



To: Richmond City Council

Date: March 10, 2026

From: Wayne Craig
Chair, Development Permit Panel

File: DP 25-009725
DP 22-022003

**Re: Development Permit Panel Meeting Held on August 27, 2025 and
November 13, 2025**

Staff Recommendations

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (and DP 25-009725) for 100 Douglas Crescent; and
 - b) a Development Permit (DP 22-022003) for the property at 14511 Westminster Highway.

be endorsed and the Permits so issued.

Wayne Craig
General Manager, Planning and Development

Panel Reports

The Development Permit Panel considered the following items at its meetings held on August 27, 2025 and November 13, 2025.

DP 25-009725 – ALON GAL – 100 DOUGLAS CRESCENT (August 27, 2025)

The Panel considered a Development Permit (DP) application to permit the retention of an existing unauthorized rear yard infill unit on a site zoned "Small-Scale Multi-Unit Housing (RSM/L)".

The application includes two variances, including reducing the minimum required side yard setback for the rear yard infill unit from 1.2 m to 1.0 m, and reducing the minimum required building separation between the rear yard infill unit and the principal dwelling from 6.0 m to 2.1 m.

The applicant's partner, Orly Gal, provided a brief visual presentation highlighting:

- The applicant acknowledged that the existing two-storey rear yard infill unit was built without appropriate permits and expressed a commitment to comply with the City's requirements.
- The existing two-storey rear yard infill unit was designed to match the form, character and scale of the primary dwelling on the subject lot.
- Two outdoor parking spaces are provided on-site via the lane for the use of residents of the primary dwelling and rear yard infill unit.
- A garbage and recycling area is provided for the use of residents of both units.
- Wall-mounted downward-facing lighting is installed at the main entry of the rear yard infill unit to highlight the entry but avoid light spillover onto adjacent properties.
- The outdoor amenity area, consisting of a deck and grassed area, is provided for the shared use of residents of the two units.
- The existing rear yard infill unit complies with the zoning for the subject lot except for the proposed variance to the west side yard setback and the required building separation between the principal dwelling and rear yard infill unit.
- There are no windows on the west elevation to reduce potential privacy concerns with the adjacent property to the west.
- A Building Permit (BP) application will be submitted by the applicant to ensure BC Building Code compliance relating to fire protection and other Code requirements.
- The applicant will register an aircraft noise sensitive use covenant and a flood plain indemnity covenant on Title prior to DP issuance.

Staff noted that (i) staff have reviewed the subject site's land use and density and confirmed the existing building to be in compliance with the "Small-Scale Multi-Unit Housing (RSM/L)" zoning of the subject site, (ii) the applicant is required to apply for a BP prior to DP issuance that addresses deficiencies that were identified as part of the Building Code Compliance Report submitted by the applicant, (iii) staff conducted a site visit and the existing landscaping was found to be in good health and good condition, and (iv) as the outdoor amenity space between the principal dwelling and

rear yard infill unit is for shared use and to secure the unit as rental the applicant has agreed to register a covenant on Title restricting the stratification of the rear yard infill unit.

In reply to queries from the Panel, the applicant noted (i) the circumstances and reasons for the rear yard infill unit being constructed without appropriate building permits, including the purchase of the subject property and construction of the rear yard infill unit during the pandemic, (ii) the rear yard infill unit's exterior lighting includes building-mounted, downward-focused lighting, (iii) the two outdoor parking stalls are for the use of residents of the principal dwelling and rear yard infill unit, (iv) a Building Code Compliance Report has been submitted by the applicant, and (v) the applicant has not received any complaint from their neighbours regarding privacy concerns as a result of the construction of the two-storey rear yard infill unit.

Additionally, staff confirmed that the Building Code Compliance Report prepared by the applicants' consultants is on file and has been reviewed by staff.

The Panel noted the applicant's explanation for the construction of the rear yard infill unit without appropriate permits, resulting in a complicated process for the retroactive inspection of the building and a more costly undertaking than applying for permits prior to construction.

Following the meeting, the applicant has submitted their building permit application to address the deficiencies identified by their code consultant, which will facilitate inspection of the construction of the building.

The Panel recommends the Permit be issued.

DP 22-022003 – HARDEV S. CHANE – 14511 WESTMINSTER HIGHWAY
(November 13, 2025)

The Panel considered a DP application to permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

The applicant's Environmental Professional, Susan Van Der Ende, of Madrone Environmental Services Inc., provided a brief visual presentation highlighting:

- The Agricultural Land Commission (ALC) has approved a Notice of Intent to import fill material to raise the land and improve the drainage conditions to allow for farming activities in the rear of the property.
- The existing 4.5 m wide water crossing will be widened to 7.0 m in the same location to improve water flow and access to the site for both residential and farm vehicles. The widening will result in a small loss of Riparian Management Area (RMA).
- On-site trees within the RMA will be retained and not impacted.
- The applicant proposes to undertake removal of invasives (including blackberry) within the RMA and provide approximately 89 m² of landscaping area within the proposed farm home plate, including 2 magnolia trees, 18 Persian spire trees and 60 May green shrubs as part of the ESA compensation.

Staff noted that (i) compensation is being provided on-site within the farm home plate in the form of landscaping, consisting of 20 new trees and approximately 60 shrubs, (ii) the applicant is proposing removing invasive species within the RMA, reseeded with native plants and coordinating this work with their proposed watercourse crossing application, and (iii) the location of the farm home plate has been reviewed and supported by the City's Food Security and Agricultural Advisory Committee taking into account the proposed location of the driveway crossing and the grading difference between the existing driveway and the proposed home plate.

In reply to queries from the Panel, staff noted that (i) staff is coordinating with the City's Engineering department to ensure the ESA permit is granted prior to the water course crossing permit application being approved so that all works are properly coordinated with one another, and (ii) following the issuance of the ESA development permit the applicant would be required to obtain BP issuance prior to construction of the single-family home.

The Panel expressed support for the application, noting the applicant's efforts to retain the trees within the RMA.

The Panel recommends the Permit be issued.