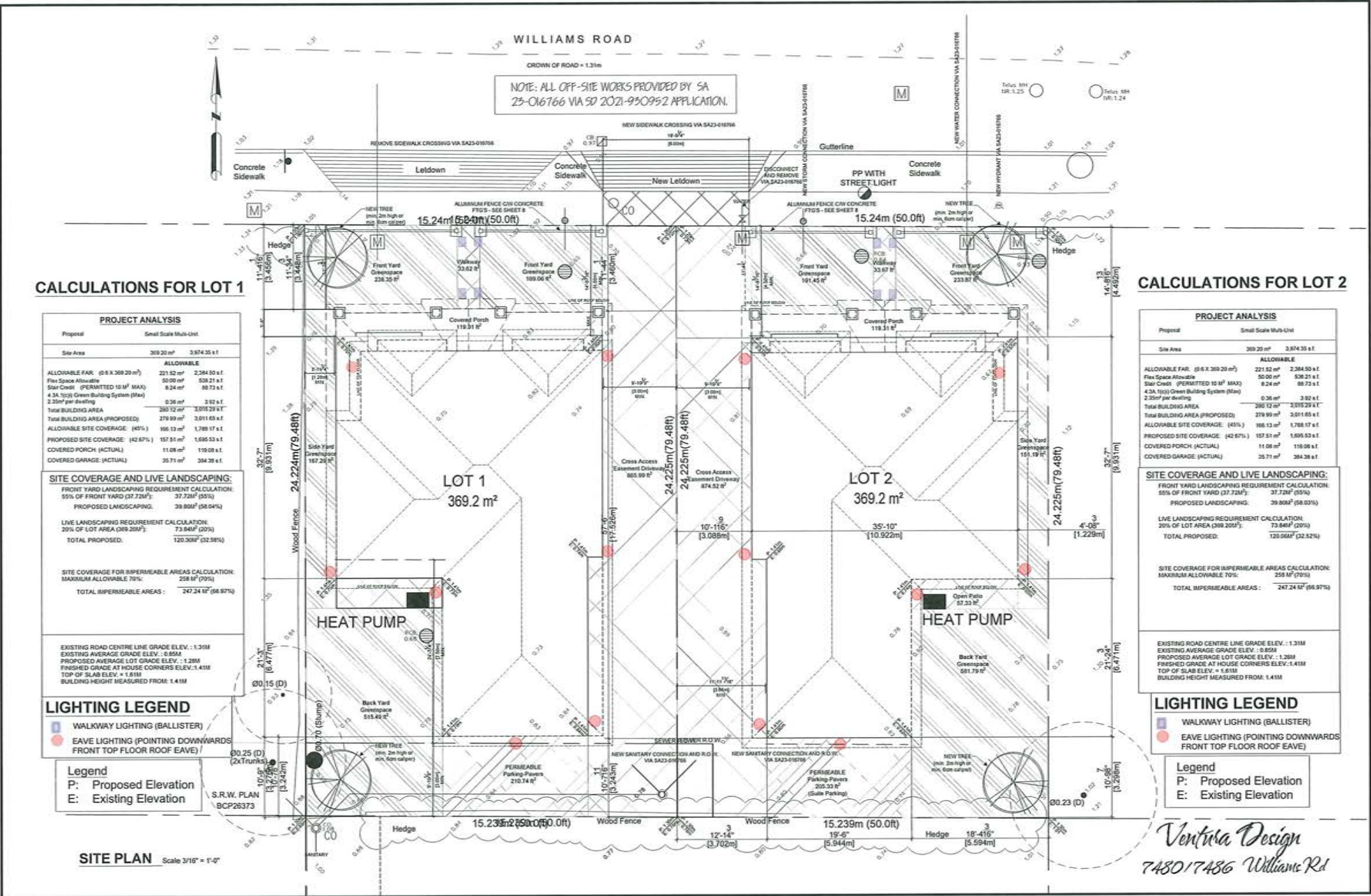


7480/7486 Williams Road - DP25-037757

March 11, 2026

Development Permit Panel Meeting

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



WILLIAMS ROAD
CROWN OF ROAD = 1.31m

NOTE: ALL OFF-SITE WORKS PROVIDED BY SA 25-016766 VIA SD 2021-950952 APPLICATION.

CALCULATIONS FOR LOT 1

PROJECT ANALYSIS		Small Scale Multi-Unit	
Proposed	Site Area	309.20 m ²	3,974.35 s.f.
ALLOWABLE			
ALLOWABLE FAR: (0.6 X 389.20 m ²)	231.52 m ²	2,384.93 s.f.	
Flex Space Allowable	50.00 m ²	538.21 s.f.	
Star Credit (PERMITTED 10 m ² MAX)	8.24 m ²	88.73 s.f.	
4.3A.1(c) Green Building System (Max)			
2.30m ² per dwelling	0.36 m ²	3.92 s.f.	
Total BUILDING AREA	289.12 m ²	3,015.29 s.f.	
Total BUILDING AREA (PROPOSED)	279.99 m ²	2,911.63 s.f.	
ALLOWABLE SITE COVERAGE: (40%)	156.13 m ²	1,788.17 s.f.	
PROPOSED SITE COVERAGE: (42.67%)	157.51 m ²	1,895.53 s.f.	
COVERED PORCH (ACTUAL)	11.08 m ²	119.08 s.f.	
COVERED GARAGE (ACTUAL)	35.71 m ²	384.39 s.f.	

SITE COVERAGE AND LIVE LANDSCAPING:	
FRONT YARD LANDSCAPING REQUIREMENT CALCULATION:	
55% OF FRONT YARD (37.72M ²):	37.72M ² (50%)
PROPOSED LANDSCAPING:	39.89M ² (58.04%)
LIVE LANDSCAPING REQUIREMENT CALCULATION:	
20% OF LOT AREA (389.20M ²):	73.84M ² (20%)
TOTAL PROPOSED:	120.30M ² (32.58%)

SITE COVERAGE FOR IMPERMEABLE AREAS CALCULATION:	
MAXIMUM ALLOWABLE 70%:	
272.44 M ² (68.97%)	

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

CALCULATIONS FOR LOT 2

PROJECT ANALYSIS		Small Scale Multi-Unit	
Proposed	Site Area	309.20 m ²	3,974.35 s.f.
ALLOWABLE			
ALLOWABLE FAR: (0.6 X 389.20 m ²)	231.52 m ²	2,384.93 s.f.	
Flex Space Allowable	50.00 m ²	538.21 s.f.	
Star Credit (PERMITTED 10 m ² MAX)	8.24 m ²	88.73 s.f.	
4.3A.1(c) Green Building System (Max)			
2.30m ² per dwelling	0.36 m ²	3.92 s.f.	
Total BUILDING AREA	289.12 m ²	3,015.29 s.f.	
Total BUILDING AREA (PROPOSED)	279.99 m ²	2,911.63 s.f.	
ALLOWABLE SITE COVERAGE: (40%)	156.13 m ²	1,788.17 s.f.	
PROPOSED SITE COVERAGE: (42.67%)	157.51 m ²	1,895.53 s.f.	
COVERED PORCH (ACTUAL)	11.08 m ²	119.08 s.f.	
COVERED GARAGE (ACTUAL)	35.71 m ²	384.39 s.f.	

SITE COVERAGE AND LIVE LANDSCAPING:	
FRONT YARD LANDSCAPING REQUIREMENT CALCULATION:	
55% OF FRONT YARD (37.72M ²):	37.72M ² (50%)
PROPOSED LANDSCAPING:	39.89M ² (58.04%)
LIVE LANDSCAPING REQUIREMENT CALCULATION:	
20% OF LOT AREA (389.20M ²):	73.84M ² (20%)
TOTAL PROPOSED:	120.30M ² (32.52%)

SITE COVERAGE FOR IMPERMEABLE AREAS CALCULATION:	
MAXIMUM ALLOWABLE 70%:	
272.44 M ² (68.97%)	

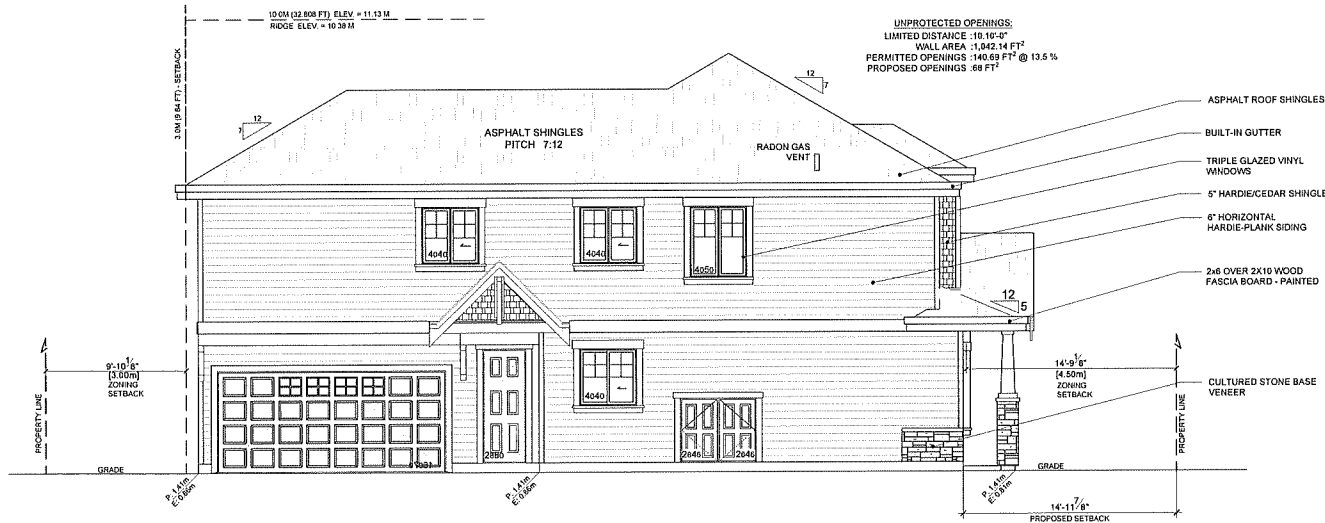
EXISTING ROAD CENTRE LINE GRADE ELEV.: 1.31M
EXISTING AVERAGE GRADE ELEV.: 0.85M
PROPOSED AVERAGE LOT GRADE ELEV.: 1.28M
FINISHED GRADE AT HOUSE CORNERS ELEV.: 1.41M
TOP OF SLAB ELEV.: 1.61M
BUILDING HEIGHT MEASURED FROM: 1.41M

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

Legend
P: Proposed Elevation
E: Existing Elevation

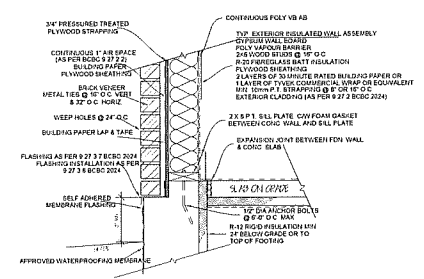
Ventura Design
7480/7486 Williams Rd

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

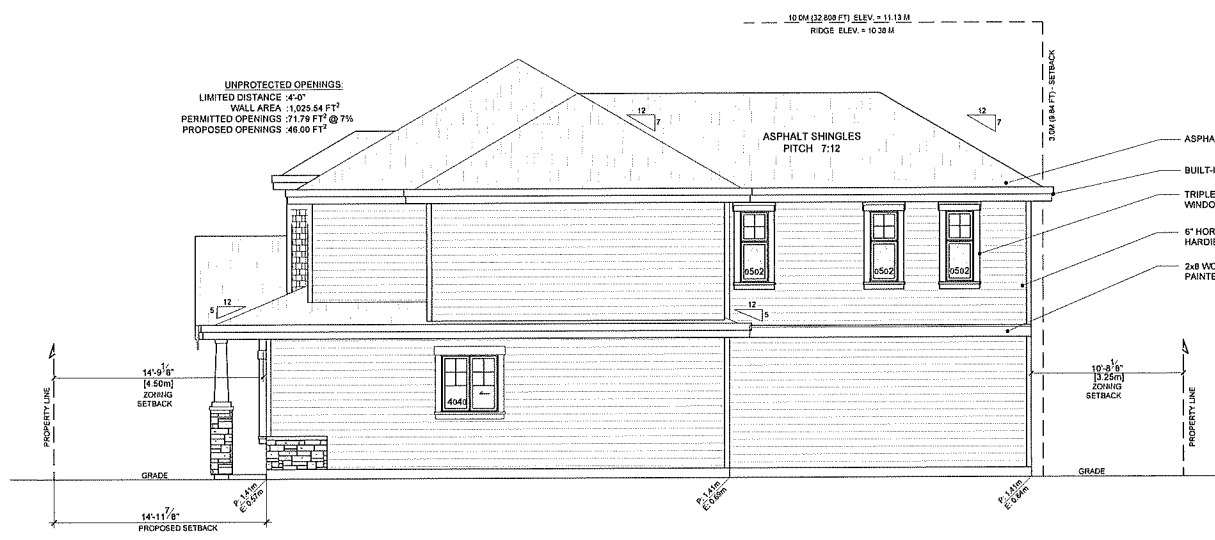


Side (West) Elevation
Scale 1/4" = 1'-0"

ROCK VENEER ROCK DETAIL

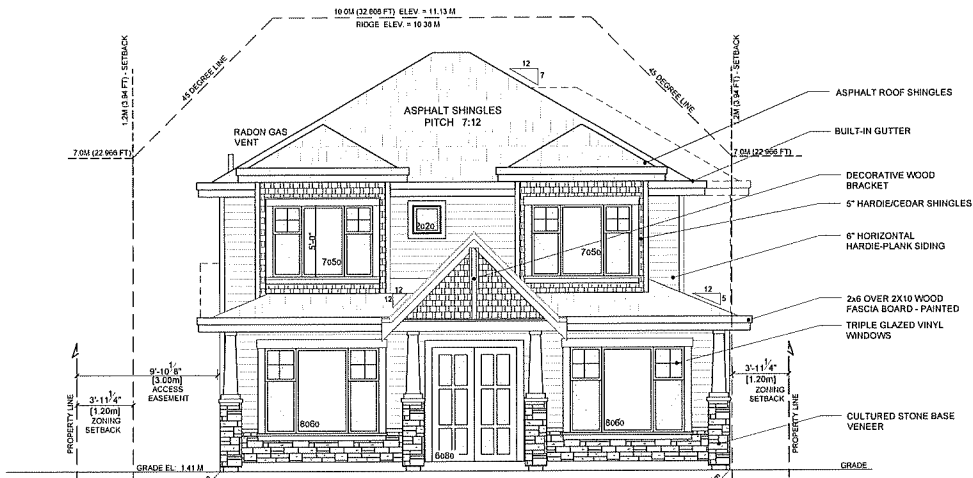


Rock DETAIL
Scale 1/4" = 1'-0"

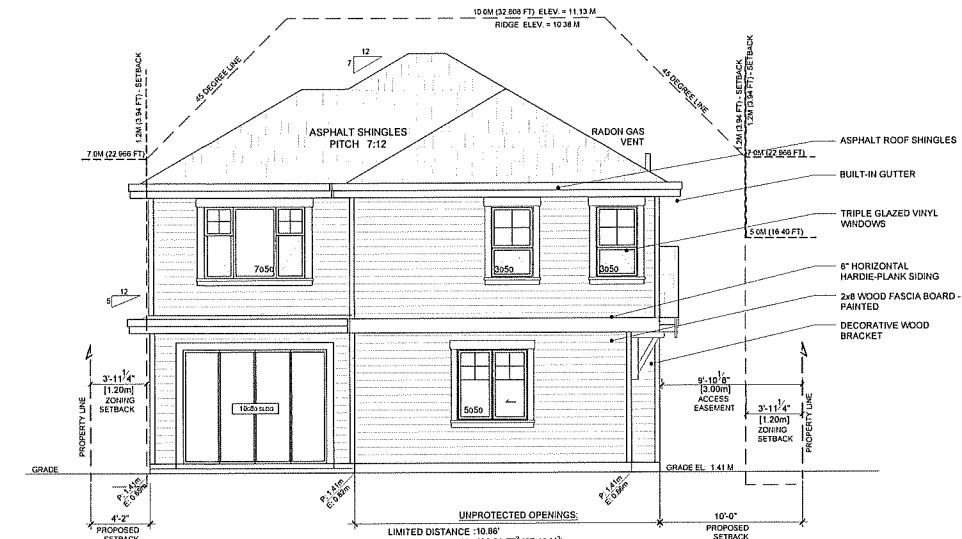


Side (East) Elevation
Scale 1/4" = 1'-0"

Ventura Design
7480 Williams Rd - Sh. 6

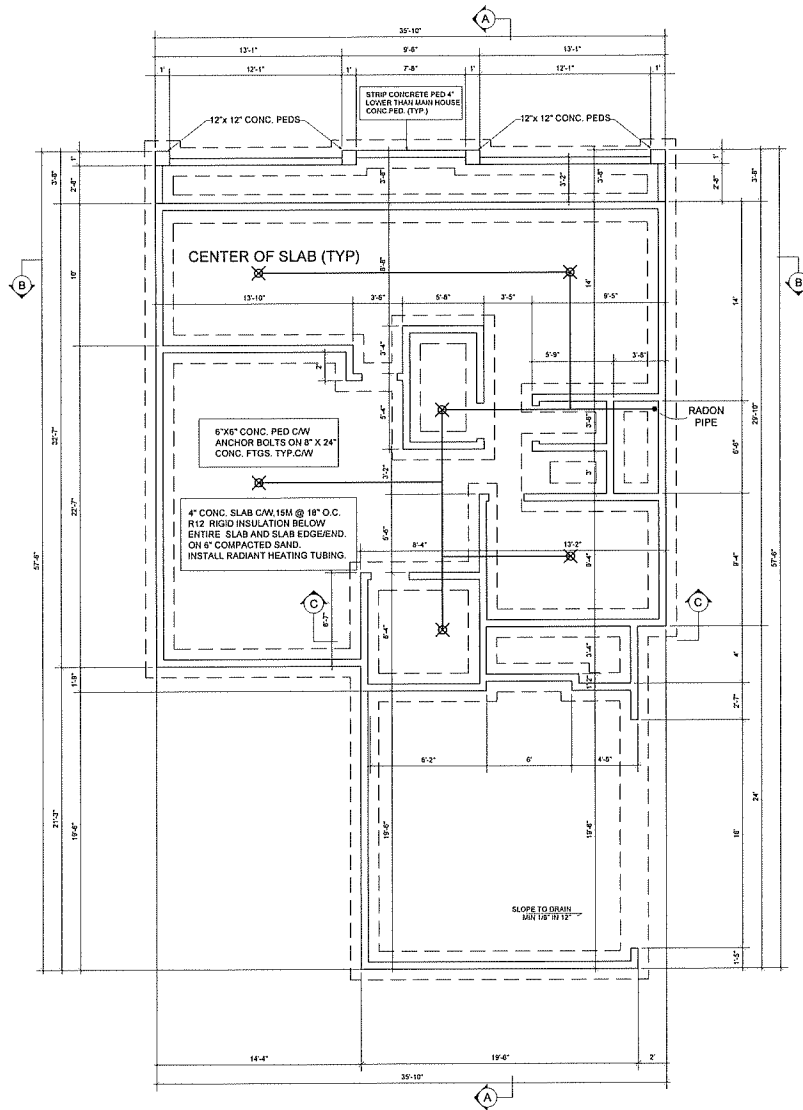


Front (North) Elevation
Scale 1/4" = 1'-0"



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

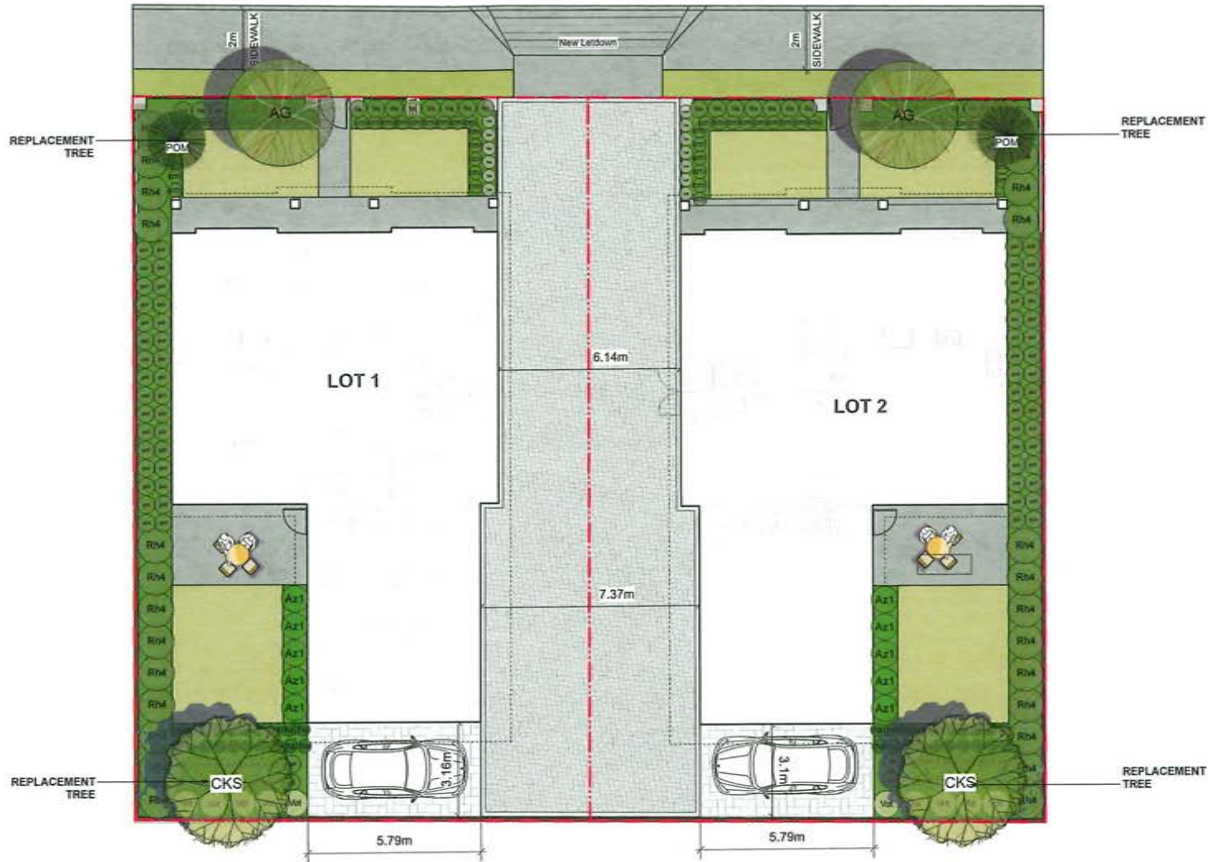
UNPROTECTED OPENINGS:
LIMITED DISTANCE - 10.86'
WALL AREA - 403.21 FT² (37.46 M²)
PERMITTED OPENINGS - 85.69 FT² @ 21.5%
PROPOSED OPENINGS - 55 FT²



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

Ventura Design
7480 Williams Rd - Sk. 7

WILLIAMS ROAD



ONSITE PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES (DECIDUOUS & CONIFEROUS)					
AG	<i>Acer japonicum</i>	Japanese Maple	2	5cm cal.	
CKS	<i>Conium maculatum</i>	Pink Japanese Dogwood	2	8cm cal.	replacement tree
POH	<i>Picea amurica</i>	Siberian Spruce	2	4.0m Height	replacement tree
SHRUBS					
A21	<i>Azalea japonica 'Gumpo Pink'</i>	Gumpo Pink Azalea	10	#2 pot.	
B24	<i>Rhododendron 'PJM'</i>	PJM Rhododendron	25	#2 pot.	
S24	<i>Spiraea japonica</i>	Japanese Spiraea	31	#2 pot.	
V21	<i>Vaccinium ovatum 'Thunderbird'</i>	Thunderbird Evergreen Huckleberry	10	#2 pot.	
PERENNIALS & GROUNDCOVERS					
lav	<i>lavandula angustifolia</i>	English Spice Lavender	13	#2 pot.	
pol	<i>Polystichum munifolium</i>	Western sword fern	92	#1 pot.	
ORNAMENTAL GRASSES & BAMBOOS					
csi	<i>Carex morrowii 'Ice Dance'</i>	Ice Dance Japanese Sedge	60	#1 pot.	
ha	<i>Habenaria macro 'Aureola'</i>	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.



**HOMING
LANDSCAPE
ARCHITECTURE**

ADDRESS: 1423 WYTH AVENUE,
VANCOUVER, BC, CANADA V6H 1K9
CELL: 778-322-3558
EMAIL: HOMINGLANDSCAPE@GMAIL.COM

DO NOT SCALE THE DRAWINGS. COPYRIGHT RESERVED. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENTS ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

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**

LANDSCAPE LEGENDS

SYMBOL MATERIALS

	CIP CONCRETE PAVING
	CONCRETE UNIT PAVER FOR DRIVEWAY
	PERMEABLE PAVER FOR PARKING LOT
	GRAVEL
	LAWN
	PLANTING BED
	6"-0" HIGH WOOD FENCE
	MAX. 4" HIGH METAL FENCE
	STEPPING STONE PATH

LANDSCAPE NOTES

- DO NOT SCALE DRAWINGS.
- LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
- ALL EXISTING INFORMATION APPROXIMATE ONLY. VERIFY ALL EXISTING GRADES AND DIMENSIONS WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR IS TO PROTECT ALL EXISTING UTILITIES, HARD SURFACES, STRUCTURES, WALLS, AND TREES FOR DURATION OF CONSTRUCTION.
- THE LOCATION OF ALL PROPOSED HARDSCAPE AND SITE FURNISHINGS ARE TO BE FLAGGED OUT ONSITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL OFF-SITE WORKS TO CONFORM TO CITY OF RICHMOND STANDARDS.
- LAYOUT OF ALL OFF-SITE WORKS, INCLUDING FURNISHINGS, PATHWAYS, WALLS, PLANTING, ETC., TO BE CONFIRMED WITH CITY OF RICHMOND PRIOR TO INSTALLATION.

GRADING LEGEND

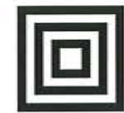
KEY DESCRIPTION

+FG 1.30m	PROPOSED SPOT ELEVATIONS
+TW 1.60m	PROPOSED TOP OF WALL ELEVATION
+BW 1.30m	PROPOSED BOTTOM OF WALL ELEVATION
+TS 1.41m	PROPOSED TOP OF STAIR ELEVATION
+BS 1.21m	PROPOSED TOP OF STAIR ELEVATION
2%	SLOPE PERCENTAGE
X 1.03	EXISTING ELEVATIONS, PER SURVEY



GRADING NOTES

- DO NOT SCALE DRAWINGS.
- ALL GRADING INFORMATION IS PRELIMINARY ONLY.
- REFER TO CIVIL DRAWINGS OFF-SITE ROAD GRADING INFORMATION.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING ELEVATIONS.
- ALL EXISTING SURVEY INFORMATION APPROXIMATE. VERIFY ALL EXISTING GRADES WITH SITE CONDITIONS. REPORT DISCREPANCIES TO CONSULTANT TEAM PRIOR TO PROCEEDING.
- THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE CONSULTANT TEAM PRIOR TO PROCEEDING.
- UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES. SOFT LANDSCAPE AREAS TO BE A MAXIMUM 3:1 SLOPE.



HOMING LANDSCAPE ARCHITECTURE

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Revisions

NO.	Date	Note
A	2022-05-08	ISSUED FOR REZONING APPLICATION
B	2025-01-23	ISSUED FOR REZONING/IDP

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