



**Regular Council meeting for Public Hearings
Monday, July 21, 2025**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Claudia Jesson, Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 5:48 p.m.

1. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10649 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10650 (RZ 24-011883)**
(Location: 9040 Francis Road; Applicant: Fougere Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Richard Li, Richmond Resident (Schedule 1)
- (b) Lei Lin, Richmond (Schedule 2)
- (c) Jason & Barb Davidson, Richmond Residents (Schedule 3)



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Submissions from the floor:

Jason Davidson, Richmond resident, spoke in opposition to the proposed development, noting concerns with (i) the size and scope of the project, (ii) obstruction of the view from his property, (iv) structural impacts on his home, (v) insufficient parking for both residential and commercial units, (vi) trees further obstructing the view, and (vii) loss of privacy. Mr. Davidson also expressed concern about the proposed building height, suggesting it may be too large for the neighbourhood, and inquired whether the size and scale of the development could be reconsidered.

Richard Li, Richmond Resident, expressed concern regarding (i) the insufficient number of parking spaces allocated for the proposed units, and (ii) the lack of on-site parking potentially increasing pressure on surrounding street parking.

Lin Chow, Richmond resident, expressed concerns regarding (i) the size of the proposed building, (ii) the insufficient parking provided for all units, and (iii) the lack of community amenities, such as adequate transit infrastructure, to support the increased density.

In response to queries from Council, staff provided the following information:

- the development includes 29 parking spaces for residents and 6 commercial spaces, which will also be available for visitors;
- a traffic study has been submitted by the applicant and reviewed and accepted by the City's Transportation Department;
- site preloading is anticipated and will be confirmed through the building permit application and a geotechnical investigation;
- the property is not currently for sale;
- two-zone transit passes are provided to existing tenants residing at the property;
- the proposal includes the planting of 19 new trees on site, with details to be refined during the Development Permit stage;
- parking stalls are located to the east of the property and are not expected to impact Francis Road;
- while proposals of this scale typically do not require School Board approval, the City has notified the School Board and is not aware of any concerns;



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- a full landscaping plan will be submitted as part of the development process;
- amenities are located within a 10-minute walking distance from the proposed development;
- the required Servicing Agreement includes frontage improvements, such as the widening of the existing sidewalk; and
- the applicant has indicated that they are working with the existing daycare tenant and will be providing relocation assistance.

PH25/4-1

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 10649 be given second and third readings.

The question on the motion was not called, as in response to a query from Council, the applicant advised that discussions have taken place with the current daycare operator and that a portion of the commercial space has been offered to help address the childcare needs.

The question on the motion was then called it was **CARRIED** with Cllr. Wolfe opposed.

PH25/4-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10650 be given second and third readings.

CARRIED

Opposed: Cllr. Wolfe

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10662
(RZ 23-026410)**

(Location: 8160 No. 5 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH25/4-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10662 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10676
(RZ 24-014551)**

(Location: 8800 Odlin Crescent & 8711 Odlin Road; Applicant: Orion Construction)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH25/4-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676 be given second and third readings.

CARRIED

Opposed: Cllrs. Day
Gillanders
Wolfe

**4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10680
(RZ 24-043066)**

(Location: 9100 & 9120 Bridgeport Road; Applicant: Cary Tsai)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH25/4-5

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10676 be given
second and third readings.*

CARRIED

ADJOURNMENT

PH25/4-6

It was moved and seconded

That the meeting adjourn (6:27 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular meeting for Public
Hearings of the City of Richmond held on
Monday, July 21, 2025.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

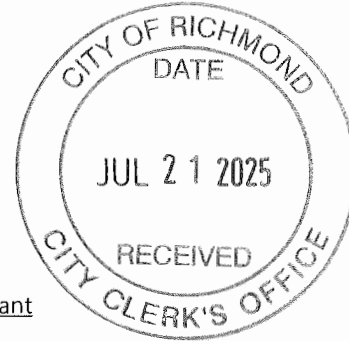
Schedule 1 to the Minutes of the
Public Hearing meeting of Richmond
City Council held on
Monday, July 21, 2025.

ON TABLE ITEM

Date: July 21, 2025
Meeting: Public Hearing
Item: #1

From: CityClerk
Subject: FW: AGAINST RE-ZONING AT 9040 FRANCIS ROAD

From: Richard Li <richardlishiqi@gmail.com>
Sent: Tuesday, July 8, 2025 8:08 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: AGAINST RE-ZONING AT 9040 FRANCIS ROAD



You don't often get email from richardlishiqi@gmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

City of Richmond,

I reside at 9080 Garden City Rd, Richmond, BC V7A 2S1.

I am writing to express my strong opposition to the proposed land re-zoning in our mature and already densely populated neighbourhood of 9040 Francis Road. This proposal raises serious concerns regarding infrastructure capacity, safety, and fairness to current residents.

Key Concerns:

1. Limited Parking Space

Parking is already extremely limited in this area. Increased density without a comprehensive parking plan will lead to further congestion and unsafe conditions.

2. Limited School Access

Schools in the area are at or near capacity. Adding more residents will stretch these resources even further and compromise education quality for all.

3. Limited Hospital Access per Capita

Richmond's healthcare system is already under pressure. Densification without increased medical infrastructure will make access to care more difficult for residents.

4. Heavy Traffic Conditions

The area experiences significant traffic congestion, especially during peak hours. Increased development would only worsen this problem, leading to longer commutes and greater environmental impact.

5. Neighbourhood Safety

The quiet, residential character of this community is a key reason why many of us live here. Rapid densification raises concerns about pedestrian safety, particularly for seniors and children, and affects overall livability.

Ethical Concerns About Current Land Use Intentions:

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JUL 21 2025 PA

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It has also come to our attention that the owner of the subject property is not pursuing this re-zoning to help address housing needs in the community. Instead, the land has already been placed for sale, with a visible real estate sign posted directly in front of the property. This indicates that the intent is to **flip the land for profit**, not to contribute to long-term housing solutions. This behavior undermines the integrity of the re-zoning process and is not in the public interest. It is not ethical for landowners to exploit community-based rezoning efforts solely for speculative financial gain.

Alternative Development Recommendations:

Rather than rezoning within constrained residential neighbourhoods, I respectfully suggest the City consider areas better suited for development, such as:

- **Richmond Centre Farmland** – where modern infrastructure planning could support responsible development.
- **Garden City Lands: Community Farm and Bog Conservation Area** – which could offer opportunities for sustainable, well-planned growth while preserving environmental integrity.

These locations are more appropriate for future development and would avoid overburdening long-established communities.

I urge the City of Richmond to reject this rezoning application and prioritize balanced, ethical, and community-conscious development.

Thank you for your attention.

Sincerely,

Richard Li

Schedule 2 to the Minutes of the
Public Hearing meeting of Richmond
City Council held on
Monday, July 21, 2025.

ON TABLE ITEM

Date: July 21, 2025
Meeting: Public Hearing
Item: # 1

From: Lei Lin <linlei99@hotmail.com>
Sent: Sunday, July 20, 2025 3:06 PM
To: CityClerk
Subject: Opposing the RZ-24-011883 development project



You don't often get email from linlei99@hotmail.com. [Learn why this is important](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe..

Hi,

My name is Lei Lin and the owner of 9091 Glenallan Drive, Richmond.

I will not be able to attend the public hearing regarding the proposed building development on 9040 Francis Road (RAPS property) RZ-24-011883 at 5:30pm on July 21, 2025.

I am with many of my neighbors to support in opposing the project proposal of RZ-24-011883. We concern about the size and scale of the proposed project, which we believe could significantly impact the character, livability, parking and infrastructure of our community. While we understand the need for additional affordable housing, we believe the proposed building does not fit with the character of the neighbourhood. Townhouses or 3 story building would be much more in character and still allow for sufficient units.

Could you please share my thoughts and concerns in the meeting?

Thank you so much.

Lei Lin

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Schedule 3 to the Minutes of the
Public Hearing meeting of Richmond
City Council held on
Monday, July 21, 2025.

ON TABLE ITEM

Date: July 21, 2025
Meeting: Public Hearing
Item: #1

Subject: Opposition to Rezoning Application ~~RZ-24-011883~~ to Residential/Limited Commercial
Dear City Council,

We are writing to you as concerned residents regarding the proposed rezoning of 9040 Francis Road to allow for a five-story development with commercial and residential units.

While we understand the need for urban growth and increased housing, we respectfully urge the council to consider limiting the project to no more than three stories and to include adequate parking solutions. A development of this scale—without enough on-site parking—poses serious concerns for our neighborhood. The unit has a total of only 35 parking spots for 60 units, visitor and commercial – staff and patrons.

As a household that has lived in this neighbourhood for almost 20 years, we have seen older homes being torn down resulting in our homes shaking and moving during this process. We are worried about the structure and foundations of our own homes once a development of this magnitude begins – cracks in the foundation, walls etc.

The rezoning from Neighbourhood Commercial to Residential/Limited Commercial is a huge change to a residential neighbourhood. A five-story structure would tower over neighboring homes, drastically change the character of the area and potentially cast prolonged shadows on adjacent properties. Many of the surrounding residences are one- to two-story homes, and introducing a significantly taller building would create privacy concerns and diminish the residential feel of the neighborhood. This also doesn't take into consideration the rooftop space that is intended to have an amenity space. Even the newer complex at No. 3 Road and Williams with the Tim Hortons & residential units is not this tall – only 4 storeys, considering the amount of commercial property around the area. That property is larger at 2801 sq m. with 30 units and the Francis property is 2049 sq m. with a proposed 64 units .

With not enough planned parking for tenants or commercial patrons, the surrounding streets—already operating near capacity—will bear the burden. Increased demand for street parking will create safety issues, congestion, and tension among neighbors who rely on those spaces for daily use. We see the tenants will be offered a two-zone monthly pass for the first two years, but what about after the two years? As these are rental units, the potential tenant turnover is a possibility – will each new tenant be offered these passes as well?

We understand the importance of densification, but ask that the rezoning only be approved with modifications: a cap of three stories and a requirement for adequate parking accommodations. This approach would support responsible development while protecting the integrity and livability of our community.

Thank you for considering this request. I hope the Council will prioritize sustainable, respectful growth that reflects the needs of existing residents as well as future ones.

Sincerely,

Jason & Barb Davidson
9071 Glenallan Drive
jbdavidson@shaw.ca

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