



Monday, July 21, 2025 – 5:30 p.m.

Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1
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 OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10649 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10650 (RZ 24-011883)**

Location/s: 9040 Francis Road

Applicant/s: Fougere Architecture Inc.

Purpose of OCP Designation Amendment:

To change the land use designation of the subject site from “Commercial” to “Limited Mixed Use” in Attachment 1 to Schedule 1 of Richmond Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map).

Purpose of Zoning Amendment:

To rezone the subject site from the “Neighbourhood Commercial (CN)” zone to a new site-specific “Residential / Limited Commercial (ZMU60) – Francis Road (Broadmoor)” zone to permit the development of a five-storey mixed-use building containing commercial, service and parking uses on the ground floor level; indoor and outdoor amenity space at the rooftop level; and 60 rental housing units on the upper floors.

City Contact: Dilys Huang, 604-276-4139, Planning and Development Division



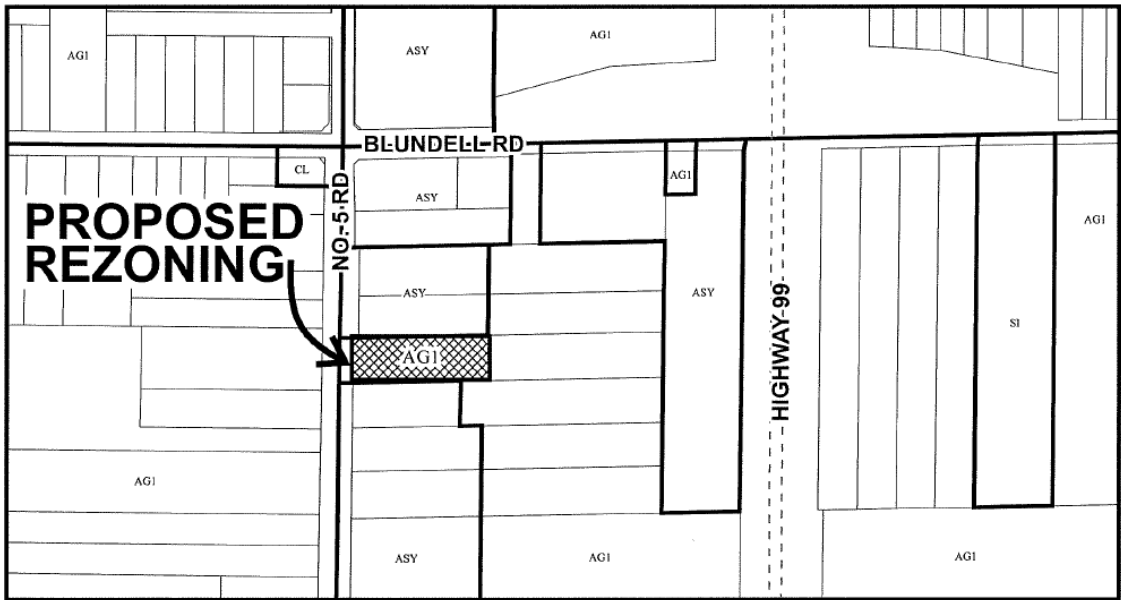
2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10662 (RZ 23- 026410)

Location/s: 8160 No. 5 Road

Applicant/s: Matthew Cheng Architect Inc.

Purpose: To rezone the subject property from “Agriculture (AG1)” to “Assembly (AST)”, to facilitate the proposed assembly use (religious statues), associated parking, existing barn and proposed roadside stand.

City Contact: James Hnatowich, 604-247-4911, Planning and Development Division



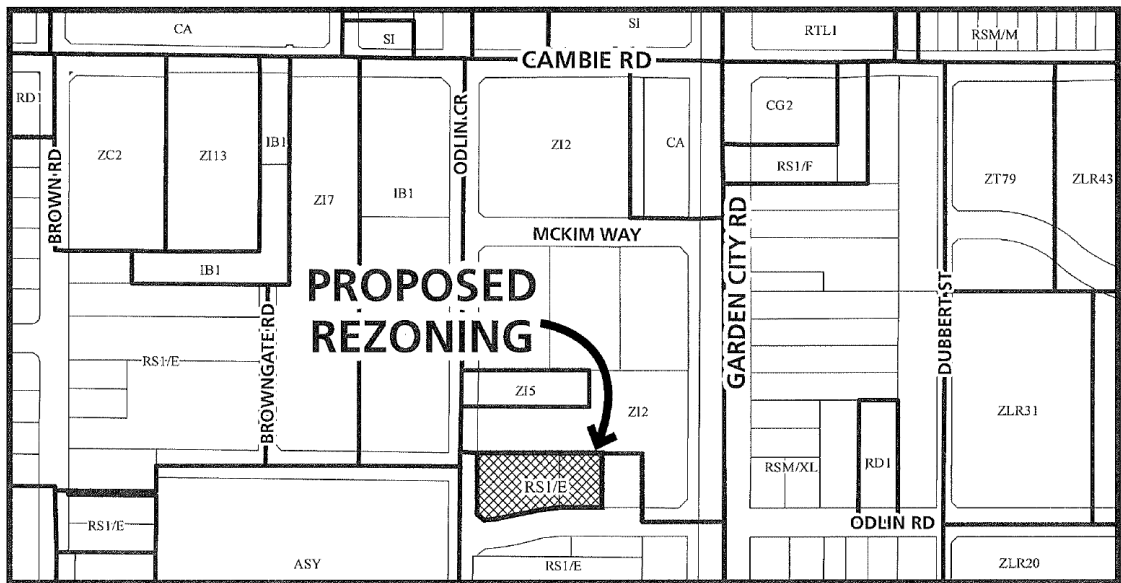
3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10676 (RZ 24-014551)

Location/s: 8800 Odlin Crescent & 8711 Odlin Road

Applicant/s: Orion Construction

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Industrial Retail (IR2)”, to permit development of two two-storey multi-tenant buildings with light industrial and limited retail uses.

City Contact: Ashley Kwan, 604-276-4173, Planning and Development Division



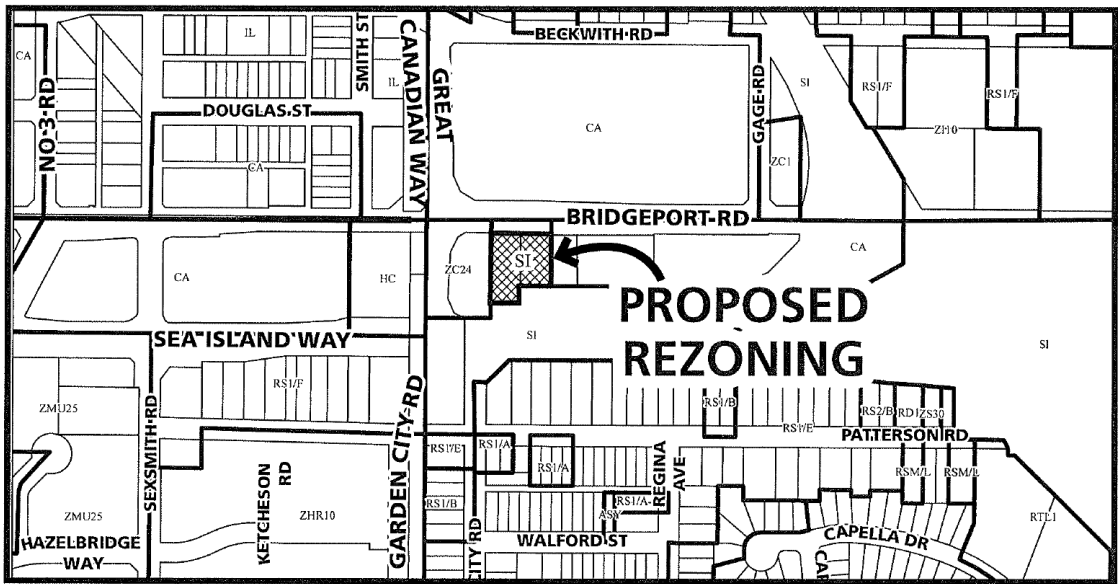
4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10680 (RZ 24-043066)

Location/s: 9100 & 9120 Bridgeport Road

Applicant/s: Cary Tsai

Purpose: To amend the existing “Auto-Oriented Commercial (CA)” zone, and to rezone the subject property from the “School & Institutional Use (SI)” zone to the “Auto-Oriented Commercial (CA)” zone, in order to allow a Vehicle Sales/Rental office and accessory parking.

City Contact: Alexander Costin, 604-276-4200, 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 5:00 p.m., Monday through Friday, except statutory holidays, commencing July 11, 2025 and ending July 21, 2025, 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 5:00 p.m., Monday through Friday, except statutory holidays, commencing July 11, 2025 and ending July 21, 2025.

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/publichearings 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