



City of Richmond

Report to Council

To: Richmond City Council

Date: June 29, 2026

From: Roeland Zwaag
Panel Member, Development Permit Panel

File: DP 18-797127

Re: **Development Permit Panel Meeting Held on June 10, 2026**

Staff Recommendation

That the recommendation of the Panel to authorize the cancellation of Development Permit (DP 18-797127) for the property at 8131 Westminster Highway, be endorsed and the Permit be released from Title.

Roeland Zwaag, General Manager, Engineering and Public Works

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 10, 2026.

DP 18-797127 – XANADU PROJECT LIMITED PARTNERSHIP – 8131 WESTMINSTER HIGHWAY
(June 10, 2026)

The Panel considered the cancellation of a Development Permit (DP) application.

Jun Nan, Vice President of Xanadu Development Limited Partnership (the property owner), provided background information on the applicant's request to cancel DP 18-797127 issued by Council, noting that the owner no longer wishes to proceed with the approved development due to current and future market conditions and is requesting the landscape security deposit be released to cover expenses.

Staff noted that (i) the cancellation of the approved DP would remove the notice of permit from Title, (ii) the existing zoning of the subject site would remain unchanged, (iii) the servicing agreement is also proposed to be modified to reflect the works constructed to date, and (iv) the subject site would require a future DP to redevelop.

The Panel spoke to cancelling the DP and returning the landscape security deposit, noting that the subject site is in a prominent location in the city centre and hopes that the site will be well secured.

The Panel recommends the Permit be cancelled.