



**Development Permit Panel
Thursday, October 1, 2026**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Hopkins, Director, Policy Planning, Chair
Suzanne Bycraft, Director, Public Works
James Cooper, Director, Building Approvals

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 16, 2026, be adopted.

CARRIED

**1. DEVELOPMENT VARIANCE PERMIT DV 25-028927
(REDMS No. 8535208)**

APPLICANT: Brad Dore

PROPERTY LOCATION: 10371 Springwood Crescent

INTENT OF PERMIT:

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.4 m; and
- b) Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.

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Applicant's Comments

Brad Dore, applicant, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the application highlighting the following:

- the subject site is a corner lot zoned “Small-scale Multi-Unit Housing (RSM/L)” fronting Springwood Crescent to the south and Springmont Drive to the east with the rear yard to the west;
- a new single-family dwelling on the subject site is currently under construction and nearing completion;
- the proposed detached accessory building is partially located within the rear yard;
- the factors for consideration for the proposed variance on the subject site include an unusual short corner lot size of 28.5 m which makes it difficult to incorporate the front and rear yards, the principal dwelling and the proposed detached accessory building;
- there is no impact on the neighbours with the proposed reduction to the building separation;
- the proposed detached accessory building does not include living space and is intended for off-street parking;
- the main impact of the proposed variance is on the principal dwelling, with design choices made to ensure adequate daylight in the rooms adjacent to the detached accessory building;
- the rear yard is open and spacious and includes opportunities for outdoor living;
- a pathway between the proposed detached accessory building and the principal dwelling will provide access to the rear yard, mudroom entrance and garage; and
- the form and character of the proposed detached accessory building is consistent with the materials and colour scheme of the newly constructed home that fits in with the existing neighbourhood.

Vera Bedard, Bedard Landscape Design, with the aid of the same visual presentation, briefed the Panel on the landscaping noting (i) the entire subject site landscape plan features pathways throughout the property for easy flow that includes a single driveway, (ii) plantings include two replacement trees and one accent tree as well as a variation of low maintenance evergreen plants, (iii) the proposed corner landscape plan features soft low lying plantings and an accent tree, and (iv) the principal outdoor living space includes an outdoor lounge and dining area as well as additional seating and raised garden beds behind the proposed detached accessory building.

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In reply to queries from the Panel, the applicant noted that (i) the landscape plan does not include the utilization of a tree root barrier system for the proposed trees, (ii) the trees proposed include a Cherry tree, a Magnolia tree and a Dogwood tree, and (iii) the proposed Cherry tree on the southeast corner is a top grafted tree whereby the tree limbs should not obstruct the visual clearance of the street corner.

Staff noted that they will work with the applicant to review the required setback of the tree located on the southeast corner to maintain the appropriate sight triangle.

Staff Comments

Joshua Reis, Director, Development, noted (i) a clarification that the requested variance to reduce the minimum building separation between a building located in the rear yard to a building containing a dwelling unit from 6.0 m to 1.4 m should be amended to 1.37 m and if the Panel endorses the permit with this amendment that staff would update the permit to reflect the change, (ii) the proposal is supported by the neighbouring property owner to the west, (iii) the proposed variances and one story garage is consistent with the surrounding development patterns in the area, (iv) in the RSM zone the setback between the buildings is typically provided and intended for outdoor space and the applicant has provided several opportunities for outdoor spaces throughout the property, and (v) the variance responds to the corner lot geometry of the property.

Panel Discussion

In reply to queries from Panel, the applicant noted (i) the gravel area in the northwest corner will remain open with no permanent structures, (ii) the door to the proposed detached accessory building can be hung to swing out and addressed at the building permit stage, (iii) the height and pitch of the proposed detached accessory building is in accordance with the bylaw, and (iv) the proposed trees were chosen by the homeowner.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued regarding a reduction of the minimum building separation, and as a result, the following **amendment** motion was introduced:

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It was moved and seconded

- a) *That the minimum building separation between a building located in the rear yard and a building containing a dwelling unit be reduced from 1.4 m to 1.37 m.*

CARRIED

The Panel spoke to the application noting the applicant's attempt to work with the covered parking area, the challenges of the corner lot, and the effort made to make the proposed detached accessory building as low profile as possible.

The Panel directed staff to work with the applicant to ensure the proposed landscaping complies with all setbacks to ensure visual sightlines are maintained at the corner.

Panel Decision

The main motion, as amended was introduced:

It was moved and seconded

That a Development Variance Permit be issued to permit a detached garage to be located in the rear yard and which would vary the provisions of Richmond Zoning Bylaw 8500 to:

- a) *Reduce the minimum building separation between a building located in the rear yard and a building containing a dwelling unit from 6.0 m to 1.37 m; and*
- b) *Reduce the minimum setback from the rear lot line to a building located in the rear yard from 3.0 m to 1.2 m.*

CARRIED

2. New Business - None

3. Date of Next Meeting – October 28, 2026

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:01 p.m.).

CARRIED

Development Permit Panel
Thursday, October 1, 2026

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, October 1, 2026.

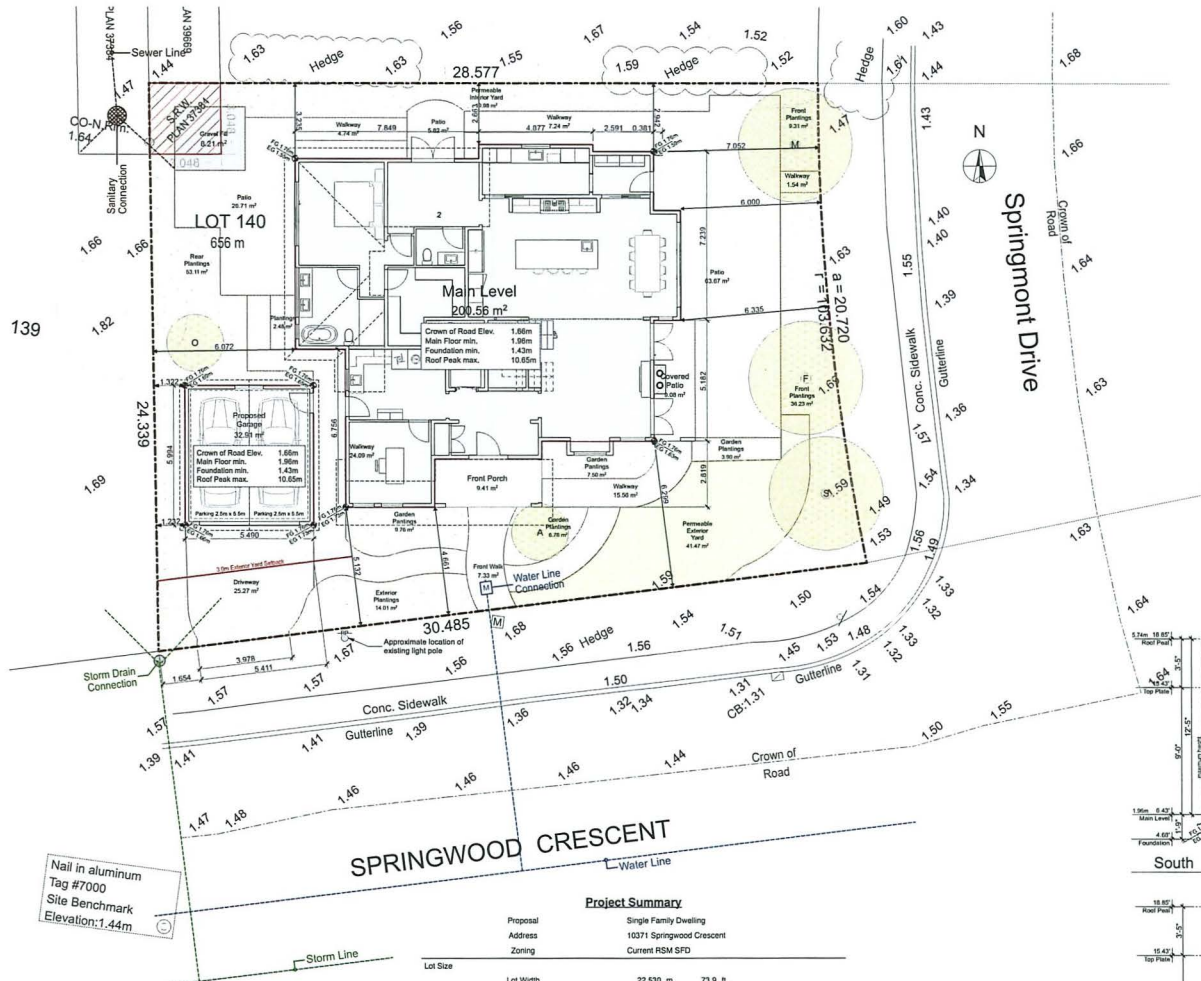
John Hopkins
Chair

Andrea Mizuguchi
Legislative Services Coordinator

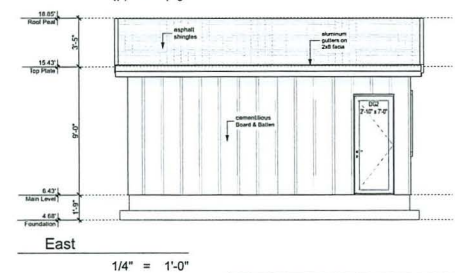
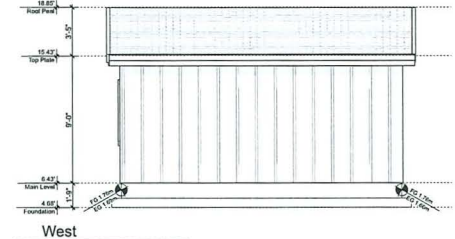
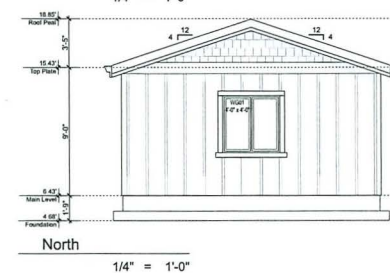
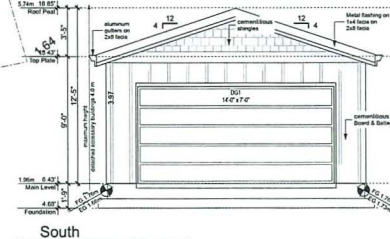
Developn

Detached Garage

10371 Springwood Crescent



Project Summary			
Proposal	Single Family Dwelling		
Address	10371 Springwood Crescent		
Zoning	Current RSM SPD		
Lot Size	Lot Width	22.530 m	73.9 ft
	Lot Depth	29.531 m	96.9 ft
	Site Area	656.0 m²	7,061 s.f.
ALLOWABLE			
FAR 0.55 on 464.5 m²	255.48 m²	2750 s.f.	
FAR 0.30 in access of 464.5 m²	57.45 m²	618 s.f.	
Allowable FAR	312.93 m²	3368 s.f.	
Stairs and open to below	10.00 m²	108 s.f.	
Step Code 4 green building system	2.35 m²	25 s.f.	
Total FAR	325.28 m²	3501 s.f.	325.25 m² 3501 s.f.
Flex Space (Garage only)	40.00 m²	431 s.f.	32.91 m² 354 s.f.
10% of floor area for covered areas	32.53 m²	350 s.f.	18.49 m² 199 s.f.
Permitted Lot Coverage 45% for buildings	295.20 m²	3178 s.f.	251.95 m² 2712 s.f.
Permitted non-porous surfaces 70%	459.20 m²	4943 s.f.	433.92 m² 4671 s.f.
Landscaping with live plant material 20%	131.20 m²	1412 s.f.	212.72 m² 2290 s.f.
Live landscaping of required front yard	75.85 m²	816 s.f.	79.91 m² 860 s.f.
Height	9.00 m	29.53 ft	8.83 m 28.97 ft
Maximum building height pitched roof	6.00 m	19.69 ft	6.00 m 19.69 ft
Yards & Setbacks	20% Rear Yard 60% of rear wall at 1st storey	6.00 m	19.69 ft
	25% Rear Yard (maximum 10.7m)	7.38 m	24.22 ft
	Side Yard	1.20 m	3.94 ft
	Front Yard	3.00 m	9.84 ft



Legal Address
Lot 239, Block 4North, Plan NWP32810
Section 33, Range 6West
New Westminster Land District
PID 003-419-681

Sheet Index	Layout ID	Layout Name
A01	A01	Cover Sheet
A02	A02	Site Plan
A03	A03	Landscaping Plan

Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

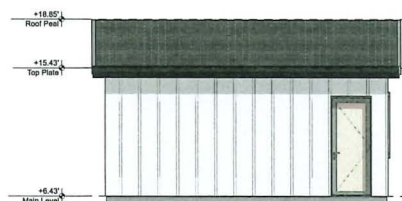
The design and specifications of all drawings
conform to BCBC 2024
All drawings are to SCALE in the absence of a
dimension the drawings may be scaled

Cover Sheet

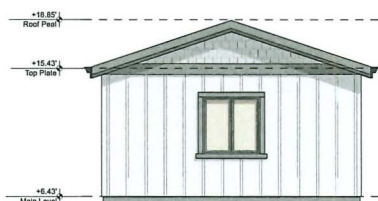
Status
Issued for Development
Variance Permit

Date
9/28/26

A01

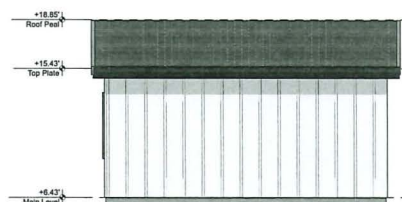


East

$$1/4" = 1'-0"$$


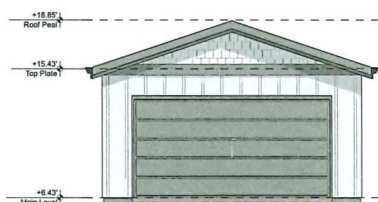
North

1/4" = 1'-0"

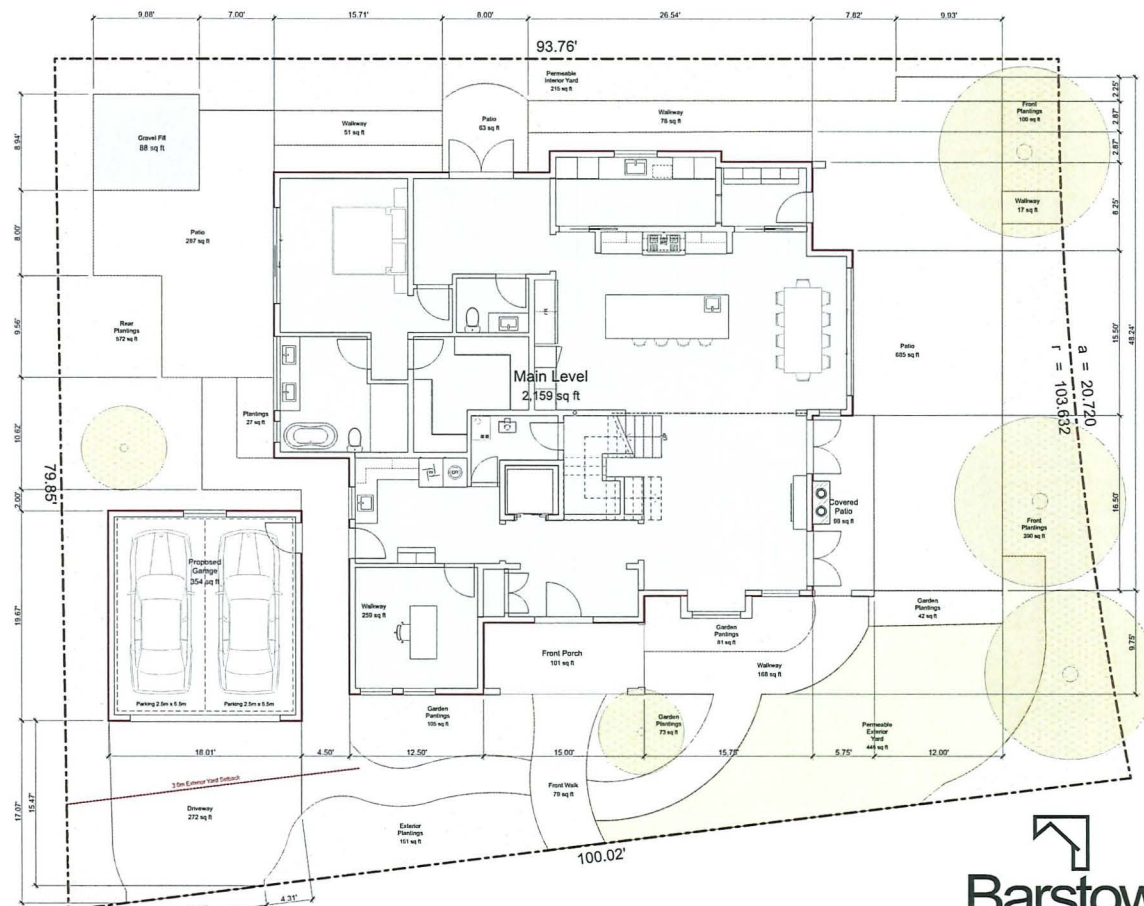


West

1/4" = 1'-0"

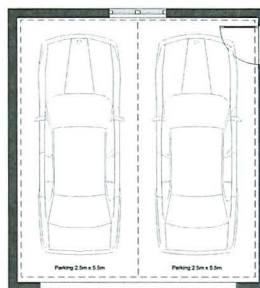


South

$$1/4" = 1'-0"$$


Site Impermeable Plan

3/16" = 1'-0"



Main Level

$$\frac{1}{4}'' = 1'-0''$$


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www.barstowconstruction.com/

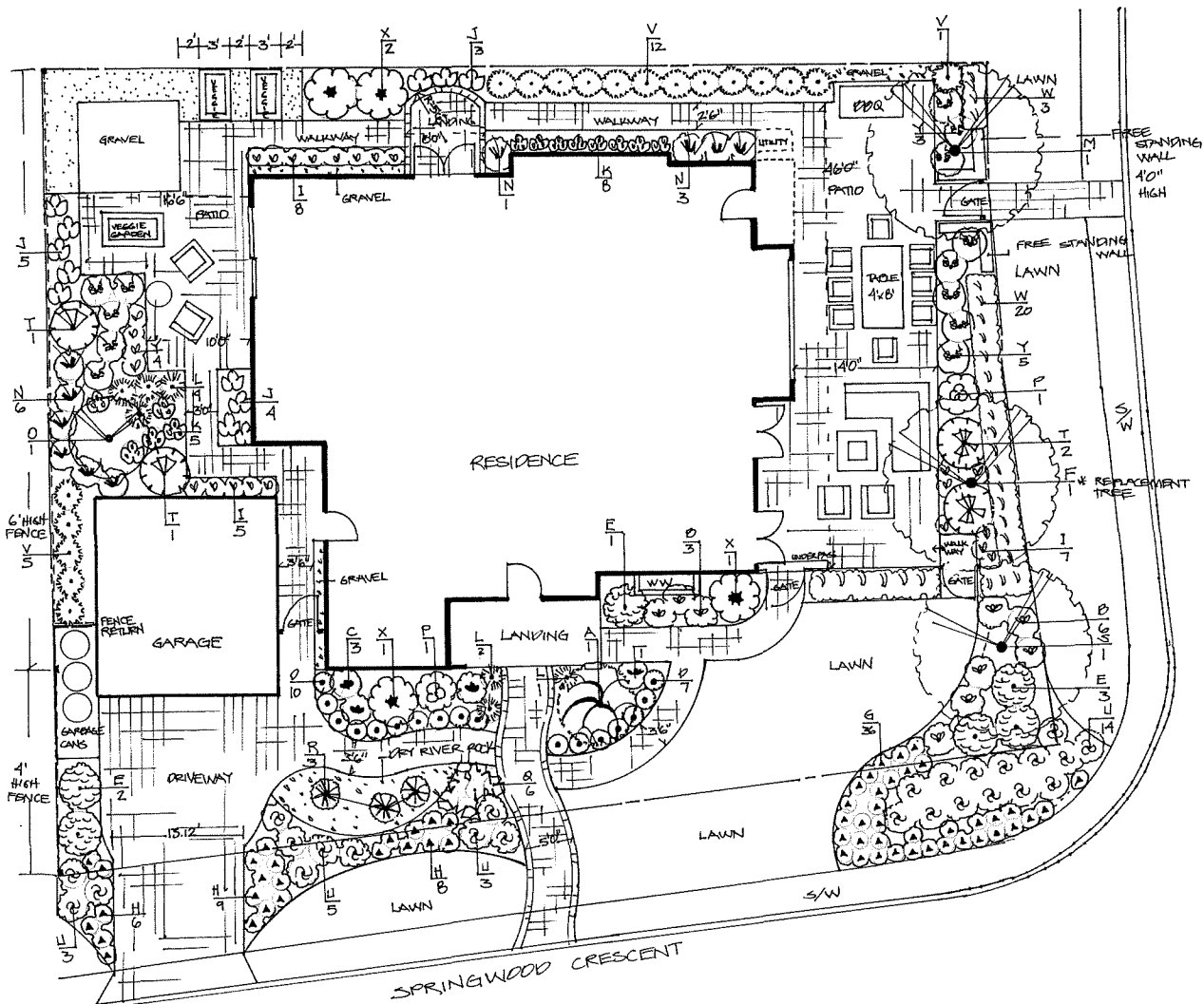
Development Variance
Detached Garage
10371 Springwood Crescent
Richmond, BC

The design and specifications of all drawings conform to BCBC 2024
All drawings are to SCALE in the absence of a dimension the drawings maybe scaled

Schematic Plans

Status	Date
	9/28/26

A02



BARSON CONSTRUCTION LTD.
INFO@BARSONCONSTRUCTION.COM
778-692-5462

BARSON CONSTRUCTION LTD.
LANDSCAPE DESIGN
01-11-2021
01-11-2021



PLANT LIST		SPRINGWOOD		01-Jun-28	
KEY	BOTANICAL NAME	QTY	SIZE	SPACING	EXP.
A	Aster pinnatifidus	1	2'	8" x 8"	DT
B	Aster pinnatifidus	1	2'	8" x 8"	DT
C	Aster pinnatifidus	1	2'	8" x 8"	DT
D	Aster pinnatifidus	1	2'	8" x 8"	DT
E	Aster pinnatifidus	1	2'	8" x 8"	DT
F	Aster pinnatifidus	1	2'	8" x 8"	DT
G	Aster pinnatifidus	1	2'	8" x 8"	DT
H	Aster pinnatifidus	1	2'	8" x 8"	DT
I	Aster pinnatifidus	1	2'	8" x 8"	DT
J	Aster pinnatifidus	1	2'	8" x 8"	DT
K	Aster pinnatifidus	1	2'	8" x 8"	DT
L	Aster pinnatifidus	1	2'	8" x 8"	DT
M	Aster pinnatifidus	1	2'	8" x 8"	DT
N	Aster pinnatifidus	1	2'	8" x 8"	DT
O	Aster pinnatifidus	1	2'	8" x 8"	DT
P	Aster pinnatifidus	1	2'	8" x 8"	DT
Q	Aster pinnatifidus	1	2'	8" x 8"	DT
R	Aster pinnatifidus	1	2'	8" x 8"	DT
S	Aster pinnatifidus	1	2'	8" x 8"	DT
T	Aster pinnatifidus	1	2'	8" x 8"	DT
U	Aster pinnatifidus	1	2'	8" x 8"	DT
V	Aster pinnatifidus	1	2'	8" x 8"	DT
W	Aster pinnatifidus	1	2'	8" x 8"	DT
X	Aster pinnatifidus	1	2'	8" x 8"	DT
Y	Aster pinnatifidus	1	2'	8" x 8"	DT
Z	Aster pinnatifidus	1	2'	8" x 8"	DT

10371 SPRINGWOOD CRESCENT, RICHMOND, B.C.