

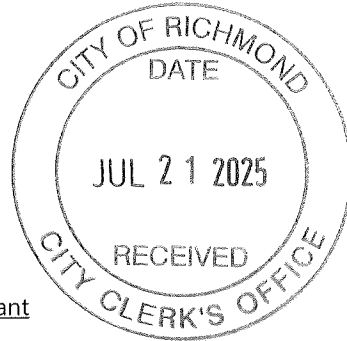
ON TABLE ITEM

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

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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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