



City of Richmond

6911 No.3 Road, Richmond, BC V6Y 2C1
Telephone (604) 276-4000
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February 17, 2003

City Clerk's Office
Telephone: (604) 276-4007
Fax: (604) 278-5139

Mr. Leon Lam
#1380 - 8888 Odlin Crescent
Richmond, BC V6X 3Z8

Dear Mr. Lam:

Re: Delegation Request - Pacific Plaza, Strata Plan LMS3259

In response to your request, this letter is your confirmation that arrangements have been made for you to appear at the Planning Committee meeting scheduled for Tuesday, March 4th, 2003 at 4:00 p.m. in the Anderson Room, second floor of Richmond City Hall.

If you have any questions related to the Committee agenda please contact the undersigned at 604-276-4272.

Yours truly,

Deborah MacLennan
Administrative Assistant

:djm



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February 4, 2003

File: -

Law Department
Direct Line: (604) 276-4104
Fax: (604) 278-5139
email: pkendrick@city.richmond.bc.ca

Leon Lam
#1380 - 8888 Odlin Crescent
Richmond, B. C.
V6X 3Z8

Attention: Mr. Leon Lam

Dear Sir:

Re: Parking at Pacific Plaza

I have reviewed all the material you have provided, along with reviewing Urban Development files on this matter and have found no errors in the handling of the parking issue in the City process.

The City's policy is to not review the parking requirements for multi-tenant malls with a variety of permitted uses after the initial development permit is issued. It would be impracticable to review the parking in every mall as each business licence is being reviewed.

There is also no City bylaw which prohibits the creation of strata lots consisting of one or more of the required parking spaces.

In summary, while we can appreciate your frustrations with the parking situation at the Pacific Plaza mall, there is no action that the City can take to assist you in this regard.

Yours truly,



Paul Kendrick
City Solicitor

PK:pk

pc: Jim Bruce
Anne Stevens
Marcia Freeman

**RICHMOND**
Island City, by Nature

LEON LAM

#1380 - 8888 Odlin Crescent, Richmond, B.C., V6X 3Z8
Tel: 604 - 821 - 9860

Total: 2 pages
Date: February 6, 2003

To: City of Richmond

And To: Law Department
Attn: Mr. Paul Kendrick

And To: City Council

And To: Jim Bruce
Anne Stevens
Marcia Freeman

Dear Sir,

RE: PACIFIC PLAZA, STRATA PLAN LMS3259

This is my respond to your letter dated February 4, 2003.

I have no complaint of any kind to against the Department of Building Permit/Approval.

In fact, they deserve the utmost respect among the respectable Departments of the City of Richmond. Their job is limited to the approval of application for construction, according to the by-law and guideline of City of Richmond.

The Developers - Ernest & Twins Ventures (PP) Ltd., Ernest Wong, Spencer Wong, Joseph Wong etc. of Pacific Plaza had planned the "Fraud" in advance, and there was no way for the City of Richmond could have prevent it from happening.

The "Fraud" of the Development - Pacific Plaza was carried out by a number of professionals who also may be the fallen victims to the Developers.

"The City's Policy" as quoted by you in the subject letter dated February 4, 2003, is very unique and irresponsible to the public in Richmond, B.C.

At this point, I am not challenging its legitimacy without a proper study of the same, but I certainly feel that "The City's Policy" aid and assist the ill minded Developers to conceive and create fraudulent acts and corruptions in the Richmond Community, which will bring the City's administration and it's economical life to it's knee.

The subject problem of Pacific Plaza may have been caused by the Deception of our Developers, now, the City of Richmond has been informed of the problem. I think, the City of Richmond has the obligation IN LAW to enforce the approved - use of the Development by refusing the Business Licenses renewal to any illegal occupancy of strata unit(s) upon to the compliance of the City Parking By-law.

I further think that the City of Richmond **knew and ought to have knew the newly approved** - use of the Pacific Plaza development and it's parking stalls were limited to the approved - use, as per the Development application of the Developer - Ernest & Twins Ventures (PP) Ltd. Therefore, the issuance

of Business Licenses should be confined to confirm with the Parking By-law and the City of Richmond current legal obligation to the financial lost of the strata owners is upon to the resolve of the above in a timely manner

The Pacific Plaza Development has multi owners, and any change of use to units in the Development shall be approved by all owners of the strata development. And it is not a single person's interest being effected, the City of Richmond should have understand the undivided equitable interest of the strata owners are being jeopardized, as the result of the negligent of the City of Richmond, and it is one of the main root of cause to the Business and Financial Loss of the Strata Owners.

I am looking forward for you respond and thank you for your attention!

Yours truly,


LEON LAM