

**SPECIAL COUNCIL MEETING  
FOR THE PURPOSE OF HOLDING PUBLIC HEARINGS  
MONDAY, DECEMBER 20<sup>TH</sup>, 1999**

Place: Council Chambers, 2nd floor  
Richmond City Hall  
7577 Elmbridge Way

Present: Mayor Greg Halsey-Brandt  
Councillor Linda Barnes  
Councillor Malcolm Brodie  
Councillor Lyn Greenhill  
Councillor Kiichi Kumagai  
Councillor Ken Johnston  
Councillor Harold Steves

Ms. Ann Bunker, Acting City Clerk

Absent: Councillor Derek Dang  
Councillor Bill McNulty

Call to Order: Mayor Halsey-Brandt opened the proceedings at 7:00 p.m. by reading a prepared statement on the regulations governing the conduct of Special Council Meetings for the purpose of holding Public Hearings.

1. **ZONING AMENDMENT BYLAW 7047 (RZ 98-149540)**  
(12551 Bridgeport Road, Applicant: Delesalle Holdings Ltd.)

*Applicant's Comments:* None.

*Written Submissions:* None.

*Submissions from the floor:* None.

PH99/10-1

It was moved and seconded:

***That Zoning Amendment Bylaw 7047 be given second and third readings.***

**CARRIED**

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**2. ZONING AMENDMENT BYLAW 7051 (RZ 99-168410)**  
(8251 Jones Road, Applicant: School District No. 38 – Richmond)

*Applicant's Comments:*

Gary McLean, Manager – Facilities, School District No. 38, representing the applicant, spoke on the modifications to the parking arrangements of the proposed project to accommodate more green space.

*Written submissions:*

- ◆ Tam Tak Wah, 372-8333 Jones Road (Schedule 1)
- ◆ Richard K. Lo, 107-8300 General Currie Road (Schedule 2)

*Submissions from the floor.* None.

PH99/10-2

It was moved and seconded:

***That Zoning Amendment Bylaw 7051 be given second and third readings.***

**CARRIED**

**3. ZONING AMENDMENT BYLAW 7053 (RZ 99-163611)**  
(10031 Shell Road, Applicant: Tom Yamamoto)

*Applicant's Comments:*

Owner, Dr. Inderjit Dilay of 10051 Aintree Crescent, stated that the outside appearance of the residence would not change other than the placement of six parking stalls in the backyard. He advised that he caters to high anxiety patients who feel more comfortable in a homelike setting. He stated that this does not require a change to the OCP.

*Written Submissions:*

Anna Delaney and Gary Milligan, 11331 Sealord Road (Schedule 3)

*Name, Address and Comments of Speakers:*

Lance Roberts, of 10051 Shell (Schedule 4), lives next to the property in question and objected to having a commercial property adjacent to his property. Further concerns noted were increased traffic to the area and the location of a six-car parking lot outside their back door.

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Bob Light, of 10751 Palmberg Road, (Schedule 5) stated that he did not support the proposed rezoning. He suggested that the nearby Ironwood Shopping Centre or the Shellmont Plaza could provide sufficient space for medical offices.

Todd Grauer, of 203-1588 Westminster Highway, was in attendance to voice his support for the proposed rezoning. As a real estate agent, he stated that he did not believe property values would be affected. He conceded that it was less expensive to locate a business in a residential zone.

Balwant S. Mann, of 10840 Dennis Crescent, was in attendance to voice his support for the proposed rezoning. He is a patient of Dr. Dilay and supported the rezoning due to the close proximity of the proposed office to his residence and to the convenience of its parking facilities.

Sharon Dilay, of 10051 Aintree Crescent, spouse of the applicant, emphasized that the residential nature of the property would stay, as well as fencing and hedging.

PH99/10-3

It was moved and seconded:

***That Zoning Amendment Bylaw 7053 be given second and third readings.***

**DEFEATED**

OPPOSED: Mayor Halsey-Brandt, Cllrs. Barnes, Brodie,  
Johnston, Kumagai, Steves

**4. ZONING AMENDMENT BYLAW 7057 (RZ 99-165833)**

(10060/10080 Leonard Road, Applicant: Surinderjit Grewal)

*Applicant's Comments:* There were no comments.

*Written Submissions:* None.

*Submissions from the floor:* None.

PH99/10-4

It was moved and seconded:

***That Zoning Amendment Bylaw 7057 be given second and third readings.***

**CARRIED**

PH99/10-5

It was moved and seconded:

***That Zoning Amendment Bylaw 7057 be adopted.***

**CARRIED**

**SPECIAL COUNCIL MEETING  
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**5. ZONING AMENDMENT BYLAW 7060**  
(Applicant: City of Richmond - Adult-oriented businesses to C6 zone)

*Applicant's Comments:* None.

*Written submissions:* None.

*Submissions from the floor:*

I. Lam, of 10451 No. 4 Road, referred to the number of gas stations in the area of the proposed rezoning and requested clarification as to the zoning of these.

PH99/10-6 It was moved and seconded:  
***That Zoning Amendment Bylaw 7060 be given second and third readings.***

**CARRIED**

PH99/10-7 It was moved and seconded:  
***That Zoning Amendment Bylaw 7060 be adopted.***

**CARRIED**

**6. ADJOURNMENT**

PH99/10-8 It was moved and seconded:  
***That the meeting be adjourned (7:55 p.m.).***

**CARRIED**

Certified a true and correct copy of the Minutes of the Special Meeting of the Council (for the purpose of holding public hearings) of the City of Richmond held on Monday, December 20<sup>th</sup>, 1999.

\_\_\_\_\_  
Mayor (Greg Halsey-Brandt)

\_\_\_\_\_  
Acting City Clerk (Ann Bunker)

# NOTICE OF PUBLIC HEARING

December 20, 1999 -- 7p.m.

		INIT
<input checked="" type="checkbox"/>	JRM	
<input checked="" type="checkbox"/>	AB	
	DAW	
<input checked="" type="checkbox"/>	AS	
	KY	

8251 Jones Road

## ZONING AMENDMENT BYLAW 7051 (RZ. 99-168410)

Location : 8251 Jones Road

To : City Clerk's Office  
(Attn.: Mr. J. Richard McKenna)  
City of Richmond

Dear Sir,

I am sorry that I cannot attend the above Public Hearing. However, I would like to share my view regarding the above rezoning.

I fully support the rezoning for the expansion of General Currie Elementary School. For the past few years, there was a great increase of elementary schoolage children who attended the school. But there was insufficient space for the children. At present, students have to attend classes at "Portable classrooms" which are very undesirable. In order to provide a better learning environment for children, expansion of the School deems necessary.

If you have any further enquiries, please contact me at 821-1821.

Yours sincerely

Tak Wah, Tam  
372-8333 Jones Road,  
Richmond, B.C.  
V6Y 3W9

Special Council Meeting  
Public Hearing  
December 20, 1999  
Item #2  
SCHEDULE #1

5





# City of Richmond

## NOTICE OF PUBLIC HEARING

December 20, 1999 - 7 pm

Council Chambers, 2<sup>nd</sup> Floor  
Richmond City Hall  
7577 Elmbridge Way  
Richmond, BC V6X 2Z8

### ZONING AMENDMENT BYLAW 7051 (RZ 99-188410)

**Location/s:** 8251 Jones Road

**Applicant/s:** School District No. 38 (Richmond)

**Purpose:** \* To rezone the subject property from Single-Family Housing District, Subdivision Area E (R1/E) to School & Public Use District (SPU), to permit expansion of General Currie Elementary School.

**City Contact:** 276-4228, Suzanne Carter-Huffman, Urban Development Division

#### Information on Procedure

\* Persons who believe that their interest in property is affected by the proposed bylaw may make an oral presentation, or submit written comments at this Public Hearing. If you are unable to attend, you may send your written submission to the City Clerk's Office by 4 pm on the date of the Public Hearing. All submissions will form part of the record of the hearing.

Further information may be obtained from the CITY CONTACT identified above. A copy of the proposed Bylaw, supporting staff and Committee reports and other background material may be inspected at the Urban Development Division, between the hours of 8:15 am and 6 pm, Monday through Friday, except statutory holidays, commencing December 10, 1999 and ending December 20, 1999, or upon the conclusion of the hearing.

No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone

J Richard McKenna  
City Clerk

107-8300 General Currie Road,  
Richmond, B.C.  
V6Y 3X1  
14 December 1999

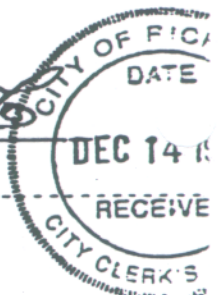
Dear Sir,

Reference above Zoning Amendment Bylaw 7051 we have no objection for the rezone and fully support \* the application submitted by School District No. 38 (Richmond).

With Best wishes to all City Council members,

Special Council Meeting  
Public Hearing  
December 20, 1999  
Item #2  
SCHEDULE #2

*Richard K.*  
( LO Richard K. )



Special Council Meeting  
Public Hearing  
Item #3  
SCHEDULE #3

PUBLIC HEARING  
DECEMBER 20, 1999  
ITEM # 3

		INIT
✓	JRM	
✓	AB	
	DAW	
✓	AS	
	KY	

8060-20-705

December 16, 1999

Anna Delaney/Gary Milligan  
11331 Sealord Road  
Richmond, BC

City of Richmond  
7577 Elmbridge Way  
Richmond, BC

Attention: Mayor and Council members

Re: Public hearing for December 20, 1999  
Zoning amendment Bylaw 7035 (RZ 99-163611)  
Location: 10031 Shell Road <sup>7053</sup> Applicant: Tom Yamamoto

Dear Mayor and Council,

We are deeply concerned that the application to amend the single family R1 zoning, to permit a commercial use of this property (dentist office), is inappropriate for this location. It is not in keeping the the OCP ideal, to preserve single family R1 zoning, if we allow R1 to be changed to commercial zoning. If we allow this at what point do we stop? How far into R1 zoning do we allow changes to permit commercial use, and what businesses do we determine are "appropriate" to change from R1 to commercial zoning? A change in zoning will raise other issues such as parking, noise, and additional traffic.

There is ample commercial space for lease in the area. It is our understanding that there will be commercial space available in the townhouse development to be built on the old Shellmont Mall site. There will also be commercial space available at the new development on Steveston Highway, directly west of Ironwood Mall.

We hope council will take a stand in regards to commercial encroachment in to R1 zoning.

Sincerely,

Anna Delaney  
Gary Milligan



Good Evening,

My name is Lance Roberts and I live at 10051 Shell Road. My wife and I purchased this house, our first home, 8 years ago.

Since we have lived in this house, we have invested a lot of money, time and energy in making this house a home we can be proud of. With the elimination of Shellmont Shopping Centre, we have seen our property values depreciate. On Friday, we received a letter from the City of Richmond advising us that there was a request made to allow the rezoning of the property directly next to mine. This re-zoning would allow a dental clinic to move in next door to my house.

Firstly, I DO NOT want a commercial property directly beside me. There would be increased foot and car traffic. In addition, I have been provided with a copy of the architectural plans, which outline the changes to the interior and exterior structure of the property at 10031 shell road. I do not want a 6 car parking lot on the fence adjacent to my own back yard.

My wife and I are planning on starting a family very soon. We want to live in a residential, family oriented area. A commercial property right next to us would not make our house any more marketable, it would be the direct opposite. Everyone we have spoken to about this have said they would not buy a house next to a commercial property.

Mayor Halsey-Brandt and Council Member, my family and I are long time residents of Richmond. I have been employed by the City of Richmond for the past 10 years and my Father just recently retired from the City after over 30 years of service. I do not want to live next door to a commercial property and hope you will vote against the zoning amendment bylaw.

Thank you,

Lance Edward Roberts  
Carina Roberts  
10051 Shell Road  
Richmond BC V7A 3W4

Special Council Meeting  
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Item #3  
SCHEDULE #4



I DO NOT BELIEVE THIS REZONING SHOULD BE SUPPORTED BY COUNCIL.

WITH THE REZONING OF IRONWOOD SHOPPING CENTRE, IT WAS INDICATED BY THE DEVELOPER AND MEMBERS OF COUNCIL SUPPORTING THE REZONING, THERE WAS NOT A NEED FOR COMMERCIAL AND SERVICES USES IN THIS AREA AND IRONWOOD WOULD FULFILL ALL NEEDS FOR THIS AREA.

THERE IS A DENTIST OFFICE IN IRONWOOD AND I SURE THEY WOULD FULFILL A NEED FOR DENTIST FROM THIS AREA.

THERE IS ALSO A TRAVEL AGENT, A CHIROPRACTOR, A MEDICAL CENTRE ,AN INSURANCE AGENT, A POST OFFICE, TWO FINANCIAL INSTITUTE ETC., ALL SERVING THE SURROUNDING COMMUNITY AND ALL COULD MAKE AN EQUAL CASE TO HAVE A RESIDENTIAL LOT REZONED FOR THEIR NEEDS OR ANY RESIDENTIAL LOT ANYWHERE IN RICHMOND.

WHY NOT JUST DEVELOP SHELLMONT AS A SHOPPING CENTRE IF THERE IS A NEED FOR THESE SMALL SERVICE AND BUSINESS.

IF THERE IS GOING TO BE A COMMERCIAL PORTION IN THE SHELLMONT REDEVELOPMENT THAT'S THE PLACE THESE TYPE OF USES SHOULD BE LOCATED.

I DO NOT BELIEVE THIS IS A GOOD LAND USE DECISION.

*3.3 4-10-99  
1-2-10-99  
Dec 20 1999*