



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: April 10, 2026

From: Joshua Reis
Director, Development

File: DP 25-019494

Re: **Application by Brad Dore for a Development Permit at 8591 Williams Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of Small-Scale Multi-Unit Housing on an Arterial Road, at 8591 Williams Road on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

Joshua Reis
Director, Development
(604-247-4625)

JR:eml
Att. 3

Staff Report

Origin

Brad Dore, on behalf of the property owners (Mukhtar Singh Pahl), has applied to the City of Richmond for permission to develop three-unit Small-Scale Multi-Unit Housing (SSMUH) development, at 8591 Williams Road on a site zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1). The site currently contains a tenant-occupied one-storey single-family house.

Prior to Building Permit (BP) issuance, the applicant is required to enter a City work order to complete site servicing works, including but not limited to water, storm and sanitary connections for the subject site.

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-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Pigott Road;

To the South: South Arm Community Centre, located on a lot zoned “School and Institutional Use (SI)”;

To the East: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Williams Road; and

To the West: A single-family residential development on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” with vehicle access from Williams Road.

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 Development Permit (DP) application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and the “Small-Scale Multi-Unit Housing (RSM/L)” zone.

Existing Legal Encumbrances

There is an existing 3.0 m wide sanitary utility Statutory Right-of-Way (SRW) located along the north property line. The proposed development does not encroach into the SRW.

Analysis

Conditions of Adjacency

- The development proposes a compact two-storey residential form that is consistent with the surrounding residential context along this section of Williams Road.

- The proposed development provides a clearly defined street-facing residential façade with entry features, coordinated window placement and landscaping within the front yard.
- The proposed development abuts existing single-family dwellings to the north, east and west. The applicant proposes to construct a new 1.8 m tall (6.0 ft) fence along the north, east and west property line.
- Upper-level windows have been oriented to minimize overlook and maintain privacy for adjacent properties.

Urban Design and Site Planning

- Consistent with the OCP guidelines for SSMUH development, the primary entrance to the street fronting unit will be fronting Williams Road.
- The lot provides a total of three (3) resident parking spaces, one space per unit, and two (2) unassigned visitor parking spaces. The visitor parking spaces will be located between Units 1 and 2. The proposed development complies with the Zoning Bylaw parking requirements.
- Pedestrian access to Unit 3 is provided directly from Williams Road to maintain street activation. Access to Units 1 and 2 is accommodated via the drive aisle.
- One communal garbage enclosure is proposed in the east side yard, adjacent to Unit 1.
- Private ground-oriented outdoor spaces are provided for each unit and are designed to maximize functionality and sunlight access.
- The proposed development will be constructed to meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on title is required prior to DP issuance.

Architectural Form and Character

- The proposed exterior building materials are generally consistent with the character of the surrounding neighbourhood and include a variation of gray stucco, terrazzo, limestone and fibreglass shingle roofing. The south elevation fronting Williams Road presents a balanced use of quality materials.
- The proposed elevations will enhance the pedestrian-oriented streetscape along Williams Road through the defined entry, covered porch and varied roof forms. Recessed entries and covered porches are also proposed for Units 1 and 2, to add visual interest and individuality for internal-facing units.

Landscape Design and Open Space Design

- There is one bylaw-sized tree on the property (Crimson King Norway maple tree (82 cm caliper) Tag #364), located in the middle of the subject property along the west property line. The tree is noted as being in moderate condition but exhibits an asymmetrical crown and canopy and has been pruned back to avoid encroaching into the neighbouring property to the west. The tree is proposed to be removed as recommended by the project arborist and concurrence with the City's arborist, based on the condition and conflicts with the proposed development (grade raising, building foundation and landscape improvements).
- One (1) birch tree (untagged) was removed in 2025 due to an advanced infestation of bronze birch borer. The removal was authorized under an approved and issued non-development tree removal permit.
- There is one (1) off-site tree (English holly tree (35 cm caliper) Tag #A2) that is in moderate condition.

The tree is located on the neighbouring property and is to be retained and protected. An Arborist's Letter of Undertaking for tree retention measures is required to be submitted prior to DP issuance.

- A minimum of four (4) replacement trees are to be provided for the removal of Tree 364 and the untagged birch tree, consistent with the 2:1 replacement ratio and are to be of a minimum size of 8.0 cm caliper deciduous or 4.0m high coniferous variety.
- The applicant proposes to plant six (6) new trees on site. One Japanese maple tree is proposed to be planted in the northeast corner of the subject site. Two Red Sunset maple trees are proposed, one to the south of the subject site, in the front yard, one to the west of the subject site, in the interior side yard. Three cypress trees are proposed, all along the west portion of the subject site.
- The applicant proposes to include a range of landscaping enhancements across the site. These include shrubs, hedging, sodded lawn and permeable pavers. A wood fence will be installed along the north, east and west property lines. An aluminium 1.06 m fence will be installed along the south property line, between the sidewalk and private outdoor space for Unit 3.
- Private outdoor space is provided for each unit and is in compliance with the minimum requirements for private outdoor space as per the RSM zone.
- All exterior lighting has been designed to be downward-facing to prevent glare on neighbouring properties.
- Prior to DP issuance, the applicant is required to submit a Landscape Security in the amount of \$38,139.20 (based on the cost estimate prepared by the Landscape Architect, including all materials, installation and a 10 per cent contingency) prior to DP issuance.

Crime Prevention Through Environmental Design

- The street edge will be defined with low fencing and low hedge planting on either side of the pedestrian path to Unit 3, to enhance visual porosity into the site.
- Access to the site is provided by defined pedestrian pathways from the public sidewalk to the front unit. A shared pedestrian and vehicle access to the back units is provided via the drive aisle.
- Windows and downward-facing exterior lighting are provided, overlooking the drive aisle and at the front and rear yards for natural surveillance.

Sustainability

- The applicant must demonstrate compliance with the BC Energy Step Code as part of the BP process. The applicant intends to meet Step Code 4 with EL-3 requirements.
- Heat pumps are proposed for each unit. The heat pumps for units 2 and 3 are to be located adjacent to the garage. The heat pump for Unit 1 is to be located at the southwest corner of the building. The heat pumps for Units 1 and 2 are to be partially screened with low shrub landscaping. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.

Site Servicing

- Prior to BP issuance, the applicant is required to enter into a work order to complete site servicing works and improvements, including water, storm and sanitary connections together

with the registration of any SRW's for the purposes of granting the City access to infrastructure, including the water meter, storm service connection and inspection chamber.

- Details of the site servicing works are provided in Attachment 3.

Conclusions

The proposed development would permit a Small-Scale Multi-Unit Housing development, including a two-storey duplex and one two-storey building in the rear, at 8591 Williams Road. As the proposed development would meet applicable policies and DP Guidelines, staff recommend that the DP be endorsed and issuance by Council is recommended.



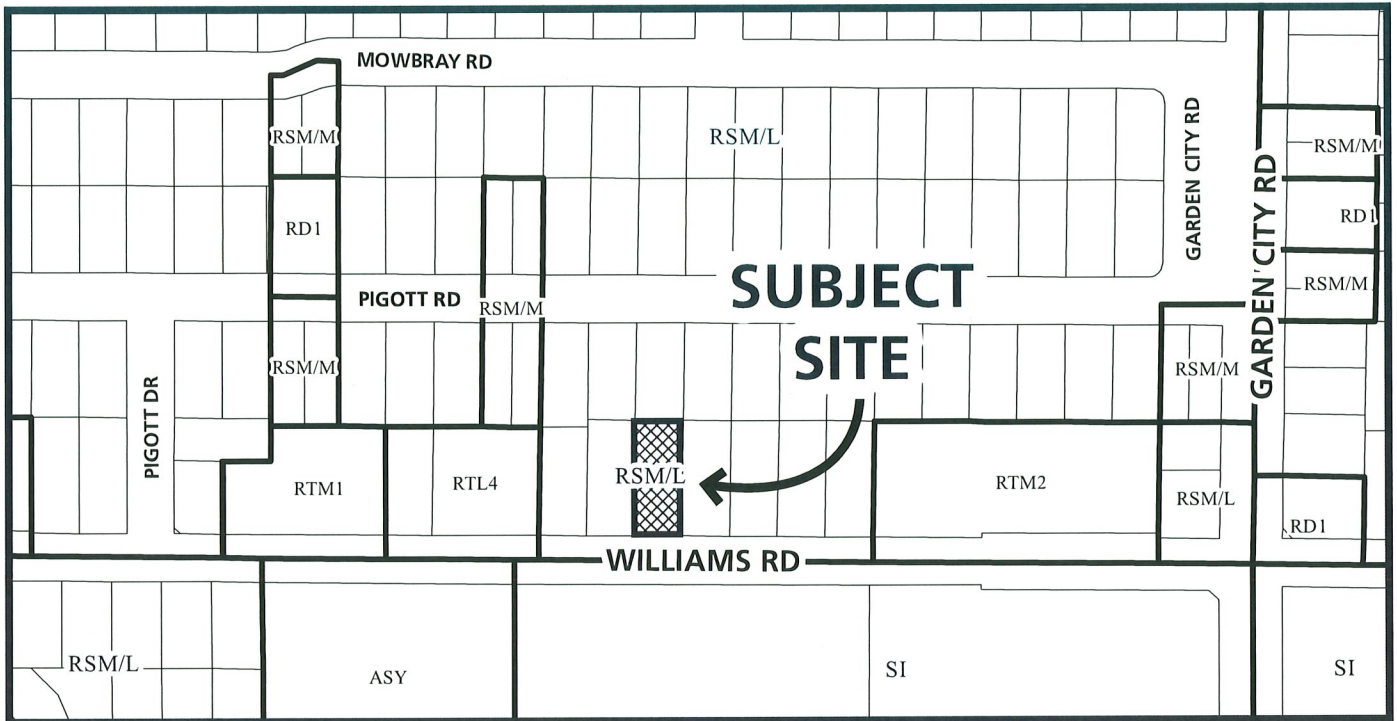
Emma Lovas
Planning Technician – Design
(604-276-4262)

EML:aa

- Att.
1. Location Map
 2. Development Application Data Sheet
 3. Development Permit Considerations



City of Richmond

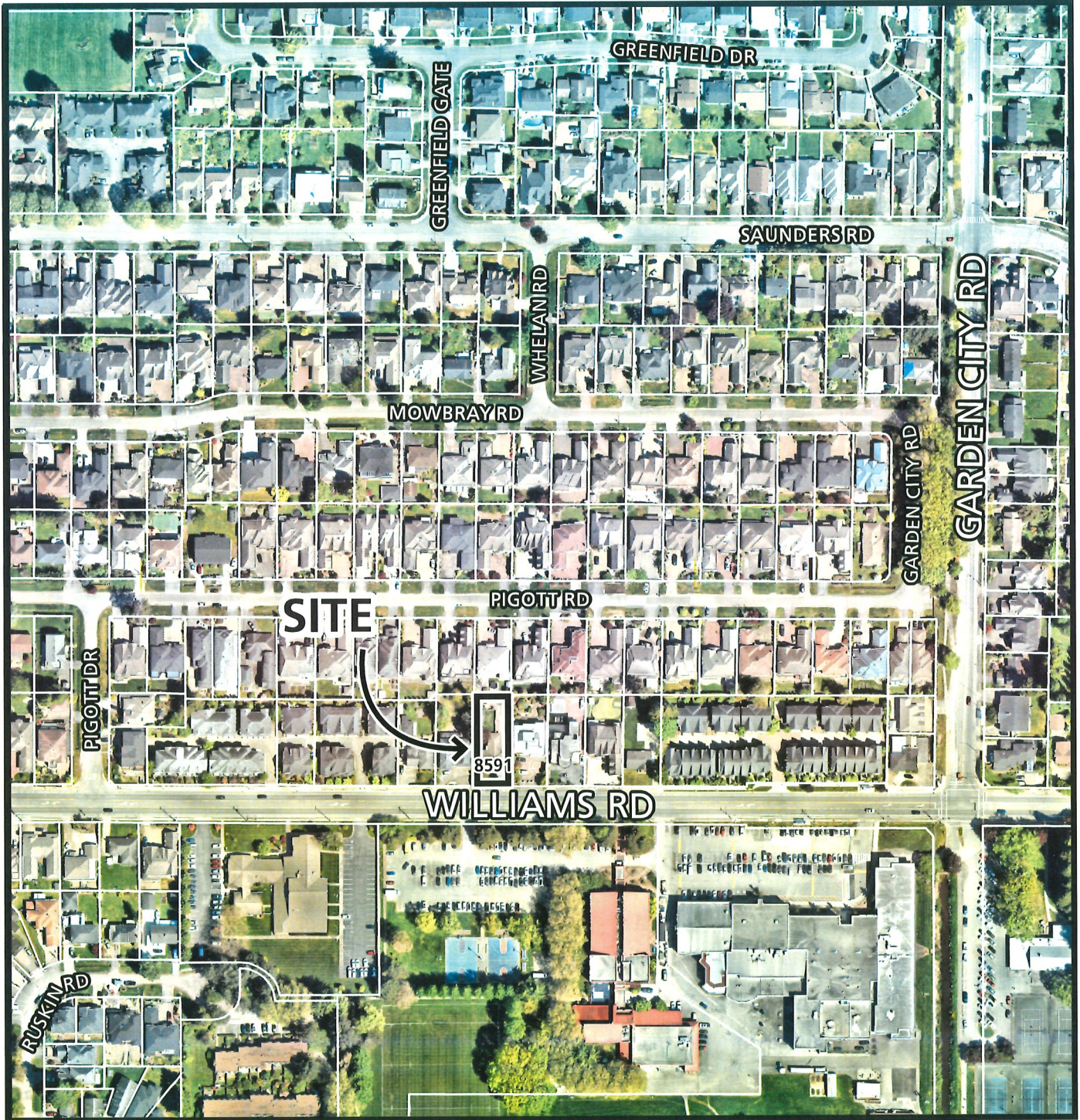


PIGOTT RD												
20.92 8480	20.12 8500	12.79 8520	12.00 8528	20.12 8560	20.12 8580	20.12 8600	20.12 8620	20.12 8640	20.12 8660	20.12 8688	20.12 8700	20.12 8700
43.78	43.79	43.79	43.79	43.78	40.77	40.77	40.77	40.77	40.77	40.77	40.77	40.77
20.53	20.12	12.53	12.00	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12
	44.70											
8477	8531	8531									8699	
45.71		45.75		45.72	48.73	48.73	48.73	48.73	48.73	48.73	48.74	
8477	8531	8531		8551	8571	8591	8611	8631	8651	8671	8699	
20.12	44.48		20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	46.33
WILLIAMS RD												

	<h2>DP 25-019494</h2>	<p>Original Date: 07/15/25 Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



DP 25-019494

Original Date: 07/15/25
Revision Date:

Note: Dimensions are in METRES



DP 25-019494

Attachment 2

Address: 8591 Williams Road

Applicant: Brad Dore

Owner: Mukhtar Singh Pahl

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	979.0 m ²	No Change
Land Uses:	Single Detached Residential	One Two-Storey Duplex and One One-Storey Building in the Rear Yard
OCP Designation:	Arterial Connector 1	No Change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	No Change
Number of Units:	1	3

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	Max. 0.6 FAR for up to 464.5 m ² of lot area, plus 0.3 FAR for the remainder	none permitted
Lot Coverage:	Building: Max. 45% Non-porous surfaces: Max. 70% Live Landscaping: Min. 20%	Building: 29% Non-porous surfaces: 63% Live Landscaping: 30%	none
Setback – Front Yard	Min. 6.0 m	6.82 m	none
Setback – East Side Yard:	Min. 2.0 m for lots 20.0 m or greater	Front Bldg: 7.29 m Rear Bldg: 2.0 m	none
Setback- West Side Yard:	Min. 2.0 m for lots 20.0 m or greater	Front Bldg: 2.0 m Rear Bldg: 5.74 m	none
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Building Height	Max. 10.0 m	Front Bldg: 8.74 m Rear Bldg: 8.18 m	none
Off-street Parking Spaces:	Min. 0.5 Per Dwelling Unit	3 (Resident) 2 (Visitor)	none



Development Permit Considerations

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

Address: 8591 Williams Road

File No.: DP 25-019494

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

1. **(Flood Covenant)** Registration of a flood indemnity covenant on title (Area A).
2. **(Arborist Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. **(Landscape Security)** Submission of a Letter of Credit for landscaping in the amount of \$38,139.20 (based on the cost estimate provided by a Registered Landscape Architect, including costs and 10% contingency), to the satisfaction of the Director of Development.
 - a. Includes the required minimum (4) replacement trees. Replacement trees are to be of a minimum size of 8.0 cm caliper deciduous or 4.0 metre high coniferous.
4. **(Notice Fees)** Payment of all fees in full for costs associated with Public Notices.

Prior to Building Permit issuance for the rear yard infill suite, the developer is required to complete the following:

1. **(Compliance with DP Plans)** Demonstrate compliance with the Development Permit Plans.
2. **(Demolition of Existing Building)** A Demolition Permit is required for removing all existing buildings and structures on the lot.
3. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
4. **(Acoustic Report)** Provide an acoustic report and written confirmation that the noise associated with the heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
5. **(BC Energy Step Code)** Demonstrate compliance with the applicable level of the BC Energy (Step Code 4 with EL-3 requirements).
6. **(Servicing Works)** entering into a City Work Order to provide for the following, but not limited to, servicing improvements:

Water Works:

 - a. Using the OCP Model, there is 668.0 L/s of water available at 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
 - b. At developers' cost, the developer is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Provide a right-of-way for the water meter. Minimum right-of-way dimensions are to be the size of meter box (from the City-of-Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - c. At Developer's cost, the City will:
 - i. Cut and cap the existing water service connection and remove the existing water meter and water meter box located at the frontage of the subject site.
 - ii. Install a new water service connection complete with a new water meter and water meter box in a right-of-way as per City's specifications along Williams Road frontage.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- a. At Developers' cost, the Developer is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing works design.
 - ii. Provide a right-of-way for the existing storm service connection and inspection chamber along the east property line. Exact right-of-way dimensions are to be finalized during the building permit process.

Initial: _____

- iii. Provide a right-of-way for the existing storm service connection and inspection chamber along the west property line. Exact right-of-way dimensions to be finalized during the building permit process.
- b. At Developer's cost, the City will:
 - i. Cut and cap existing storm connection at inspection chamber for subject lot at South-West property line and retain existing storm inspection chamber and service connection for the neighbouring lot
 - ii. Cut and cap existing storm connection at inspection chamber for subject lot at South-East property line and retain existing storm inspection chamber and service connection for the neighbouring lot.
 - iii. Install a new inspection chamber in a right-of-way as per City's specifications along Williams Road frontage.
 - iv. Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a. At developer's cost, the developer is required to:
 - v. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b. At developer's cost, the City will:
 - vi. Cut and cap the existing sanitary service connection at sanitary manhole.
 - vii. Install new service connection and connect the existing sanitary manhole at the rear yard.
 - viii. Adjust existing sanitary manhole to suit grade and reseal risers at rear-yard within existing right-of-way
 - ix. Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting

- a. At developer's cost, the developer is required to:
 - i. Review street lighting levels along all road and lane frontages, and upgrade as required.
 - ii. Submit street lighting drawing and street lighting level calculations for review during Building Permit process.

General Items:

- a. At developer's cost, the developer is required to:
 - a. Complete other frontage improvements as per Transportation requirements.
 - b. Coordinate with BC Hydro, TELUS and other private communication service providers:
 - i. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - c. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- b. Enter into if required, additional legal agreements, as determined through the subject development's Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, 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.
- c. Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<https://www.richmond.ca/services/transportation/special.htm#TrafficPlan>).
- d. The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*



No. DP 25-019494

To the Holder: Brad Dore
Property Address: 8591 Williams Road
Address: 8631 Williams Road

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1-12 attached hereto.
4. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$38,139.20 ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

Development Permit
No. DP 25-019494

To the Holder: Brad Dore
Property Address: 8591 Williams Road
Address: 8631 Williams Road

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

This Permit is not a Building Permit.

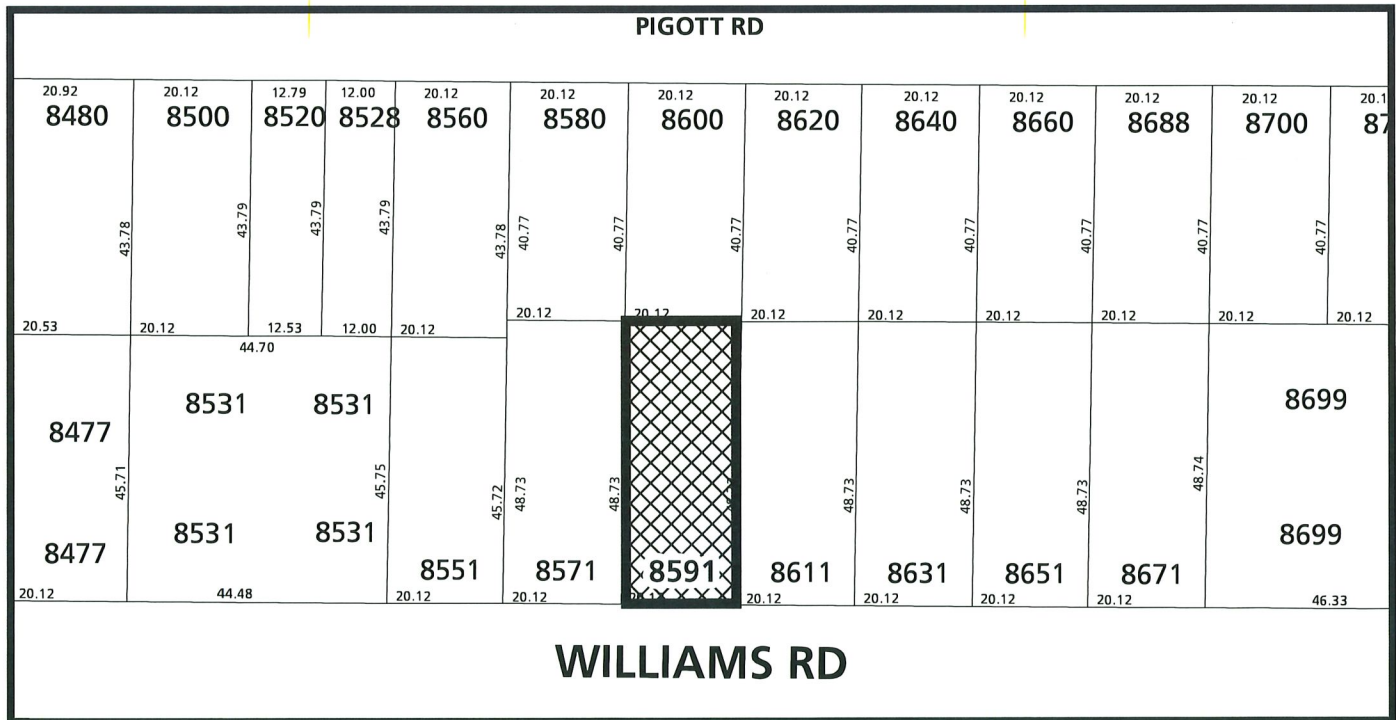
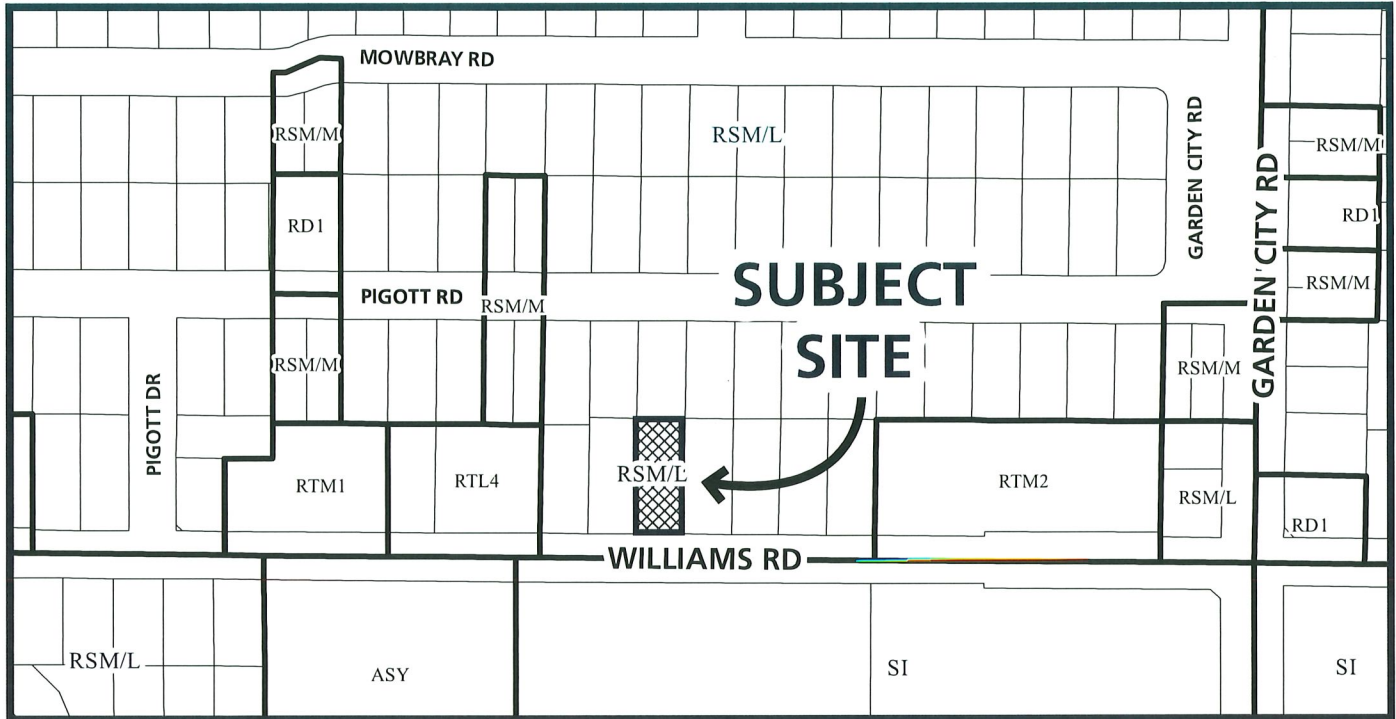
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 25-019494 SCHEDULE "A"

Original Date: 07/15/25
Revision Date:

Note: Dimensions are in METRES