



## Development Permit Panel Electronic Meeting

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, July 29, 2026  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on July 15, 2026.*



1. **DEVELOPMENT PERMIT DP 24-012854**  
(REDMS No. 8448144)

APPLICANT: SD Railway Homes Inc.

PROPERTY LOCATION: 8520 Railway Avenue

### Director's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned "Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *Change the number of proposed market rental units provided on the site from 29 to no more than eight.*
  - (b) *Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.*
  - (c) *Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.*

## Development Permit Panel – July 29, 2026

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ITEM



**2. DEVELOPMENT VARIANCE PERMIT DV 25-026463**  
(REDMS No. 8309832)

APPLICANT: Navtej Dhot

PROPERTY LOCATION: 11500 Westminster Highway

**Director's Recommendations**

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.*

**3. New Business**

**4. Date of Next Meeting: August 12, 2026**

**ADJOURNMENT**





**Development Permit Panel  
Wednesday, July 15, 2026**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Roeland Zwaag, General Manager, Engineering and Public Works, Chair  
Milton Chan, Director, Engineering  
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 24, 2026, be adopted.*

**CARRIED**

**1. GENERAL COMPLIANCE – REQUEST BY CHRISTOS PLATIS (ONNI 7811 ALDERBRIDGE HOLDING CORP.) FOR A GENERAL COMPLIANCE RULING AT 7811 ALDERBRIDGE WAY**

(File Ref. No.: DP 18-841057) (REDMS No. 8420202)

APPLICANT: Christos Platis (Onni 7811 Alderbridge Holding Corp.)

PROPERTY LOCATION: 7811 Alderbridge Way

**DIRECTOR'S RECOMMENDATIONS:**

1. That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).

## **Development Permit Panel**

### **Wednesday, July 15, 2026**

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#### **Applicant's Comments**

Christos Platis, Development Manager, Onni Group, with the aid of the visual presentation (attached to and forming part of these minutes as Schedule 1), provided a brief introduction to the general compliance application to the Riva 5 and 6 development.

Taizo Yamamoto, Architect, with the aid of the same visual presentation, provided the formal presentation of the development, highlighting the minor changes from the original Development Permit application in 2020 for the Riva 5 and 6 development, to reflect the extent of interior and exterior changes supported by lessons learned from the construction of the Riva 1-4 buildings, and considering all 6 Rivas as a precinct unified with a common language and consistency by (i) maintaining previously approved massing and elevation composition and (ii) maximizing light into units by removing fin-walls and parapets.

Mr. Platis spoke to the revisions that resulted from conversations with commercial tenants, including:

- the introduction of double doors for the ground CRU;
- a change from the original red panelling to gray to match the surrounding building at Riva 5; and
- the slight movement of two trees that were fronting the CRU signage area, providing tenants the opportunity to utilize/program that space.

Mr. Yamamoto provided an overview of further revisions to (i) provide greater structural efficiency, (ii) indoor amenity improvements, (iii) alterations in the program of the outdoor space, and (iv) amending three separate stacks of two two-bedroom units across all six floors, resulting in an increase of 18 units at Riva 6, from 206 originally to 224 units.

#### **Panel Discussion**

None.

#### **Staff Comments**

Josh Reis, Director, Development, noted that (i) the proposed changes are generally the result of some lessons learned from previous phases of the development, together with building efficiencies and some changes to the overall unit mix, (ii) the proposed Riva 6 unit changes will continue to maintain 60% of the units as being 2 bedrooms or larger in the project overall, and continues to exceed the city's target of 40% family-friendly units, and there is no change to the number of low-end market rental units as a result of those changes, (iii) the addition of a micro-mobility hub is being proposed as designated spaces to accommodate e-scooters on site, (iv) no variances are proposed as part of the development project maintaining the general building massing form and character, and (v) no change to the site servicing requirements are needed, these were all secured as part of the previous rezoning and development permits.

## Development Permit Panel

### Wednesday, July 15, 2026

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#### Panel Discussion

In reply to a query from Panel regarding bike parking or car parking, Mr. Yamamoto confirmed there will not be a reduction in the bike or car parking resulting from the proposed changes.

In reply to a further query from Panel regarding the wing walls and potential impact on privacy between units, Mr. Yamamoto clarified there were a few different conditions that were only creating form, and in some cases to help create more presence of the street wall, which wasn't necessary and blocked light, therefore those would be replaced with aluminum privacy screens with frosted glass as opposed to a framed wall that needs to be clad on both sides.

In reply to the further query from Panel regarding the removal of the red colour on Riva 6, Mr. Platis noted the original intent of the red colour related to the requirements of the intended tenant at the time, however the space is no longer going to be occupied by that tenant, therefore the red paneling has been replaced to match the existing façade at Riva 5.

In reply to a final query from Panel regarding the replacement of aluminum windows to vinyl in certain key areas, Mr. Yamamoto confirmed the entire building will have the same vinyl specs, which will also streamline associated suppliers and warranties.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel expressed support for the comprehensive presentation and noted appreciation for the thoughtful changes.

#### Panel Decision

It was moved and seconded

*That the attached plans involving changes to the approved development, including generally to the building facade, amenity areas, on-site landscaping and parking areas, be considered to be in General Compliance with the approved Development Permit (DP 18-841057).*

**CARRIED**

## Development Permit Panel

### Wednesday, July 15, 2026

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#### 2. **DEVELOPMENT PERMIT 23-018630**

(REDMS No. 8307970))

APPLICANT: Nirmal Sandhu

PROPERTY LOCATION: 6360 No. 6 Road

INTENT OF PERMIT:

Vary the provisions of the Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and
2. Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.

#### **Applicant's Comments**

Nirmal Sandhu, Applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2) provided background information on the proposed variance, highlighting the following:

- The family purchased the 4.25 acre blueberry farm in 1991, which was replanted in 2005/2006 to replace old bushes for fresh farm blueberries for sales;
- Efforts were made to construct all three sheds to the west to retain as much land for farming as possible;
- The variance requested is to bring the existing storage/farming operation structures, necessary to efficiently operate as a farm, into compliance;
- The first structure is approximately 33.7 m<sup>2</sup> and requires a 7.5 m. to 0 m. setback, located at the front of the property, is the farm stand to sell blueberries and produce grown on the property, and there will be parking on site;
- The second structure is approximately 71 m<sup>2</sup> and requires a side yard setback from 4.5 m. to 3.3 m., located on the side, is an agricultural building used for storage of agricultural equipment; and
- The third structure is approximately 18.7 m<sup>2</sup>, located right next to the house, is used to store fertilizers and other agricultural products to keep separate from food production equipment, and does not require any variances.

#### **Panel Discussion**

None.

## Development Permit Panel

### Wednesday, July 15, 2026

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#### Staff Comments

Josh Reis, Director, Development, noted that (i) the proposed Development Variance Permit will facilitate the issuance of Building Permits for unauthorized construction of a roadside stand and two agricultural buildings used for agricultural storage on the property, (ii) as part of the Building Permit review, the applicant will be required to demonstrate compliance with applicable codes and address any issues of noncompliance within the structures themselves, (iii) the variances indicated through this application pertain only to the existing structures, and do not facilitate the construction of new structures on the property, and (iv) the application was reviewed and considered by the City's Food Security and Agricultural Advisory Committee and was supported.

#### Panel Discussion

None.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:*

1. *Reduce the minimum interior side yard setback for an agricultural building from 4.5 m to 3.3 m; and*
2. *Reduce the minimum front yard setback for a roadside stand from 7.5 m to 0.0 m.*

**CARRIED**

3. **New Business – None.**

4. **Date of Next Meeting: July 29, 2026**

5.

**Development Permit Panel**  
**Wednesday, July 15, 2026**

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**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:03 p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the  
Development Permit Panel of the Council  
of the City of Richmond held on  
Wednesday, July 15, 2026.

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Roeland Zwaag  
Chair

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Lorraine Anderson  
Legislative Services Coordinator

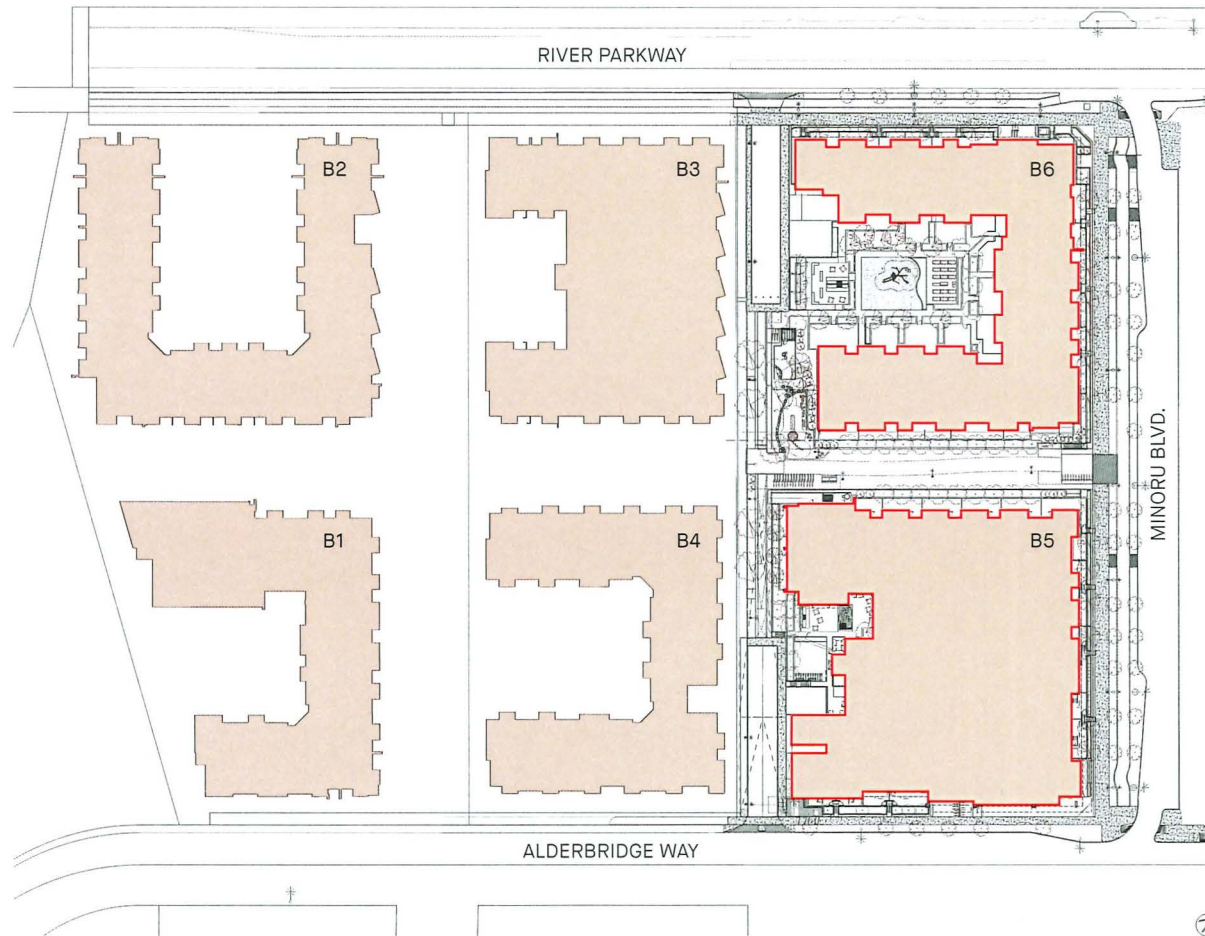
**DEVELOPMENT PERMIT PANEL:**  
**RIVA 5 & 6**

JULY 15, 2026

YAMAMOTO ARCHITECTURE

INTRODUCTION

CONTEXT





INTRODUCTION

RIVA 1-4



RIVA 1



RIVA 2



RIVA 3



RIVA 4

## LESSONS LEARNED



- Simple roof lines are effective
- A simpler base helps emphasize different volumes
- Light coloured cladding does not weather well
- Parapets in front of balconies complicate waterproofing and reduce light for units

## OVERARCHING PRINCIPLES

- Consider all 6 Rivas as precinct unified by ordered lower-level massing
- Maintain previously approved massing and elevation composition
- Maximize light into units by removing fin-walls and parapets
- Apply lessons learned with respect to constructibility

OVERALL CONTEXT

## STREETSCAPE ALONG MINORU ROAD



ORIGINAL DP SUBMISSION



PROPOSED

YAMAMOTO ARCHITECTURE



OVERALL CONTEXT

STREETSCAPE ALONG NORTH TO SOUTH LANE



ORIGINAL DP SUBMISSION



PROPOSED

# RIVA 5

## CHANGES & REVISIONS

# OVERALL COMPARISON SOUTH ELEVATION



OVERALL COMPARISON

## EAST ELEVATION



ORIGINAL DP SUBMISSION

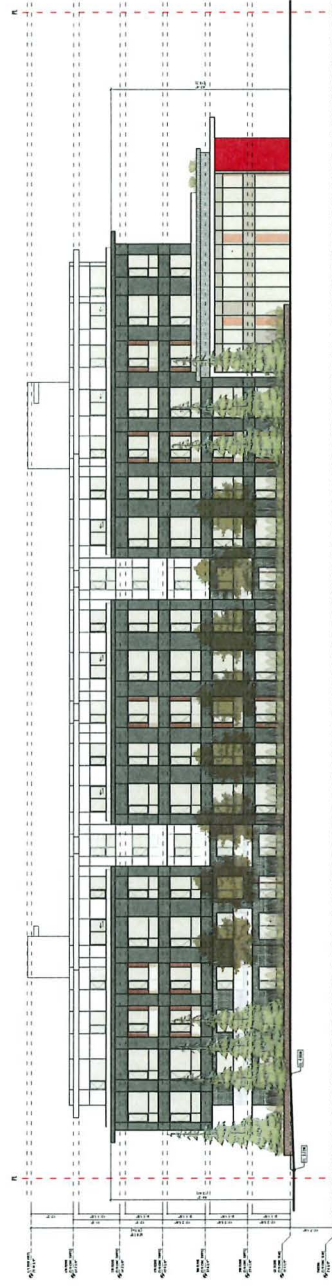


PROPOSED

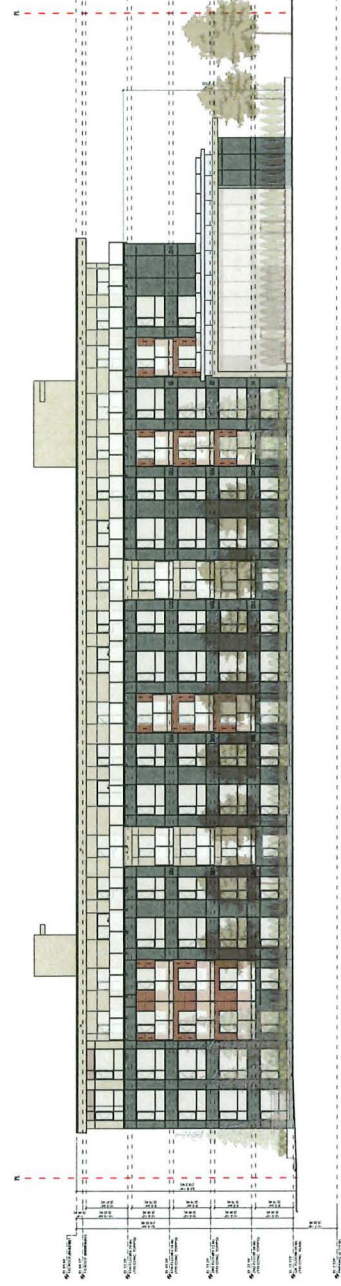


OVERALL COMPARISON

# NORTH ELEVATION

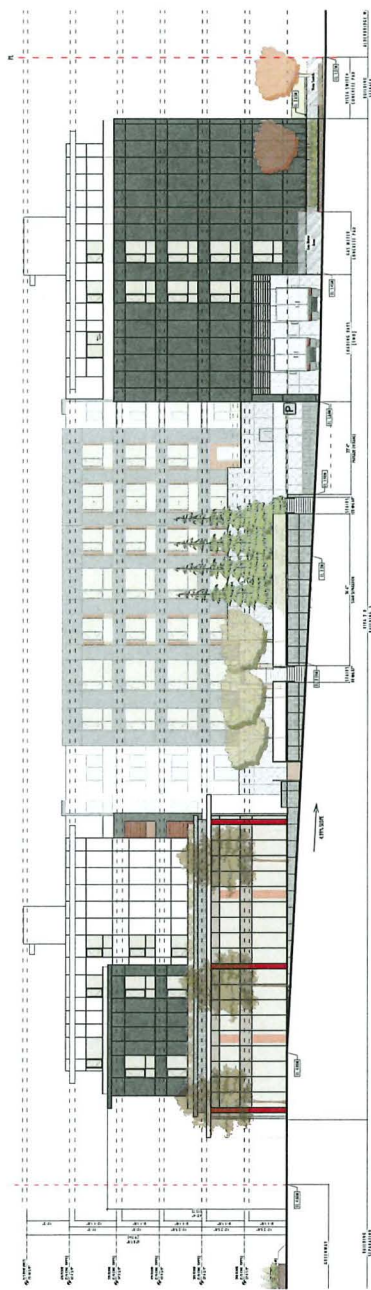


ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON  
**WEST ELEVATION**

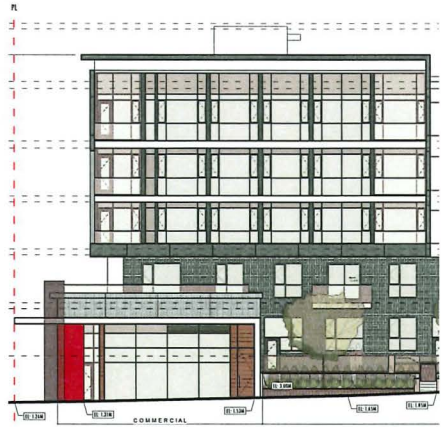


ORIGINAL DP SUBMISSION



PROPOSED

## REVISED CORNER TREATMENT



ORIGINAL DP SUBMISSION



PROPOSED



## WINDOW SYSTEM CHANGES

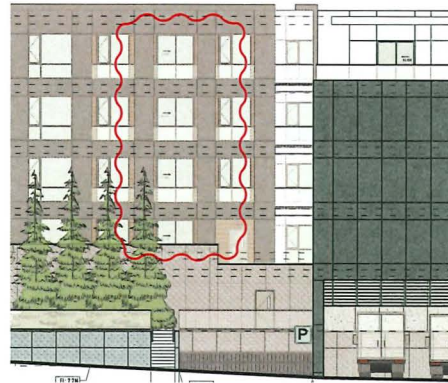
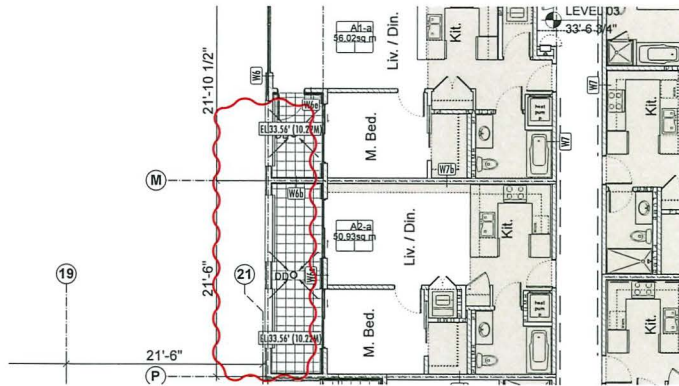


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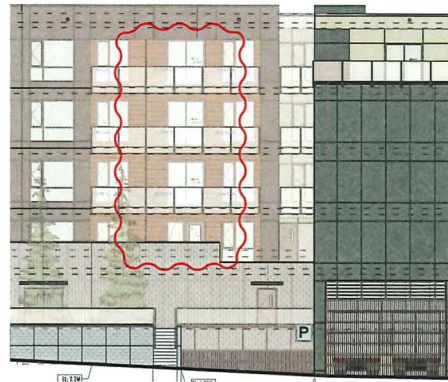
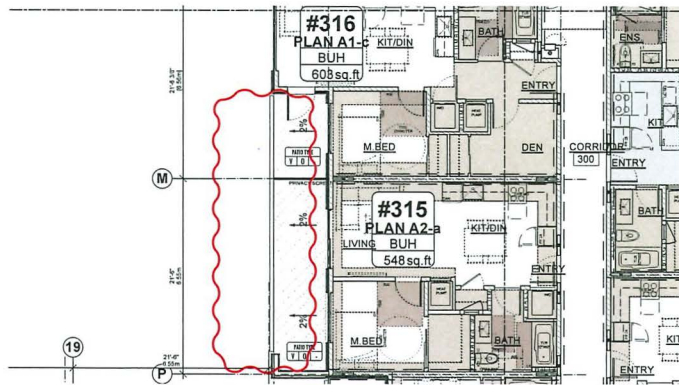


PROPOSED

## WING WALLS HAVE BEEN REDUCED

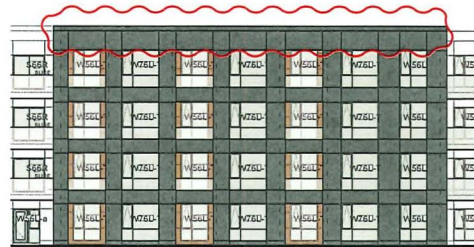
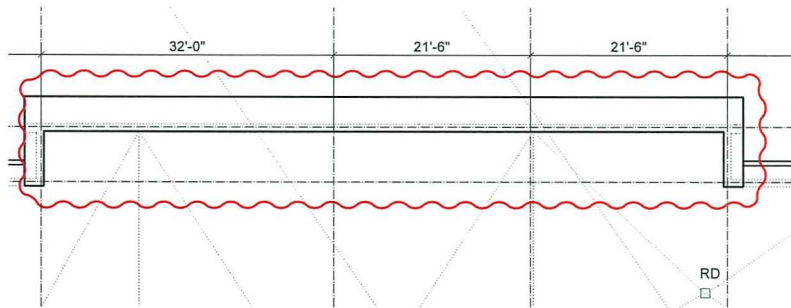


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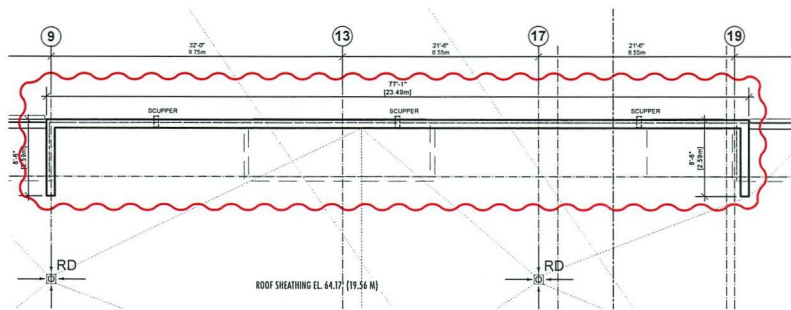


PROPOSED

## ROOFLINE PARAPET REVISIONS



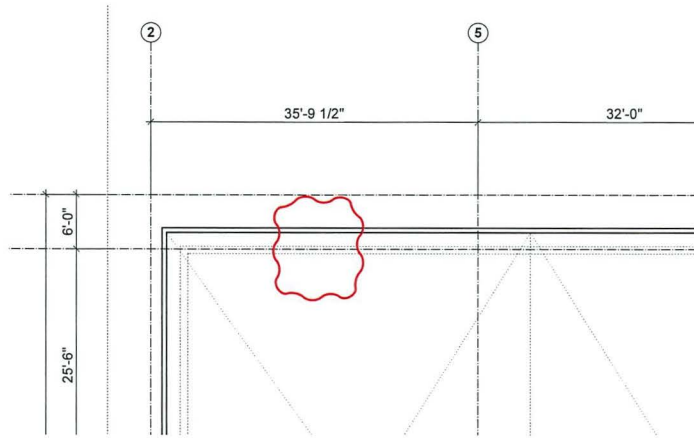
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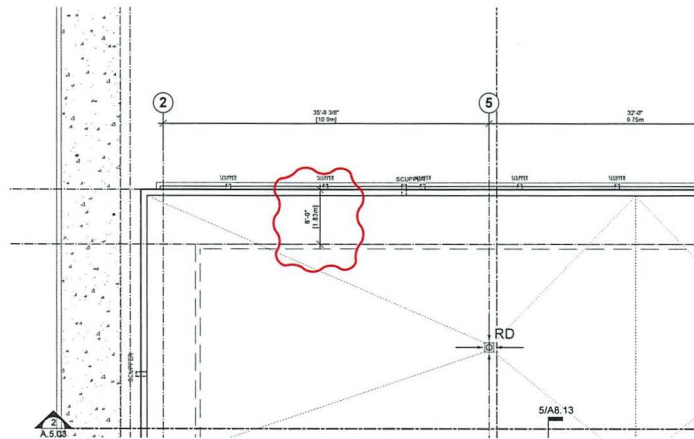
PROPOSED



## MAIN ROOF OVERHANG REVISION FROM 4'0" TO 6'0"



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

## CRU & STOREFRONT REVISION



ORIGINAL DP SUBMISSION



PROPOSED

COMMERCIAL STOREFRONT & PODIUM MATERIAL REVISION

## BRICK/HARDIE MATERIAL ADJUSTMENTS



ORIGINAL DP SUBMISSION



PROPOSED



REVISED UNIT STACKING

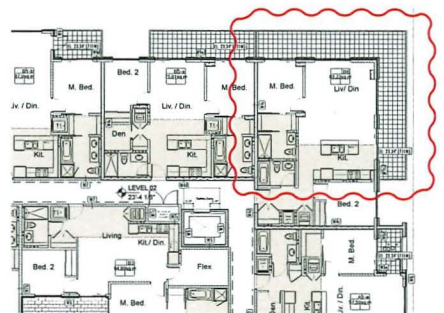
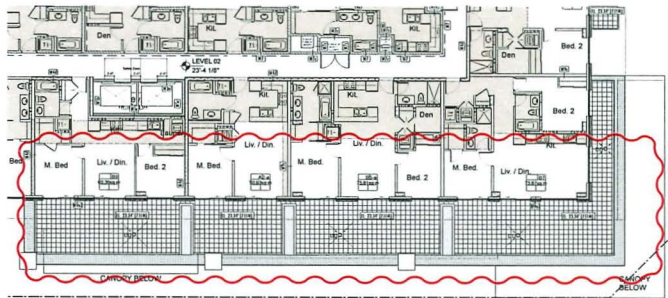


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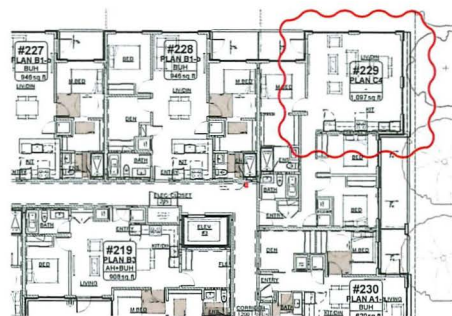
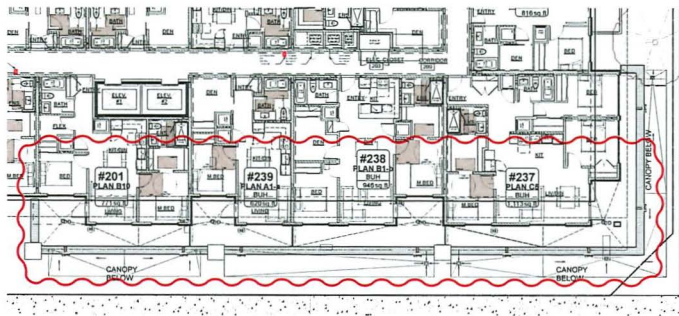


PROPOSED

## STACKING OF UNITS



ORIGINAL DP SUBMISSION

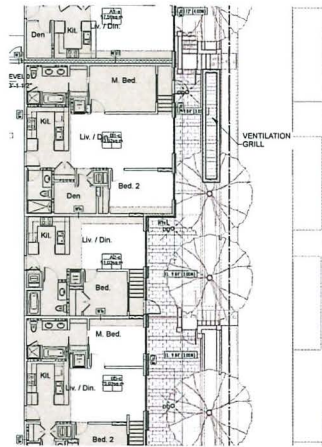


PROPOSED



# UNIT LAYOUT & RESIDENTIAL LIVABILITY REVISIONS

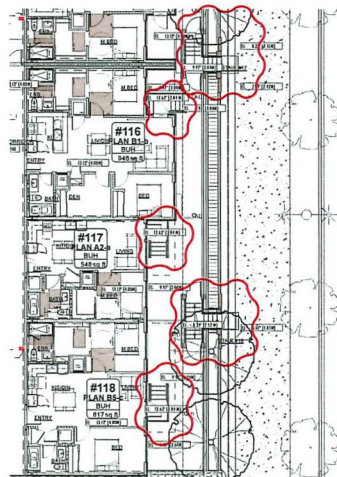
## STAIR/PATIO REFINEMENTS



LEVEL 5 PLAN



ORIGINAL DP SUBMISSION



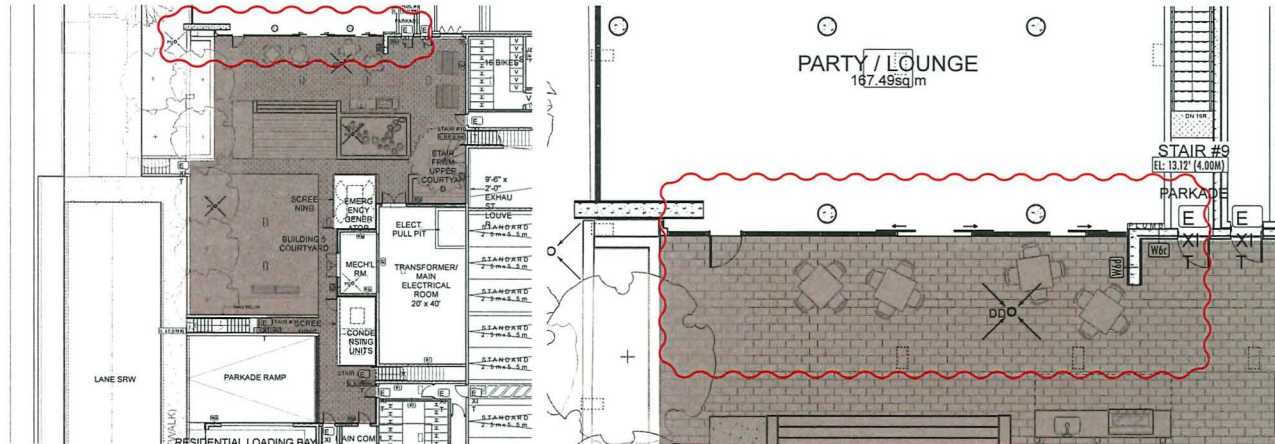
LEVEL 5 PLAN



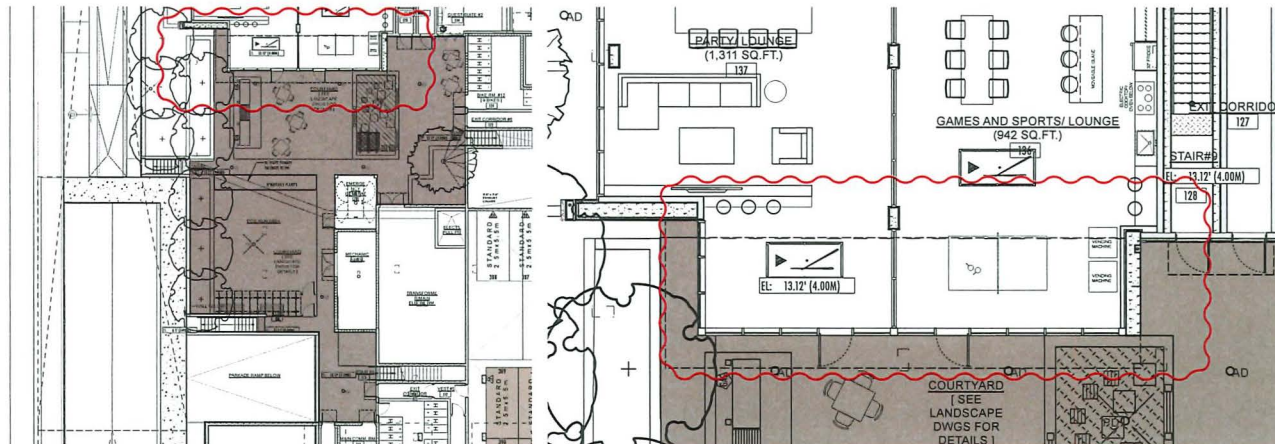
PROPOSED

## AMENITY AREA REVISIONS

# INDOOR AMENITY EXPANSION



ORIGINAL DP SUBMISSION

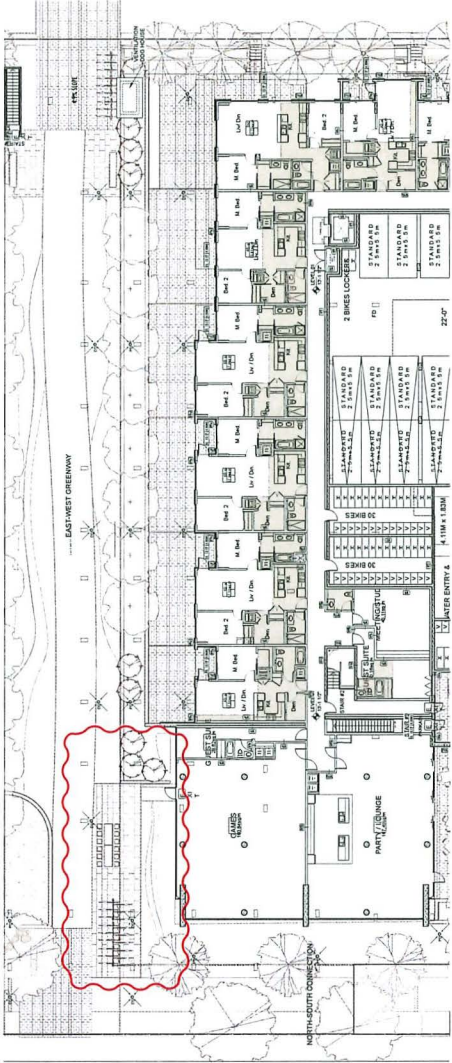


PROPOSED

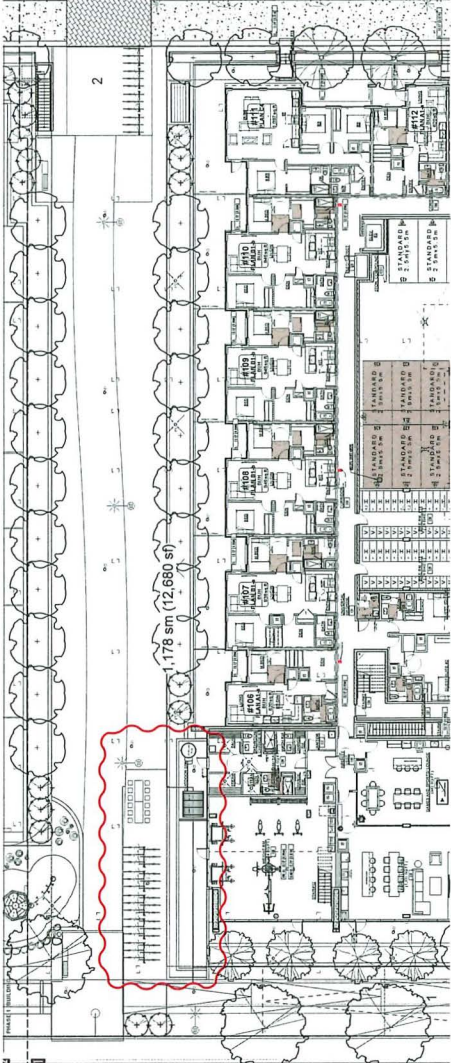


AMENITY AREA REVISIONS

# OUTDOOR WELLNESS PROGRAMMING



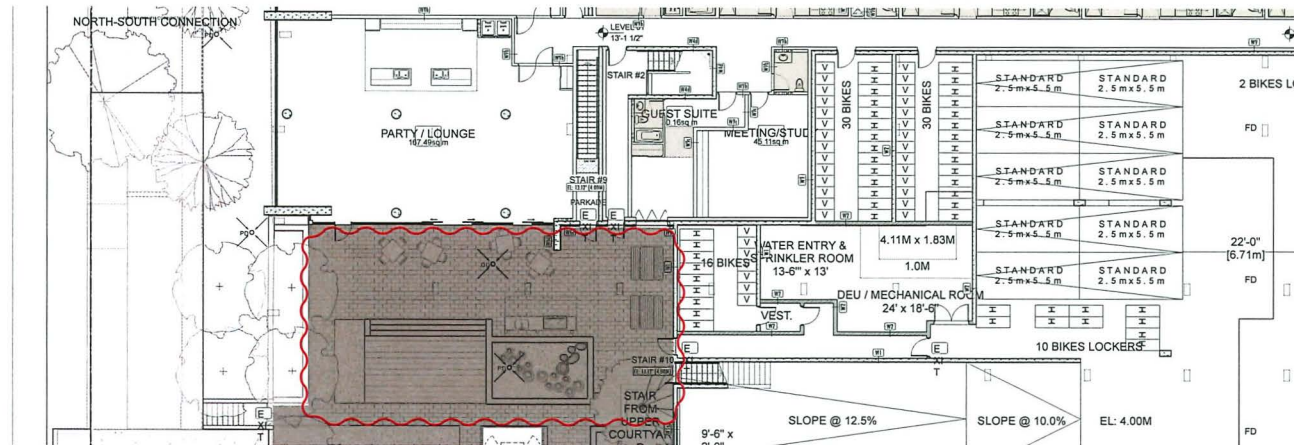
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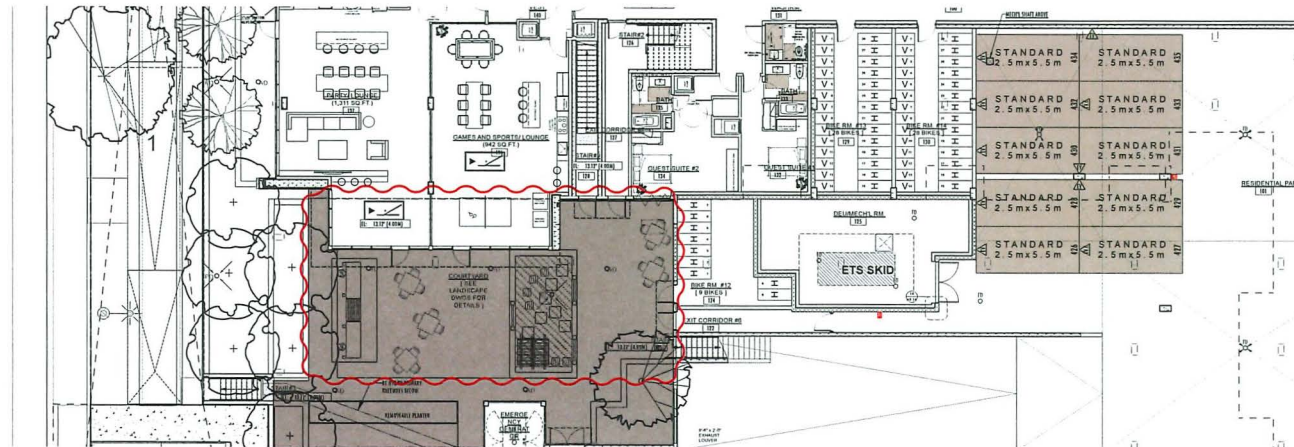
PROPOSED

## AMENITY AREA REVISIONS

# PLAY AREA REFINEMENT



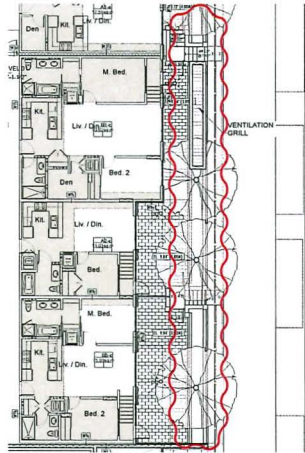
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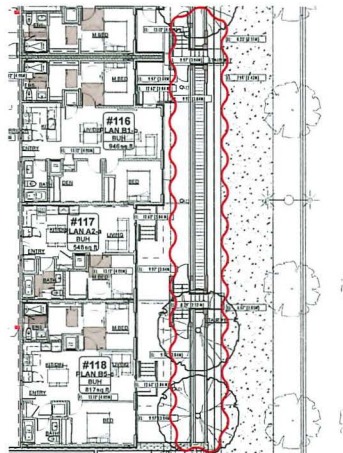
PROPOSED



## PLANTER WALL HEIGHT ADJUSTMENT



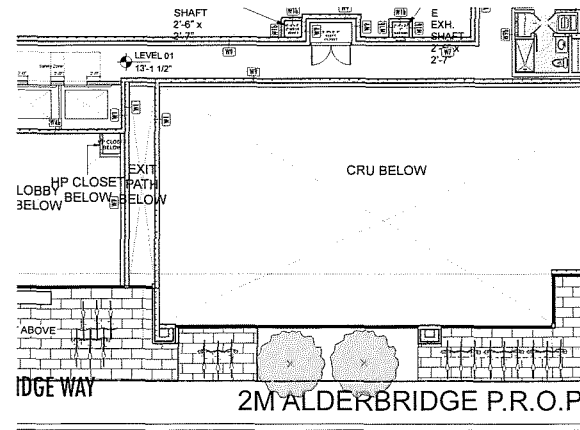
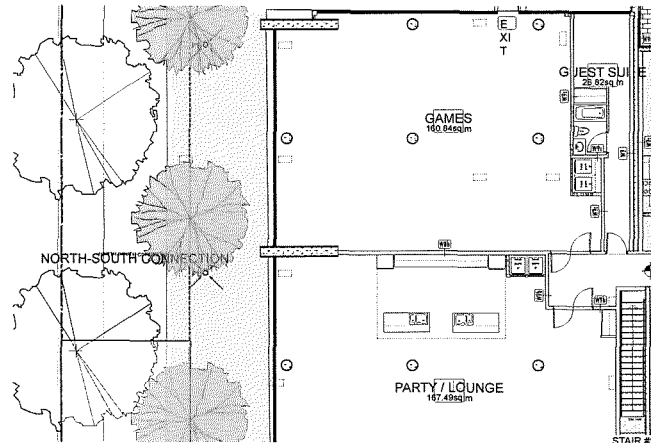
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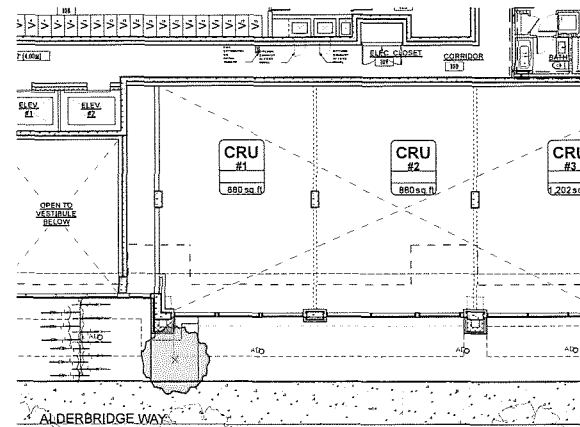
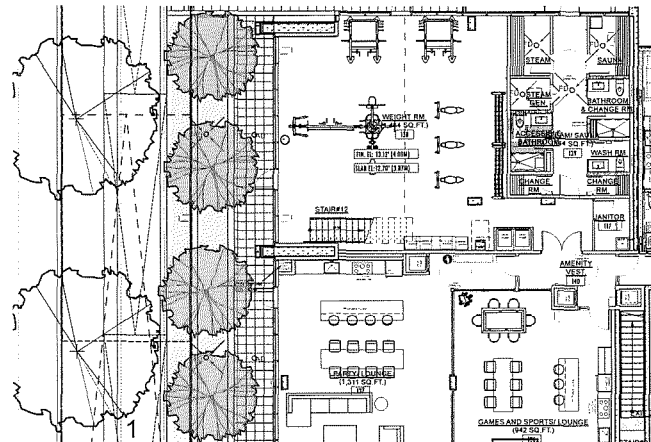
PLANTER HEIGHT RAISED BY  
PROPOSED

# LANDSCAPE & PUBLIC REALM REVISIONS

## RELOCATION OF TREES

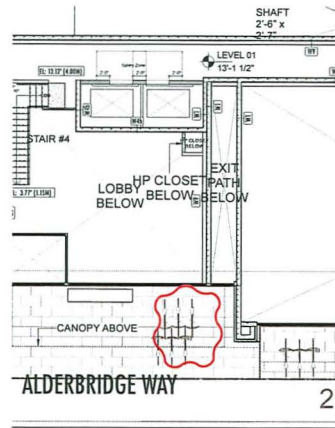
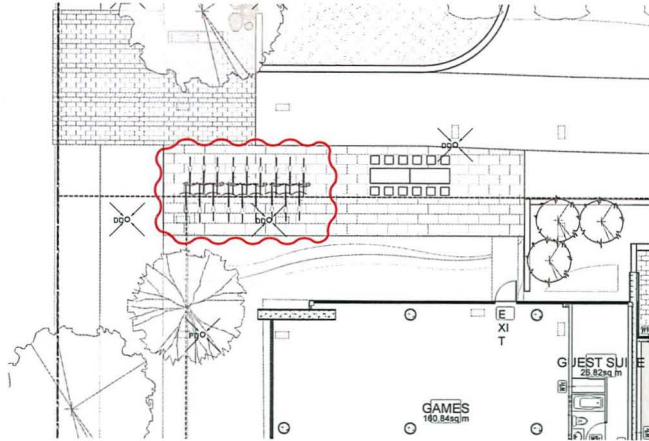


ORIGINAL DP SUBMISSION

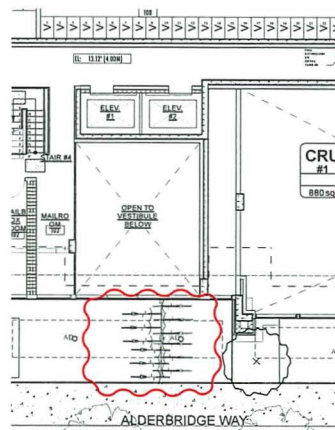
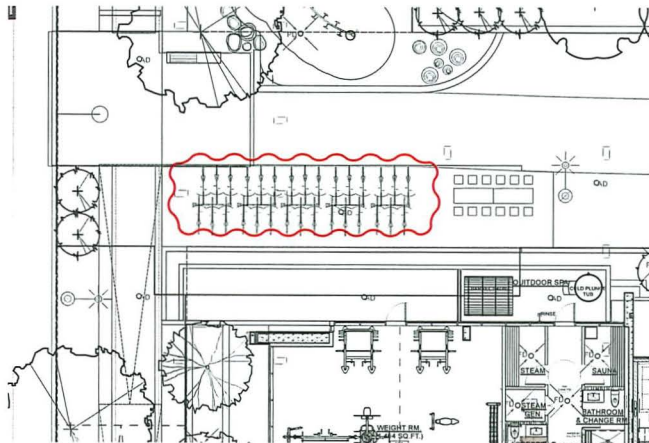


PROPOSED

## RELOCATION OF BIKE RACKS



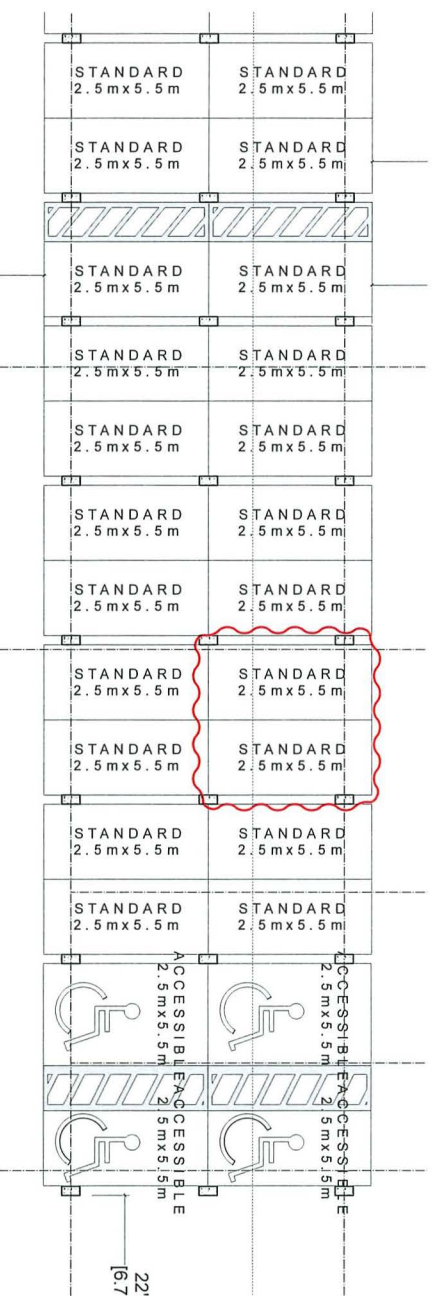
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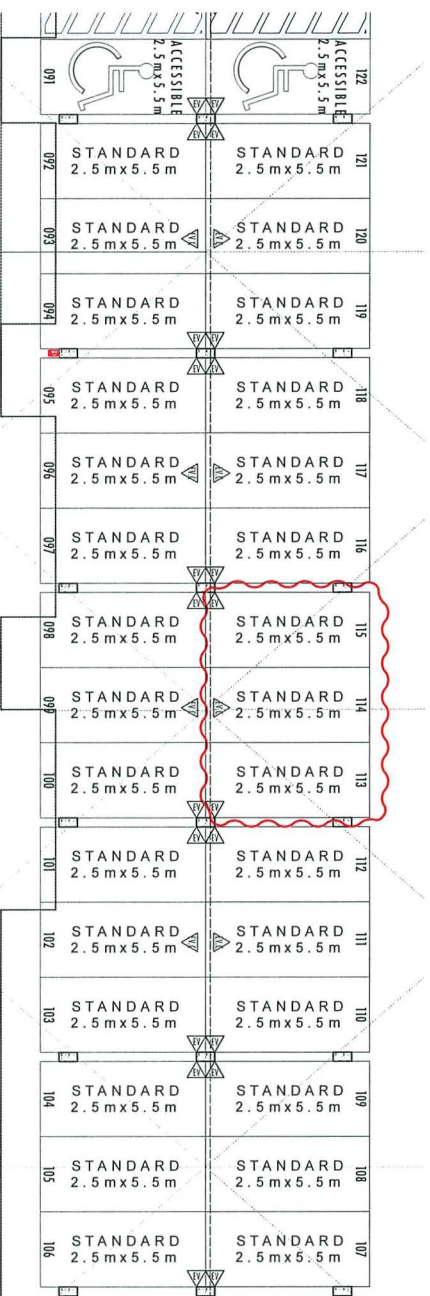
PROPOSED

PARKING, STRUCTURAL & MECHANICAL REVISIONS

# REVISED PARKING GRID/LAYOUT - FROM 2 BAY TO 3 BAY STRUCTURAL GRID



ORIGINAL DP SUBMISSION

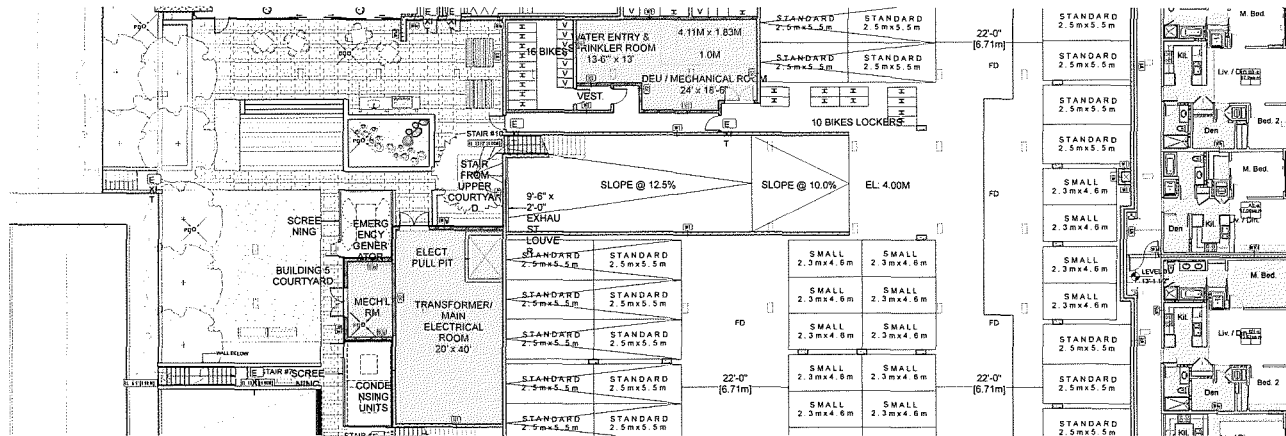


PROPOSED

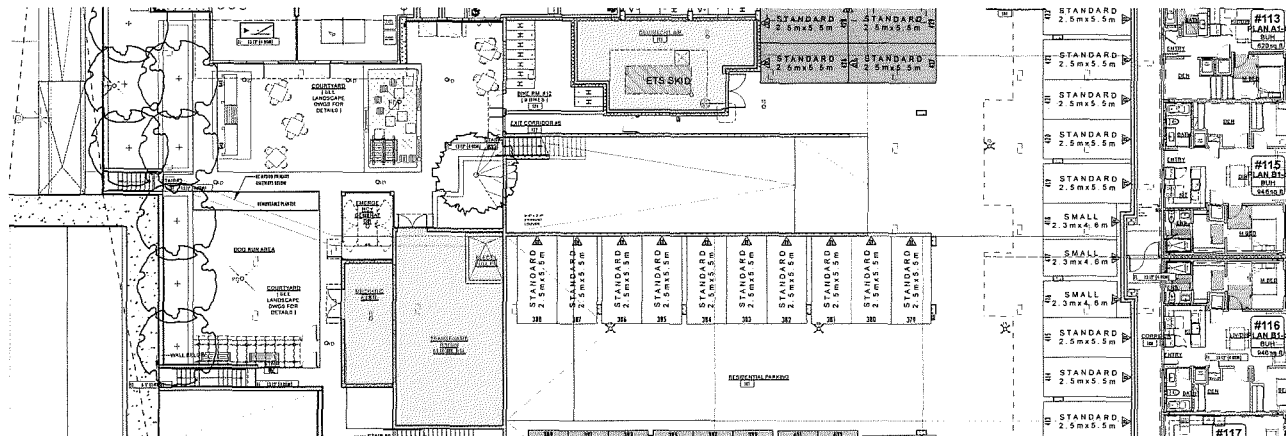


PARKING, STRUCTURAL & MECHANICAL REVISIONS

## MECHANICAL/SERVICE AREA REVISIONS



ORIGINAL DP SUBMISSION



PROPOSED

## **RIVA 6**

### **CHANGES & REVISIONS**

OVERALL COMPARISON

SOUTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON  
**EAST ELEVATION**



ORIGINAL DP SUBMISSION



PROPOSED



OVERALL COMPARISON

# NORTH ELEVATION



ORIGINAL DP SUBMISSION



PROPOSED

OVERALL COMPARISON

# WEST ELEVATION

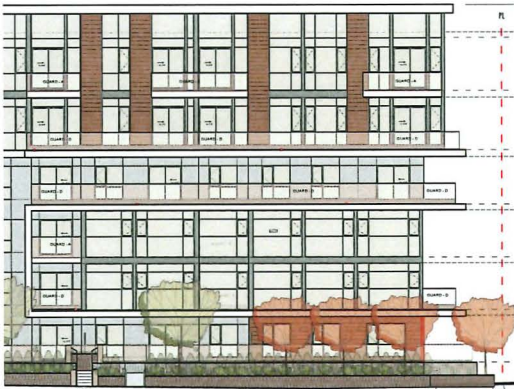


ORIGINAL DP SUBMISSION



PROPOSED

WINDOW SYSTEM CHANGES



ORIGINAL DP SUBMISSION



PROPOSED



BUILDING ENVELOPE & MATERIAL REVISIONS

## BALCONY/FRAME REFINEMENTS



ORIGINAL DP SUBMISSION



PROPOSED



BUILDING ENVELOPE & MATERIAL REVISIONS

## CLADDING AND MATERIAL REVISIONS



ORIGINAL DP SUBMISSION



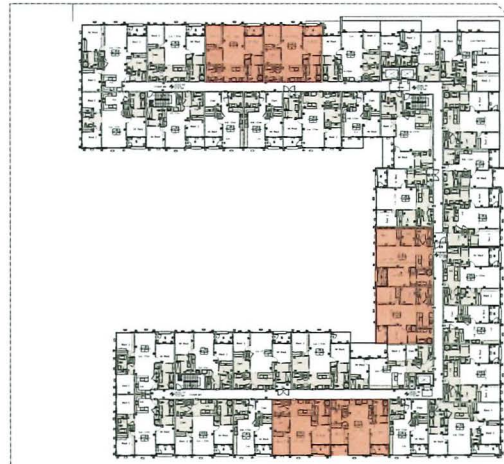
PROPOSED

# UNIT MIX & RESIDENTIAL LIVABILITY REVISIONS

## REVISED UNIT MIX

| FLOOR    | 1 BED |       | 2 BED |       | 3 BED |       | TOTAL UNITS |       |
|----------|-------|-------|-------|-------|-------|-------|-------------|-------|
|          | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL       | [BUH] |
| 06       | 7     | [7]   | 26    | [23]  | 2     | [2]   | 35          | [32]  |
| 05       | 7     | [7]   | 26    | [23]  | 2     | [2]   | 35          | [32]  |
| 04       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 03       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 02       | 8     | [7]   | 21    | [21]  | 6     | [6]   | 35          | [34]  |
| 01       | 7     | [6]   | 19    | [19]  | 5     | [5]   | 31          | [30]  |
| Unit mix | 45    | [41]  | 134   | [128] | 27    | [27]  | 206         | [196] |
|          | 22%   |       | 65%   |       | 13%   |       | 100%        | 95%   |

| FLOOR    | 1 BED |       | 2 BED |       | 3 BED |       | TOTAL UNITS |       |
|----------|-------|-------|-------|-------|-------|-------|-------------|-------|
|          | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL | [BUH] | TOTAL       | [BUH] |
| 06       | 16    | [16]  | 20    | [20]  | 2     | [2]   | 38          | [38]  |
| 05       | 16    | [16]  | 20    | [20]  | 2     | [2]   | 38          | [38]  |
| 04       | 16    | [16]  | 16    | [15]  | 6     | [6]   | 38          | [37]  |
| 03       | 16    | [16]  | 16    | [15]  | 6     | [5]   | 38          | [36]  |
| 02       | 16    | [16]  | 16    | [15]  | 6     | [5]   | 38          | [36]  |
| 01       | 16    | [16]  | 13    | [12]  | 5     | [5]   | 34          | [33]  |
| Unit mix | 96    | [96]  | 101   | [97]  | 27    | [25]  | 224         | [218] |
|          | 43%   |       | 45%   |       | 12%   |       | 100%        | 97%   |



ORIGINAL DP SUBMISSION

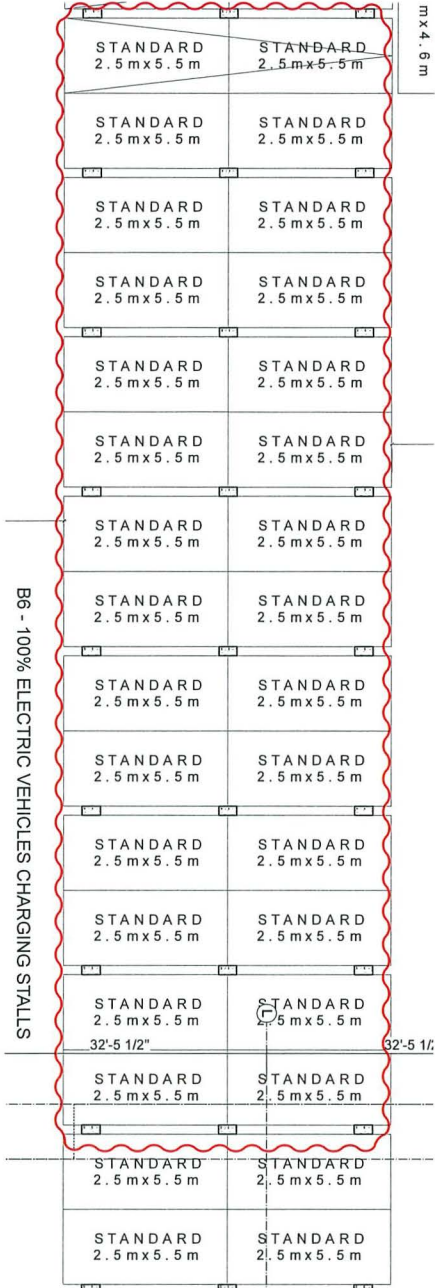


6 2-BED UNITS CONVERTED TO 9 3-BED UNITS ON TYPICAL FLOOR

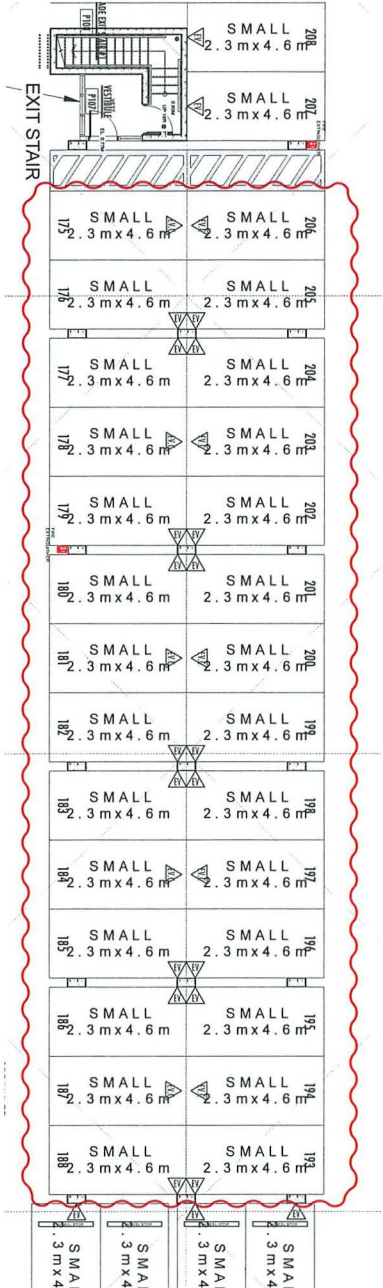
PROPOSED

PARKING & STRUCTURAL REVISIONS

REVISED PARKING GRID LAYOUT



ORIGINAL DP SUBMISSION



PROPOSED

# Development Variance Permit Application

Permit 3 existing structures on my farm operation



# Existing Farm Operation

- Existing Blueberry farming operation with Farm Status.
- Approximately 4.25 acres of the site used exclusively for blueberry farming.
- Tried to construct farm buildings on the west, to retain as much land for farming as possible.



# Request for a Variance

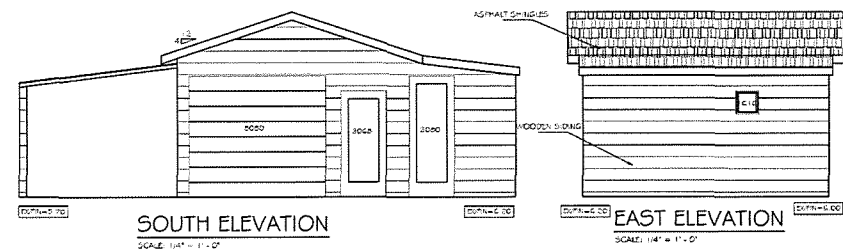
- The purpose of this variance application is to bring my existing structures into compliance.
- The structures are necessary for me to operate as a farm. I need the storage space for my farming operation.

[illegible]

EXISTING AND PROPOSED  
SITE PLAN  
SCALE : 1"=8'

# Shed 1 (Farm Stand)

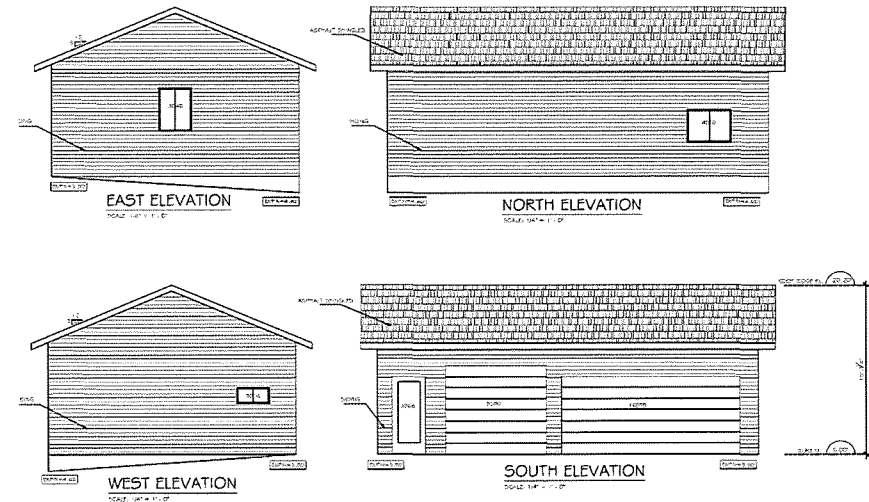
- This structures requires a front yard setback from 7.5 m to 0m.
- I use this structure to sell produce grown on my property.
- This structure is approximately 33.7 m<sup>2</sup> in area.
- Required Parking will be handled on site.





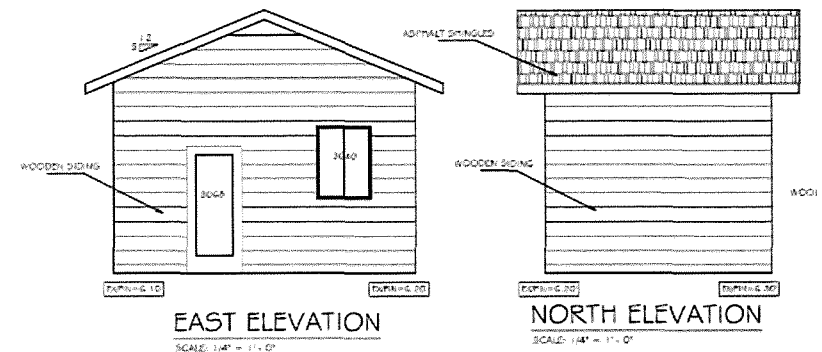
## Shed 2 (Agricultural Building)

- This structure requires a side yard setback from 4.5 m to 3.3 m.
- This is an agricultural building that I use for the storage of agricultural equipment. It is needed to keep equipment out of the elements.
- The structure is approximately 71.0 m<sup>2</sup> in area.



## Shed 3 (Agricultural Building)

- This structure does not require any Variances.
- This is an agricultural building where I store fertilizers and other agricultural products to be kept separate from food production equipment.
- This structure is approximately 18.7 m<sup>2</sup> in area.



# Conclusion

- I am an honest hardworking farmer, and have been farming for over 30 years. I try my best to run a farm, and am proud of the operation I've created.
- The Food Security and Agricultural Advisory Committee reviewed my application, and supported it.
- I need these structures to continue to run my operation. They are essential to my livelihood, and my ability to run the operation.
- I would like to thank the Development Permit Panel.



# City of Richmond

## Report to Development Permit Panel

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**To:** Development Permit Panel

**Date:** July 9, 2026

**From:** Joshua Reis  
Director, Development

**File:** DP 24-012854

**Re:** **Application by SD Railway Homes Inc. for a Development Permit at  
8520 Railway Avenue**

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### Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of 58 rental apartment units for seniors at 8520 Railway Avenue on a site zoned “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Change the number of proposed market rental units provided on the site from 29 to no more than eight.
  - b) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.
  - c) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.



## Staff Report

### Origin

SD Railway Homes Inc. (Director: Cindy Wai Chung Chan), in partnership with Richmond Kiwanis Seniors Citizens Housing Society, has applied to the City of Richmond for permission to develop a four-storey apartment building containing 58 secured rental units for seniors at 8520 Railway Avenue (formerly 8520, 8540 and 8560 Railway Avenue prior to lot consolidation) (Attachment 1). The subject site currently contains a vacant single-detached dwelling, which will be demolished.

The site is being rezoned from “Small-Scale Multi-Unit Housing (RSM/L)” to “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)” under Bylaw 10480 (RZ 21-936046), which received third reading on September 5, 2023.

Key components of the proposal include:

- 50 Low-End Market Rental (LEMR) units providing approximately 2,479.7 m<sup>2</sup> (26,691.3 ft<sup>2</sup>) of purpose-built affordable rental housing for seniors.
- Eight market rental units providing approximately 619.7 m<sup>2</sup> (6,670.4 ft<sup>2</sup>) of purpose-built market rental housing for seniors.
- A mix of unit types ranging from studio to two-bedroom apartment units.
- Approximately 93 per cent of units (54 out of 58 units) are designed to meet the Basic Universal Housing (BUH) provisions under Richmond Zoning Bylaw 8500.
- Approximately 134.6 m<sup>2</sup> (1,448.8 ft<sup>2</sup>) of indoor amenity space, consisting of a multi-purpose amenity room and a fitness room.
- Approximately 451.6 m<sup>2</sup> (4,861 ft<sup>2</sup>) of outdoor amenity space.

A Servicing Agreement (SA) is required as a condition of rezoning adoption and includes, but is not limited to, the following works:

- Frontage improvements along Railway Avenue, including a new concrete sidewalk and landscaped boulevard.
- Improvements to the existing City-owned public walkway along the south property line.
- Storm and sanitary system upgrades, and a new water service connection and fire hydrant.

### Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) 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 single-detached dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: Single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Across a City-owned public walkway, a 17-unit, two- and three-unit townhouse development on a lot zoned “Town Housing (ZT80) – Railway Avenue”.

To the West: Across Railway Avenue and the Railway Greenway, single-detached dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

### **Rezoning and Public Hearing Results**

The Public Hearing for the rezoning of this site was held on September 5, 2023. At the Public Hearing, comments were made with respect to:

1. Support for the development and a need for affordable housing for seniors.

*The applicant originally proposed a 58-unit development that includes an equal mix of LEMR and market rental units. Following further review and consideration, Kiwanis has proposed to revise the rental tenure mix by converting 21 of the market rental units into LEMR units, resulting in 16 studio and 34 one-bedroom LEMR units, and eight two-bedroom market rental units.*

2. Increased height and density resulting in traffic, parking and shadowing impacts.

*The bulk of the building is oriented toward Railway Avenue, away from the single-detached properties to the east, along with step-backs incorporated for the upper level. The applicant submitted a Parking Study and Traffic Impact Assessment (TIA) at the time of rezoning which was reviewed and approved by the City's Transportation Department confirming that the proposed parking rates are acceptable. Subsequently, the applicant has added an additional parking space and also increased the proportion of accessible parking spaces.*

3. Loss of privacy and construction noise.

*To better address overlook and privacy, the previous transparent railings for the Level 2 common amenity space have been converted to a solid parapet/planter wall together with the incorporation of enhanced plantings for screening.*

*Regarding noise, the applicant will need to comply with the City's Noise Regulation Bylaw, and a construction traffic and parking management plan will also be required prior to Building Permit issuance.*

### **Public Correspondence**

During the review and processing of the Development Permit (DP) application, staff received one phone call from a resident asking for further information about the proposal.

### **Staff Comments**

The proposed scheme attached to this report has satisfactorily addressed the urban design issues and other staff comments identified as part of the review of the subject DP 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 “Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)” site-specific zone, except for the variances noted below.

**Zoning Compliance/Variations** (staff comments in ***bold italics***)

The applicant has requested to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Change the number of proposed market rental units provided on the site from 29 to no more than eight.

*Staff support the requested variance as the applicant is proposing to convert a portion of the originally proposed market rental units to affordable rental housing units. This helps to maximize affordability by providing an increased number of LEMR units within the development. There are no changes to the site’s total number of units and overall density. The affordable rental housing units will be secured through a Housing Agreement and Housing Covenant.*

- 2) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.

*The proposed adjustment of Class 1 bicycle parking spaces for this development from 34 to 25, is based on the applicant’s observed operational data from other comparable affordable seniors buildings that they manage where utilization of bicycle and scooter parking storage has remained below 10 per cent of provided capacity, while amenity spaces, such as fitness rooms, are well used. The requested variance is intended to optimize space allocation by reducing the amount of underutilized indoor area, while enhancing amenities (e.g. addition of a fitness amenity room) that serve the needs of senior residents.*

- 3) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.

*Staff support the requested variance as the Zoning Bylaw’s current requirement for oversized bicycle spaces was introduced later and was not in place when the development’s site-specific zone was considered or at the time of DP application submission. The applicant is proposing one of the Class 1 bicycle spaces as an oversized space (rather than two), which has been considered acceptable by Transportation staff.*

**Advisory Design Panel Comments**

The Advisory Design Panel (ADP) was supportive of the application, subject to consideration of the Panel’s comments. A copy of the relevant excerpt from the June 4, 2025, ADP meeting minutes is attached for reference (Attachment 3). The design response from the applicant has been included immediately following the specific ADP comments and is identified in ***bold italics***.

## Analysis

### Conditions of Adjacency

- The bulk of the building massing is oriented toward Railway Avenue. A rear setback of 6.0 m (19.7 ft.) is provided from the east lot line to the one-storey parkade podium, with the main building face above the first storey being set back an additional 12.5 m (41 ft.) (for a total of 18.5 m (60.7 ft.)) to provide as much separation from the existing single-detached properties to the east as possible.
- The east setback area adjacent to the parkade podium will include a combination of landscape elements, including columnar trees (outside of the Statutory Right-of-Way (SRW) area), evergreen hedges, and a 1.8 m (5.9 ft.) high wood fence to provide screening and privacy.
- The shared outdoor amenity space, which is primarily situated on top of the enclosed parkade, includes a raised planter with shrubs and an evergreen hedge along the edge to provide enhanced screening.
- Aside from the primary massing of the building shifted toward Railway Avenue, the upper floor is further inset from the floors below (a range of 1.7 m (5.6 ft.) to 3.0 m (9.8 ft.)) at the north, south and west elevations to allow for appropriate transition and to minimize the visual impact on adjacent developments.
- A 7.55 m (24.8 ft.) building setback is provided to the north adjacent to the existing single-detached property. A row of columnar trees and shrubs are proposed along the lot line to help define the edge.
- A 3.0 m (9.8 ft.) building setback is provided to the south beyond the existing City-owned public walkway that separates the neighbouring townhouse development. Balconies for the end units are strategically oriented on the east and west elevations to minimize potential privacy and overlook concerns for the townhouse development to the south.
- The building's interface with the public realm along Railway Avenue includes ground-oriented dwelling units, front yards, private patios and landscaping.

### Housing and Affordability

- At the time of rezoning, the proposed development included 58 rental units secured for seniors (55 years and older) with 29 units (50 per cent) LEMR and 29 units (50 per cent) being market rental units.
- The applicant has since proposed to increase the number of LEMR units from 29 to 50 (86 per cent) with the remaining eight units being market rental units.
- Staff support the proposed increase in affordable housing on-site. In order to facilitate this increase in affordable housing and bring the affordable housing requirements in line with recent changes to the LEMR program, prior to DP issuance, the applicant is required to modify legal agreements for affordable housing and market rental housing which had been secured at the time of rezoning. The increase in LEMR units will also be reflected in a future report to Council for consideration of the associated Housing Agreement Bylaw.



Urban Design, Site Planning and Parking

- The proposed four-storey apartment building includes street-fronting, ground-oriented units with individual entries that connect to the sidewalk. The main building entrance is clearly identifiable from Railway Avenue, and the enclosed parkade podium is located at the rear of the building, hidden from view.
- All resident parking spaces are located within the enclosed parkade, and the surface visitor parking spaces are located either at the rear of the building or behind hedge screening off the driveway.
- A single driveway access is provided at the north end of the site off Railway Avenue.
- At the time of the rezoning application, the applicant had agreed to provide Transportation Demand Management (TDM) measures based on the then proposed programming. Since that time, and in consideration of the increase in affordable housing being provided on-site and modifications to the proposed building operations, the following TDM measures are proposed to be revised:
  - The previously proposed end-of-trip facilities for rental management staff are no longer required as there will not be full-time on-site management staff for this property. This building will instead be managed by existing staff at Kiwanis Towers.
  - Reducing the number of secured scooter spaces from 22 to 10 and reducing the number of Class 1 bicycle parking spaces from 34 to 25. Per the applicant, their observed operational data show an underutilization of scooter and bicycle parking storage in the buildings they manage. The proposed modification would help optimize space allocation by reducing the amount of underutilized space, while incorporating more well-used amenities, such as a fitness room. A legal agreement is to be registered on Title prior to DP issuance to ensure that the bicycle and scooter facility is not converted to habitable space or for other use.
  - Replacing the existing by-appointment shuttle bus service and transit pass program obligation (communal monthly one-zone passes available to the equivalent of at least 25 per cent of units in perpetuity) with a commitment to assisting all eligible tenants with enrollment in the BC Bus Pass Program (subsidized annual bus passes administered by the Province and available to low-income seniors) and providing reimbursement for the passes for a period of two years. Where less than 35 per cent of units are enrolled in the BC Bus Pass Program, Kiwanis will reimburse residents for monthly one-zone concession transit passes, such that a minimum of 35 per cent of units are either enrolled in the BC Bus Pass Program or offered a monthly transit pass.
- Staff support the above proposed revisions to the TDM program, and which will be secured on Title through a legal agreement prior to DP issuance.
- Class 2 bicycle racks are proposed on the north side of the building in front of the common indoor amenity room.
- The overall areas of the indoor amenity spaces (134.6 m<sup>2</sup> (1,448.8 ft<sup>2</sup>)) and outdoor amenity spaces (451.6 m<sup>2</sup> (4,861 ft<sup>2</sup>)) meet or exceed the requirements in the OCP.
- The common indoor amenity room is located on the ground floor at the north-west corner adjacent to the main building lobby, while the gym/fitness amenity room is located adjacent

to the bicycle storage area. The gym/fitness room was incorporated from the reconfiguration of the bicycle and scooter storage rooms. A legal agreement is to be registered on Title prior to DP issuance to ensure that the gym/fitness facility is not converted to habitable space or for other use.

- Common outdoor amenity space is provided on top of the parkade podium, with access from the second floor. There is also a smaller, more passive, at-grade linear outdoor amenity space area to the east of the parkade.
- Private outdoor space is proposed in the form of patios and yards for the ground-oriented units and balconies for the upper-floor units.
- A 1.0 m (3.3 ft.) wide SRW along the south property line has been secured at the time of rezoning to accommodate widening and improvements to the existing City-owned public walkway.

#### Architectural Form and Character

- The massing of the building is broken up by expressing the building as a series of parts, including the use of horizontal banding, providing horizontal breaks through recessed balconies and colour, and emphasizing the northwest corner of the building to highlight the building's main entrance.
- The building incorporates a flat roof design to help minimize building bulk.
- Darker colour tones are proposed at the building's base to ground the building at the street level, while lighter tones are proposed at the top to lighten the building massing.
- The exterior cladding consists of fibre cement siding in neutral colours, including white, greys and wood tone accents. Painted concrete masonry units are proposed for the parkade walls and frosted glass panels are proposed for the balcony railings.

#### Tree Management, Landscape Design and Open Space Design

- Tree retention and replacement were reviewed at the rezoning stage, and one cedar hedge (Tag #1) and one rhododendron shrub (Tag #2) that are located on City property have been assessed for removal. No compensation is required for the removal of hedges and shrubs. There are no bylaw-sized trees on-site.
- A total of 29 new trees comprising a combination of deciduous and coniferous species are proposed to be planted on-site in addition to various shrubs, groundcovers and grasses.
- The common outdoor amenity areas encourage both passive and active experiences. The primary amenity space proposed on top of the parkade podium at the second level features raised agricultural planters and planting beds, tables and seating, a ping pong table and a bean bag toss set. The at-grade linear amenity area to the east of the parkade includes benches and raised gardening beds.
- A wooden trellis with a metal roof and a shade sail are proposed within the primary amenity space to provide weather protection and shade.
- An on-site automatic irrigation system will be provided for all planted areas.

- To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$508,580.00 is required prior to DP issuance.

#### Crime Prevention Through Environmental Design

- Crime Prevention Through Environmental Design (CPTED) principles have been considered throughout the proposed development.
- The development incorporates clearly defined pedestrian and vehicle access points and edge treatment to guide movement and minimize unauthorized entry.
- The building's main entrance and ground-level units are oriented toward Railway Avenue to provide natural surveillance and "eyes on the street".
- The lobby and indoor amenity room on the ground floor are surrounded by glazed walls to allow for visual access.
- A number of balconies, patios and windows face the primary common outdoor amenity space to enhance passive surveillance. For the at-grade outdoor amenity space, 1.2 m (3.9 ft.) high fences with lockable gates are provided at both ends to discourage unauthorized access. Low shrubs and groundcovers are proposed to maintain clear sightlines, reduce hiding opportunities and maximize visibility.
- The applicant has provided a comprehensive lighting plan, which includes various forms of light fixtures along pathways and within the common amenity areas to provide nighttime visibility and user safety. Lighting would be downward-facing or shielded to reduce light spill onto neighbouring properties.

#### Sustainability

- Consistent with Provincial Energy Step Code and Zero Carbon Step Code requirements, this project is expected to be designed to achieve Step 3 with Emission Level 2, as confirmed by the DP energy modelling report from the applicant's Registered Professional.
- Energy-saving strategies that will be incorporated into the proposed building design include:
  - high-performance building envelope (walls, roof, windows, doors);
  - heat recovery ventilation (minimum 75 per cent efficiency);
  - central air-source heat pumps for space heating and cooling; and
  - electric domestic hot water systems.

#### Accessible Housing

- The proposed development includes 54 Basic Universal Housing (BUH) units (93 per cent of total units) that are designed to be easily renovated to accommodate a future resident using mobility assistive devices, an increase from 34 BUH units during the rezoning phase. These single-storey units are required to incorporate all the accessibility provisions listed in the BUH Features section of the City's Zoning Bylaw and are permitted a density exclusion of 1.86 m<sup>2</sup> (20 ft<sup>2</sup>) per unit.
- All 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; and
- 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 DP Guidelines, staff recommend that the DP be endorsed and issuance by Council be recommended.

The list of DP Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

Respectfully submitted,

Andrew Norton, Manager, Development – West

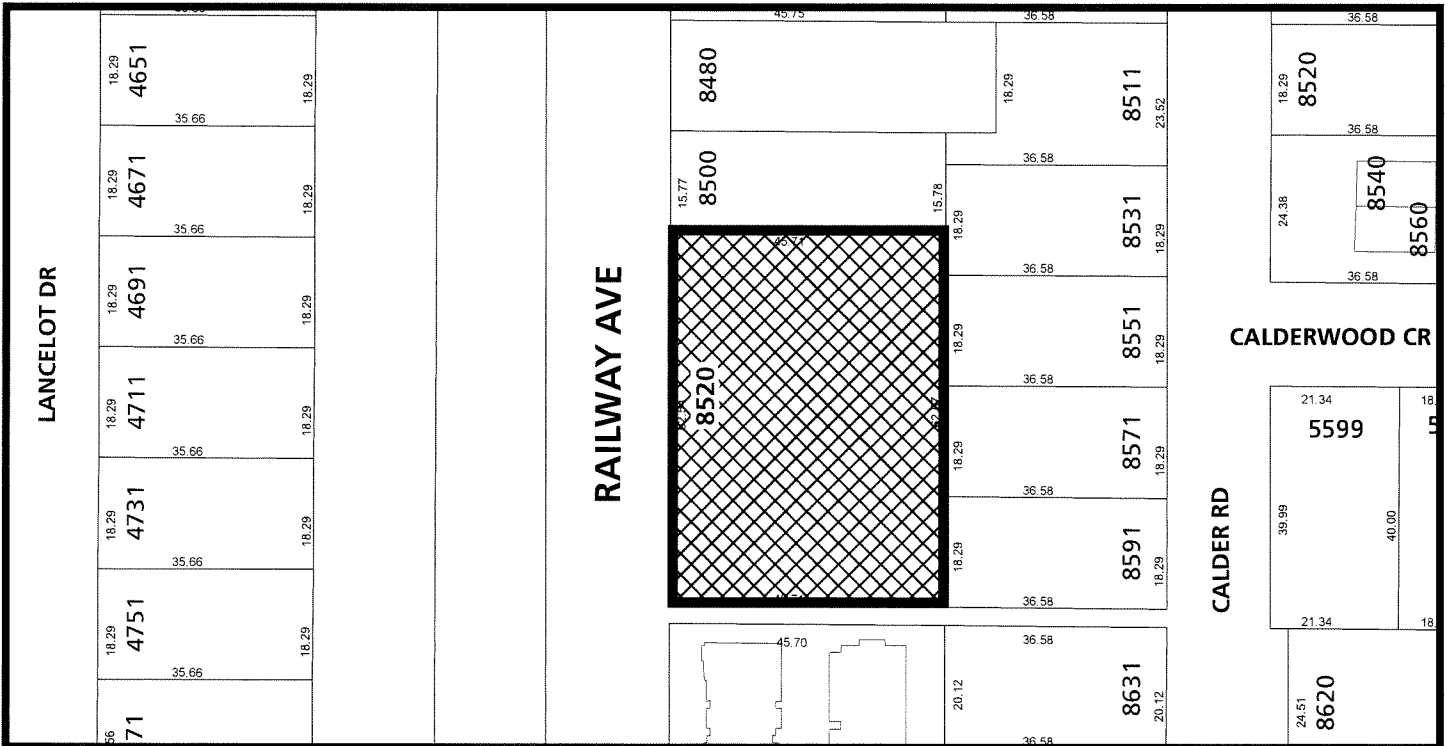
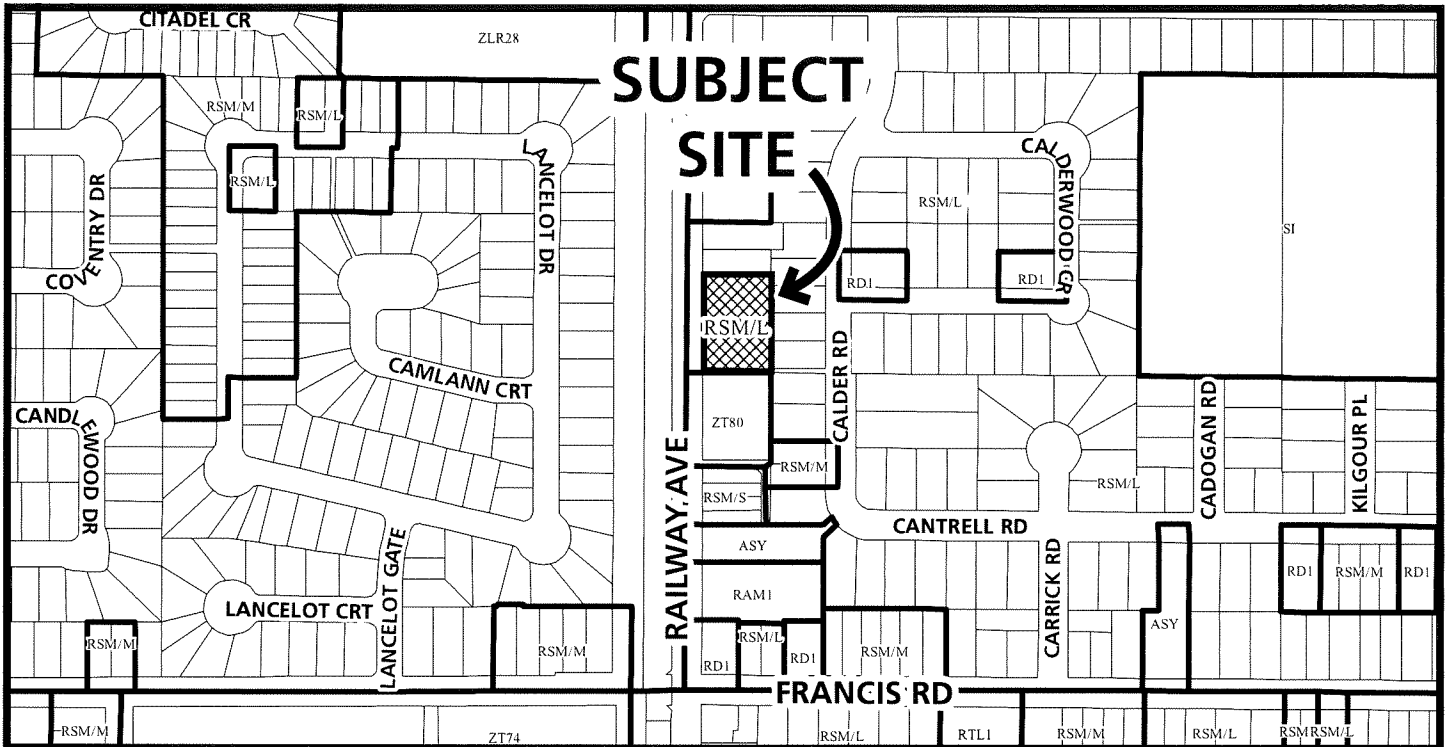
### **Report Contributors**

This report was prepared by Dilys Huang, Planner 3.

- Att.    1: Location and Aerial Maps  
          2: Development Application Data Sheet  
          3: Excerpt from June 4, 2025, Advisory Design Panel Meeting Minutes  
          4: Development Permit Considerations



City of  
Richmond



DP 24-012854

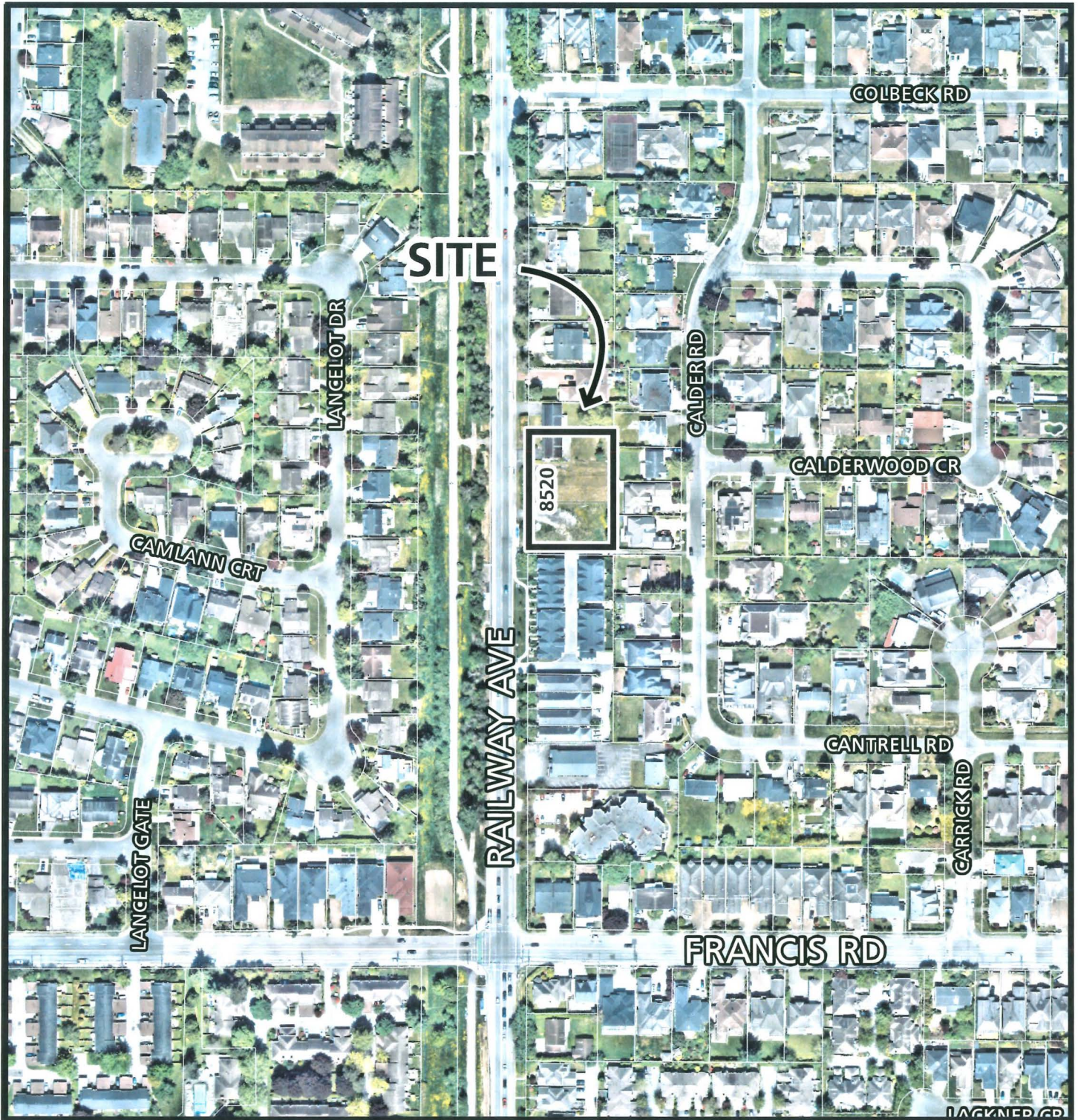
Original Date: 05/16/24  
Revision Date: 06/18/26

Note: Dimensions are in METRES





City of  
Richmond



DP 24-012854

Original Date: 05/16/24  
Revision Date: 06/18/26

Note: Dimensions are in METRES





DP 24-012854

Attachment 2

Address: 8520 Railway Avenue

Applicant: SD Railway Homes Inc.

Owner: SD Railway Homes Inc.

Planning Area(s): Blundell

|                  | Existing                                           | Proposed                                                      |
|------------------|----------------------------------------------------|---------------------------------------------------------------|
| Site Area:       | 2,859.1 m <sup>2</sup> (30,775.1 ft <sup>2</sup> ) | No change                                                     |
| Land Uses:       | Single-detached residential                        | Multi-unit residential                                        |
| OCP Designation: | Arterial Connectors – Tier 1                       | No change                                                     |
| Zoning:          | Small-Scale Multi-Unit Housing (RSM/L)             | Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell) |
| Number of Units: | 1                                                  | 58                                                            |

|                                     | Bylaw Requirement                                       | Proposed                                      | Variance        |
|-------------------------------------|---------------------------------------------------------|-----------------------------------------------|-----------------|
| Floor Area Ratio:                   | 1.28                                                    | 1.28                                          | None Permitted  |
| Number of Affordable Housing Units: | No less than 29 units                                   | 50 units                                      | None            |
| Number of Market Rental Units:      | 29 units                                                | 8 units                                       | <b>Variance</b> |
| Lot Coverage:                       | Max. 60%                                                | 58%                                           | None            |
| Setback – Front Yard:               | Min. 6.0 m (or 4.5 m with proper interface)             | 4.5 m                                         | None            |
| Setback – Side Yard (North):        | Min. 6.0 m (or 3.0 m with proper interface)             | 7.55 m                                        | None            |
| Setback – Side Yard (South):        | Min. 6.0 m (or 3.0 m with proper interface)             | 3.0 m                                         | None            |
| Setback – Rear Yard:                | Min. 6.0 m                                              | 6.0 m                                         | None            |
| Height (m):                         | Max. 15.5 m                                             | 15.5 m                                        | None            |
| Lot Size:                           | Min. 2,500 m <sup>2</sup>                               | 2,859.1 m <sup>2</sup>                        | None            |
| Off-street Parking Spaces:          | With TDMs:<br>Min. 21 (residential)<br>Min. 7 (visitor) | With TDMs:<br>21 (residential)<br>8 (visitor) | None            |
| Total:                              | Min. 28 spaces                                          | 29 spaces                                     | None            |
| Accessible Parking (Part of Total): | 1 space (residential)<br>1 space (visitor)              | 4 spaces (residential)<br>1 space (visitor)   | None            |
| Small Car Parking (Part of Total):  | Max. 14 spaces                                          | 7 spaces                                      | None            |

|                                            | <b>Bylaw Requirement</b>     | <b>Proposed</b>         | <b>Variance</b>        |
|--------------------------------------------|------------------------------|-------------------------|------------------------|
| Tandem Parking (Part of Total):            | Not Permitted                | 0 spaces                | None                   |
| Bicycle Parking – Class 1:                 | With TDMs:<br>Min. 34 spaces | With TDMs:<br>25 spaces | <b><i>Variance</i></b> |
| Oversized Bicycle Parking (Part of Total): | 2 spaces                     | 1 space                 | <b><i>Variance</i></b> |
| Bicycle Parking – Class 2:                 | Min. 12 spaces               | 13 spaces               | None                   |
| Amenity Space – Indoor:                    | Min. 100 m <sup>2</sup>      | 134.61 m <sup>2</sup>   | None                   |
| Amenity Space – Outdoor:                   | Min. 348 m <sup>2</sup>      | 451.58 m <sup>2</sup>   | None                   |

**Annotated Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, June 4, 2025 – 4:00 p.m.  
Remote (Teams) Meeting**

**1. DP 24-012854 - FOUR-STOREY APARTMENT BUILDING CONTAINING 58  
RENTAL UNITS SECURED FOR SENIORS**

ARCHITECT: Kasian Architecture

LANDSCAPE ARCHITECT: Homing Landscape Architecture

PROPERTY LOCATION: 8520, 8540 and 8560 Railway Avenue

**Applicant's Presentation**

Architect Trevor Dickson, Kasian Architecture, and Landscape Architect Eason Li, Homing Landscape Architecture, presented the project answered queries from the Panel.

**Panel Discussion**

*Comments from Panel members were as follows:*

- in general, the applicant has done a good job on the landscaping for the at grade shared outdoor amenity space (e.g., provision of raised wood garden beds) which provides an active and safe space for seniors; however, it is not clear about the amount of space on the landscaped statutory right-of-way (SRW) that runs along the east property line that would be usable by residents; if the landscaped SRW is not usable, the proposed shared outdoor amenity space would be a tight space;

*Landscape response: No permanent structures, trees, or hard surfaces are permitted within the SRW. Therefore, the landscape design proposes a west coast-style garden composed of native, shade-tolerant, and drought-tolerant shrubs and groundcovers. The landscaped SRW is intended to be viewed and enjoyed visually from the adjacent paved walkway rather than used as active amenity space. The design intent is to create a peaceful and quiet landscape setting suitable for passive activities such as gardening, reading, and garden viewing, while minimizing potential noise impacts to the adjacent eastern properties.*

- the proposed shared outdoor amenity space on Level 2 is successful; however, it does not provide weather protection for a potentially well used area; consider providing weather protection for the shared outdoor amenity space to make the space useful during rainy or sunny days;

***Landscape response: A trellis with a metal roof has been proposed at the south end of the Level 2 outdoor amenity space to provide weather protection.***

- the applicant has done a good job in breaking up the massing of the proposed building and is compatible with the scale of the adjacent townhouse development to the south; the proposed design of the building including the proposed colours and materials is residential in character;

***Acknowledged.***

- the large windows on the south façade of the building facing the public walkway are a potential privacy concern for residents; consider moving them up above eye level to make the façade more solid and less transparent in order to address the privacy concern;

***Windows revised.***

- support the design of the main entrance to the building along Railway Avenue; does not appear overwhelming; appreciate the provision of a passenger drop off area near the building entrance;

***Acknowledged.***

- consider enhancing the landscaping around the pad-mounted transformer (PMT) at the rear of the building to address aesthetic and safety concerns as it is located close to the garbage truck turnaround area;

***Landscape response: The PMT has been relocated to the south where improved natural surveillance is available for safety. Please refer to the updated landscape plan. A gravel surface is proposed on the west side of the PMT to provide maintenance access, and evergreen hedges are proposed on the remaining three sides to screen the PMT and improve aesthetics.***

- the pedestrian entrance near the garage door at the back of the building appears tight; ensure adequate manoeuvring space for residents in wheelchair or using a walker to get into the door;

***Entrance revised to provide more maneuvering space.***

- in general, the project is well done;

***Acknowledged.***

- the proposed interface with the single-family dwellings to the east is well executed; there is appropriate setback to the proposed development;

***Acknowledged.***



- consider reducing the number of indoor bicycle parking spaces to free up some space to provide a bicycle repair room and e-bike charging station;

*Acknowledged.*

- consider installing a parcel room in the lobby area to accommodate parcel deliveries for residents;

*Parcel boxes can be accommodated in the lobby next to the mail boxes.*

- for proposed units that are not accessible units, ensure adequate width for the entry doors to accommodate people in wheelchairs;

*All unit entry doors are 3' wide.*

- review the layout of the garbage truck access/turnaround as it appears tight and is in close proximity to the PMT; investigate opportunities for relocating the PMT or improving the landscaping around the PMT to enhance safety in the area;

*Vehicle Tracking study showing the turning radius provided in the Waste Management plan and site plan.*

*Landscape response: The PMT has been relocated to the south where improved natural surveillance is available for safety. Please refer to the updated landscape plan.*

- consider installing an additional elevator in the building or provide an appropriate mechanism as a back up plan in the event that the main elevator is not functioning or is being repaired considering that the proposed four-storey building is intended for seniors;

*Second elevator added.*

- consider installing e-scooter charging outlets in the scooter storage room and at an appropriate location in each residential unit;

*Electrical outlets to be provided in scooter storage room as well as residential units for the purpose of scooter charging.*

- the project's proposed accessibility strategy is well-thought out;

*Acknowledged.*

- the proposed Basic Universal Housing (BUH) units are consistent with the BC Building Code guidelines; appreciate the project's accessibility features such as the provision of an indoor scooter parking area, provision of armrest for the seating in the shared outdoor amenity area, and provision of space for wheelchairs incorporated into the seating area;

*Acknowledged.*

- consider providing an accessible parking stall in the outdoor visitor parking area; could be located on the north side of the walkway on the new driveway to provide additional space for loading/unloading;

*Visitor parking 3 converted to accessible van stall.*

- consider reducing the number of bicycle racks near the passenger drop off area near the building's main entrance to free up space for the installation a bench that could be used by people waiting at the drop off area;

***Landscape response: the quantity of bicycle racks remains the same and a bench is added at the drop off area.***

- consider installing additional accessible parking stalls in the indoor parking garage for the senior residents;

***One additional accessible van stall proposed in the indoor parking garage.***

- ensure that the raised wood garden beds on the at grade common outdoor amenity space are wheelchair-accessible, i.e. there is provision for wheelchair clearance beneath the raised garden beds;

***Landscape response: the garden bed detail is updated to be wheelchair-accessible, please see the updated detail 1 on sheet L3.3.***

- consider providing lighting for the seating area on the shared outdoor amenity space on Level 2; the proposed outdoor string lights over the bean bag toss sets and ping-pong table could be redistributed to cover the seating area;

***Landscape response: The string lights have been extended south to provide lighting coverage for the seating area. Please refer to the updated landscape lighting plan L1.8.***

- support the Panel comment to provide weather protection for the shared outdoor amenity space on Level 2;

***Landscape response: Noted. See above. A trellis with a metal roof has been proposed at the south end of the Level 2 outdoor amenity space to provide weather protection.***

- ensure that there is adequate soil volume for the trees proposed to be planted on the shared outdoor amenity space on Level 2;

***Landscape response: The trees originally proposed for the Level 2 outdoor amenity space have been replaced with large shrubs. This change was made to avoid potential root intrusion risks to rooftop waterproofing and mechanical systems per client's request, based on the client's previous experience with similar rooftop conditions.***

***To address the privacy concerns of the neighbouring properties, a row of evergreen Choisya ternata is proposed along the east edge of the raised planter. Compared with other evergreen hedge species, Choisya ternata provides greater seasonal interest with its dense, glossy evergreen foliage and clusters of fragrant, star-shaped white flowers.***

- the project is well-considered and well-presented;

***Acknowledged.***

- support Panel comments regarding the narrow space for the shared outdoor amenity area on ground level; investigate opportunities to utilize the landscaped SRW along the east property line for an on-site stormwater management system that allows water runoff to be directed to the City's drainage infrastructure;

*Landscape response: An on-site stormwater management system would require installation of stormwater pipes and drains within the SRW, which is typically not permitted. In addition, the landscaped SRW is designed as a sloped planting area based on the civil grading design. Incorporating a stormwater management system would require significant grade modifications within the SRW, which are also generally not permitted. Therefore, the landscaped SRW is proposed to remain as a planted slope as shown on the landscape plans.*

- the applicant needs to confirm if the proposed 8-foot high evergreen hedges are allowed along the SRW along the east property line;

*Landscape response: evergreen hedges are typically permitted in the SRW.*

- the proposed green buffer along the north edge of the subject site looks sparse; consider increasing the number of trees to be planted along this edge but ensuring that additional trees to be planted will not impact the solar exposure to the adjacent properties to the north; and

*Landscape response: The trees proposed along the north edge are columnar-form trees and are not expected to significantly impact solar exposure to the adjacent northern properties. To enhance the green buffer, four additional trees have been added by reducing tree spacing from 4.5 m to 3.0 m.*

- overall, the project is successful.

*Acknowledged.*

*Panel member Alan Tse submitted the following written comments and were read into the record by the Chair:*

- overall, the proposal has presented a handsome frontage along Railway Avenue that while markedly different from adjacent context, retains enough rhythm and articulation along the west frontage to generally mitigate the overall size of the building; however, issues of scale, character, and overlook to the existing single-detached residences to the east have not yet been successfully accomplished;

*East and South facades revised. Screened openings applied to the wall to reduce mass and develop articulation.*

- the floor-to-floor heights of the proposal are generous at Level 1, particularly in the parking garage; suggest looking at options to reduce the height in the parking garage to reduce the building mass in proximity to the adjacent dwellings; if it is possible to lower the floor slab to as low as feasible before hitting geotechnical issues, that may further help to reduce scale; ramping at the roof landscape and the Level 2 corridor at Gridline E1 could help to maintain accessibility;

***Adjustments will be made to optimize ceiling height with the blend of good livability for residents and reduction of overall height to prevent overlook concerns. The Level 2 outdoor amenity terrace has been lowered by 1'-0" - REV01.***

- parking drive aisle width is shown wider than zoning minimum; if this was reduced, could there be greater setback at the eastern property line?

***Although an opportunity may exist it would reduce amenity space on the second floor. Additionally, the drive aisle width provides convenience for residential parking.***

- the raised 42-inch high planter areas at the eastern edge of the roof terrace serve to exacerbate the height as it relates to the dwellings to the east; there appears to be significant structural height within the parkade and inseting the plantings would help to use that space productively while reducing height impacts; a lighter guardrail could be implemented to maintain safety at the roof terrace;

***The Level 2 outdoor amenity terrace has been lowered by 1'-0" to mitigate the condition. The continuity of guardrail materiality is an integral component of the facade architectural expression. Additionally, recessing the planters at Level 2 would significantly reduce the effective useable area of the amenity space. - REV01.***

- the lower level outdoor space along the east side of the property is not well integrated into the other outdoor amenity spaces and is unlikely to be well used and may become a CPTED concern; opportunities to integrate amenity areas into places that are more easily supervised and connected to attractive activities should be considered; urban agriculture beds may be heavily shaded and may not be conducive to growing fruits and vegetables;

***Landscape: Based on the current building and site layout, no alternative outdoor areas are available that would provide improved integration for the amenity space. CPTED principles have been incorporated into the landscape design to enhance safety and usability, including:***

- ***Natural access control: 1.2 m high fences with lockable gates are provided at the north and south ends of the outdoor amenity space to discourage unauthorized access.***
- ***Natural surveillance: Low shrubs and groundcovers are proposed along the paved walkway to maintain clear sightlines, reduce hiding opportunities, and maximize visibility.***
- ***Lighting: Bollard lighting and wall-mounted downlights are proposed to***

***improve nighttime visibility and user safety.***

***The raised wood garden beds are intended not only for food production but also for general gardening use. Shade-tolerant plant species may be planted to suit the site's shaded conditions.***

- the choice of painted concrete masonry unit (CMU) is far too utilitarian along the east and south facades, particularly as they are shown with little to no articulation or texture to mitigate the mass and present an unfriendly face to the neighbours; CMU would also make the residual outdoor amenity space shown along the eastern property edge also less inviting; including openings into the parking garage could help to develop further articulation and a reduction of mass, while improving airflow; if CMU is required for cost reasons, suggestion for a textured block with through-colour would be preferable; the need to use a trellis system to hide the CMU is a bit too much of a compensatory measure and if the plantings fail to thrive, the result would be unfortunate;

***East and South facades revised. Openings applied to the wall to reduce mass and develop articulation.***

- the choice of arctic white siding at the top floor tends to highlight this floor, resulting in a greater sense of overall height; to mitigate the impact of the building height, suggestion would be to use a darker colour at the top floor to make it more recessive;

***Arctic white revised to grey.***

- the positions of the entry door swings prevent connection between the residential units at grade and their associated patios;

***Door swings revised.***

- the south facade presents a long frontage along the pedestrian path; further articulation by pushing back the parking bays to create greater articulation may help and improve the articulation of the four-storey massing separate from the parking garage;

***We can't push the wall back without losing parking stalls. Instead, we can provide a similar detail as the east wall with openings to enhance visual interest.***

- the indoor amenity space appears to be co-located with lobby circulation; while this may help to provide seating in a readily accessible location, consideration should also be given for the ability to isolate the area from general circulation (i.e. for a meeting or private event) and this may reduce the functionality of this space, particularly for residents in smaller units who may wish to entertain others or simply be loud (perhaps mahjong or karaoke); further clarification of the features the amenity space would have is encouraged, including potential for food preparation/catering; and

***Indoor amenity has been revised to be a fully enclosed and more private space that can be separated from general circulation. This allows the room to better accommodate meetings, private gatherings, and higher-noise activities without***



*impacting the lobby.*

*In addition, a second indoor amenity space—a dedicated fitness room—is now proposed to further enhance resident amenities and support a broader range of activities for building occupants.*

- provisions for parcel delivery and secure storage should be clarified.

*Parcel boxes can be accommodated in the lobby next to the mail boxes.*

### **Comments from the Applicant**

In reply to comments from the Panel, Cindy Chan, Richmond Kiwanis Senior Citizens Housing Society, provided information regarding their organization's experience in operating rental housing for seniors and the actual accessibility needs of senior residents that inform the proposed design of the subject development.

### **Panel Decision**

It was moved and seconded

*That DP 24-012854 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Advisory Design Panel.*

**CARRIED**



**Address:** 8520 Railway Avenue

**File No.:** DP 24-012854

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. **(Zoning Amendment)** Final adoption of Zoning Amendment Bylaw 10480.
2. **(Parking Reduction Strategy (Replacement))** Notwithstanding the provisions of rezoning consideration #5, replacement of any legal agreement secured thereunder (if any) and registration of legal agreement on title securing the developer's offer to voluntarily contribute, at the owner's cost, towards various transportation-related improvements and secure parking for various uses in compliance with Zoning Bylaw requirements and transportation demand management (TDM) parking reductions, to the satisfaction of the Director, Transportation, including, but not limited to, the following:
  - a) Assignment of all residential parking spaces, excluding the visitor parking spaces, is managed by the owner/operator, and will be assigned only to tenants, and on a first come/first serve basis. If all residential parking spaces are assigned and no free spaces available, any subsequent rental applicants will be advised and any rental agreements for those units will clearly state that the rental agreement does not include parking.
  - b) Transit Pass Program: execution and completion of a transit pass program, including the following method of administration and terms:
    - i. assist all eligible tenants with enrollment in the BC Bus Pass program and provide reimbursement for the yearly passes for a period of two years from issuance of the first bus pass to a resident;
    - ii. where less than 35% of units are enrolled through the BC Bus Pass program, the owner will reimburse residents for one-zone concession transit passes per month such that a minimum of 35% of units are either enrolled in the BC Bus Pass program or offered a monthly transit pass for a period of two years from issuance of the first bus pass to a resident;
    - iii. should the BC Bus Pass Program be materially amended, discontinued, or no longer made available by the Province, the owner must provide eligible residents with one-zone monthly concession transit passes for the equivalent duration until the two-year commitment has been fulfilled;
    - iv. the transit pass system will be managed by the property manager;
    - v. the owner is to provide documentation to the City regarding the subscription of the transit passes, if requested by the City; and
    - vi. the availability and method of accessing the BC Bus Pass Program and one-zone transit passes is to be clearly explained in the tenancy agreements and any rental materials.
  - c) Enhanced Bicycle Facilities: the developer/owner shall, at its sole cost, design, install, and maintain on the lot, to the satisfaction of the City as determined via the Development Permit\*:
    - i. e-bike and e-scooter storage, including provision of at least 10 secure e-scooter spaces;
    - ii. a shared bicycle maintenance and repair facility for all residents, including bicycle repair stand (with tools), air pumps, and faucet, hose and drain for bicycle washing;
    - iii. "no development" shall be permitted, restricting Development Permit\* issuance for any building on the lot, until the developer provides for the required enhanced bicycle facilities;
    - iv. no Building Permit\* shall be issued for a building on the lot, in whole or in part, until the developer provides for the required enhanced bicycle facilities and a letter of confirmation is submitted by the architect assuring that the facilities satisfy all applicable City's requirements; and

Initial: \_\_\_\_\_

- v. “no occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building on the lot, in whole or in part, until the required enhanced bicycle facilities are completed and have received final Building Permit inspection granting occupancy.
  - d) Welcome package: the developer/owner shall, at its sole cost, provide a welcome package to all new residents with information on nearby amenities and estimated walking times to popular destinations.
3. **(Low-End Market Rental Housing (Replacement))** Notwithstanding the provisions of rezoning consideration #7, replacement of any legal agreements secured thereunder (if any) based upon the following replacement considerations: The City’s acceptance of the developer’s offer to voluntarily contribute affordable housing, in the form of Low-End Market Rental (LEMR) units, constructed to a turnkey level of finish, at the sole cost of the developer, the terms of which shall include, but not limited to, the registration of the City’s standard Housing Agreement and Covenant on title to secure the affordable housing units. The form of the Housing Agreement and Covenant shall be agreed to by the developer and the City prior to final adoption of the rezoning application, after which only the Housing Covenant may be amended or replaced and any such change will only be permitted for the purpose of accurately reflecting the specifics of the Development Permit\* approval requirements, as determined to the satisfaction of the Director, Development and Director, Housing Office. The terms of the Housing Agreement and Covenant shall indicate that they apply in perpetuity and provide for, but not limited to, the following requirements:
- a) The required minimum floor area of the affordable (LEMR) housing shall be equal to a combined habitable floor area of at least 2,479 m<sup>2</sup> (26,684 ft<sup>2</sup>), excluding standard floor area ratio (FAR) exemptions, for the provision of 50 affordable housing units.
  - b) All affordable housing and market rental units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director, Development).
  - c) The affordable housing units shall be restricted to seniors only (55 years old and over), but may also permit occupancy together with an eligible tenant by those under 55 years old who meet the following criteria:
    - i. a live-in caregiver who is providing continuing assistance or direction to an eligible tenant because of the eligible tenant’s disability, illness or frailty;
    - ii. a child, if one of the child’s caregivers is an eligible tenant;
    - iii. a person who is 19 years of age or older, if the person resides with an eligible tenant who was one of the person’s caregivers before the person reached the age of 19 years; and
    - iv. the spouse of an eligible tenant.
  - d) The developer shall, as generally indicated in the table below:
    - i. ensure that the types, sizes, rental rates, and occupant income restrictions for the affordable housing units are in accordance with the City’s Affordable Housing Strategy and guidelines for Low End Market Rental (LEMR) housing, unless otherwise agreed to by the Director, Development and Director, Housing Office; and
    - ii. achieve the proposed unit mix and a minimum 92% of units with Basic Universal Housing (BUH) features or as otherwise determined to the satisfaction of the Director, Housing Office through an approved Development Permit\*.

| Unit Type <sup>(1)</sup> | Number of Units <sup>(1)</sup> | Min. Unit Area                           | Max. Monthly Unit Rent <sup>(2)(3)</sup> | Total Max. Household Income <sup>(2)(3)</sup> |
|--------------------------|--------------------------------|------------------------------------------|------------------------------------------|-----------------------------------------------|
| Studio                   | 16                             | 37 m <sup>2</sup> (400 ft <sup>2</sup> ) | \$1,392/month                            | \$55,680 or less                              |
| 1-Bedroom                | 34                             | 50 m <sup>2</sup> (535 ft <sup>2</sup> ) | \$1,508/month                            | \$60,320 or less                              |
| <b>Total</b>             | <b>50</b>                      | <b>Varies</b>                            | <b>Varies</b>                            | <b>Varies</b>                                 |

- (1) Unit mix in the above table may be adjusted through the Development Permit\* process provided that at least 50 LEMR units having a combined habitable floor area of at least 2,479 m<sup>2</sup> (26,684 ft<sup>2</sup>) are provided.
- (2) Maximum rent rates applicable at the time of any new affordable housing unit tenancy are set at 10% below the most current CMHC average market rent for the City of Richmond specific to the unit type. The above-listed rents are calculated using the October 2025 CMHC average rent data and are for reference only. Following affordable housing unit tenancy, annual rent adjustments for existing tenants are limited to the maximum rent increase permitted under the Residential Tenancy Act.
- (3) The gross (before-tax) income of a household is used to define eligibility for an affordable housing unit. Income thresholds are set at the point at which annual maximum rents, defined using the CMHC average market rents described above, equal 30% of the gross household income. The above-listed household incomes are calculated using the October 2025 CMHC average rent data and are for reference only.

- e) Single ownership is required for the affordable housing and market rental units (single ownership for all affordable housing and market rental units). The affordable housing unit locations are to be determined to the satisfaction of the Director, Development and Director, Housing Office through an approved Development Permit\*. Dispersed or clustered unit configurations may be considered; however, dispersed units are generally encouraged unless a non-profit operator (that requires a clustered unit arrangement) is involved with the development.
  - f) Occupants of the affordable housing units shall, to the satisfaction of the City (as determined prior to Development Permit\* approval), enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces provided for residents of the building as per OCP and approved Development Permit\*, at no additional charge to the affordable housing tenants (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use of any amenities).
  - g) On-site vehicle parking and related electric vehicle (EV) charging infrastructure shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw and approved Development Permit\*. In accordance with Council Policy 5475, LEMR tenants can be charged a fixed fee of \$75.00 per month for vehicle parking spaces (except for accessible stalls) allocated to LEMR tenants.
  - h) Class 1 bicycle and scooter storage and related electric vehicle (EV) charging infrastructure, shall be provided for the use of affordable housing occupants as per the OCP, Zoning Bylaw and approved Development Permit\* at no additional charge to the affordable housing tenants unless otherwise stipulated in the City standard LEMR Housing Agreement, or unless permitted by Council Policy.
  - i) The affordable housing units, related use (e.g. parking, hallways, amenities, lobbies) and associated landscaped areas shall be completed to a turnkey level of finish, at the sole cost of the developer, to the satisfaction of the Director, Housing Office.
  - j) "No development" shall be permitted, restricting Development Permit\* issuance for any building in whole or in part, until the developer, to the City's satisfaction:
    - i. designs the lot to provide for the affordable housing units and ancillary spaces and uses;
    - ii. if applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the affordable housing units and ancillary spaces and uses as per the approved Development Permit\*; and
    - iii. as required, registers additional legal agreements on title to the lots to facilitate the detailed design, construction, operation, and/or management of the affordable housing units and/or ancillary spaces and uses (e.g., parking) as determined by the City via the Development Permit\* review and approval processes.
  - k) No Building Permit\* shall be issued for any building, in whole or in part, until the developer provides for the required affordable housing units and ancillary spaces and uses to the satisfaction of the City.
  - l) "No occupancy" shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required affordable housing units and ancillary spaces and uses are completed to the satisfaction of the City and have received final Building Permit inspection granting occupancy.
4. **(Market Rental Housing (Replacement))** Notwithstanding the provisions of rezoning consideration #8, replacement of any legal agreements secured thereunder (if any) and registration of the City's standard Market Rental Covenant to secure the provision of market rental housing, to the satisfaction of the City. The terms shall indicate that they apply in perpetuity and provide for, but will not be limited to, the following requirements:
- a) All affordable housing and market rental housing units shall be maintained under single ownership (within one air space parcel or one strata lot or legal agreement to the satisfaction of the Director, Development).
  - b) The market rental housing units shall be restricted to seniors only (55 years old and over), but may also permit occupancy together with an eligible tenant by those under 55 years old who meet the following criteria:
    - i. a live-in caregiver who is providing continuing assistance or direction to an eligible tenant because of the eligible tenant's disability, illness or frailty;
    - ii. a child, if one of the child's caregivers is an eligible tenant;
    - iii. a person who is 19 years of age or older, if the person resides with an eligible tenant who was one of the person's caregivers before the person reached the age of 19 years; and

- iv. the spouse of an eligible tenant.
- c) Occupants of the units subject to the market rental agreement shall enjoy full and unlimited access to and use of the following at no additional charge (i.e. no monthly rents or other fees shall apply for the casual, shared, or exclusive use):
  - i. all indoor and outdoor amenity spaces provided for residents of the building as per OCP and approved Development Permit\*;
  - ii. all Class 1 bicycle and scooter storage provided for the use of market rental housing occupants as per the OCP, Zoning Bylaw, and approved Development Permit\*; and
  - iii. the terms of the market rental agreement shall indicate that they apply in perpetuity, that no more than prevailing market rent will be charged, and provide for the following or as otherwise determined to the satisfaction of the Director, Development through an approved Development Permit\*.

| Unit Type    | Number of Units <sup>(1)</sup> | % of Units <sup>(1)</sup> |
|--------------|--------------------------------|---------------------------|
| 2-Bedroom    | 8                              | 100%                      |
| <b>Total</b> | <b>8</b>                       | <b>100%</b>               |

(1) Unit mix in the above table may be adjusted through the Development Permit\* process.

- d) “No development” shall be permitted, restricting Development Permit\* issuance for a building, in whole or in part, until the developer:
    - i. designs the lot to provide for the market rental housing units and ancillary spaces; and
    - ii. if applicable, amends or replaces the Housing Covenant to accurately reflect the specifics of the market rental housing units and ancillary spaces as per the approved Development Permit\*.
  - e) No Building Permit\* shall be issued for a building, in whole or in part, until the developer provides for the required market rental housing units and ancillary spaces.
  - f) “No occupancy” shall be permitted, restricting final Building Permit inspection granting occupancy for any building, in whole or in part, until the required market rental housing units and ancillary spaces are completed and have received final Building Permit inspection granting occupancy.
5. **(Bicycle and Scooter Parking)** Registration of a legal agreement on title ensuring that:
- a) Conversion of any of the bicycle and scooter parking storage rooms and bicycle maintenance facilities into habitable space or general storage is prohibited.
  - b) All of the bicycle and scooter parking storage rooms must be available for shared common use and for the sole purpose of bicycle and scooter storage.
6. **(Indoor Amenity – Gym/Fitness Room)** Registration of a legal agreement on title ensuring that:
- a) Conversion of the proposed gym/fitness room as part of the indoor amenity space into habitable space or general storage is prohibited.
  - b) The gym/fitness room must be available for shared common use and for the sole purpose of gym/fitness room usage.
7. **(Landscaping Security)** Receipt of a Letter of Credit, or other form of security acceptable to the City, for landscaping in the amount of \$508,580.00 (100 per cent of the cost estimate provided by the Registered Landscape Architect, including all materials, installation, and a 10% contingency). To accompany the landscaping security, a legal agreement that sets the terms for use and release of the security must be entered into between the applicant and the City.
8. **(Fees – Notices)** Payment of all fees in full for the cost associated with the Development Permit Panel Meeting Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

- 1. **(Construction Parking and Traffic Management Plan)** 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.

2. **(Accessibility)** Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. **(Energy Step Code)** Submission of required documents as part of the Building Permit application process, including energy reports and modelling, to assure that the project substantially complies with the City's Energy Step Code requirements.
4. **(Development Cost Charges)** Payment of all applicable Development Cost Charges.
5. **(Construction Hoarding)** If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director, Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director, Development. All agreements to be registered in the Land Title Office shall, unless the Director, Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director, Development. All agreements shall be in a form and content satisfactory to the Director, Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director, Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a Phased Strata Subdivision Application is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an Air Space Parcel Subdivision Application is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contains prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed copy on file)

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Signed

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Date



**No. DP 24-012854**

To the Holder: SD Railway Homes Inc.

Property Address: 8520 Railway Avenue

Address: 213 - 2688 Shell Road, Richmond, BC, V6X 4E1

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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. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) Change the number of proposed market rental units provided on the site from 29 to no more than eight.
  - b) Reduce the Class 1 on-site bicycle parking space rate for apartment housing units from 0.58 per dwelling unit to 0.43.
  - c) Reduce the number of oversized spaces from five per cent of all required Class 1 bicycle spaces to four per cent for apartment housing use.
4. 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 #31 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$508,580.00 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.
7. 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 24-012854**

To the Holder: SD Railway Homes Inc.

Property Address: 8520 Railway Avenue

Address: #213 - 2688 Shell Road, Richmond, BC, V6X 4E1

---

8. 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.

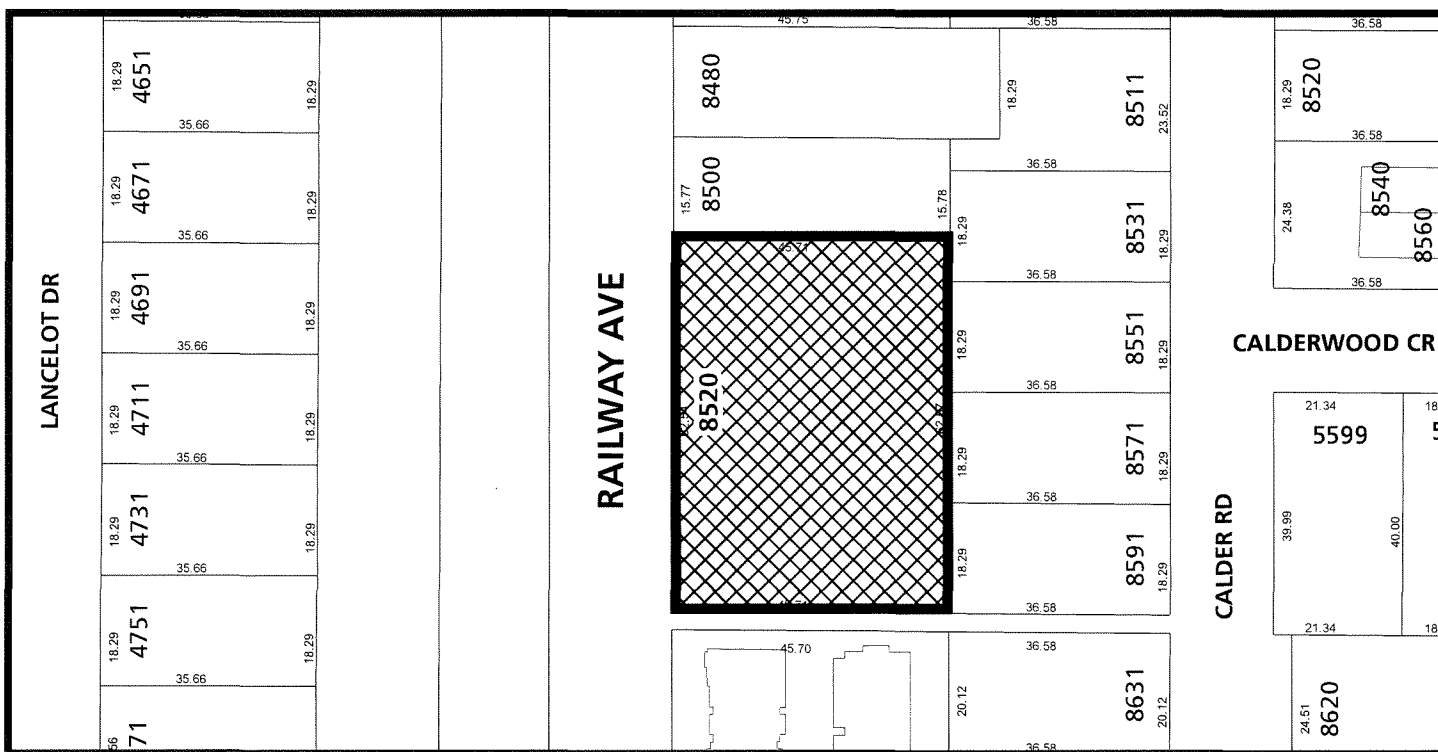
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR



DP 24-012854  
SCHEDULE "A"

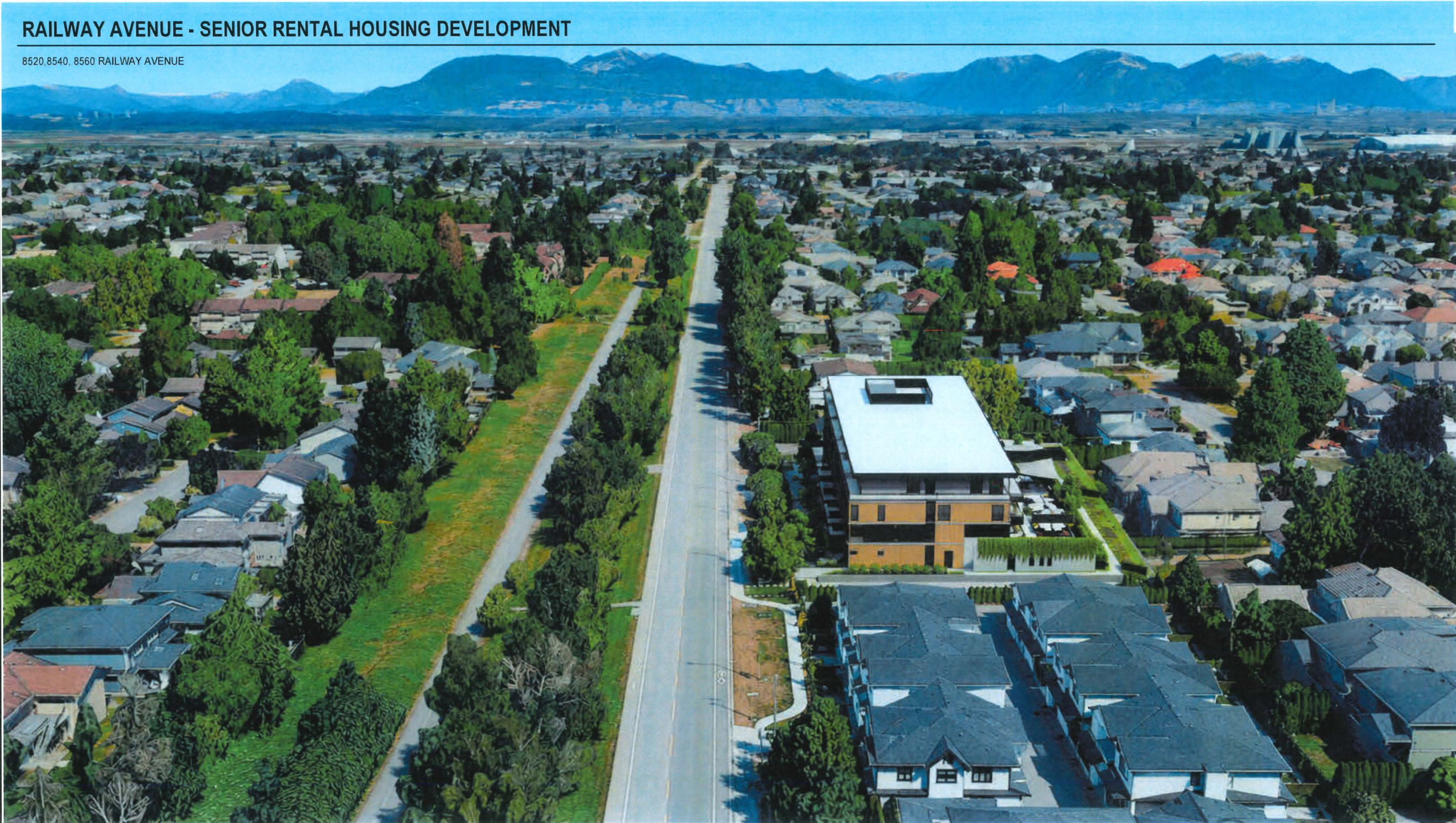
Original Date: 05/16/24  
Revision Date: 06/18/26

Note: Dimensions are in METRES



RAILWAY AVENUE - SENIOR RENTAL HOUSING DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE



Kasian Architecture  
Interior Design  
and Planning Ltd

1500 West Georgia Street Suite 1605  
Vancouver, BC Canada V6G 2Z6  
T 604 683 4145 F 604 683 2827  
www.kasian.com

DP 24-012854  
July 8, 2026  
Plan #1

|            |            |                           |
|------------|------------|---------------------------|
| 17         | 2026-06-24 | RE-ISSUE FOR DP           |
| 16         | 2026-06-12 | DP REVISION               |
| 15         | 2026-05-08 | RE-ISSUED FOR DP          |
| 14         | 2026-04-01 | RE-ISSUED FOR DP          |
| 13         | 2026-01-05 | RESPONSE TO ADP COMMENTS  |
| 12         | 2025-05-09 | ISSUED FOR ADP            |
| 11         | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10         | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9          | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8          | 2024-03-28 | ISSUED FOR DP SUBMISSION  |
| 7          | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6          | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5          | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4          | 2022-08-21 | ISSUED FOR REZONING R001  |
| 3          | 2021-05-21 | ISSUED FOR REZONING       |
| 2          | 2021-04-30 | PRE-APP REVIEW            |
| 1          | 2020-11-16 | CAR PRELIM REVIEW         |
| REV        | YYYY-MM-DD | REVISION / DRAWING ISSUE  |
| CONSULTANT |            | REVIEW                    |

PERMIT STAMP

SEAL



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PROJECT  
SENIORS RENTAL HOUSING DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
COVER PAGE

DRAWING ISSUE  
RE-ISSUE FOR DP

|            |           |            |          |    |
|------------|-----------|------------|----------|----|
| PROJECT NO | PLOT DATE | 2026-07-08 | DRAWN    | ML |
| 723023     | SCALE     |            | REVIEWED | DD |
| DRAWING NO | A-0.01    |            | REVISION | 17 |

ARCHITECTURE CONSULTANT

Kasian Architecture Interior Design & Planning Ltd  
20161 86 Avenue, Unit A-100,  
Langley, BC, Canada | V2Y 2C1  
Contact: Daniel Dirscherl  
Email: daniel.dirscherl@kasian.com  
Phone: 604.631.4562

CIVIL CONSULTANT

Webster Engineering Ltd.  
#212-828 Harbourside Drive  
North Vancouver V7P 3R9  
Office: 604-983-0458  
Cell: 778-968-5947  
Contact: John Tynan, P.Eng. (Principal)  
Email: jtynan@webstereng.ca

LANDSCAPE CONSULTANT

Homing Landscape Architecture Corp. & Homing Landscape Architecture  
Cell: 778-323-3536  
Contact: Zhipin (Eason) Li Landscape Architect, BCSLA, CSLA  
Email: hominglandscape@gmail.com



SENIOR RENTAL HOUSING DEVELOPMENT

Legal Description:

Lots 80 and 81 Section 24 Block 4 North Range 7 West NWD Plan 42192  
And Lot 208 Section 24 Block 4 North Range 7 West NWD Plan 47259

Civic Address:

8520, 8540, 8560 Railway Avenue, Richmond BC

Legal Address:

PID: 003-631-443 (LOT 208)  
PID: 001-489-691 (LOT 80)  
PID: 001-489-712 (LOT 81)

ZONING USE:

Low Rise Rental Apartment (ZLR47) – Railway Avenue (Blundell)

GROSS SITE AREA: 2 859.1 m<sup>2</sup>

NET SITE AREA: 2 859.1 m<sup>2</sup>

GROSS FLOOR AREA (GFA) 4688.30 m<sup>2</sup>

FAR AREA (w/o amenity) 3516.26 m<sup>2</sup>

LOT COVERAGE AREA - 1651.04 m<sup>2</sup>

LOT COVERAGE - 57.74 %

BUILDING HEIGHT

Permitted - 15.50 m  
Proposed - 15.50 m

RESIDENTIAL UNIT MIX

| LOW END MARKET RENTAL (LEMR) UNIT SUMMARY |      |      |       |
|-------------------------------------------|------|------|-------|
| Unit                                      | Type | Area | Count |

|         |                    |                       |   |
|---------|--------------------|-----------------------|---|
| LEVEL 1 |                    |                       |   |
| UNIT C  | 1 BEDROOM (B.U.H.) | 303.25 m <sup>2</sup> | 6 |
| UNIT C1 | 1 BEDROOM (B.U.H.) | 49.80 m <sup>2</sup>  | 1 |
|         |                    | 353.05 m <sup>2</sup> | 7 |

|         |                    |                       |    |
|---------|--------------------|-----------------------|----|
| LEVEL 2 |                    |                       |    |
| UNIT A  | STUDIO (B.U.H.)    | 186.17 m <sup>2</sup> | 4  |
| UNIT A1 | STUDIO (B.U.H.)    | 47.19 m <sup>2</sup>  | 1  |
| UNIT A2 | STUDIO (B.U.H.)    | 45.29 m <sup>2</sup>  | 1  |
| UNIT A3 | STUDIO (B.U.H.)    | 46.66 m <sup>2</sup>  | 1  |
| UNIT B  | 1 BEDROOM          | 43.93 m <sup>2</sup>  | 1  |
| UNIT C2 | 1 BEDROOM (B.U.H.) | 312.37 m <sup>2</sup> | 6  |
| UNIT C3 | 1 BEDROOM (B.U.H.) | 51.22 m <sup>2</sup>  | 1  |
| UNIT C4 | 1 BEDROOM (B.U.H.) | 52.06 m <sup>2</sup>  | 1  |
|         |                    | 764.89 m <sup>2</sup> | 16 |

|         |                    |                       |    |
|---------|--------------------|-----------------------|----|
| LEVEL 3 |                    |                       |    |
| UNIT A  | STUDIO (B.U.H.)    | 186.17 m <sup>2</sup> | 4  |
| UNIT A4 | STUDIO (B.U.H.)    | 46.64 m <sup>2</sup>  | 1  |
| UNIT B  | 1 BEDROOM          | 43.93 m <sup>2</sup>  | 1  |
| UNIT B1 | 1 BEDROOM          | 54.39 m <sup>2</sup>  | 1  |
| UNIT C2 | 1 BEDROOM (B.U.H.) | 260.31 m <sup>2</sup> | 5  |
| UNIT C3 | 1 BEDROOM (B.U.H.) | 51.22 m <sup>2</sup>  | 1  |
| UNIT C4 | 1 BEDROOM (B.U.H.) | 52.06 m <sup>2</sup>  | 1  |
| UNIT C5 | 1 BEDROOM (B.U.H.) | 59.19 m <sup>2</sup>  | 1  |
| UNIT C7 | 1 BEDROOM (B.U.H.) | 51.82 m <sup>2</sup>  | 1  |
|         |                    | 805.73 m <sup>2</sup> | 16 |

|         |                    |                        |    |
|---------|--------------------|------------------------|----|
| LEVEL 4 |                    |                        |    |
| UNIT A5 | STUDIO (B.U.H.)    | 126.96 m <sup>2</sup>  | 3  |
| UNIT A6 | STUDIO (B.U.H.)    | 45.75 m <sup>2</sup>   | 1  |
| UNIT B  | 1 BEDROOM          | 43.93 m <sup>2</sup>   | 1  |
| UNIT C5 | 1 BEDROOM (B.U.H.) | 251.40 m <sup>2</sup>  | 5  |
| UNIT C6 | 1 BEDROOM (B.U.H.) | 57.93 m <sup>2</sup>   | 1  |
|         |                    | 636.97 m <sup>2</sup>  | 11 |
|         |                    | 2479.74 m <sup>2</sup> | 50 |

TOTAL LEMR UNITS - 50  
TOTAL B.U.H. LEMR UNITS - 46 (92% OF 50 UNITS)

| MARKET RENTAL UNIT SUMMARY |      |       |      |
|----------------------------|------|-------|------|
| Unit                       | Type | Count | Area |

|         |                    |   |                      |
|---------|--------------------|---|----------------------|
| LEVEL 2 |                    |   |                      |
| UNIT E  | 2 BEDROOM (B.U.H.) | 1 | 83.39 m <sup>2</sup> |
| UNIT E1 | 2 BEDROOM (B.U.H.) | 1 | 77.72 m <sup>2</sup> |

|         |                    |   |                      |
|---------|--------------------|---|----------------------|
| LEVEL 3 |                    |   |                      |
| UNIT E  | 2 BEDROOM (B.U.H.) | 1 | 83.39 m <sup>2</sup> |
| UNIT E1 | 2 BEDROOM (B.U.H.) | 1 | 77.72 m <sup>2</sup> |

|         |                    |   |                       |
|---------|--------------------|---|-----------------------|
| LEVEL 4 |                    |   |                       |
| UNIT E2 | 2 BEDROOM (B.U.H.) | 1 | 77.41 m <sup>2</sup>  |
| UNIT E3 | 2 BEDROOM (B.U.H.) | 1 | 72.29 m <sup>2</sup>  |
| UNIT E4 | 2 BEDROOM (B.U.H.) | 1 | 71.34 m <sup>2</sup>  |
| UNIT F  | 2 BEDROOM (B.U.H.) | 1 | 76.52 m <sup>2</sup>  |
|         |                    | 8 | 619.70 m <sup>2</sup> |

TOTAL MR UNITS - 8  
TOTAL B.U.H. MR UNITS - 8 (100% OF 8 UNITS)

\*MR unit identified by a diagonal hatch

PARKING CALCULATIONS

Required: BASIC (FOR RESIDENTS)

Affordable Housing  
Market Rental Unit  
21

Proposed:

29 TOTAL  
(58 Units)  
21 INDOOR  
16 Standard Car Stalls  
3 Accessible Van Stall  
1 Accessible Stall  
1 Small Car Stalls

AMENITY

Required: 40 UNITS OR MORE  
Proposed: 134.61 m<sup>2</sup>

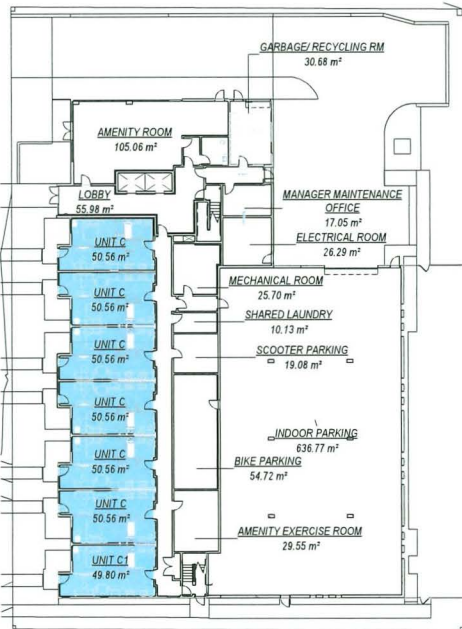
BICYCLE PARKING CALCULATIONS

Proposed: CLASS 1 CLASS 2

25  
17 horizontal  
07 oversized (0.9m x 2.4m)  
07 vertical (28.0%)

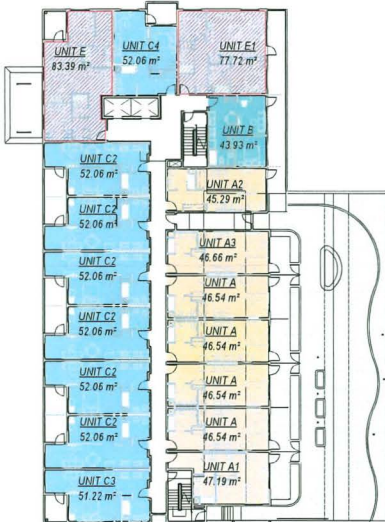
SCOOTER PARKING 10 SCOOTER STALLS

UNIT TYPE  
1 BEDROOM (B.U.H.)



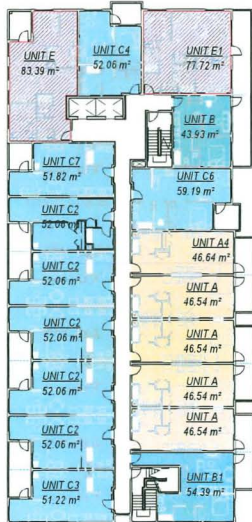
1 LEVEL 1 UNIT TYPES  
SCALE: 1:350

UNIT TYPE  
1 BEDROOM (B.U.H.)  
1 BEDROOM (B.U.H.)  
2 BEDROOM (B.U.H.)



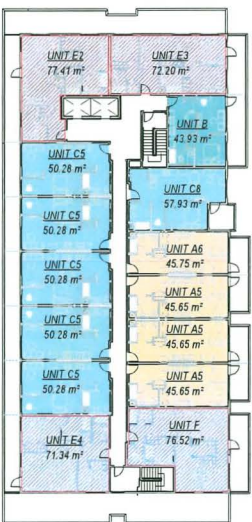
2 LEVEL 2 UNIT TYPES  
SCALE: 1:350

UNIT TYPE  
1 BEDROOM  
1 BEDROOM (B.U.H.)  
2 BEDROOM (B.U.H.)  
STUDIO (B.U.H.)



3 LEVEL 3 UNIT TYPES  
SCALE: 1:350

UNIT TYPE  
1 BEDROOM  
1 BEDROOM (B.U.H.)  
2 BEDROOM (B.U.H.)  
STUDIO (B.U.H.)



4 LEVEL 4 UNIT TYPES  
SCALE: 1:350

| FAR CALCULATION |                                          |                                                                |                           |                              |                                                      |                                    |                                              |                                 |                      |                                    |                            |
|-----------------|------------------------------------------|----------------------------------------------------------------|---------------------------|------------------------------|------------------------------------------------------|------------------------------------|----------------------------------------------|---------------------------------|----------------------|------------------------------------|----------------------------|
|                 | A=B+C+D+E+F+G                            | B                                                              | C                         | D                            | E                                                    | F                                  | G                                            | H                               | I                    | J=E+G+H                            | K=A-J                      |
| LEVEL           | GROSS FLOOR AREA - GFA (m <sup>2</sup> ) | CORRIDORS & LOBBY & MAIL & END TRIP WASHROOM (m <sup>2</sup> ) | AMENITY (m <sup>2</sup> ) | SUITE AREA (m <sup>2</sup> ) | MAIN FLOOR SERVICE AREAS & PARKING (m <sup>2</sup> ) | MAIN FLOOR CORES (m <sup>2</sup> ) | CORES & SERVICE - EXCLUDED (m <sup>2</sup> ) | BUH REDUCTION (m <sup>2</sup> ) | OUTDOOR AMENITY AREA | TOTAL DEDUCTIONS (m <sup>2</sup> ) | FAR AREA (m <sup>2</sup> ) |
| LEVEL 1         | 1503.96                                  | 181.22                                                         | 134.61                    | 353.15                       | 797.97                                               | 37.01                              |                                              | 13.02                           | 89.01                | 810.99                             | 692.98                     |
| LEVEL 2         | 1103.52                                  | 112.97                                                         |                           | 945.98                       |                                                      |                                    | 44.57                                        | 31.62                           | 362.57               | 76.19                              | 1027.33                    |
| LEVEL 3         | 1112.58                                  | 96.50                                                          |                           | 966.83                       |                                                      |                                    | 49.25                                        | 29.76                           |                      | 79.01                              | 1033.57                    |
| LEVEL 4         | 968.23                                   | 88.32                                                          |                           | 834.70                       |                                                      |                                    | 45.21                                        | 26.04                           |                      | 71.25                              | 896.98                     |
| TOTAL           | 4688.29                                  | 479.01                                                         | 134.61                    | 3100.66                      | 797.97                                               | 37.01                              | 139.03                                       | 100.44                          | 451.58               | 1037.44                            | 3650.86                    |

| SITE AREA (m <sup>2</sup> )          |                     | 2859.1  | PROPOSED |         |
|--------------------------------------|---------------------|---------|----------|---------|
| FAR (EXCLUDING INDOOR AMENITY SPACE) | MAX PERMITTED @1.23 | 3516.69 | 1.23     | 3516.25 |
| FAR (INCLUDING INDOOR AMENITY SPACE) | MAX PERMITTED @1.28 | 3659.65 | 1.28     | 3650.86 |
| INDOOR AMENITY                       | MAX PERMITTED @0.05 | 142.96  | 0.05     | 134.61  |

| AREA CALCULATION |                               |                                                     |         |                                           |                 |                                          |
|------------------|-------------------------------|-----------------------------------------------------|---------|-------------------------------------------|-----------------|------------------------------------------|
| LEVEL            | RESIDENTIAL (m <sup>2</sup> ) | CIRCULATION, SHAFTS, CORES & MAIL (m <sup>2</sup> ) | AMENITY | SERVICE ROOMS & PARKING (m <sup>2</sup> ) | NUMBER OF UNITS | GROSS FLOOR AREA - GFA (m <sup>2</sup> ) |
| LEVEL 1          | 353.15                        | 218.23                                              | 134.61  | 797.97                                    | 7               | 1503.96                                  |
| LEVEL 2          | 945.98                        | 157.54                                              |         | 0.00                                      | 18              | 1103.52                                  |
| LEVEL 3          | 966.83                        | 145.75                                              |         | 0.00                                      | 18              | 1112.58                                  |
| LEVEL 4          | 834.70                        | 133.53                                              |         | 0.00                                      | 15              | 968.23                                   |
| TOTAL AREA       | 3100.66                       | 655.05                                              | 134.61  | 797.97                                    | 58              | 4688.29                                  |

| UNIT MIX CALCULATION - LEMR & MR |         |         |         |         |             |
|----------------------------------|---------|---------|---------|---------|-------------|
| LEMR UNIT MIX CALCULATION:       |         |         |         |         |             |
| TYPE                             | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | TOTAL UNITS |
| STUDIO                           | 0       | 7       | 5       | 4       | 16          |
| 1 BR                             | 7       | 9       | 11      | 7       | 34          |
| 2 BR                             | 0       | 0       | 0       | 0       | 0           |
| TOTAL LEMR UNITS                 | 7       | 16      | 16      | 11      | 50          |

| MARKET RENTAL UNITS   |         |         |         |         |             |
|-----------------------|---------|---------|---------|---------|-------------|
| TYPE                  | LEVEL 1 | LEVEL 2 | LEVEL 3 | LEVEL 4 | TOTAL UNITS |
| STUDIO                | 0       | 0       | 0       | 0       | 0           |
| 1 BR                  | 0       | 0       | 0       | 0       | 0           |
| 2 BR                  | 0       | 2       | 2       | 4       | 8           |
| TOTAL MR UNITS        | 0       | 2       | 2       | 4       | 8           |
| TOTAL UNITS PER FLOOR | 7       | 18      | 18      | 15      | 58          |

| AFFORDABLE HOUSING REQUIREMENTS / PROPOSED |            |               |        |                      |          |
|--------------------------------------------|------------|---------------|--------|----------------------|----------|
|                                            | Required   | Proposed (m2) |        | Required             | Proposed |
| AREA OF LEMR UNITS (m <sup>2</sup> )       | Min 1534m2 | 2479.74       | 80.01% | NUMBER OF LEMR UNITS | Min 29   |
| AREA OF MR UNITS (m <sup>2</sup> )         | Max 1605m2 | 619.70        | 19.99% | NUMBER OF MR UNITS   | Max 29   |
| Total                                      |            | 3099.44       |        |                      | 58       |

DP 24-012854  
July 8, 2026  
Plan #2

|     |            |                           |
|-----|------------|---------------------------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |
| 16  | 2026-06-12 | DP REVISION               |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |
| 13  | 2026-01-02 | RESPONSE TO ADP COMMENTS  |
| 12  | 2025-05-09 | ISSUED FOR ADP            |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8   | 2024-09-20 | ISSUED FOR DP SUBMISSION  |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4   | 2022-08-11 | ISSUED FOR REZONING R001  |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |
| 2   | 2021-04-30 | PRE-APP REVIEW            |
| 1   | 2020-11-16 | CdR PRELIM REVIEW         |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |

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PROJECT

SENIORS RENTAL HOUSING  
DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

DATA SHEET

DRAWING ISSUE

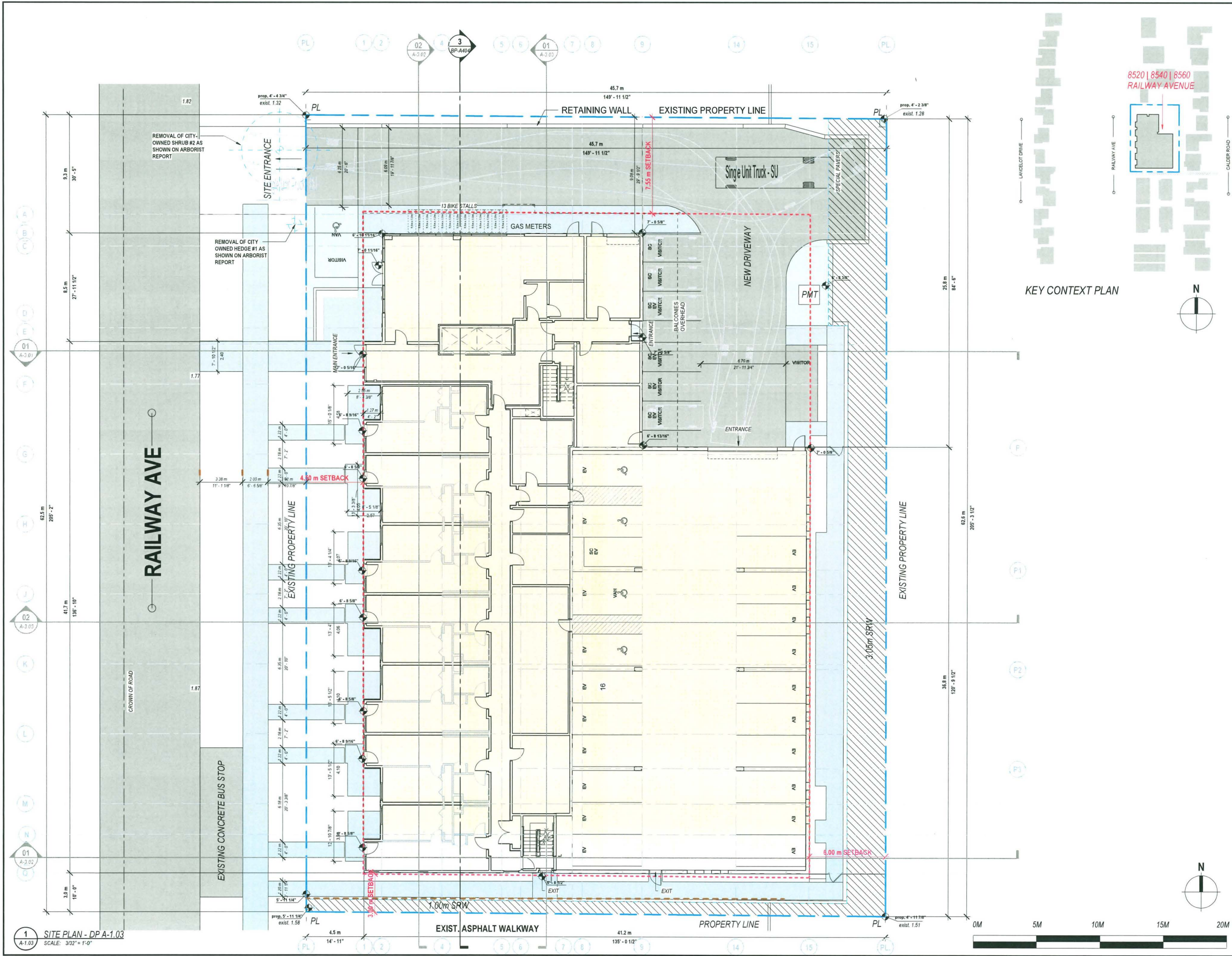
RE-ISSUE FOR DP

PROJECT NO 723023 PLOT DATE 2026-07-08 DRAWN ML

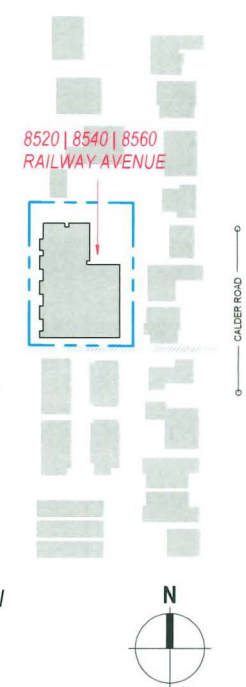
SCALE 1:350 REVIEWED DD

DRAWING NO A-0.04 REVISION 17





KEY CONTEXT PLAN

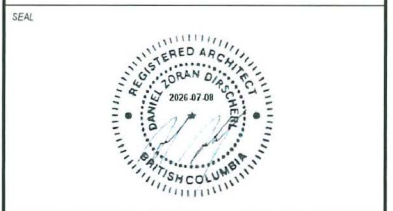


**DP 24-012854**  
**July 8, 2026**  
**Plan #3**

| REV | DATE       | DESCRIPTION               | BY | CHK    |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-09-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-18 | ISSUED FOR REZONING R01A  |    |        |
| 6   | 2023-09-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-16 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-18 | CAR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT  
**SENIORS RENTAL HOUSING DEVELOPMENT**  
8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
**SITE PLAN**

DRAWING ISSUE  
**RE-ISSUE FOR DP**

|            |              |           |            |       |    |
|------------|--------------|-----------|------------|-------|----|
| PROJECT NO | 723023       | PLOT DATE | 2026-07-08 | DRAWN | ML |
| SCALE      | As indicated | REVIEWED  | DD         |       |    |
| DRAWING NO | A-1.03       | REVISION  | 17         |       |    |



**DP 24-012854**  
**July 8, 2026**  
**Plan #4**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 9   | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 8   | 2026-06-12 | DP REVISION               |    |        |
| 7   | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 6   | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 5   | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 4   | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 3   | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 2   | 2025-04-16 | RESPONSE TO CITY COMMENTS |    |        |
| 1   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**GRADING PLAN**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

DRAWING NO

**A-1.04**

9

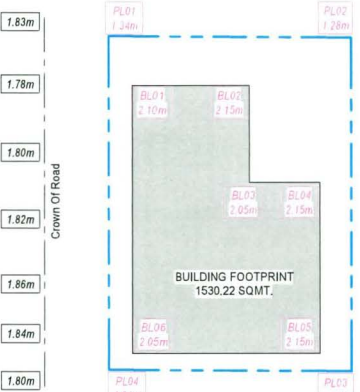
**GRADE LEGEND**

EXISTING GRADE ELEVATION  
FROM CIVIL OR SURVEY

EL(M)

ARCHITECTURAL GRADE  
ELEVATION

EL(FT)  
EL(M)



**2 BUILDING GRADE DIAGRAM**  
SCALE: 1:310

**BUILDING GRADE DIAGRAM**

Existing Grade Elevation  
Proposed Grade Elevation  
Highest Point of Fronting Road

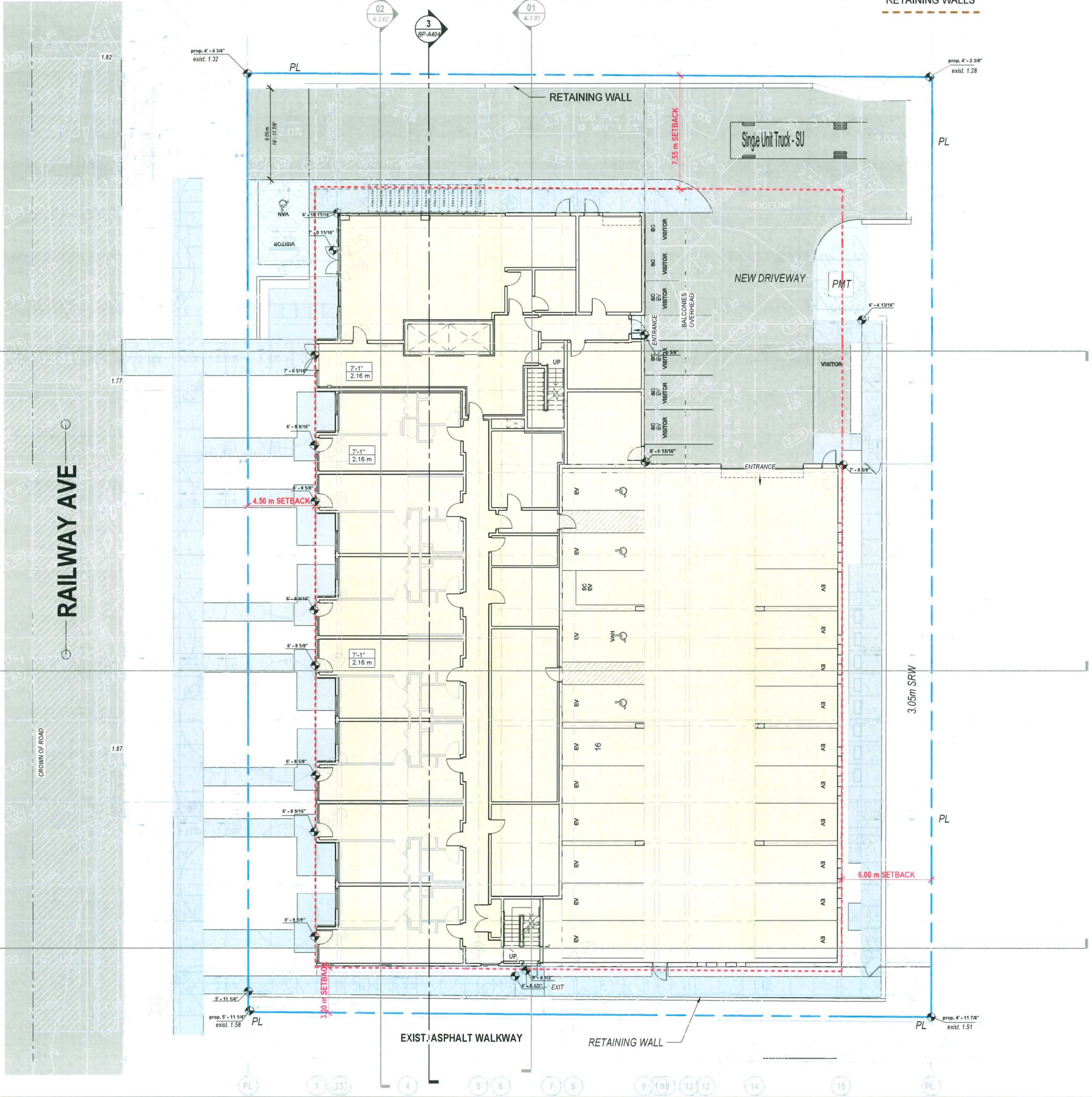
exist. EL (M)  
prop. EL (M)  
1.86 m or 6.102'

**POINTS GRADES (m)**

| POINTS | GRADES (m) |
|--------|------------|
| PL01   | 1.34       |
| PL02   | 1.28       |
| PL03   | 1.52       |
| PL04   | 1.81       |
| BL01   | 2.10       |
| BL02   | 2.15       |
| BL03   | 2.05       |
| BL04   | 2.15       |
| BL05   | 2.15       |
| BL06   | 2.05       |

AVERAGE FINISHED GRADE: 18.6 / 10 = 1.86 m

**1 GRADING PLAN**  
SCALE: 3/32" = 1'-0"

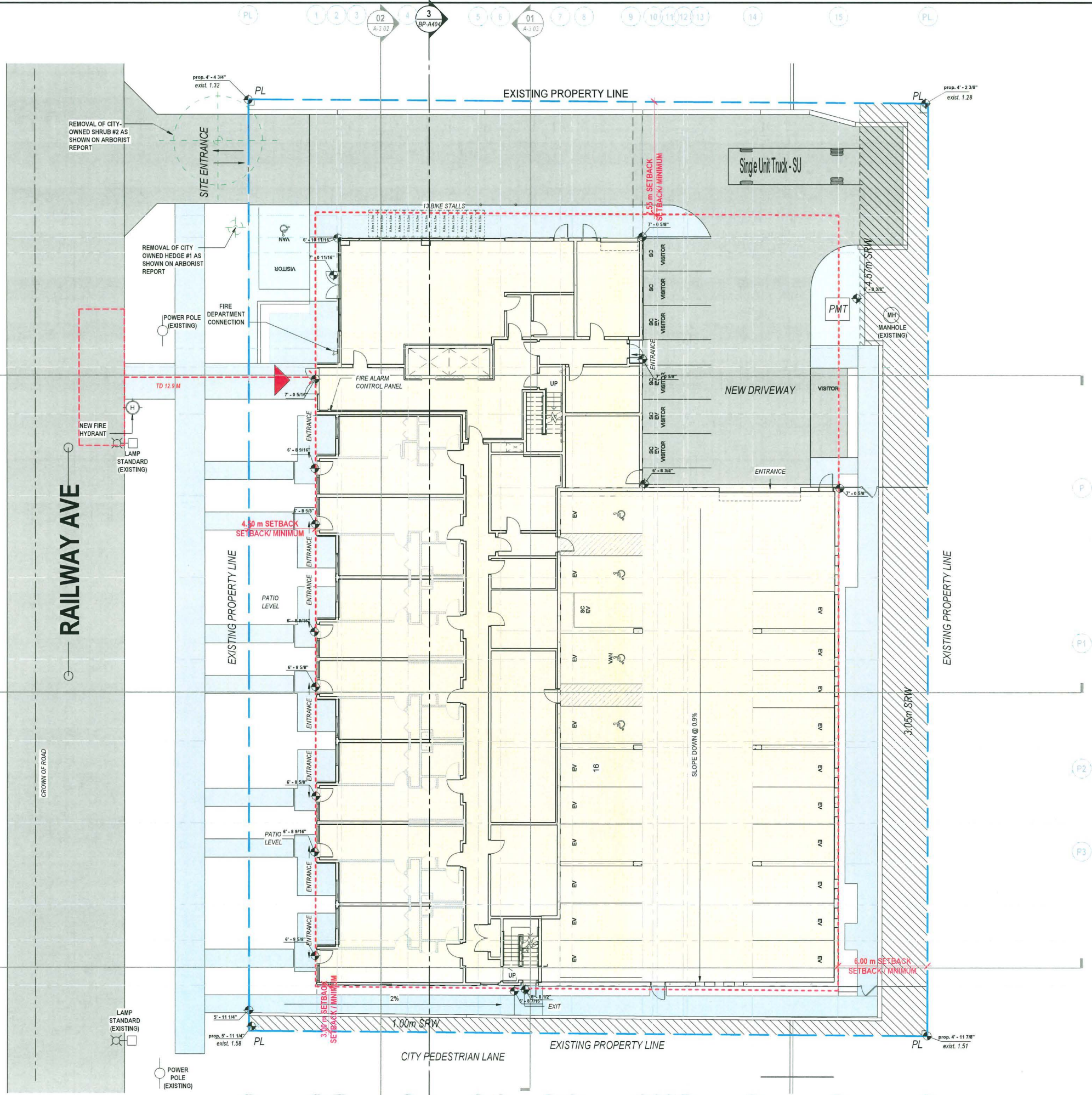




**LEGEND:**

- PRINCIPAL ENTRY
- FIRE HYDRANT
- FIRE TRUCK
- PATH OF TRAVEL (BLDG. ENTRANCE TO FIRE TRUCK) (15 M MAX.)

1 FIRE ACCESS PLAN - DP  
SCALE: 3/32" = 1'-0"



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**DP 24-012854**  
**July 8, 2026**  
**Plan #5**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 9   | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 8   | 2026-06-12 | DP REVISION               |    |        |
| 7   | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 6   | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 5   | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 4   | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 3   | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 2   | 2025-04-16 | RESPONSE TO CITY COMMENTS |    |        |
| 1   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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REGISTERED ARCHITECT  
DANIEL JONAN DIAS  
2024-07-08  
BRITISH COLUMBIA

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**FIRE ACCESS PLAN**

DRAWING ISSUE

**RE-ISSUE FOR DP**

|            |              |           |            |          |    |
|------------|--------------|-----------|------------|----------|----|
| PROJECT NO | 723023       | PLOT DATE | 2026-07-08 | DRAWN    | ML |
| SCALE      | As indicated | REVIEWED  | DD         | REVISION | 9  |
| DRAWING NO | A-1.05       |           |            |          |    |



**DP 24-012854**  
**July 8, 2026**  
**Plan #6**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING ROOM  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING ROOM  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING ROOM  |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING ROOM  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-20 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-16 | DP PRELIM REVIEW          |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**WASTE MANAGEMENT PLAN  
PRIVATE COLLECTION**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

PLOT DATE

2026-07-08

DRAWN

ML

SCALE

As indicated

REVIEWED

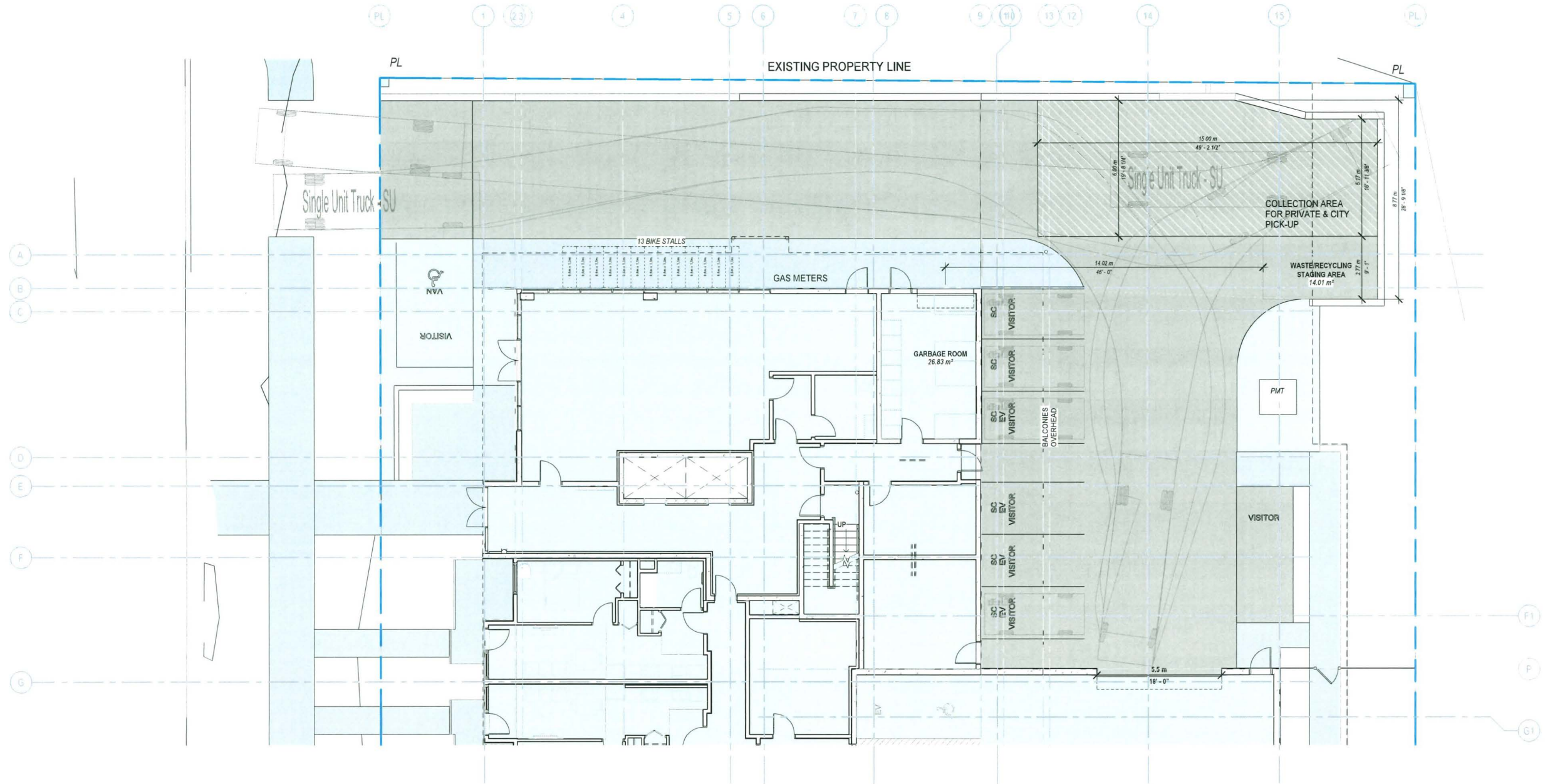
DD

DRAWING NO

**A-1.07**

REVISION

17



**1 WASTE MANAGEMENT PLAN**  
A-1.07 SCALE: 1/8" = 1'-0"

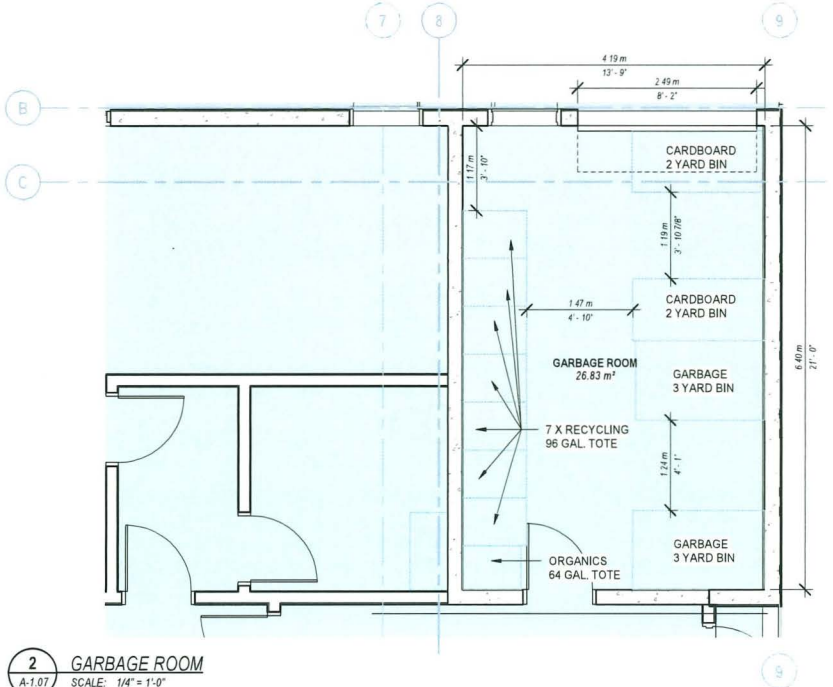
Estimated Number of Containers & Storage Space Required - Wastetech Management Guidelines

| Multi-Family Residential 58 Units |                  |                      |                                  |                      |                             |
|-----------------------------------|------------------|----------------------|----------------------------------|----------------------|-----------------------------|
| Waste                             | Container Choice | E<br># of Containers | F<br>Footprint of Container (m²) | G<br>Manoeuvr Factor | H = F x G<br>Req. Area (m²) |
| Garbage                           | 3 Yard Bin       | 2                    | 2.007                            | 2.25                 | 9.03                        |
| Cardboard                         | 2 Yard Bin       | 2                    | 1.561                            | 2.25                 | 7.02                        |
| Recycling                         | 64 Gallon Cart   | 1                    | 0.495                            | 2.25                 | 1.11                        |
| Organics                          | 96 Gallon Cart   | 7                    | 0.587                            | 2.25                 | 9.25                        |
| <b>Total</b>                      |                  |                      |                                  |                      | <b>26.42</b>                |

12

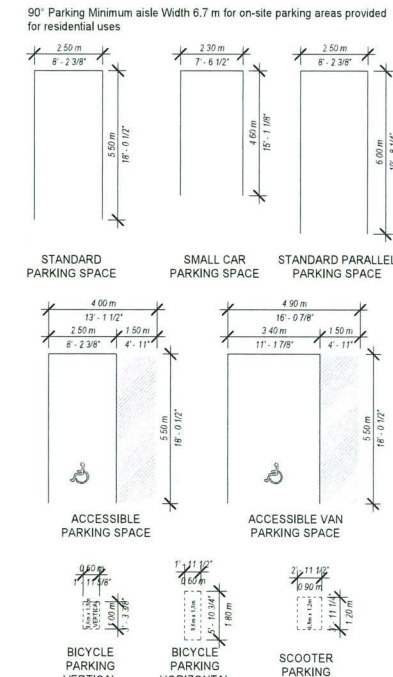
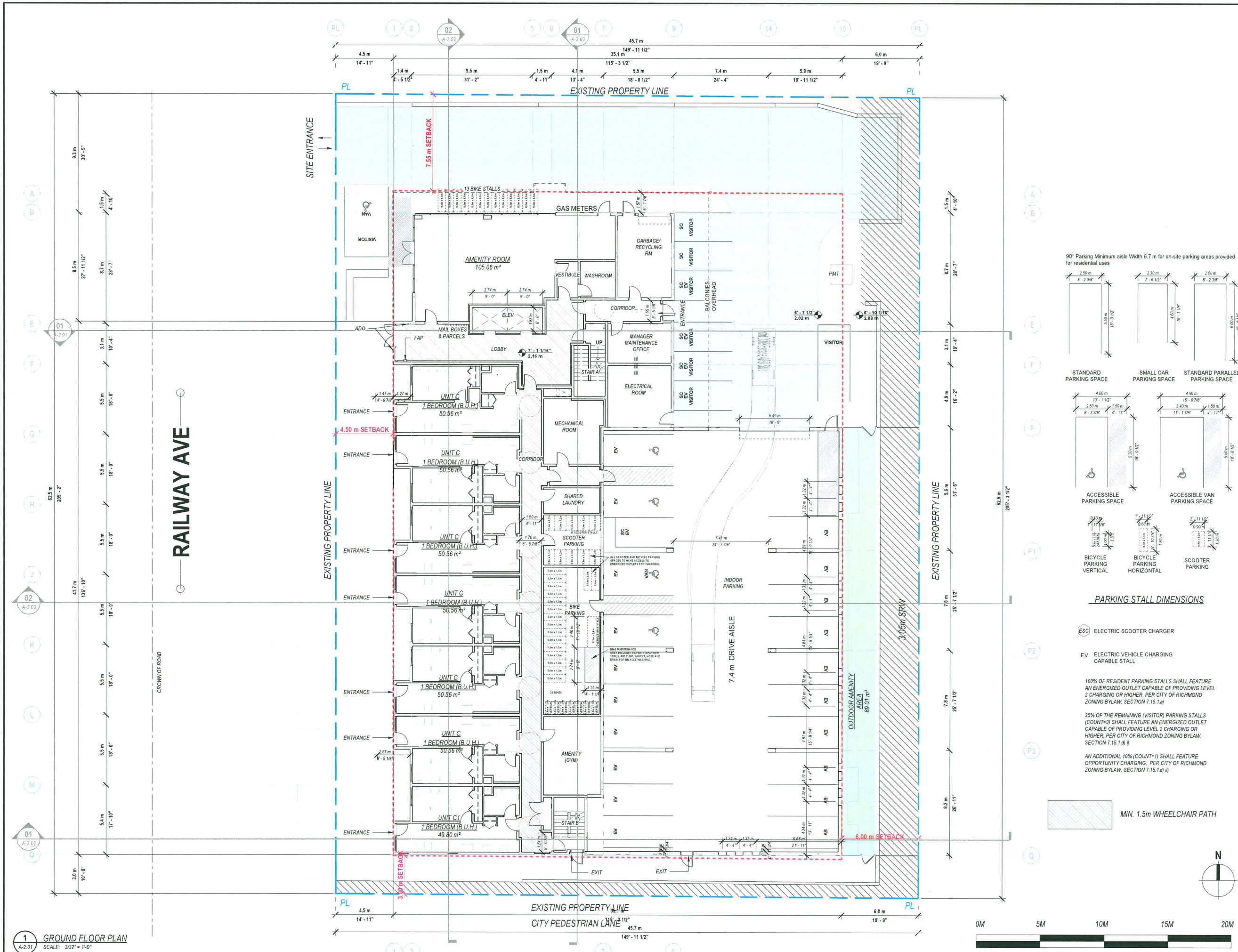
Based on operational requirements, Wastetech Management recommend the minimum following waste and recycling configuration for weekly collection:

- 2 x 3-yard Waste bin (3.6' x 6')
- 2 x 2-yard Cardboard bin (2.8' x 6')
- 1 x 64 Gallon tote Organics (32" x 24")
- 7 x 96 Gallon tote Recycling (35" x 26")



**2 GARBAGE ROOM**  
A-1.07 SCALE: 1/4" = 1'-0"





- PARKING STALL DIMENSIONS**
- ESCO ELECTRIC SCOOTER CHARGER
  - EV ELECTRIC VEHICLE CHARGING CAPABLE STALL
- 100% OF RESIDENT PARKING STALLS SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, PER CITY OF RICHMOND ZONING BYLAW, SECTION 7.15.1(d).
- 35% OF THE REMAINING (VISITOR) PARKING STALLS (COUNT=3) SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER, PER CITY OF RICHMOND ZONING BYLAW, SECTION 7.15.1(d).
- AN ADDITIONAL 10% (COUNT=1) SHALL FEATURE OPPORTUNITY CHARGING, PER CITY OF RICHMOND ZONING BYLAW, SECTION 7.15.1(d).
- MIN. 1.5m WHEELCHAIR PATH



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**DP 24-012854**  
**July 8, 2026**  
**Plan #7**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-26 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R001  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-09-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE APP REVIEW            |    |        |
| 1   | 2020-11-16 | CAR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

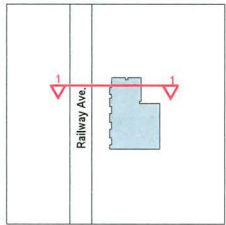
**GROUND FLOOR PLAN**

DRAWING ISSUE

**RE-ISSUE FOR DP**

| PROJECT NO | PLOT DATE    | DRAWN    | ML |
|------------|--------------|----------|----|
| 723023     | 2026-07-08   |          |    |
| SCALE      | As Indicated | REVIEWED | DD |
|            |              |          |    |
| DRAWING NO | A-2.01       | REVISION | 17 |





KEY PLAN



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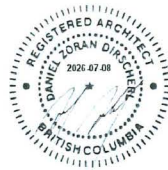
**DP 24-012854**  
**July 8, 2026**  
**Plan #8**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R001  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-16 | COR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

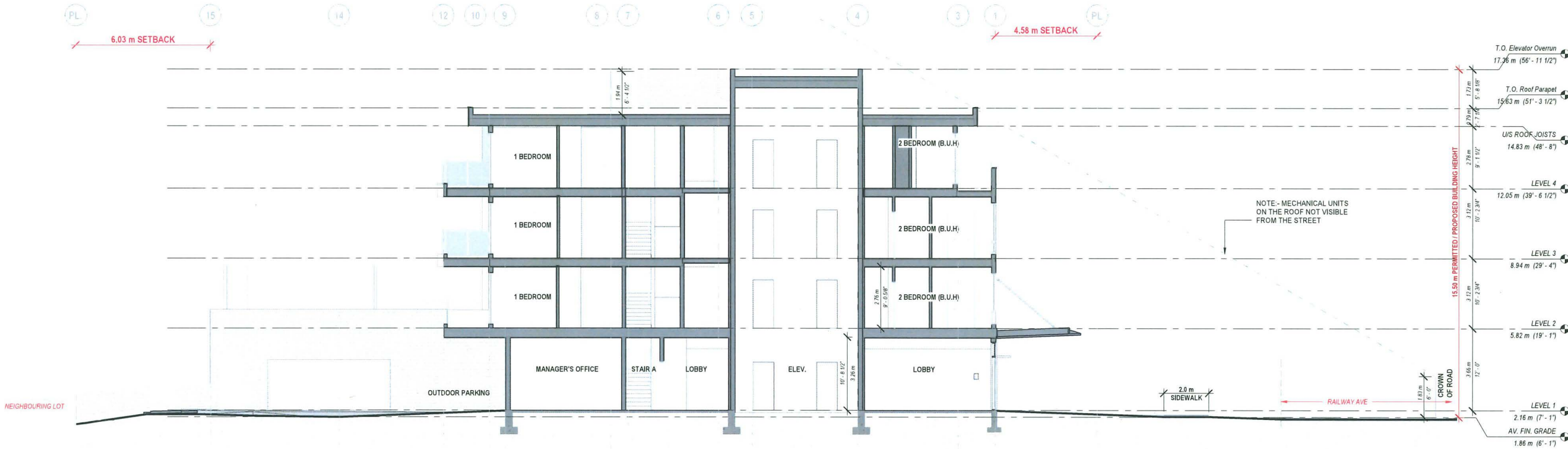
**BUILDING SECTIONS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

|            |              |          |    |
|------------|--------------|----------|----|
| PROJECT NO | PLOT DATE    | DRAWN    | ML |
| 723023     | 2026-07-08   |          |    |
| SCALE      | 1/8" = 1'-0" | REVIEWED | DD |

|               |           |
|---------------|-----------|
| DRAWING NO    | REVISION  |
| <b>A-3.01</b> | <b>17</b> |



**01 BUILDING SECTION 1**  
A-3.01 SCALE: 1/8" = 1'-0"

**DP 24-012854**  
**July 8, 2026**  
**Plan #9**

| REV | DATE       | DESCRIPTION               | BY | CHK |
|-----|------------|---------------------------|----|-----|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |     |
| 16  | 2026-06-12 | DP REVISION               |    |     |
| 15  | 2026-06-06 | RE-ISSUED FOR DP          |    |     |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |     |
| 13  | 2026-01-06 | RESPONSE TO ACP COMMENTS  |    |     |
| 12  | 2025-09-09 | ISSUED FOR ACP            |    |     |
| 11  | 2025-08-07 | RESPONSE TO CITY COMMENTS |    |     |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |     |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |     |
| 8   | 2024-09-20 | ISSUED FOR DP SUBMISSION  |    |     |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |    |     |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |     |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |     |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |    |     |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |     |
| 2   | 2021-04-10 | PRE-APP REVIEW            |    |     |
| 1   | 2020-11-16 | C&P PRELIM REVIEW         |    |     |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    |     |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**BUILDING SECTIONS**

DRAWING ISSUE

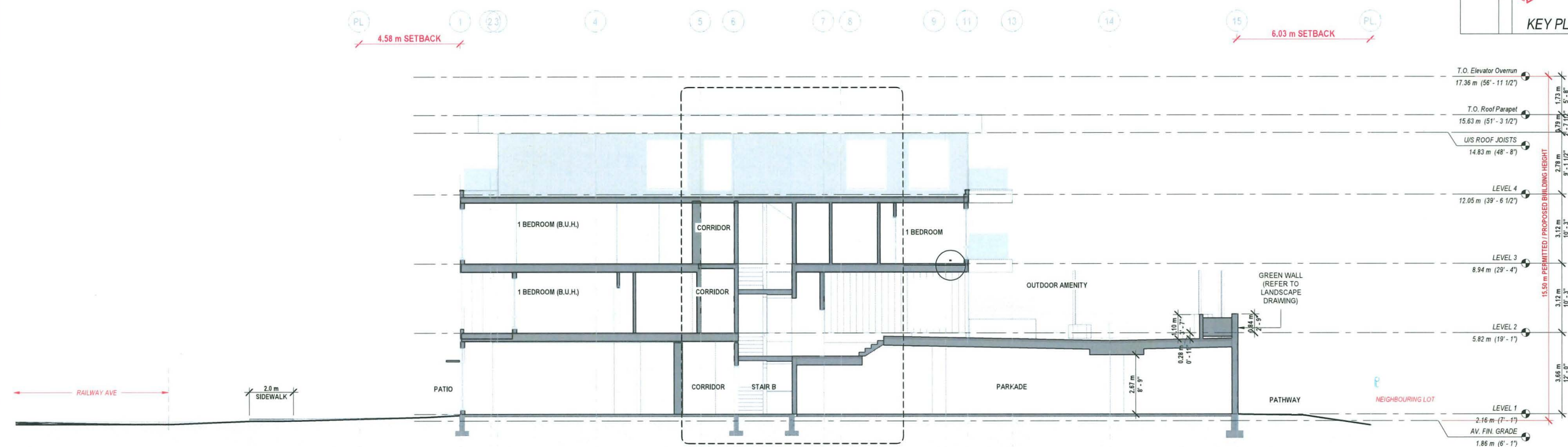
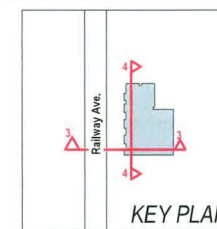
**RE-ISSUE FOR DP**

|            |              |          |    |
|------------|--------------|----------|----|
| PROJECT NO | PLOT DATE    | DRAWN    | ML |
| 723023     | 2026-07-08   |          |    |
| SCALE      | 1/8" = 1'-0" | REVIEWED | DD |

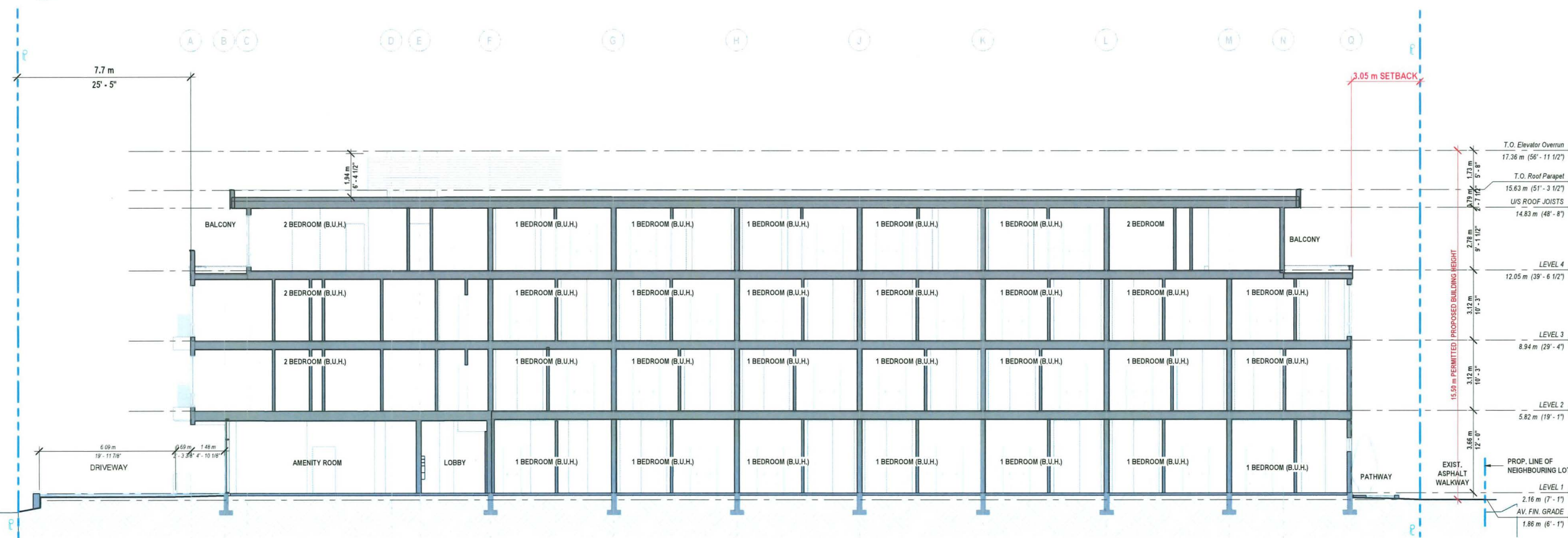
DRAWING NO

**A-3.02**

**17**



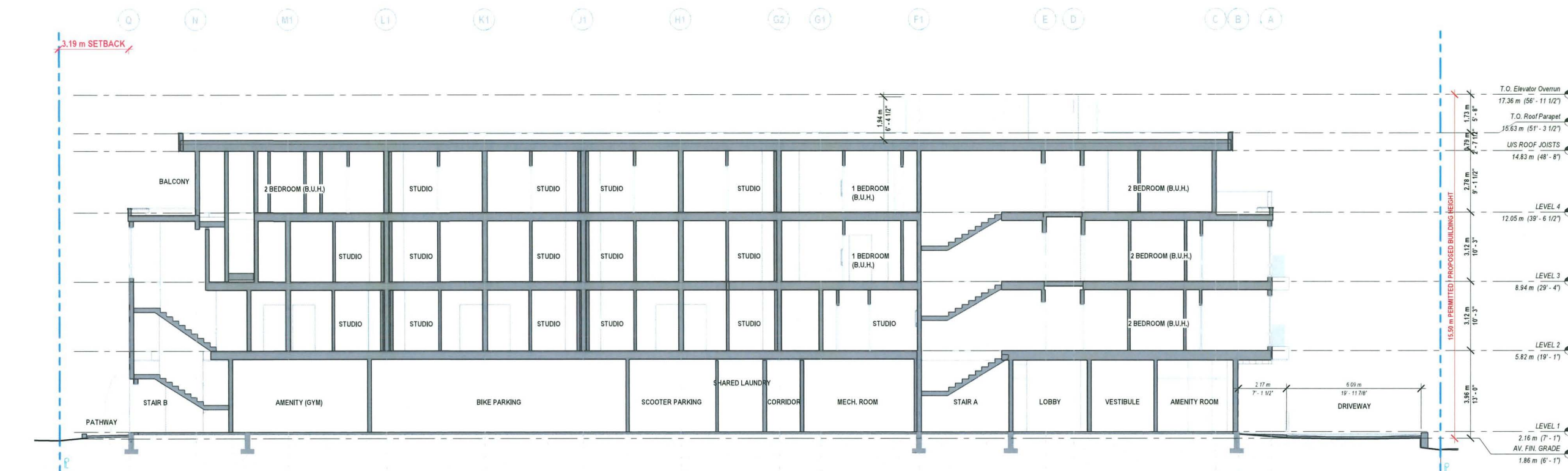
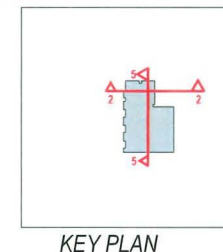
**01 BUILDING SECTION 3**  
A-3.02 SCALE: 1/8" = 1'-0"



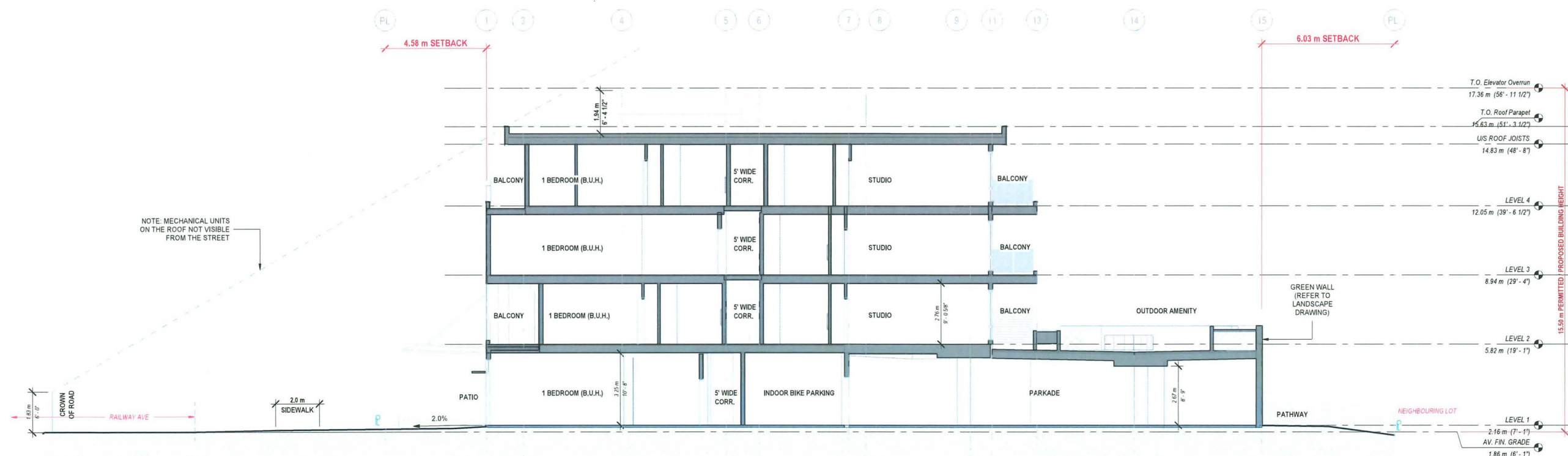
**02 BUILDING SECTION 4**  
A-3.02 SCALE: 1/8" = 1'-0"



**DP 24-012854**  
**July 8, 2026**  
**Plan #10**



**01 BUILDING SECTION 5**  
A-3.03 SCALE: 1/8" = 1'-0"



**02 BUILDING SECTION 2**  
A-3.03 SCALE: 1/8" = 1'-0"

| REV | DATE       | DESCRIPTION               | BY | CHK |
|-----|------------|---------------------------|----|-----|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |     |
| 16  | 2026-06-12 | DP REVISION               |    |     |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |     |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |     |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |     |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |     |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |     |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |     |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |     |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |     |
| 7   | 2023-04-28 | ISSUED FOR REZONING R04   |    |     |
| 6   | 2023-03-29 | ISSUED FOR REZONING R03   |    |     |
| 5   | 2022-11-17 | ISSUED FOR REZONING R02   |    |     |
| 4   | 2022-08-21 | ISSUED FOR REZONING R01   |    |     |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |     |
| 2   | 2021-04-30 | PRE-APP REVIEW            |    |     |
| 1   | 2020-11-16 | C&P PRELIM REVIEW         |    |     |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**BUILDING SECTIONS**

DRAWING ISSUE

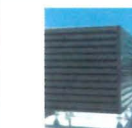
**RE-ISSUE FOR DP**

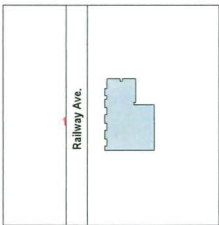
PROJECT NO: 723023 PLOT DATE: 2026-07-08 DRAWN: ML

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

DRAWING NO: A-3.03 REVISION: 17



|                                                                                     |                                                                                  |                                                                                  |                                                                                  |                                                                                   |                                                                                    |                                                                                    |                                                                                    |                                                                                    |                                                                                    |                                                                                    |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|     |  |  |  |  |  |  |  |  |  |  |
| 1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) C/W INSULATED GLASS UNITS (IGU) | 2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING                           | 3. CEMENTITIOUS PANEL- GREY FIBRE VERTICAL SHIPLAP                               | 4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY                                       | 5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR                            | 6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR                               | 7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE                            | 8. PAINTED CONCRETE MASONRY UNIT IN ARTIC WHITE                                    | 9. ROOFTOP MECHANICAL EQUIPMENT SCREEN                                             | 10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST                            | 11. PERFORATED METAL SOFFIT IN CASHMERE                                            |



KEY PLAN



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**DP 24-012854**  
**July 8, 2026**  
**Plan #11**

|            |            |                           |
|------------|------------|---------------------------|
| 17         | 2026-06-24 | RE-ISSUE FOR DP           |
| 16         | 2026-06-12 | DP REVISION               |
| 15         | 2026-05-06 | RE-ISSUED FOR DP          |
| 14         | 2026-04-01 | RE-ISSUED FOR DP          |
| 13         | 2026-01-05 | RESPONSE TO ADP COMMENTS  |
| 12         | 2025-05-09 | ISSUED FOR ADP            |
| 11         | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10         | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9          | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8          | 2024-03-20 | ISSUED FOR DP SUBMISSION  |
| 7          | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6          | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5          | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4          | 2022-08-21 | ISSUED FOR REZONING R001  |
| 3          | 2021-06-21 | ISSUED FOR REZONING       |
| 2          | 2021-04-30 | PRE APP REVIEW            |
| 1          | 2020-11-16 | C&P PRELIM REVIEW         |
| REV        | YYYY-MM-DD | REVISION / DRAWING ISSUE  |
| CONSULTANT |            | REVIEW                    |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**ELEVATIONS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

PLOT DATE

2026-07-08

DRAWN

ML

SCALE

As indicated

REVIEWED

DD

DRAWING NO

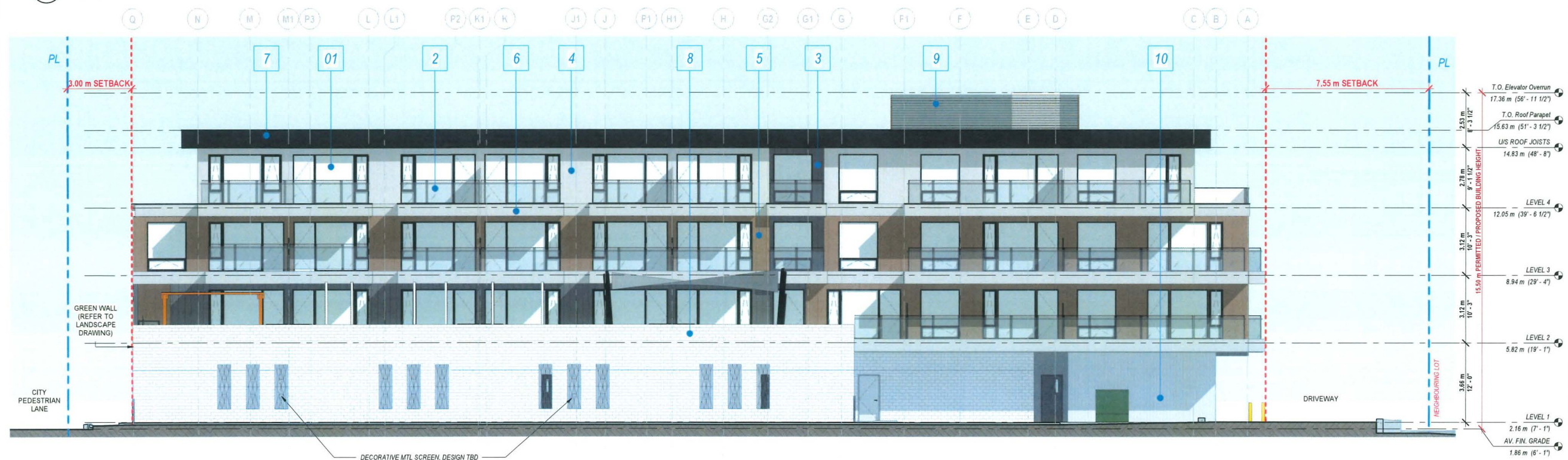
**A-4.01**

REVISION

**17**



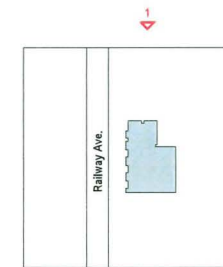
**1 WEST ELEVATION - ALONG RAILWAY AVENUE**  
SCALE: 1/8" = 1'-0"



**2 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



|                                                                                     |                                                        |                                                     |                                            |                                                        |                                                      |                                                         |                                  |                                        |                                                         |                                         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------------|--------------------------------------------|--------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------|----------------------------------|----------------------------------------|---------------------------------------------------------|-----------------------------------------|
|                                                                                     |                                                        |                                                     |                                            |                                                        |                                                      |                                                         |                                  |                                        |                                                         |                                         |
| 1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) C/W INSULATED GLASS UNITS (IGU) | 2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING | 3. CEMENTITIOUS PANEL - GREY FIBRE VERTICAL SHIPLAP | 4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY | 5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR | 6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR | 7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE | 8. PAINTED CONCRETE MASONRY UNIT | 9. ROOFTOP MECHANICAL EQUIPMENT SCREEN | 10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST | 11. PERFORATED METAL SOFFIT IN CASHMERE |



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**DP 24-012854**  
**July 8, 2026**  
**Plan #12**

| REV | DATE       | DESCRIPTION               | BY | CHK    |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-09-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING ROOM  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING ROOM3 |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING ROOM2 |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING ROOM1 |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-16 | CdR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**ELEVATIONS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO. 723023 PLOT DATE 2026-07-08 DRAWN ML

SCALE As indicated REVIEWED DD

DRAWING NO. A-4.02 REVISION 17



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION ALONG CITY PEDESTRIAN LANE**  
SCALE: 1/8" = 1'-0"



**DP 24-012854**  
**July 8, 2026**  
**Plan #13**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 9   | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 8   | 2026-06-12 | DP REVISION               |    |        |
| 7   | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 6   | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 5   | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 4   | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 3   | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 2   | 2025-04-16 | RESPONSE TO CITY COMMENTS |    |        |
| 1   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**MATERIAL BOARD SHEET**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

PLOT DATE

2026-07-08

DRAWN

ML

SCALE

As indicated

REVIEWED

DD

DRAWING NO

A-4.03

REVISION

9



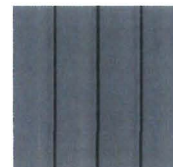
**2 NORTH ELEVATION MATERIAL BOARD**  
SCALE: 1/8" = 1'-0"



1. PREFINISHED VINYL WINDOWS SYSTEM (DOUBLE GLAZED) C/W INSULATED GLASS UNITS (IGU)



2. PREFINISHED FROSTED GLASS PANEL FOR BALCONY RAILING



3. CEMENTITIOUS PANEL - GREY FIBRE VERTICAL SHIPLAP



4. CEMENTITIOUS FASCIA BOARD IN PEARL GREY



5. IN WOODTONE MOUNTAIN CEDAR RUSTIC SERIES OR SIMILAR



6. CEMENTITIOUS FASCIA BOARD IN DARK GREY OR SIMILAR



7. CEMENTITIOUS TEXTURED VERTICAL SIDING IN ARTIC WHITE



8. PAINTED CONCRETE MASONRY UNIT IN ARTIC WHITE



9. ROOFTOP MECHANICAL EQUIPMENT SCREEN



10. CEMENTITIOUS TEXTURED VERTICAL SIDING IN LIGHT MIST

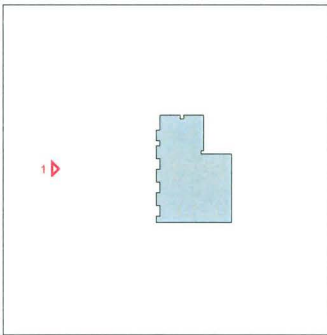


11. PERFORATED METAL SOFFIT IN CASHMERE



**3 WEST ELEVATION - MATERIAL BOARD**  
SCALE: 1/8" = 1'-0"





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DP 24-012854  
July 8, 2026  
Plan #14

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-08 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-18 | ISSUED FOR REZONING R004  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-16 | C&P PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

SENIORS RENTAL HOUSING DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

STREETSCAPE

DRAWING ISSUE

RE-ISSUE FOR DP

|            |              |          |
|------------|--------------|----------|
| PROJECT NO | PLOT DATE    | DRAWN    |
| 723023     | 2026-07-08   | ML       |
|            | SCALE        | REVIEWED |
|            | As indicated | DD       |

DRAWING NO

A-4.04

REVISION

17



1 STREETSCAPE VIEW - ALONG RAILWAY AVENUE  
A-4.04 SCALE: 1" = 20'-0"

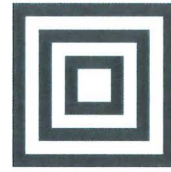
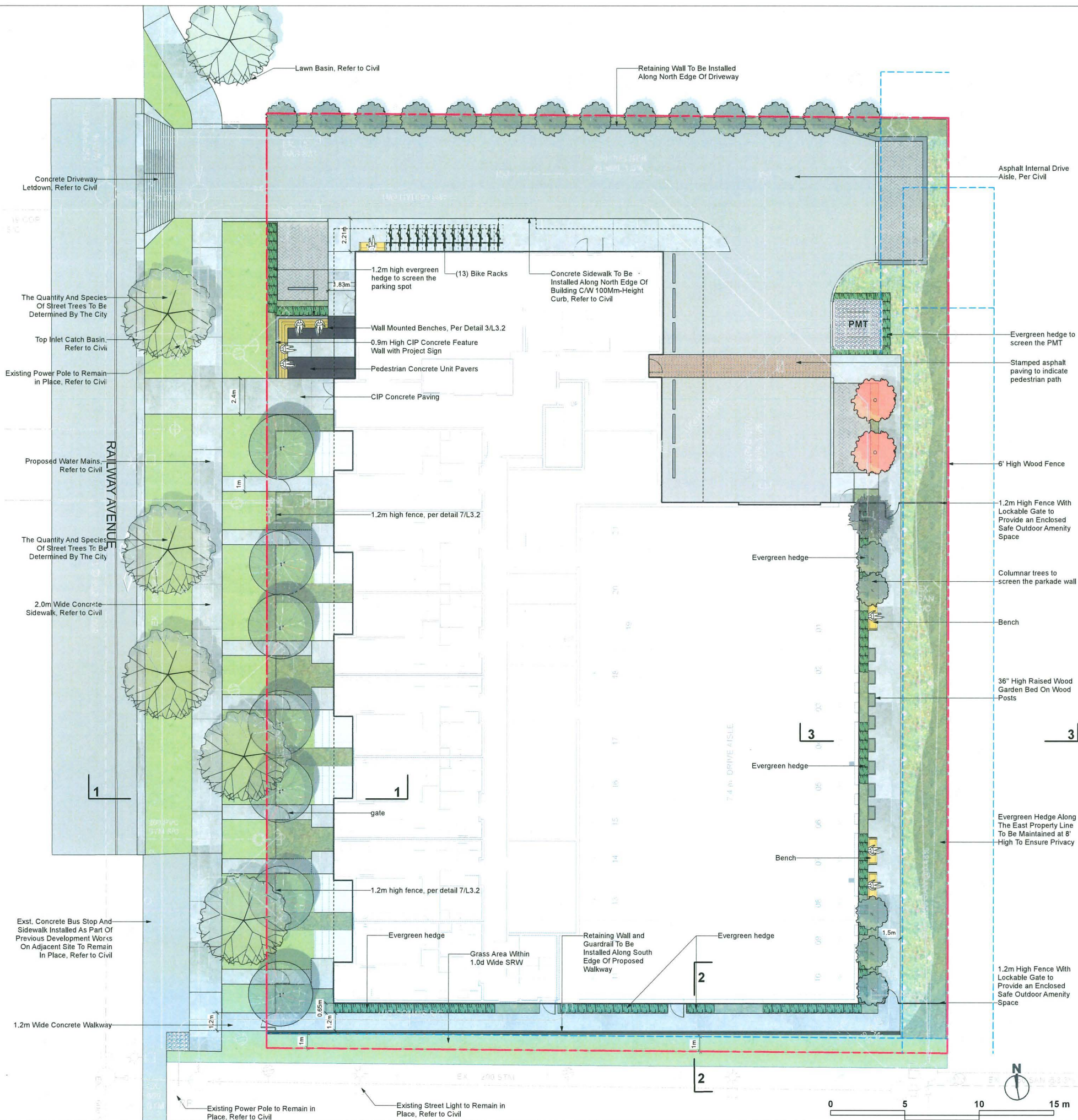


## LANDSCAPE LEGENDS

| SYMBOL                                                                              | MATERIALS                                                             | DETAILS  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|
|    | PERMEABLE PAVER FOR INTERNAL DRIVEWAY                                 | 3/L3.0   |
|    | PEDESTRIAN CONCRETE UNIT PAVERS                                       | 2/L3.0   |
|    | CIP CONCRETE PAVING                                                   | 1/L3.0   |
|    | 18"X18" CONCRETE PAVING                                               | 5/L3.0   |
|    | 24"X24" PORCELAIN PAVING                                              | 3/L3.1   |
|    | GRAVEL                                                                | 4/L3.0   |
|    | ASPHALT DRIVEWAY, PER CIVIL                                           |          |
|    | STAMPED ASPHALT PAVING, PER CIVIL                                     |          |
|    | LAWN                                                                  | 6/L3.5   |
|    | PLANTING BED                                                          | 4&5/L3.5 |
|    | RAISED WOOD GARDEN BED                                                | 1/L3.3   |
|    | CONCRETE PLANTER                                                      | 1&2/L3.1 |
|    | BENCH                                                                 | 4/L3.2   |
|    | MOVABLE TABLE AND CHAIRS                                              | 2/L3.3   |
|    | BIKE RACKS                                                            | 1/L3.2   |
|    | PICNIC TABLE AND BENCHES                                              | 2/L3.2   |
|   | 6'-0" HIGH WOOD FENCE                                                 | 6/L3.2   |
|  | GUARDRAIL                                                             | 5/L3.2   |
|  | SUN SHADE SAIL, INSTALLATION TO BE REVIEWED AND CONFIRMED BY ENGINEER |          |

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- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

HOMING  
LANDSCAPE  
ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
VANCOUVER, BC, CANADA V6H 1K9  
CELL: 778-323-3536  
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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ASSOCIATED WITH THE PROJECT, THE CONFLICT  
SHALL BE REPORTED IN WRITING TO THE  
LANDSCAPE ARCHITECT TO OBTAIN  
CLARIFICATION AND APPROVAL BEFORE  
PROCEEDING WITH WORKS.

## Revisions

| NO. | Date       | Note                |
|-----|------------|---------------------|
| 1   | 2022-08-21 | ISSUED FOR REZONING |
| 2   | 2024-03-20 | ISSUED FOR DP       |
| 3   | 2024-10-15 | ISSUED FOR DP       |
| 4   | 2025-04-07 | ISSUED FOR DP       |
| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

**DP 24-012854**  
**July 8, 2026**  
**Plan #15**

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout  
& Materials Plan -  
Level 1

PLAN #3.b L1.0

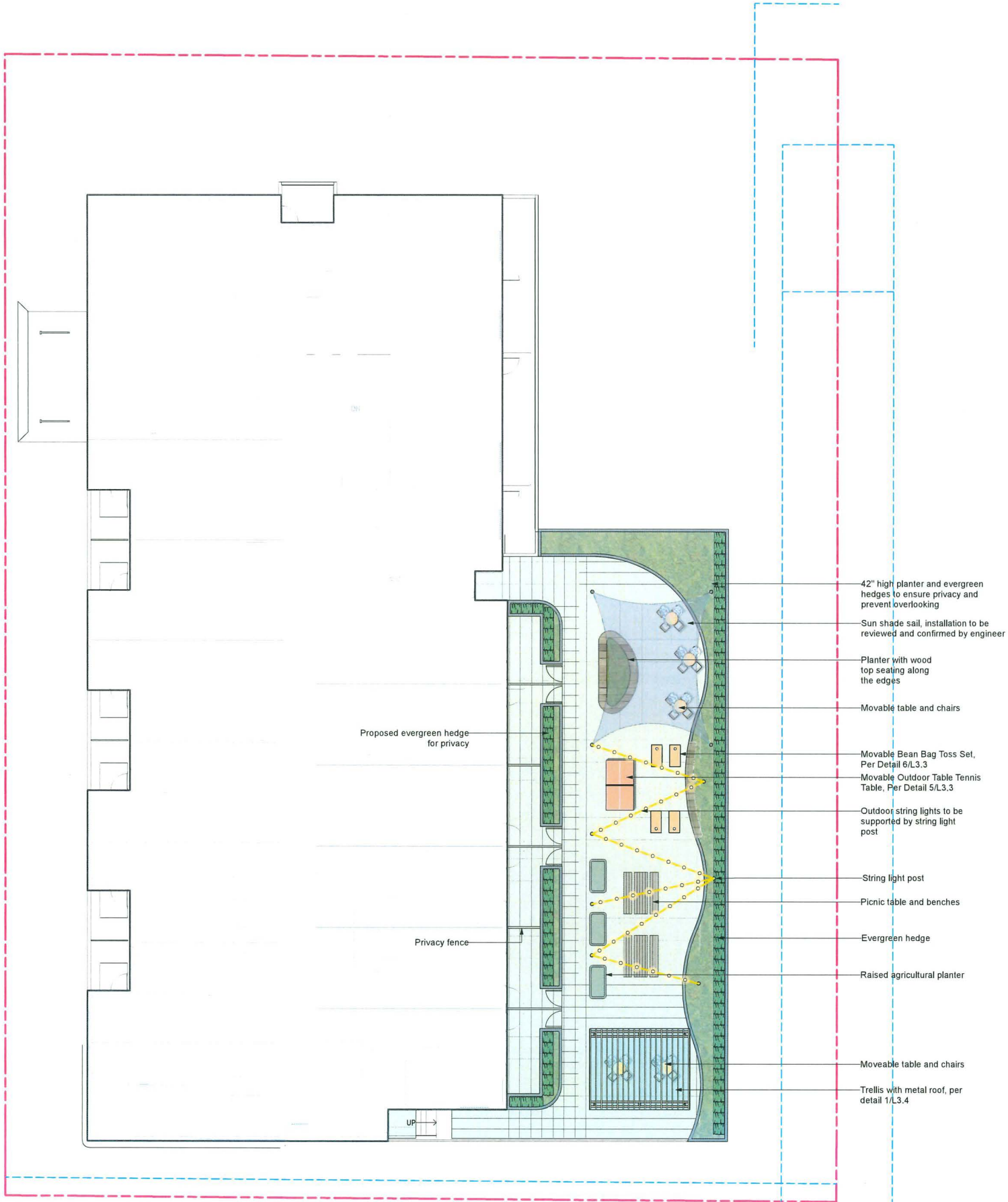


LANDSCAPE LEGENDS

| SYMBOL                                                                              | MATERIALS                                                             | DETAILS  |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------|
|    | PERMEABLE PAVER FOR INTERNAL DRIVEWAY                                 | 3/L3.0   |
|    | PEDESTRIAN CONCRETE UNIT PAVERS                                       | 2/L3.0   |
|    | CIP CONCRETE PAVING                                                   | 1/L3.0   |
|    | 18"X18" CONCRETE PAVING                                               | 5/L3.0   |
|    | 24"X24" PORCELAIN PAVING                                              | 3/L3.1   |
|    | GRAVEL                                                                | 4/L3.0   |
|    | ASPHALT DRIVEWAY, PER CIVIL                                           |          |
|    | STAMPED ASPHALT PAVING, PER CIVIL                                     |          |
|    | LAWN                                                                  | 6/L3.5   |
|    | PLANTING BED                                                          | 4&5/L3.5 |
|    | RAISED WOOD GARDEN BED                                                | 1/L3.3   |
|    | CONCRETE PLANTER                                                      | 1&2/L3.1 |
|    | BENCH                                                                 | 4/L3.2   |
|    | MOVABLE TABLE AND CHAIRS                                              | 2/L3.3   |
|    | BIKE RACKS                                                            | 1/L3.2   |
|    | PICNIC TABLE AND BENCHES                                              | 2/L3.2   |
|   | 6'-0" HIGH WOOD FENCE                                                 | 6/L3.2   |
|  | GUARDRAIL                                                             | 5/L3.2   |
|  | SUN SHADE SAIL. INSTALLATION TO BE REVIEWED AND CONFIRMED BY ENGINEER |          |

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- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.



HOMING  
LANDSCAPE  
ARCHITECTURE

ADDRESS: 1423 W11TH AVENUE,  
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EMAIL: HOMINGLANDSCAPE@GMAIL.COM

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**DP 24-012854**  
**July 8, 2026**  
**Plan #16**

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape Layout  
& Materials Plan -  
Level 2

PLAN #3.c L1.1





**HOMING  
LANDSCAPE  
ARCHITECTURE**

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| 7   | 2026-07-07 | ISSUED FOR DP       |

**DP 24-012854**  
**July 8, 2026**  
**Plan #17**

**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

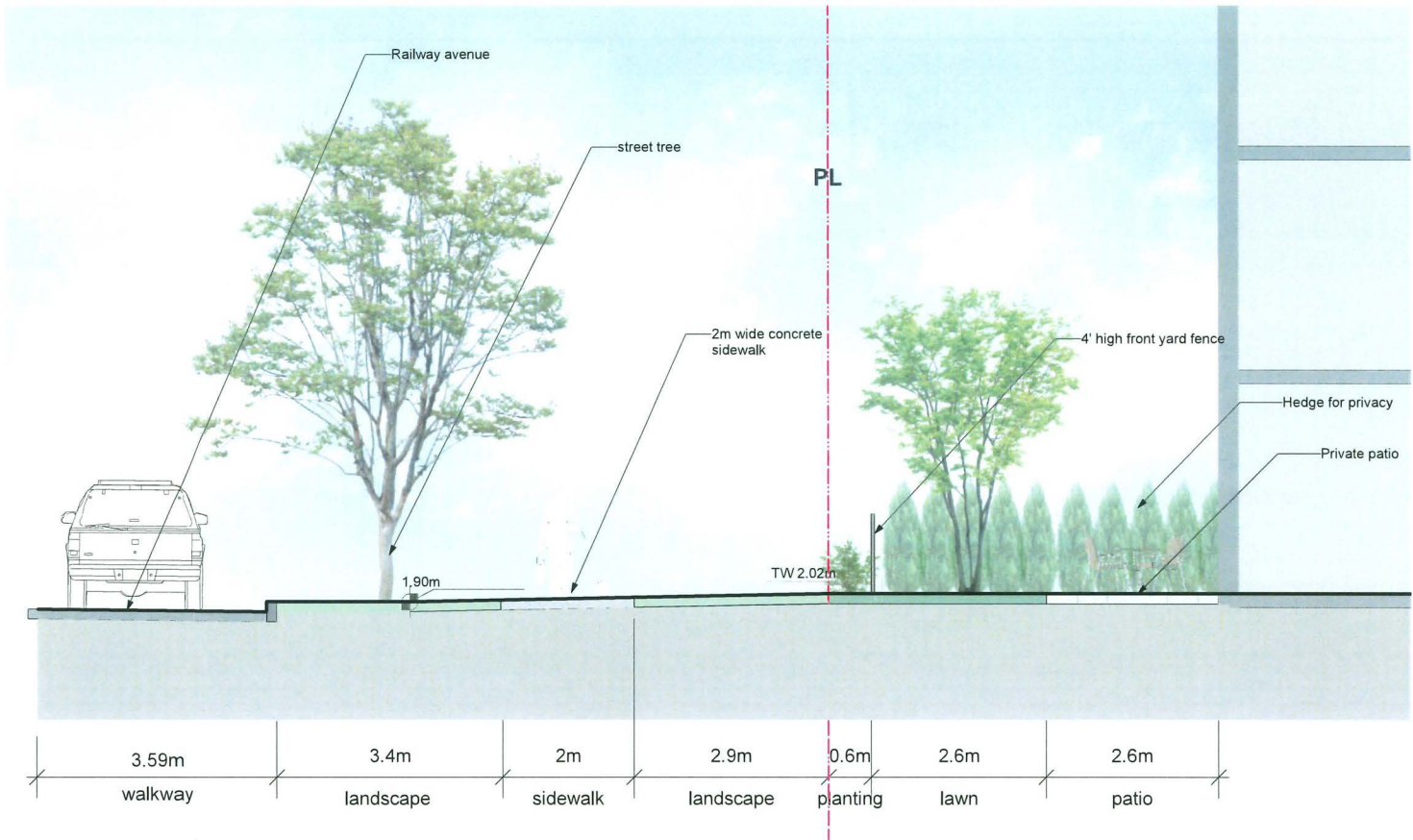
SCALE: AS SHOWN

DRAWN BY: EL

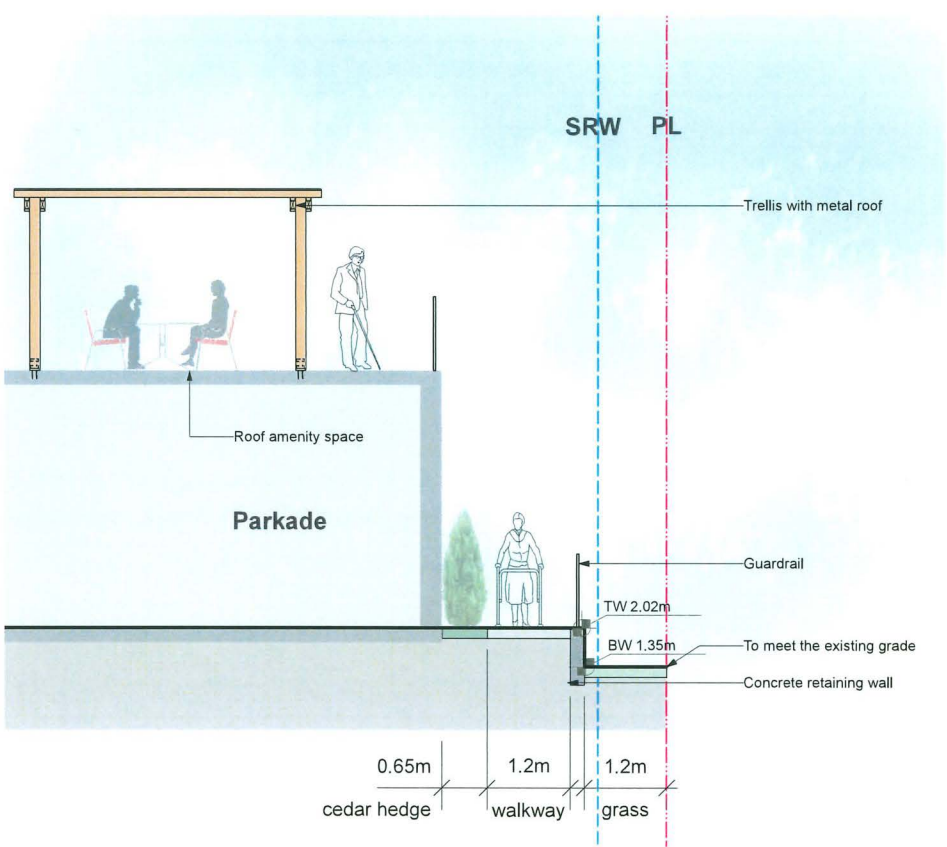
REVIEWED BY: EL

**Landscape  
Sections**

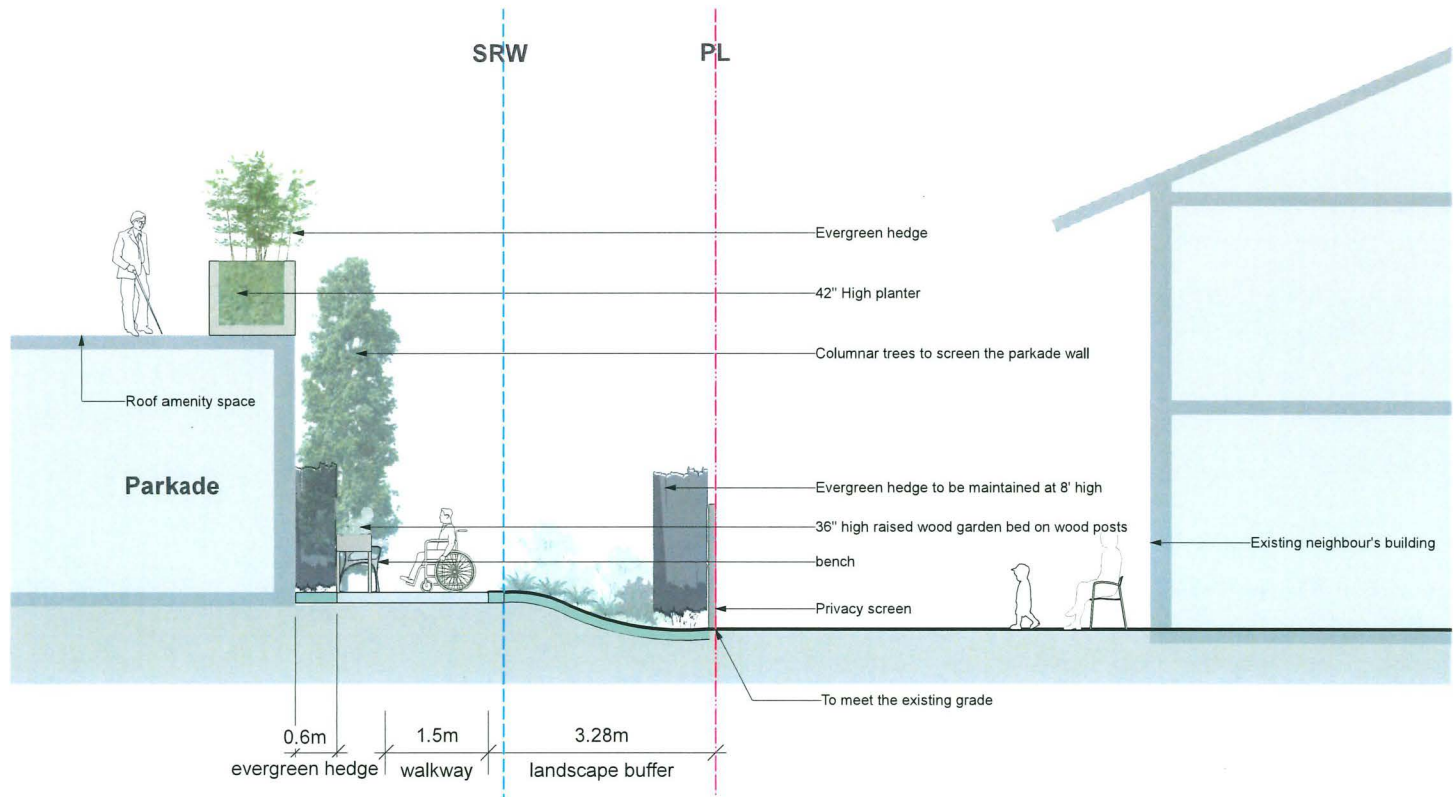
PLAN #3.d L1.2



1 Landscape Section Through West Property Line and Railway Avenue  
Scale: 1:50



2 Landscape Section Through South Property Line  
Scale: 1:50



3 Landscape Section Through East Property Line  
Scale: 1:50



POROUS SURFACE LEGENDS

| SYMBOL | MATERIALS | AREA |
|--------|-----------|------|
|--------|-----------|------|

 POROUS LANDSCAPING  
WITH LIVE PLANT  
MATERIAL: LAWN,  
GROUND COVER &  
SHRUB 580.09 m<sup>2</sup>

 POROUS HARDSCAPE  
MATERIAL: PERMEABLE  
PAVER & GRAVEL 66.47 m<sup>2</sup>

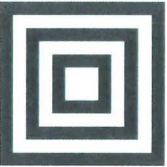
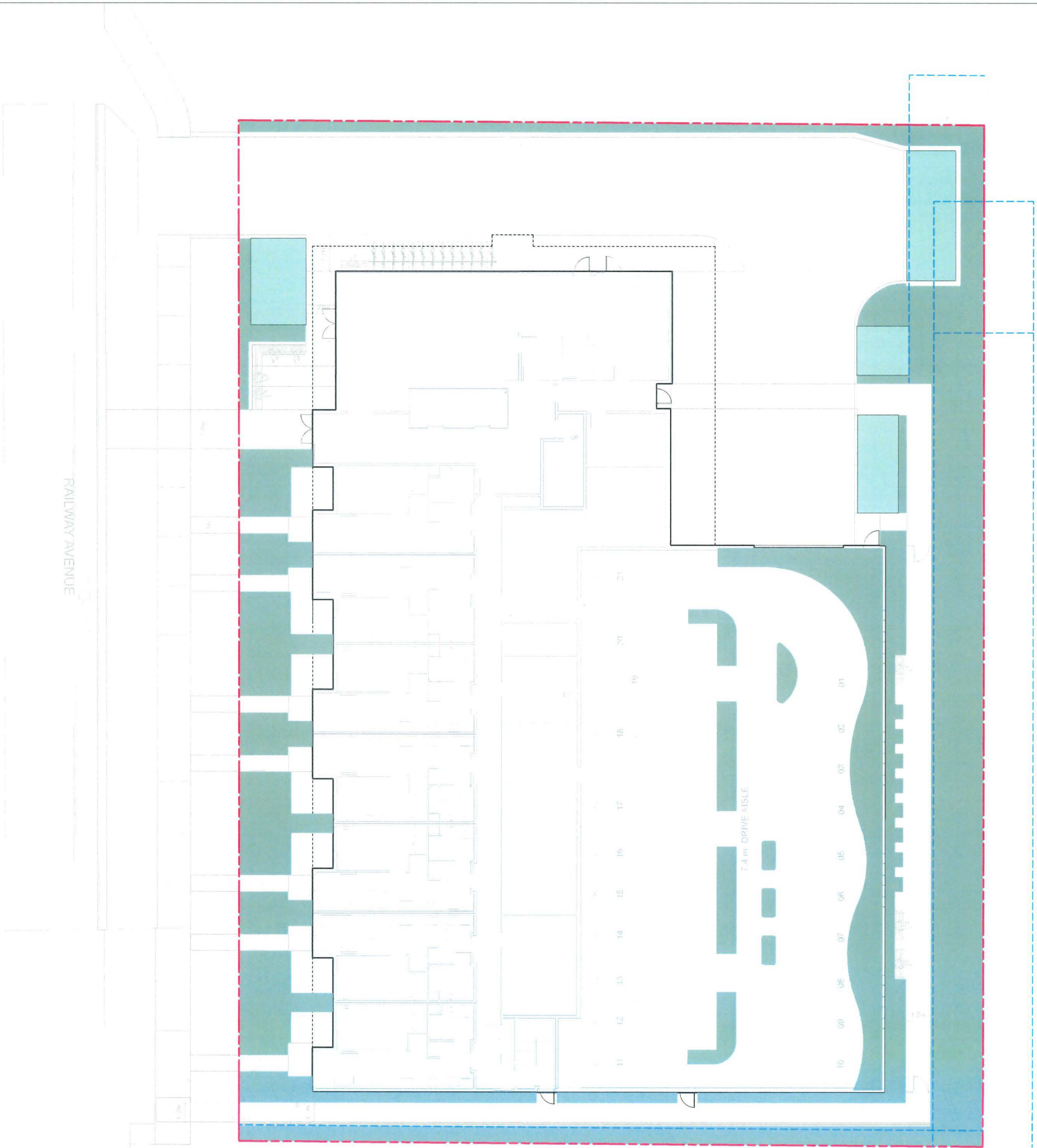
TOTAL POROUS SURFACE AREA: 646.56 m<sup>2</sup>

TOTAL LOT AREA: 2859.34 m<sup>2</sup>

TOTAL POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 23%

TOTAL NON-POROUS SURFACE AREA COVERAGE  
PERCENTAGE: 77%

TOTAL POROUS LANDSCAPING AREA COVERAGE  
PERCENTAGE: 20.3%



**HOMING  
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ARCHITECTURE**

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**DP 24-012854**  
**July 8, 2026**  
**Plan #18**

**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Porous Surface &  
Live Landscaping  
Area Diagram**





a row of columnar trees to define the edge



garden



planter with wood bench seating



outdoor lightings



raised planting bed



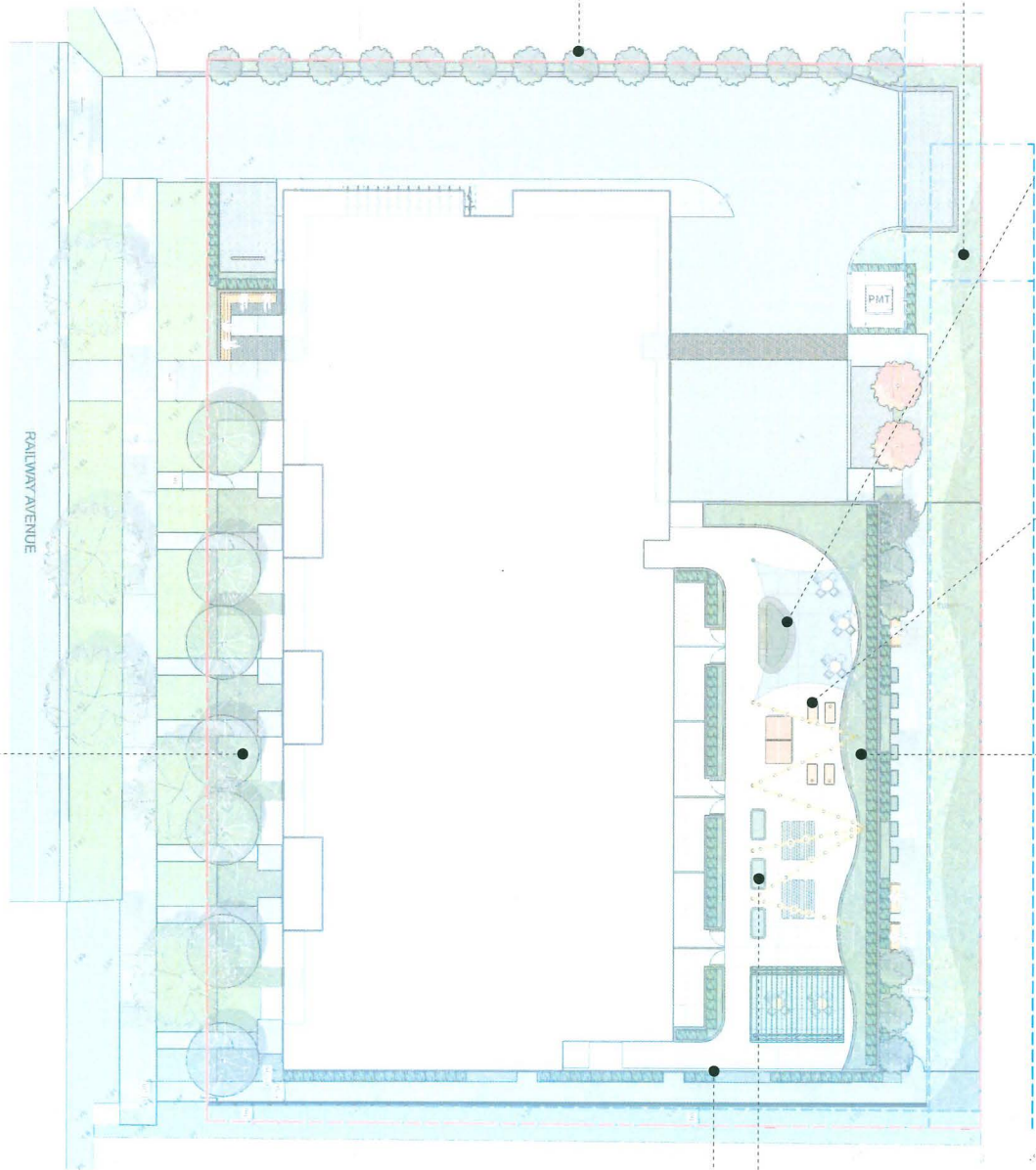
raised agricultural planters



plants along path



green wall



**HOMING  
LANDSCAPE  
ARCHITECTURE**

ADDRESS: 1423 W11TH AVENUE,  
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CELL: 778-323-3536  
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| 7         | 2026-07-07 | ISSUED FOR DP       |

**DP 24-012854**  
**July 8, 2026**  
**Plan #19**

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: N/A

DRAWN BY: EL

REVIEWED BY: EL

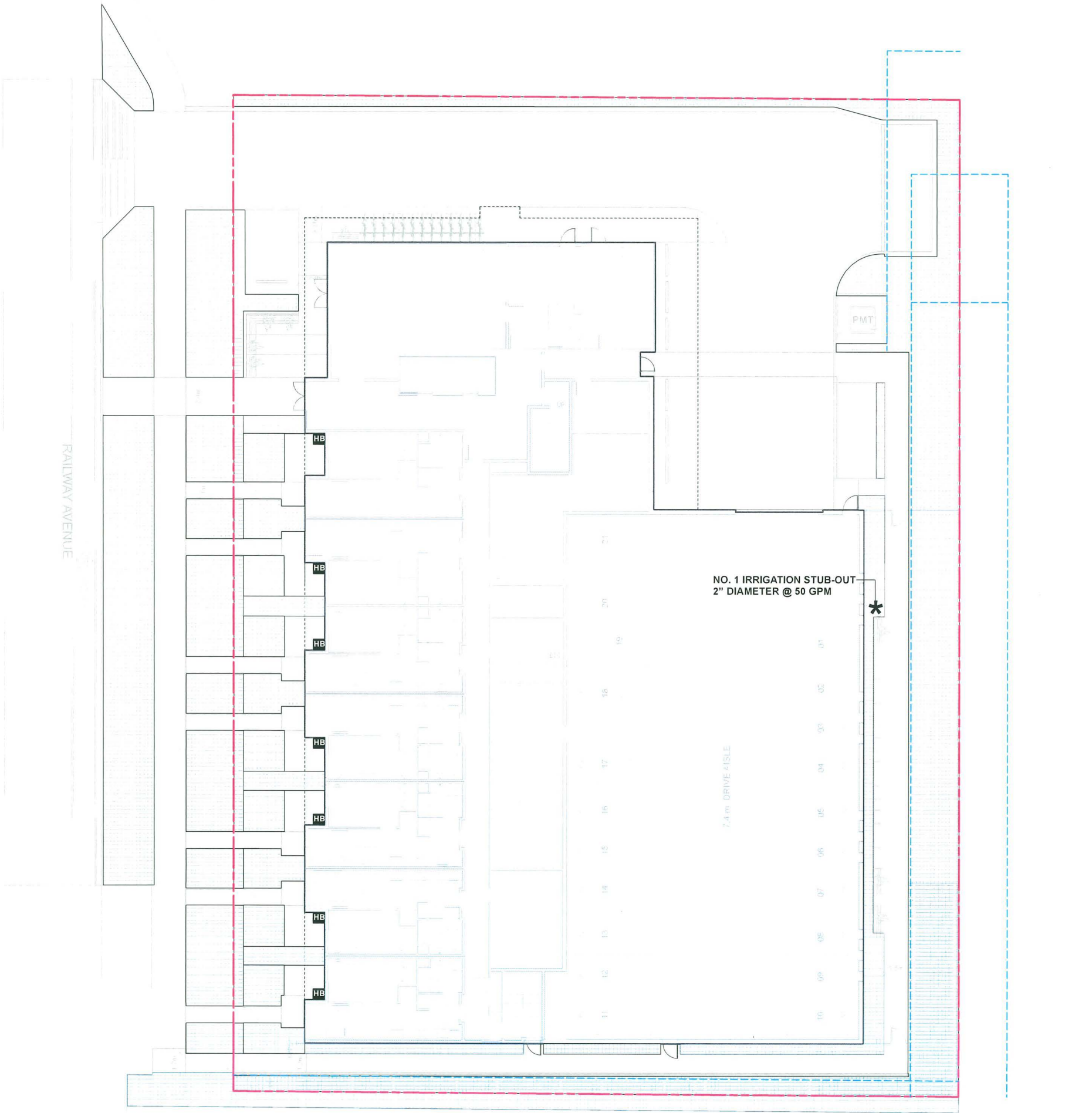
## Precedents

PLAN #3.f L1.4



IRRIGATION LEGENDS

| KEY | DESCRIPTION                                           |
|-----|-------------------------------------------------------|
| *   | WATER STUB-OUT<br>SCHEMATIC ONLY. REFER TO MECHANICAL |
| HB  | HOSE BIB<br>SCHEMATIC ONLY. REFER TO MECHANICAL       |
|     | IRRIGATION AREA                                       |



HOMING  
LANDSCAPE  
ARCHITECTURE

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DP 24-012854  
July 8, 2026  
Plan #20

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

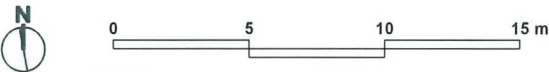
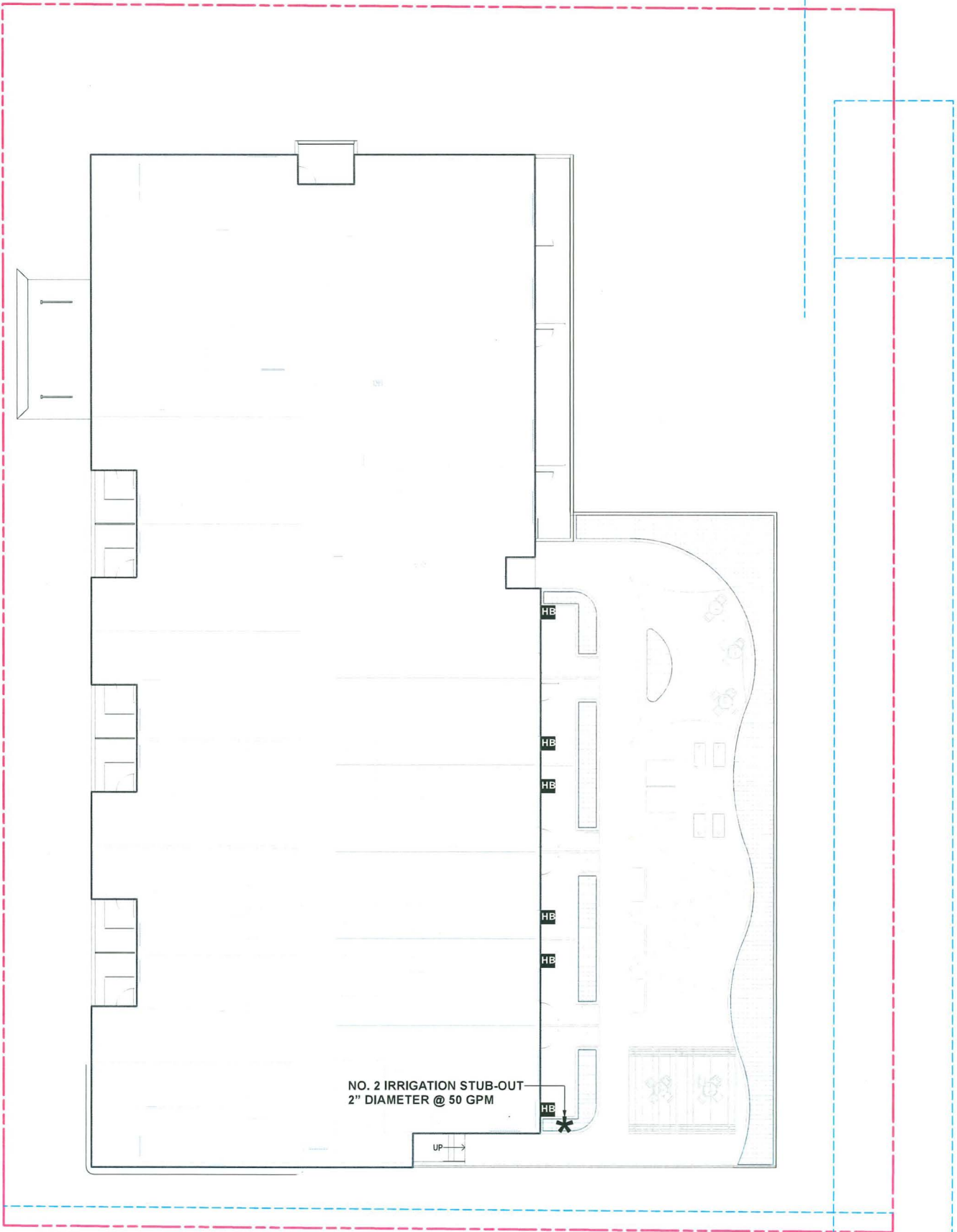
Landscape  
Design-Build  
Irrigation Plan -  
Level 1

PLAN #3.g L1.5



IRRIGATION LEGENDS

| KEY | DESCRIPTION                                           |
|-----|-------------------------------------------------------|
| *   | WATER STUB-OUT<br>SCHEMATIC ONLY. REFER TO MECHANICAL |
| HB  | HOSE BIB<br>SCHEMATIC ONLY. REFER TO MECHANICAL       |
|     | IRRIGATION AREA                                       |



HOMING  
LANDSCAPE  
ARCHITECTURE

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DP 24-012854  
July 8, 2026  
Plan #21

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0" (1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape  
Design-Build  
Irrigation Plan -  
Level 2

PLAN #3.h L1.6



LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS

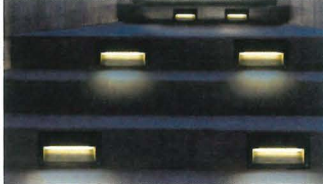


TREE UPLIGHT WITH SHIELD





STEP/WALL LIGHT





BOLLARD LIGHT WITH SHIELD





LED STRING LIGHT





DOWN LIGHT



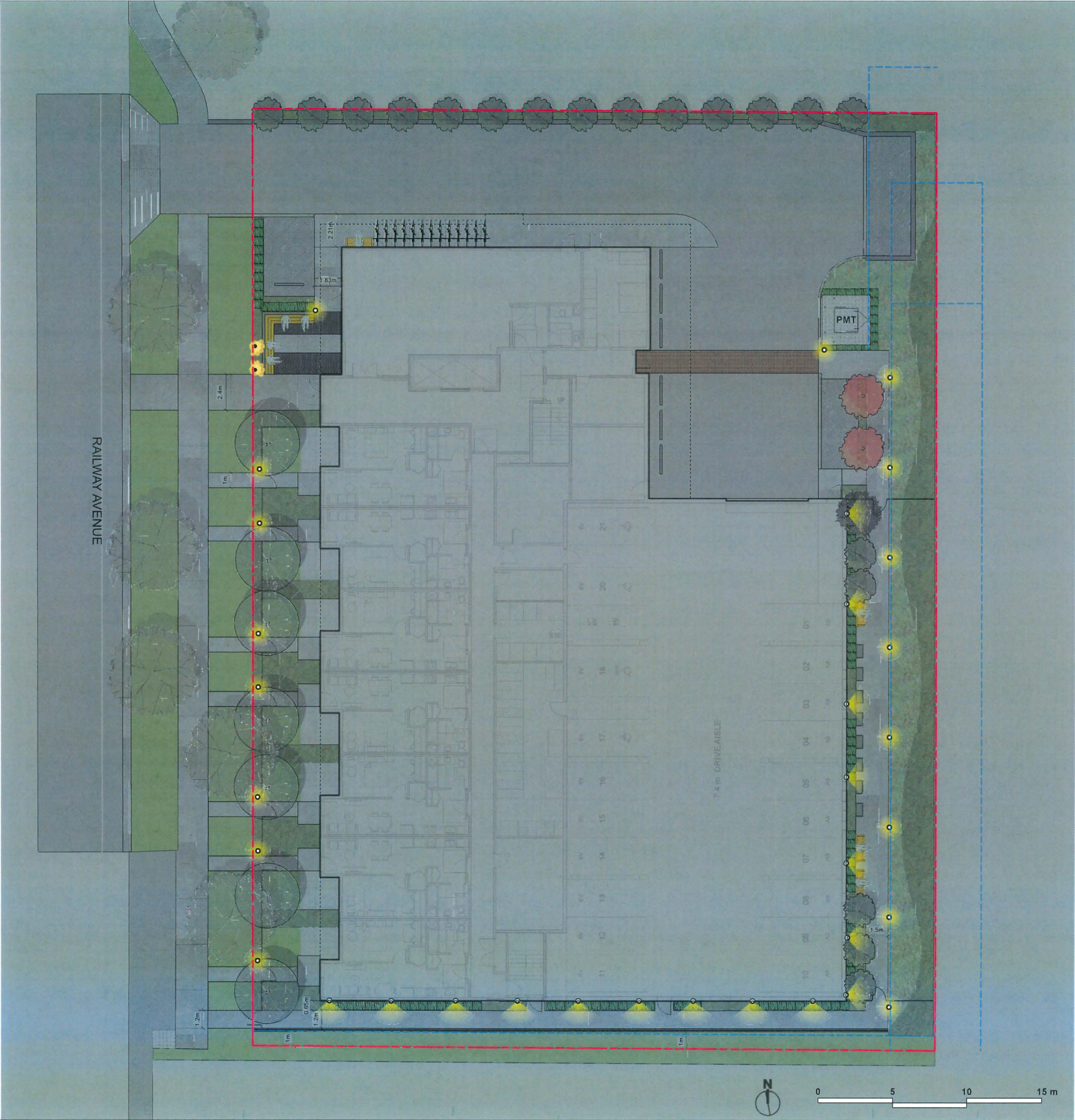


WALL MOUNTED DOWNLIGHT



LIGHTING NOTES

1. LIGHTING PLANS PROVIDED FOR INFORMATION ONLY. ALL EXTERIOR LIGHT FIXTURES, QUANTITIES, AND LOCATIONS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
2. CONTRACTOR TO COORDINATE RECESSED FORMING, ELECTRICAL CONDUIT, AND LOCATION LOGISTICS WITH OTHER TRADES AS REQUIRED.
3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



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DP 24-012854  
July 8, 2026  
Plan #22

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape  
Lighting Plan -  
Level 1

PLAN #3.i L1.7



LANDSCAPE LIGHTING LEGENDS

SYMBOL MATERIALS

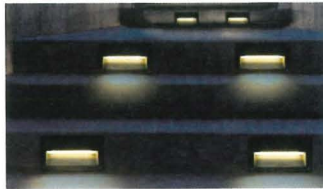


TREE UPLIGHT WITH SHIELD





STEP/WALL LIGHT





BOLLARD LIGHT WITH SHIELD





LED STRING LIGHT



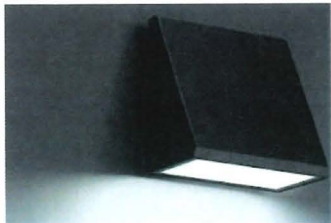


DOWN LIGHT



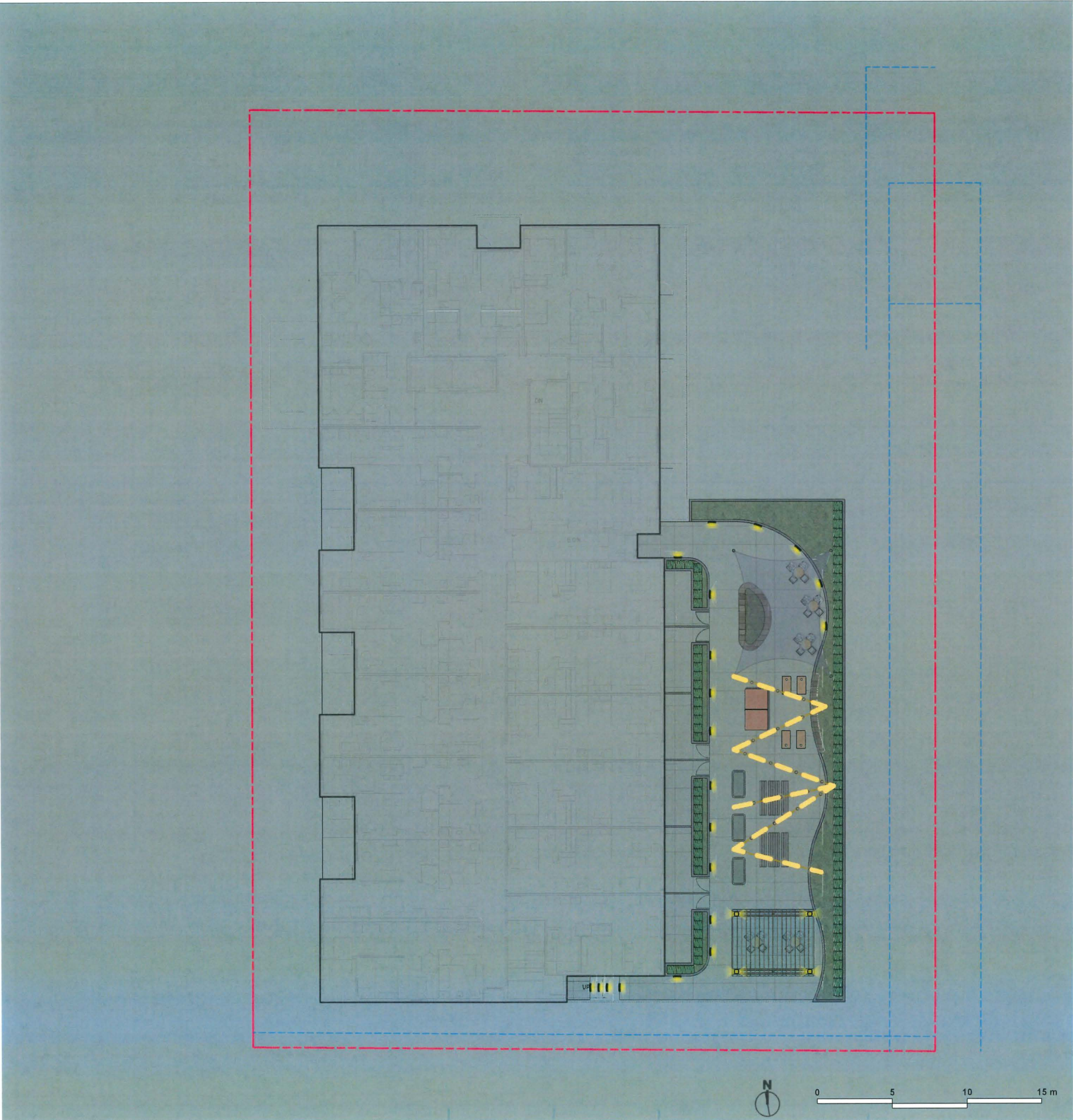


WALL MOUNTED DOWNLIGHT



LIGHTING NOTES

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3. SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY THE CLIENTS PRIOR TO ORDERING AND INSTALLATION.
4. CONTRACTOR TO ENSURE ALL LIGHTING WIRE AND FIXTURES MUST BE INSTALLED TO MEET THE LOCAL ELECTRICAL REGULATIONS AND SAFETY REQUIREMENTS.



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DP 24-012854  
July 8, 2026  
Plan #23

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

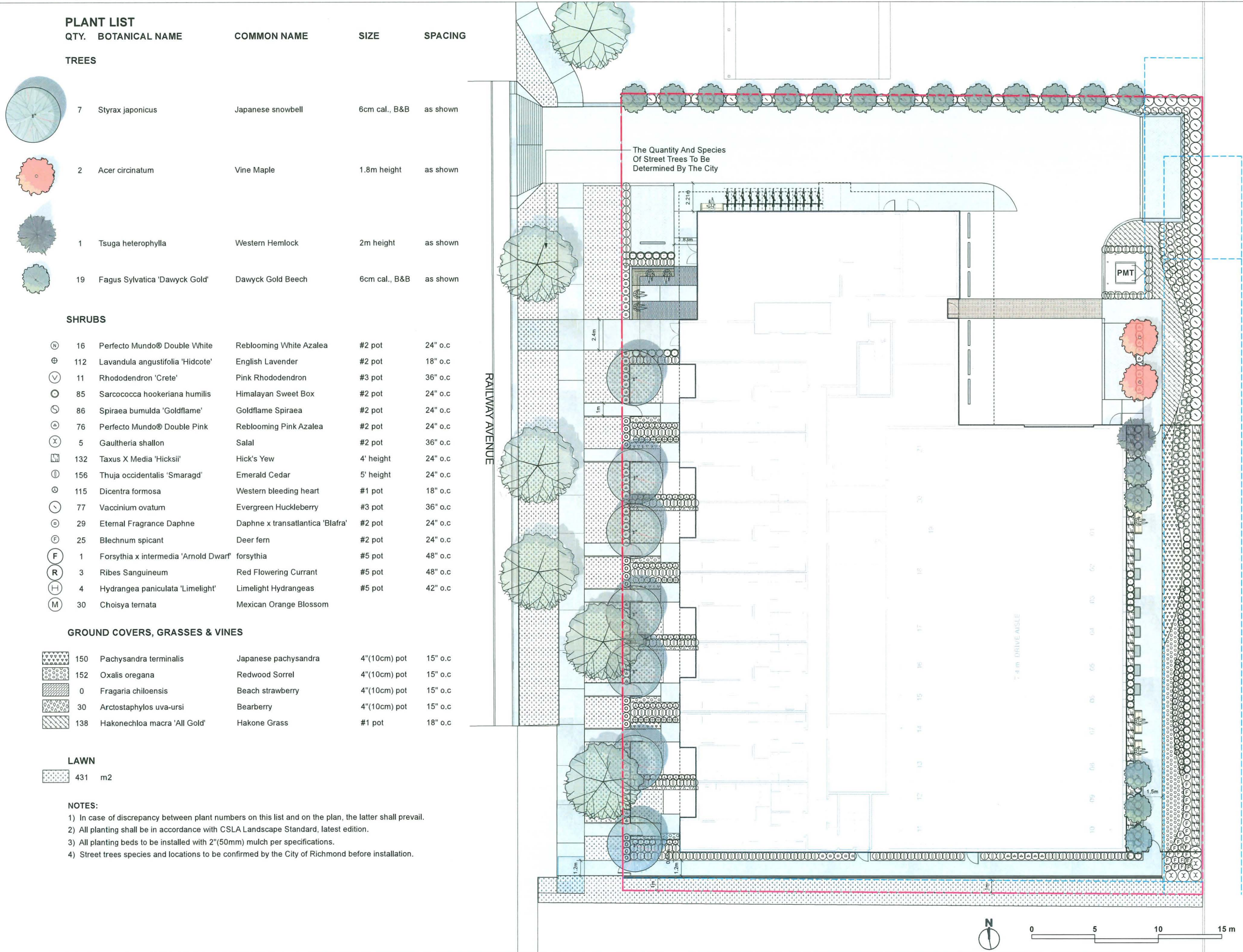
DRAWN BY: EL

REVIEWED BY: EL

Landscape  
Lightn Plan -  
Level 2

PLAN #3.j L1.8







**HOMING  
LANDSCAPE  
ARCHITECTURE**

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**DP 24-012854**  
**July 8 2026**  
**Plan #24**

**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

**Landscape  
Planting Plan &  
Plant List - Level 1**

PLAN #3.k L2.0



PLANT LIST

QTY. BOTANICAL NAME COMMON NAME SIZE SPACING

TREES



7 Styx japonicus Japanese snowbell 6cm cal., B&B as shown



2 Acer circinatum Vine Maple 1.8m height as shown



1 Tsuga heterophylla Western Hemlock 2m height as shown



19 Fagus Sylvatica 'Dawyck Gold' Dawyck Gold Beech 6cm cal., B&B as shown

SHRUBS

|   |     |                                       |                                  |           |         |
|---|-----|---------------------------------------|----------------------------------|-----------|---------|
| N | 16  | Perfecto Mundo® Double White          | Reblooming White Azalea          | #2 pot    | 24" o.c |
| ⊕ | 112 | Lavandula angustifolia 'Hidcote'      | English Lavender                 | #2 pot    | 18" o.c |
| ✓ | 11  | Rhododendron 'Crete'                  | Pink Rhododendron                | #3 pot    | 36" o.c |
| ⊙ | 85  | Sarcococca hookeriana humilis         | Himalayan Sweet Box              | #2 pot    | 24" o.c |
| ⊙ | 86  | Spiraea bumulda 'Goldflame'           | Goldflame Spiraea                | #2 pot    | 24" o.c |
| ⊕ | 76  | Perfecto Mundo® Double Pink           | Reblooming Pink Azalea           | #2 pot    | 24" o.c |
| ⊗ | 5   | Gaultheria shallon                    | Salal                            | #2 pot    | 36" o.c |
| ⊕ | 132 | Taxus X Media 'Hicksii'               | Hick's Yew                       | 4' height | 24" o.c |
| ⊕ | 156 | Thuja occidentalis 'Smaragd'          | Emerald Cedar                    | 5' height | 24" o.c |
| ⊕ | 115 | Dicentra formosa                      | Western bleeding heart           | #1 pot    | 18" o.c |
| ⊙ | 77  | Vaccinium ovatum                      | Evergreen Huckleberry            | #3 pot    | 36" o.c |
| ⊙ | 29  | Eternal Fragrance Daphne              | Daphne x transatlantica 'Blafra' | #2 pot    | 24" o.c |
| ⊕ | 25  | Blechnum spicant                      | Deer fern                        | #2 pot    | 24" o.c |
| F | 1   | Forsythia x intermedia 'Arnold Dwarf' | forsythia                        | #5 pot    | 48" o.c |
| R | 3   | Ribes Sanguineum                      | Red Flowering Currant            | #5 pot    | 48" o.c |
| H | 4   | Hydrangea paniculata 'Limelight'      | Limelight Hydrangeas             | #5 pot    | 42" o.c |
| M | 30  | Choisya ternata                       | Mexican Orange Blossom           |           |         |

GROUND COVERS, GRASSES & VINES

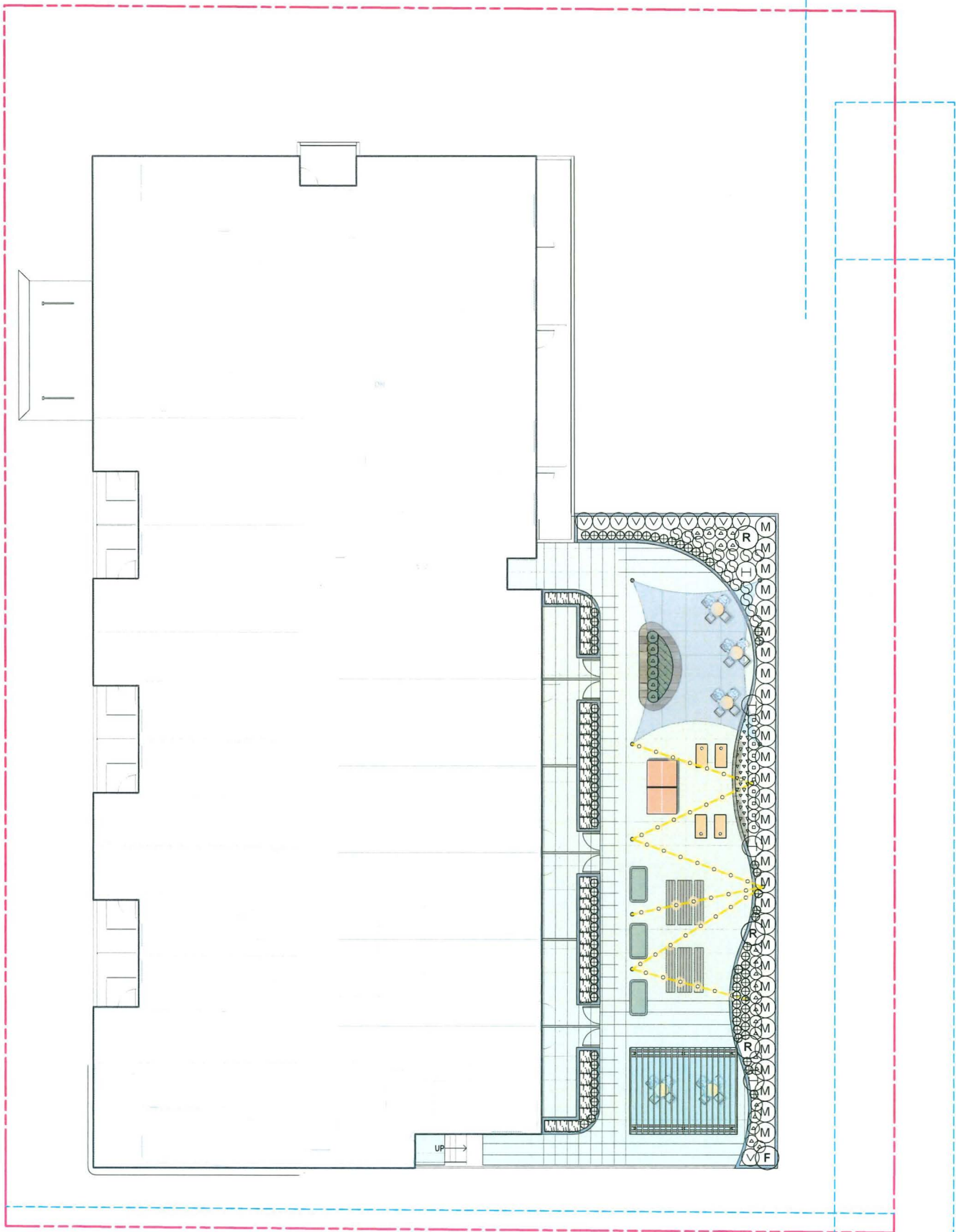
|     |                              |                      |              |         |
|-----|------------------------------|----------------------|--------------|---------|
| 150 | Pachysandra terminalis       | Japanese pachysandra | 4"(10cm) pot | 15" o.c |
| 152 | Oxalis oregana               | Redwood Sorrel       | 4"(10cm) pot | 15" o.c |
| 0   | Fragaria chiloensis          | Beach strawberry     | 4"(10cm) pot | 15" o.c |
| 30  | Arctostaphylos uva-ursi      | Bearberry            | 4"(10cm) pot | 15" o.c |
| 138 | Hakonechloa macra 'All Gold' | Hakone Grass         | #1 pot       | 18" o.c |

LAWN

431 m2

NOTES:

- 1) In case of discrepancy between plant numbers on this list and on the plan, the latter shall prevail.
- 2) All planting shall be in accordance with CSLA Landscape Standard, latest edition.
- 3) All planting beds to be installed with 2"(50mm) mulch per specifications.
- 4) Street trees species and locations to be confirmed by the City of Richmond before installation.



0 5 10 15 m



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ARCHITECTURE

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Revisions

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| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

**DP 24-012854**  
**July 8, 2026**  
**Plan #25**

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: 3/32"=1'0"(1:128)

DRAWN BY: EL

REVIEWED BY: EL

Landscape  
Planting Plan &  
Plant List - Level 2

PLAN #3.I L2.1

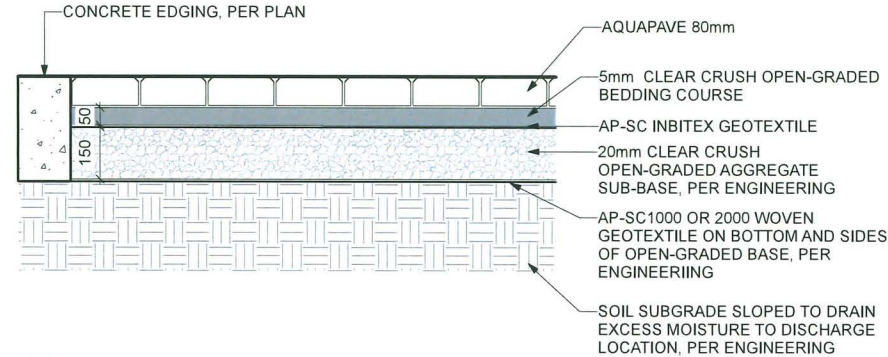


AQUAPAVE STANDARD PAVER  
BY ABBOTSFORD CONCRETE PRODUCTS

PATTERN: RUNNING BOND  
LENGTH: 8-3/8" (221MM)  
WIDTH: 4-5/16" (110MM)  
THICKNESS: 3-1/8" (80MM)

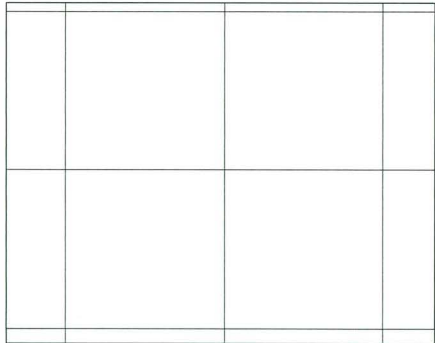


COLOR: CHARCOAL

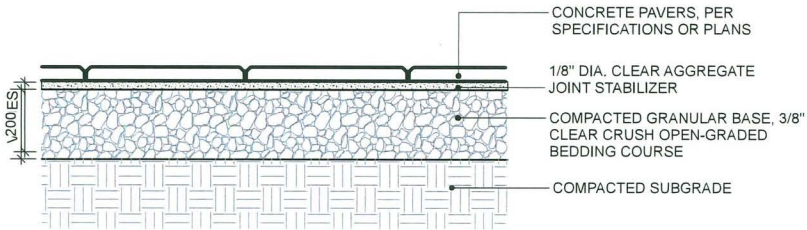


NOTE:  
1. REFER TO ENGINEERING DRAWINGS FOR THE BASE MATERIALS INSTALLED UNDERNEATH THE PAVERS.  
2. THE CONDITIONS UNDER THE PAVERS SHALL BE APPROVED BY ENGINEERS BEFORE PAVERS INSTALLATION.

3 AQUAPAVE PERMEABLE PAVER  
Scale: 1:10

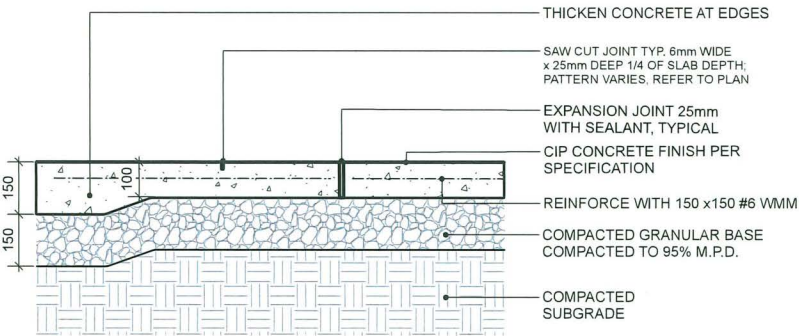


PLAN  
TEXADA HYDRAPRESSED SLABS BY ABBOTSFORD CONCRETE PRODUCTS (1-800-663-4091)  
DIMENSIONS: 457 mm x 457 mm x 40 mm  
COLOUR: NATURAL  
PATTERN: GRID



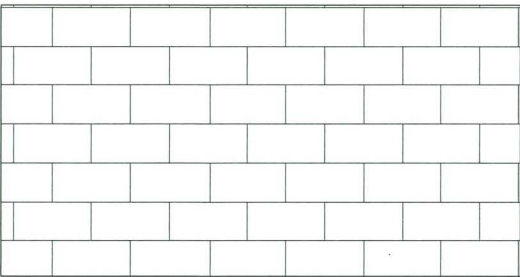
NOTE:  
1. USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.  
2. BLACKJACK PEDESTAL SYSTEM AVAILABLE FROM ABBOTSFORD CONCRETE PRODUCTS, INSTALLATION PER MANUFACTURES INSTRUCTIONS.

5 CONCRETE SLAB PAVING  
Scale: 1:10

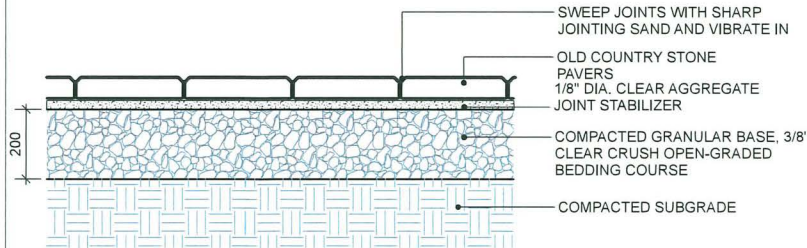


NOTES:  
1. EXPANSION JOINTS 6m O.C. MAX, CONTROL JOINTS @ 1.5m O.C. ADJUST TO SUIT SITE LAYOUT PLAN.  
2. ALL SCORELINES TO BE APPROVED BY LANDSCAPE ARCHITECT ON-SITE PRIOR TO INSTALLATION.

1 CIP CONCRETE ON GRADE (TYPICAL)  
Scale: 1:10

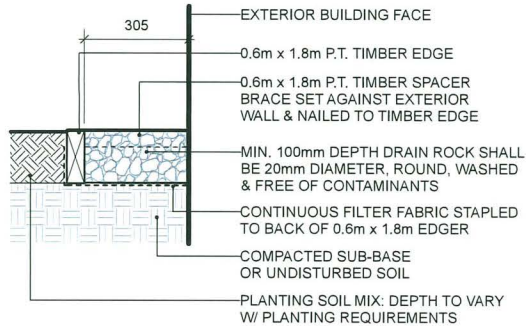


PLAN  
VS5-88 PAVERS BY BELGARD (1-800-232-9443)  
DIMENSION: 75 X 300 X 88mm  
PATTERN: RUNNING BOND  
COLOUR: 30% GREY, 70% DARK GREY



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

2 CONCRETE UNIT PAVING ON GRADE  
Scale: 1:10



NOTE: ALL LUMBER SIZES ARE SHOWN AS NOMINAL

4 GRAVEL DRAIN STRIP - ON GRADE  
Scale: 1:10



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DP 24-012854  
July 8, 2026  
Plan #26

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

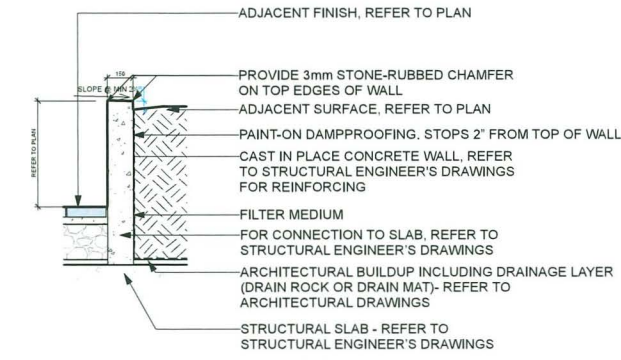
DRAWN BY: EL

REVIEWED BY: EL

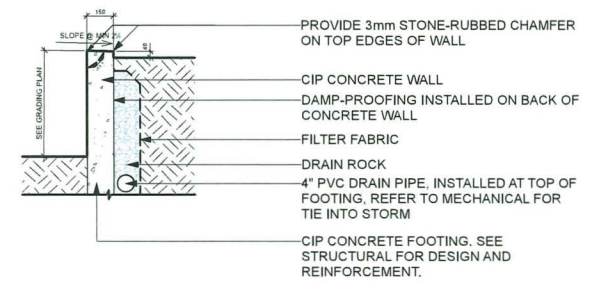
Hardscape Details

PLAN #3.m L3.0

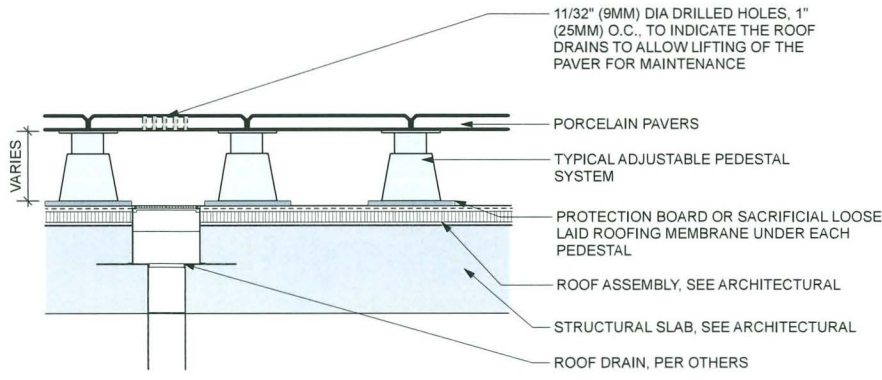




1 CAST IN PLACE CONCRETE WALL ON SLAB  
Scale: 1:20



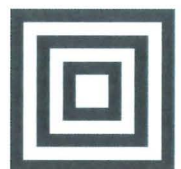
2 CAST IN PLACE CONCRETE WALL ON GRADE  
Scale: 1:20



NOTE:  
USE CONCRETE HIDDEN EDGE RESTRAINT WHEN PAVERS ARE NOT ADJACENT TO A SOLID EDGE CONDITION.

3 PORCELAIN PAVERS ON ROOF  
Scale: 1:10



  
**HOMING  
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**DP 24-012854**  
**July 8, 2026**  
**Plan #27**

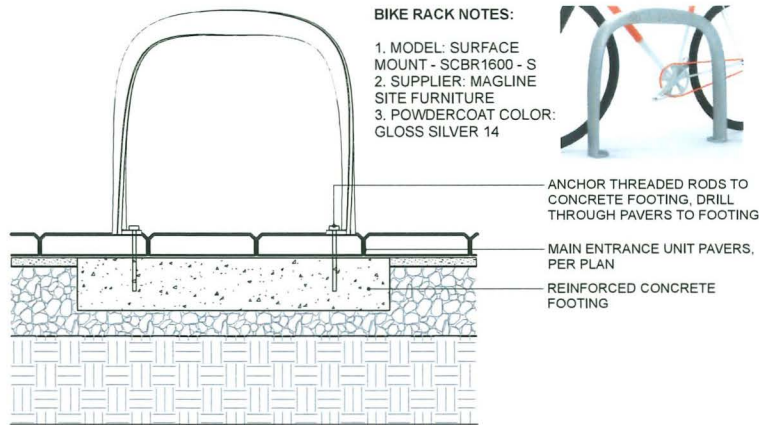
**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20  
SCALE: AS SHOWN  
DRAWN BY: EL  
REVIEWED BY: EL

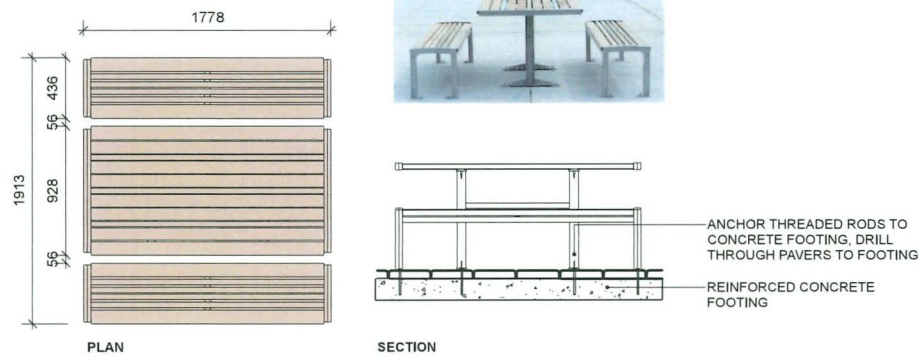
**Hardscape Details**





NOTE:  
PER SUPPLIER FOR SPECIFICATIONS AND INSTALLATIONS.

**1 BIKE RACK ON GROUND LEVEL**  
Scale: 1:10



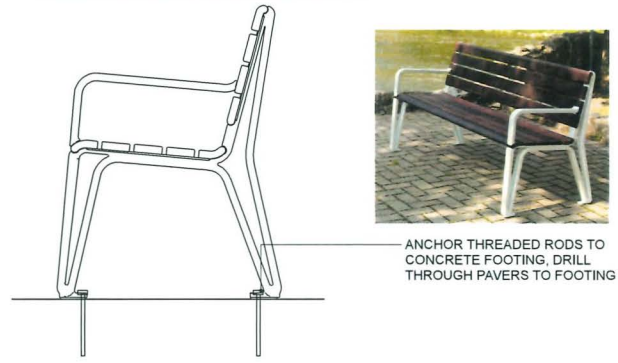
NOTES:  
1. TYPE: 720 CLUSTER SEATING BY MAGLIN (1-800-716-6606) OR APPROVED ALTERNATIVE.  
2. MODEL: MTB-0720-00002, SURFACE MOUNT, IPE WOOD  
3. COLOR: POWDERCOAT GLOSS COLLECTION SILVER 14

**2 PICNIC TABLE AND BENCHES**  
Scale: 1:25

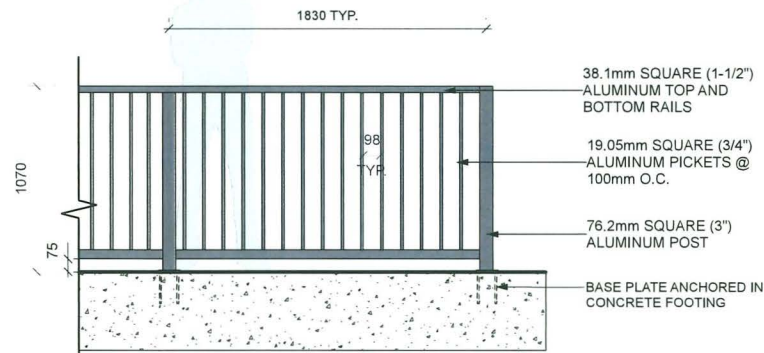
**2300 ICONIC BACKED BENCH BY MAGLIN SITE FURNITURE (1-800-716-5506)**  
MODEL: MBE-2300-00017  
LENGTH: 70" (177.8cm)  
HEIGHT: 33.3" (84.5cm)  
DEPTH: 25.5" (64.8cm)  
SEAT HEIGHT: 18" (45.7cm)  
WEIGHT: 122.5lbs (55.6kg)  
COLOUR: STANDARD POWDERCOAT SILVER 14



**3 WALL MOUNTED BENCH**  
1:10



**4 BENCH**  
1:10

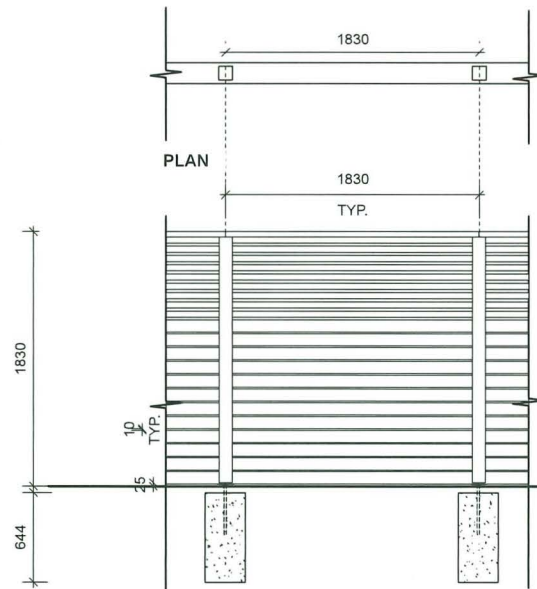


NOTES:  
1. ALL METAL ALUMINUM WITH BLACK POWDERCOAT FINISH (TO BE FACTORY APPLIED)  
2. ALL WELDED CONSTRUCTION.  
3. PROVIDE SHOP DRAWINGS FOR APPROVAL.  
4. CONCRETE FOOTING TO BE CONFIRMED BY STRUCTURAL ENGINEER.

**5 42" HIGH GUARDRAIL**  
Scale: 1:20

NOTE:

6' HIGH FENCE IS MEASURED FROM THE AVERAGE FINISHED SITE GRADE (MEASURED AT A POINT 1.0m FROM BOTH SIDES OF THE PROPERTY LINE) TO THE TOP OF THE FENCE.



NOTES:  
1. ALL WOOD EXPOSED TO VIEW SHALL BE C AND BETTER CLEAR CEDAR.  
2. ALL WOOD SHALL BE STRAIGHT, SOUND, AND FREE OF SPLITS, WARPS, CRACKS, LARGE KNOTS, AND OTHER DEFECTS.  
3. WOOD PRESERVATIVE TO BE USED SHALL BE OLYMPIC MAXIMUM WATERPROOFING SEALANT, "CEDAR TINT".  
4. ALL CUTS TO BE SQUARE AND CLEAN.  
5. ALL METAL FIXTURES TO BE GALVANIZED (OR WHERE NOTED - STAINLESS STEEL).  
6. ALL STRUCTURAL FASTENERS TO BE GALVINIZED CARRIAGE BOLTS (IE. TRELIS, AND GATE)

**6 6' HIGH WOOD PRIVACY SCREEN**  
Scale: 1:25



**7 4' HIGH FENCE**  
Scale: 1:10



PRECEDENT



PRECEDENT



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**DP 24-012854**  
**July 8, 2026**  
**Plan #28**

**RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT**

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

**Furnituring Details**

PLAN #3.0 L3.2





PRECEDENT

- 1

RAISED WOOD GARDEN BED

N/A



TABLE  
MODEL: FORO TABLE BY MAGLIN SITE FURNISHINGS  
FRT1700-RD-M1-FS-36 BY MAGLIN SITE FURNISHINGS  
COLOR: STANDARD POWDERCOAT SILVER 14  
CHAIRS  
MODEL: FORO CHAIR BY MAGLIN SITE FURNISHINGS  
FRC1700-MSF-M1  
MOUNT: MANUFACTURER TO PROVIDE D-RING FOR CABLE ATTACHMENT TO TABLE  
MATERIALS: STEEL WITH E-COAT RUST PROOFING  
COLOR: STANDARD POWDERCOAT SILVER 14  
4 CHAIRS PER TABLE, PROVIDE SHOP DRAWINGS FOR APPROVAL PRIOR TO ORDERING

- 2

MOVABLE TABLE AND CHAIRS ON ROOF LEVEL



- 3

SHADE SAIL ON ROOF AMENITY



MODEL: TIGER PINGPONG PORTLAND BY HOME BILLARDS

- 5

MOVABLE OUTDOOR TABLE TENNIS TABLE



MODEL: HARDWOOD DESIGN CORNHOLE GAME SET BY GOSPORTS

- 6

BEAN BAG TOSS SET



HOMING  
LANDSCAPE  
ARCHITECTURE

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| 7         | 2026-07-07 | ISSUED FOR DP       |

DP 24-012854  
July 8, 2026  
Plan #29

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520, 8540, 8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

SCALE: AS SHOWN

DRAWN BY: EL

REVIEWED BY: EL

Furnituring Details





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| 7   | 2026-07-07 | ISSUED FOR DP       |

DP 24-012854  
July 8, 2026  
Plan #30

RAILWAY AVENUE  
SENIOR RENTAL  
HOUSING  
DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

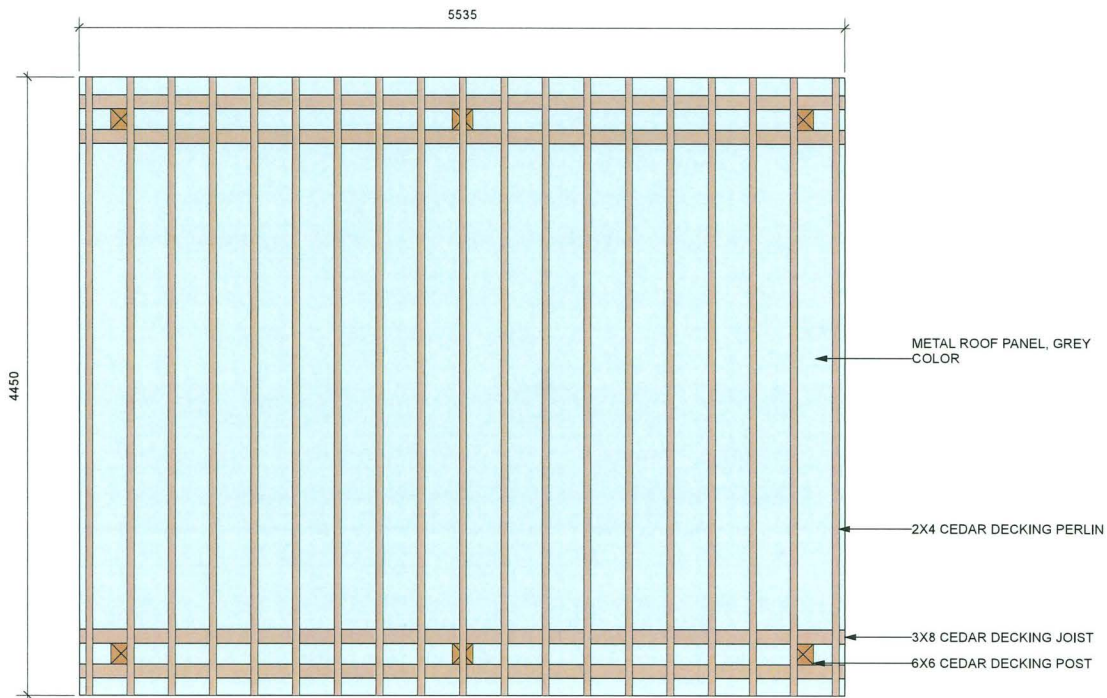
SCALE: AS SHOWN

DRAWN BY: EL

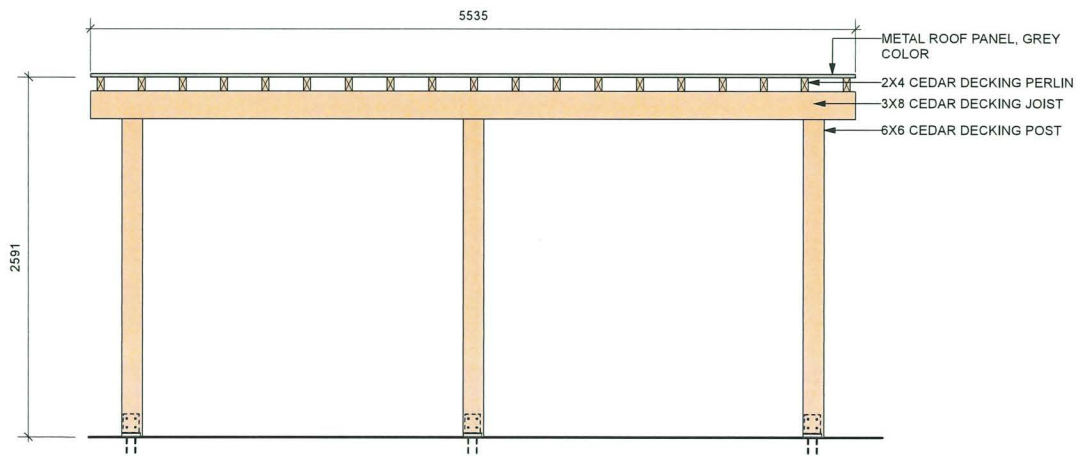
REVIEWED BY: EL

Furnituring Details

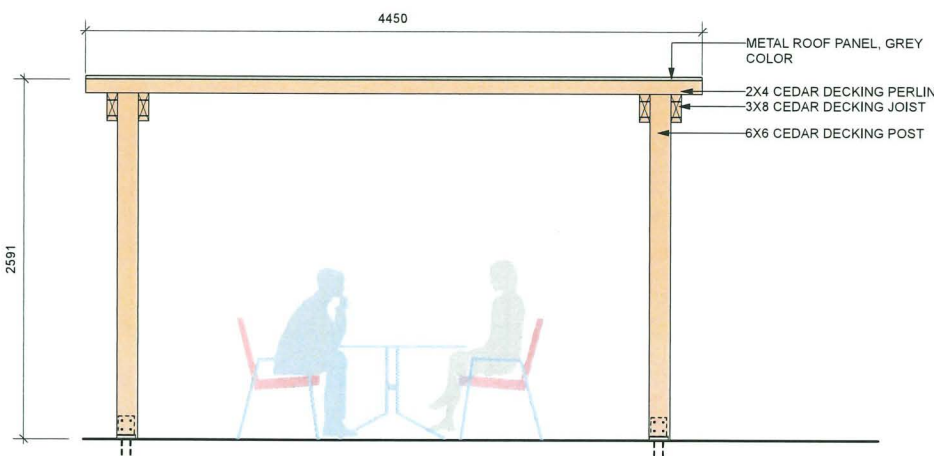
PLAN #3.q L3.4



PLAN



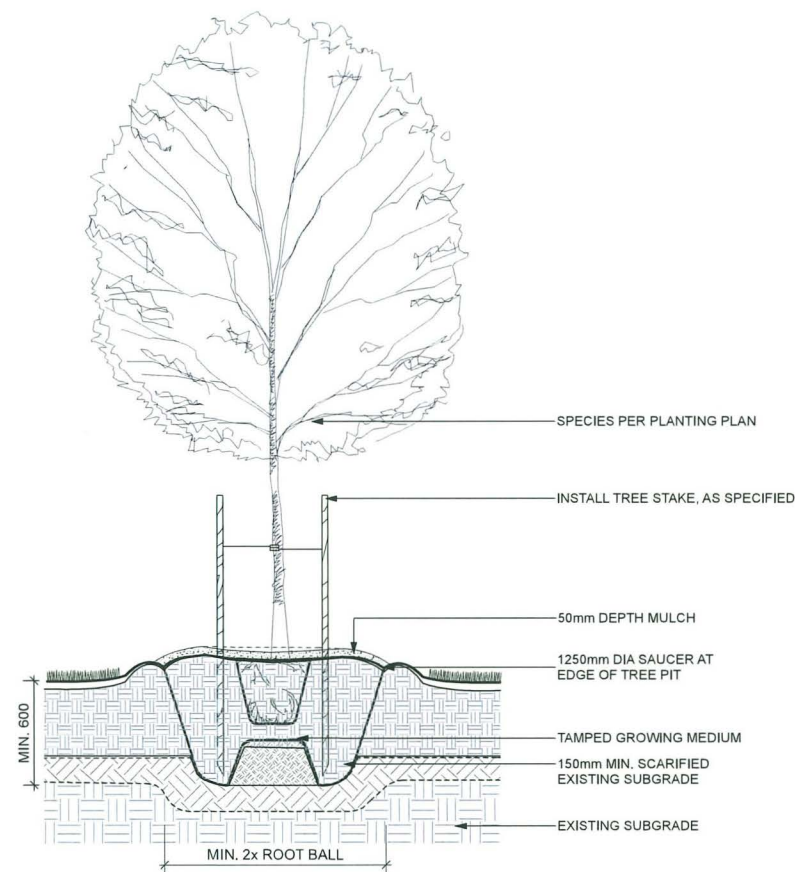
ELEVATION - FRONT



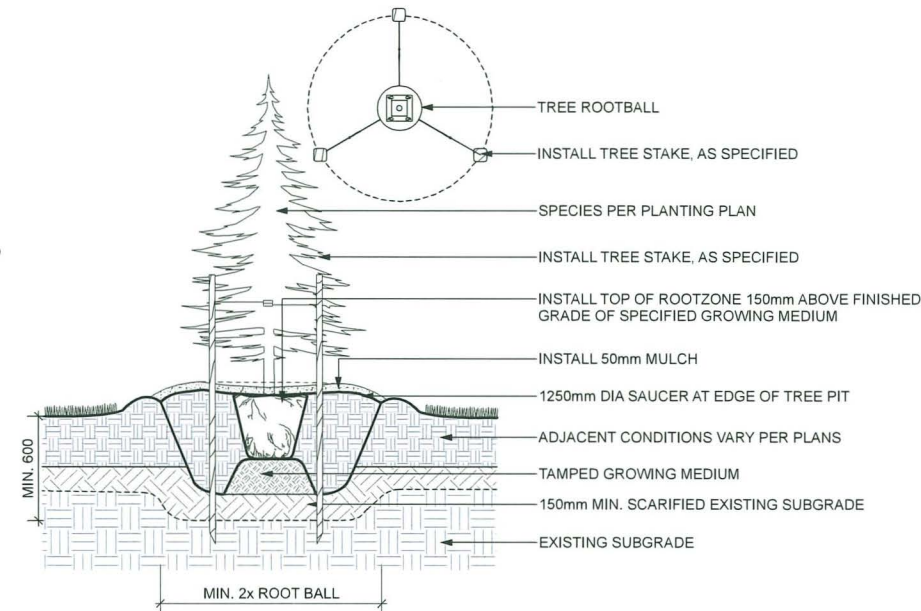
ELEVATION - SIDE

1 TRELLIS WITH METAL ROOF  
Scale: 1:25

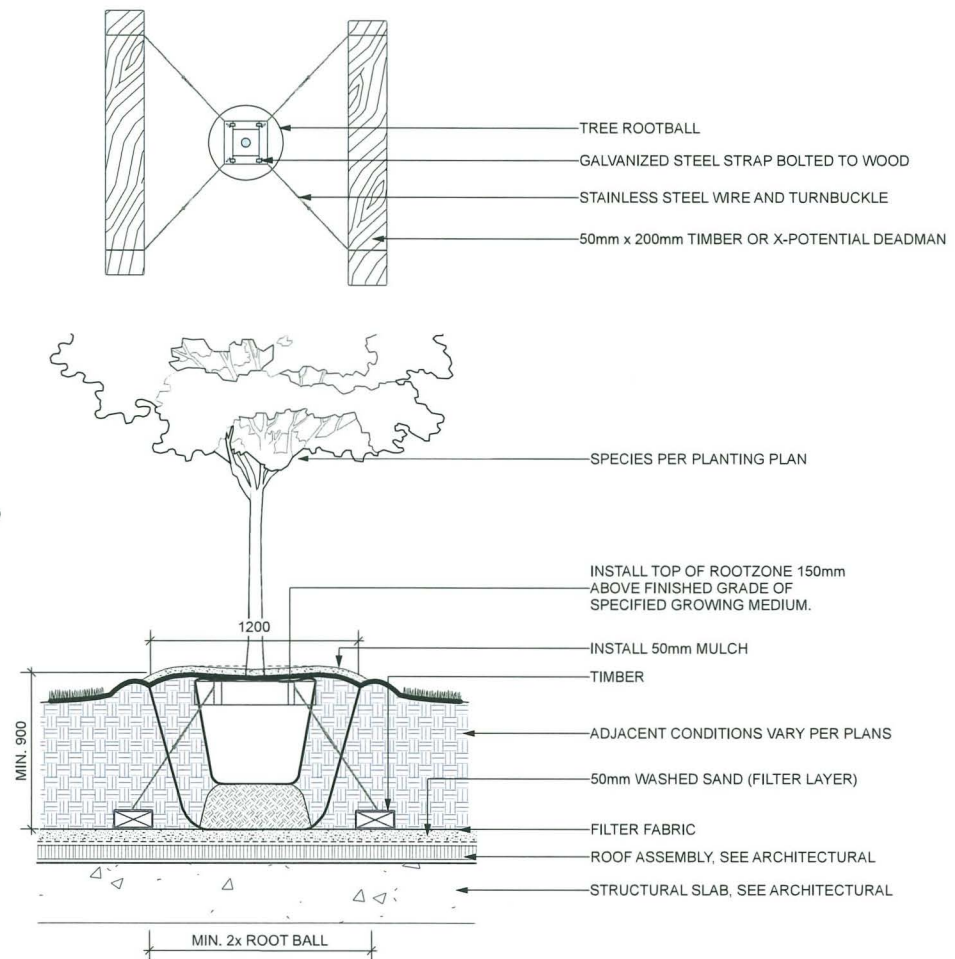




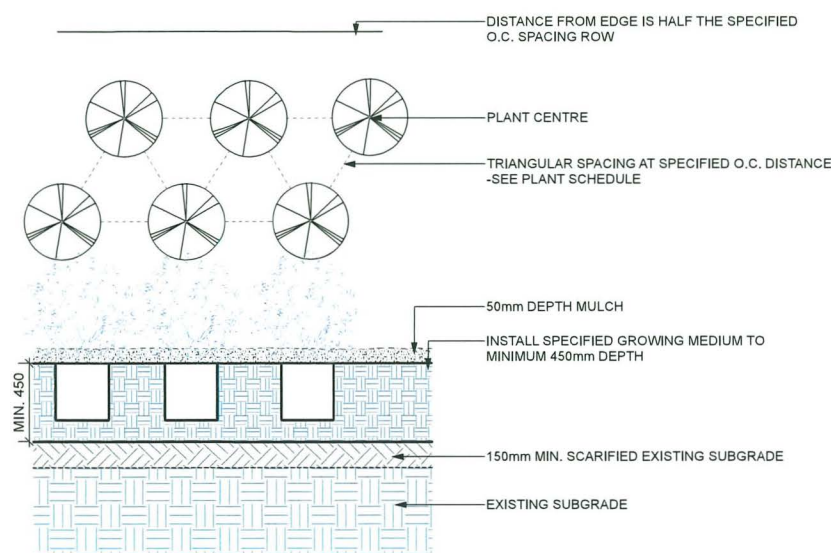
1 DECIDUOUS TREE PLANTING ON GRADE (TYPICAL)  
Scale: 1:20



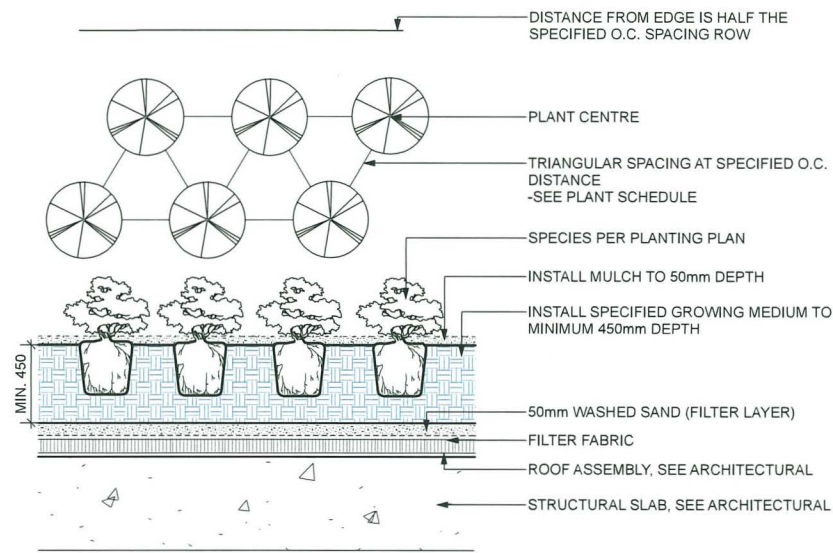
2 CONIFEROUS TREE PLANTING ON GRADE (TYPICAL)  
Scale: 1:20



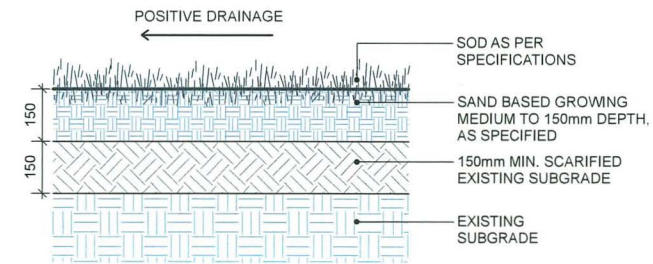
3 DECIDUOUS TREE PLANTING ON SLAB (TYPICAL)  
Scale: 1:20



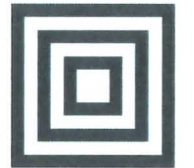
4 PLANTING ON GRADE (TYPICAL)  
Scale: 1:20



5 PLANTING ON SLAB (TYPICAL)  
Scale: 1:20



6 SOD LAWN (TYPICAL)  
Scale: 1:10



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| 5   | 2026-03-22 | ISSUED FOR DP       |
| 6   | 2026-06-12 | ISSUED FOR DP       |
| 7   | 2026-07-07 | ISSUED FOR DP       |

**DP 24-012854**  
**July 8, 2026**  
**Plan #31**

## RAILWAY AVENUE SENIOR RENTAL HOUSING DEVELOPMENT

PROJECT ADDRESS:  
8520,8540,8560 RAILWAY AVENUE,  
RICHMOND, BC, CANADA

PROJECT NUMBER: 21-20

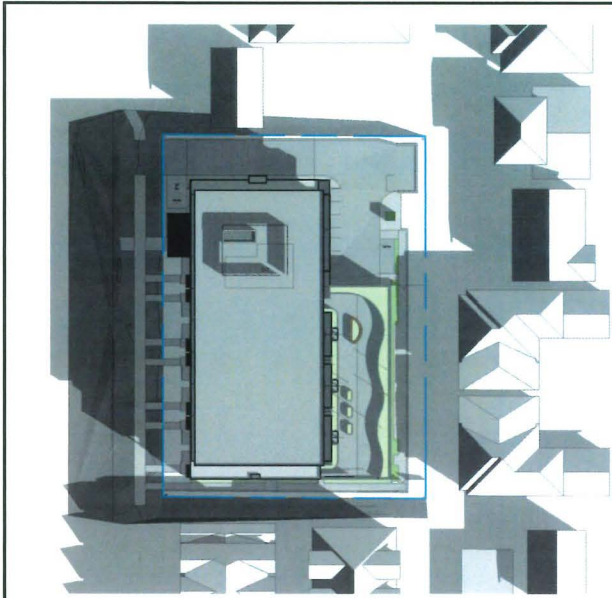
SCALE: AS SHOWN

DRAWN BY: EL

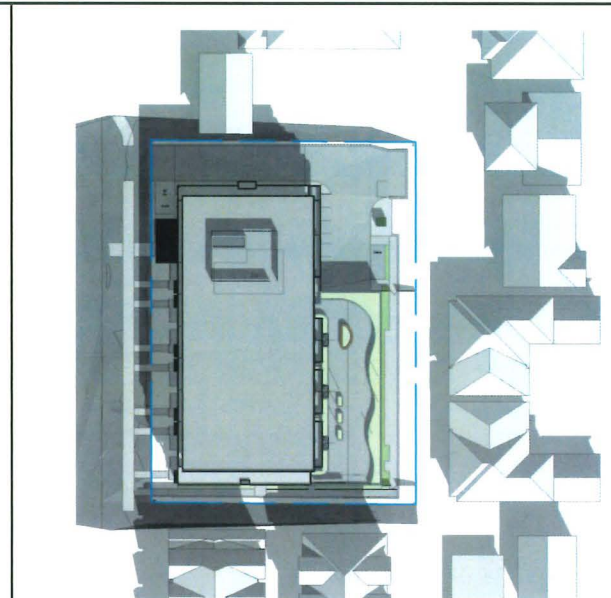
REVIEWED BY: EL

## Softscape Details

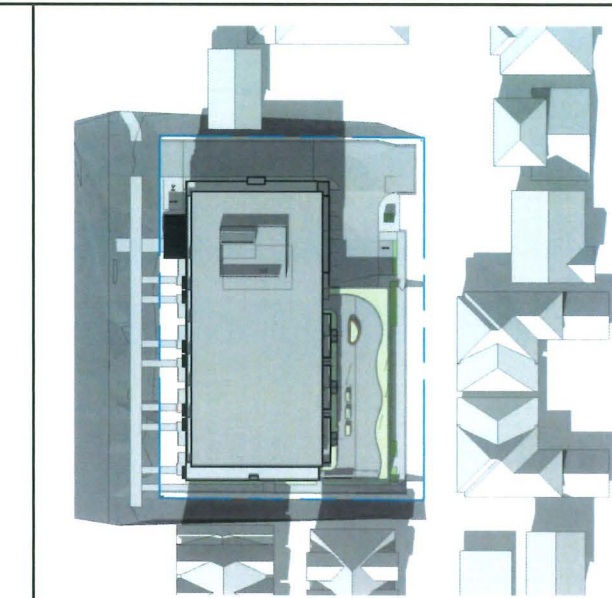




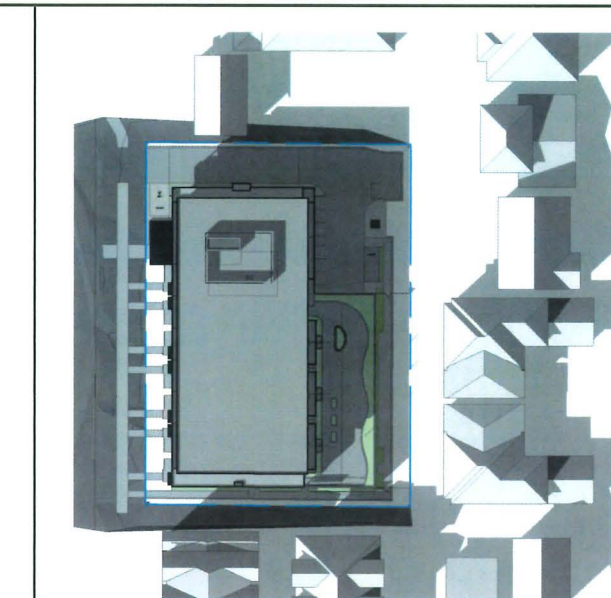
01 MARCH 20 / SEPTEMBER 22 10:00 A.M.  
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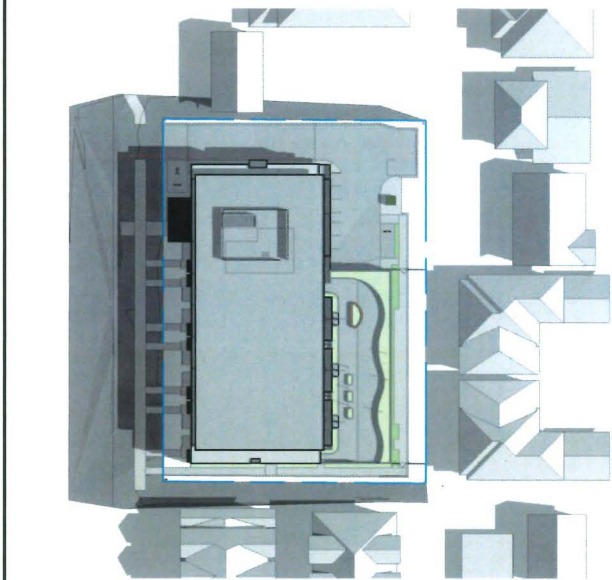
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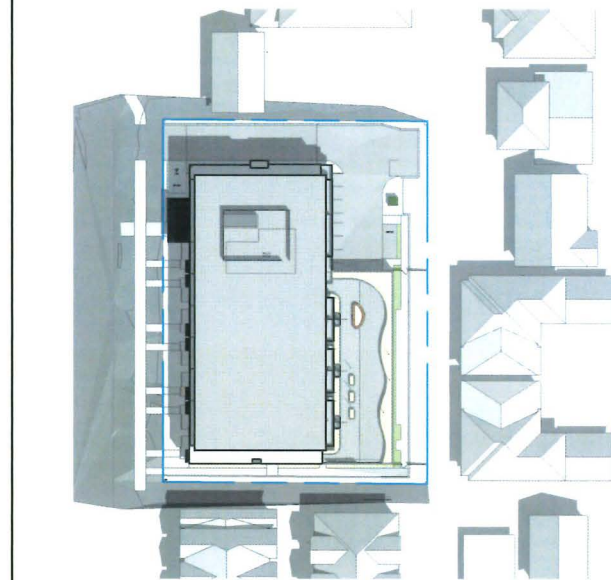
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A-1.06 SCALE: 1" = 50'-0"



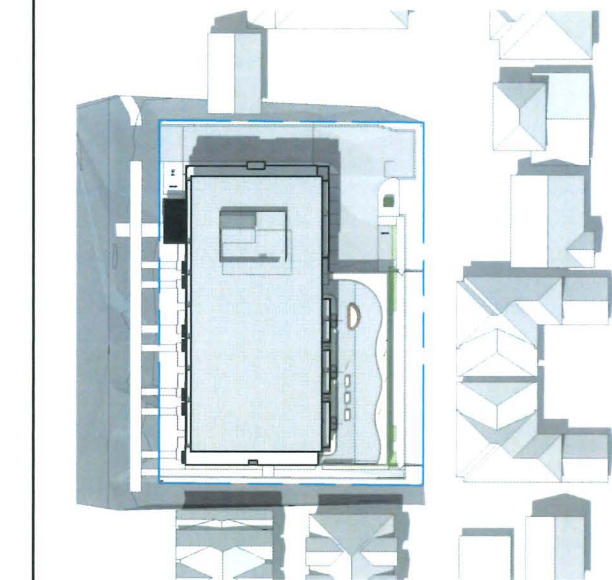
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A-3.01 SCALE: 1" = 50'-0"



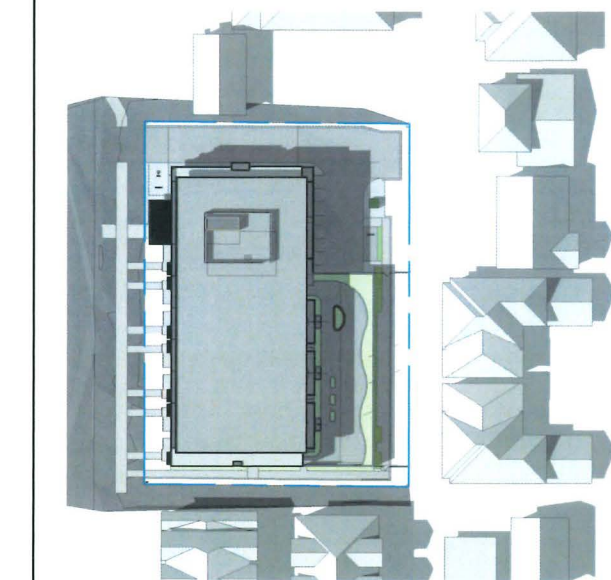
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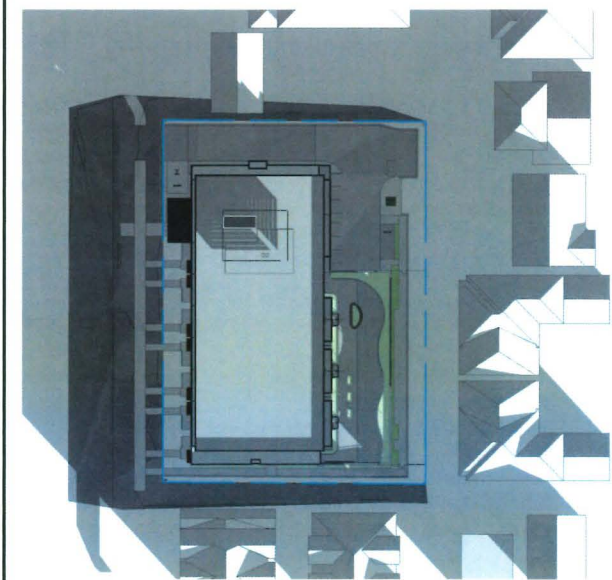
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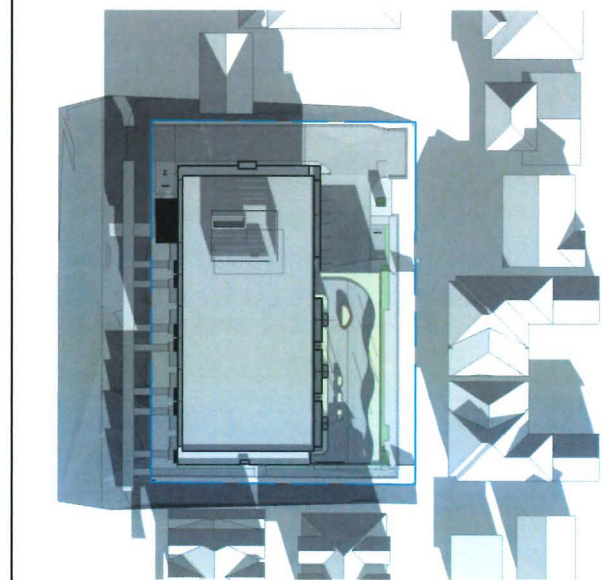
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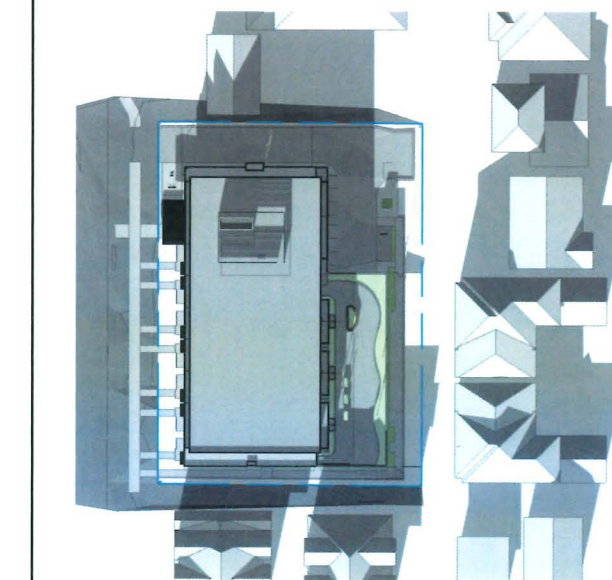
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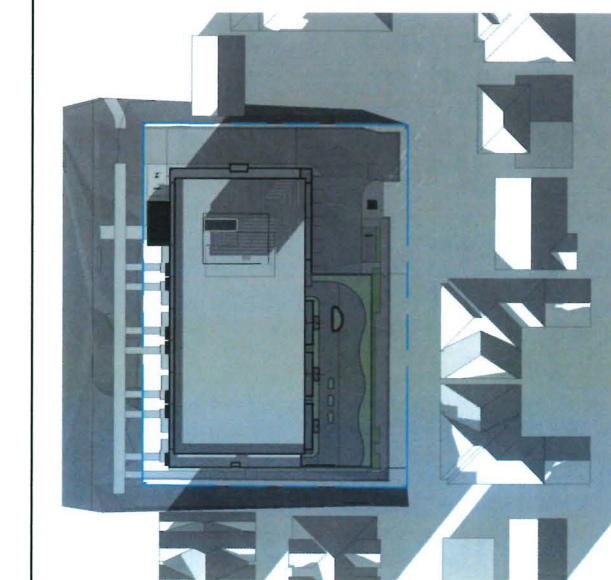
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A-1.06 SCALE: 1" = 50'-0"



10 DECEMBER 21 12:00 P.M.  
A-1.06 SCALE: 1" = 50'-0"



11 DECEMBER 21 02:00 P.M.  
A-1.06 SCALE: 1" = 50'-0"



12 DECEMBER 21 04:00 P.M.  
A-3.01 SCALE: 1" = 50'-0"

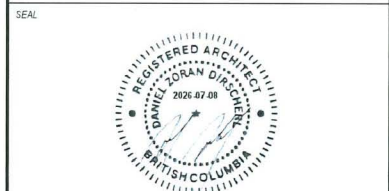


**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

| REV | DATE       | DESCRIPTION               | REVISION / DRAWING ISSUE | REVIEW |
|-----|------------|---------------------------|--------------------------|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |                          |        |
| 16  | 2026-06-12 | DP REVISION               |                          |        |
| 15  | 2026-05-08 | RE-ISSUED FOR DP          |                          |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |                          |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |                          |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |                          |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |                          |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |                          |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |                          |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |                          |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |                          |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |                          |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |                          |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |                          |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING R001  |                          |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |                          |        |
| 1   | 2020-11-18 | CUR PRELIM REVIEW         |                          |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |                          | REVIEW |

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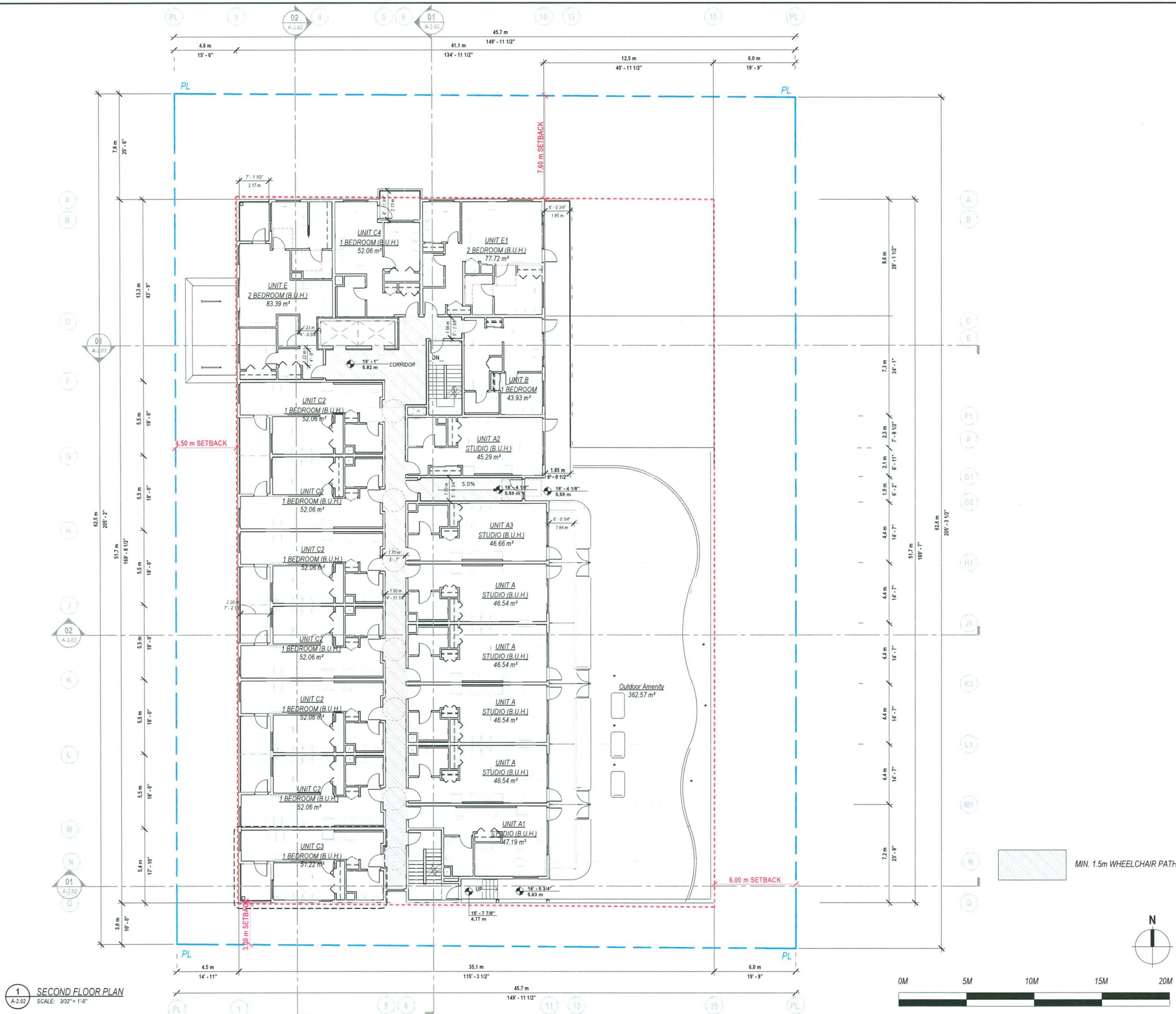
PROJECT  
**SENIORS RENTAL HOUSING DEVELOPMENT**  
8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
**SHADOW STUDY SHEET**

DRAWING ISSUE  
**RE-ISSUE FOR DP**

|            |            |               |           |
|------------|------------|---------------|-----------|
| PROJECT NO | PLOT DATE  | DRAWN         | ML        |
| 723023     | 2026-07-08 | REVIEWED      | DD        |
| DRAWING NO | SCALE      | 1" = 50'-0"   |           |
|            |            | <b>A-1.06</b> | <b>17</b> |







**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

|     |            |                           |        |
|-----|------------|---------------------------|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |        |
| 16  | 2026-06-12 | DP REVISION               |        |
| 15  | 2026-05-08 | RE-ISSUED FOR DP          |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |        |
| 10  | 2025-04-16 | RESPONSE TO CITY COMMENTS |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |        |
| 5   | 2023-11-17 | ISSUED FOR REZONING R002  |        |
| 4   | 2023-09-21 | ISSUED FOR REZONING R001  |        |
| 3   | 2021-06-21 | ISSUED FOR REZONING       |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |        |
| 1   | 2020-11-16 | CDR PRELIM REVIEW         |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

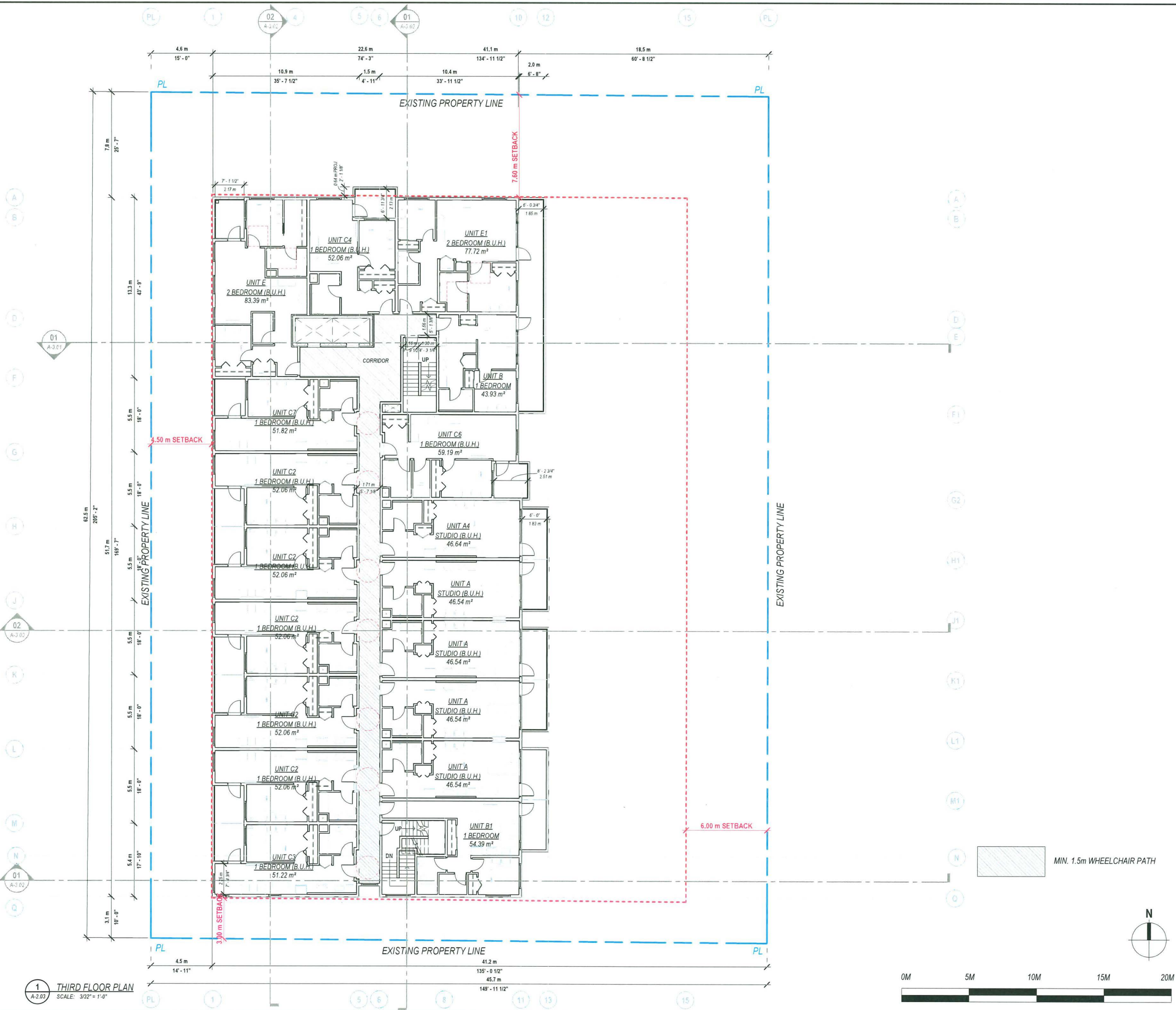
**THIRD FLOOR PLAN**

DRAWING ISSUE

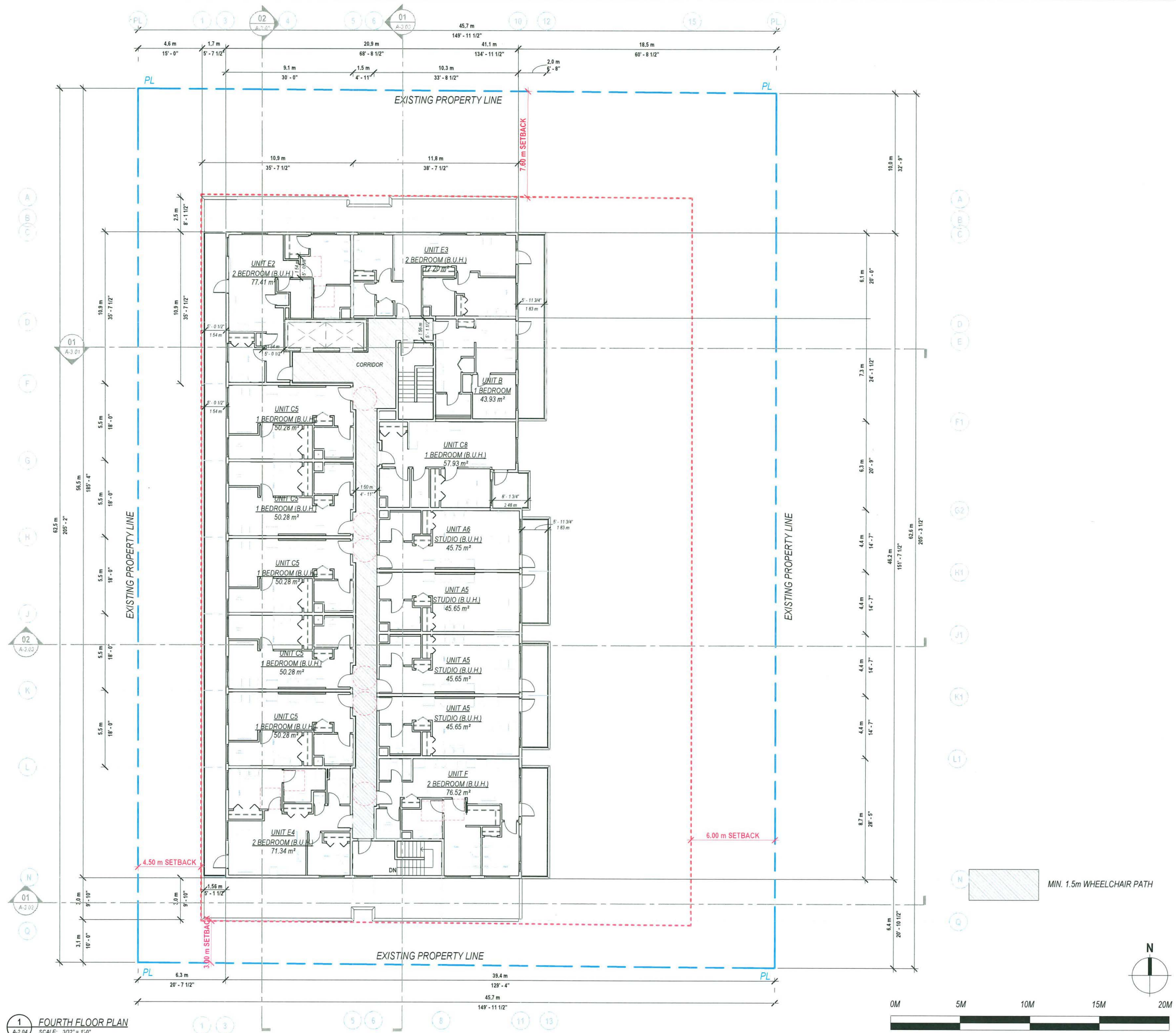
**RE-ISSUE FOR DP**

|            |               |          |    |
|------------|---------------|----------|----|
| PROJECT NO | PLOT DATE     | DRAWN    | ML |
| 723023     | 2026-07-08    |          |    |
| SCALE      | 3/32" = 1'-0" | REVIEWED | DD |

|            |          |
|------------|----------|
| DRAWING NO | REVISION |
| A-2.03     | 17       |





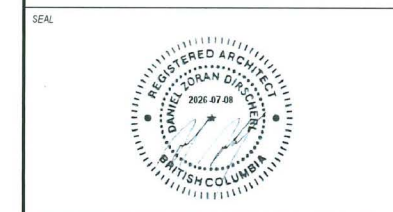


**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

| REV | DATE       | DESCRIPTION               | BY | CHK    |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-08 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-09-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE APP REVIEW            |    |        |
| 1   | 2020-11-16 | CDR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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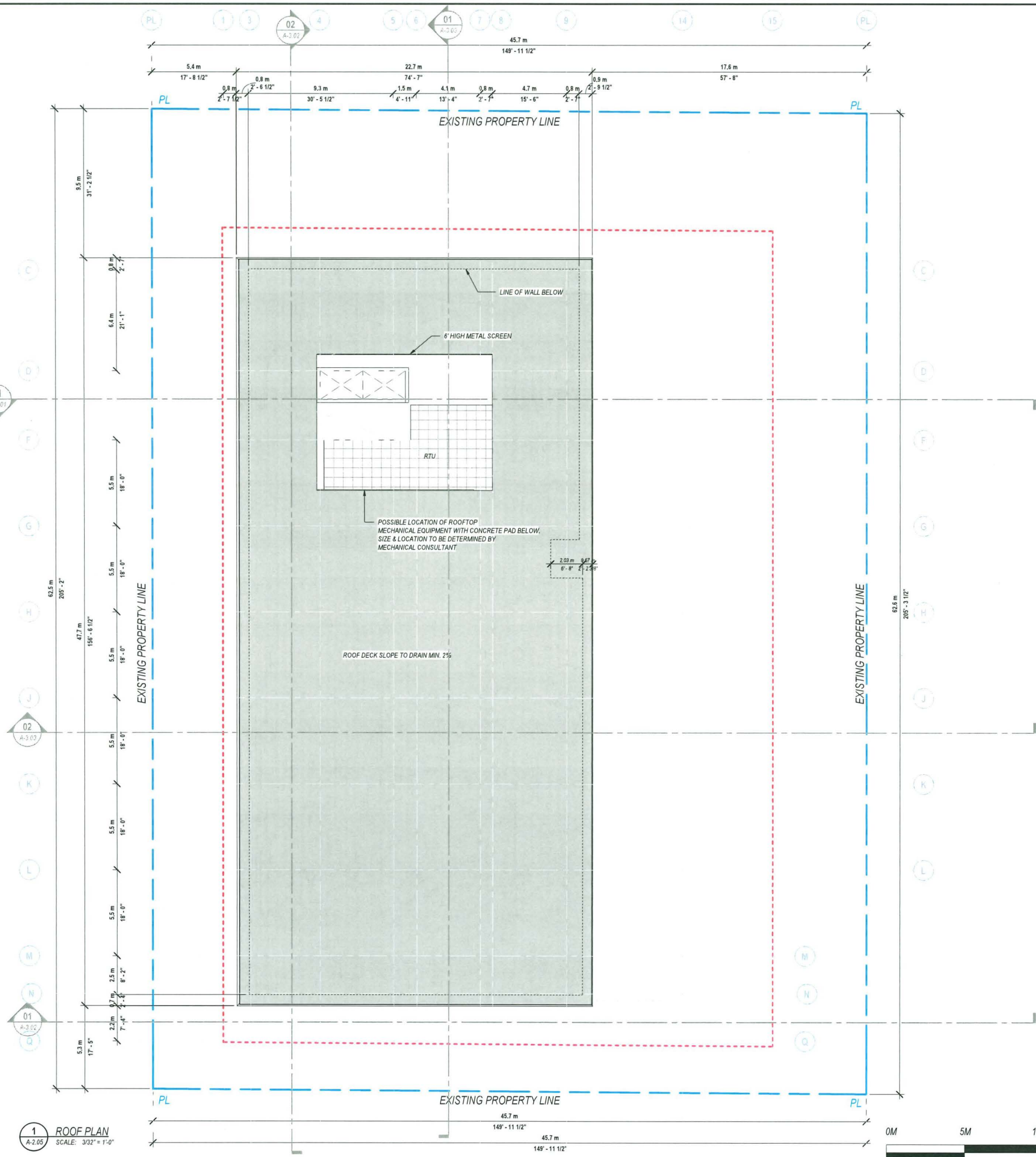
PROJECT  
**SENIORS RENTAL HOUSING DEVELOPMENT**  
8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
**FOURTH FLOOR PLAN**

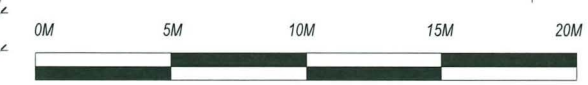
DRAWING ISSUE  
**RE-ISSUE FOR DP**

| PROJECT NO | PLOT DATE     | DRAWN    | ML |
|------------|---------------|----------|----|
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| SCALE      | 3/32" = 1'-0" | REVIEWED | DD |
|            |               |          |    |
| DRAWING NO | A-2.04        | REVISION | 17 |





1 ROOF PLAN  
A-2.05  
SCALE: 3/32" = 1'-0"



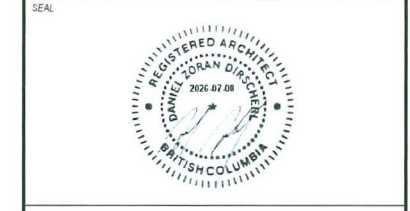
Kasian Architecture  
Interior Design  
and Planning Ltd  
1500 West Georgia Street, Suite 1685  
Vancouver, BC Canada V6G 2Z6  
T 604 683 4145 F 604 683 2827  
www.kasian.com

DP 24-012854  
July 8, 2026  
Reference Plan

| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  | REVIEW |
|-----|------------|---------------------------|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |        |
| 16  | 2026-06-12 | DP REVISION               |        |
| 15  | 2026-05-08 | RE-ISSUED FOR DP          |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |        |
| 10  | 2025-04-18 | RESPONSE TO CITY COMMENTS |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |        |
| 3   | 2021-06-21 | ISSUED FOR REZONING       |        |
| 2   | 2021-04-30 | PRE APP REVIEW            |        |
| 1   | 2020-11-16 | Cdr PRELIM REVIEW         |        |

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PROJECT  
SENIORS RENTAL HOUSING  
DEVELOPMENT  
8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
ROOF PLAN

DRAWING ISSUE  
RE-ISSUE FOR DP

|                        |                         |                |
|------------------------|-------------------------|----------------|
| PROJECT NO<br>723023   | PLOT DATE<br>2026-07-08 | DRAWN<br>ML    |
| SCALE<br>3/32" = 1'-0" | REVIEWED<br>DD          | REVISION<br>17 |

[illegible]

|            |          |                          |         |
|------------|----------|--------------------------|---------|
| REF.       | YYYYMMDD | THEYBOOTH BRANNING TOSOL | REF.VE. |
| CONSULTANT |          |                          |         |

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PROJECT \_\_\_\_\_

SENIORS RENTAL HOUSING  
DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

UNIT PLANS

DRAWING ISSUE

RE-ISSUE FOR DP

**NOTES:-**

- STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- ALL BASIC UNIFORM HOUSING (BUH) UNITS TO INCLUDE ALL FEATURES PER SECTION 4.16 OF THE ZONING BYLAW
- EASY TO GRASP HANDLES ON BATHROOM FIXTURES PER C.O.R. ZONING BYLAW 14.16.23
- DOOR HANDLES SHALL BE LEVER TYPE PER C.O.R. ZONING BYLAW 14.16.7
- OUTLETS & SWITCHES ELEVATIONS SHALL CONFORM TO C.O.R. BYLAW 14.6.18 THROUGH 14.6.22

|    |            |           |       |
|----|------------|-----------|-------|
| ID | PROJECT NO | PLOT DATE | DRAWN |
|----|------------|-----------|-------|

|            |   |
|------------|---|
| 2026-07-08 | M |
|------------|---|

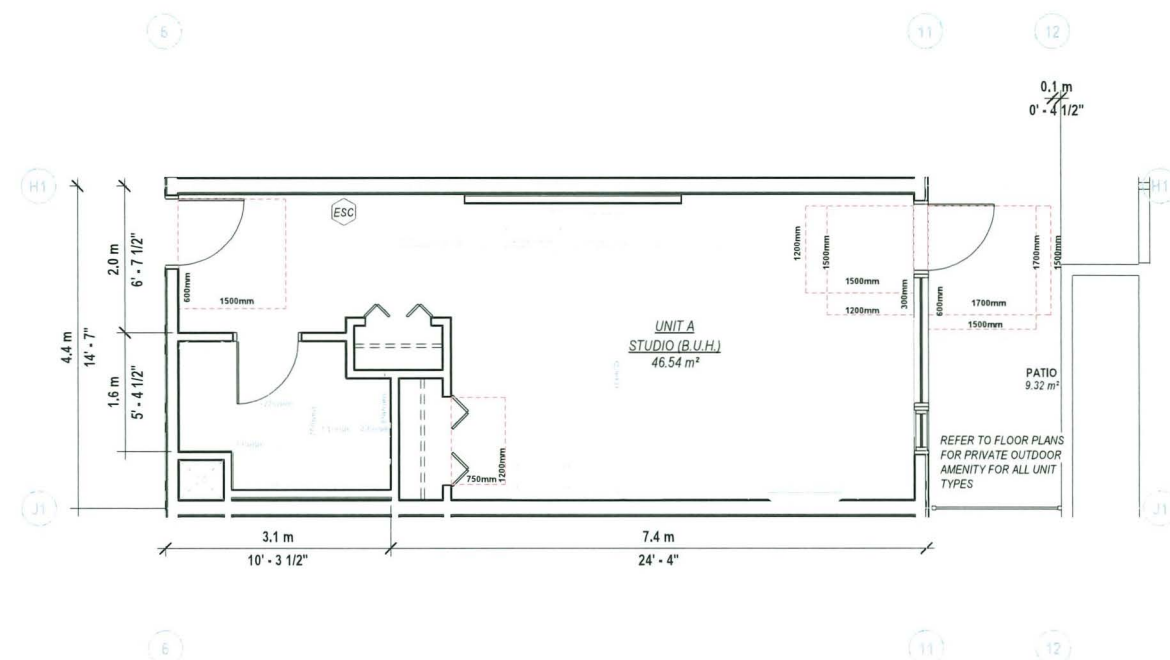
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| 723023 | SCALE | As indicated | REVIEWED | D |
|--------|-------|--------------|----------|---|

|            |          |
|------------|----------|
| DRAWING NO | REVISION |
|------------|----------|

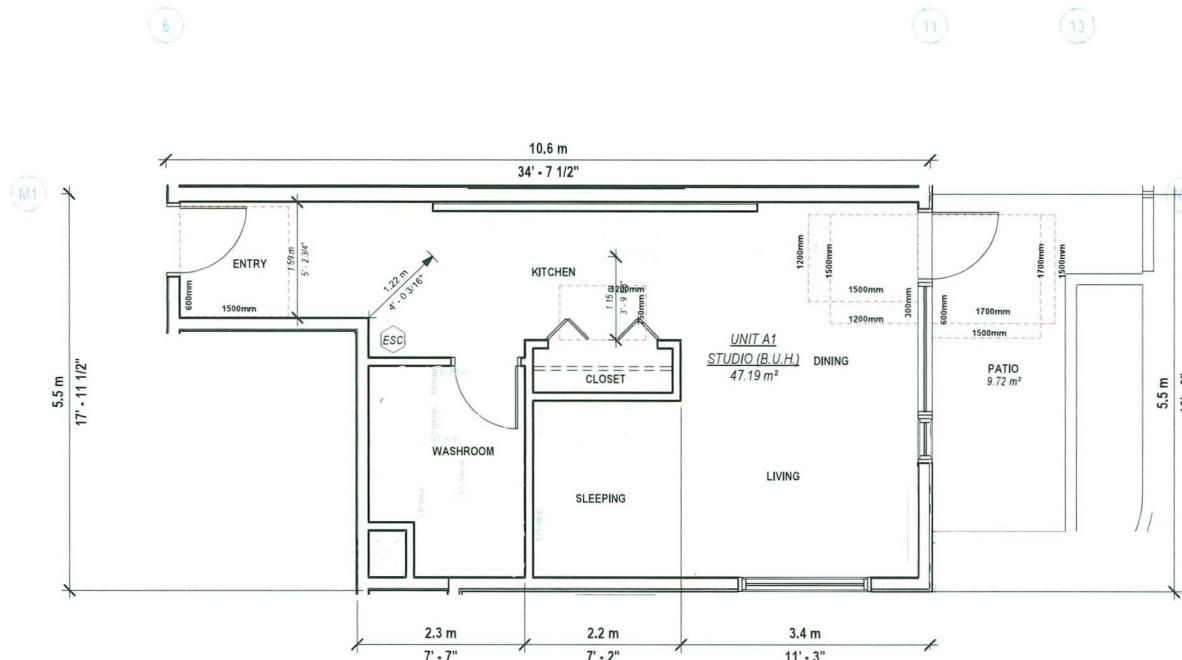
A 5 01 17

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|----------|----|
| $A=5.01$ | 17 |
|----------|----|

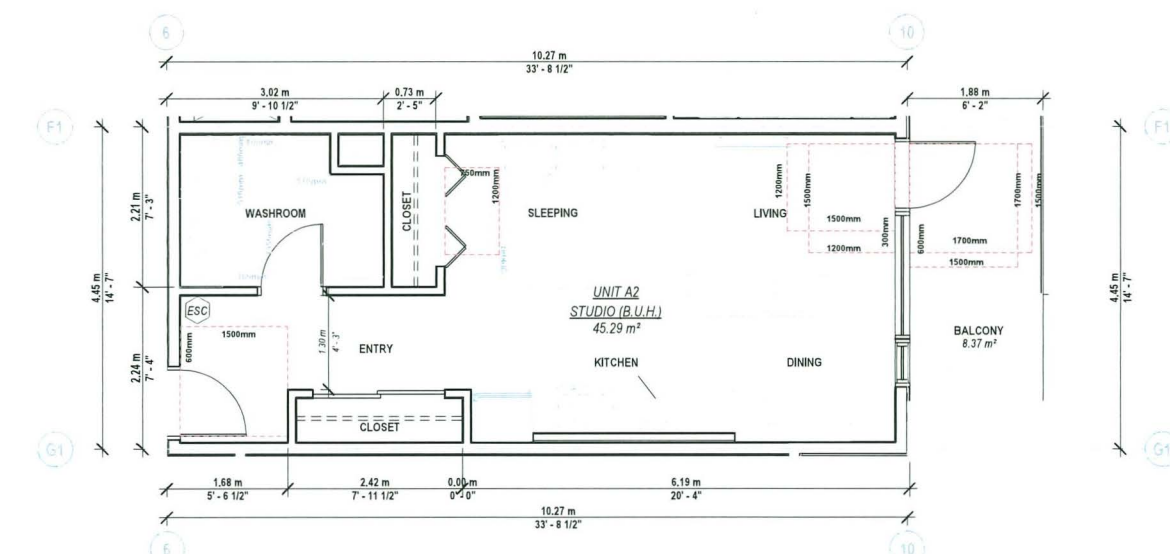
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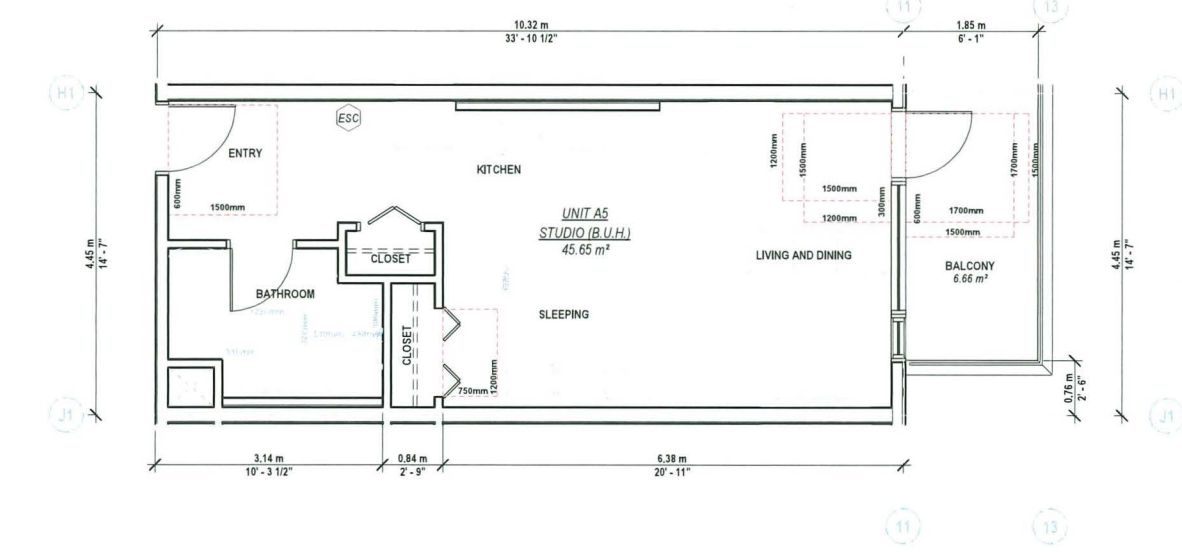
1 UNIT TYPE A | A3 | A4 (BUH)  
A-5.01 SCALE: 1/4" = 1'-0"



2 UNIT TYPE A1 (BUH)  
A-5.01 SCALE: 1/4" = 1'-0"



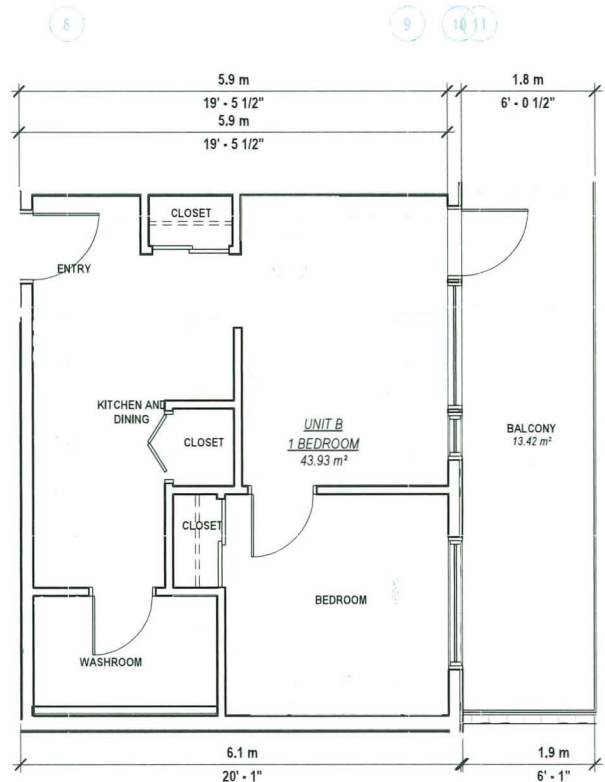
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A-3.01 SCALE: 1/4" = 1'-0"



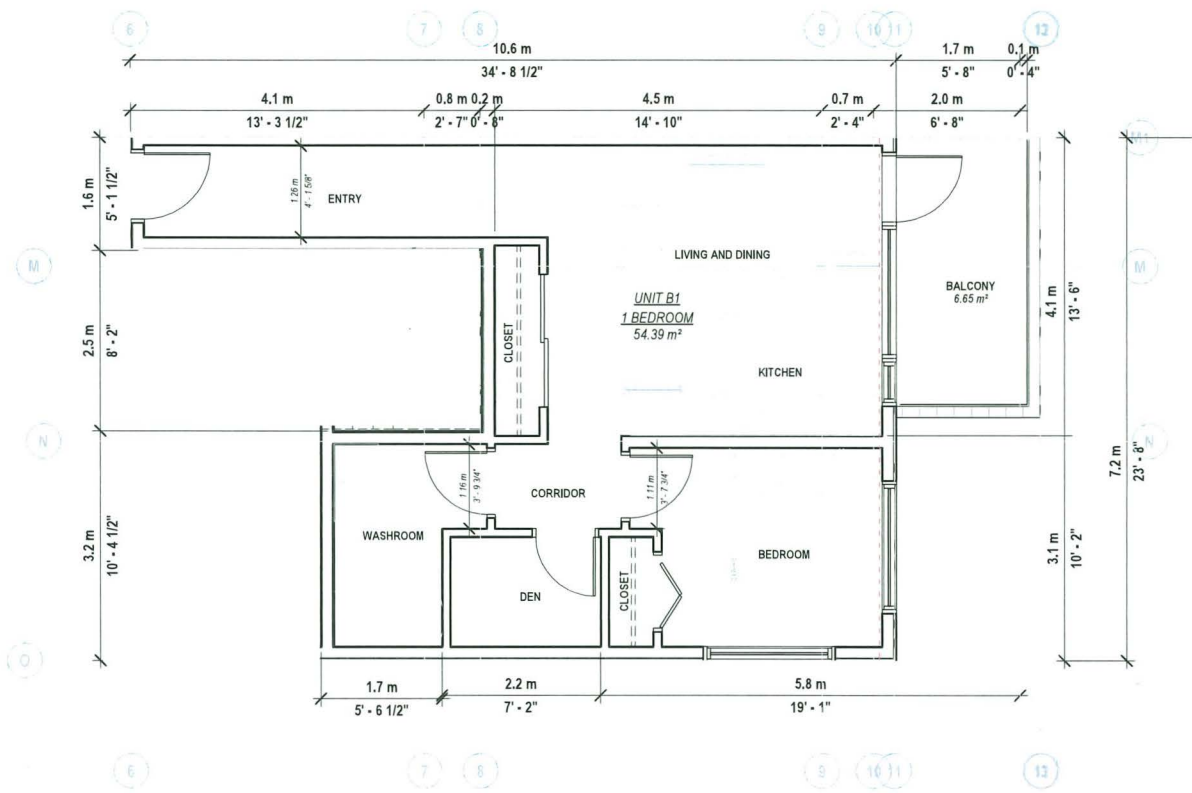
4 UNIT TYPE A5 | A6 (BUH)  
A-5.01 SCALE: 1/4" = 1'-0"

 ELECTRIC SCOOTER CHARGER

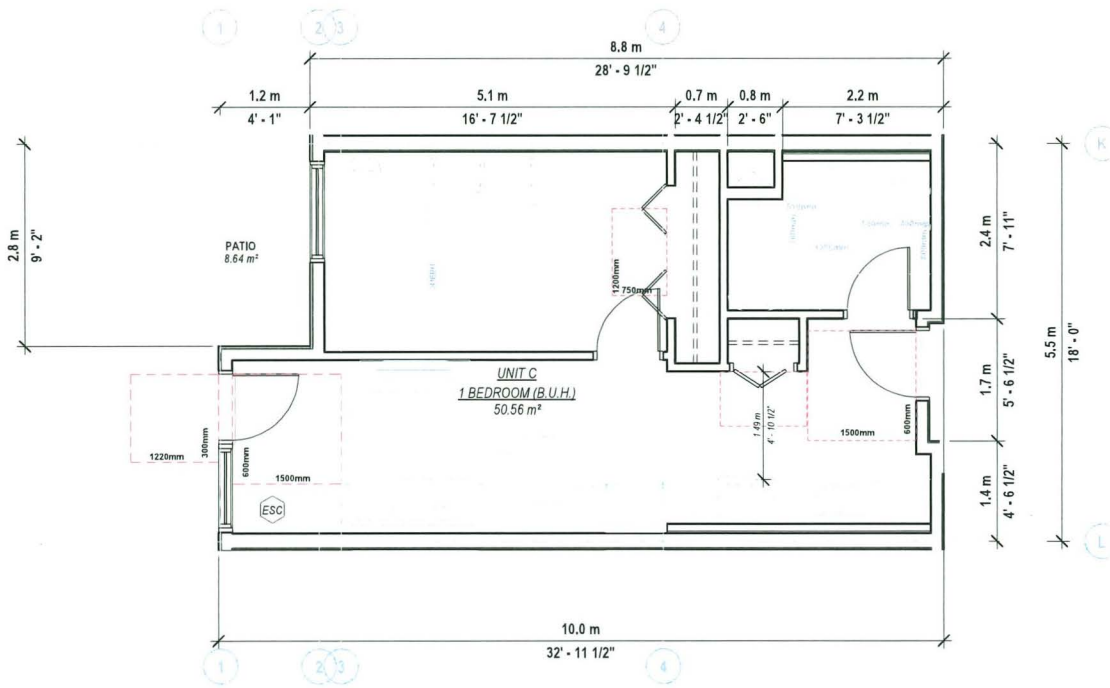




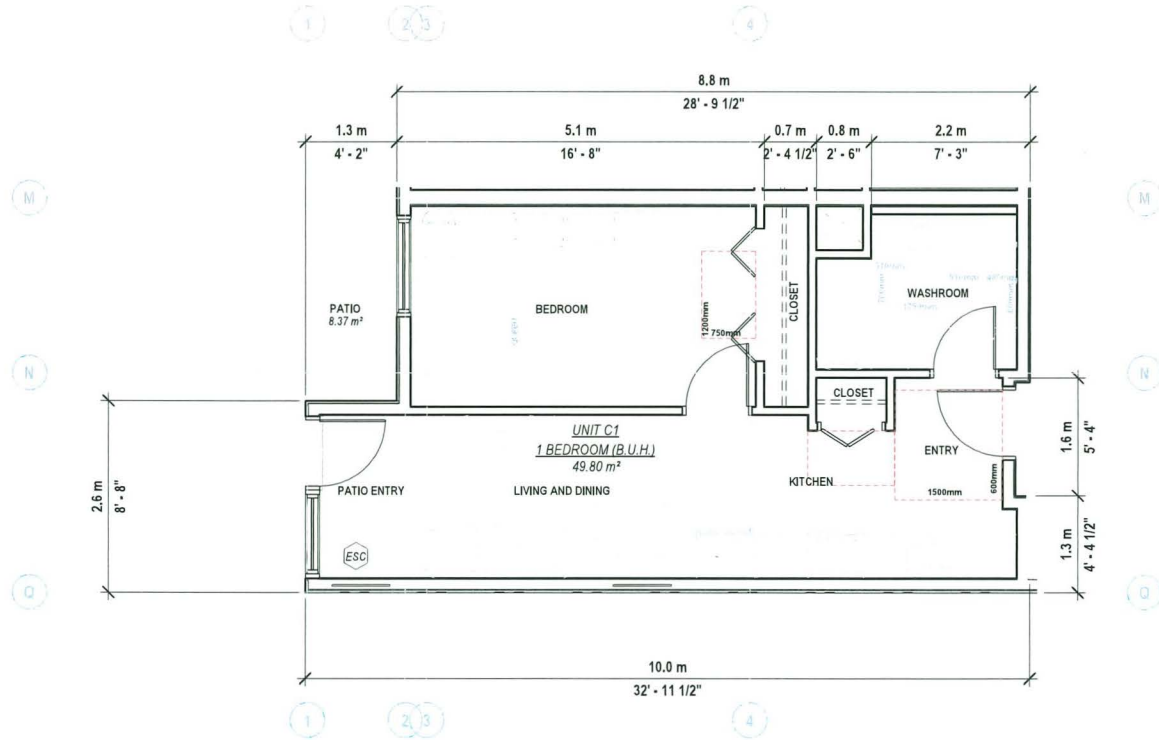
1 UNIT TYPE B  
A-5.02  
SCALE: 1/4" = 1'-0"



2 UNIT TYPE B1  
A-3.01  
SCALE: 1/4" = 1'-0"



3 UNIT TYPE C - (BUH)  
A-5.02  
SCALE: 1/4" = 1'-0"



4 UNIT TYPE C1 (BUH)  
A-5.02  
SCALE: 1/4" = 1'-0"

- NOTES:-**
- STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
  - ALL BASIC UNIVERSAL HOUSING (BUH) UNITS TO INCLUDE ALL FEATURES PER SECTION 4.16 OF THE ZONING BYLAW
  - EASY TO GRASP HANDLES ON BATHROOM FIXTURES PER C.O.R. ZONING BYLAW 14.16.23
  - DOOR HANDLES SHALL BE LEVER TYPE PER C.O.R. ZONING BYLAW 14.16.7
  - OUTLETS AND SWITCHES ELEVATIONS SHALL CONFORM TO C.O.R. BYLAW 14.6.18 THROUGH 14.6.22



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and Planning Ltd

1500 West Georgia Street, Suite 1645  
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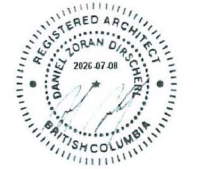
**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

| REV | DATE       | DESCRIPTION               | BY | CHKD   |
|-----|------------|---------------------------|----|--------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |    |        |
| 16  | 2026-06-12 | DP REVISION               |    |        |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |    |        |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |    |        |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |    |        |
| 12  | 2025-05-09 | ISSUED FOR ADP            |    |        |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |    |        |
| 10  | 2025-04-16 | RESPONSE TO CITY COMMENTS |    |        |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |    |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |    |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |    |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |    |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |    |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |    |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |    |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |    |        |
| 1   | 2020-11-16 | CAR PRELIM REVIEW         |    |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  |    | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**UNIT PLANS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

| PROJECT NO | PLOT DATE    | DRAWN    | ML |
|------------|--------------|----------|----|
| 723023     | 2026-07-08   |          |    |
| SCALE      | As indicated | REVIEWED | DD |
|            |              |          |    |

DRAWING NO

**A-5.02**

**17**

**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

|     |            |                           |
|-----|------------|---------------------------|
| 17  | 2026-06-24 | RE-ISSUE FOR DP           |
| 16  | 2026-06-12 | DP REVISION               |
| 15  | 2026-05-06 | RE-ISSUED FOR DP          |
| 14  | 2026-04-01 | RE-ISSUED FOR DP          |
| 13  | 2026-01-05 | RESPONSE TO ADP COMMENTS  |
| 12  | 2025-05-09 | ISSUED FOR ADP            |
| 11  | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10  | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9   | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8   | 2024-09-20 | ISSUED FOR DP SUBMISSION  |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4   | 2022-08-21 | ISSUED FOR REZONING R001  |
| 3   | 2021-08-21 | ISSUED FOR REZONING       |
| 2   | 2021-04-30 | PRE APP REVIEW            |
| 1   | 2020-11-16 | CON PRELIM REVIEW         |
| REV | YYYY.MM.DD | REVISION / DRAWING ISSUE  |
|     |            | REVIEW                    |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**UNIT PLANS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

PLOT DATE

2026-07-08

DRAWN

ML

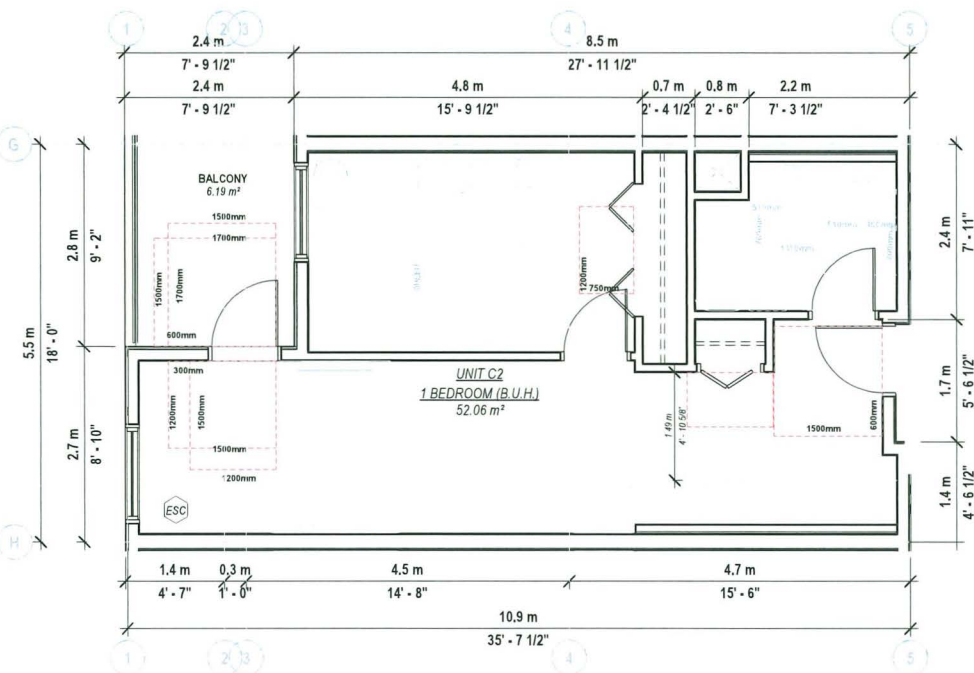
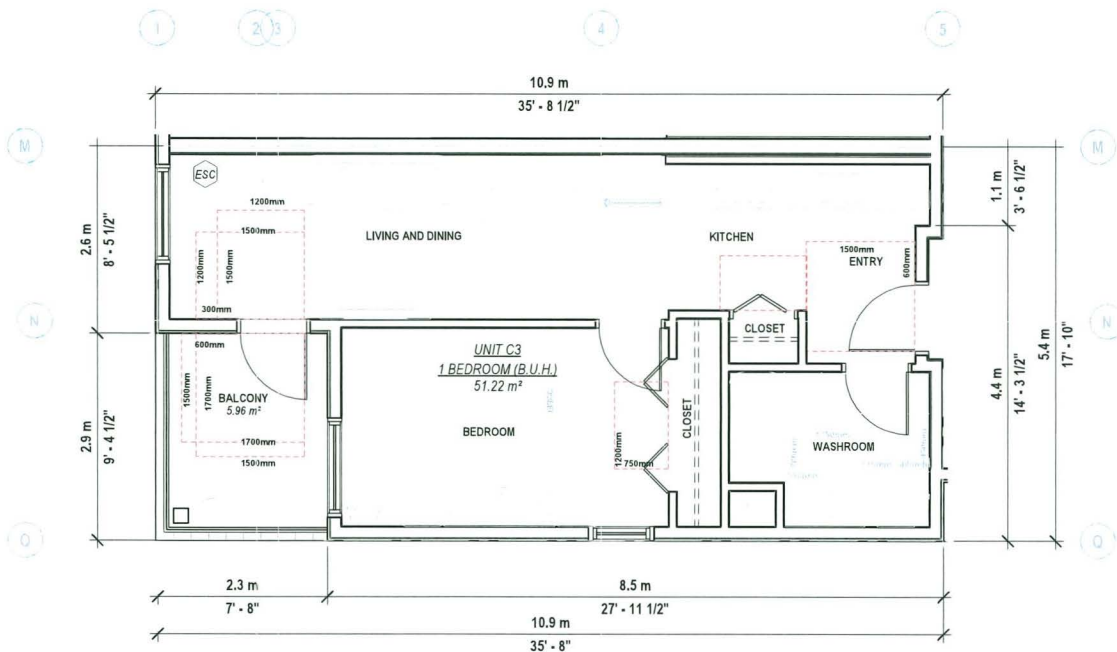
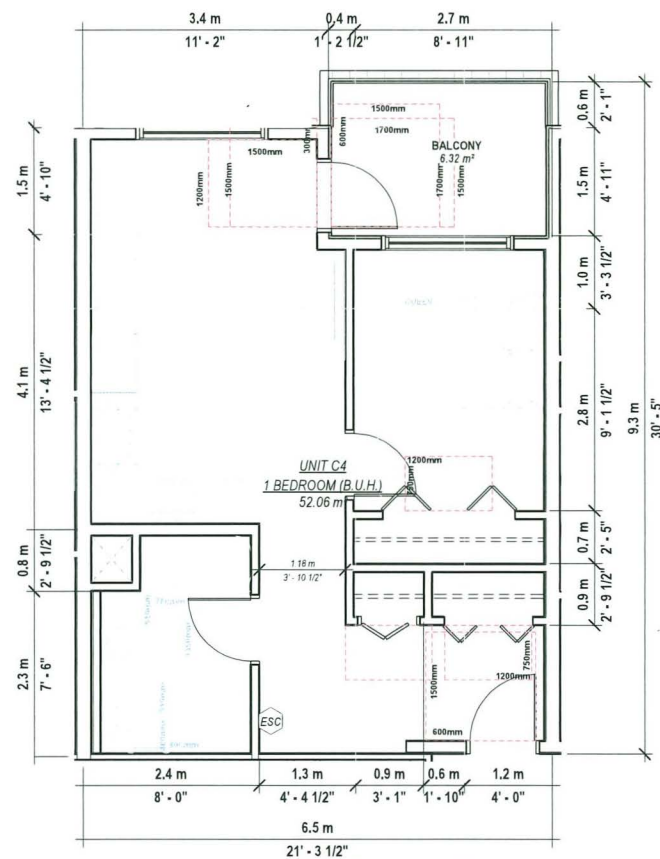
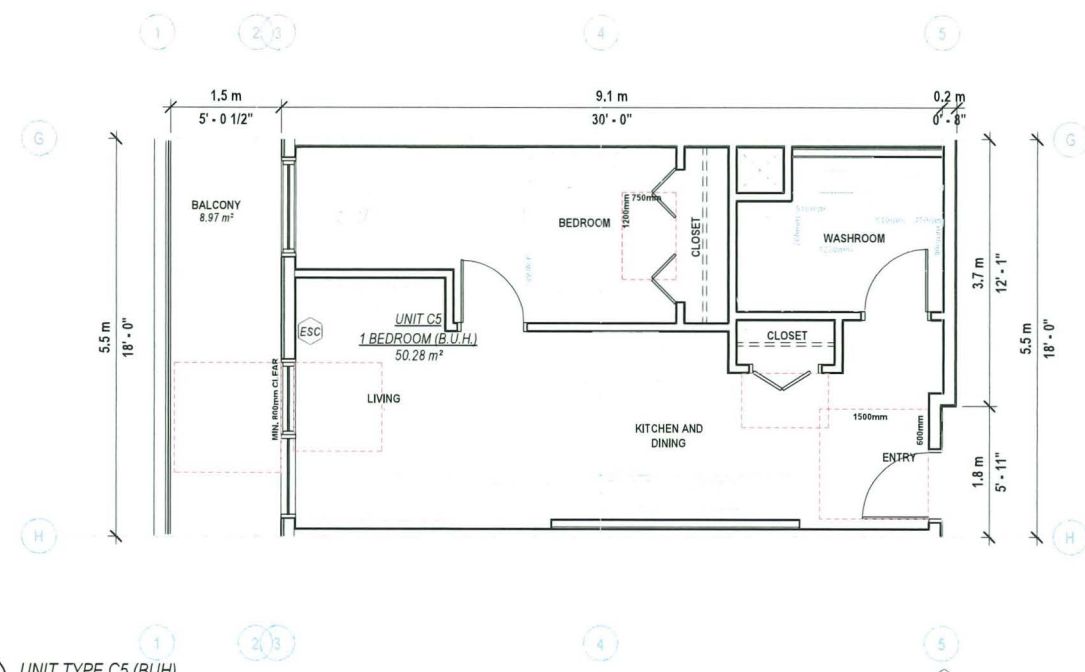
SCALE

As indicated

REVIEWED

DD

DRAWING NO

**A-5.03****17****1 UNIT TYPE C2 - (BUH)**  
A-5.03 SCALE: 1/4" = 1'-0"**2 UNIT TYPE C3 (BUH)**  
A-5.03 SCALE: 1/4" = 1'-0"**3 UNIT TYPE C4 (BUH)**  
A-5.03 SCALE: 1/4" = 1'-0"**4 UNIT TYPE C5 (BUH)**  
A-3.01 SCALE: 1/4" = 1'-0"

ELECTRIC SCOOTER CHARGER

**NOTES:-**

- STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- ALL BASIC UNIVERSAL HOUSING (BUH) UNITS TO INCLUDE ALL FEATURES PER SECTION 4.16 OF THE ZONING BYLAW
- EASY TO GRASP HANDLES ON BATHROOM FIXTURES PER C.O.R. ZONING BYLAW 14.16.23
- DOOR HANDLES SHALL BE LEVER TYPE PER C.O.R. ZONING BYLAW 14.16.7
- OUTLETS AND SWITCHES ELEVATIONS SHALL CONFORM TO C.O.R. BYLAW 14.6.18 THROUGH 14.6.22



**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

|            |            |                           |
|------------|------------|---------------------------|
| 17         | 2026-06-24 | RE-ISSUE FOR DP           |
| 16         | 2026-06-12 | DP REVISION               |
| 15         | 2026-05-06 | RE-ISSUED FOR DP          |
| 14         | 2026-04-01 | RE-ISSUED FOR DP          |
| 13         | 2026-01-05 | RESPONSE TO ADP COMMENTS  |
| 12         | 2025-05-09 | ISSUED FOR ADP            |
| 11         | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10         | 2025-04-16 | RESPONSE TO CITY COMMENTS |
| 9          | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8          | 2024-03-26 | ISSUED FOR DP SUBMISSION  |
| 7          | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6          | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5          | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4          | 2022-08-21 | ISSUED FOR REZONING R001  |
| 3          | 2021-05-21 | ISSUED FOR REZONING       |
| 2          | 2021-04-30 | PRE-APP REVIEW            |
| 1          | 2020-11-16 | CDR PRELIM REVIEW         |
| REV        | YYYY-MM-DD | REVISION / DRAWING ISSUE  |
| CONSULTANT |            | REVIEW                    |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**UNIT PLANS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO

723023

PLOT DATE

2026-07-08

DRAWN

ML

SCALE

As indicated

REVIEWED

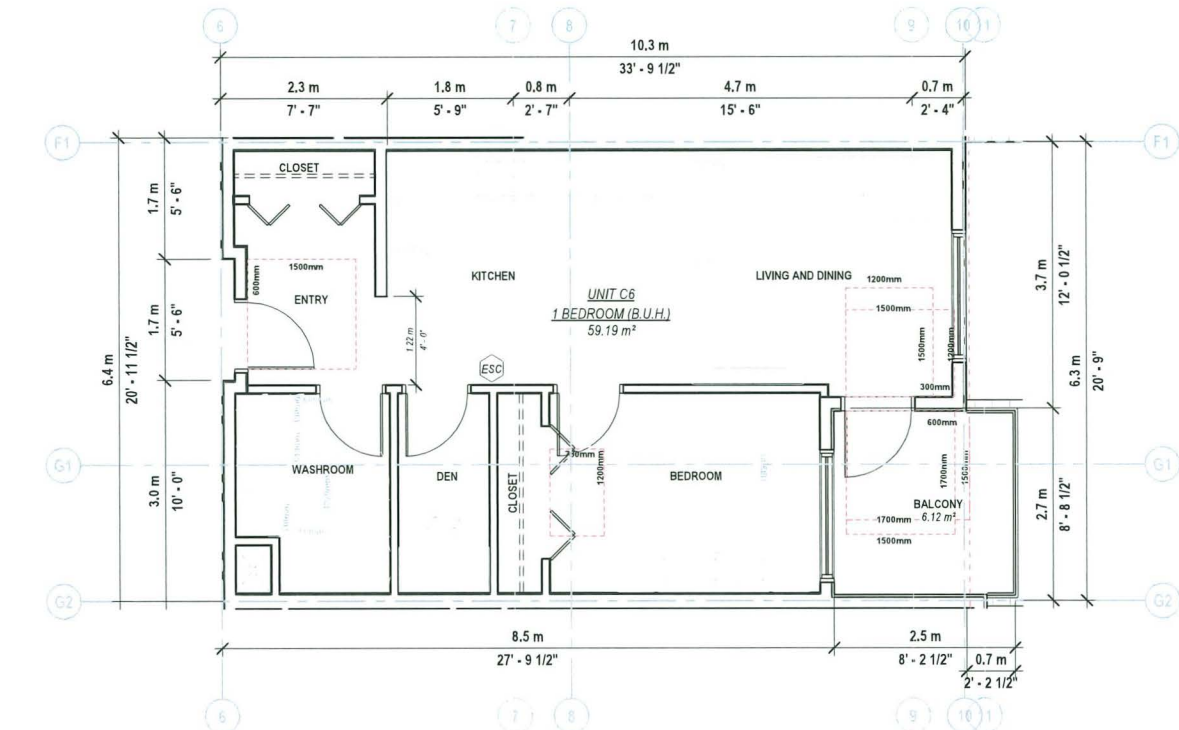
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DRAWING NO

**A-5.04**

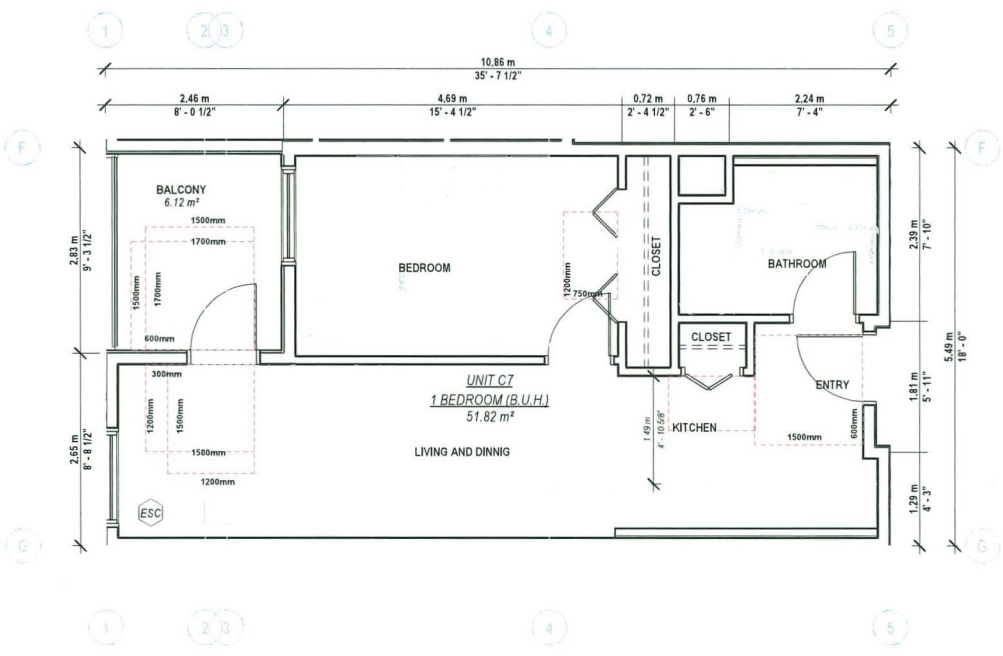
REVISION

**17**



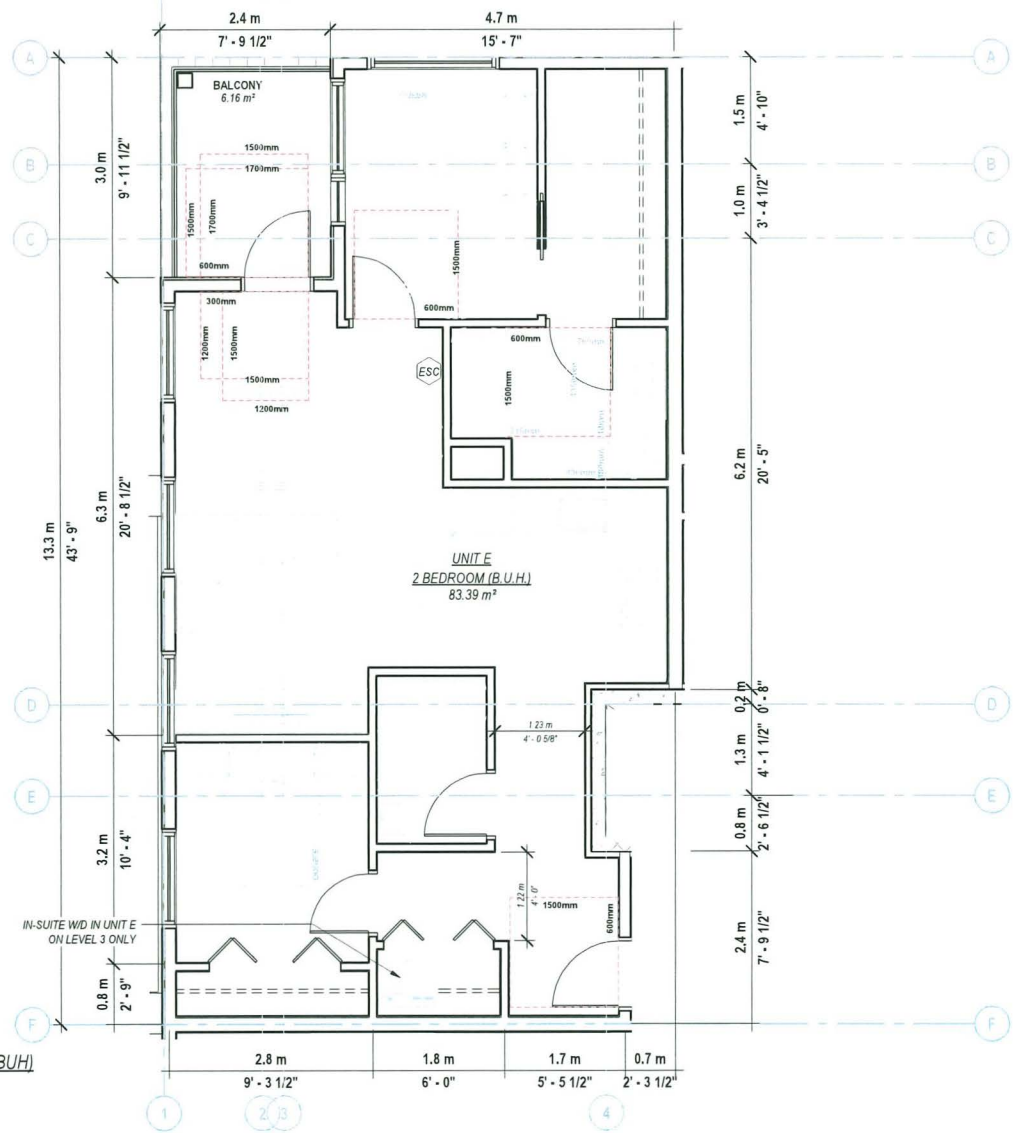
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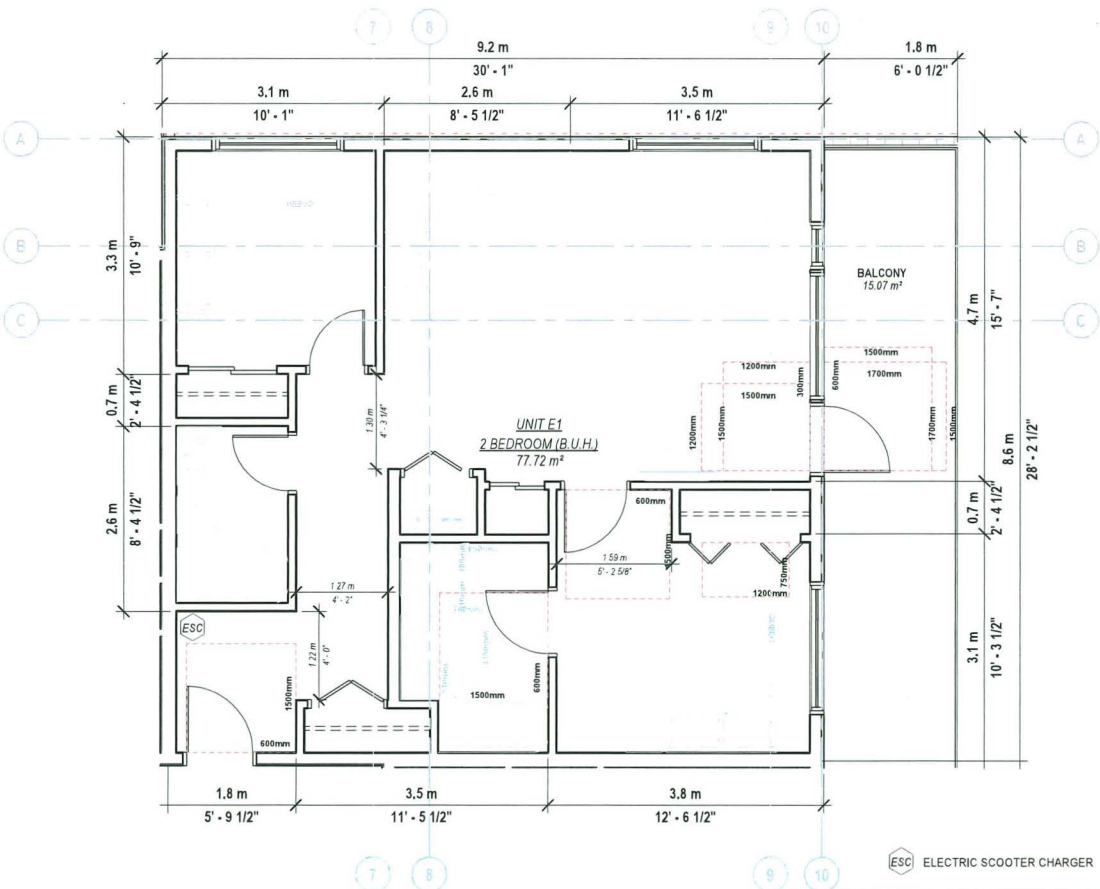
**2 UNIT TYPE C7 (BUH)**

A-3.01 SCALE: 1/4" = 1'-0"



**3 UNIT TYPE E (BUH)**

A-5.04 SCALE: 1/4" = 1'-0"



**4 UNIT TYPE E1 (BUH)**

A-3.01 SCALE: 1/4" = 1'-0"

**NOTES:-**

- STRUCTURAL REINFORCEMENT IN WALLS BEHIND AND BESIDE THE TOILET AND THE WALLS AROUND THE TUB AND/OR SHOWER TO FACILITATE FUTURE INSTALLATION OF GRAB BARS
- ALL BASIC UNIVERSAL HOUSING (BUH) UNITS TO INCLUDE ALL FEATURES PER SECTION 4.16 OF THE ZONING BYLAW
- EASY TO GRASP HANDLES ON BATHROOM FIXTURES PER C.O.R. ZONING BYLAW 14.16.23
- DOOR HANDLES SHALL BE LEVER TYPE PER C.O.R. ZONING BYLAW 14.16.7
- OUTLETS AND SWITCHES ELEVATIONS SHALL CONFORM TO C.O.R. BYLAW 14.6.18 THROUGH 14.6.22



**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

|    |            |                           |
|----|------------|---------------------------|
| 17 | 2026-06-24 | RE-ISSUE FOR DP           |
| 16 | 2026-06-12 | DP REVISION               |
| 15 | 2026-05-06 | RE-ISSUED FOR DP          |
| 14 | 2026-04-01 | RE-ISSUED FOR DP          |
| 13 | 2026-01-05 | RESPONSE TO ADP COMMENTS  |
| 12 | 2025-05-09 | ISSUED FOR ADP            |
| 11 | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10 | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9  | 2024-10-17 | RESPONSE TO CITY COMMENTS |
| 8  | 2024-03-20 | ISSUED FOR DP SUBMISSION  |
| 7  | 2023-04-28 | ISSUED FOR REZONING ROOM  |
| 6  | 2023-03-29 | ISSUED FOR REZONING ROOM  |
| 5  | 2022-11-17 | ISSUED FOR REZONING ROOM  |
| 4  | 2022-08-21 | ISSUED FOR REZONING ROOM  |
| 3  | 2021-05-21 | ISSUED FOR REZONING       |
| 2  | 2021-04-30 | PRE APP REVIEW            |
| 1  | 2020-11-16 | CdR PRELIM REVIEW         |

REV: YYYY-MM-DD REVISION / DRAWING ISSUE REVIEW

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**UNIT PLANS**

DRAWING ISSUE

**RE-ISSUE FOR DP**

PROJECT NO: 723023

PLOT DATE: 2026-07-08

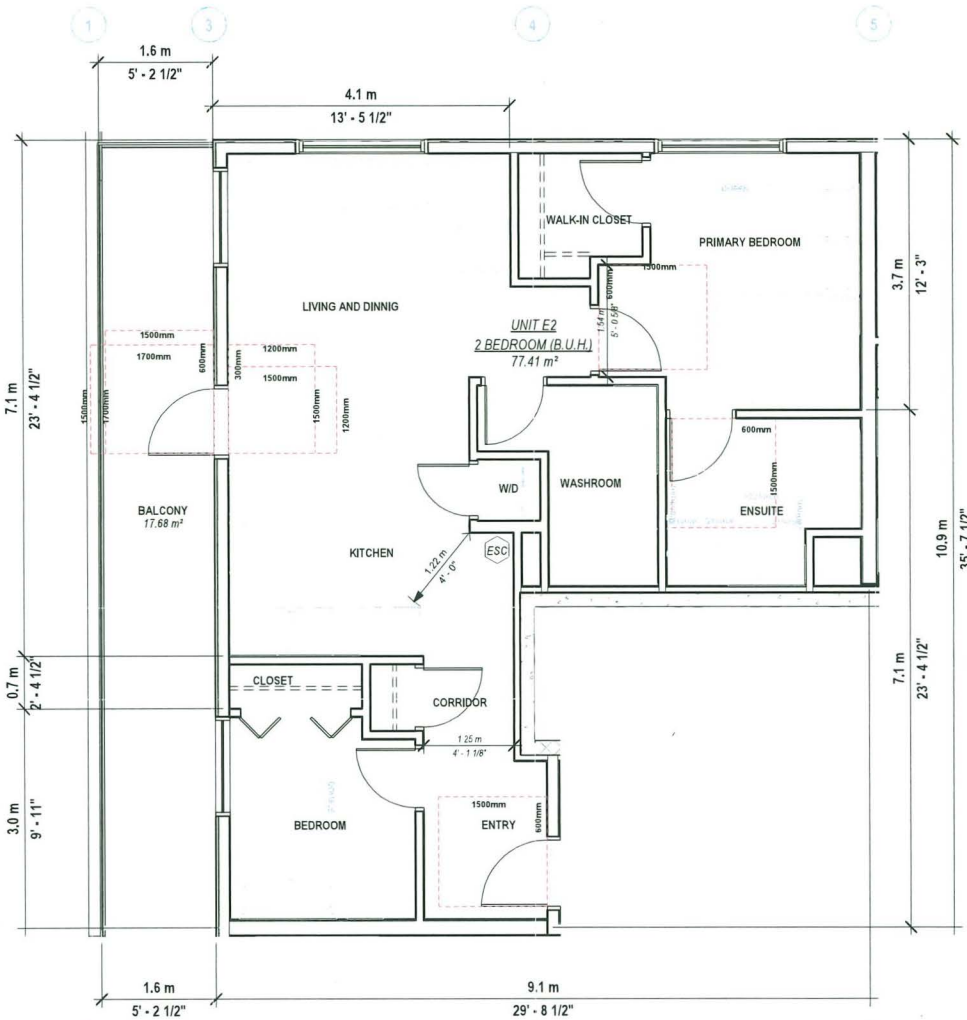
DRAWN: ML

SCALE: As indicated

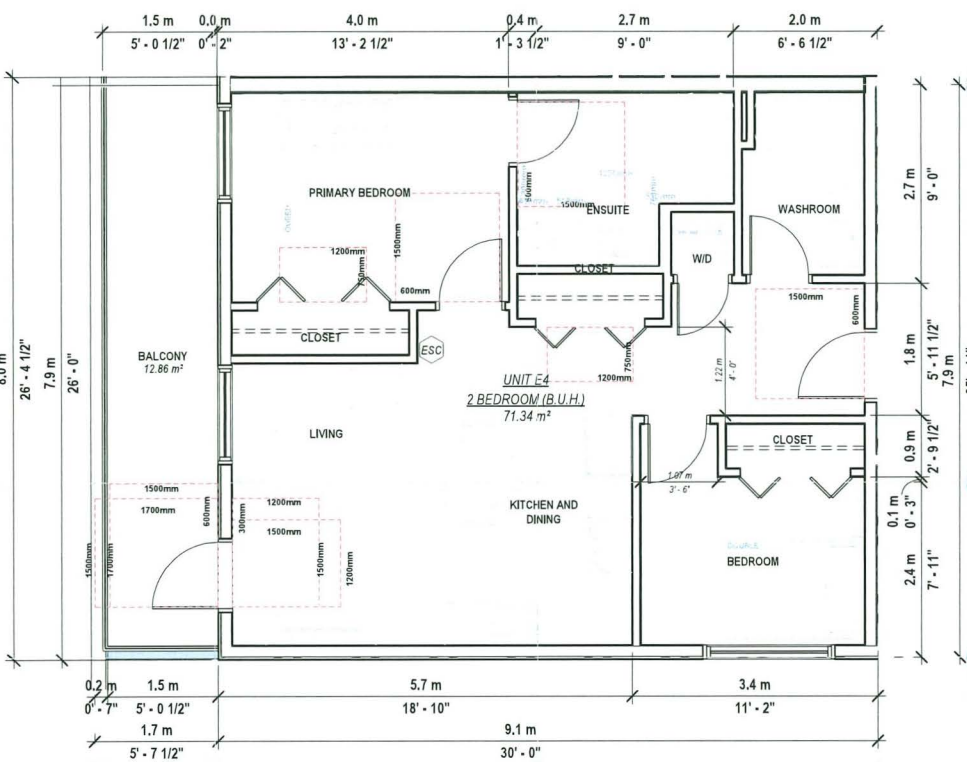
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DRAWING NO: A-5.05

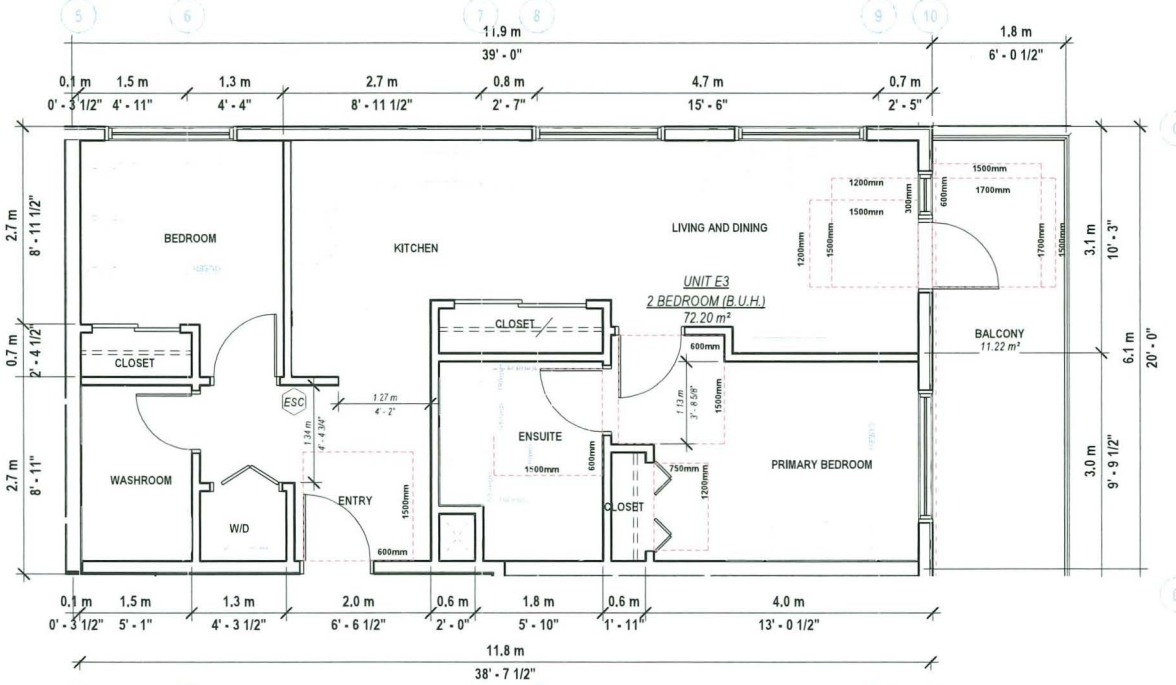
REVISION: 17



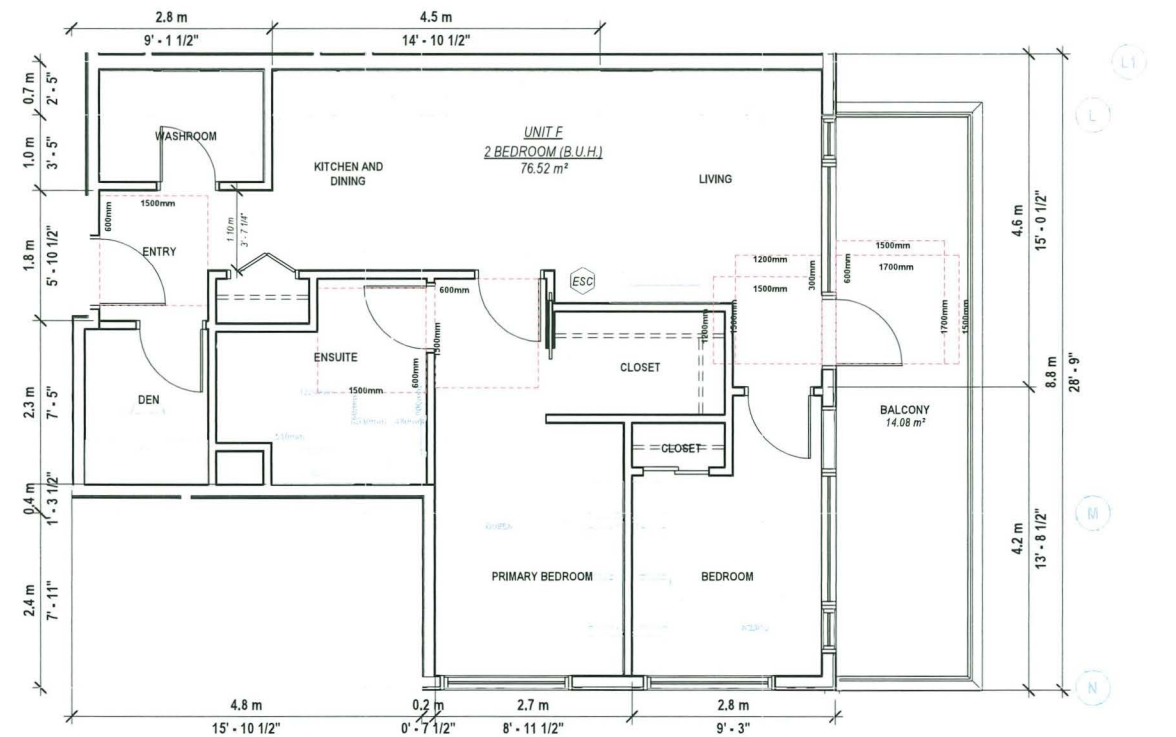
**1 UNIT TYPE E2 (BUH)**  
SCALE: 1/4" = 1'-0"



**3 UNIT TYPE E4 (BUH)**  
SCALE: 1/4" = 1'-0"



**2 UNIT TYPE E3 (BUH)**  
SCALE: 1/4" = 1'-0"

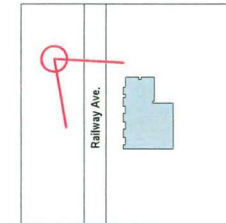


**4 UNIT TYPE F (BUH)**  
SCALE: 1/4" = 1'-0"

**NOTES:-**

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- DOOR HANDLES SHALL BE LEVER TYPE PER C.O.R. ZONING BYLAW 14.16.7
- OUTLETS AND SWITCHES ELEVATIONS SHALL CONFORM TO C.O.R. BYLAW 14.6.18 THROUGH 14.6.22





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Vancouver, BC Canada V6G 2Z6  
T 604 683 4145 F 604 683 2827  
www.kasian.com

**DP 24-012854**  
**July 8, 2026**  
**Reference Plan**

[illegible]

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PROJECT

SENIORS RENTAL HOUSING  
DEVELOPMENT

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

NW CORNER PERSPECTIVE

DRAWING ISSUE

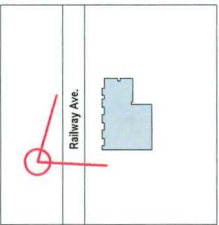
RE-ISSUE FOR DP

|                      |                         |                |
|----------------------|-------------------------|----------------|
| PROJECT NO<br>723023 | PLOT DATE<br>2026-07-08 | DRAWN<br>ML    |
|                      | SCALE<br>1/8" = 1'-0"   | REVIEWED<br>DD |
| DRAWING NO<br>A-7.01 |                         | REVISION<br>17 |



## VIEW FROM THE SIDEWALK





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and Planning Ltd

1530 West Georgia Street, Suite 1055  
Vancouver, BC Canada V6G 2Z5  
T 604 683 4145 F 604 683 2827  
www.kasian.com

DP 24-012854  
July 8, 2026  
Reference Plan

|            |            |                           |
|------------|------------|---------------------------|
| 17         | 2025-05-24 | RE-ISSUE FOR DP           |
| 16         | 2025-05-12 | DP REVISION               |
| 15         | 2025-05-06 | RE-ISSUED FOR DP          |
| 14         | 2025-04-01 | RE-ISSUED FOR DP          |
| 13         | 2025-01-05 | RESPONSE TO ADP COMMENTS  |
| 12         | 2025-05-05 | ISSUED FOR ADP            |
| 11         | 2025-05-07 | RESPONSE TO CITY COMMENTS |
| 10         | 2025-04-10 | RESPONSE TO CITY COMMENTS |
| 9          | 2024-11-17 | RESPONSE TO CITY COMMENTS |
| 8          | 2024-02-20 | ISSUED FOR DP SUBMISSION  |
| 7          | 2023-04-28 | ISSUED FOR REZONING R004  |
| 6          | 2023-03-29 | ISSUED FOR REZONING R003  |
| 5          | 2022-11-17 | ISSUED FOR REZONING R002  |
| 4          | 2022-08-21 | ISSUED FOR REZONING R001  |
| 3          | 2021-05-21 | ISSUED FOR REZONING       |
| 2          | 2021-04-30 | PRE-APP REVIEW            |
| 1          | 2020-11-16 | CdR PRELIM REVIEW         |
| REV.       | YYYY-MM-DD | REVISION / DRAWING ISSUE  |
| CONSULTANT |            |                           |

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PROJECT  
SENIORS RENTAL HOUSING DEVELOPMENT  
8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE  
SW CORNER PERSPECTIVE

DRAWING ISSUE  
RE-ISSUE FOR DP

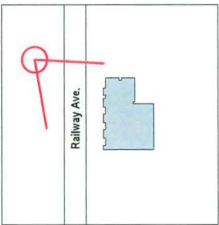
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|-------------|-----------|--------------|----------|----|
| PROJECT NO. | PLOT DATE | 2026-07-08   | DRAWN    | ML |
| 723023      | SCALE     | 1/8" = 1'-0" | REVIEWED | DD |

|             |          |
|-------------|----------|
| DRAWING NO. | REVISION |
| A-7.02      | 17       |

VIEW FROM RAILWAY AVENUE







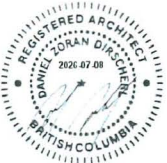
**DP 24-012854  
July 8, 2026  
Reference Plan**

|     |            |                           |        |
|-----|------------|---------------------------|--------|
|     |            |                           |        |
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|     |            |                           |        |
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|     |            |                           |        |
|     |            |                           |        |
|     |            |                           |        |
|     |            |                           |        |
| 16  | 2026-06-24 | RE-ISSUE FOR DP           |        |
| 15  | 2026-06-12 | DP REVISION               |        |
| 14  | 2026-05-06 | RE-ISSUED FOR DP          |        |
| 13  | 2026-04-01 | RE-ISSUED FOR DP          |        |
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| 9   | 2025-04-10 | RESPONSE TO CITY COMMENTS |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R004  |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R003  |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R002  |        |
| 4   | 2022-06-21 | ISSUED FOR REZONING R001  |        |
| 3   | 2021-09-21 | ISSUED FOR REZONING       |        |
| 2   | 2021-04-30 | PRE APP REVIEW            |        |
| 1   | 2020-11-16 | Cur PRELIM REVIEW         |        |
| REV | YYYY-MM-DD | REVISION / DRAWING ISSUE  | REVIEW |

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**NW CORNER AERIAL VIEW**

DRAWING ISSUE

**RE-ISSUE FOR DP**

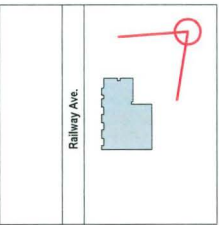
|            |              |          |    |
|------------|--------------|----------|----|
| PROJECT NO | PLOT DATE    | DRAWN    | ML |
| 723023     | 2026-07-08   |          |    |
| SCALE      | 1/8" = 1'-0" | REVIEWED | DD |

|               |           |
|---------------|-----------|
| DRAWING NO    | REVISION  |
| <b>A-7.03</b> | <b>16</b> |



VIEW FROM RAILWAY AVENUE





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**DP 24-012854  
July 8, 2026  
Reference Plan**

| REV | YYYYMMDD   | REVISION / DRAWING ISSUE  | REVIEW |
|-----|------------|---------------------------|--------|
| 16  | 2026-06-24 | RE-ISSUE FOR DP           |        |
| 15  | 2026-05-12 | DP REVISION               |        |
| 14  | 2026-05-05 | RE-ISSUED FOR DP          |        |
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| 10  | 2025-05-07 | RESPONSE TO CITY COMMENTS |        |
| 9   | 2025-04-10 | RESPONSE TO CITY COMMENTS |        |
| 8   | 2024-03-20 | ISSUED FOR DP SUBMISSION  |        |
| 7   | 2023-04-28 | ISSUED FOR REZONING R304  |        |
| 6   | 2023-03-29 | ISSUED FOR REZONING R303  |        |
| 5   | 2022-11-17 | ISSUED FOR REZONING R302  |        |
| 4   | 2022-08-21 | ISSUED FOR REZONING R301  |        |
| 3   | 2021-05-21 | ISSUED FOR REZONING       |        |
| 2   | 2021-04-30 | PRE-APP REVIEW            |        |
| 1   | 2020-11-16 | C&P PRELIM REVIEW         |        |

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT

**SENIORS RENTAL HOUSING  
DEVELOPMENT**

8520, 8540, 8560 RAILWAY AVENUE

DRAWING TITLE

**NE CORNER AERIAL PERSPECTIVE**

DRAWING ISSUE

**RE-ISSUE FOR DP**

|             |              |          |
|-------------|--------------|----------|
| PROJECT NO. | PLOT DATE    | DRAWN    |
| 723023      | 2026-07-08   | ML       |
| SCALE       | 1/8" = 1'-0" | REVIEWED |
|             |              | DD       |

|               |           |
|---------------|-----------|
| DRAWING NO.   | REVISION  |
| <b>A-7.04</b> | <b>16</b> |



VIEW TO GARAGE ACCESS





# City of Richmond

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** July 8, 2026

**From:** Joshua Reis  
Director, Development

**File:** DV 25-026463

**Re:** Application by Navtej Dhot for a Development Variance Permit at  
11500 Westminster Highway

---

### Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.

## Staff Report

### Origin

Navtej Dhot, on behalf of the owner Darshan Rangi, has applied to the City of Richmond to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m (164.0 ft.) to 67.2 m (220.5 ft.) to permit an existing agricultural building to be used as a residential structure on a temporary basis until a new residence is constructed on the lot. A location map and aerial photo of the subject site is provided in Attachment 1.

The proposed Development Variance Permit (DVP) does not result in any upgrades to existing servicing utilities or frontage improvements.

### Development Information

Please refer to attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Background

The subject property currently contains a barn, septic field and small farm operation.

#### Surrounding Development

Development surrounding the subject site is as follows:

- |                        |                                                                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| To the North:          | Across Westminster Highway, a property zoned “School & Institutional (SI)” (Richmond Nature Park) and located in the Agricultural Land Reserve (ALR); |
| To the South and East: | A property zoned “Agriculture (AG1)” and located in the ALR; and                                                                                      |
| To the West:           | A property zoned “Agriculture (AG1)” and located in the ALR and is part of the applicant’s farming operation.                                         |

### Staff Comments

In 2020, the owner had applied for and obtained a Building Permit (BP) for a barn for the farming operation. The owner’s original intent was to then construct a new separate residential structure on site. The owner has since determined it is no longer financially feasible for him to construct a new separate residential structure on the parcel at this time. Since the BP was issued, the owner has undertaken unauthorized improvements to the barn to facilitate a residential use within the structure.

The owner has applied for the proposed variance to facilitate the use of the existing barn for residential use until such time that a new residential structure could be constructed on the lot. City staff completed a non-permit Building inspection and identified the following unauthorized renovations have occurred:



- Installation of a kitchen sink and associated plumbing;
- Installation of a 4 panel sliding glass door;
- Installation of an aluminum awning;
- A three-piece bathroom installed on the second floor and associated plumbing;
- Tile floor installed on ground level; and
- unauthorized window installation.

In addition, plans provided by the application indicate the existence of two electric fireplaces. To become compliant, the applicant will need to apply for a building modification permit to the original approved BP to properly permit all current unauthorized renovations prior to issuance of a DVP.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject DVP application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the “Agriculture (AG1)” zone except for the requested zoning variances noted below.

#### **Zoning Compliance/Variations** (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Increase the maximum setback from a constructed road (Westminster Highway) to the rear of a single detached housing building from 50.0 m (164.0 ft.) to 67.2 m (220.5 ft.).

#### ***Staff supports the proposed variance as:***

- ***The property currently contains an active farming operation and has farm status as per BC Assessment;***
- ***The larger adjacent property located to the west is leased by the applicant and is part of the farm operation. The lease expires on June 24, 2029;***
- ***The variance allows for the owner to live near the farming operation, which allows the applicant to respond rapidly to any challenges with the farming operations. It would permit the owner to continue to use the land for food production and operate a functioning agricultural operation;***
- ***The Food Security and Agricultural Advisory Committee (FSAAC) reviewed and supported the subject DVP application at its meeting held on January 28, 2026. An excerpt from the January 28, 2025, meeting minutes is provided in Attachment 3;***
- ***The owner intends to temporarily use the building as a residence until such time that they construct a new residential building on the site in the future. The subject site is still subject to the “Agriculture (AG1)” zone, which clarifies that only one principal dwelling unit is permitted per lot;***
- ***The residential structure is wholly located within the farm home plate; and***

- *The applicant has provided a Geotechnical memo identifying that the driveway is suitable for fire truck access. Richmond Fire and Rescue staff has reviewed the proposal and have no concerns with the proposed variance request.*

## Analysis

### Proposal

The proposed application has been submitted to permit the existing building to be used as a residence. The subject variance is required to permit the rear portion of a residential structure to be setback more than 50 m (164 ft.) from a constructed road. Subject to the variance permit being issued, City staff would then be able to process a BP modification to authorize the existing unauthorized construction noted above. The subject variance permit application would permit the existing barn to be used for residential purposes but also permit additional proposed residential construction to the building.

The proposed conversion would include both interior and exterior work to accommodate the proposed residential use. The proposed residential building will be two-storeys and have a building footprint of approximately 123.1 m<sup>2</sup> (1,325 ft<sup>2</sup>) and a total floor area of 191.2 m<sup>2</sup> (2,058 ft<sup>2</sup>).

In addition to the existing unauthorized construction, the applicant is proposing to expand the floor area in the second story by adding an additional 27.3 m<sup>2</sup> (294 ft<sup>2</sup>) bedroom (currently a vaulted space) as well as include the addition of a 5.9 m<sup>2</sup> (64 ft<sup>2</sup>) storage area and a 68.1 m<sup>2</sup> (524 ft<sup>2</sup>) carport and which also acts as a deck at the second storey. Exterior renovations proposed include alterations of windows and doors, and a new covered glass patio on the west side of the structure.

Access to the proposed residential structure will be through the existing access from Westminster Highway and located on the northwest corner of the site. This access point is used as both a farm access and residential access point.

The applicant has agreed to enter into a covenant that restricts residential development on the lands to what is being proposed as part of this application and generally in accordance with the plans attached to the DVP, unless otherwise approved by the City of Richmond.

The applicant is required to register a flood plain covenant on Title identifying a minimum habitable elevation of 2.9 m GSC.

The applicant has suggested that he may wish to use the subject structure for seasonal farm labour accommodations in the future and construct a new residential structure on site. If, in the future, the owner elects to build a new residential structure, the owner would need to apply to the City and Agricultural Land Commission respectively for a Rezoning and Non-Adhering Residential Use (NARU) application to permit the subject structure to be used as a seasonal farm labour accommodation or convert the subject structure back to an agricultural building (barn). The applicant has agreed to enter into a legal agreement prior to Council issuance of the DVP identifying that to convert the structure back to a barn, they will need to apply for a building modification permit to remove the kitchen, upstairs washroom and all fireplaces within the structure.



Environmentally Sensitive Area

A portion of the property is designated as an Environmentally Sensitive Area (ESA). The existing structure is located outside of the ESA area, and no new construction is being proposed within the ESA. The ESA designation remains on site, and any new non-farm activity within the ESA would necessitate compensation measures.

**Conclusions**

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

The list of DVP Considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

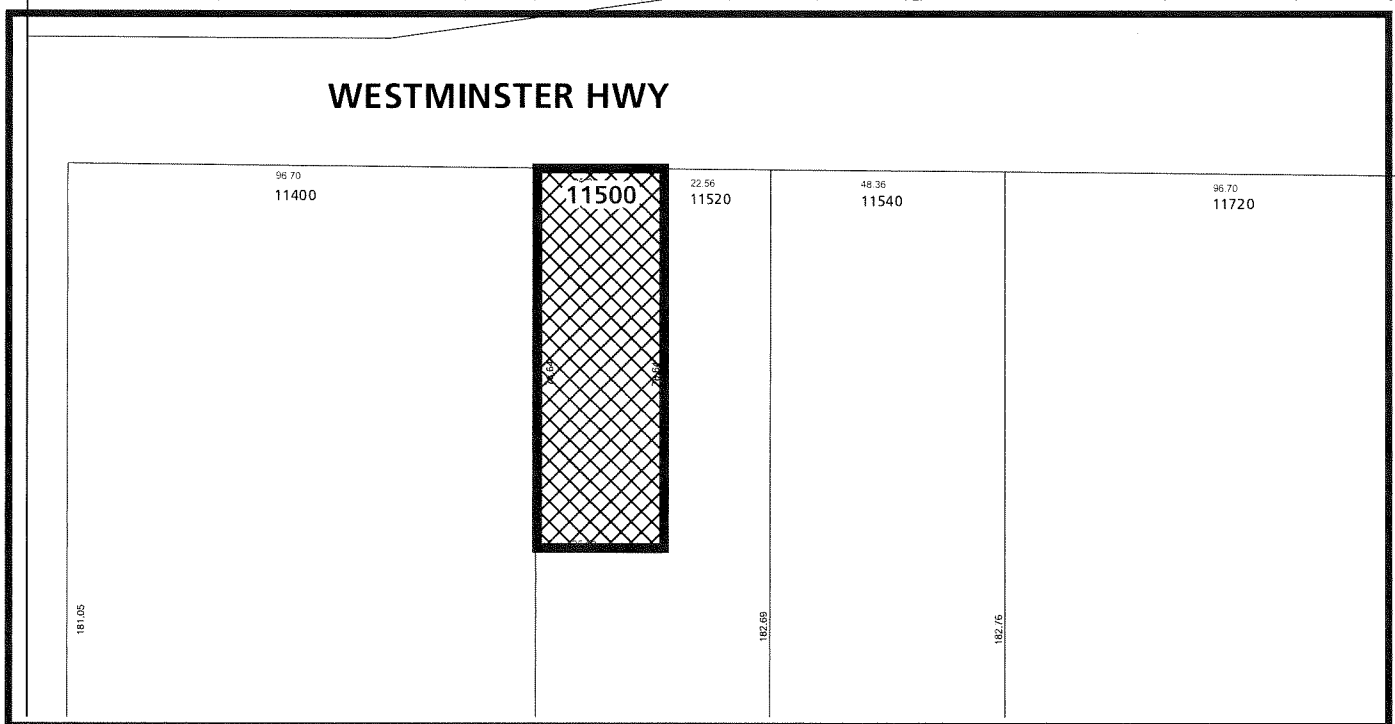
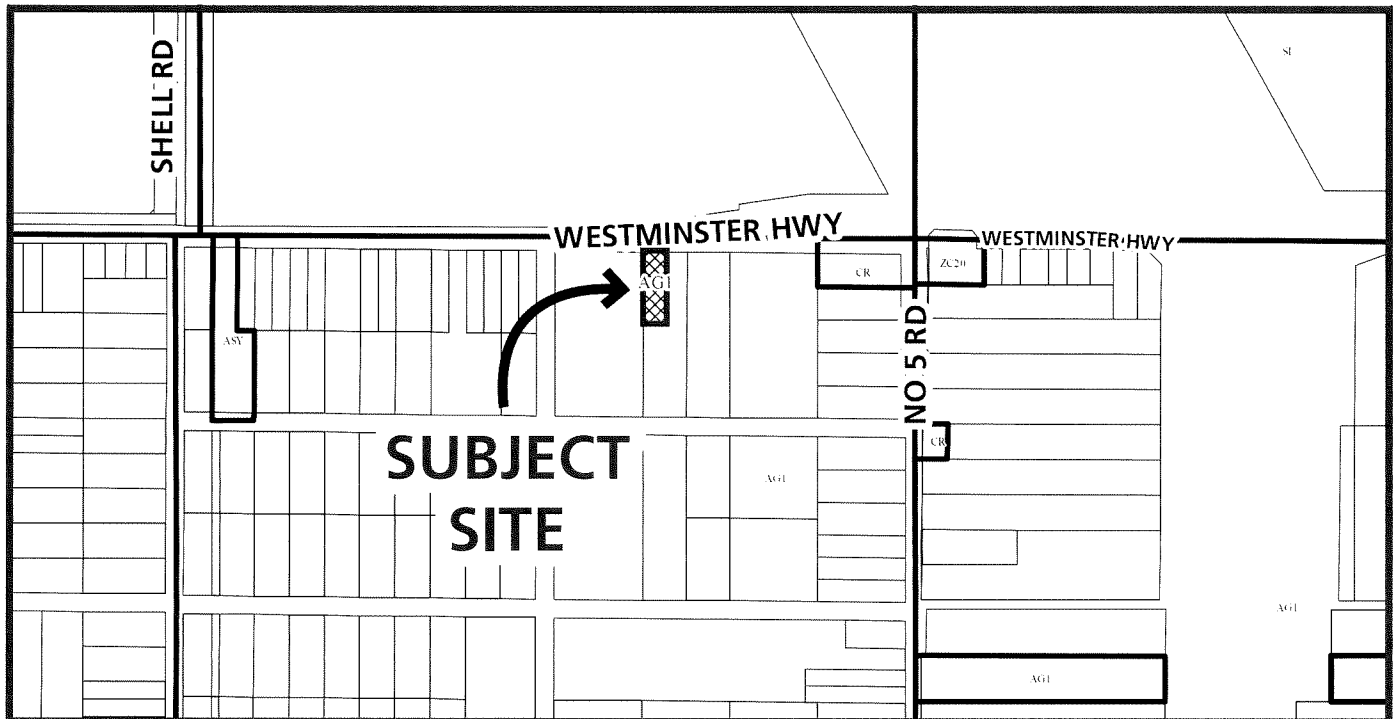
Respectfully submitted,

Chris Bishop, Manager, Development - East

**Report Contributors**

This report was prepared by James Hnatowich, Planner 1, Policy Planning.

- Att.    1: Location Map  
         2: Development Application Data Sheet  
         3: Excerpt from the FSAAC Meeting Minutes – January 28, 2026  
         4: Development Variance Permit Considerations



DV 25-026463

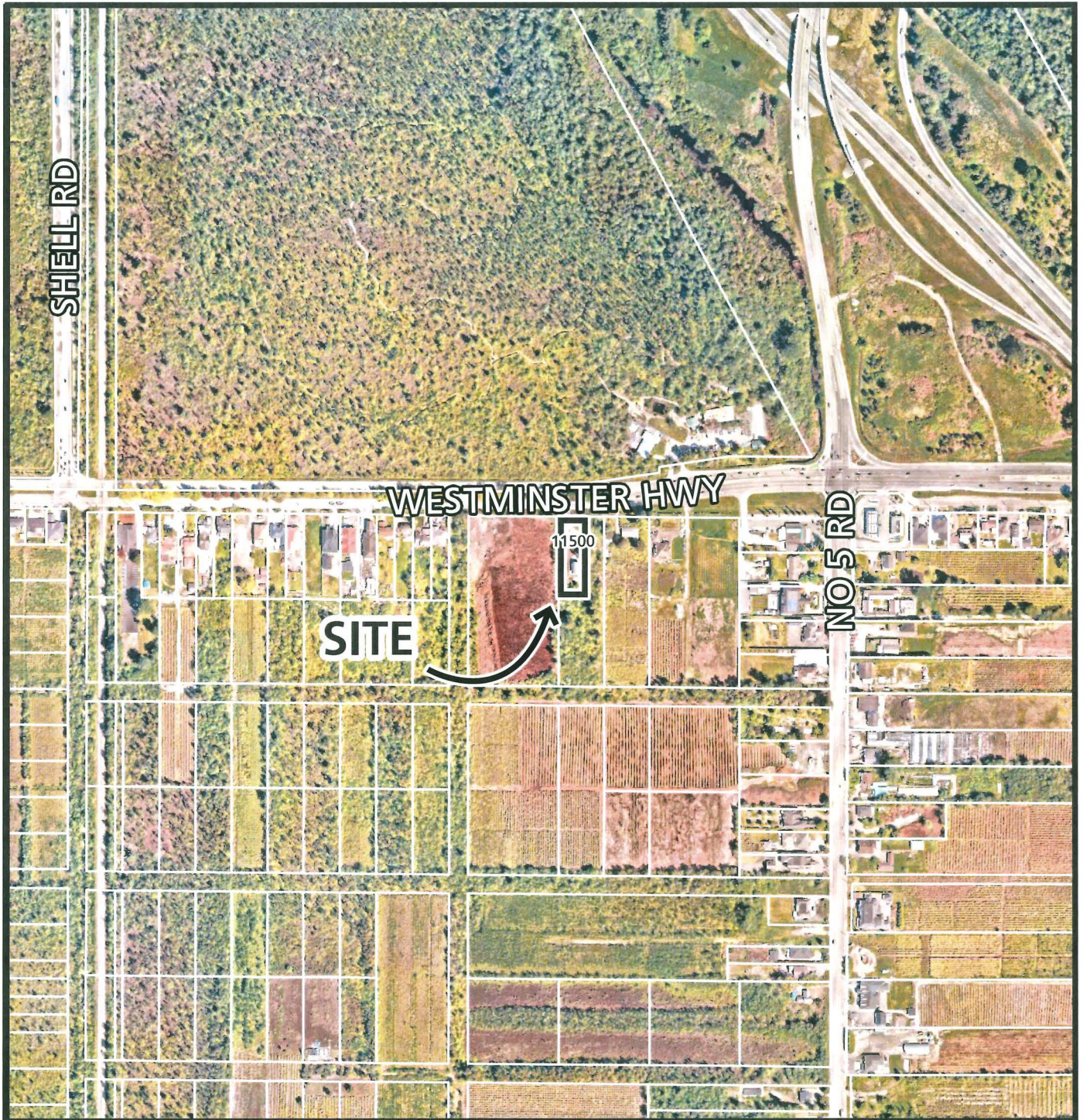
Original Date: 10/30/25  
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



DV 25-026463

Original Date: 10/30/25  
Revision Date:

Note: Dimensions are in METRES





**DV 25-026463**

**Attachment 2**

Address: 11500 Westminster Highway

Applicant: Navtej Dhot

Owner: Darshan Rangi

Planning Area(s): East Richmond

|                  | Existing            | Proposed                 |
|------------------|---------------------|--------------------------|
| Site Area:       | 2029 m <sup>2</sup> | No Change                |
| Land Uses:       | Agriculture         | Agriculture, residential |
| OCP Designation: | Agriculture         | No Change                |
| Zoning:          | Agriculture (AG1)   | No Change                |
| Number of Units: | N/A                 | 1                        |

| On Future Subdivided Lots             | Bylaw Requirement                                      | Proposed                                       | Variance           |
|---------------------------------------|--------------------------------------------------------|------------------------------------------------|--------------------|
| Floor Area:                           | Max 400 m <sup>2</sup> (4305 ft <sup>2</sup> )         | 191.2 m <sup>2</sup> (2,058ft <sup>2</sup> )   | none permitted     |
| Setback – Front Yard (Min):           | Min. 6.0 m (19.7 ft)                                   | 46.2 m (151.4 ft)                              | None               |
| Setback- Front yard (Max)             | Max. 50 m (164.0 ft)                                   | 67.2 m (220.5 ft)                              | Variance Requested |
| Setback – Side Yard (one side):       | Min. 4.0 m (13.1 ft)                                   | 4.4 m (14.4 ft)                                | None               |
| Setback – Side Yard (the other side): | Min. 1.2 m (3.9 ft)                                    | 12.5 m (41.0 ft)                               | None               |
| Setback – Rear Yard:                  | Min. 10 m (32.8 ft)                                    | 13.3 m (43.6 ft)                               | None               |
| Farm Home Plate                       | Max. 1,000 m <sup>2</sup><br>(10,764 ft <sup>2</sup> ) | 908 m <sup>2</sup><br>(9,771 ft <sup>2</sup> ) | None               |
| Height (m):                           | Max. 9 m (29.5 ft)                                     | 6.9 m (22.6 ft)                                | None               |





**Excerpt from the Meeting Minutes of the  
Food Security and Agricultural Advisory Committee (FSAAC)**

Held Wednesday, January 28, 2026 (7:00 pm)  
Richmond City Hall, Room M1.003

**Development Variance Permit Application (11500 Westminster Highway, DV25-026463)**

James Hnatowich, Policy Planning, introduced the proposal and provided the following comments:

- The applicant has undertaken unauthorized improvements to an existing barn to facilitate residential use within the structure. A variance application has been submitted to bring the building into zoning bylaw compliance.
- The specific variance is to vary the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m.
- The purpose of the maximum setback is to ensure that agricultural land is not being converted to long driveways needed to provide access to housing located far away from a City road. The intent is to refrain from fragmenting agricultural land.
- If approved by Council, the applicant will need to apply for Building Permits to permit and previously constructed un-authorized construction.
- The applicant has farm status as per BC assessment.

The owner, Darshan Rangi, provided a presentation on the application identifying:

- They purchased the property in 2020, cleared the land, and made an area for the house to be built on in the front. Economic and personal conditions changed, and it is no longer viable to construct the home.
- The owner enjoys living on the land and being close to nature and their agricultural operation.
- The owner also leases land to the west of the subject property, which is included in his farm operation.
- The owner farms predominately blueberries but is interested in exploring options for saffron as well.

In response to questions from FSAAC members, the owner provided the following comments:

- The owner has been living in the barn for two years.
- The purpose of the barn was for product storage and shelter, as well as a space for workers during the workday. Now that it is being used for a house, the applicant will be seeking to get permits for storage containers to help for product storage and shelter in the short term. In the long term, the applicant will evaluate to determine if he would like to

construct a new house as originally intended and convert the proposed residential structure back to a barn or apply to the City and ALC for a Non-Adhering Residential Use and Rezoning application to use the structure as a farm labour accommodation.

- A house used to be located at the northwest of the site. It was demolished, and approved fill was brought on site.
- The owner identified that a succession plan is in place, and the applicant's nephews who reside near the operation would be taking over the farm operation.

In response, FSAAC made the following comment:

- There is some concern that this would set a precedent to permit conversion of barns into residential structures where they otherwise would not be permitted.

The Committee passed the following motion:

*That the Food Security and Agricultural Advisory Committee endorse the proposal for a Development Variance Permit application at 11500 Westminster Highway*

*Carried  
With Abu Jahangir and Mike Bomford opposed*





## Development Variance Permit Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 11500 Westminster Highway

**File No.:** DV 25-026463

**Prior to approval of the Development Variance Permit, the developer is required to complete the following:**

1. **(Flood Covenant)** Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
2. **(Building Permit Application\*)** Apply for one or more Building Permits to address the existing unauthorized works within the building to the satisfaction of the Director, Building Approvals, including, but not limited to the following:
  - a) Installation of a kitchen sink and associated plumbing;
  - b) Installation of a 4-panel sliding glass door;
  - c) Installation of an aluminum awning;
  - d) A three-piece bathroom installed on the second floor and associated plumbing;
  - e) Tile floor installed on ground level;
  - f) Non-permitted window installation;
3. Payment of all fees in full for the cost associated with the Development Permit Panel Notices.
4. **(Legal Agreement)** Prior to Development Variance Permit issuance, register a legal agreement on Title that restricts residential development to only what is provided for in the issued Development Variance Permit Drawing associated with this application. Any new residential buildings on the site shall not be permitted, unless otherwise approved by the City and/ or the ALC. Prior to occupancy of any potential future residential building on the site, the owner will be required to convert the existing building back to a farm building.
5. **(Legal Agreement)** Prior to Development Variance Permit issuance, register a legal agreement on Title identifying that if the subject residential structure is to be converted back to an agricultural building, the applicant will be required to apply for a building permit modification to:
  - a) Remove the Kitchen;
  - b) Remove the second storey washroom; and
  - c) Removal of all fireplaces.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. 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.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

Initial: \_\_\_\_\_

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

---

Signed

---

Date





# City of Richmond

## Development Variance Permit

No. DV 25-026463

To the Holder: Darshan Rangi  
Property Address: 11500 Westminster Highway  
Address: 11500 Westminster Highway

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Vary the maximum setback from a constructed road to the rear of a single detached housing building from 50.0 m to 67.2 m, to permit an existing barn to be used as a residential building.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans (1-3) and specifications attached to this Permit which shall form a part hereof.
5. 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.

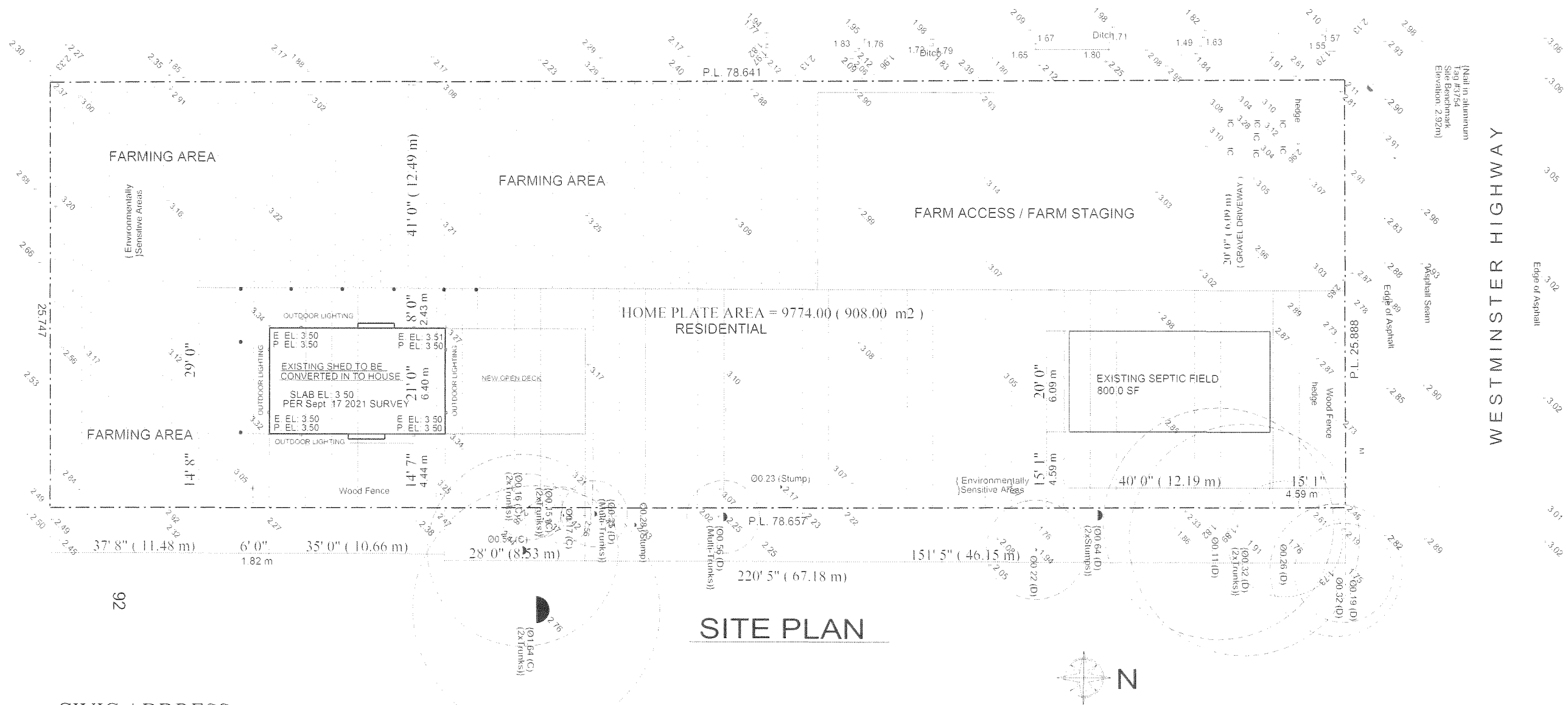
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



**CIVIC ADDRESS:**

11500 - Westminster Hwy. RICHMOND B.C.  
PID : 004-750-489

**LEGAL DESCRIPTION:**

LOT 91 SEC 12 BLK 4N RG 6W PL NWP30023  
LOT 91, BLOCK 4N, PLAN NWP30023, SECTION 12,  
RANGE 6W, NEW WESTMINSTER LAND DISTRICT

**CALCULATIONS:**

ZONE: AG-1  
LOT AREA = 21840.0 S.F. ( 2029.0 m2 )

**PROPOSED F.A.R.**

MAIN FLOOR AREA = 735.0 S.F. ( 68.08 m2 ) EXISTING  
MAIN FLOOR AREA = 64.00 S.F. ( 5.94 m2 ) PROPOSED  
CARPORT AREA = 524.0 S.F. ( 68.08 m2 ) PROPOSED  
UPPER FLOOR AREA = 735.0 S.F. ( 68.08 m2 ) ( EXISTING )  
TOTAL = 2058.0 S.F. ( 191.18 m2 )

**HOME PLATE AREA**

LOT AREA = 21840.0 S.F. ( 2029.0 m2 )  
HOME PLATE AREA = 9557.00 ( 887.84 m2 )

**Plan 1**

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

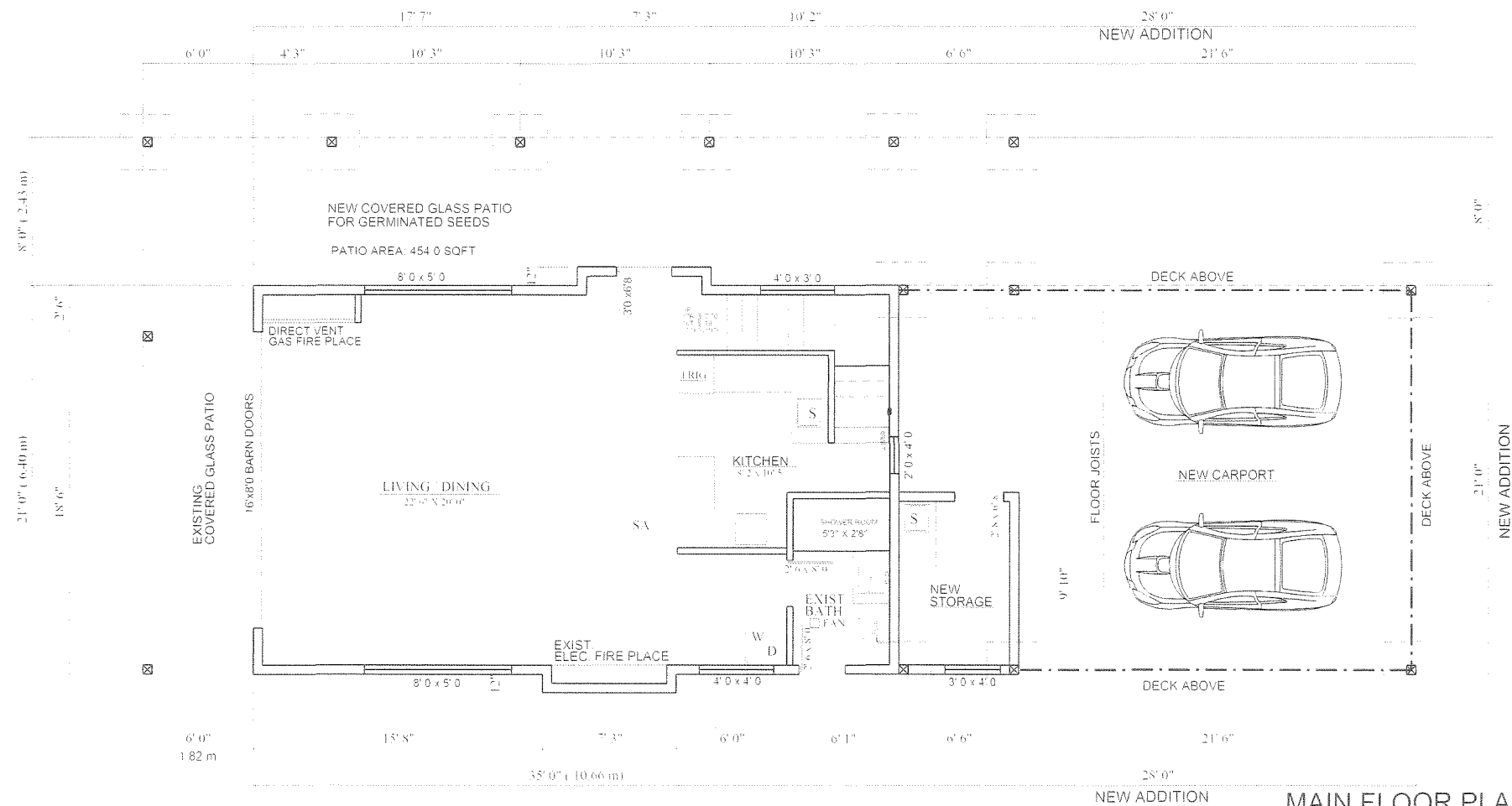
jan 15 2026

Astonish Design & Detailing Ltd.

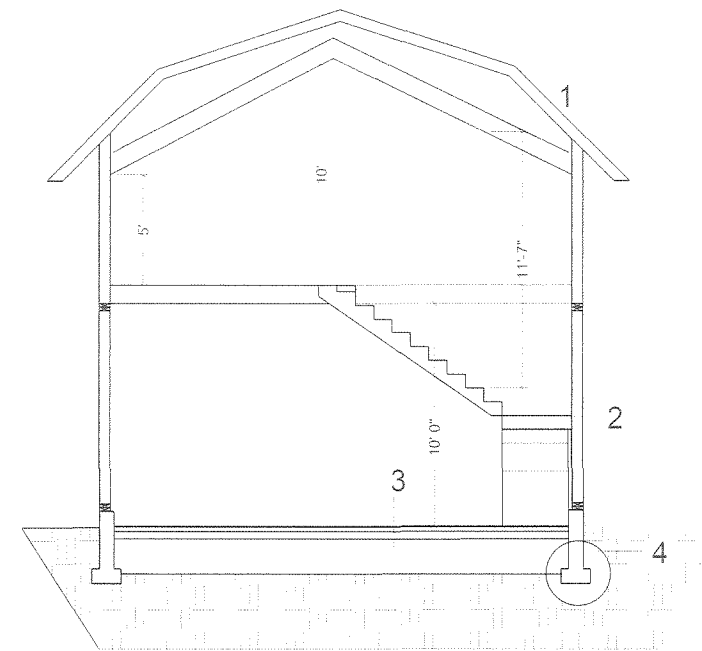
19732 - 71B Ave. Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com

| TITLE: PROPOSED SITE PLAN                     |                 |                             |                          |                 |
|-----------------------------------------------|-----------------|-----------------------------|--------------------------|-----------------|
| JOB ADD: 11500 - Westminste Hwy, Richmond B.C |                 |                             |                          |                 |
| DESIGN BY: KAMAI                              | CHK. BY: NAVTEJ | SCALE: 3/32" = 1'-0" 1/4" N | Printed On: Sept 09 2025 | SHEET NO: A-004 |
|                                               |                 |                             |                          | REV: 0          |





**MAIN FLOOR PLAN**  
EXISTING FLOOR AREA: 735.0 SQFT  
PROPOSED STORAGE FLOOR AREA: 64.0 SQFT  
CARPORT AREA: 524.0 SQFT  
TOTAL AREA: 1323.0 SQFT



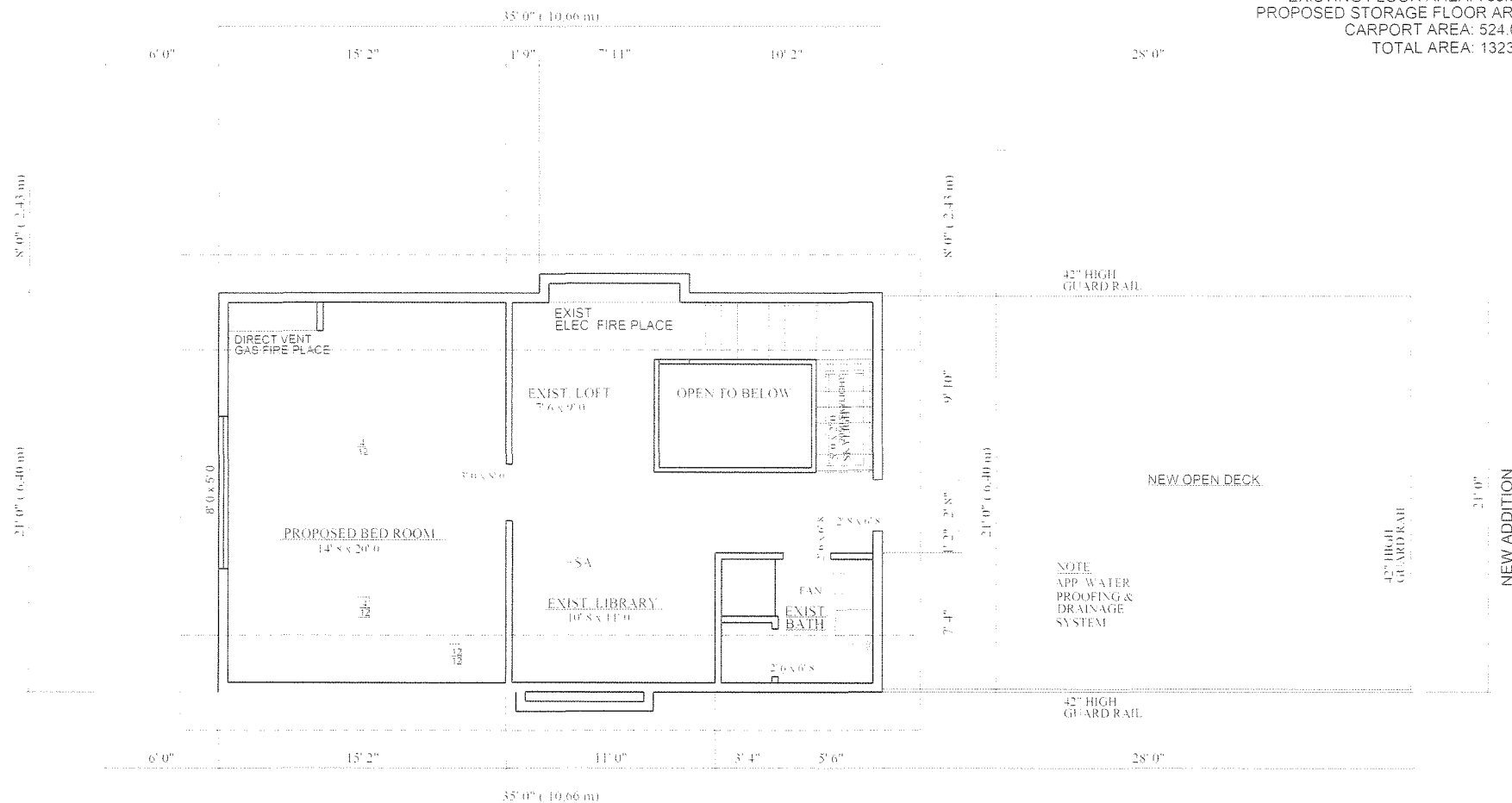
**SECTION**

1. ROOF  
ASHPALT SHINGLES  
MEMBRANE TYP. EAVE PROTECTION  
1/2" THICK PLYWOOD SHEATHING  
ROOF TRUSSES AT @ 24" O.C R40 INSULATION  
6 MIL. POLY VAPOUR BARRIER

2.) EXT. WALL  
HARDIE PLANK  
} MIN. 19MM ( $\frac{3}{4}$ ") AIR GAP  
2 LAYERS 30 MIN BUILD PAPER  
1/2" EXTERIOR PLYWOOD SHEATHING  
2X6 FRAMING @ 16" O.C R20 INSULATION  
6 MIL POLY

3. SHED FLOOR  
4" CONCRETE SLAB R12 RIGID INSULATION  
6 MIL POLY VAPOUR BARRIER  
MIN. 6" COMPACTED GRANULAR FILL

4 EXTERIOR FOUNDATION  
DRAINAGE MATT  
2 COATS ASHPALT EMULSION  
5/8"DIA. ANCHOR BOLTS @ 4 O.C.  
8" CONCRETE FOUNDATION WALL  
R28 HIGH DENSITY  
2X6 STUDS @ 24"  
1/2" GYPROC  
24"X8 CONT. CONC. STRIP FOOTINGS ON  
FIRM UNDISTURBED SOIL

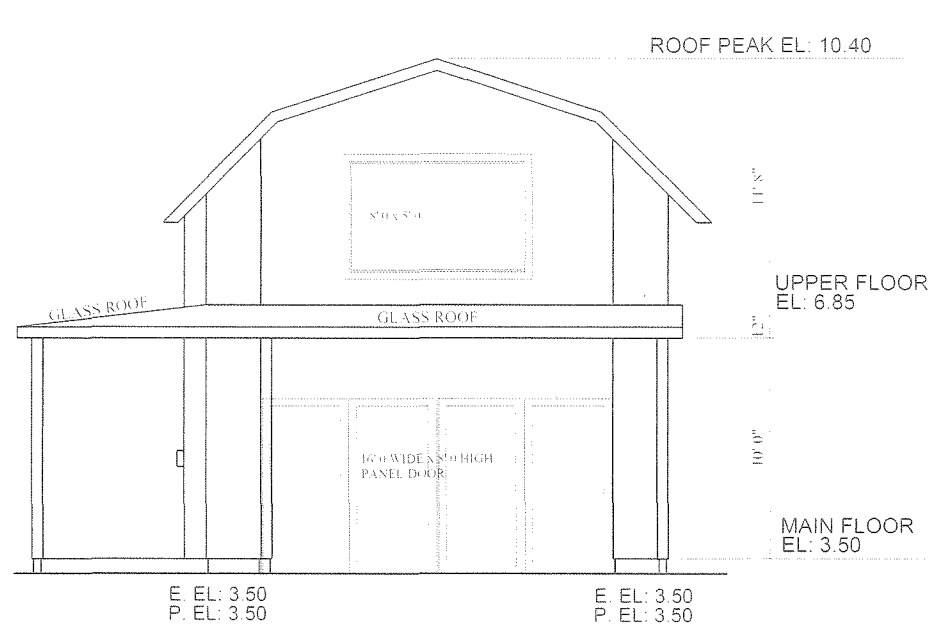


**UPPER FLOOR PLAN**  
FLOOR AREA: 735.0 SQFT

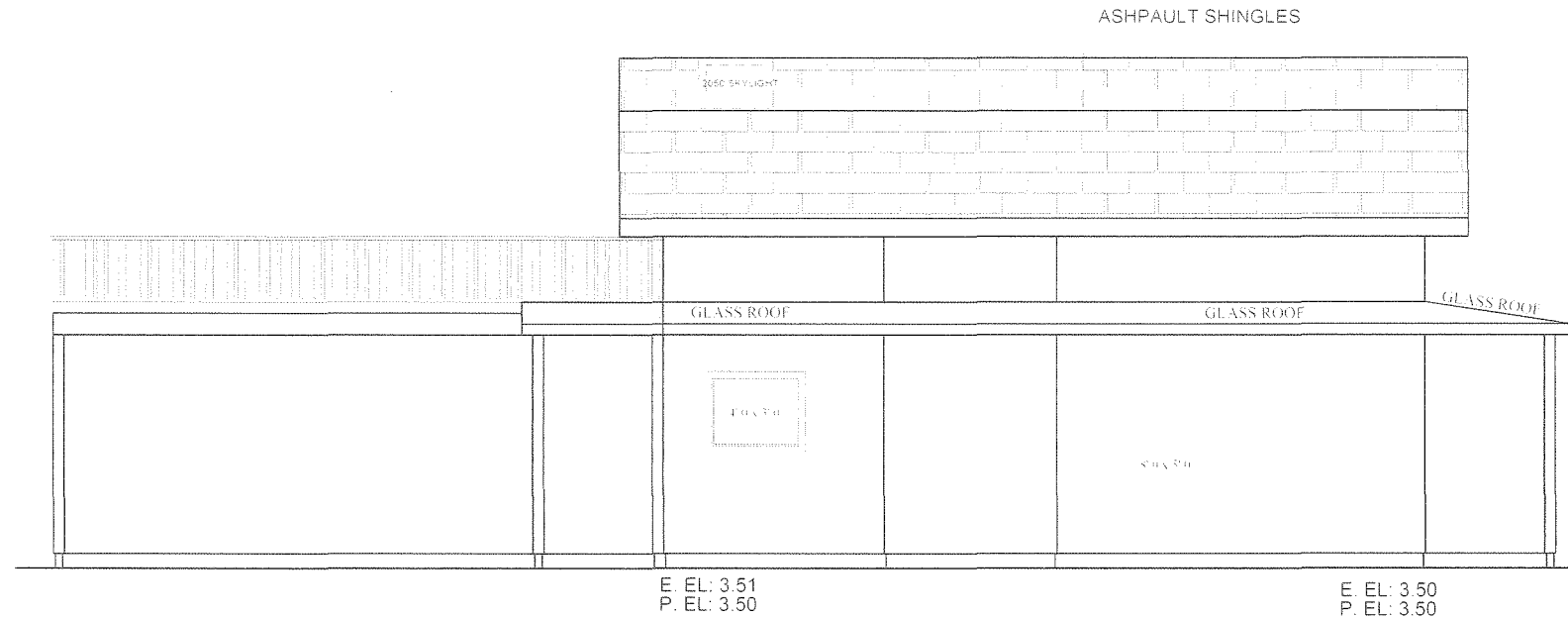
## Plan 2

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

|                                                                                                                                                                 |          |                                      |              |          |     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------------------|--------------|----------|-----|
| Astonish Design & Detailing Ltd.<br>19732 - 71B Ave. Langley B.C.<br>PH: 1 604 539 1740 FAX: 1 604 539 1741<br>CELL: 1 604 728 0389 E-MAIL : navtej@hotmail.com |          |                                      |              |          |     |
| TITLE                                                                                                                                                           |          | PROPOSED FLOOR PLANS                 |              |          |     |
| JOB ADD:                                                                                                                                                        |          | 11500 - Westminste Hwy, Richmond B.C |              |          |     |
| DESIGN BY:                                                                                                                                                      | CHK. BY: | SCALE                                | Printed On   | SHEET NO | REV |
| KAMAL                                                                                                                                                           | NAVTEJ   | 1/4" = 1'-0" U/N                     | Sept 09 2025 | A-005    | 0   |

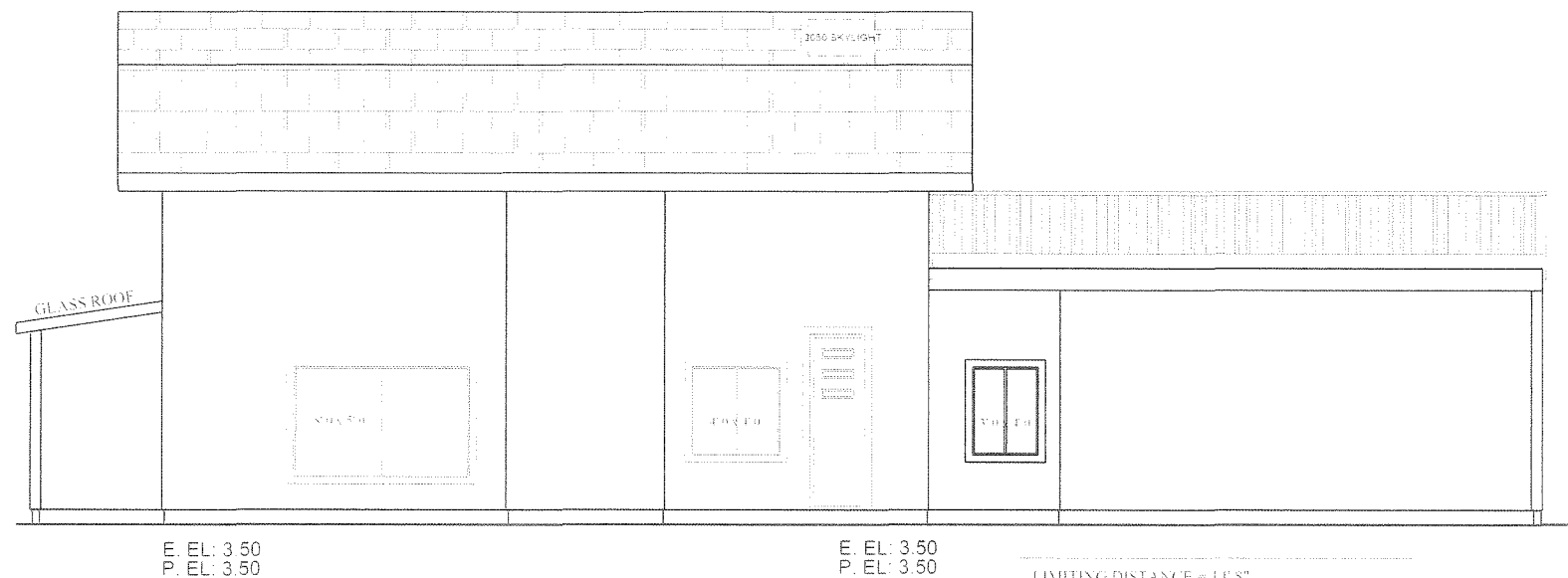


REAR ELEVATION



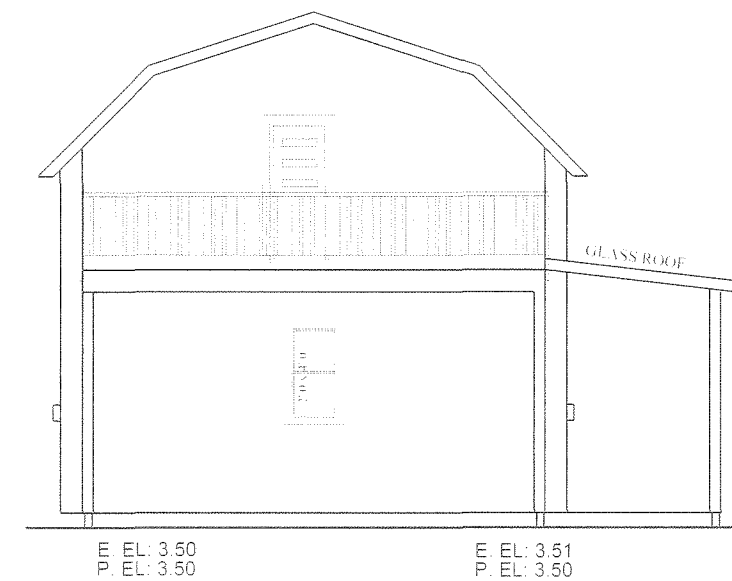
RIGHT SIDE ELEVATION

LIMITING DISTANCE = 49' 0"  
EXPOSED BUILDING FACE = 531.0 S.F.  
PER UNPROTECTED OPENINGS 100' = 531.0 S.F.  
PROPOSED UNPROTECTED OPENINGS = 52.0 S.F.



LEFT SIDE ELEVATION

LIMITING DISTANCE = 14' 8"  
EXPOSED BUILDING FACE = 595.0 S.F.  
PER UNPROTECTED OPENINGS 35' = 208.25 S.F.  
PROPOSED UNPROTECTED OPENINGS = 68.0 S.F.



FRONT ELEVATION

## Plan 3

THESE PLANS CONFORM TO  
B.C.B.C. 2024 EDITION

|                                                      |                                      |                  |              |           |
|------------------------------------------------------|--------------------------------------|------------------|--------------|-----------|
| Astonish Design & Detailing Ltd.                     |                                      |                  |              |           |
| 19732 - 71B Ave. Langley B.C.                        |                                      |                  |              |           |
| PH: 1 604 539 1740 FAX: 1 604 539 1741               |                                      |                  |              |           |
| CELL: 1 604 728 0389 E-MAIL : navtejdhot@hotmail.com |                                      |                  |              |           |
| TITLE:                                               | PROPOSED ELEVATIONS & SECTION        |                  |              |           |
| JOB ADD:                                             | 11500 - Westminste Hwy, Richmond B.C |                  |              |           |
| DESIGN BY:                                           | CHK. BY:                             | SCALE:           | Printed On:  | SHEET NO. |
| KAMAL                                                | NAVTEJ                               | 1/4" = 1'-0" U/N | Sept 09 2025 | A-006     |
|                                                      |                                      |                  |              | REV.      |
|                                                      |                                      |                  |              | 0         |