



**To:** Richmond City Council

**Date:** November 7, 2025

**From:** Wayne Craig  
Chair, Development Permit Panel

**File:** DP 21-936427

**Re:** Development Permit Panel Meeting Held on October 29, 2025

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**Staff Recommendation**

That the recommendation of the Panel to authorize the approval of changes to the Development Permit (DP 21-936427) issued for the properties located at 10380 No. 4 Road, be endorsed and the changes be deemed to be in general compliance with the permit.

Wayne Craig  
Chair, Development Permit Panel

## Panel Report

The Development Permit Panel considered the following item at its meeting held on October 29, 2025.

GENERAL COMPLIANCE TO DP 21-936427 – KADIUM NO. 4 DEVELOPMENT LTD. –  
10380 NO. 4 ROAD  
(October 29, 2025)

The Panel considered a General Compliance Development Permit (DP) application to permit changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved DP (DP 21-936427).

The applicant, Jason Liang, of Kadium No. 4 Development Ltd. and the applicant's architect provided a brief visual presentation highlighting the proposed changes:

- As part of the rezoning considerations in 2021, the approved tree protection and replacement plan identified two trees that were to be relocated on-site, and which required them to be removed and temporarily transplanted off-site during construction.
- Maple Leaf Tree Movers Ltd. (Maple Leaf) provided an assurance letter outlining the methodology and procedure to relocate Tree #422, a Japanese maple, and Tree #435, a Pink snowbell and were subsequently hired to transplant both trees temporarily off-site (April-July 2022).
- A few months later, Maple Leaf advised the developer that Tree #435 did not survive, and on October 17, 2023, the project arborist undertook a field review to the off-site location at 14571 Westminster Hwy. and found that although Tree #422 was likely to survive, Tree #435 had not survived the temporary relocation and would need to be replaced.
- Tree #435 is proposed to be replaced with one large tree, a 10 cm Dawyck Purple beech tree, in the same location that was proposed for the transplanted tree on the property.
- The applicant proposes to increase the fence height along the north property line from 4 ft. to 5 ft. in response to the neighbour to the north requesting that the fence be increased for improved privacy.
- The project team reviewed and confirmed the fence could be raised to 5 ft. while remaining in full compliance with Richmond City Bylaw.
- The applicant proposes to replace the previously proposed Allan Block retaining wall with timber. This change would apply to the rear yards of the east side of the development adjacent to the utility Statutory Right-of-Way (SRW) area.
- A perimeter drain runs approximately 8 inches west of the SRW, leaving only 8 inches between the perimeter of the drain and the SRW boundary, which could not accommodate a 12-inch Allen Block as originally intended.
- Following discussion with the design team and Landscape Architect, a timber retaining wall (4 inches x 6 inches) is proposed instead, which has a thinner profile, will fit within the space, also provides the same durability and structural integrity and will match the wood fence style along the east property line.

Staff noted (i) the development is currently under construction, (ii) tree retention was originally assessed as part of the rezoning application, (iii) the applicant has provided detailed accounting of the tree relocation process and has agreed to plant an upsized tree, a 10 cm Dawyck Purple beech tree, in the same location that Tree #435 was to be replanted to, (iv) proposed changes to the fence and retaining wall are consistent with the site zoning, and (v) the City continues to hold a security to ensure the landscaping works are completed in accordance with approved plans.

The Panel queried the typical success rate of transplanted large trees and if there were limitations to the size of the replacement trees (e.g., 10 cm). In response, Terry Thrall, Project Arborist, Woodridge Tree Consulting, noted (i) in general, he rarely recommends tree relocation as it is often (over 50%) unsuccessful and optimal conditions are needed, and (ii) a 10 cm calibre tree is considered to be an upsize tree and would be as large as commercially available for most types of trees.

In response to a further query with respect to the fencing along the north property line in relation to the front yard setback, Denitsa Dimitrova, PMG Landscape Architect, confirmed there will be a 1.0 m high fence within the front yard setback, and then the 5 ft. fence extends from the end of the setback beyond.

The Panel commended the developer and arborist for efforts made to retain Tree #435, noting the care and attention that was paid.

The Panel recommends that the permit be deemed to be in general compliance with the Development Permit (DP 17-768248).