

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 29, 2026

Proposed SSMUH 8591 Williams Road



8591 Williams Road Units 2 & 3 - Front Perspective

Project Summary					
Proposal	Small Scale Multi-Unit				
Address	8591 Williams Road				
Zoning	RSM SSMUH				
Lot Size					
Lot Width	20.120 m.	66.0 ft.			
Lot Depth	46.730 m.	152.9 ft.			
Site Area	952.4 m ²	15,353 s.f.	Allowable FAR: 54.7%		
		ALLOWABLE	PROPOSED		
FAR 0.6 on 464.5 m ²	278.70 m ²	3000 s.f.			
FAR 0.30 in excess of 464.5 m ²	154.78 m ²	1666 s.f.			
Allowable FAR	433.48 m ²	4666 s.f.			
Flex Space Allowable	60.00 m ²	651 s.f.			
Stairs maximum 10m ² per dwelling	18.00 m ²	194 s.f.			
4.2A.1(c) Green Building System 2.35m ² per dwelling	5.11 m ²	55 s.f.			
Total FAR	536.59 m ²	5776 s.f.	535.2 m ² 5761 s.f.		
15% of floor area for covered areas	53.66 m ²	578 s.f.	24.70 m ² 266 s.f.		
Permitted Lot Coverage 45% for buildings	441.20 m ²	4749 s.f.	203.65 m ² 2193 s.f.		
Permitted non-porous surfaces 70%	696.31 m ²	7487 s.f.	620.59 m ² 6690 s.f.		
Landscaping with live plant material 20%	196.09 m ²	2111 s.f.	206.05 m ² 2187 s.f.		
Live landscaping min. 55% of required front yard	66.40 m ²	715 s.f.	71.25 m ² 767 s.f.		
Heights Based on proposed site elevations at site corners of 1.55 m.					
Maximum building height pitched roof	10.00 m.	32.81 ft.	6.74 m. 22.07 ft.		
Yards & Setbacks					
Front Yard	6.00 m.	19.69 ft.	6.62 m. 21.72 ft.		
Rear Yard	6.00 m.	19.69 ft.	6.00 m. 19.69 ft.		
Side yard for lots with a lot width of 20.0 m or greater	2.00 m.	6.56 ft.	1.31 m. 4.30 ft.		
Maximum Continuous Wall 50%	26.80 m.	87.93 ft.			
Unit 1 Garage	224.31	Unit 2 Garage	225.25	Unit 3 Garage	225.25
Unit 1 Main Level	779.03	Unit 2 Main Level	737.80	Unit 3 Main Level	780.05
Unit 1 Upper Level	901.89	Unit 2 Upper Level	960.51	Unit 3 Upper Level	946.76
	1,905.23 ft ²		1,923.60 ft ²		1,932.16 ft ²



8591 Williams Road Units 2 - Perspective



8591 Williams Road Units 1 - Perspective

Sheet Index	Layout Name
A01	Cover Sheet
A02	Site Plan & Survey
A03	Floor Area Overlay
A04	Unit 1, 2, 3 Coloured Elevations
A05	Unit 1 Coloured Elevations
A06	Main Floor Plans
A07	Upper Floor Plans
A08	Pool Plans
A09	Unit 2 & 3 Elevations
A10	Unit 1 Elevations
A11	Grades Elevations
A12	Site Access Study
L1	Landscaping Plan
L2	Landscaping Photo Plan
L3	Landscaping Coverage Plans
L4	Landscaping Details

Proposed SSMUH
8591 Williams Road
Richmond, BC

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The design and specifications of all drawings conforms to BCBC 2024. All drawings are to SCALE in the absence of a dimension the drawings maybe scaled.	
Cover Sheet	
Issued for Development Permit	Wednesday, July 16, 2023
Issued in response to staff comments	Monday, April 8, 2025
A01	

Legal Address

LOT B, BLOCK 4N, PLAN NWP 17358, SECTION 24, RANGE 7W,
NEW WESTMINSTER LAND DISTRICT.
PID 002 261 511

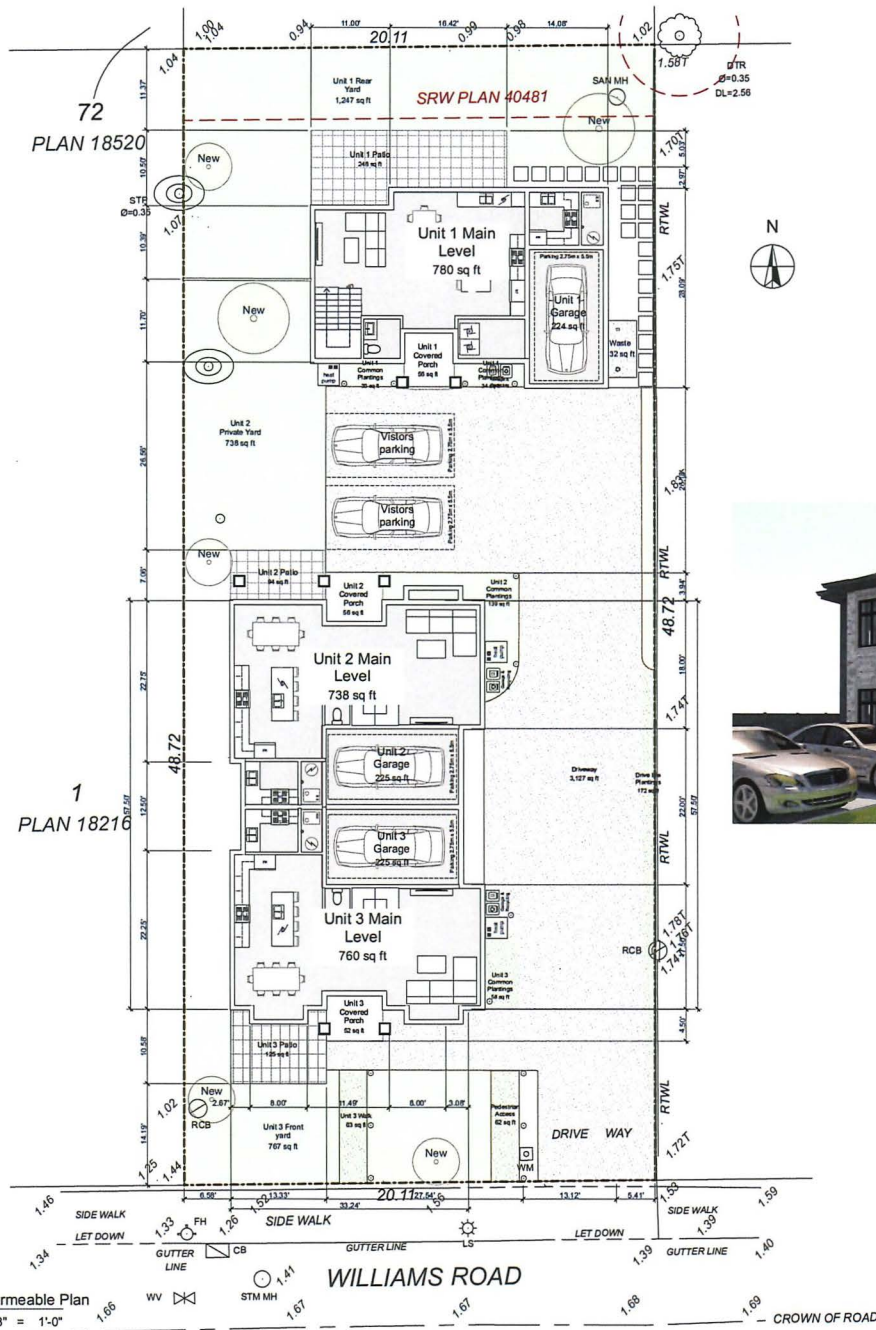
QBC Tree Consulting and Services Ltd.
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QBC Tree Consulting and Services Ltd.

pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
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GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com

Proposed SSMUH 8591 Williams Road



Project Summary

Proposal	Small Scale Multi-Unit	
Address	8591 Williams Road	
Zoning	RSM SSMUH	
Lot Size	Lot Width: 20.120 m (66.0 ft)	Lot Depth: 48.720 m (159.8 ft)
	Site Area: 982.4 m ² (10,553 s.f.)	Allowable FAR: 54.7%
	ALLOWABLE	PROPOSED
FAR 0.0 on 464.5 m ²	278.70 m ² (3000 s.f.)	
FAR 0.30 in excess of 464.5 m ²	154.78 m ² (1680 s.f.)	
Allowable FAR	433.48 m ² (4680 s.f.)	
Flex Space Allowable	80.00 m ² (861 s.f.)	
Stairs maximum 10m ² per dwelling	18.00 m ² (194 s.f.)	
4.3A.1(c) Green Building System 2.35m ² per dwelling	5.11 m ² (55 s.f.)	
Total FAR	528.29 m ² (5770 s.f.)	535.2 m ² (5701 s.f.)
10% of floor area for covered areas	53.65 m ² (578 s.f.)	24.70 m ² (266 s.f.)
Permitted Lot Coverage 45% for buildings	441.20 m ² (4748 s.f.)	203.05 m ² (2183 s.f.)
Permitted non-porous surfaces 70%	686.31 m ² (7387 s.f.)	630.59 m ² (6800 s.f.)
Landscaping with live plant material 20%	106.09 m ² (1141 s.f.)	206.09 m ² (2227 s.f.)
Live landscaping min. 55% of required front yard	60.40 m ² (653 s.f.)	71.26 m ² (767 s.f.)
Heights	Maximum building height pitched roof: 10.00 m (32.81 ft)	6.74 m (22.11 ft)
Yards & Setbacks	Front Yard: 6.00 m (19.69 ft)	6.82 m (22.38 ft)
Rear Yard: 6.00 m (19.69 ft)	6.00 m (19.69 ft)	6.00 m (19.69 ft)
Side yard for lots with a lot width of 20.0 m or greater: 2.00 m (6.56 ft)	6.58 m (21.59 ft)	1.31 m (4.30 ft)
Maximum Continuous Wall 50%: 28.80 m (94.65 ft)	28.80 m (94.65 ft)	28.80 m (94.65 ft)
Unit 1 Garage: 224.31 m ²	Unit 2 Garage: 225.35 m ²	Unit 3 Garage: 225.35 m ²
Unit 1 Main Level: 779.03 m ²	Unit 2 Main Level: 737.80 m ²	Unit 3 Main Level: 760.05 m ²
Unit 1 Upper Level: 901.89 m ²	Unit 2 Upper Level: 960.51 m ²	Unit 3 Upper Level: 946.76 m ²
		1,832.16 m ²

Proposed SSMUH 8591 Williams Road Richmond, BC

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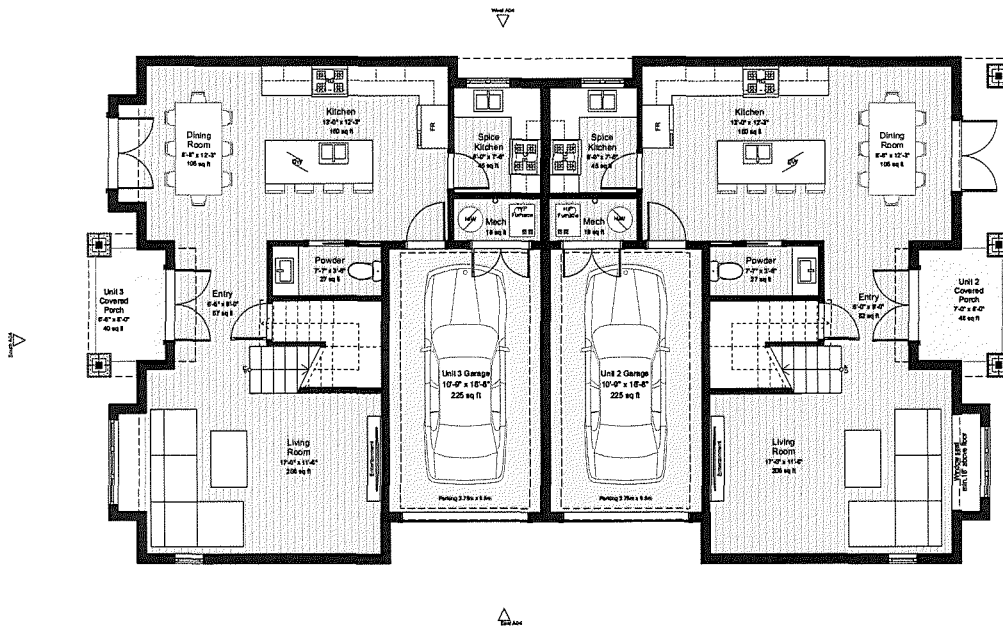


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Coversheet	
Issued for Development Permit	Wednesday, July 16, 2025
Thursday, April 23, 2020	

Sheet No.	Sheet Name
001	Cover Sheet
002	Site Plan & Survey
003	First Floor Overlay
004	Units 2 & 3 Covered Elevations
005	Unit 1 Covered Elevations
006	Unit 1 Common Elevations
007	Upper Floor Plans
008	Roof Plans
009	Unit 2 & 3 Elevations
010	Unit 1 Elevations
011	Common Elevations
012	Site Plan
013	Landscaping Plan
014	Landscaping Overlay Plan
015	Landscaping Change Plan
016	Landscaping Details

Impermeable Plan
1/8" = 1'-0"
1.46
1.34
1.33
1.30
1.26
1.41
1.67
1.67
1.68
1.69
CROWN OF ROAD



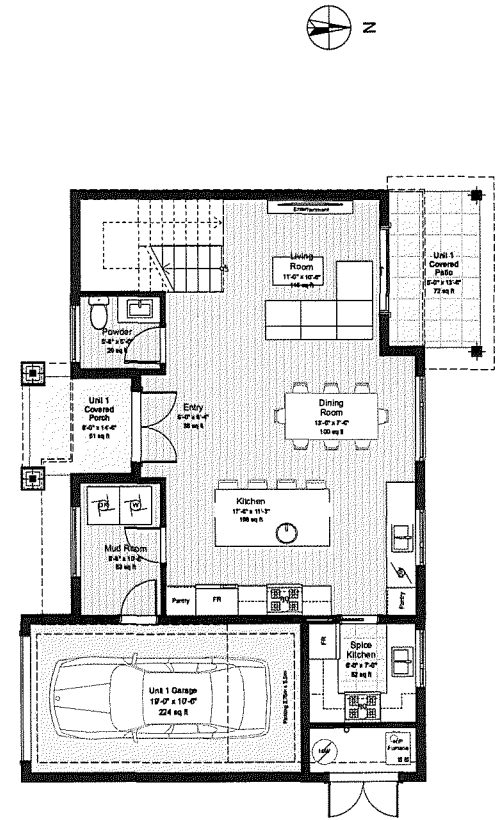
Main Level

1/4" = 1'-0"

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8591 Williams Road/ptg Thursday, April 22, 2023 12:39 PM

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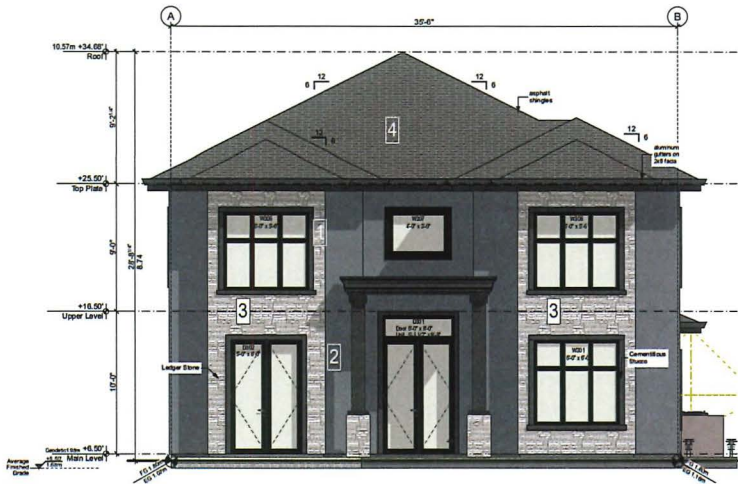


Proposed SSMUH
 8591 Williams Road
 Richmond, BC

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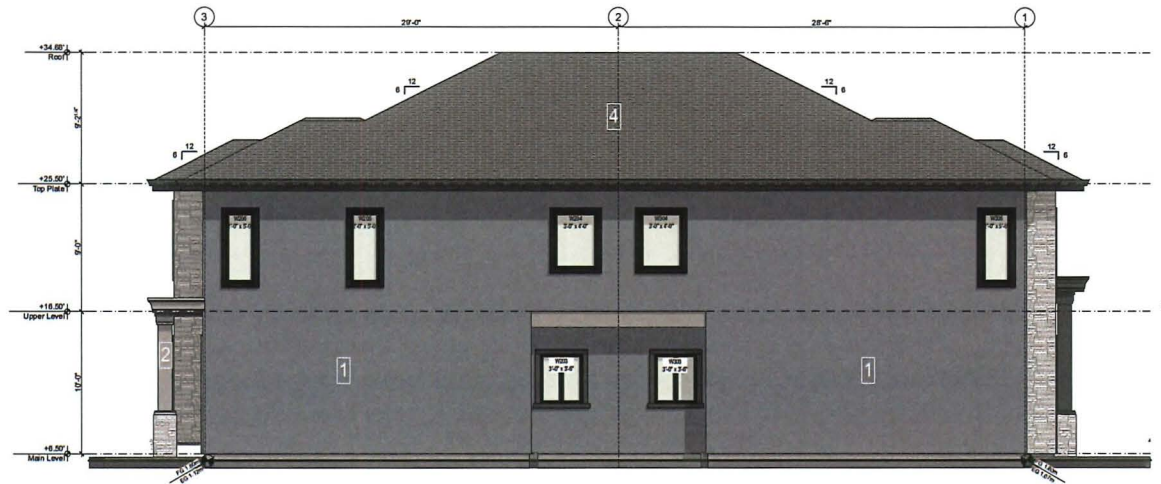
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Main Level Plans	
Issued for Development Permit	Wednesday, July 18, 2023
	Thursday, April 23, 2020
A2	



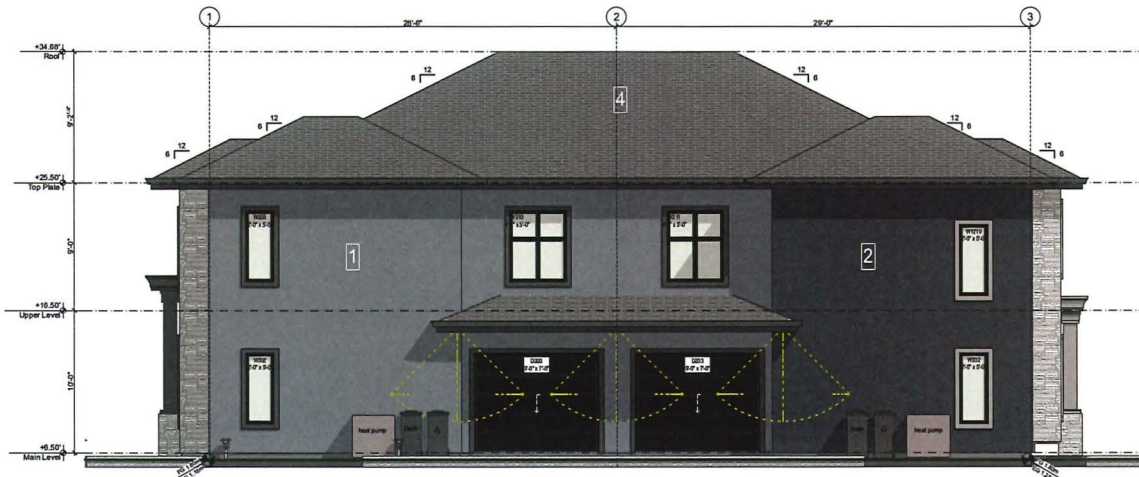
South

1/4" = 1'-0"



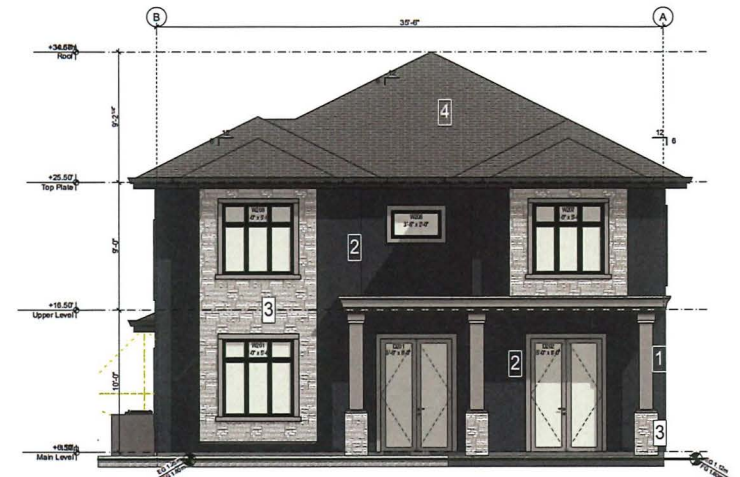
West

1/4" = 1'-0"



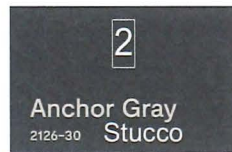
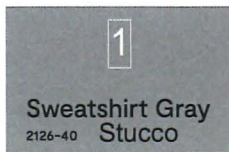
East

1/4" = 1'-0"



North

1/4" = 1'-0"



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8591 Williams Road, Monday, April 6, 2026 11:25AM

Proposed SSMUH
 8591 Williams Road
 Richmond, BC

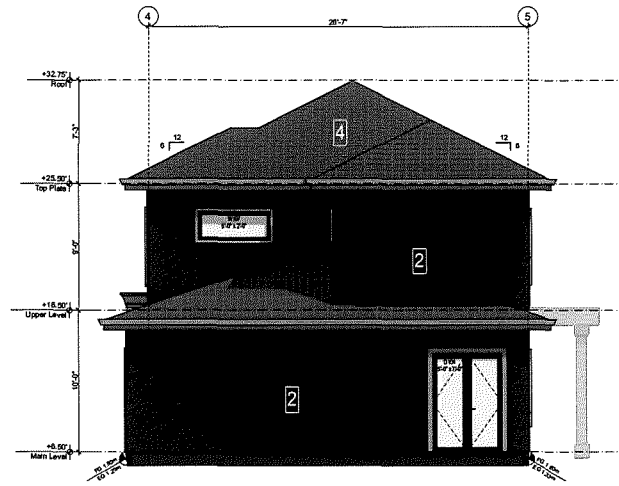
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Units 2 & 3 Coloured Elevations	
Issued for Development Permit	Wednesday, July 16, 2025
Issued in response to staff comments	Monday, April 6, 2026
A04	



Unit 3 South

1/4" = 1'-0"



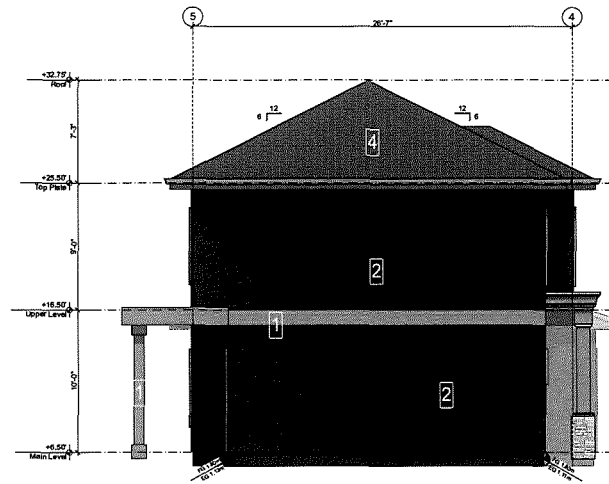
Unit 3 East

1/4" = 1'-0"



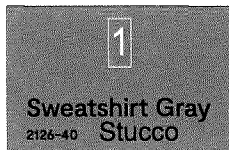
Unit 3 North

1/4" = 1'-0"



Unit 3 West

1/4" = 1'-0"



Proposed SSMUH
8591 Williams Road
Richmond, BC

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Unit 1 Coloured Elevations	
Issued for Development Permit	Wednesday, July 18, 2023
Issued in response to staff comments	Monday, April 8, 2023
A05	

