



Tuesday, May 21, 2024 – 7 p.m.

Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

TAKE NOTICE that the Council of the City of Richmond will hold a Public Hearing as noted above, on the following items:

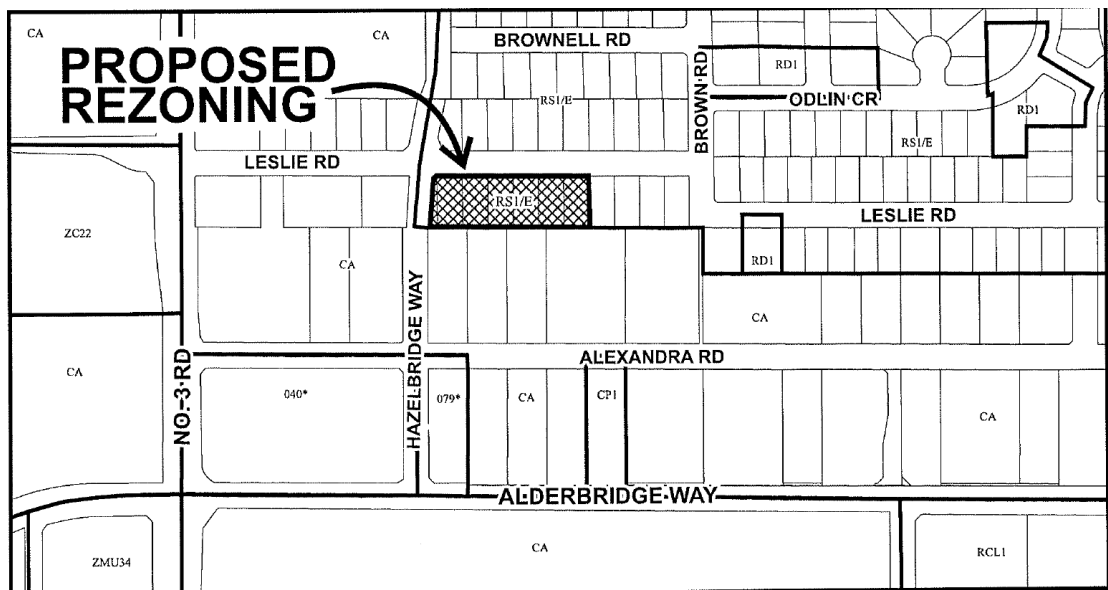
1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10514 (RZ 20-921503)

Location/s: 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road

Applicant/s: Billard Architecture Inc.

Purpose: To rezone the subject properties from the “Residential Single Detached (RS1/E)” zone to the “Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)” zone, to permit development of a mid-rise development with light industrial, limited office, and limited commercial uses.

City Contact: Sara Badyal, 604-276-4282, Planning and Development Division



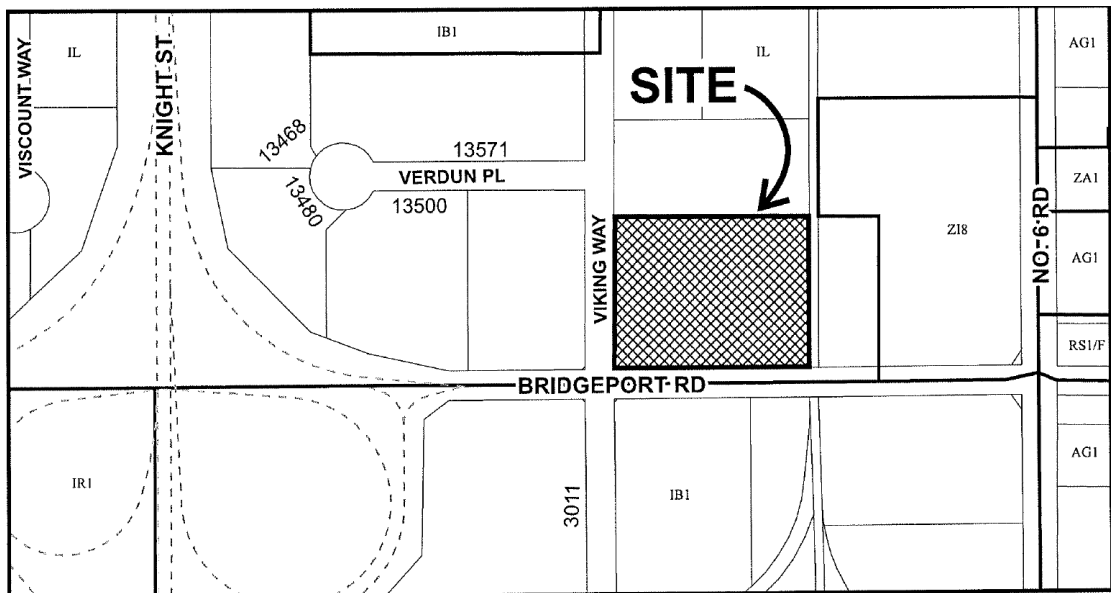
2. TEMPORARY COMMERCIAL USE PERMIT (TU 23-024083)

Location/s: 13651 Bridgeport Road

Applicant/s: Pooni Group

Purpose: To allow a maximum of 1,490 m² (16,043 ft²) of floor area to be used for ‘Warehouse Sales’ limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road on a temporary basis until February 28, 2027.

City Contact: Laurel Eyton, 604-276-4262, Planning and Development Division



3. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10530 RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10531 (RZ 20-915237)

Location/s: 8351 River Road, 8411, 8431, 8451 West Road and 2431 No. 3 Road, and Provincial Crown Land (PCL)- Block A, District Lot 6578, Group 1, New Westminster District And A Portion Of District Lot 6689, Group 1, New Westminster District (Crown Lands Registry), and Lot 87 Except: Part on Plan 70252, District Lot 478 Group 1 and Section 21 Block 5 North Range 6 West, New Westminster Land Plan 34592.

Applicant/s: Jingon International Development Group

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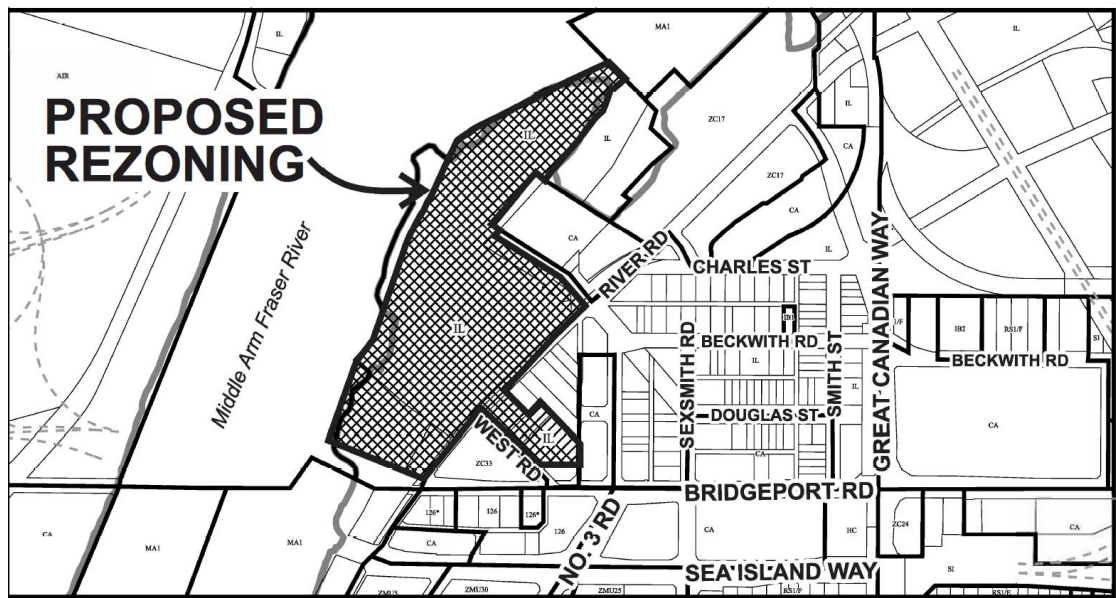
Purpose of OCP Amendment:

To amend the 2041 OCP Land Use Map and the City Centre Area Plan Bridgeport Village Specific Land Use Map to facilitate a high density mixed commercial development and including various mapping amendments to reflect the proposed redistribution of parks, roads, and introduce Special Precinct Development Permit Guidelines.

Purpose of Zoning Amendment:

To rezone the subject site from “Light Industrial (IL)” zone to a new “High Rise Riverfront Commercial and Institution (ZC54) – Bridgeport Village (City Centre)” zone and “School & Institutional Use (SI)” zone, to permit the development of a three phase, high-rise, mixed-use development and City park in the City Centre’s Bridgeport Village Area.

City Contact: Virendra Kallianpur, 604-247-4620, Planning and Development Division



How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at richmond.ca/publichearings.
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Division at City Hall, between the hours of 8:15 a.m. and 5 p.m., Monday through Friday, except statutory holidays, commencing May 10, 2024, and ending May 21, 2024, or upon the conclusion of the hearing.
- **By Standard Mail:** Staff reports and the proposed bylaws may also be obtained by standard mail, by calling 604-276-4007 between the hours of 8:15 a.m. and 5 p.m., Monday through Friday, except statutory holidays, commencing May 10, 2024, and ending May 21, 2024.

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Participating in the Public Hearing process:

- The Public Hearing is open to all members of the public and that attendance may be done in-person or remotely by teleconference. Advanced registration is required for individuals attending remotely and early registration is encouraged. Registration closes at 1:00 p.m. on the date of the meeting. Information on how to register is available on the City website: richmond.ca/councilparticipation. Please note that advanced registration is not required for in-person attendance and members of the public are welcome to submit written comments in advance of the meeting.
- Written comments may be submitted to the City Clerk's Office by 4:00 pm on the date of the Public Hearing as follows:
 - **By E-mail:** cityclerk@richmond.ca
 - **By Standard Mail:** 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office.
- **Public Hearing Rules:** For information on public hearing rules and procedures, please consult the City website at richmond.ca/cityhall or call the City Clerk's Office at 604-276-4007.
- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.**

Claudia Jesson
Director, City Clerk's Office