



To: Development Permit Panel

Date: February 18, 2026

From: Joshua Reis
Director, Development

File: DP 25-037757

Re: **Application Deluxe Custom Homes Ltd. for a Development Permit at
7480 & 7486 Williams Road**

Staff Recommendations

That a Development Permit be issued which would:

1. Permit the construction of two small-scale multi-unit housing developments on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”; and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 to:
 - a) Reduce the required front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
 - c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
 - d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.

Joshua Reis, MCIP, RPP, AICP
Director, Development
(604-247-4625)

JR:ac

Att. 2

Staff Report

Origin

Deluxe Custom Homes Ltd. (Director: Baljinder Sanghera), the property owner, has applied to the City of Richmond for permission to develop Small-Scale Multi-Unit Housing (SSMUH) at 7480 and 7486 Williams Road on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)” (Attachment 1). The proposal includes variances to the RSM zone relating to building setbacks, parking and exterior wall length. The lots are currently vacant.

Servicing works associated with the previous subdivision of the property are currently under construction as part of a registered Servicing Agreement (SA) and include a new sanitary sewer line across a portion of the rear yard, removal of the existing driveway letdown, and construction of a new sidewalk and a single shared drive aisle.

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

In January 2023, Council adopted a rezoning application by Deluxe Custom Homes Ltd. (RZ 21-930951) for the property at 7480 Williams Road, to permit compact residential development (two dwellings per lot) and facilitate the creation of two lots with shared driveway access under the “Coach House (ZS12) Broadmoor” zone. An associated subdivision application (SD 21-930952) to create two lots (7480 and 7486 Williams Road) was subsequently approved in July 2024.

In June 2024, 7480 and 7486 Williams Road were rezoned to the newly created RSM zone as part of the City’s implementation of Bill 44 and SSMUH. Consequently, the previously approved development was unable to be implemented as it did not comply with the new RSM zone. This application seeks to permit the general development form and site layout previously approved by Council.

The subject lots are currently vacant, as the former dwelling was demolished at the time of subdivision to facilitate the previously approved development.

Development surrounding the subject site is as follows:

- To the North: Across Williams Road are single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/S and RSM/L)”.
- To the South: Fronting Nevis Drive are single-detached dwellings on large lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East and West: Lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”, each containing a principal dwelling and additional smaller dwelling units above an attached garage, with access from Williams Road via shared driveways.

Staff Comments

The proposed development generally complies with the intent of the Official Community Plan (OCP) and with the provisions of Zoning Bylaw No. 8500 for properties zoned “Small-Scale Multi-Unit Housing (RSM/L)”, except for the variances outlined below.

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

The applicant has requested the following variances to Zoning Bylaw 8500:

- a) Reduce the required front yard setback from 6.0 m to 4.5 m;
- b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
- c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
- d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55 per cent of the total lot depth.

The proposed variances support a SSMUH development that is generally consistent with the development form and site layout previously approved by Council (RZ 21-930951) and is in keeping with the existing use, form and character of adjacent lots on Williams Road, which also comprise of compact two-storey residential development with shared driveways.

The reduced front and rear yard setbacks reflect the established pattern of development and the shallow lot depths characteristic of this part of Williams Road. The proposed setbacks maintain appropriate streetscape character and provide functional private outdoor amenity space and live landscaping.

The proposed attached garage is partially located within 6.0 m of the rear lot line. The proposed design is consistent with the adjacent development pattern for similar housing forms along this section of Williams Road and is not anticipated to result in adverse impacts to neighbouring properties. It is also consistent with the previously approved development for the subject lots.

The proposed variance to permit a continuous exterior wall length greater than 55 per cent of the lot depth reflects the proposed building configuration and design that is generally consistent with the previously approved development for the subject lots and the development on adjacent properties along this section of Williams Road. Visual massing impacts are mitigated through articulation, setbacks and architectural treatment along the interior side yard.

Analysis

Conditions of Adjacency

- The development supports a compact two-storey residential form that is consistent with the surrounding low-density residential context along this section of Williams Road.
- The proposed development provides a clearly defined street-facing residential façade with articulated entry features, coordinated window placement and soft landscaping within the front setback.
- The proposed building typology incorporates a rear inset for each building, reducing the perceived massing along the back of the subject lots and preserving the block's established pattern of open rear yards.
- Upper-level windows are oriented to minimize overlook and maintain privacy for neighbouring properties to the east and the west.
- All exterior lighting has been designed to be downward-facing to prevent glare on neighbouring properties.

Site Planning, Access, and Parking

- The proposed development consists of two lots, with two dwelling units on each. Both lots are accessed via a shared drive aisle from Williams Road. As part of the previously approved rezoning (RZ 21-930951), reciprocal access and parking arrangements over the shared drive aisle were secured through legal agreements registered on Title.
- Each lot provides three resident parking spaces, with two spaces located within the enclosed garage serving the front unit and one at-grade stall at the rear of the lot assigned to the rear unit. The proposed development complies with Zoning Bylaw parking requirements.
- The drive aisle width is unchanged from the configuration approved as part of the original rezoning and continues to support on-site turnaround for all parking spaces.
- Pedestrian access to the front unit is provided directly from Williams Road to maintain street activation, while access to the rear unit is accommodated via the shared driveway, with additional access provided along the side yard pathways.
- Garbage and recycling are proposed to be stored within the individual garages and at the rear lots near the exterior parking stall.

Architectural Form and Character

- The proposed development reflects the previously approved building form and site layout, including activation of Williams Road through building orientation.
- The proposed elevations contribute to a pedestrian-oriented streetscape along Williams Road through defined entries, covered porches, articulated façades and varied roof forms.
- The proposed exterior building materials are consistent with the character of the surrounding neighbourhood and include horizontal Hardie-plank siding, stone veneer accents, asphalt shingle roofing and decorative trim elements.

The use of complementary materials and defined horizontal banding provides visual interest, reinforces the architectural character and reduces the perceived massing of the buildings.

- Private rear yard areas are provided on each lot and are configured to maximize functionality, sunlight access and compatibility with parking areas.
- A design covenant was previously registered on Title through the original rezoning to secure the approved design. With the introduction of the City's SSMUH regulations, design for the subject lots is now regulated through the Development Permit (DP) process, with all SSMUH development located on an arterial road subject to a Council issued DP. Accordingly, the existing covenant will be discharged as it is no longer required.

Landscape Design and Open Space Design

- At the time of rezoning (RZ 21-930951), the applicant received approval to remove two trees from the subject site, subject to a 2:1 tree replacement requirement. The two trees have subsequently been removed. In response, the applicant proposed the planting of six replacement trees on the subject lots, in excess of the 2:1 replacement ratio. Prior to rezoning bylaw adoption, the developer had provided the City with a landscape plan, which included the six replacement trees and had provided the City with a landscape security deposit of \$47,696.00, which the City continues to hold.
- A revised Landscape Plan has been provided as part of this proposed development permit and is generally consistent with what had been considered at the time of the rezoning and includes the six replacement trees. The proposed development continues to meet the live landscaping requirements.
- Private outdoor space is provided for each unit in compliance with minimum requirements for outdoor space in the RSM zone.

Crime Prevention Through Environmental Design (CPTED)

- The applicant has identified that the following CPTED principles are incorporated into the proposed design:
 - The street edge is defined with low fencing and lower planting on either side of the fence for visual porosity into the site.
 - Access control is provided by defined pedestrian pathways from the public sidewalk to the front units and shared pedestrian and vehicle access to the back units via the drive aisle.
 - Windows and downward-facing exterior lighting are provided on the proposed lighting plan overlooking the shared drive aisle and at the front/rear yards for natural surveillance.

Energy Efficiency

- Heat pumps are proposed on each lot and are sited in the rear yards adjacent to patio areas to minimize visual and noise impacts. Prior to BP issuance, the applicant is required to submit written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8865.
- The applicant must demonstrate compliance with BC Energy Step Code Step 3 EL 4 as part of the BP process.

Conclusion

The proposed development would permit a two unit Small-Scale Multi-Unit Housing on each lot that is generally consistent with the form and site layout previously approved by Council and the subject lot's former ZS12 zoning (RZ 21-930951).

As the proposed development would meet applicable policies, the applicable DP guidelines, and the sites current RSM Zoning, with the exception of the noted variances, staff recommend that the DP be endorsed, and issuance by Council be recommended.



Alexander Costin
Planning 1
(604-276-4200)

AC:js

Att. 1: Location Map
2: Development Application Data Sheet

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

- Discharge of Restrictive Design Covenant (CB367594) from each title.
- Payment of all fees in full for costs associated with Public Notices.

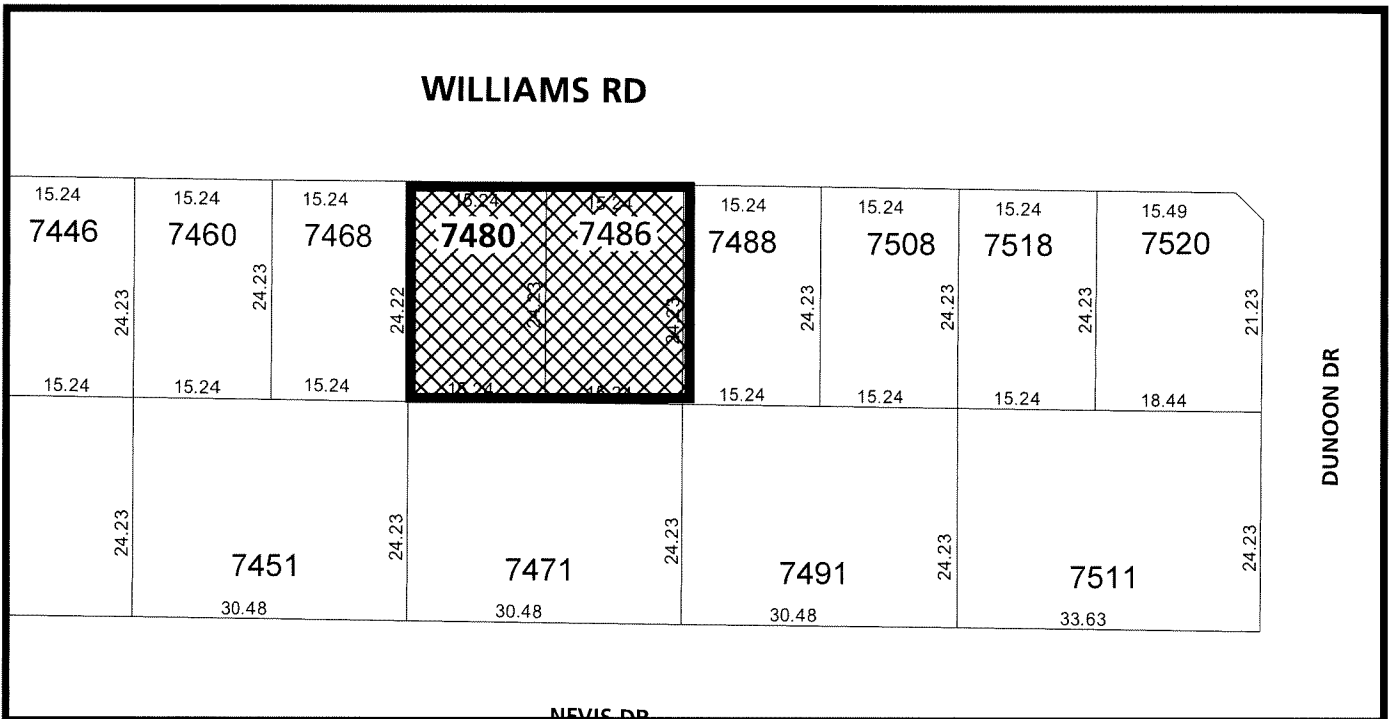
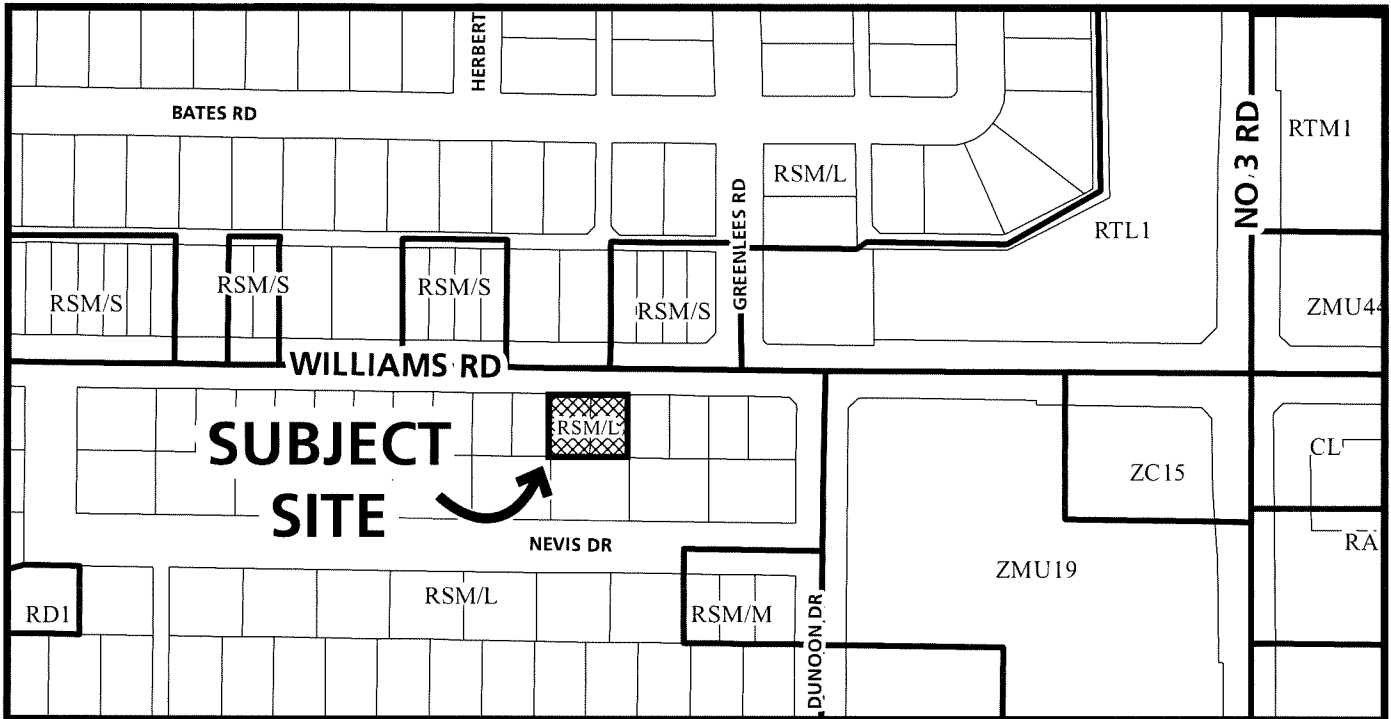
Prior to Building Permit* issuance, the developer is required to complete the following:

- Esurance that the appropriate tree protection fencing is still installed around all trees/hedges to be retained as part of the development prior. Tree protection fencing is to remain in place until construction and landscaping on-site is completed.
- Demonstrate compliance with BC Energy Step Code Step Code 3 EL 4.
- Provide written confirmation that the noise associated with heat pump operation will comply with the City's Noise Regulation Bylaw 8856.
- 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.
- 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 Division at 604-276-4285.

*This requires a separate permit.



City of
Richmond



	<p style="text-align: center;">DP 25-037757</p>	<p>Original Date: 02/02/26 Revision Date: 2/2/26 Note: Dimensions are in METRES</p>
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City of Richmond



DP 25-037757

Original Date: 02/02/26
Revision Date: 02/02/26

Note: Dimensions are in METRES



DP 25-037757

Attachment 2

Address: 7480 & 7486 Williams Road

Applicant: Deluxe Custom Homes Ltd.

Owner: Deluxe Custom Homes Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Site Area:	Lot 1: 369.2 m ² Lot 2: 369.2 m ²	Lot 1: 369.2 m ² Lot 2: 369.2 m ²
Land Uses:	Vacant	Two principal dwellings, each with an additional dwelling unit above an attached garage
OCP Designation:	Local Villages – Tier 2	No change
Zoning:	Small-Scale Multi-Unit Housing (RSM/L)	Small-Scale Multi-Unit Housing (RSM/L)
Number of Units:	0	4 (2 on each lot)

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 43% Non-porous Surfaces: 67% Landscaping: 32%	None
Front Setback	Min. 6.0 m	4.5 m	Yes
Side Yard Setback	Min. 1.2 m	1.2 m	No
Rear Yard Setback	Min. 6.0 m	3.0 m	Yes
Height (m):	10.0 m	9.2 m	No
Continuous Wall Length	13.3 m	17.2 m	Yes
Parking Spaces:	2 spaces per lot	3 spaces per lot	No
Attached garage within the year yard	Not permitted	Permitted	Yes
Private Outdoor Space:	Min. 6 m ² per unit	6 m ² provided per unit	No

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage



No. DP 25-037757

To the Holder: Deluxe Custom Homes Ltd.
Property Address: 7480 & 7486 Williams Road
Address: 10151 Leonard Road, Richmond, V7A 2N4 CAN

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) Reduce the required front yard setback from 6.0 m to 4.5 m;
 - b) Reduce the required rear yard setback from 6.0 m to 3.0 m;
 - c) Permit an attached garage to be located within 6.0 m of the rear lot line; and
 - d) Permit an exterior wall oriented to an interior side yard to have a continuous wall length greater than 55% of the total lot depth.
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 # 10 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 of \$47,696.00, 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 25-037757

To the Holder: Deluxe Custom Homes Ltd.

Property Address: 7480 & 7486 Williams Road

Address: 10151 Leonard Road, Richmond, V7A 2N4 CAN

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 , .

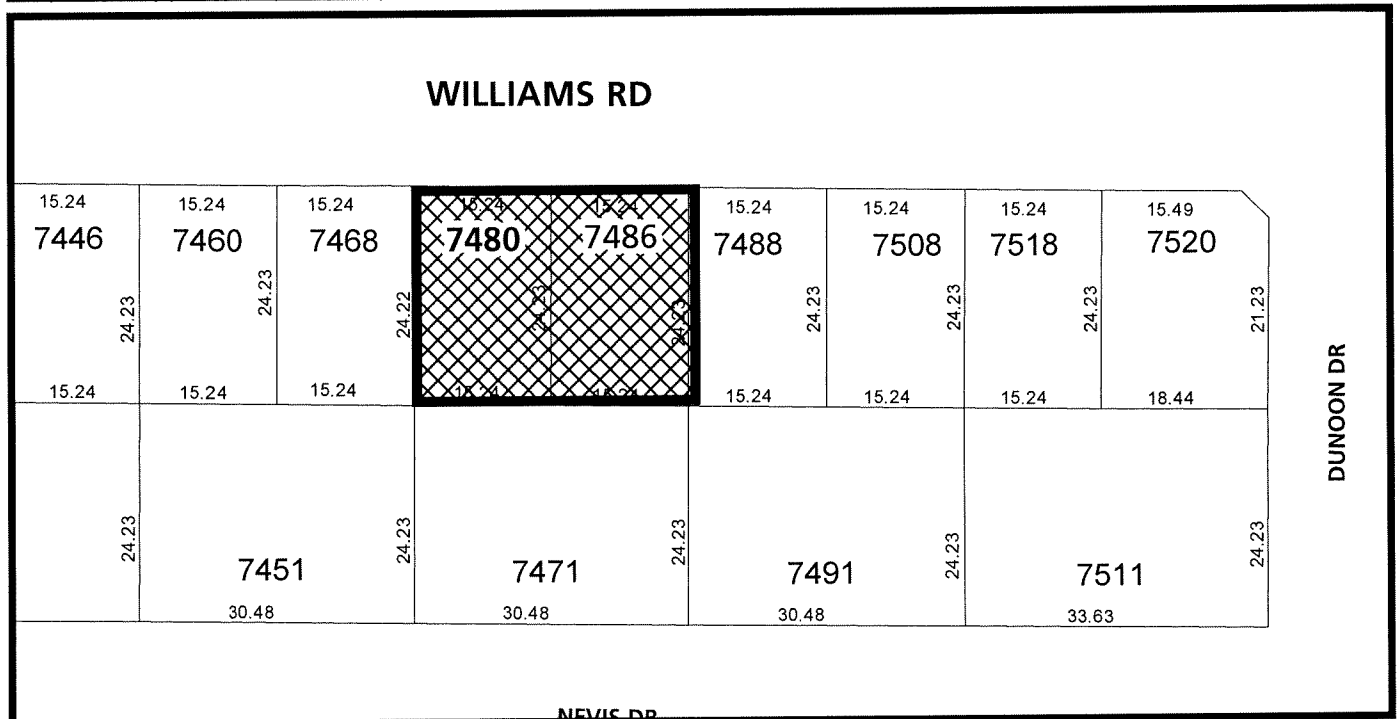
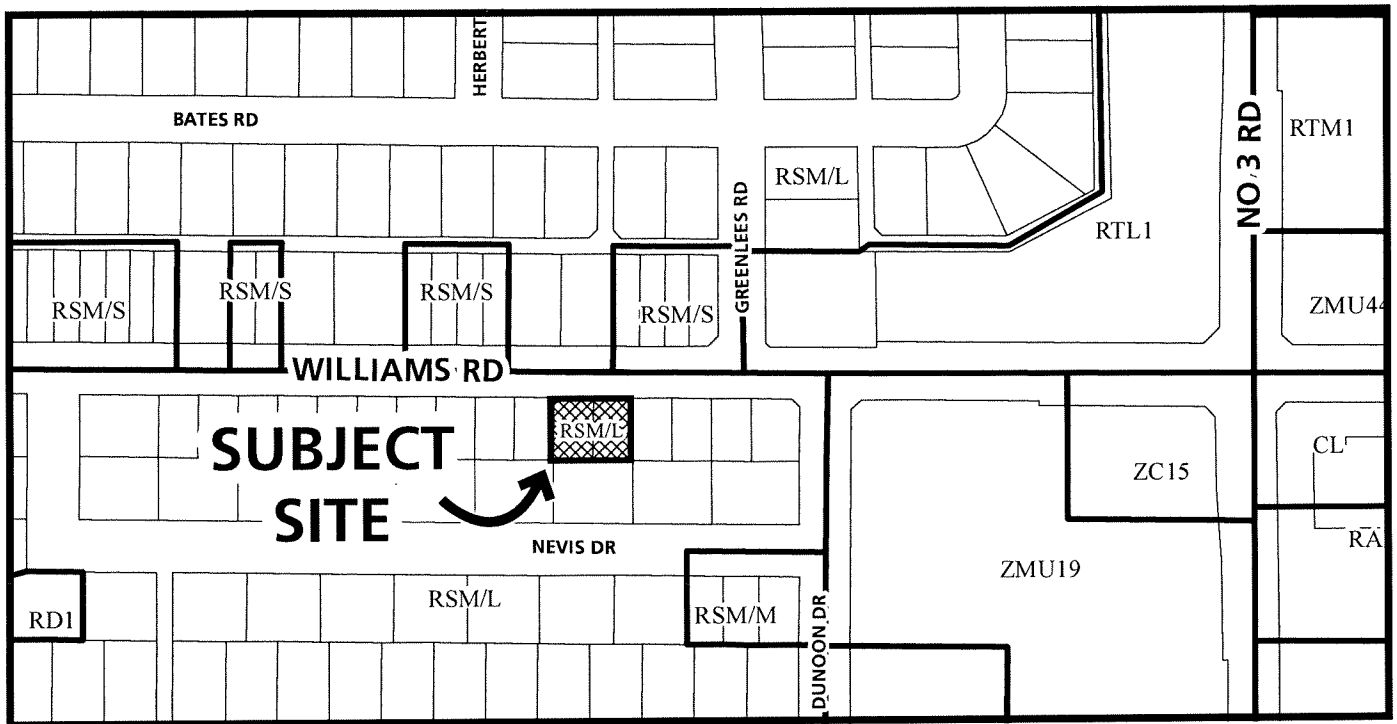
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 25-037757 SCHEDULE "A"

Original Date: 02/02/26
Revision Date: 2/2/26

Note: Dimensions are in METRES

WILLIAMS ROAD

CROWN OF ROAD = 1.31m

NOTE: ALL OFF-SITE WORKS PROVIDED BY SA 23-016766 VIA SD 2021-930952 APPLICATION.

CALCULATIONS FOR LOT 1

PROJECT ANALYSIS		
Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 10 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max)		
2.35m ² per dwelling	0.36 m ²	3.92 s.f.
Total BUILDING AREA	280.12 m ²	3,015.29 s.f.
Total BUILDING AREA (PROPOSED)	279.99 m ²	3,011.65 s.f.
ALLOWABLE SITE COVERAGE: (45%)	166.13 m ²	1,788.17 s.f.
PROPOSED SITE COVERAGE: (42.67%)	157.51 m ²	1,695.53 s.f.
COVERED PORCH (ACTUAL)	11.08 m ²	119.08 s.f.
COVERED GARAGE (ACTUAL)	35.71 m ²	384.38 s.f.

SITE COVERAGE AND LIVE LANDSCAPING:		
FRONT YARD LANDSCAPING REQUIREMENT CALCULATION:		
55% OF FRONT YARD (37.72M ²):	37.72M ²	(55%)
PROPOSED LANDSCAPING:	39.80M ²	(58.04%)
LIVE LANDSCAPING REQUIREMENT CALCULATION:		
20% OF LOT AREA (369.20M ²):	73.84M ²	(20%)
TOTAL PROPOSED:	120.30M ²	(32.58%)

SITE COVERAGE FOR IMPERMEABLE AREAS CALCULATION:		
MAXIMUM ALLOWABLE 70%:	258 M ²	(70%)
TOTAL IMPERMEABLE AREAS:	247.24 M ²	(66.97%)

EXISTING ROAD CENTRE LINE GRADE ELEV.: 1.31M
 EXISTING AVERAGE GRADE ELEV.: 0.85M
 PROPOSED AVERAGE LOT GRADE ELEV.: 1.28M
 FINISHED GRADE AT HOUSE CORNERS ELEV.: 1.41M
 TOP OF SLAB ELEV. = 1.61M
 BUILDING HEIGHT MEASURED FROM: 1.41M

LIGHTING LEGEND

- WALKWAY LIGHTING (BALLISTER)
- EAVE LIGHTING (POINTING DOWNWARDS FRONT TOP FLOOR ROOF EAVE)

Legend
 P: Proposed Elevation
 E: Existing Elevation

SITE PLAN Scale 3/16" = 1'-0"

CALCULATIONS FOR LOT 2

PROJECT ANALYSIS		
Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 10 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max)		
2.35m ² per dwelling	0.36 m ²	3.92 s.f.
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LIVE LANDSCAPING REQUIREMENT CALCULATION:		
20% OF LOT AREA (369.20M ²):	73.84M ²	(20%)
TOTAL PROPOSED:	120.06M ²	(32.52%)

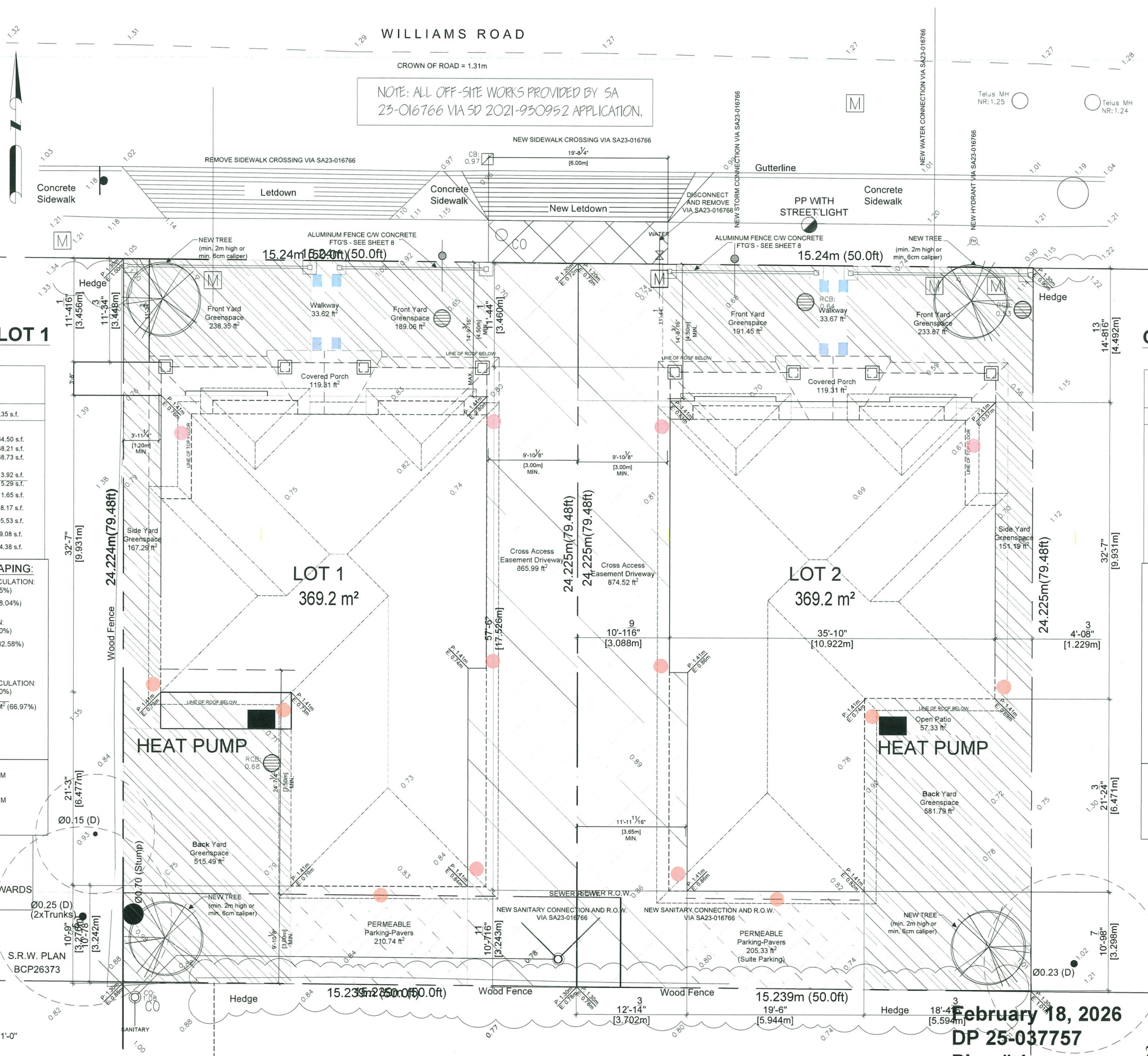
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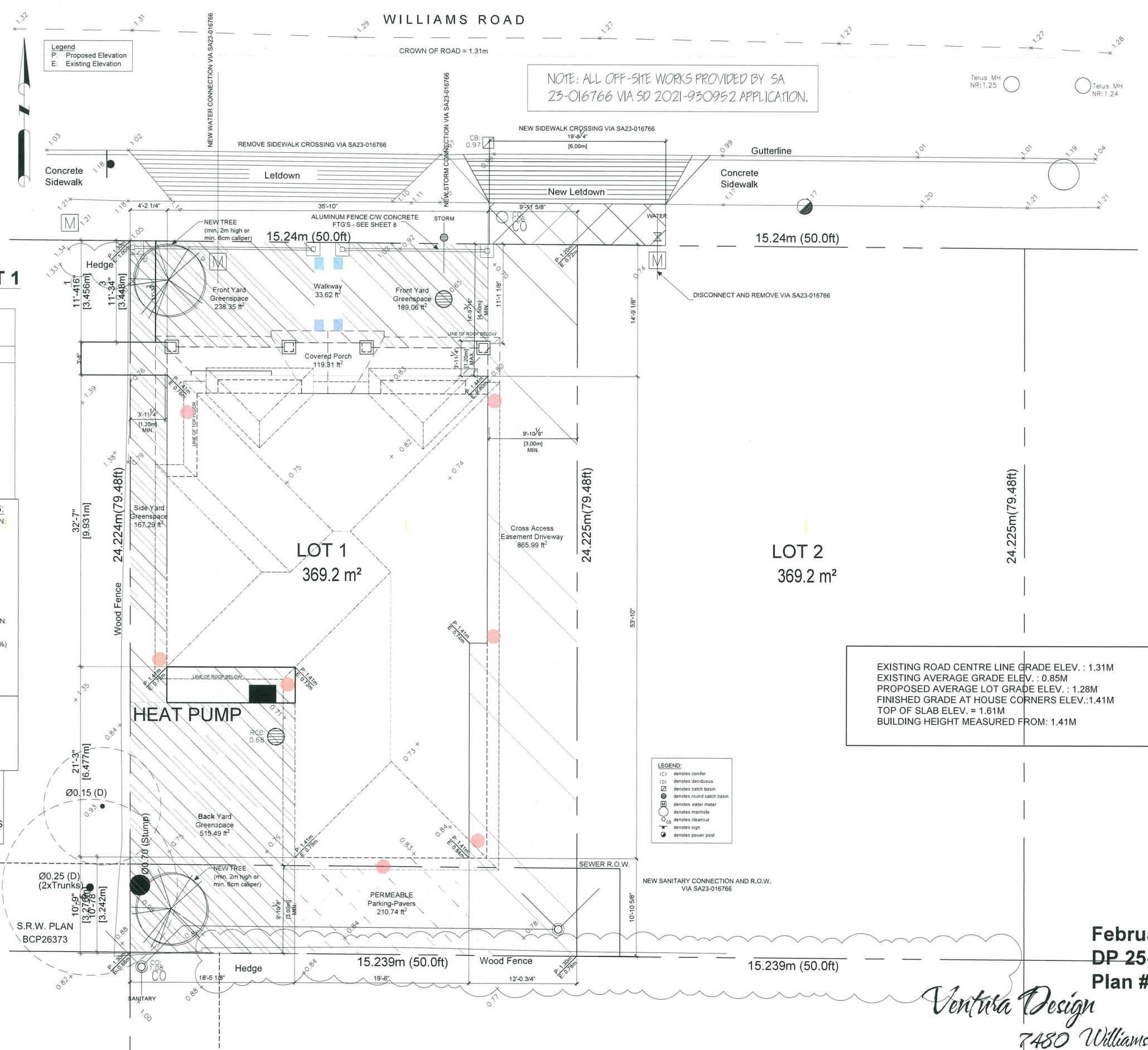
- WALKWAY LIGHTING (BALLISTER)
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Legend
 P: Proposed Elevation
 E: Existing Elevation



February 18, 2026
 DP 25-037757
 Plan # 1

Ventura Design
 7480/7486 Williams Rd



NOTE: ALL OFF-SITE WORKS PROVIDED BY SA 23-016766 VIA SD 2021-930952 APPLICATION.

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LIVE LANDSCAPING REQUIREMENT CALCULATION:
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 TOTAL PROPOSED: 120.30M² (32.58%)

SITE COVERAGE FOR IMPERMEABLE AREAS CALCULATION:
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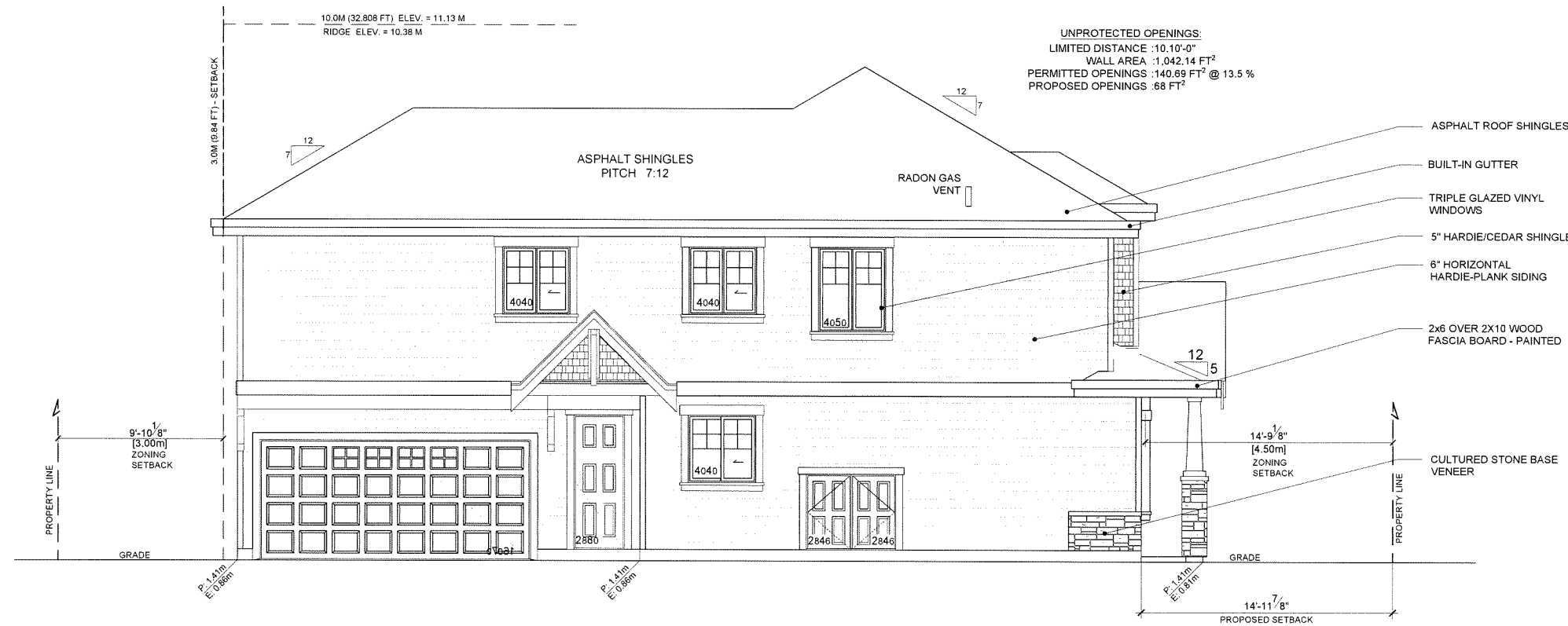
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Site Plan c/w Roofing Layout
 Scale 3/16" = 1'-0"

February 18, 2026
 DP 25-037757
 Plan # 2

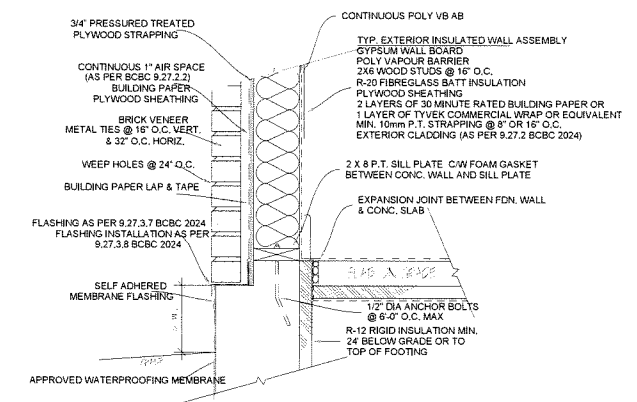
Ventura Design
 7480 Williams Rd - Sk. 2



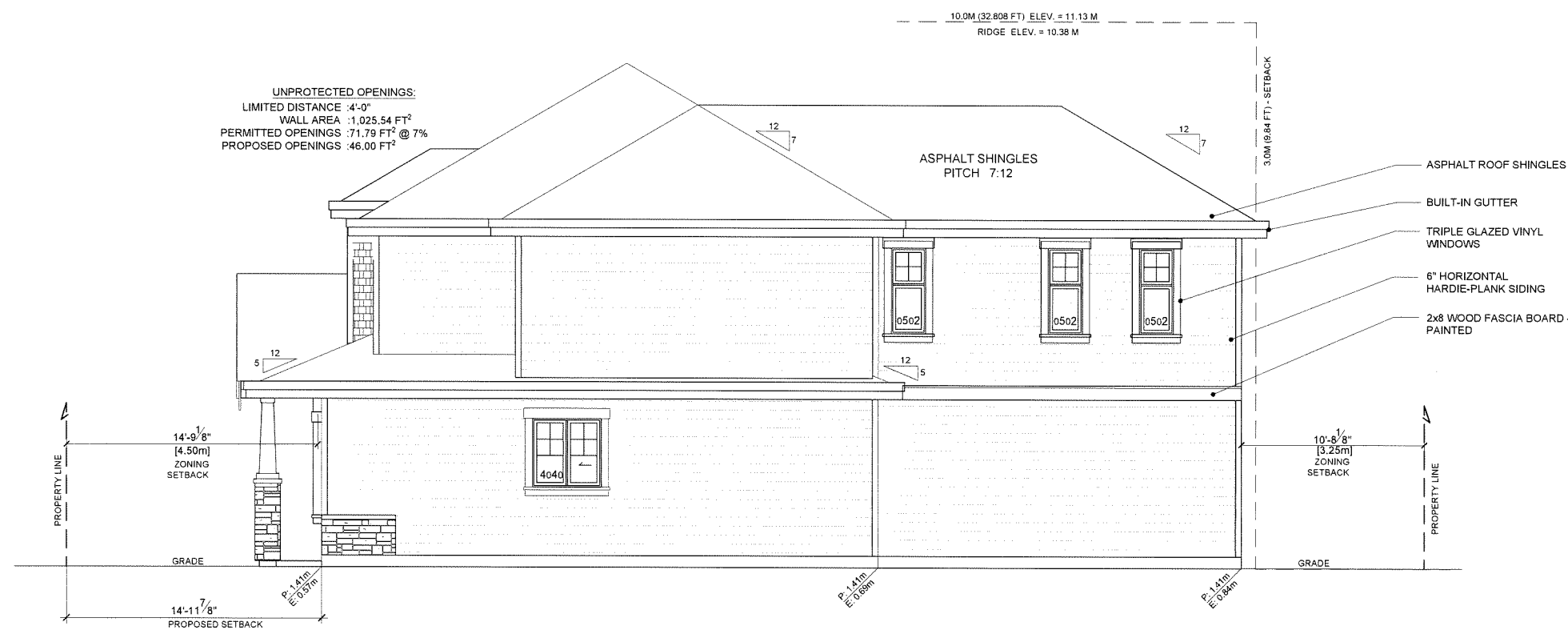
Side (West) Elevation
Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:
LIMITED DISTANCE :10,10'-0"
WALL AREA :1,042.14 FT²
PERMITTED OPENINGS :140.69 FT² @ 13.5 %
PROPOSED OPENINGS :68 FT²

ROCK VENEER ROCK DETAIL



Rock DETAIL
Scale 1/4" = 1'-0"



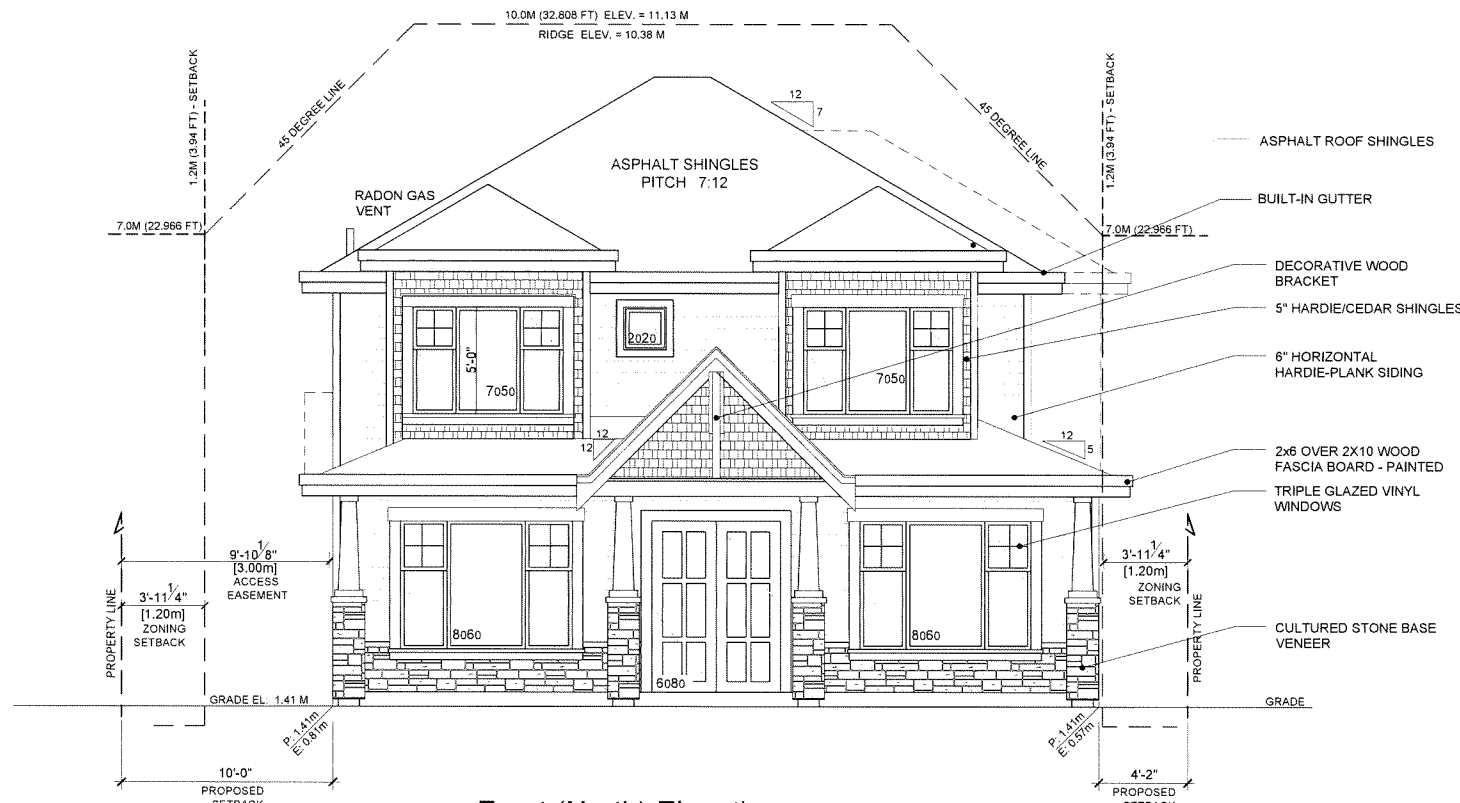
Side (East) Elevation
Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:
LIMITED DISTANCE :4'-0"
WALL AREA :1,025.54 FT²
PERMITTED OPENINGS :71.79 FT² @ 7%
PROPOSED OPENINGS :46.00 FT²

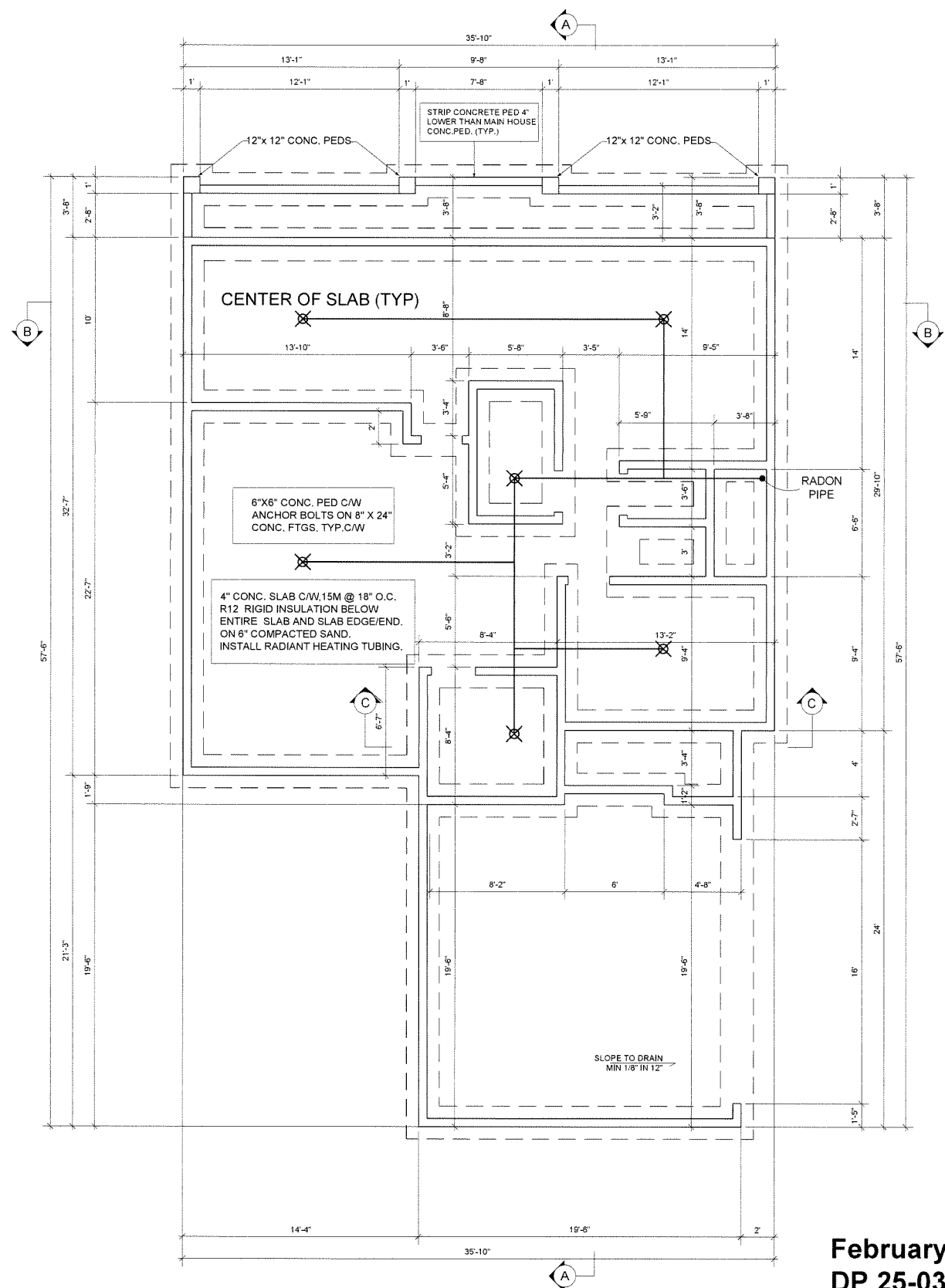
- ASPHALT ROOF SHINGLES
- BUILT-IN GUTTER
- TRIPLE GLAZED VINYL WINDOWS
- 6" HORIZONTAL HARDIE-PLANK SIDING
- 2x8 WOOD FASCIA BOARD - PAINTED

February 18, 2026
DP 25-037757
Plan # 3

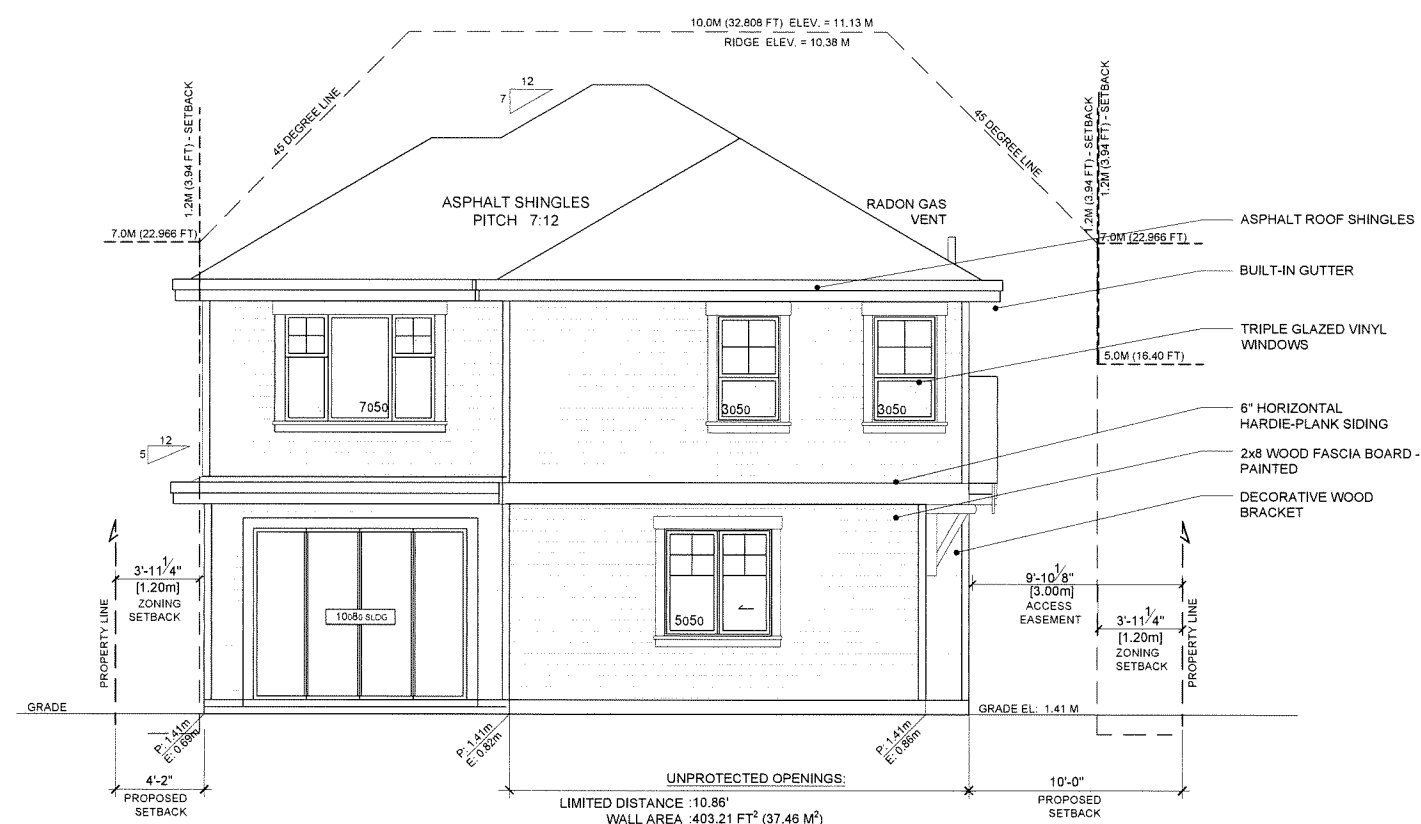
Ventura Design
7480 Williams Rd - Sh. 6



Front (North) Elevation
Scale 1/4" = 1'-0"



Foundation Plan
Scale 1/4" = 1'-0"



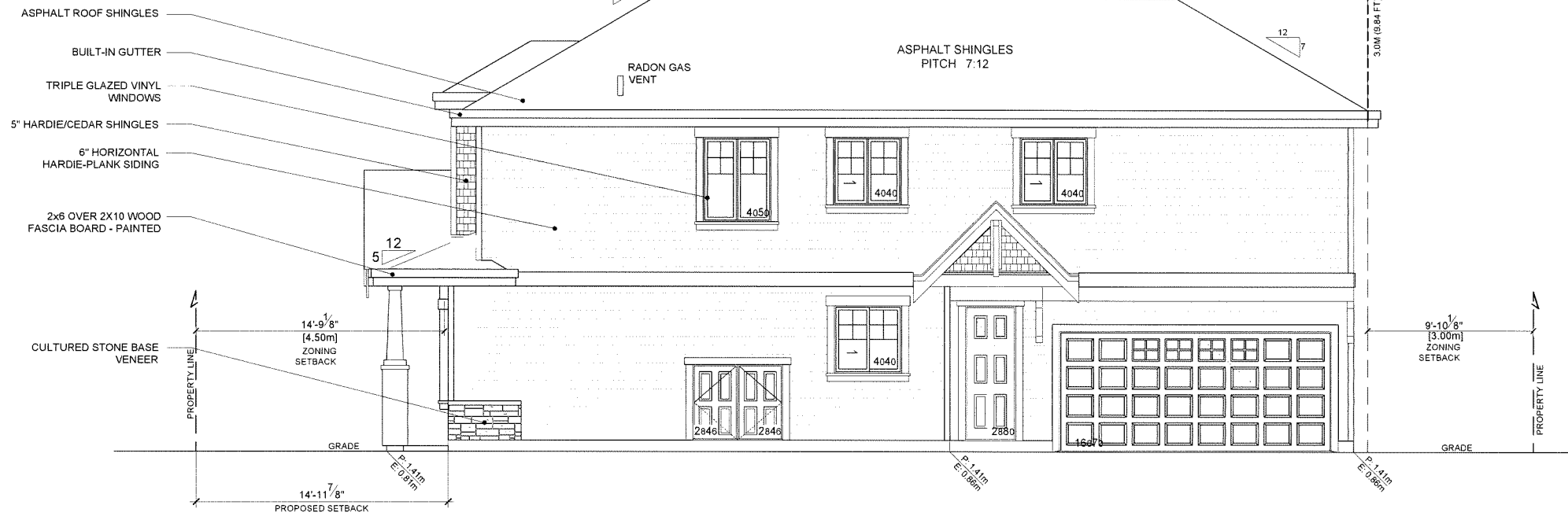
Rear (South) Elevation
Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:
LIMITED DISTANCE : 10.86'
WALL AREA : 403.21 FT² (37.46 M²)
PERMITTED OPENINGS : 86.69 FT² @ 21.5%
PROPOSED OPENINGS : 55 FT²

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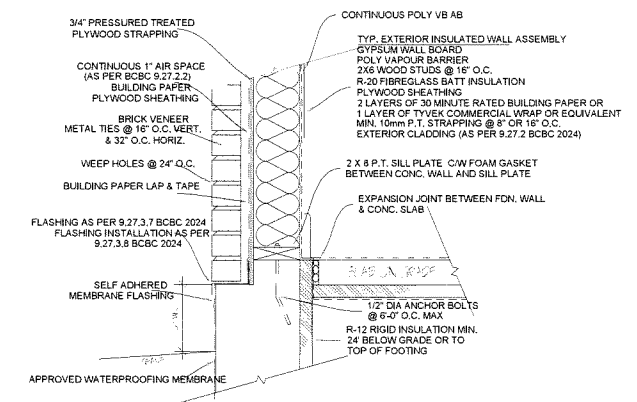
Ventura Design
7480 Williams Rd - Sk. 7

UNPROTECTED OPENINGS:
 LIMITED DISTANCE :10.10'-0"
 WALL AREA :1,042.14 FT²
 PERMITTED OPENINGS :140.69 FT² @ 13.5 %
 PROPOSED OPENINGS :88 FT²



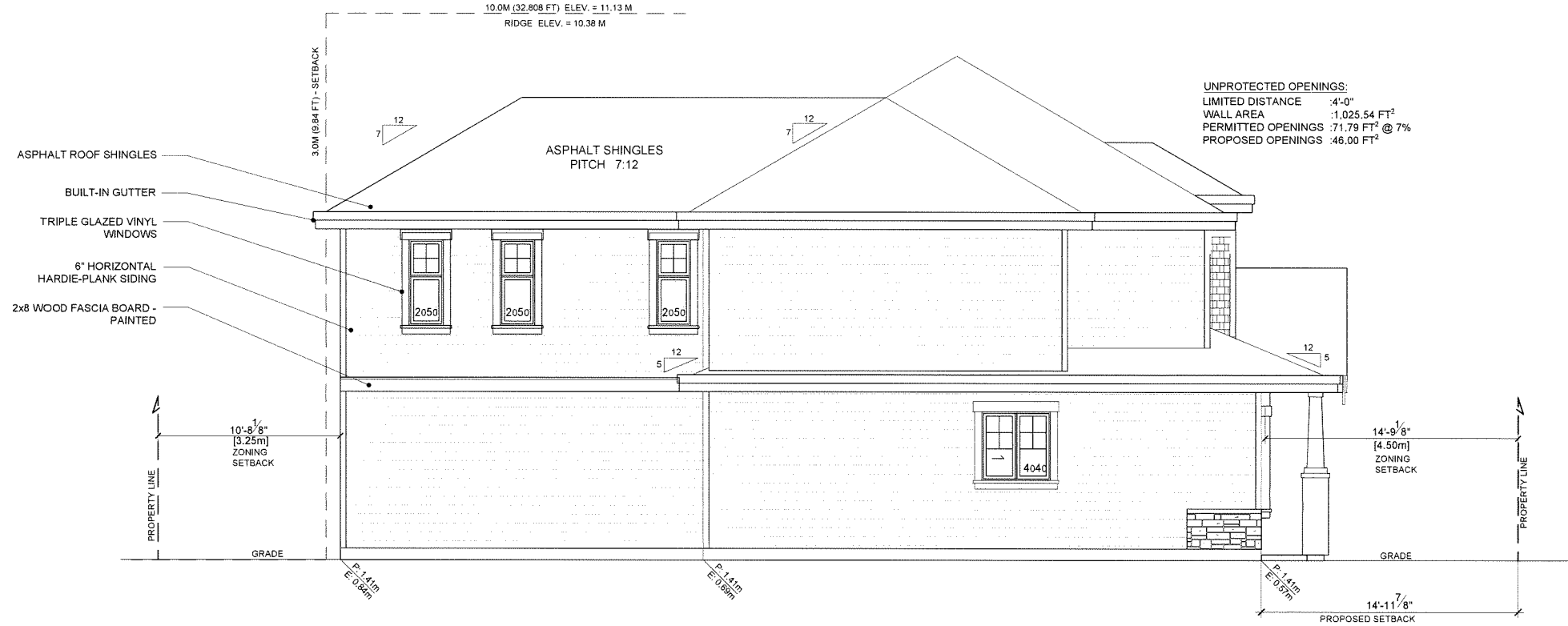
Side (West) Elevation
 Scale 1/4" = 1'-0"

ROCK VENEER ROCK DETAIL



Rock DETAIL
 Scale 1/4" = 1'-0"

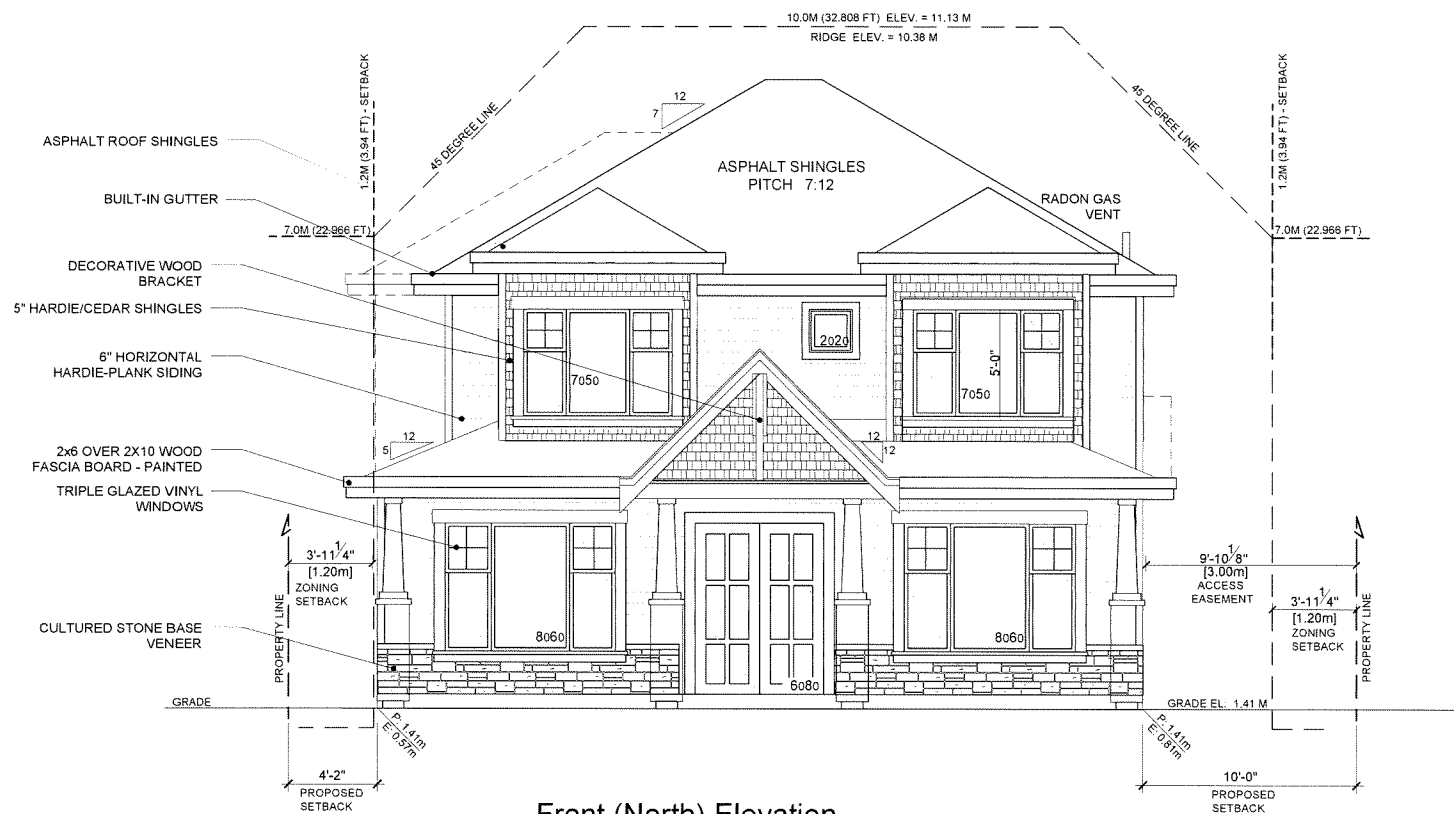
UNPROTECTED OPENINGS:
 LIMITED DISTANCE :4'-0"
 WALL AREA :1,025.54 FT²
 PERMITTED OPENINGS :71.79 FT² @ 7%
 PROPOSED OPENINGS :46.00 FT²



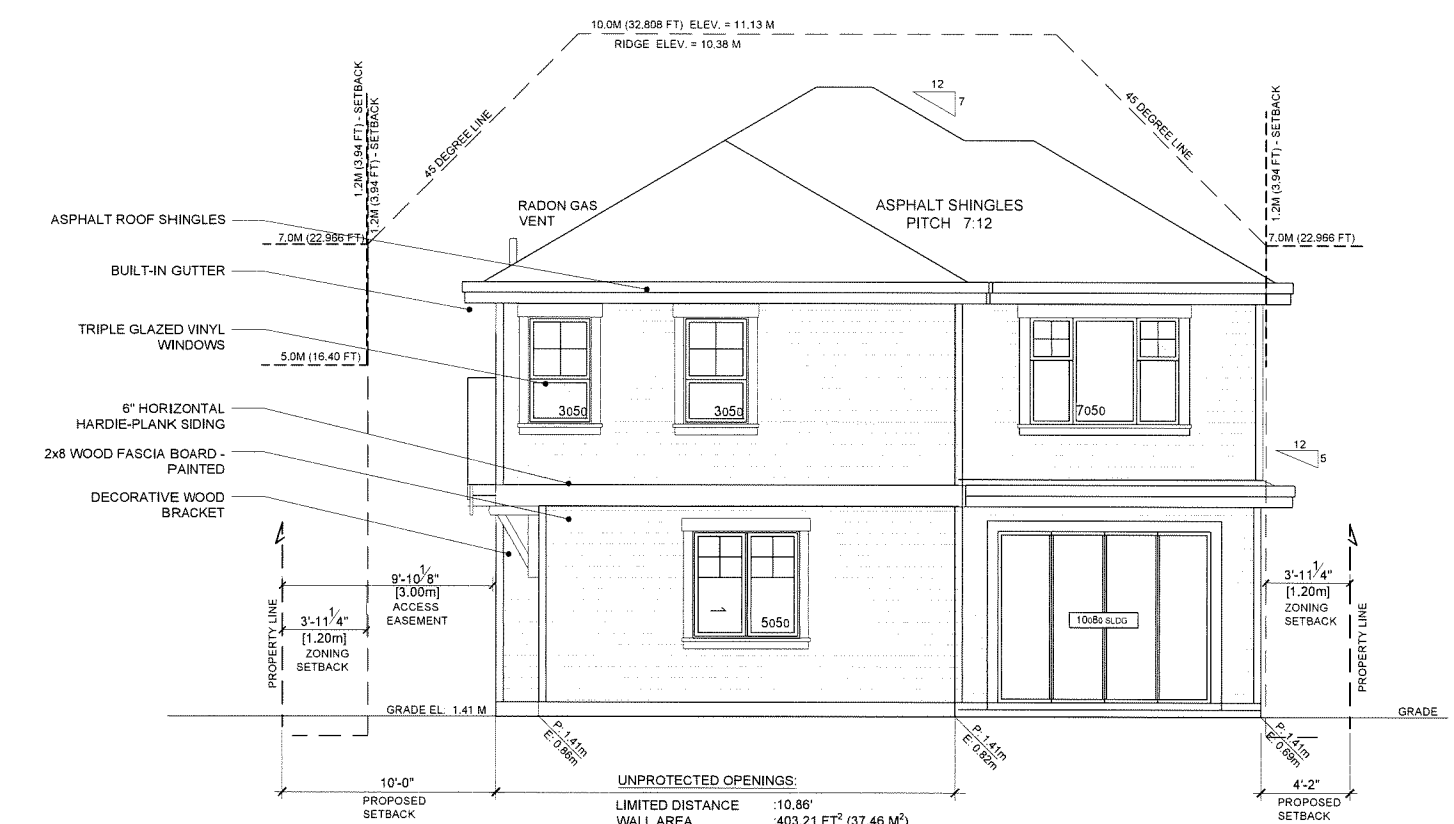
Side (East) Elevation
 Scale 1/4" = 1'-0"

February 18, 2026
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 Plan # 6

Ventura Design
 7486 Williams Rd - Sh. 6



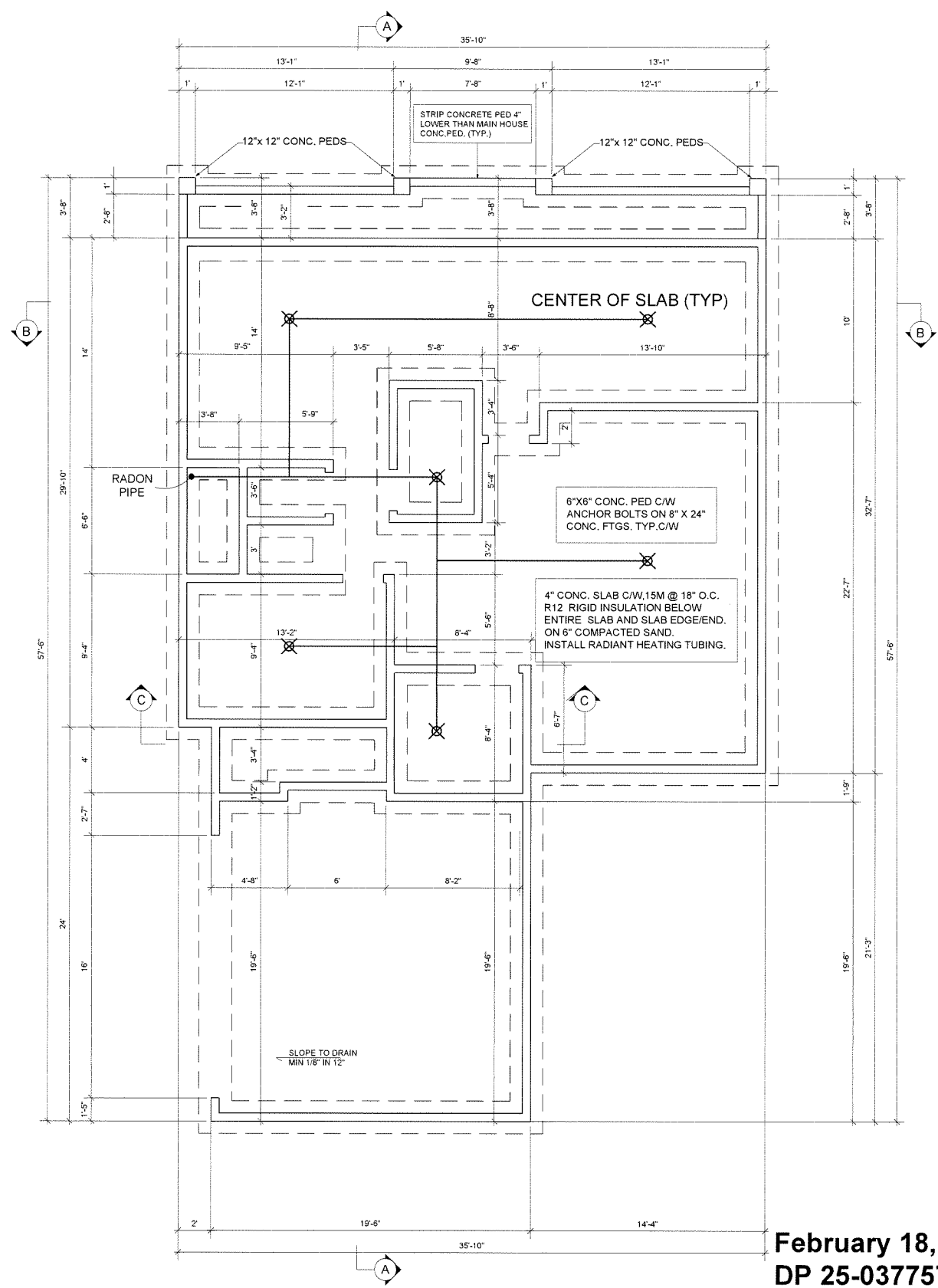
Front (North) Elevation
Scale 1/4" = 1'-0"



Rear (South) Elevation
Scale 1/4" = 1'-0"

UNPROTECTED OPENINGS:

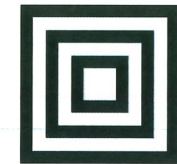
LIMITED DISTANCE	:10.86'
WALL AREA	:403.21 FT ² (37.46 M ²)
PERMITTED OPENINGS	:86.69 FT ² @ 21.5%
PROPOSED OPENINGS	:55 FT ²



Foundation Plan
Scale 1/4" = 1'-0"

February 18, 2026
DP 25-037757
Plan # 7

Ventura Design
7486 Williams Rd - Sk. 7



**HOMING
LANDSCAPE
ARCHITECTURE**

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

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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2026-01-23	ISSUED FOR REZONING/DP

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD,
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07

SCALE: 1:100

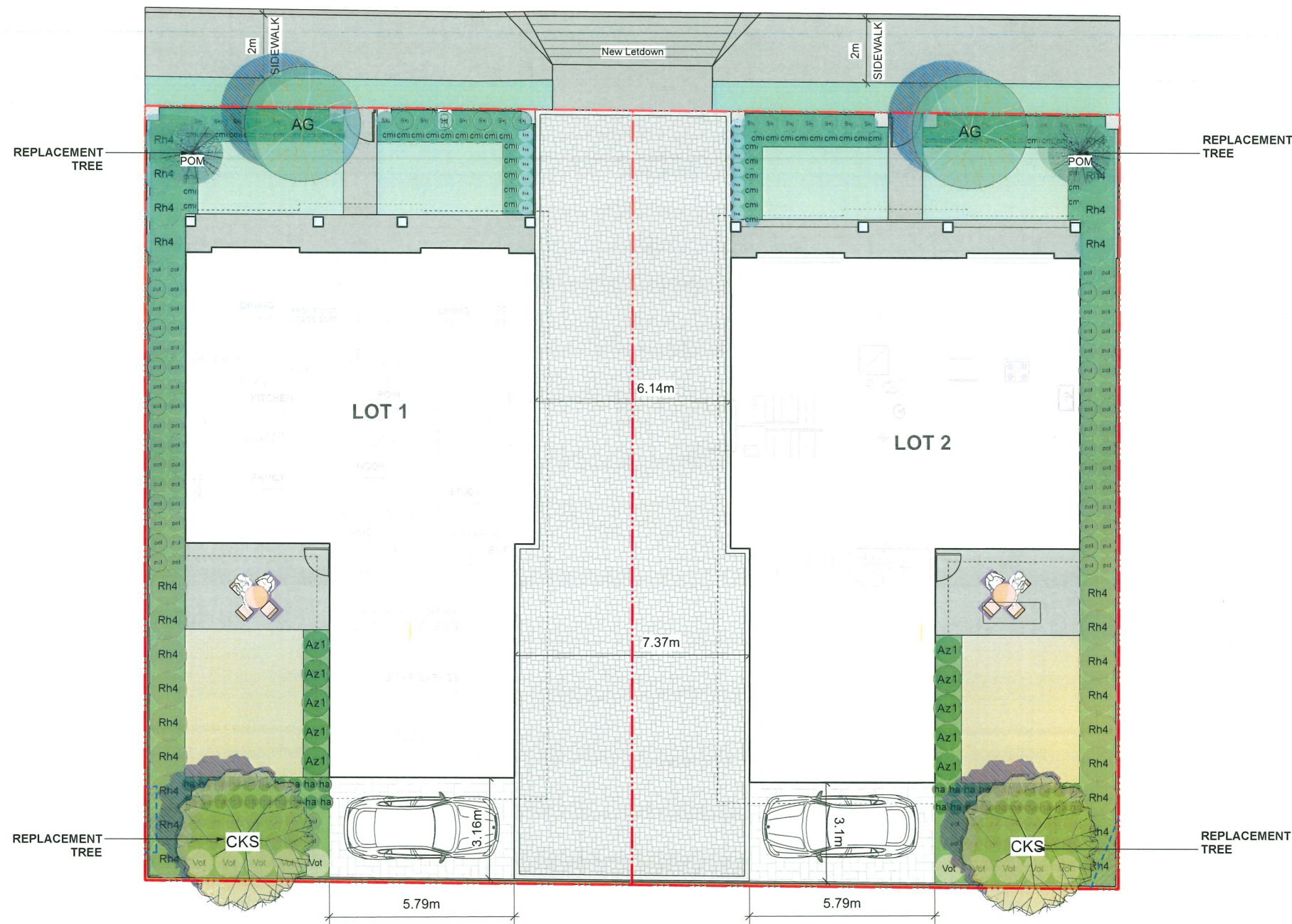
DRAWN BY: EL

REVIEWED BY: EL

**Planting Plan &
Plant List**

L2

WILLIAMS ROAD

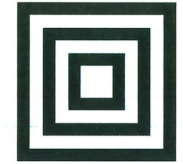


ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	<i>Acer griseum</i>	Paperbark Maple	2	5cm cal.	
CKS	<i>Cornus kousa</i> 'Satomi'	Pink Japanese Dogwood	2	8cm cal.	replacement tree
POM	<i>Picea omorika</i>	Serbian Spruce	2	4.0m Height	replacement tree
SHRUBS					
Az1	<i>Azalea japonica</i> 'Gumpo Pink'	Gumpo Pink Azalea	10	#2 pot	
Rh4	<i>Rhododendron</i> 'PJM'	PJM Rhododendron	26	#3 pot	
Skj	<i>Skimmia japonica</i>	Japanese Skimmia	31	#2 pot	
Vot	<i>Vaccinium ovatum</i> 'Thunderbird'	Thunderbird Evergreen Huckleberry	10	#2 pot	
PERENNIALS & GROUNDCOVERS					
lsa	<i>Lavandula angustifolia</i>	English Spike Lavender	13	#2 pot	
pol	<i>Polystichum munitum</i>	Western sword fern	92	#1 pot	
ORNAMENTAL GRASSES & BAMBOOS					
cmi	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Japanese Sedge	60	#1 pot	
ha	<i>Hakonechloa macra</i> 'Aureola'	Golden Japanese Forest Grass	40	#1 pot	
VINES					

PLANTING 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) The Landscape Contractor shall ensure that the on-site planting medium/soil meets the specification & recommendations of the soil analysis taken at the time of Substantial Completion. All recommendations of the soil analysis shall be executed prior to Final Acceptance of the landscape works by the Consultant and the municipal authorities.
- 4) Minimum planting medium depths:
lawn - 6"/150mm
groundcover - 12"/300 mm
shrubs - 18"/450 mm
trees - 24"/600 mm (around & beneath rootball)
- 5) All plant material to be supplied on the job site must be obtained from a nursery participating in the BCLNA Phytophthora ramorum Certification Program.

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Plan # 9**



HOMING LANDSCAPE ARCHITECTURE

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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2026-01-23	ISSUED FOR REZONING/DP



1 CROSS SECTION
Scale: 1:50

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD,
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07

SCALE: AS SHOWN

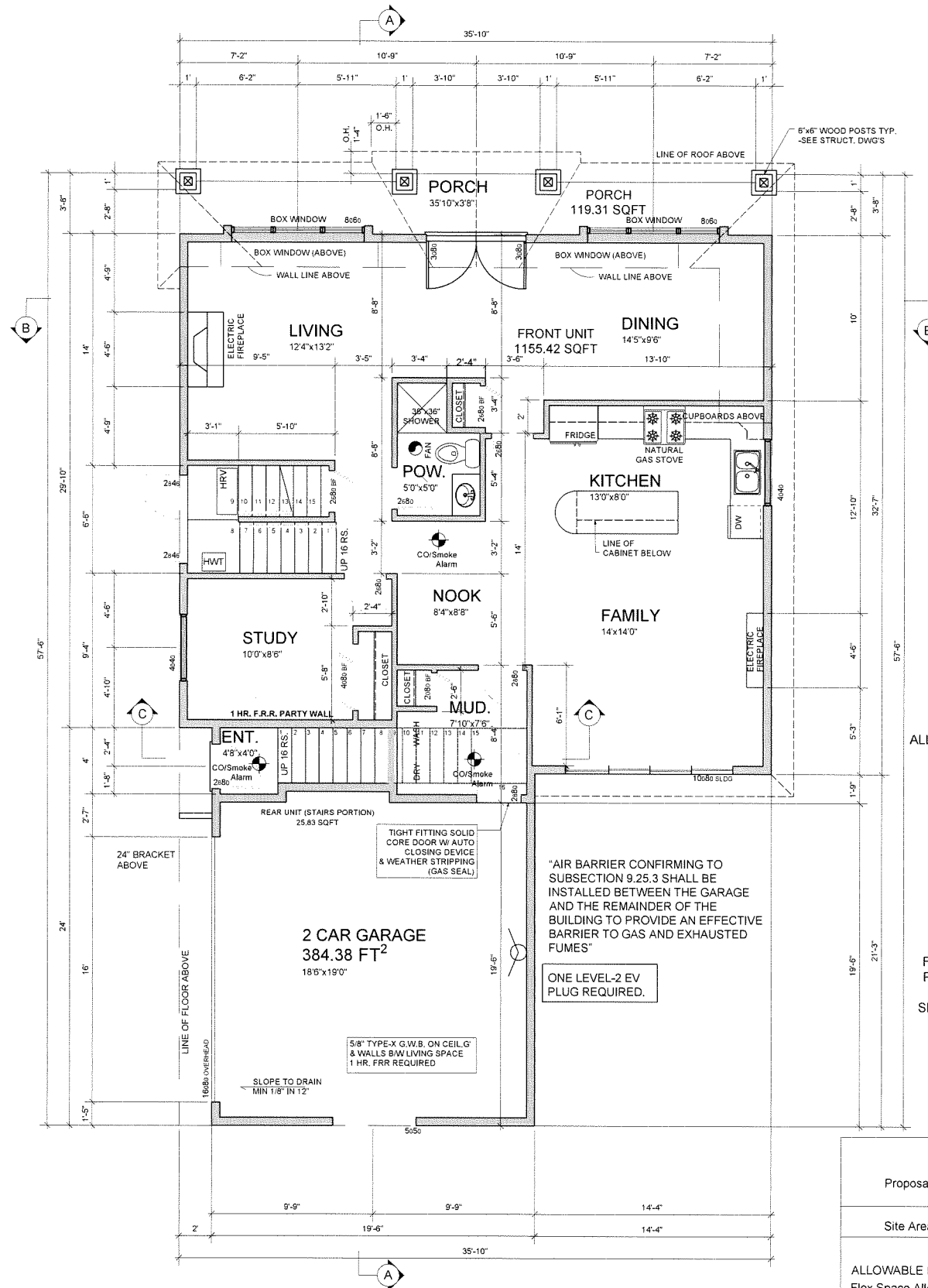
DRAWN BY: EL

REVIEWED BY: EL

Landscape Section

February 18, 2026
DP 25-037757
Plan # 10

L3

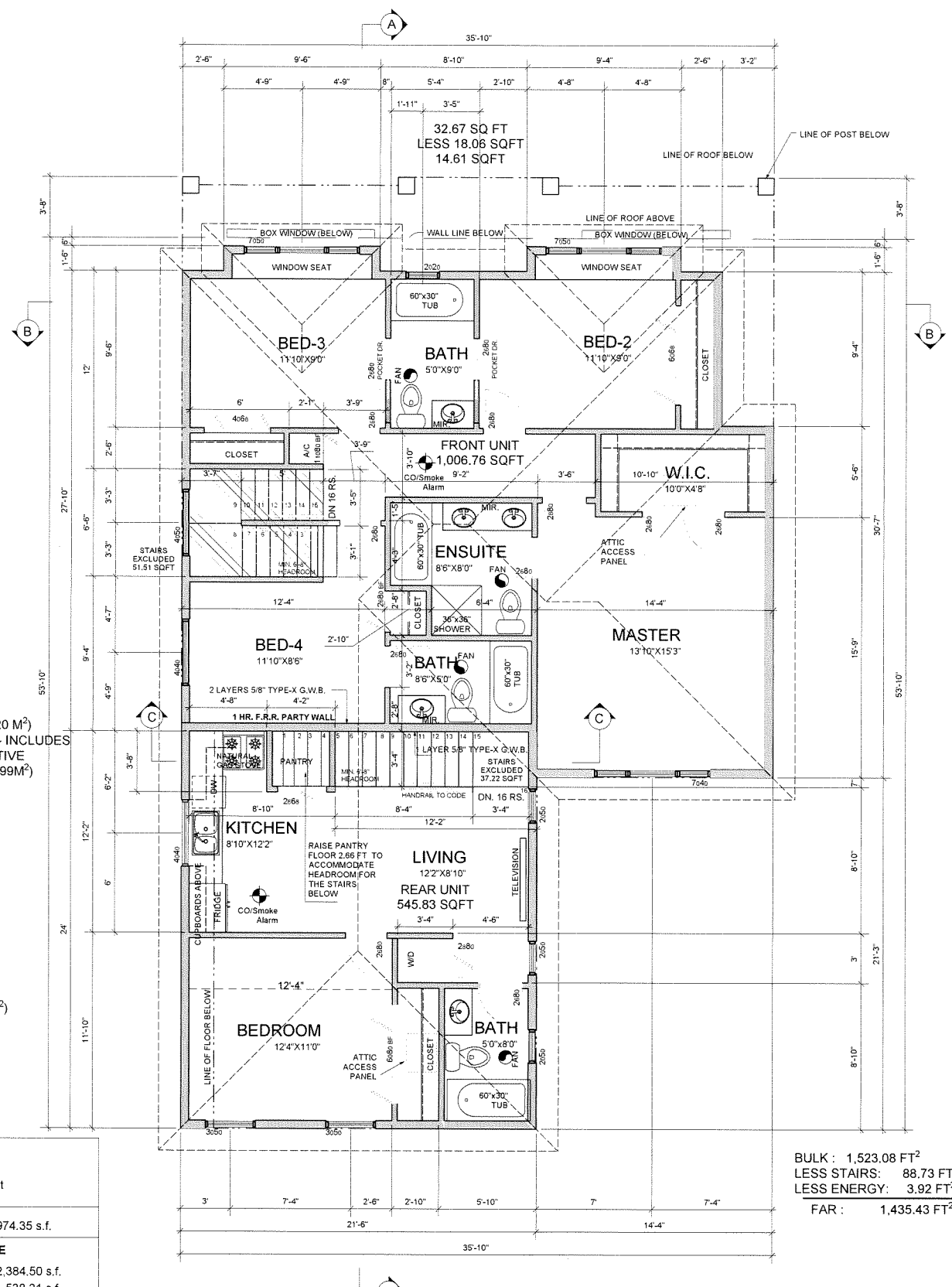


LOT AREA: 3,974.35 FT² (369.20 M²)
 ALLOWABLE FAR: 3,015.29 FT² (280.12M²) - INCLUDES STAIR CREDIT AND ENERGY INCENTIVE
 ACTUAL FAR: 3,011.65 FT² (279.99M²)

FAR (GARAGE INCL'D): 1,576.22 FT²
 PATIOS/PORCH: 119.31 FT²
 SITE COVERAGE: 1,695.53 FT² (157.51 M²)

PROJECT ANALYSIS

Proposal	Small Scale Multi-Unit	
Site Area	369.20 m ²	3,974.35 s.f.
ALLOWABLE		
ALLOWABLE FAR: (0.6 X 369.20 m ²)	221.52 m ²	2,384.50 s.f.
Flex Space Allowable	50.00 m ²	538.21 s.f.
Stair Credit (PERMITTED 310 M ² MAX)	8.24 m ²	88.73 s.f.
4.3A.1(c) Green Building System (Max) 2.35m ² per dwelling	0.36 m ²	3.92 s.f.
Total BUILDING AREA	280.12 m ²	3,015.29 s.f.



BULK: 1,523.08 FT²
 LESS STAIRS: 88.73 FT²
 LESS ENERGY: 3.92 FT²
 FAR: 1,435.43 FT²

February 18, 2026
DP 25-037757
Reference Plan

Ventura Design
 7486 Williams Rd - Sk. 5