

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,

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