



**Development Permit Panel
Wednesday, March 11, 2026**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Lloyd Bie, Director, Transportation
James Cooper, Director, Building Approvals

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 February 25, 2026 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 25-037757
(REDMS No. 8308609)**

APPLICANT: Deluxe Custom Homes Ltd.

PROPERTY LOCATION: 7480 and 7486 Williams Road

INTENT OF PERMIT:

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

Development Permit Panel

Wednesday, March 11, 2026

- (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.

Applicant's Comments

Ravi Sanghera, on behalf of Deluxe Custom Homes Ltd., 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 property at 7480 Williams Road was previously rezoned in 2023 to permit compact residential development and facilitate the creation of two lots with shared driveway under the former “Coach House (ZS12) Broadmoor” zone;
- an associated subdivision application was subsequently approved by the City that created the current two lots, i.e., 7480 and 7486 Williams Road;
- In 2024, the two properties were rezoned from “Coach House (ZS12) Broadmoor” to “Small-Scale Multi-Unit Housing (RSM/L)” as part of the City’s implementation of Bill 44 that was passed by the Province and as a result, the previously approved development was unable to proceed as it did not comply with the new zoning;
- the subject development is proposing a similar design that was previously approved by Council;
- the proposed development consists of two lots separated by a shared drive aisle with each lot containing two two-storey front and back units, two enclosed parking spaces for the front units, one surface parking stall for the rear units and private open spaces for all the dwelling units on both lots;
- vehicular access to both lots are provided from Williams Road through the shared drive aisle; reciprocal access and parking arrangements over the shared drive aisle were secured through legal agreements on Title;
- pedestrian access to the front unit is provided directly from Williams Road while pedestrian access the rear unit is provided through the shared driveway and along the side yard pathways;
- the proposed variances relating to setbacks, garage placement, and exterior wall length are consistent with the development’s form and character that was previously approved by Council and similar to adjacent properties on Williams Road;
- windows of upper levels of units have been oriented to minimize overlook to adjacent properties;
- two on-site trees have been removed and six new trees are proposed to be planted on-site, exceeding the required 2:1 tree replacement ratio;
- the proposed development meets the live landscaping requirements;

Development Permit Panel

Wednesday, March 11, 2026

- the applicant had provided a landscaped security prior to the previous rezoning bylaw adoption which the City continues to hold; and
- the applicant has committed to demonstrate compliance with the required BC Energy Step Code 3 and Emissions Level 4 for the project.

Staff Comments

Joshua Reis, Director, Development, noted that (i) the proposed front-back dwelling units on each of the two lots in the proposed development is generally consistent with the development form and site layout of the rezoning application that was previously approved by Council in 2023, (ii) the proposal is also consistent with the form and character of adjacent properties along this section on the south side of Williams Road, (iii) the proposed variances would enable the proposed development to proceed as previously envisioned, (iv) three new trees are proposed to be planted on each lot, (v) landscape securities were collected at the time of rezoning, (vi) the subject properties were subdivided consistent with the previous Zoning Bylaw, and (vii) site servicing was secured at the time of subdivision of the property and frontage works associated with site servicing are currently under construction.

Panel Discussion

In reply to queries from the Panel, staff confirmed that (i) the form of development previously approved by Council though the prior rezoning and subdivision application for the subject property was not implemented as it was impacted by the introduction of Bill 44, a provincial legislation which mandated municipalities to revise their zoning bylaws to permit small-scale multi-unit housing (SSMUH), (ii) there is a utility right-of-way (ROW) mainly along the rear of 7480 Williams Road that extends into a portion of 7486 Williams Road, this area is occupied by a surface parking stall with permeable paving for the rear units, and (iii) the City's Engineering Department did not raise concerns regarding the proposed permeable paving treatment for the proposed parking stall along a portion of the ROW.

Correspondence

Ruby Hong Gao, 7468 Williams Road ([Schedule 2](#))

Staff noted that staff have responded to the correspondent and has been advised of the City's processes with regard to the requested change of the civic number for one of the lots (7486 Williams Road) and staff will work with the applicant regarding property addressing.

Gallery Comments

None.

Development Permit Panel
Wednesday, March 11, 2026

Panel Discussion

The Panel expressed support for the application, noting that (i) the proposed development fits well with its neighbourhood as it looks similar to adjacent residential properties, and (ii) the applicant has given careful attention to detail and use of materials, landscaping and paving treatment.

Panel Decision

It was moved and seconded

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.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: March 25, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:46 p.m.).

CARRIED

Development Permit Panel
Wednesday, March 11, 2026

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, March 11, 2026.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

7480/7486 Williams Road - DP25-037757

March 11, 2026

Development Permit Panel Meeting

*DP to develop Small-Scale Multi-Unit Housing
(SSMUH)*

LANDSCAPE LEGENDS	
SYMBOL	MATERIALS
	CP CONCRETE PAVING
	CONCRETE UNIT PAVES FOR DRIVEWAY
	PERMEABLE PAVES FOR PARKING LOT
	GRAVEL
	LAWN
	PLANTING BED
	6-7' HIGH WOOD FENCE
	MAX. 4' HIGH METAL FENCE
	STEPPING STONE PATH

LANDSCAPE NOTES

1. DO NOT SCALE DRAWINGS.
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
3. ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
4. THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS AND TREES FOR DURATION OF CONSTRUCTION.
5. THE LOCATION OF ALL PROPOSED LANDSCAPE AND SITE WORK SHALL BE AS SHOWN ON THIS PLAN BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
7. LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHING, PATHWAYS, WALLS, PLANTING ETC., TO BE APPROVED BY THE CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND	
KEY	DESCRIPTION
+R9 1.2M	PROPOSED SPOT ELEVATIONS
+TW 1.5M	PROPOSED TOP OF WALL ELEVATION
+BW 1.2M	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.4M	PROPOSED TOP OF STAIR ELEVATION
+BS 1.2M	PROPOSED TOP OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
EXISTING ELEVATIONS, PER SURVEY	



GRADING NOTES

1. DO NOT SCALE DRAWINGS.
2. ALL GRADING INFORMATION IS PRELIMINARY ONLY.
3. REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
4. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
5. ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
6. THE CONTRACTOR SHALL DESIGN AND PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS AND TREES FOR DURATION OF CONSTRUCTION. CONSULTANT TEAM PRIOR TO PROCEEDING.
7. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE PROPER DRAINAGE AND PREVENT EROSION. ALL LANDSCAPE STRUCTURES, SEET LANDSCAPE AREAS TO BE A MINIMUM 2% SLOPE.



HOMING
LANDSCAPE
ARCHITECTURE

1000 WEST 10TH AVENUE
VANCOUVER, BC CANADA V6H 1A5
TEL: (604) 273-1111
EMAIL: INFO@HOMINGARCH.COM

NO.	Date	Note
1	2022-05-08	ISSUED FOR REZONING APPLICATION
2	2022-04-29	ISSUED FOR REZONING CP

7480 WILLIAMS ROAD

PROJECT ADDRESS:
7480 WILLIAMS ROAD
RICHMOND, BC, CANADA

PROJECT NUMBER: 22-07
SCALE: 1:100
DRAWN BY: EL
REVIEWED BY: EL

Landscape Layout and Grading Plan

L1

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 11, 2026

To Development Permit Panel	
Date:	MARCH 11, 2026
Item #:	1
Re:	DP 25-037757

From: Gao Ruby <elva_gao@hotmail.com>
Sent: Monday, March 2, 2026 11:23 AM
To: CityClerk <CityClerk@richmond.ca>
Subject: House number for proposed development

You don't often get email from elva_gao@hotmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hello

I am the owner of 7468 Williams road, and I received this notice from the city hall.

I would like to ask the City to change the 7486 lot (circled lot in the picture below) to another # as 7486 is too similar to my house #, the mail delivery will be mess up easily.

Thank you for your attention

Ruby Hong Gao

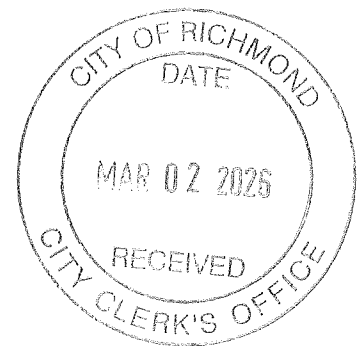
NOTICE OF DEVELOPMENT PERMIT PANEL MEETING

Richmond Development Permit Panel will meet to consider the proposed development on:
March 11, 2026 at 3:30 p.m.
Richmond City Hall, 6911 No. 3 Road
Council Chambers, First Floor

Subject Site: 7480 & 7486 Williams Road

Applicant: Deluxe Custom Homes Ltd.
File: DP 25-037757
City Contact: Alexander Coatin, Planning and Development Division
Purpose: 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 (RSMUL)" and
2. Vary the provisions of the Richmond Zoning Bylaw 8500 for:
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.

richmond.ca
To receive future notices by email, subscribe here:
richmond.ca/subscribe



Sent from my iPhone