



**Development Permit Panel
Wednesday, January 14, 2026**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
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 December 10, 2025 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 24-045175
(REDMS No. 8013299)**

APPLICANT: DF Architecture Inc.

PROPERTY LOCATION: 9951, 9991 Blundell Road and 7951 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and
 - (b) increase the ratio of residential parking spaces in tandem arrangement from 50

Development Permit Panel

Wednesday, January 14, 2026

per cent to 58 per cent.

Applicant's Comments

Abhishek Sinha, DF Architecture, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

- the proposed development can be accessed through the existing driveways off Keefer Avenue of adjacent townhouse developments to the north and west of the subject site through a shared access agreement;
- the proposed development consists of 14 townhouse units distributed in three buildings;
- pedestrian access to the subject site is proposed from No. 4 Road to the east and Blundell Road to the south;
- two convertible units are provided for the proposed development;
- the height of the two buildings fronting the street steps down from three-storeys to two-storeys at the edges adjacent to existing developments to provide an appropriate interface; and
- the proposed architecture of the townhouse buildings is a mix of modern and older styles.

Yiwen Ruan, PMG Landscape Architect, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the common outdoor amenity space is centrally located and designed for multi-functional use, (ii) the children's play area is designed for younger age groups and features play equipment that encourage social interaction, imaginative play and balance, (iii) layered planting and a 42-inch high aluminum fence with gates are proposed along the road frontages, (iv) an Agricultural Land Reserve (ALR) buffer consisting of multi-layered planting is proposed along the No. 4 Road frontage, (v) a 1.8-metre high wood fence as well as trees and layers of shrubs are proposed along shared property lines, (vi) lighting will be installed around the common outdoor amenity area and at unit entrances, (vii) permeable pavers are proposed at visitor parking stalls and designated walkways on the site, (viii) decorative paving is proposed at the subject site's driveway entrance and intersection to enhance wayfinding and provide visual interest, (ix) 26 replacement trees as well as drought tolerant plants are proposed to be planted on-site, and (x) on-site irrigation will be provided to ensure the long-term maintenance of planted areas on the site.

Development Permit Panel

Wednesday, January 14, 2026

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed development includes two convertible units which have been designed to be easily renovated to accommodate a future resident in a wheelchair, (ii) all 14 townhouse units include aging-in-place features, (iii) proposed vehicle access to the subject site includes access through the existing adjacent townhouses to the north and west, (iv) the proposed internal drive aisle on the subject site ultimately completes the horseshoe drive aisle pattern established in the area, (v) the applicant has advised that an agreement has been reached by the owner of the subject property and the stratas of the two adjacent townhouse developments regarding cost-sharing, maintenance and shared use of drive aisles throughout the three developments, (vi) the project has been designed to achieve BC Energy Step Code Level 3 with maximum Emission Level 4, and (vii) there is a Servicing Agreement required as a condition of the associated rezoning that includes, among others, frontage beautification along the Blundell Road and No. 4 Road frontages, removal of an existing sanitary sewer along the Blundell Road frontage, and new service connections.

Panel Discussion

In reply to queries from the Panel regarding the proposed Agricultural Land Reserve (ALR) buffer along the subject site's No. 4 Road frontage, the applicant noted that the proposed planting for the ALR buffer is consistent with the City's guidelines and includes a mix of coniferous and deciduous trees and various shrubs including native species.

In reply to further queries from the Panel regarding the proposed ALR buffer, staff noted that (i) the proposed ALR buffer generally follows the Ministry of Agriculture guidelines with regard to the appropriate interface with agricultural uses and takes into account the intervening road (i.e., No. 4 Road) between the subject site and properties designated as ALR, (ii) maintenance of the proposed ALR buffer would be the responsibility of the future strata of the proposed development, (iii) all landscaped areas in the subject property including the ALR buffer are proposed to be irrigated, (iv) the registration of a legal agreement on Title for the ALR buffer was a rezoning condition to ensure, among others, that future owners of townhouse units in the proposed development are aware that the subject property is located adjacent to the ALR, and (v) once registered on Title, there is no requirement for further notice or disclosure to the City or other bodies regarding the installation of an ALR buffer.

In reply to further queries from the Panel, the applicant noted that (i) proposed lighting for the subject site includes, among others, bollard lights around the common outdoor amenity area and other key areas and building-mounted lights to avoid light pollution, (ii) individual HVAC units will be installed in appropriate locations outside of the patios and will be screened, and (iii) wayfinding signage for the proposed development will be installed to indicate access from the two driveways along Keefer Avenue through adjacent townhouse developments. In addition, staff confirmed that provisions for signage located on the frontages of adjacent properties providing direction to the subject site have been included in appropriate SRWs and maintenance agreements.

Development Permit Panel

Wednesday, January 14, 2026

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the applicant's efforts to work with the stratas of adjacent townhouse developments regarding shared access to the drive aisles of the three properties, and (ii) the provision of Basic Universal Housing (BUH) features to the townhouse units of the proposed development.

Panel Decision

It was moved and seconded

That a Development Permit (DP) be issued which would:

1. *permit the construction of 14 townhouse units at 9951, 9991 Blundell Road and 7951 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard and exterior side yard setbacks for Building 3 from 6.0 m to 4.8 m and 5.1 m, respectively; and*
 - (b) *increase the ratio of residential parking spaces in tandem arrangement from 50 per cent to 58 per cent.*

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 28, 2026 be cancelled.

CARRIED

3. Date of Next Meeting: February 11, 2026

4.

Development Permit Panel
Wednesday, January 14, 2026

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:54 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, January 14, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
January 14, 2026



DPP PRESENTATION - JANUARY 14, 2026



PROPOSED TOWNHOUSE
9991 & 9951 BLINDELL ROAD &
7351 NO. 4 ROAD, RICHMOND, B.C.
WEST KARAGON PROPERTIES INC.

G2 GROUP 161

Architectural rendering of the proposed townhouse. The rendering shows a modern two-story townhouse with a grey stone facade, dark grey windows, and a dark grey shingled roof. The house features a prominent front entrance with a balcony above it, a side entrance, and a rear entrance. A blue car is parked in the driveway. The house is surrounded by a landscaped garden with various flowers and shrubs. The sky is blue with scattered white clouds.

PROPOSED TOWNHOUSE
9991 & 9951 BLINDELL ROAD &
7351 NO. 4 ROAD, RICHMOND, B.C.
WEST KARAGON PROPERTIES INC.

Architectural rendering of the proposed townhouse. The rendering shows a modern two-story townhouse with a grey stone facade, dark grey windows, and a dark grey shingled roof. The house features a prominent front entrance with a balcony above it, a side entrance, and a rear entrance. A blue car is parked in the driveway. The house is surrounded by a landscaped garden with various flowers and shrubs. The sky is blue with scattered white clouds.

COVER PAGE

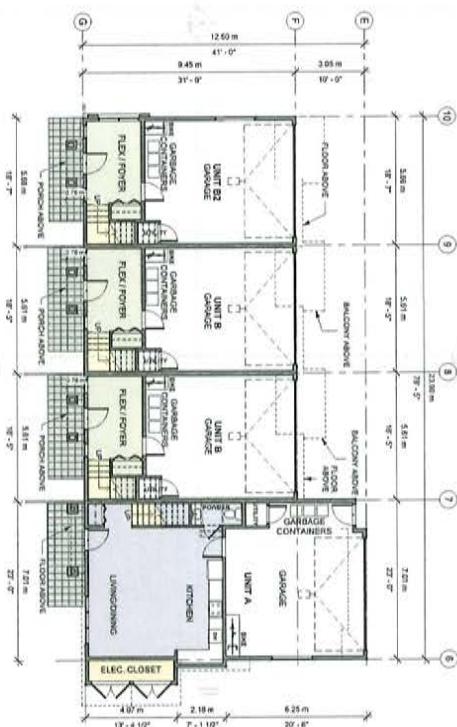
A-001 S N

2024-11-07 21:03:37 C:\Users\Karan\OneDrive - TRANSPARENT SOLUTIONS CORP\Documents\RCH 629 - 2024 10 18 - ADP PACKAGE_saher932AF.M

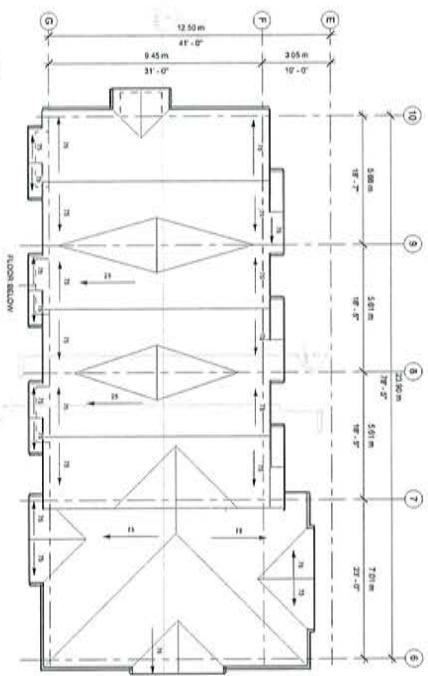
1



3
A-202 BLDG 2 LVL 3
10'0" x 10'0"



1
A-2022
BLDG 2 LVL 1
15F + 7G



4
A-202 BLDG 2 ROOF PLAN
10' = 1'-0"



2
A-202
19" x 14"

NOTES:

ALL HISTORIC FRAMES IN RESIDENTIAL DEVELOPMENTS ARE REQUIRED TO HAVE ACCORDING TO THE UNITS (E.G. PLACES FEATURES IN ALL OF THE UNITS) (E.G. INCLUSION OF BLOKKING TO BATHROOMS FOR INSTALLATION OF GRABRAHS, PROVISION OF BLOKKING TO STAIR WALLS TO ACCOMMODATE ELEVATOR INSTALLATION AT FUTURE DATE, AND PROVISION OF LOWER DOOR HANDLES).

DF ARCHITECTURE INC.

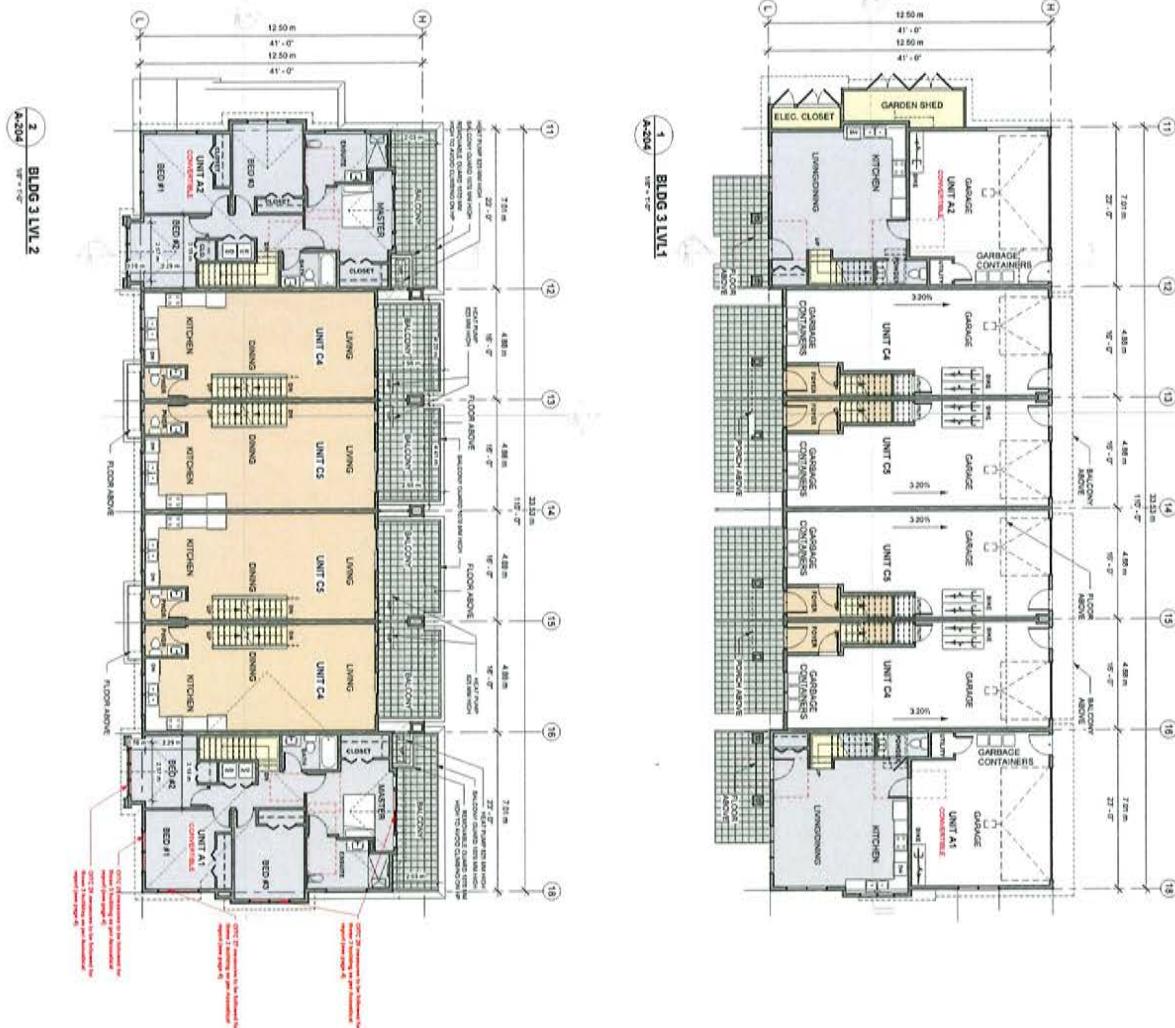
GRUP 161

PROPOSED TURNHOUSE
DEVELOPMENT

9551 NO. 4 ROAD, RICHMOND, B.C.
CLIFFORD
WEST KARAGON PROPERTIES
INC.

SEARCHED	INDEXED
SERIALIZED	FILED
APR 12 1968	
FBI - NEW YORK	

BUILDING 2-FLOOR
PLANS



DF ARCHITECTURE INC.

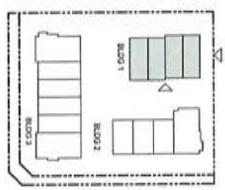
DF ARCHITECTURE INC.
1000 10th Street, Suite 1000
Denver, CO 80203
(303) 296-1111

ALL MULTIPLE FAMILY RESIDENTIAL DEVELOPMENTS IN RICHMOND ARE REQUIRED TO HAVE AGING IN PLACE FEATURES IN ALL OF THE UNITS (E.G. INCLUSION OF BLOTTING TO BATHROOMS FOR INSTALLATION OF GRAB BARS, PROVISION OF

BUILDING 3, FLOOR PLANS		SECTION WEST KARAGON PROPERTIES INC.
B-204	S	1751 NO. 4 ROAD, RICHMOND, B.C.
		PHONE: 604-273-1111 FAX: 604-273-1112 E-MAIL: info@westkaragon.com
DRAWN BY: MARCH 2018 SHEET 1 OF 1		



SCHEDULE OF FINISHES	
	1 SMOOTH FINISH HANGAR LIP. SOLID COLOR TO MATCH. DRIVE WHITE SWIRL.
	2 SUPER SCOTTY HARVEY BROWN AND BATTEN. DRIVING WHITE SWIRL.
3	
4	PROFESSIONAL VINTAGE COLOR TO MATCH GRAYLINE 810-1003 OR STANDARD
5	COOL, BIR 100 GRANITE PAINTED FAUX PAINTED WOOD, LACQUER DOORS WALLS FUTTERS ROOFING ROOFING METAL, GURDOS ROOFING
6	ARMAND COLOR THALASSIA GREY
7	COOL COOL PROFESSIONAL BIR 100 OR COOL FAUX
8	COOL COOL FAUX TO MATCH. COOL COOL SW 1003 COOL COOL BROWN AND BATTEN. DRIVING WHITE SW 1003



DF ARCHITECTURE INC.

GROUP 16

9991 & 9951 BLUNDELL ROAD &
7551 NO. 4 ROAD, RICHMOND, B.C.
MAILING
WEST KARAGON PROPERTIES
INC.

Document No.	A-300	
Date	03/01/2016	
Page No.	1	
Page Total	1	
BUILDING 1		
ELEVATIONS		



SCHEDULE OF FINISHES	
1	STRUCTURAL INSULATED PANELS - DINING AREA, KITCHEN, BATH, CLO.
2	SPRUE EPOXY & HERBON RESIN SHEER SECURITY
3	WHITE SPRUE AND BATTEN, COLOR MATCH
4	PAINTED VINYL, ACRYLIC OR VINYL STRETCH
5	DOOR AND INSULATED DOOR, INSULATED DOOR, SOFT DOOR, WOODEN DOOR, PRIVACY SCREENS, PRIVACY SCREENS WITH DOORS ASPHALT SHIMMERS - COLOR: TAUPE, CREAM
6	CARPET COLOR TO MATCH
7	PAINTED VINYL COLOR TO MATCH
8	STRUCTURAL INSULATED PANELS - DOOR COLOR TO MATCH PAINTED VINYL ASPHALT SHIMMERS - COLOR: TAUPE, CREAM
9	WHITE SPRUE AND BATTEN, COLOR TO MATCH PAINTED VINYL

NOTES

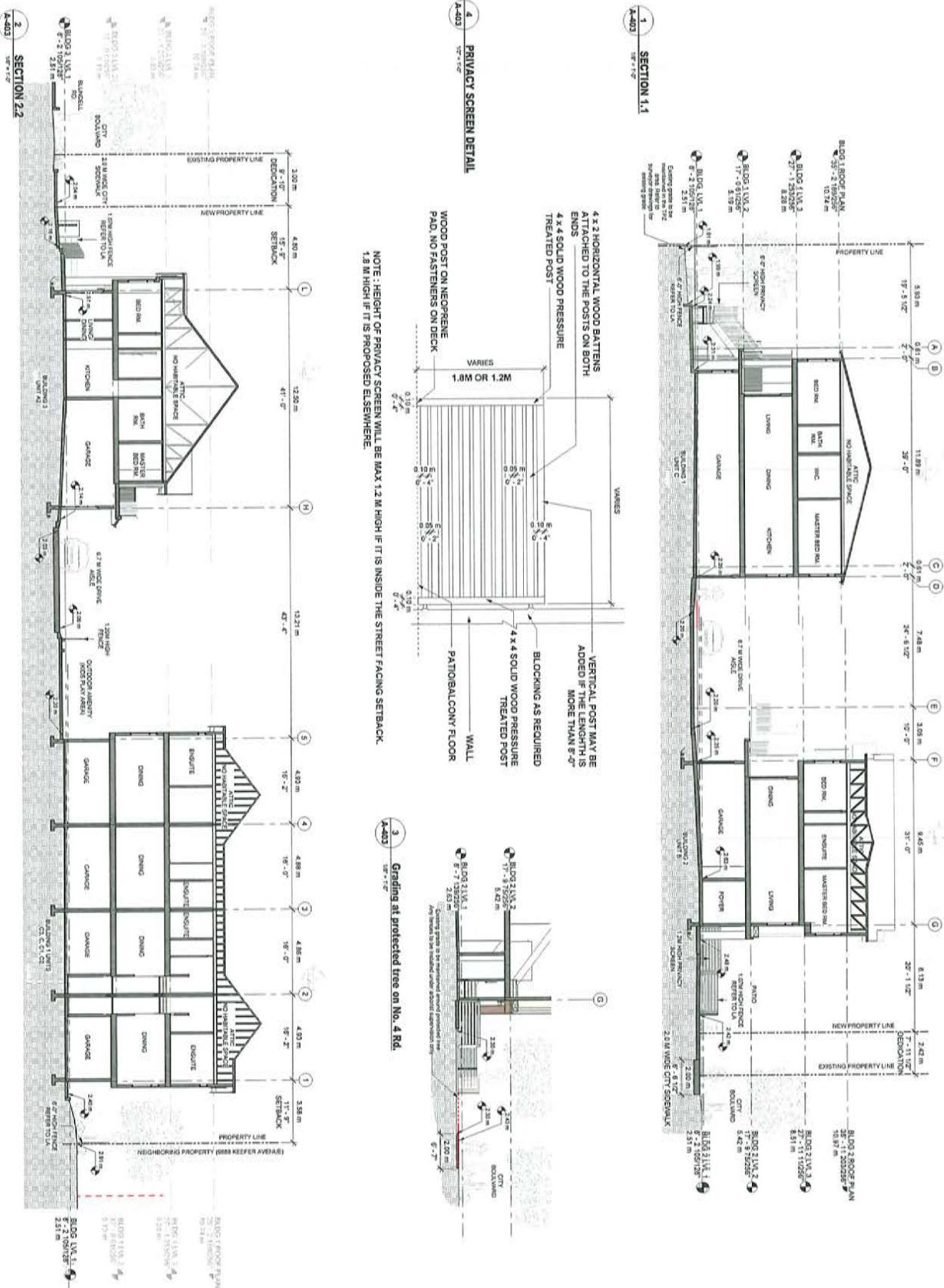
DF ARCHITECTURE INC.

GRUP 161

9951 & 9951 BLUNBELL ROAD &
7551 NO. 4 ROAD, RICHMOND, B.C.
CL 100000
WEST KARAGON PROPERTIES
INC.

1
A-301
15'0" x 15'0"

2026-12-01



GRUP 161
Sociedad Civil Argentina

3
E

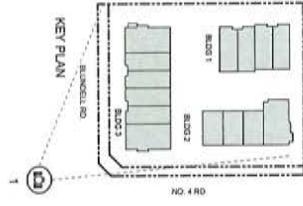


1. SOUTH-EAST VIEW - FROM THE CROSSROADS OF BLUNDELL RD. AND NO. 4 RD.

DF ARCHITECTURE INC.

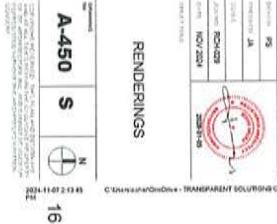
GR CUP 16

PROJECT	
PROPOSED TOWNHOUSE	PG
DEVELOPMENT	INTEREST: JA
9991 & 9951 BLUNDELL ROAD &	DATE: 11-07-2024
7951 NO. 4 ROAD, RICHMOND, B.C.	REVISION: 01
WEST KARAGON PROPERTIES INC.	DATE: NOV 2024
	FILE NUMBER: 2024-11-07-2-13-45



NOTES:

RENDERINGS



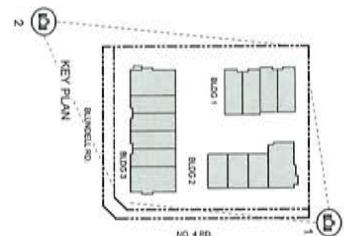


2. SOUTH-WEST VIEW FROM BLUNDELL RD.



1. NORTH-EAST VIEW FROM NO.4 RD.

DF ARCHITECTURE INC.



228

RENDERINGS

RENDERINGS	
A-452	S
	N
	
	
	
	

SCHEDULE OF FINISHES

1. COLOR : TM LIGHT GREY
-ASPHALT SHINGLES

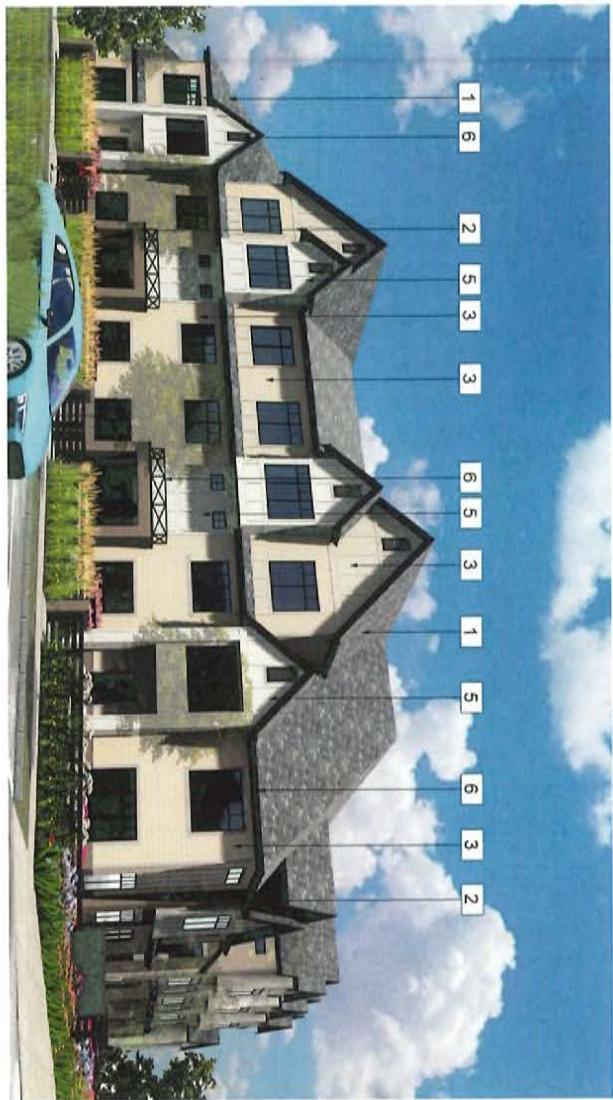
2. COLOR : SEA GRAY 6
BRICK: HERON BRICK UPER SCOTTY
-BOARD AND BATTEN
-HARDIE BOARD SIDING
-WOOD WINDOW AND CORNER TRIMS

3. COLOR : DIVINE WHITE SW 6105
-BOARD AND BATTEN
-HARDIE BOARD SIDING
-WOOD WINDOW AND CORNER TRIMS

4. COLOR : ANEW GRAY SW 7030
-SMOOTH FINISH HARDIE LAP - SIDING

5. COLOR : ACADE WHITE SW 7100
-HARDIE BOARD AND BATTEN

6. COLOR : BM 1603 GRAPHITE
-PAINTED FASCIA
-PERFORATED VINYL SOFFIT
-DOORS AND WINDOW FRAMES
-GUTTERS
-WOODEN GABLE VENTS
-WOODEN GABLE VENTS
-PRIVACY SCREEN
-DECORATIVE METAL GUARDS



DF ARCHITECTURE INC.

GR CUP 16

PROPOSED TOWNHOUSE
DEVELOPMENT
9981 & 9951 BLUNDELL ROAD
7851 NO. 4 ROAD, RICHMOND, B.C.
WEST KAHAGAN PROPERTIES
INC.



MATERIAL BOARD

