



**Development Permit Panel
Wednesday, October 29, 2025**

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Wayne Craig, General Manager, Planning and Development, Chair
Marie Fenwick, Director, Arts, Culture and Heritage Services
Roeland Zwaag, General Manager, Engineering and Public Works

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

Staff advised that Item 2, Development Permit 22-022003, for the property at 14511 Westminster Highway, was not in order for the Panel to consider at this time and that this item should be referred to the next meeting of the Development Permit Panel to be held on November 13, 2025, in order for staff to work with the Applicant and prepare a revised report and agreed to considerations.

It was moved and seconded

That Item 2, Development Permit 22-022003, be considered at the next meeting of the Development Permit Panel, scheduled to be held on November 13, 2025.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 16, 2025, be adopted.

CARRIED

Development Permit Panel
Wednesday, October 29, 2025

1. GENERAL COMPLIANCE - REQUEST BY KADIUM NO. 4 DEVELOPMENT LTD. FOR A GENERAL COMPLIANCE RULING AT 10380 NO. 4 ROAD

(File Ref. No.: DP 21-936427) (REDMS No. 7778537)

APPLICANT: Kadium No. 4 Development Ltd.

PROPERTY LOCATION: 10380 No. 4 Road

INTENT OF PERMIT:

For the plans involving changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved Development Permit (DP 21-936427).

Applicant's Comments

Jason Liang, Kadium No. 4 Development Ltd., 10380 No. 4 Road, introduced the project and, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), highlighted the proposed changes as follows:

(i) Replacement of Tree # 435:

- as part of the rezoning consideration in 2021, the approved tree protection and replacement plan identified two trees that were to be relocated on-site and which required they be removed and temporarily transplanted off-site during construction;
- Maple Leaf Tree Movers (2015) 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; and
- Tree #435 is proposed to be replaced with one large tree, a 10cm Dawyck Purple beech tree, in the same location that was proposed for the transplanted tree on the property.

(ii) Change in height of the north property line fence:

- the neighbour to the north requested that the originally planned 4ft. fence be increased for improved privacy; and
- the project team reviewed and confirmed the fence could be raised to 5ft. while remaining in full compliance with Richmond City Bylaw (combined retaining wall and fence height below 2.0m).

Development Permit Panel

Wednesday, October 29, 2025

(iii) Change of east retaining wall material from Allan Block to Timber:

- The change in material is for the rear yards of the east side of the townhouses, with the eastern half of the backyards being within the 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 12 inch Allen Block as originally intended; and
- 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 Comments

Staff noted (i) the development is currently under construction, (ii) tree retention was originally assessed as part of the rezoning application, (ii) 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, (iii) proposed changes to the fence and retaining wall are consistent with the site zoning, and (iv) the City continues to hold a security to ensure the landscaping works are completed in accordance with approved plans.

Panel Discussion

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 relationship to the front yard setback, Denitsa Dimitrova, PMG Landscape Architect, confirmed there will be a 1m high fence within the front yard setback and then the 5ft. fence extends from the end of setback beyond.

Correspondence

None.

Development Permit Panel

Wednesday, October 29, 2025

Gallery Comments

None.

Panel Discussion

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

Panel Decision

It was moved and seconded

That the attached plans involving changes to the proposed Landscape Plan, Tree Management Plan and Landscape Detail Plan, be considered to be in General Compliance with the approved Development Permit (DP 21-936427).

CARRIED

2. **DEVELOPMENT PERMIT 22-022003** (REDMS No. 8173750)

APPLICANT: Hardev S. Chane

PROPERTY LOCATION: 14511 Westminster Highway

INTENT OF PERMIT:

Permit the construction of a single detached house on a site zoned "Agriculture (AG1)" and designated as an Environmentally Sensitive Area (ESA).

This item has been deferred and will be considered at the next meeting of the Development Permit Panel, scheduled to be held on November 13, 2025.

3. **New Business**

None.

4. **Date of Next Meeting: November 13, 2025**

Development Permit Panel
Wednesday, October 29, 2025

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:50 p.m.).

CARRIED

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 Wednesday, October 29, 2025.

Wayne Craig
Chair

Lorraine Anderson
Legislative Services Coordinator

October 29, 2025

General Compliance Application

DP 24-040325

ONWARD – 19 Townhouses

10380 No.4 Road

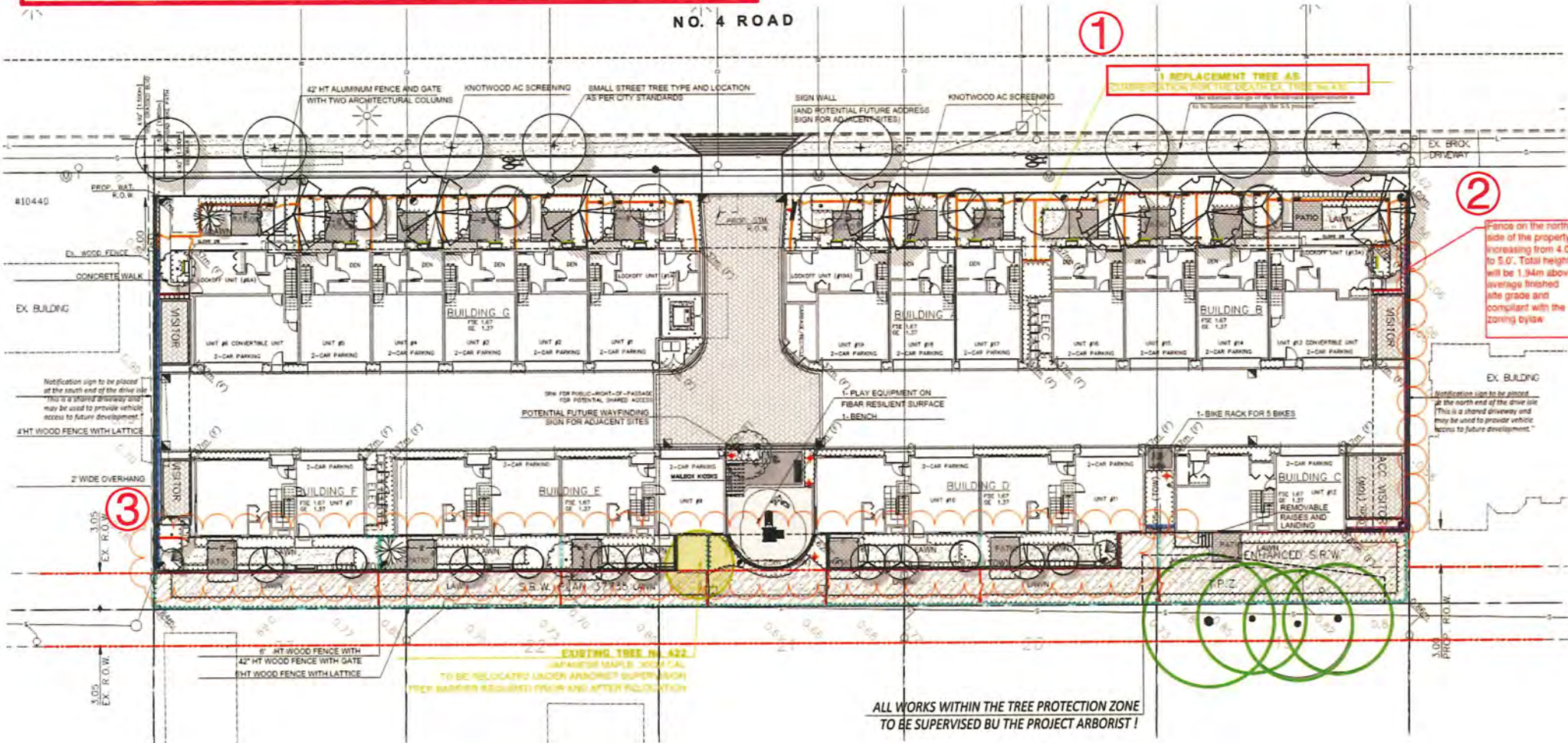
RZ 18-831725 DP 21-936427 BP 23-024098

Project Team

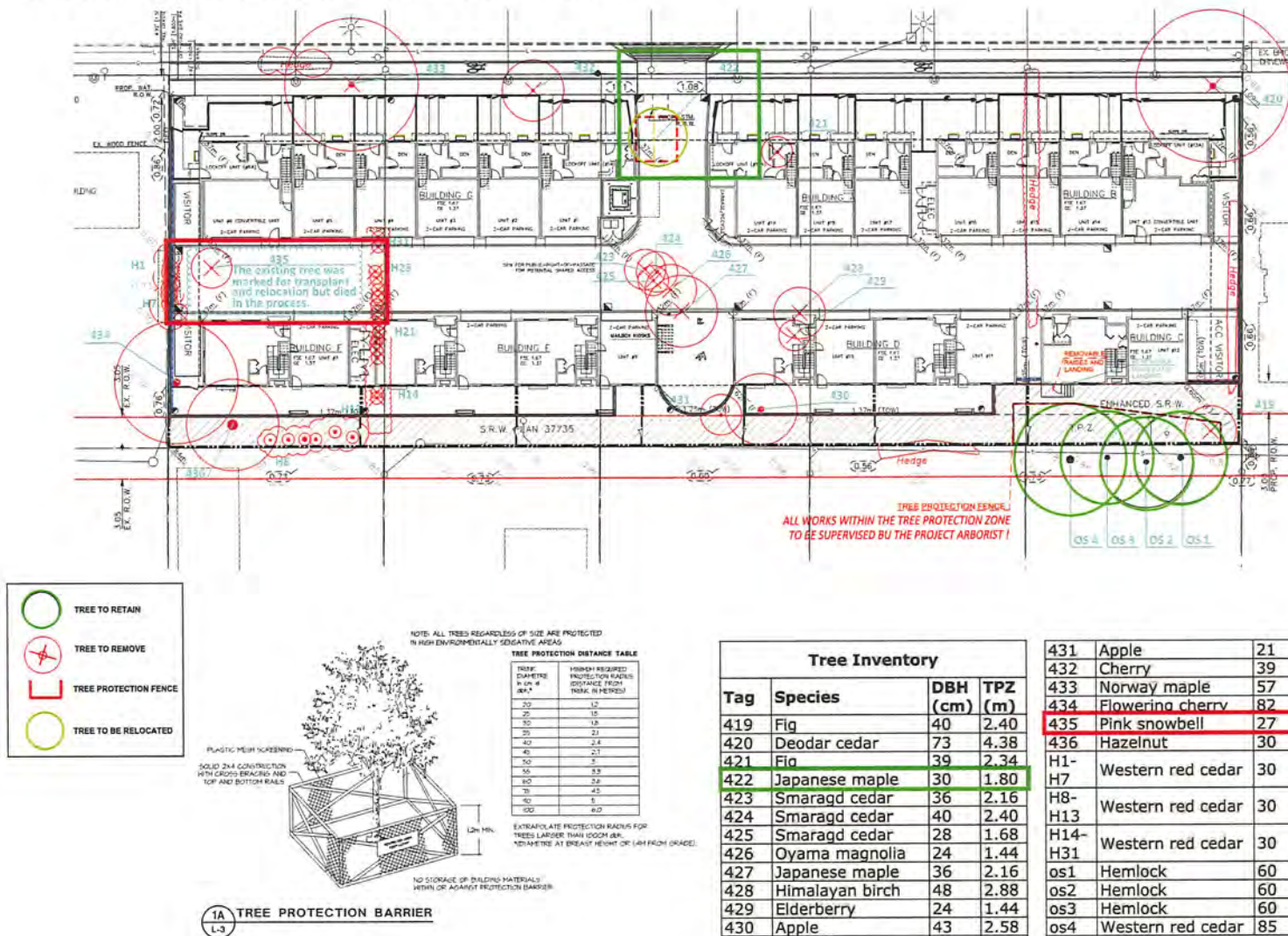
- Developer
Kadium No.4 Development Ltd.
- Architect
Matthew Cheng Architect Inc.
- Landscape Architect
PMG Landscape Architects Ltd.
- Arborist
**Woodridge Tree Consulting
Arborists Ltd.**



1. The Replacement of Tree #435
2. The Change in Height of North Property Line Fence from 4ft to 5ft
3. The Change of East Retaining Wall Material from Allan Block to Timber



1. The Replacement of Tree #435



- May 3, 2021 –
 - Rezoning Consideration: Retention of on-site trees #422 and #435
 - Transplant during construction and relocation back to site near completion
- March 2022 –
 - Kadium retained Maple Leaf Tree Movers Ltd. for transplant of trees #422 and #435 off-site
- April-July 2022 –
 - Trees #422 and #435 were successfully transplanted to site located at 14571 Westminster Hwy, Richmond.
- October 17, 2023 –
 - Arborist undertook a field review, and found that Tree #422 “is likely to survive” and Tree #435 “did not survive the relocation”



IMAGE 1- Tree 422- Picture from 2021



IMAGE 2- Tree 422. Photo October 17, 2023



IMAGE 3- Root ball/root mass from transplant is 1.50m from the tree center. Outlined in yellow. Photo October 17, 2023



IMAGE 4- Soil conditions near the base of tree tag 422. Good condition loam/topsoil. Photo October 17, 2023



IMAGE 5- Tree 435- Picture from 2021



IMAGE 6- tree #435- Photo October 17, 2023, the tree did not survive relocation



Maple Leaf Tree Movers (2015) Ltd

March 4, 2022

VIA EMAIL mhuk@richmond.ca

City of Richmond
Tree Preservation Official, Building Approvals
6911 No. 3 Road, Richmond, BC V6Y 2C1

Attention: Matthew Huk, RPF

Project address: 10340, 10360, 10380, 10400, 10420 No 4 Road, Richmond, B.C.

We have been retained by Kadium No.4 Development Ltd. to transplant one Japanese Maple and one Styrex Japonica at above stated site and to be transported to our tree nursery for storage until such time they are in a position to reinstate the trees back to the original locale as per City of Richmond request.

We can successfully transplant these trees as per the BCNTA specification outlined in our meeting at the Planning Department. We will Hydrovac around this Styrex exposing the root system beyond the 72" root zone and then prune anything exposed. We then use a root ball harness with a multiple point of lift for our crane to then transplant this Styrex tree off site as per landscape and Planning's specifications.
Rental of our 94" truck mounted tree spade to transplant this specimen Japanese maple.

If there are any other questions or concerns regarding this letter, please feel free to contact us.

Accepted by:
Kadium No.4 Development Ltd.


Jason Y.B. Liang

Maple Leaf Tree Movers (2015) Ltd.


Stephen B. Hill

Specializing in transplanting mature specimen trees since 1967

14571 Westminster Hwy.
Richmond, B.C. V6A 1A4

604.880.2555

Maple Leaf Tree Movers Ltd

Attention: Jason Y.B. Liang

E-mail: Jason@kadium.ca

Kadium No.4 Development Ltd.
460 – 1200 73rd. Avenue
Vancouver, B.C.,
V6P 6G5

City of Richmond

Attention: Mark Tennenhouse
Planning Department

E-mail: MTennenhouse@richmond.ca

Project: 10380 No. 4 Road
Richmond, B.C.

Styrex Japonica No. 435 was transplanted to our tree farm July 2, 2022
We placed it into an 87" wire basket, then reinstated with nutrient top soil & maintained with irrigation as per BCNTA specifications.

Unfortunately this tree did not do well from the beginning and leaves simply transpired to the point of no return and within 30 days this plant appeared to be lifeless. Months later I personally checked for any signs of fresh cambium, however it was clearly dead. I eventually contacted Jason and inform him that their Styrex Japonica was **NOT** a successful transplant and we agreed to dispose of this tree.

I hope this information and photos will help you with your final decision.

Stephen B. Hill
604-880-2555
Maple Leaf Tree Movers Ltd.

Specializing in transplanting mature specimen trees since 1967

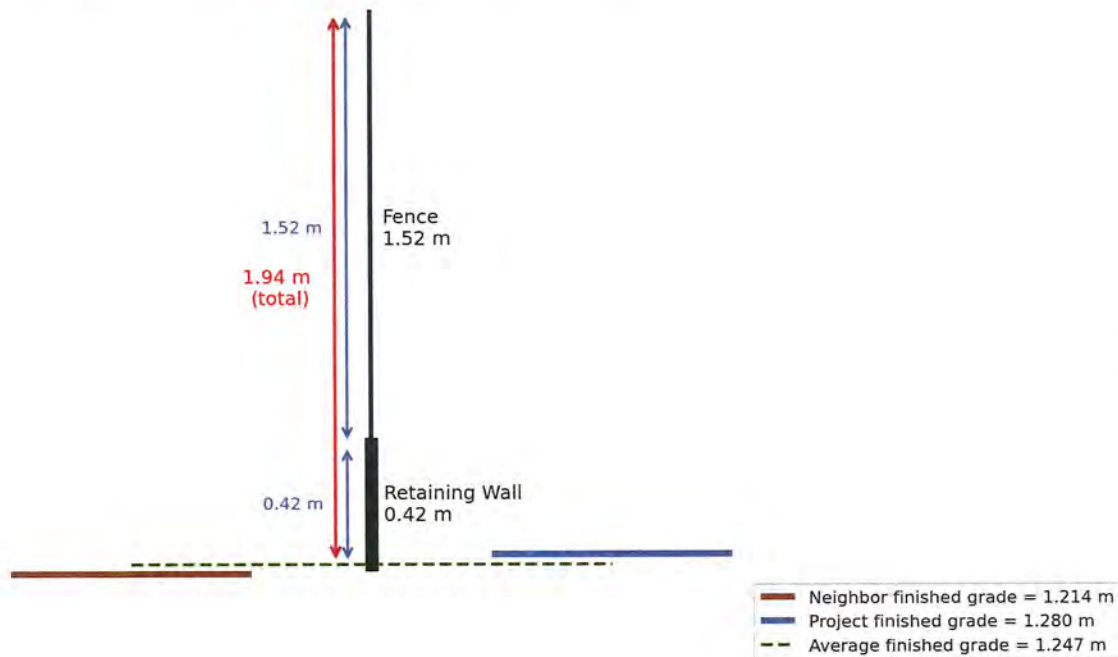
14571 Westminster Hwy.
Richmond, B.C.
V6A 1A4
604.880.2555

2. The Change in Height of North Property Line Fence from 4ft to 5ft

Design Rationale

- Neighbor to the north requested increasing the original 4 ft fence for improved privacy
- The Project Team reviewed and confirmed the fence can be raised to 5 ft while remaining in full compliance with Richmond City Bylaw (combined retaining wall and fence height below 2.0 m)

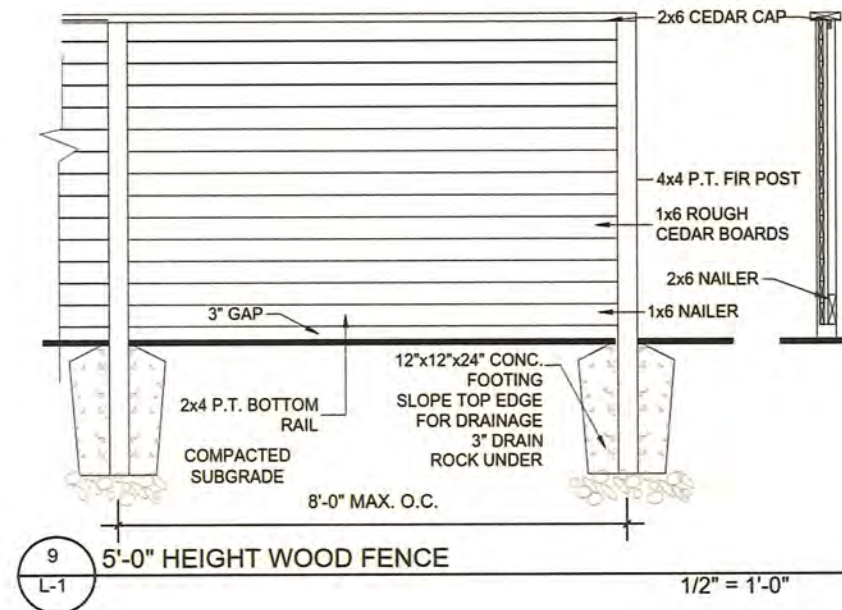
Section Drawing: 5ft Fence Height Measurement



Source: Extract from Landscape Design Revisions

NOTES: L1 Street frontage

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

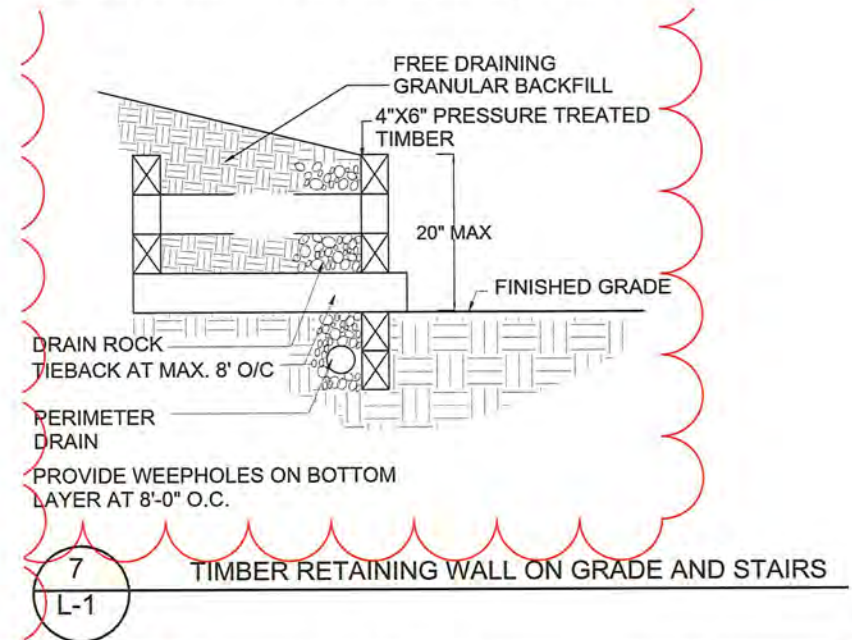


3. The Change of East Retaining Wall Material from Allan Block to Timber

Design Rationale

- Located at the rear yards of the east-side townhouses
- The eastern half of the backyard is within the S.R.W. (Statutory Right-of-Way) area
- A perimeter drain runs approximately 8 inches west of the S.R.W. boundary
- The retaining wall is designed to be placed between the perimeter drain and the S.R.W. boundary
- The original Allan Block wall (≈12" wide) cannot fit within the 8" space
- A timber retaining wall (4"x6") is proposed instead, which fits within the space and matches the wood fence style along the east property line

Source: Extract from Landscape Design Revisions



Source: Extract from Landscape Plan (East Retaining Wall Location)

