



City of Richmond

Report to Council

To: Richmond City Council

Date: June 29, 2026

From: John Hopkins
Panel Member, Development Permit Panel

File: DP 21-936149

Re: **Development Permit Panel Meeting Held on June 14, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 21-936149) for the property at 6520 Williams Road, be endorsed and the Permit so issued.

John Hopkins, Director, Policy Planning

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 14, 2023.

DP 21-936149 – GRADUAL ARCHITECTURE INC. – 6520 WILLIAMS ROAD (June 14, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of eight townhouse units at 6520 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. A variance is included in the proposal to reduce the minimum required lot width from 40.0 m to 36.6 m.

The applicant’s architect, Ian Guan, of Gradual Architecture, Inc., and the applicant’s landscape architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed development consists of eight three-storey townhouse units in two buildings.
- The proposed shared driveway on the subject site will provide vehicular access to and from the subject site and the adjacent future development to the east through a Statutory Right-of-Way secured at rezoning.
- Each unit will be provided with two parking spaces in the unit’s garage..
- A rooftop deck is proposed for each of the four end units.
- Windows have been selected to provide maximum sun exposure to the units, enhance cross ventilation and maximize views to the neighbouring school park.
- Landscaping for the project has been designed to incorporate existing trees identified for retention.
- The Magnolia tree in the proposed outdoor amenity area will be retained and protected.
- All construction works within the tree protection zone will be done under arborist supervision.
- The proposed installation of a low aluminum transparent fence along the frontage would improve the streetscape.
- Fencing will be installed to provide privacy between units in the proposed development and between the proposed development and adjacent developments and the school site to the south.
- Two pieces of play equipment are proposed for the children’s play area. Equipment is provided for children in different age groups, ensuring multiple play opportunities.
- Permeable paving treatment is proposed at the site entry and on visitor parking stalls.

Staff noted that (i) there is Servicing Agreement associated with the project for frontage works along Williams Road and site servicing, (ii) the proposed technical variance associated with the project and related to the site assembly was noted at the time of rezoning and no concerns were expressed, (iii) the project has been designed to achieve the applicable BC Energy Step Code, and includes the installation of heat pumps for heating and cooling and (iv) the heat pump units will comply with the City’s Noise Bylaw requirements.

In reply to queries from the Panel, the applicant acknowledged that (i) the services of energy consultants will be engaged at the Building Permit stage to confirm the project's compliance with the BC Energy Step Code requirements, (ii) appropriate type of heat pumps will be installed to meet with the City's Noise Bylaw requirements, (iii) access to the rooftop decks has been designed to avoid protruding structures on the rooftop, (iv) rooftop decks will only be provided for the end units and are integrated within the roof form, (v) all townhouse units are three-bedrooms units with sizes ranging from approximately 1,200 and 1,500 square feet, (vi) the existing grade within the tree protection zone will be maintained to protect the retained trees and (vii) proposed exterior lighting on building walls will not spill over onto the adjacent school park.

In reply to queries from the Panel, staff noted that (i) the proposed shared driveway will also provide vehicular access to and from the future development to the east, (ii) the proposed truck turn-around area on the subject site has been designed so that it can be converted to additional outdoor amenity space when it is no longer required should the adjacent property to the east be redeveloped in the future, and (iii) the applicant is providing a cash-in-lieu contribution to the Affordable Housing Reserve Fund in keeping with the City's Affordable Housing Strategy.

The Panel expressed support for the project, noting that (i) it provides different sizes of units, and (ii) the proposed design of the project accommodates the future redevelopment of the adjacent property to the east.

The Panel recommends the Permit be issued.