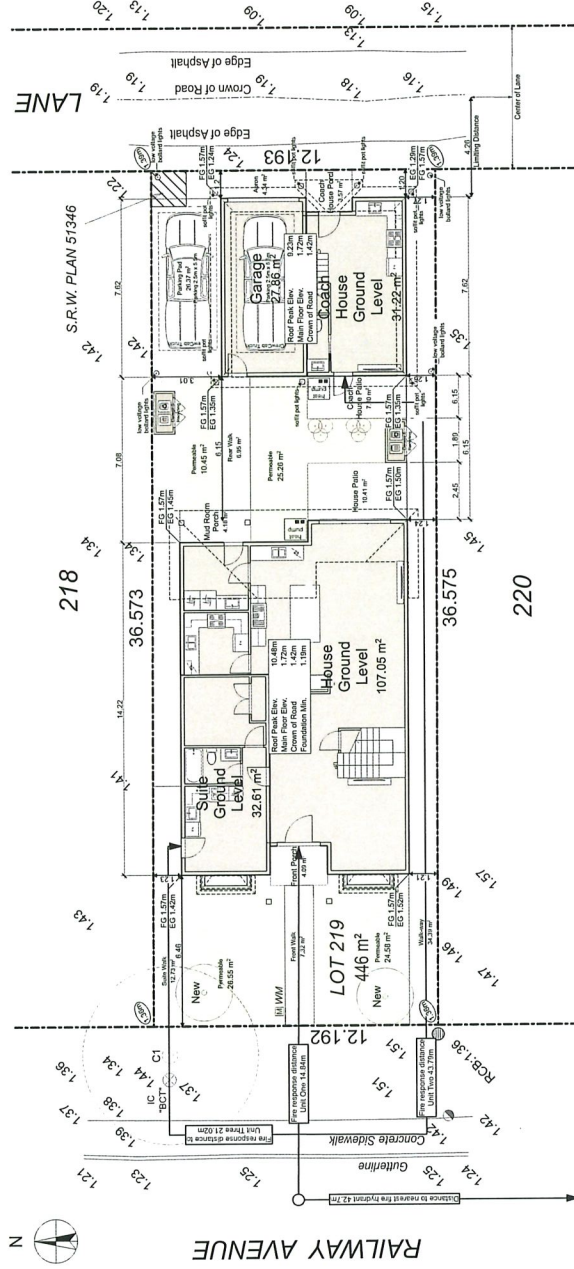


Schedule 3 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
November 13, 2025

Proposed SSMUH 10320 Railway Avenue

Project Summary

Proposed Address		Zoning	
Small Scale Multi-Unit		SSMUH	
10320 Railway Avenue		SSMUH	
Lot Size		Lot Area	
43,100 sq. ft.		4,800 sq. ft.	
Lot Width		Lot Depth	
39,800 sq. ft.		120.0 ft.	
Lot Area		Site Area	
445.9 sq. ft.		4,800 sq. ft.	
FAR		FAR	
0.0 m 424.5 m ²		207.55 m ² 2,880 sq. ft.	
FAR 0.30 in excess of 464.5 m ²		0.00 m ² 0 sq. ft.	
Allowable FAR		Allowable FAR	
207.55 m ² 2,880 sq. ft.		207.55 m ² 2,880 sq. ft.	
Flex Space Allowable		Flex Space Allowable	
80.00 m ² 861 sq. ft.		80.00 m ² 861 sq. ft.	
Slabs & open to below		Slabs & open to below	
2.35 m ² 25 sq. ft.		2.35 m ² 25 sq. ft.	
Total FAR		Total FAR	
359.90 m ² 3,897 sq. ft.		359.90 m ² 3,897 sq. ft.	
10% of floor area for covered areas		10% of floor area for covered areas	
35.99 m ² 389.7 sq. ft.		35.99 m ² 389.7 sq. ft.	
Permitted Lot Coverage 45% for buildings		Permitted Lot Coverage 45% for buildings	
207.55 m ² 2,242 sq. ft.		207.55 m ² 2,242 sq. ft.	
Permitted non porous surfaces 10%		Permitted non porous surfaces 10%	
21.24 m ² 228.1 sq. ft.		21.24 m ² 228.1 sq. ft.	
Landscaping with live plant material 20%		Landscaping with live plant material 20%	
42.53 m ² 458.4 sq. ft.		42.53 m ² 458.4 sq. ft.	
Hardscape 20%		Hardscape 20%	
42.53 m ² 458.4 sq. ft.		42.53 m ² 458.4 sq. ft.	
Average Permeable Coefficient		Average Permeable Coefficient	
0.10		0.10	
Main House Maximum height pitched roof		Main House Maximum height pitched roof	
10.0 m 32.8 ft.		10.0 m 32.8 ft.	
Yards & setbacks		Yards & setbacks	
7.5 m 24.6 ft.		7.5 m 24.6 ft.	
Front Yard		Front Yard	
6.00 m 19.68 ft.		6.00 m 19.68 ft.	
Building separation		Building separation	
6.00 m 19.68 ft.		6.00 m 19.68 ft.	
Side Yard		Side Yard	
1.20 m 3.94 ft.		1.20 m 3.94 ft.	
Maximum Continuous Wall 50%		Maximum Continuous Wall 50%	
20.12 m 66.01 ft.		20.12 m 66.01 ft.	



Site Plan
1/8" = 1'-0"

Brad Doré
Residential Design
10320 Railway Avenue
Richmond, BC
V6V 1A1
Tel: 604-782-8240
Email: brad@braddore.com
www.braddore.com

10320 Railway Avenue Preliminary Friday, October 24, 2025 10:18 AM

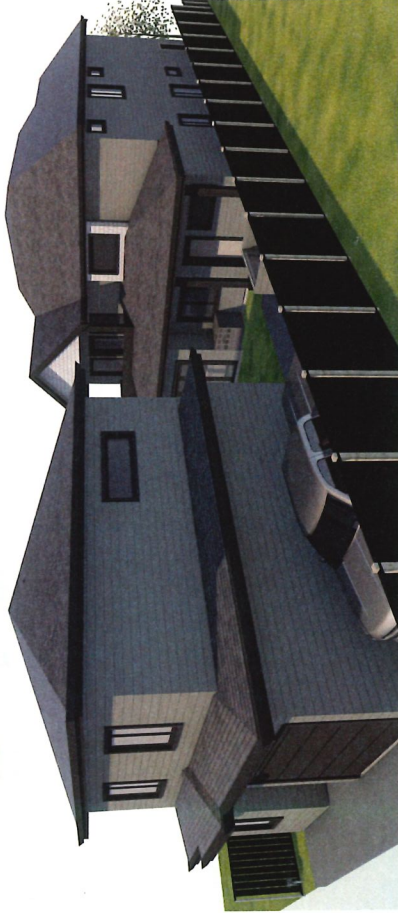
Sheet No.	Sheet Name
A01	Cover Sheet Site Fire Response & Waste Management
A02	Site Plan
A03	Section 36, Range 7W, New Westminster Land District
A04	Section 36, Range 7W, New Westminster Land District
A05	Section 36, Range 7W, New Westminster Land District
A06	Section 36, Range 7W, New Westminster Land District
A07	Section 36, Range 7W, New Westminster Land District
A08	Section 36, Range 7W, New Westminster Land District
A09	Section 36, Range 7W, New Westminster Land District
A10	Section 36, Range 7W, New Westminster Land District
A11	Section 36, Range 7W, New Westminster Land District

Cover Sheet Site Fire Response & Waste Management	
Issued for DP DEF	Friday, October 24, 2025
A01	

The design and specifications of all drawings are to be scaled in the absence of a dimension the drawings maps scaled.

Legal Address
LOT 219, BLOCK 4N, PLAN NWP 51345, SECTION 36, RANGE 7W,
NEW WESTMINSTER LAND DISTRICT.
PID 004 884 370

Proposed SSMUH
10320 Railway Avenue
Richmond, BC



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Doré Design & Development Inc.

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

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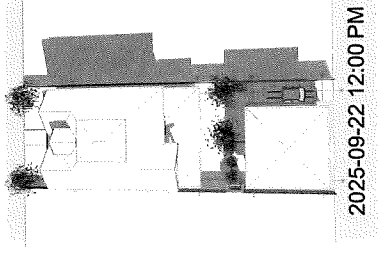
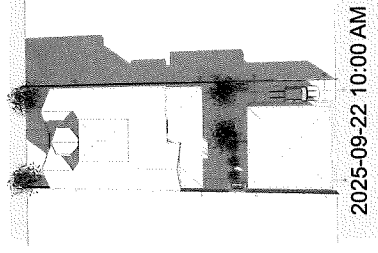
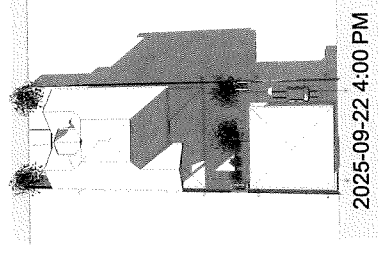
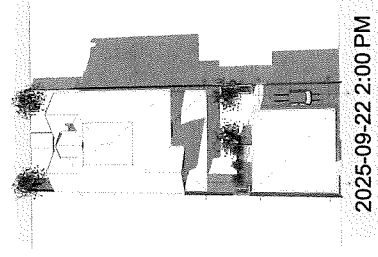
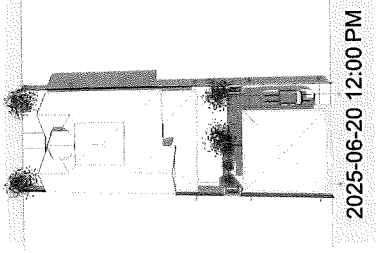
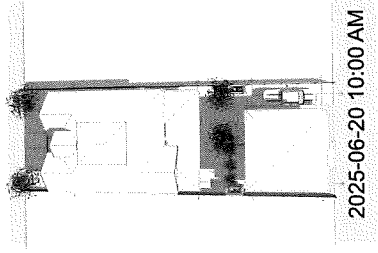
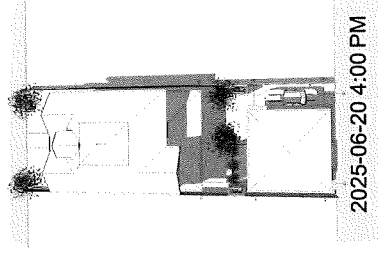
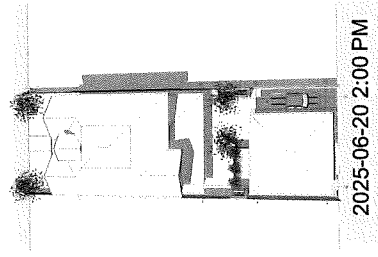
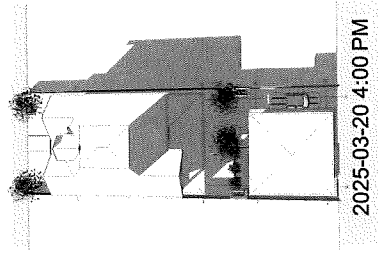
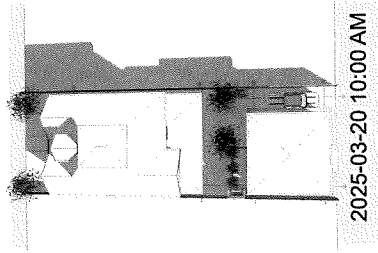
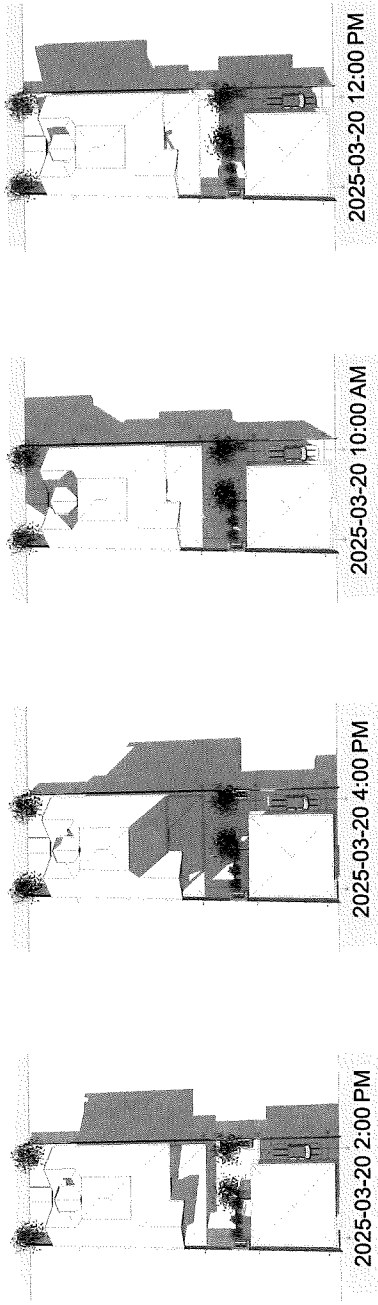
The design and specifications of all drawings conform to BCBC 2024

All drawings are to SCALE in the absence of a dimension the drawings may be scaled

3 Dimentional Views

Issued for DD DEE	Monday November 10 2026
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A03



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Doré Design & Development Inc.

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

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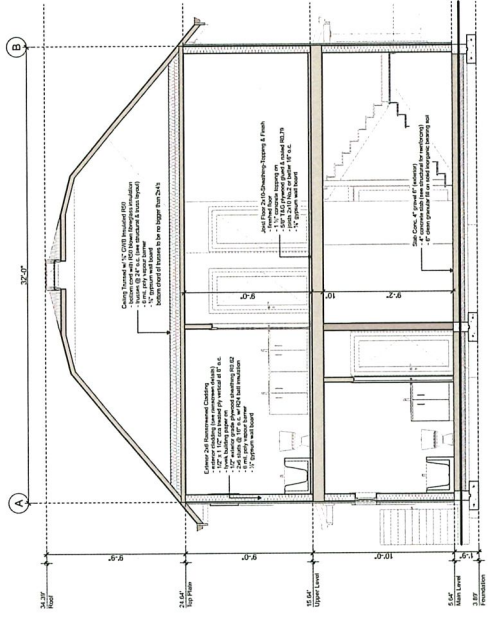
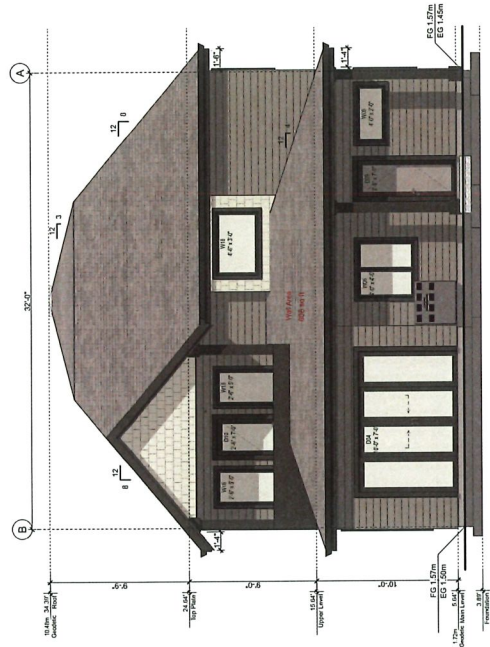
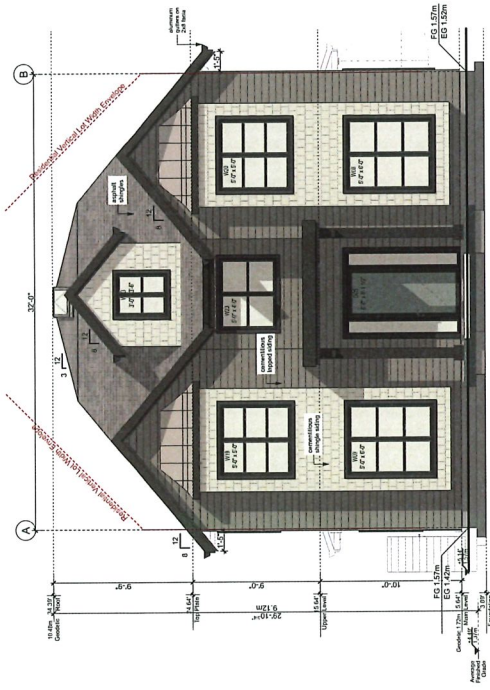
The design and construction of all drawings
are to be done in accordance with the
requirements of the BC Building Code 2024.

Shadow Analysis

Issued for DP DEF

Friday, October 24, 2025

A04



Cementitious Lapped Siding

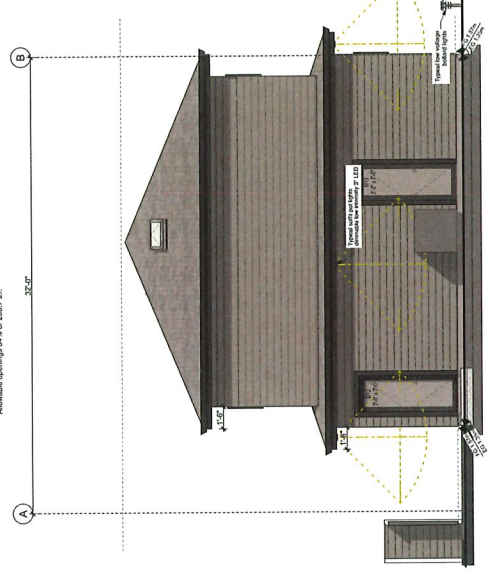
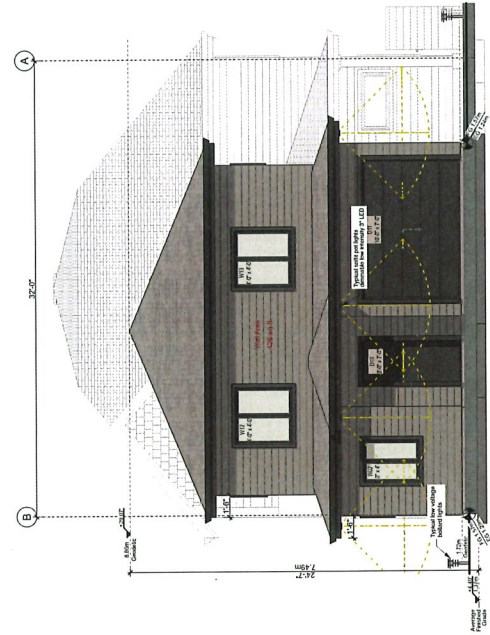
1
Platinum Gray
HC-179 Main Body

Cementitious Shingles

Chantilly Lace
OC-65 Box-outs

3 Kendall Charcoal

4
Mount Saint Anne
cc-710 Front Door



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Proposed SSMUH
10320 Railway Avenue

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10320 Railway Avenue

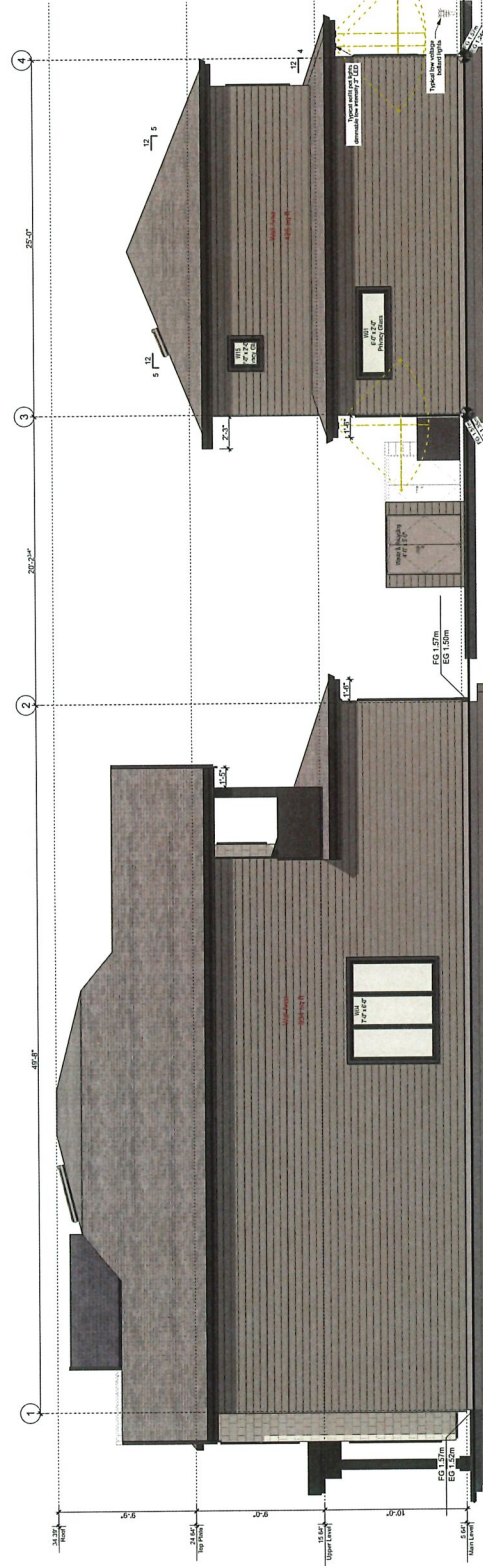
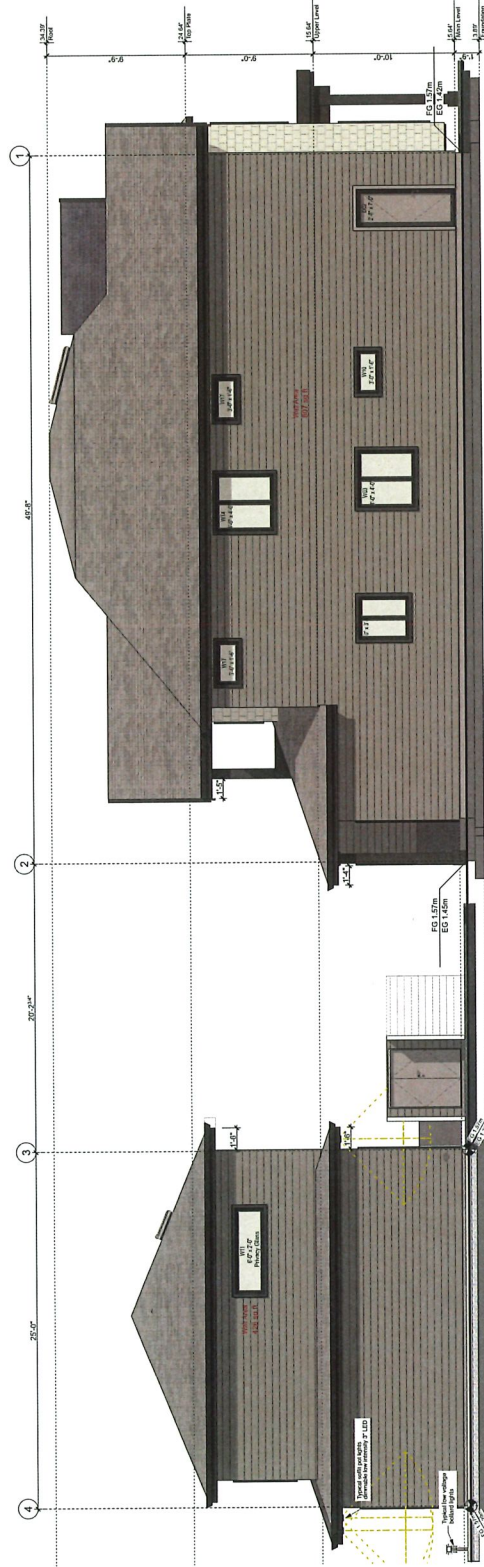
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Elevations East & West

Issued for DP DEF	Friday, October 24, 2025
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A08



Elevations North & South
Issued for OP DEF Friday, October 24, 2025
A09

Proposed SSMUH
10320 Railway Avenue
Richmond, BC

the design and specifications of all drawings conform to BCBC 2024
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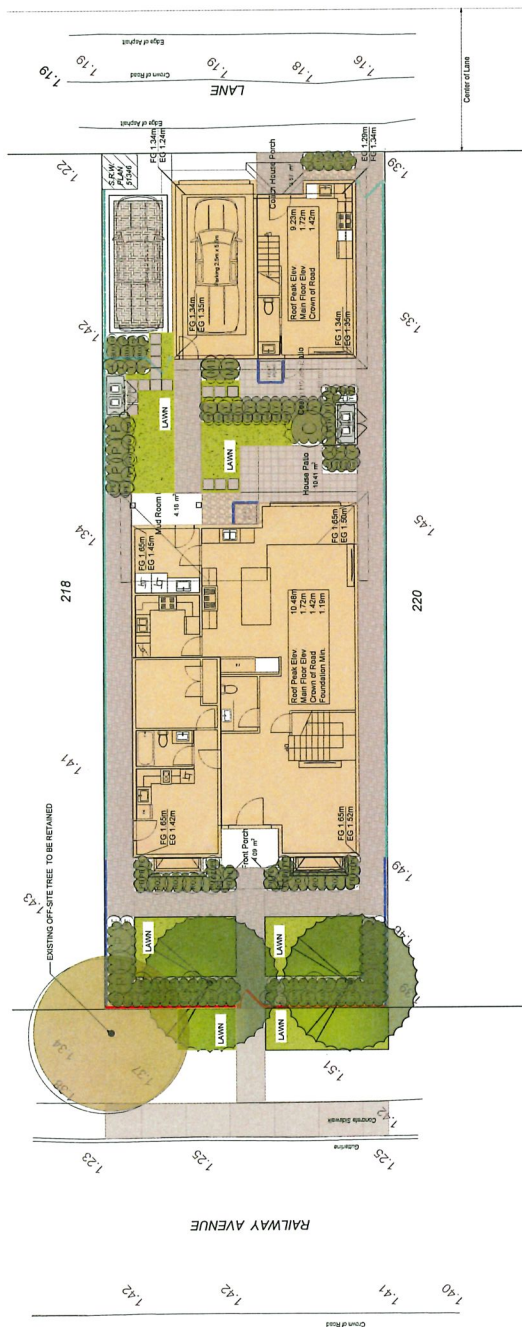
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A09

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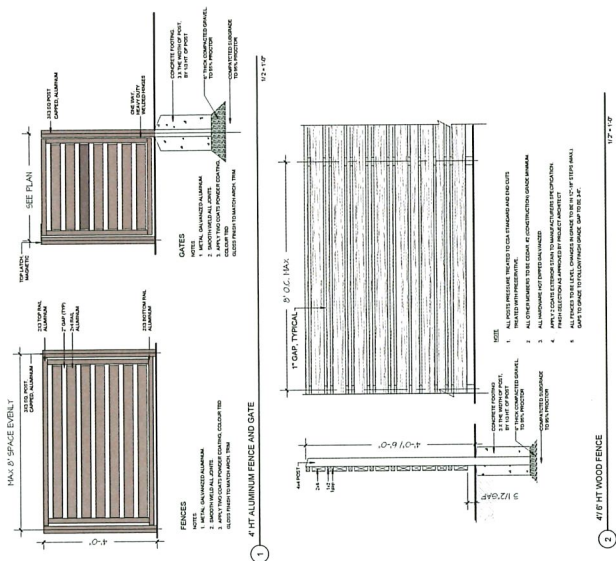
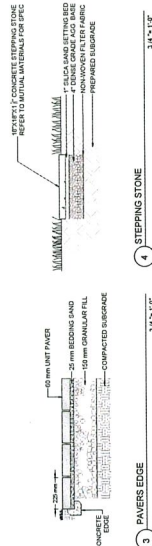


FENCE LEGEND	
SYMBOL	STYLE
	6 HT. WOOD FENCING
	4 HT. WOOD FENCING
	4 HT. METAL FENCING

HARDSCAPE LEGEND	
	CLASSIC STANDARD PAVING SHADOW COLOR
	INSTALLED WITH PAVING EDGER/ SHADOW COLOR
	550 LAMIN
	18"X18" STEPPING STONE

[illegible]

NOTE:
PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO I.L.A.B.C. STANDARDS TO ALL SOFT LANDSCAPE AREAS.
SHR DRAWINGS O.R.E REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



PROJECT:
**SMALL SCALE MULTI-UNIT
DEVELOPMENT & COACH HOUSE**

**10320 RAILWAY AVENUE,
RICHMOND, BC**

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: June 10, 2024

SCALE: 1/8"=1'-0"

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