



Development Permit Panel
Wednesday, April 29, 2026

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Wayne Craig, General Manager, Planning and Development, Chair
Milton Chan, Director, Engineering
Todd Gross, Director, Parks Services

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 March 25, 2026 be adopted.

CARRIED

1. **DEVELOPMENT PERMIT 25-019494**
(REDMS No. 8372394)

APPLICANT: Brad Dore
PROPERTY LOCATION: 8591 Williams Road
INTENT OF PERMIT:

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)".

Development Permit Panel

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Applicant's Comments

Brad Dore, applicant, 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 subject site layout will include a front-back two-dwelling unit building fronting Williams Road and a single dwelling unit at the rear of the property with drive aisle access on the east side of the property and including a separated pedestrian access next to the driveway;
- One parking space is provided per unit and two additional visitor parking spaces are provided between the front and rear buildings;
- outdoor living space is provided for each unit;
- the form and character of the building style is similar to single-family neighbourhoods, with a traditional floorplan layout and internal garage access; and
- the proposed landscaping includes plantings and fencing to provide privacy, separation, and to soften the drive aisle and parking areas.

Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the landscaping, noting the subject site will include the planting of six trees and low maintenance plants.

Staff Comments

Joshua Reis, Director, Development noted that (i) the three unit development is consistent with the Small-Scale Multi-Unit Housing (RSM/L); (ii) each unit has access to their own ground oriented outdoor space; (iii) all exterior lighting is designed to be downward facing in order to prevent glare and disturbance to neighbouring properties; (iv) all landscaped areas will be irrigated; and (v) prior to the building permit issuance, a work order is required for servicing works and improvements including utility connections.

Panel Discussion

The Panel commented on the selection of tree and shrub species given the proximity to the property line, roadway and powerlines as well as selecting shrubs that can tolerate sun exposure and offered alternatives for consideration. In response the applicant noted the recommended changes and alternative tree species can be reviewed.

In reply to queries from the Panel regarding garbage and recycling staging and curbside pick up, the applicant noted that a common waste holding area is located onsite; and that garbage and recycling is picked up curbside at the edge of the drive isle.

Staff noted that the City requirements applicable to the development is one communal garbage cart and one communal green bin that would be located within the common holding to the east of the rear building with each unit having its own recycling bins.

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Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application noting the applicant's thoughtful design that fits within the streetscape and surrounding area, and the inclusion of onsite visitor parking due to the lack of available street parking.

The Panel directed staff to work with the applicant to review the shrub plantings and tree species and to explore a staging area for garbage and recycling curbside pick up.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

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)".

CARRIED

2. New Business

None.

3. Date of Next Meeting: May 13, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:47 p.m.).

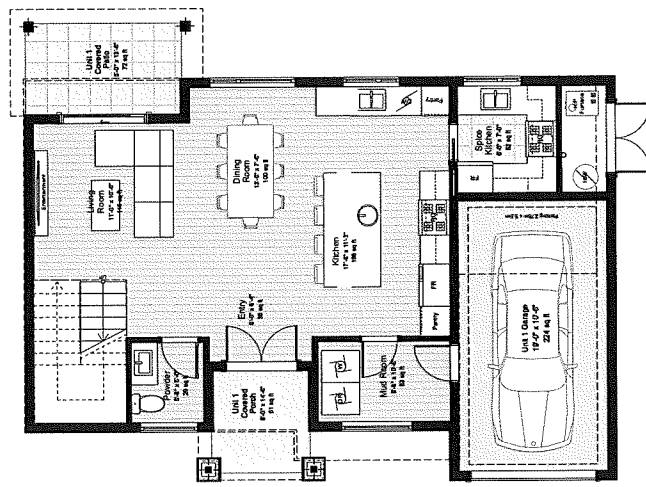
CARRIED

Development Permit Panel
Wednesday, April 29, 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, April 29, 2026.

Wayne Craig
Chair

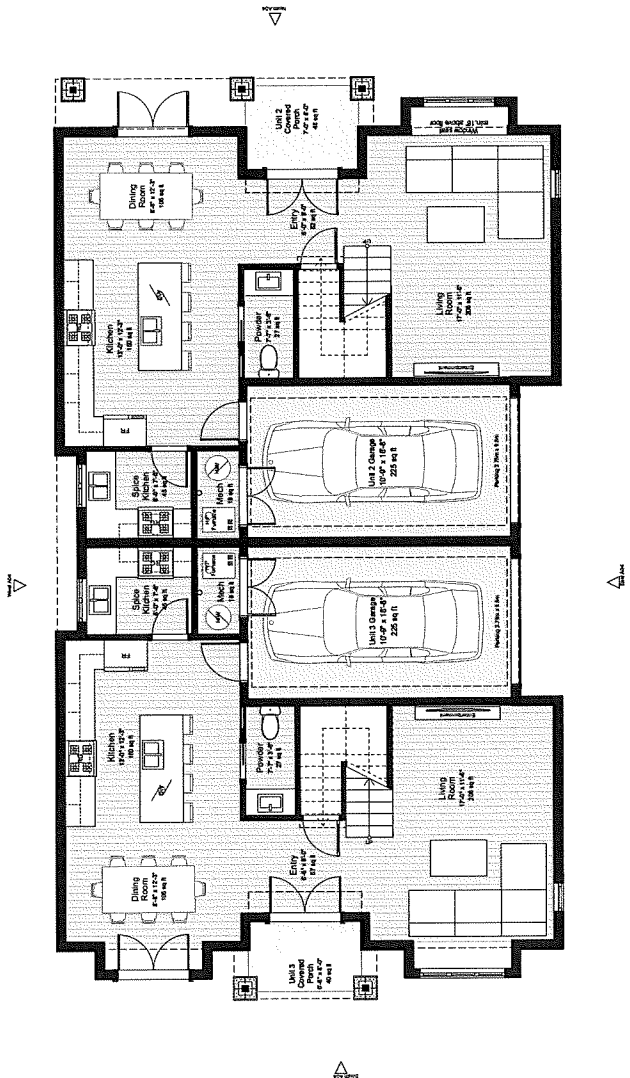
Andrea Mizuguchi
Legislative Services Associate



Main Level Plans	
Prepared by: Dore Design & Development	Revised: July 14, 2024
Drawn by: Dore Design & Development	Thursday, April 25, 2024
A2	

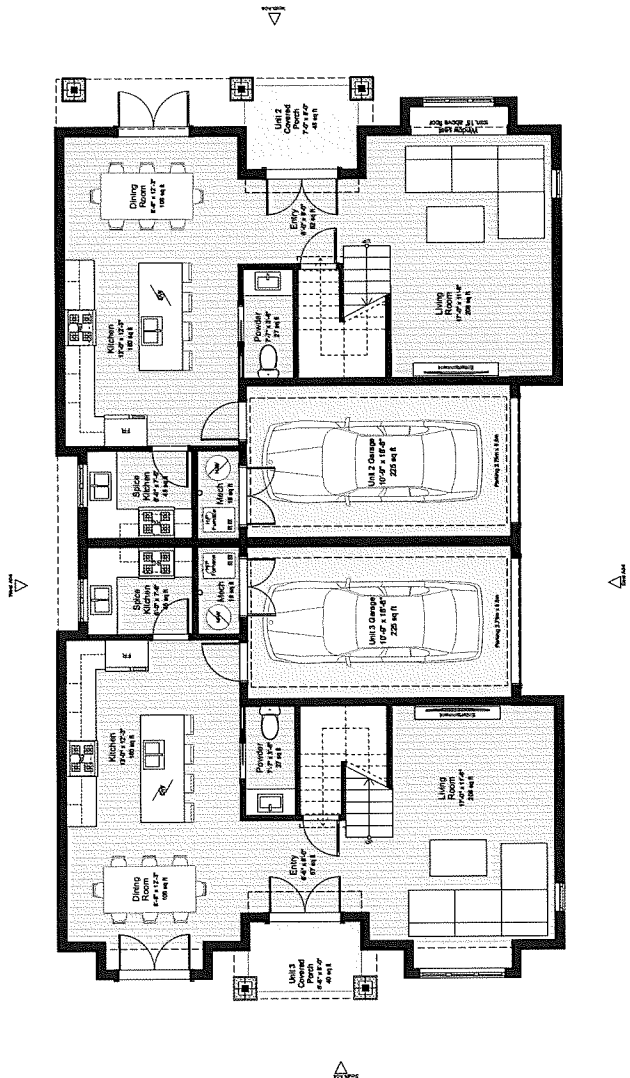
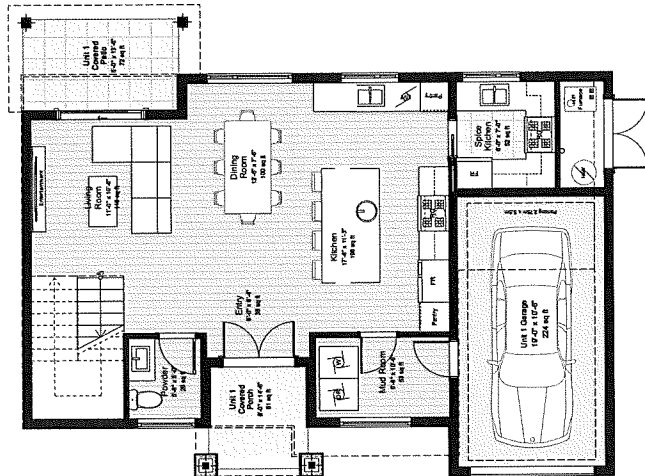
Proposed SSMUH
8591 Williams Road
Richmond, BC

The design and construction of all drawings
conform to BCBC 2024.
All drawings are prepared in accordance with the
dimensions in the drawings unless noted
otherwise.
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Main Level 1/4" = 1'-0"

DORE DESIGN & DEVELOPMENT
info@doredesign.ca www.doredesign.ca

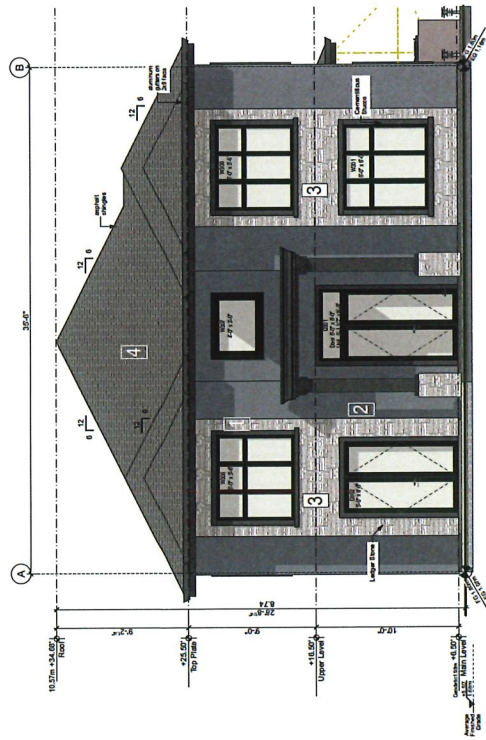


Main Level 1/4" = 1'-0"

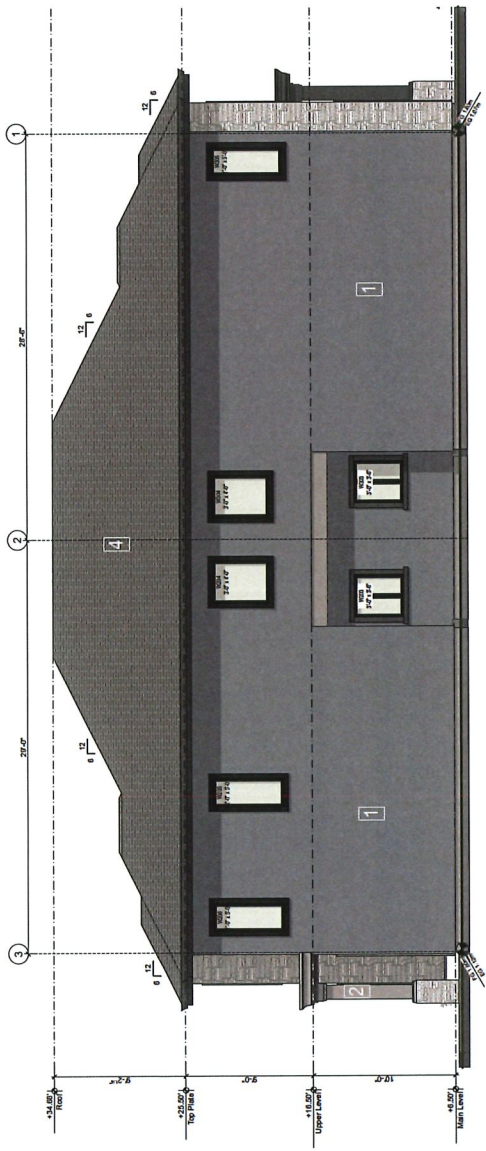
Upper Level Plans
Approved/Development Permit
Revised: 1.01.2022
Thursday, April 21, 2023
A3

Proposed SSMUH
8591 Williams Road
Richmond, BC

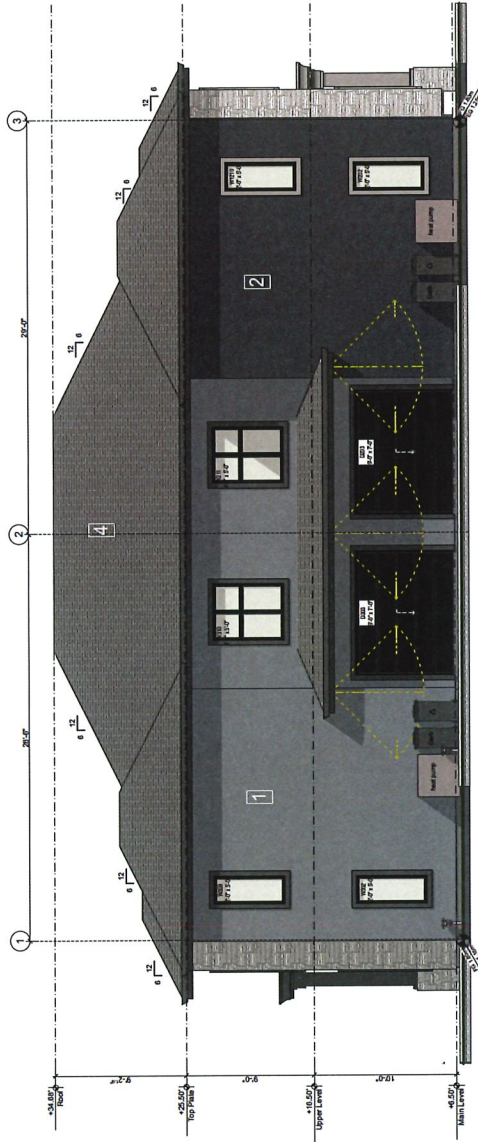
This design and specifications of all drawings conform to BCBC 2024. All drawings are prepared and checked in accordance with the standards of the International Building Code (IBC) 2021. All drawings are prepared and checked in accordance with the standards of the International Building Code (IBC) 2021.



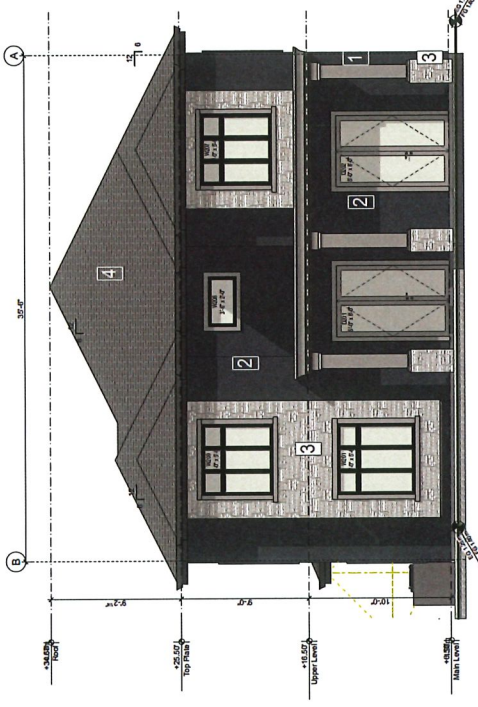
South
1/4" = 1'-0"



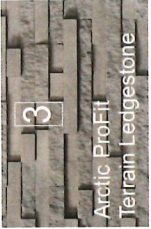
West
1/4" = 1'-0"



East
1/4" = 1'-0"



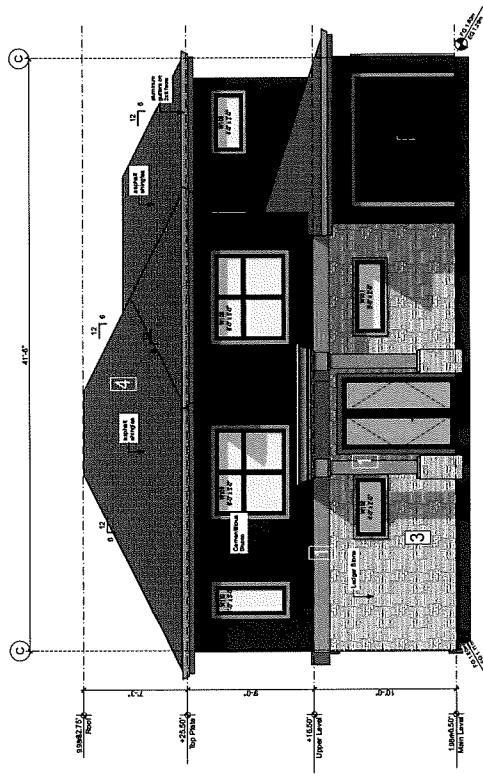
North
1/4" = 1'-0"



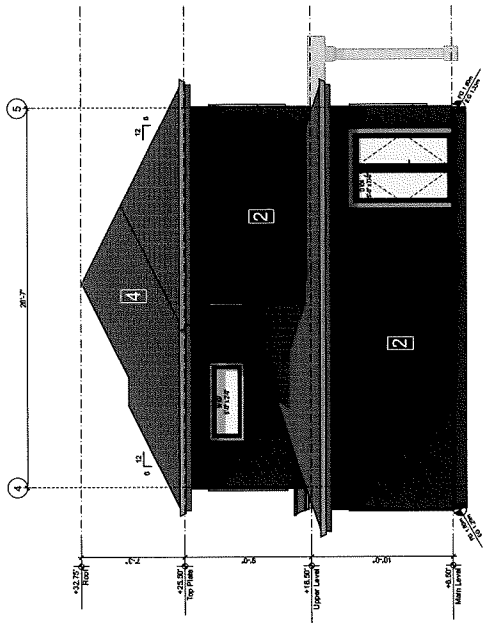
Proposed SSMUJ
 8591 Williams Road
 Richmond, BC

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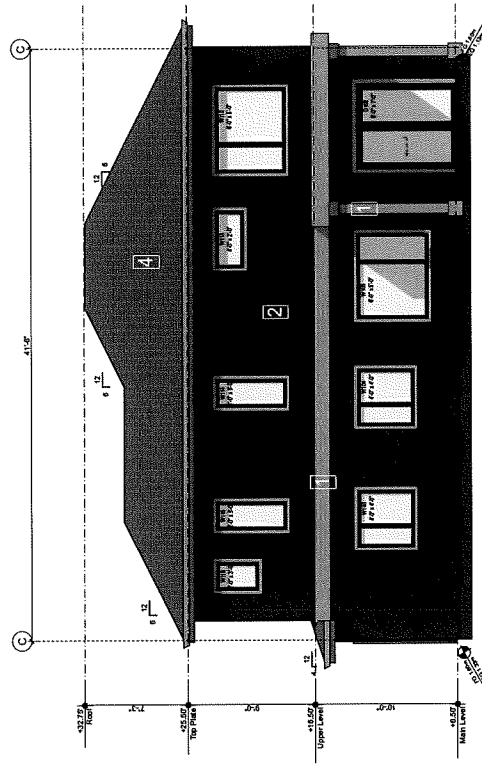
Units 2 & 3 Coloured Elevations	Revised for Development Permit	Revised: July 16, 2025
	Issued in response to staff comments	Issued: April 13, 2025
		A04



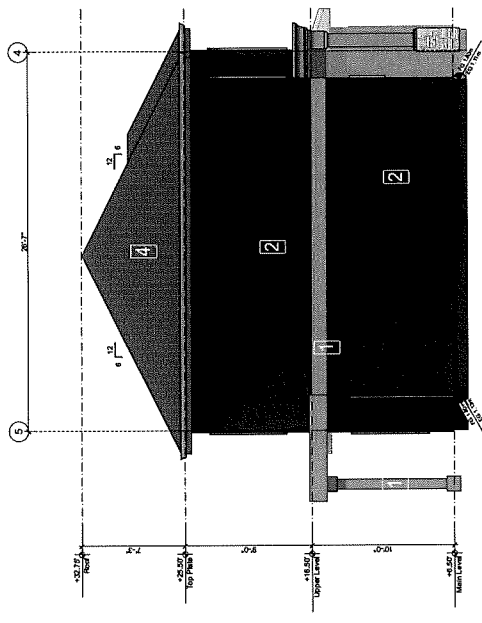
Unit 3 South
1/4" = 1'-0"



Unit 3 East
1/4" = 1'-0"



Unit 3 North
1/4" = 1'-0"



Unit 3 West
1/4" = 1'-0"

DORE DESIGN & DEVELOPMENT
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185 Wilkes Road, Surrey, BC V3L 2S4

1
Sweatshirt Gray
2126-40 Stucco

2
Anchor Gray
2126-30 Stucco

3
Arctic ProFit
Terrain Ledgerstone

4
IKO Cambridge Dual Black
Fibreglass Shingles

Unit 1 Coloured Elevations	
Prepared by: Dore Design & Development	Reviewed by: J. Lee, P. Lee
Scale: 1/4" = 1'-0"	
Date: 10/15/2024	
Project: 24-001	
Sheet: A05	

Proposed SSMUH
8591 Williams Road
Richmond, BC

The shingle and specifications of 8 drawings conform to BCBC 2024. All drawings are for information only. All dimensions are in metric unless noted.

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pmg
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Burnaby, British Columbia, V5C 0G9
P: 604-294-0011 | F: 604-294-0022

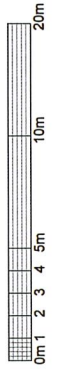
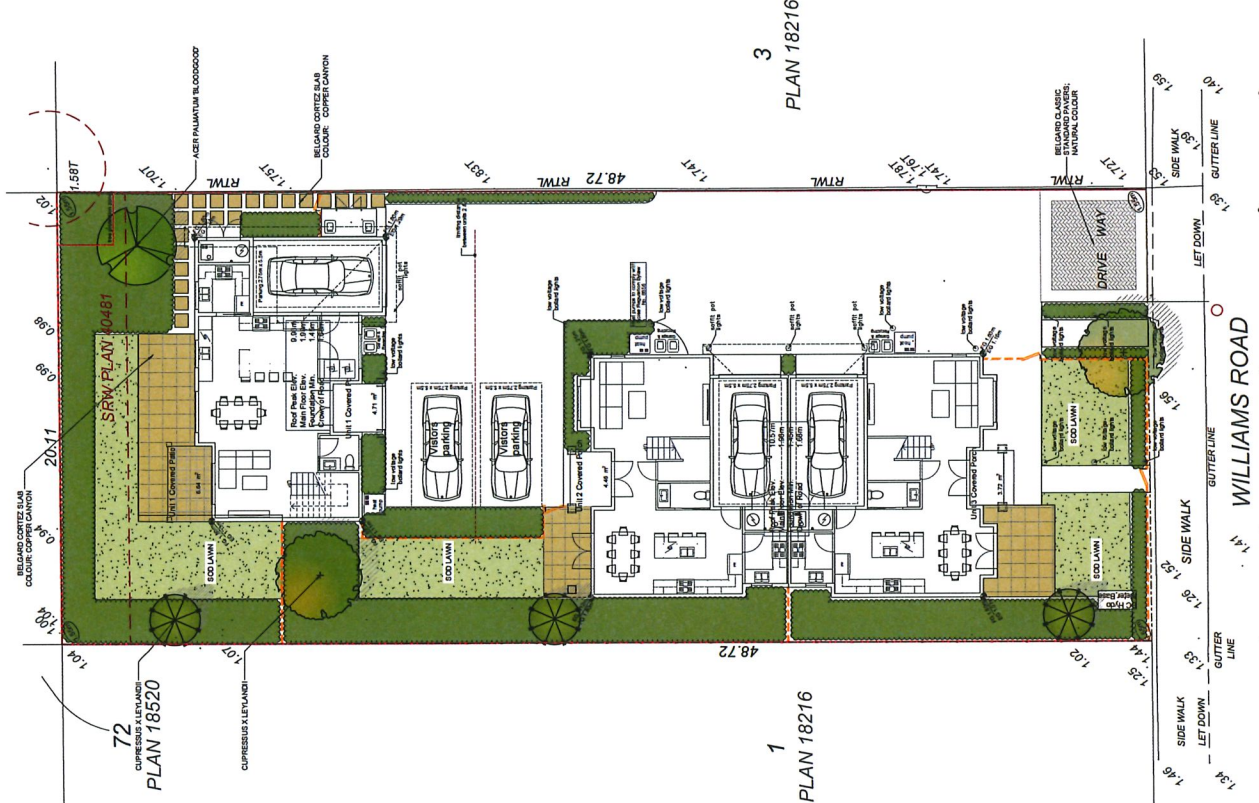
SEAL:

PLANT SCHEDULE		PMG PROJECT NUMBER: 25-123
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018	ACER PALMATUM 8L 00000000	PLANTED TREES
019	ACER RUBRUM 8L 00000000	PLANTED TREES
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100	ACER RUBRUM 8L 00000000	PLANTED TREES

TOTAL REPLACEMENT SEED TREES PROPOSED: 5

FENCING LEGEND

	6' WOOD FENCE
	42" FT. ALUMINUM FENCE



NO.	DATE	REVISION DESCRIPTION	DR.
1	25-JUL-23	PERMITS COMMENTS	DR.
2	25-JUL-23	REVISED PERMITS	DR.
3	25-JUL-23	REVISED PERMITS	DR.

PROJECT: RESIDENTIAL DEVELOPMENT

8551 WILLIAMS ROAD
RICHMOND, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 25-JUL-23
SCALE: 1:100
DRAWN: RU
CHECKED: YR
DESIGN: RU
PROJECT NUMBER: 25-123
DRAWING NUMBER: L1
OF 4

3123-2-2P