



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: March 28, 2022
File: DV 21-930451
Re: **Development Permit Panel Meeting Held on March 16, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DV 21-930451) for the property located at 10620 Williams Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 16, 2022.

DV 21-930451 – SPEERA VENTURES INCORPORATED – 10620 WILLIAMS ROAD
(March 16, 2022)

The Panel considered a Development Variance Permit (DVP) to vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention, and permit the required private outdoor space to be located in the front yard instead of the rear yard.

Applicant, Jeffery Wu, of Speera Ventures Incorporated, provided a brief presentation and noted that the two proposed variances are requested to: (i) enable the building footprint to shift towards the rear of the property in order to retain the existing significant Cedar tree in the front yard, and (ii) locate the required private outdoor space in the front yard which would consist of a raised wooden deck surrounding the Cedar tree and allow the shared use of the front yard by the single-family home owner and future tenant of the secondary suite.

Staff commended the applicant's efforts to retain the existing significant Cedar tree.

In reply to Panel queries, Jeffery Wu confirmed that the existing Cedar tree will be pruned prior to and after the construction of the proposed wooden deck under the supervision of the project arborist and taking into consideration the health of the tree.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support for the project, noting that the applicant's efforts to retain the existing significant tree on the site are appreciated.

The Panel recommends the Permit be issued.