



Tuesday, September 8, 2026 – 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. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10757 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10758 (RZ 23-015980)

Location/s: 9720 Cambie Road

Applicant/s: Manpreet Singh (ParaMorph Architecture Inc.)

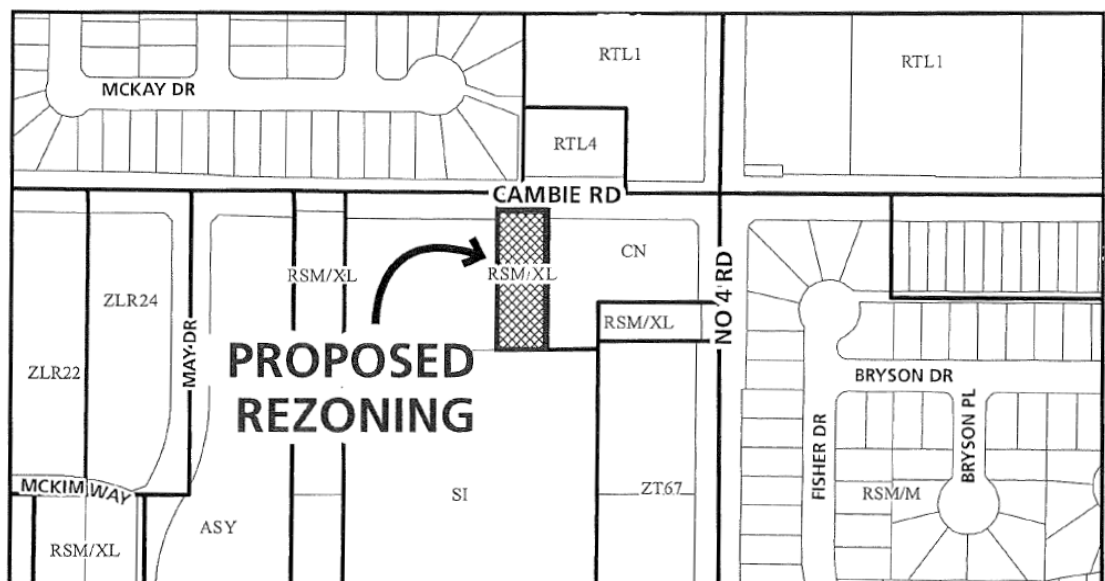
Purpose of Official Community Plan Amendment Bylaw 10757:

To amend Schedule 1 of Official Community Plan Bylaw 9000 to redesignate 9720 Cambie Road (the subject site) from “School” to “City Centre Perimeter – Tier 2”; and to amend Schedule 2.11A (West Cambie Area Plan) of Official Community Plan Bylaw 7100 to redesignate the subject site from “Community Institutional” to “City Centre Perimeter – Tier 2,” and identify the subject site as “Medium Density Housing” in the Development Permit Guidelines: Alexandra Neighbourhood Character Areas Map.

Purpose of Zoning Amendment Bylaw 10758:

To rezone the subject property from the “Small-Scale Multi-Unit Housing (RSM/XL)” zone to the “Low Rise Rental Apartment (ZLR50) – Alexandra Neighbourhood (West Cambie)” zone, to permit development of a six-storey apartment building with a total of 62 rental units (60 market rental and two low-end market rental units) over a two-storey parking structure.

City Contact: Tolu Alabi, 604-276-4092, Planning and Development Division



2. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10769 AND HERITAGE REVITALIZATION AGREEMENT BYLAW 10741 (HRA 23-016568)**

Location/s: 3831 Moncton Street

Applicant/s: 1359161 BC Ltd.

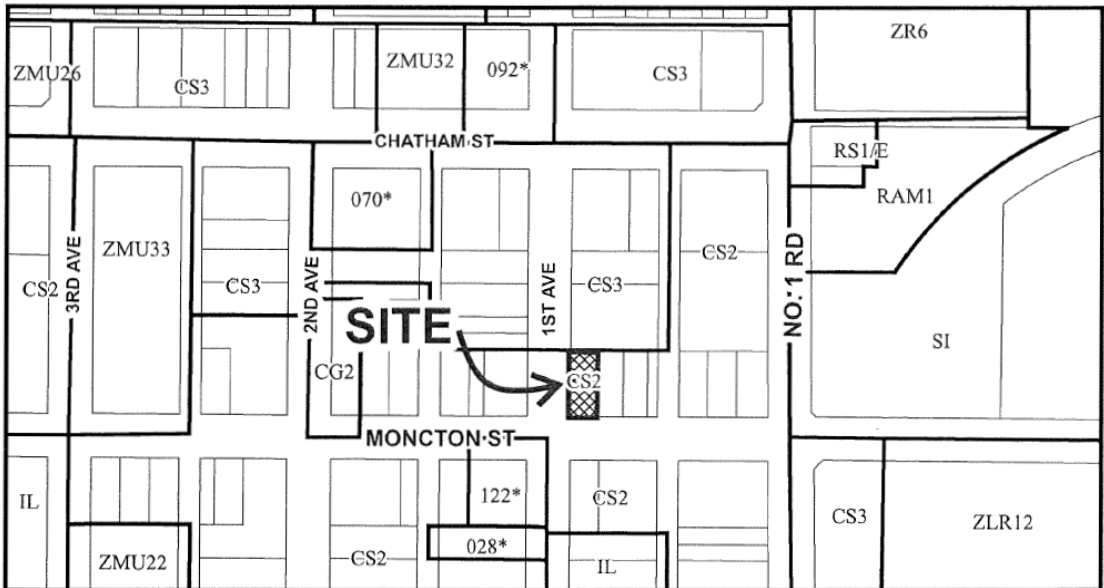
Purpose of Official Community Plan Amendment Bylaw 10769:

To revise Schedule 2.4 of the Official Community Plan (Steveston Area Plan) to provide that a maximum of three storeys and height of 12 m may be considered on the rear portion of the property for the purposes of the long-term conservation and protection of the heritage building at 3831 Moncton Street.

Purpose of Heritage Revitalization Agreement Bylaw 10741:

To permit the City to enter into a Heritage Revitalization Agreement in accordance with the requirements of Section 610 of the *Local Government Act*, to preserve and rehabilitate the heritage building, Ikeda Dry Goods, and to construct a three-storey hotel at 3831 Moncton Street.

City Contact: Judith Mosley, 604-276-4170, 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/agendas.
- **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 August 28, 2026, and ending September 8, 2026, 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 August 28, 2026, and ending September 8, 2026.

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.

Notice of Public Hearing – Tuesday, September 8, 2026

- 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