



City of Richmond

Report to Council

To: Richmond City Council

Date: January 26, 2026

From: Wayne Craig
Chair, Development Permit Panel

File: DP 24-049965

Re: **Development Permit Panel Meeting Held on July 16, 2025**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 24-049965) for the properties at 5120 and 5140 Williams Road, be endorsed and the Permit so issued.

Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 16, 2025.

DP 24-049965 – PONDA DEVELOPMENT LTD. – 5120 AND 5140 WILLIAMS ROAD

The Panel considered a Development Permit (DP) application to permit the construction of four front-to-back duplexes at 5120 and 5140 Williams Road (one on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD9) – Williams Road (Steveston)”.

The applicant’s architect, Mathew Cheng, of Matthew Cheng Architect Inc., and the applicant’s landscape architect, Yiwen Ruan, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The subject site consists of two lots proposed to be subdivided into four new lots, with each new lot after subdivision containing a two-storey duplex with one unit at the front and one unit at the back for a total of eight units.
- Each unit will be provided with a garage with two resident parking spaces (one regular-sized and one small-sized) in a side-by-side configuration.
- Each pair of duplexes is accessed by a shared drive aisle in the middle, and one visitor parking space is to be shared between the two duplexes.
- The development includes two convertible units with potential to be renovated for future installation of a stair lift.
- All units will incorporate aging-in-place features.
- Window openings of duplex buildings are minimized along the side yard elevations to avoid potential overlook into adjacent single-family homes.
- 18 replacement trees are proposed to be planted on-site which are in excess of the required 15 replacement trees for the on-site trees identified for removal at the time of the rezoning application
- Canopy trees and low hedging and fencing are proposed along the Williams Road frontage.
- Appropriate landscaping along the south property line is proposed to minimize the impact on existing trees.
- Permeable paving treatment is proposed for the visitor parking stalls.
- Native, drought-tolerant and low-maintenance species are proposed to be planted on the subject site.
- Bollard lighting is proposed along the key pedestrian pathways and at the entrance.
- Minimal grading is proposed for all outdoor areas on the site to enhance usability.
- Air-source heat pumps are proposed for heating and cooling of units, and acoustic fencing or noise barriers will be installed to mitigate noise impacts.
- The project has been designed to achieve BC Energy Step Code Level 3 with Zero Carbon Emission Level 4.

Staff noted that (i) a Servicing Agreement for frontage improvements and utility servicing connections is required as a condition of subdivision for the proposed development, (ii) there are 18 new trees consisting of a mix of deciduous and coniferous trees proposed to be planted on the site, (iii) all landscaped areas of the site are proposed to be irrigated through the use of an automatic irrigation system, and (iv) the two convertible units have the potential to be renovated for future installation of a stair lift.

In reply to queries from the Panel, the applicant noted that (i) the proposed lighting for the site includes building mounted downward-focused lighting including along the west side of Building A and east side of Building D to avoid light spillover onto adjacent units and existing neighbouring properties, (ii) the project civil engineer will design the on-site drainage system and the interface between the permeable and non-permeable areas on the shared drive aisle at the Building Permit stage to ensure pedestrian safety and avoid flooding in the site, (iii) adequate manoeuvring space is provided for the shared visitor parking space, (iv) the project will retain an acoustic consultant to determine noise mitigation measures for the heat pumps if deemed necessary to comply with the City's Noise Regulation Bylaw, and (v) there is sufficient space available for the potential installation of additional noise mitigation measures for the heat pumps in addition to fencing.

The Panel recommends the Permit be issued.