



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: June 6, 2001
FILE: 0100-20-DPER1
RE: Development Permit Panel Meetings Held in March and May 2001

PANEL RECOMMENDATION

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Variance Permit (DV 99-167938) for the property at 9140 Granville Avenue;
- ii) a Development Permit (DP 00-183496) for the property at 8500 Jones Road;
- iii) a Development Permit (DP 01-115457) for the property at 4151 Hazelbridge Way;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read 'David McLellan'.

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered three applications at its meeting held on May 30, 2001. It is now appropriate for Council to consider two of these matters as well as one item from the Panel's March 28, 2001 meeting.

DV 99-167938 – INTERFACE ARCHITECTURE INC. – 9140 GRANVILLE AVENUE

The proposal to undertake a major renovation of the church on the south west corner of Granville Avenue and Heather Street generated only one letter of concern from a neighbour. The concern raised was that by adding floor space to the church there would be a corresponding decrease in the amount of parking. The Panel was advised that the new floor space will not affect the building footprint on the site and that by varying a number of the dimensional requirements for parking spaces, the number of spaces could still satisfy bylaw requirements. The Panel found that the solutions developed were appropriate given the circumstances of this application and there should not be any significantly increased impact on the street.

The Panel recommends that the permit be issued.

DP 00-183496 – FIESTA ENTERPRISES CANADA LTD. – 8500 JONES ROAD

The proposal to construct 10 townhouses on a site at the south east corner of Jones Road and St. Albans Road did not generate any public comment. The Panel suggested and the applicant agreed to replace the proposed sand box with a large toy structure, but otherwise the Panel was satisfied with the site layout and design of the proposal.

The Panel recommends that the permit be issued.

DP 01-115457 – FAIRCHILD DEVELOPMENTS LTD. – 4151 HAZELBRIDGE WAY

The proposal to demolish the existing Aberdeen Centre and replace it with a new mall with structured parking generated a considerable amount of public comment. The vast majority of letters received by the Panel were very positive toward the proposal. Three principal issues were raised in the course of other presentations heard by the Panel. The first was from the residential neighbours to the east of the site who were under the impression that Browndale Road would be opened into their residential area from Hazelbridge Way, as well as the difficulty of gaining access to the main roads from this area and the possible impact of mall staff parking on neighbourhood streets. It was noted that Browndale Road is not proposed to be opened east of Hazelbridge and that the City planned to install a traffic signal at Brown Road and Cambie Road later this year. This was welcome news to the neighbours. The Panel referred the matter of parking regulations in the neighbourhood to staff to report back through the Public Works and Transportation Committee.

The second and third areas of concern were raised by businessmen from Parker Place, who were concerned about the area of notification for the Panel meeting and the variance to parking proposed. The matter of notification requirements was referred to staff to report back through Planning Committee as it has been some time since this issue has been examined. The response to the parking variance from staff was that the parking provided for this new Aberdeen development is equivalent to the parking required of any C6 zoned site in the area. It was noted that the original parking scheme would have provided for a significant number of spaces over

that normally required but with the impending improvements to transit service and provision of on-road parking in the redesigned road, the development was adequately served.

The Panel found the architecture of the project to be particularly attractive and expected that this would be a significant improvement to Richmond's City Centre.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, May 30, 2001

Time: - 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, General Manager, Urban Development Division
Jim Bruce, General Manager, Finance and Corporate Services
Jim Hancock, Acting General Manager, Community Safety

The meeting was called to order at 3:30 p.m.

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 17, 2001 be adopted.

CARRIED

2. DEVELOPMENT PERMIT DP 00-180246

(Report: May 3/01 File No.: DP 00-180246) (REDMS: 275677)

APPLICANT: Adera Equities Inc.

PROPERTY LOCATION: 5988 Blanshard Drive

INTENT OF PERMIT:

1. To allow the development of 25 residential townhouse units with a total building area of 3,246.76 m² (34,949 ft²), including one (1) tandem resident parking stall; and
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:

- a) Porches and bay windows project a maximum of 1.5 m (4.92 ft.) into the required 6.0 m (19.865 ft.) front yard setback;
- b) Roofed enclosure for mailboxes and recycling bins located within the required 6.0 m (19.865 ft.) front yard setback; and
- c) Portion of one building projects a maximum of 0.92 m (3.0 ft.) into the required 3.0 m (9.843 ft.) rear yard setback.

APPLICANT'S COMMENTS

Mr. Norm Couttie advised the Panel that while the takeover of a project was unusual, the project was excellent as it stood.

Mr. Couttie acknowledged that there had been some difficulty in laying out the site (parking stall 3 was designed for a small car) and that Mr. Yamamoto, Architect, had rectified this. Manoeuvrability into and out of the parking stall was of concern, however, it was considered that extra turning room could be provided by the adjacent stall if it were properly parked.

Mr. Yamamoto, with the aid of photoboards and an artist's renderings and drawings, explained the project as being fifteen two-storey units. The maximum number of units to a block was four. The small scale design was in keeping with the existing single family homes. There were no bedroom windows facing the single family homes and the volume was reduced on that side. A wall of landscaping screened the shopping centre side. Each unit on the street side had an entry facing the street. A public sitting area was located in the curve of the driveway. While curbside pick up was preferred a communal blue box area was to be provided; a variance was required for the enclosure.

It was suggested that the driveway could be shifted to the east by one foot to allow parking stall 3 to become a standard sized stall.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, noted that the property had recently been rezoned to CD89. The project generally complied with the Development Permit guidelines. The project had a good presentation to the street. Potential privacy issues had been taken into consideration. An upgrade along the Blanshard Drive frontage had been provided for. It was staff's opinion that parking stall 3 should be left as is to preserve the amenity areas.

The Chair asked that the interior floor plans be removed from the package.

In response to a question from the Chair, Mr. Couttie said that the sandbox would be replaced with play equipment. Mr. Couttie also clarified that the recycling area would be contained in a roofed structure that would contain the mail boxes in the front.

The location of the five visitor parking stalls were identified, including the one handicapped accessible stall.

CORRESPONDENCE

Dr. A. L. Farley, #62 – 5531 Cornwall Drive – Schedule 1.
Norman and JoAnn Shannon, 5571 Cornwall Drive – Schedule 2.

GALLERY COMMENTS

Dr. Farley, 5531 Cornwall Drive, questioned the turning ability of garbage trucks and asked why the recycling and garbage bins were not located at the back entry.

Mr. Couttie's explanation for the location was that the recycling enclosure was tied to the mail box. The enclosure was a high quality structure with doors. It was also explained that while provision had been made for the enclosure, it was preferred that recycling be curbside pick up.

PANEL DISCUSSION

Noting that he appreciated Mr. Farley's comments, the Chair said that it was incumbent upon the Strata Corporation to manage the project properly including the garbage and recycling collection. Mr. McLellan considered the design to be an attractive feature that must be kept up to the standard of the neighbourhood.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 5988 Blanshard Drive on a site zoned Comprehensive District (CD/89), which would:

- 1. Allow the development of 25 residential townhouse units with a total building area of 3,246.76 m² (34,949 ft²), including one (1) tandem resident parking stall; and***
- 2. Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - a) Porches and bay windows project a maximum of 1.5 m (4.92 ft.) into the required 6.0 m (19.865 ft.) front yard setback;***
 - b) Roofed enclosure for mailboxes and recycling bins located within the required 6.0 m (19.865 ft.) front yard setback; and***
 - c) Portion of one building projects a maximum of 0.92 m (3.0 ft.) into the required 3.0 m (9.843 ft.) rear yard setback.***

CARRIED

3. DEVELOPMENT PERMIT DP 00-183496

(Report: May 3/01 File No.: DP 00-183496) (REDMS: 361343)

APPLICANT: Fiesta Enterprises Canada Ltd.

PROPERTY LOCATION: 8500 Jones Road

INTENT OF PERMIT:

1. To allow the development of 10 residential townhouse units with a total building area of 908.94 m² (9,783 ft²);
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:
 - a) Portion of one building projects a maximum of 1.5 m (4.921 ft.) into the required 6.0 m (19.685 ft.) rear yard setback;
 - b) Roofed pedestrian entry gate structure projects a maximum of 5.2 m (17.060 ft.) into the required 6.0 m (19.685 ft) side yard setback; and
 - c) Allow ten (10) tandem resident parking stalls.

APPLICANT'S COMMENTS

Mr. Tom Yamamoto, Architect, with the aid of a photoboard, explained the siting of the property and the adjacent developments. Existing trees on the property were to be maintained. The front yard exposure had been maximized; the front yards along Jones Road had been raised approximately two feet. The interior driveway provided access to three units. Several of the interior units had been widened to provide better entry. Entrance doors had been pushed out to give a better view; end elevations had been improved.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reported that the property had recently been rezoned to accommodate townhouse development. It had been recognized that variances would be required and that staff had no objection to the minor nature of the variances. The project complied with Development Permit guidelines. Existing trees would be retained and the Jones Road frontage would be upgraded.

The Chair noted his appreciation of the presentation of the material contained in the staff report.

In response to a question from the Panel Mr. Yamamoto provided the information that the properties to the east of the proposed development were approximately twenty years old and were two storey in height.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

Mr. McLellan said that a good job had been done with the site and that the use of tandem parking allowed for more green space.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 8500 Jones Road on a site zoned Townhouse and Apartment District (R3), which would:

- 1. Allow the development of 10 residential townhouse units with a total building area of 908.94 m² (9,783 ft²);***
- 2. Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - a) Portion of one building projects a maximum of 1.5 m (4.921 ft.) into the required 6.0 m (19.685 ft.) rear yard setback;***
 - b) Roofed pedestrian entry gate structure projects a maximum of 5.2 m (17.060 ft.) into the required 6.0 m (19.685 ft) side yard setback; and***
 - c) Allow ten (10) tandem resident parking stalls.***

CARRIED

4. DEVELOPMENT PERMIT DP 01-115457 (Report: May 15/01 File No.: DP 01-115457) (REDMS: 373913)

APPLICANT: Fairchild Developments Ltd.

PROPERTY LOCATION: 4151 Hazelbridge Way

INTENT OF PERMIT:

1. To allow the redevelopment of a site zoned Comprehensive Development District (CD/86) at 4151 Hazelbridge Way (Aberdeen Mall) for a three-storey shopping centre with a parking garage and ancillary facilities; and
2. To vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the Road Setbacks on Hazelbridge Way from 3 m (9.843 ft.) to 2.1 m (7 ft.) for projecting portions of the building above the main floor;
 - reduce the required parking from 2,220 spaces to 1,260 spaces, in order to reflect the intended interpretation of the parking requirement based on the proposed floor space and the anticipated parking demand;
 - allow up to 8% tandem parking stalls;
 - allow the maximum number of small car stalls to be increased from 50% to 50.7%;

- reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.85 m (22.5 ft.); and
3. To vary the *Sign Bylaw* to permit the amount of façade sign area on Hazelbridge Way to be increased from 226.49 m² (2,438 ft²) to 325.15 m² (3,500 ft²).

APPLICANT'S COMMENTS

Mr. Bing Thom, Architect, said that the main genesis of this project was that it be a functioning part of a larger city centre.

Using aerial photographs, a model, and an artist's renderings and drawings, Mr. Thom explained the siting of the development and also the new traffic circulation pattern. The desire to continue the standard of the Presidential Plaza was expressed.

The extension of the interior circulation of the mall was the City street; enhancing the connection to other developments. The different levels of parking flowed into the corresponding level of the mall creating a smooth transition from parking to retail.

The landscaping reinforced existing patterns; the proposal called for two lines of trees in areas where buildings were setback and one line of trees in denser development areas. The plantings were different for each of the three streets involved; at times continuing existing plantings and at others changing to give a stronger definition to the mall.

A number of the three storey elements were broken down into a series of masses so as to lessen the dominance; the roof covering on the mechanical areas allowed for a larger presence.

An array of glass types were to be utilized. Public art was to be incorporated into the building by way of graphics contained in the wall; a distinctive night time appearance would be created by the use of lighting.

Continuous weather protection was planned; an active storefront lamination from the street would encourage street activity.

No entry was considered dominant. The Browngate entry, articulated by Ginko trees, was presented as having a courtyard (sun court) with a piazza type approach, with restaurants and cafes spilling out into this area.

The parkade edge was very well nestled into the project with extensive planting, screening and shrubbery to soften the area.

Tandem parking on the uppermost floor of the parkade would be serviced by a full time parking attendant.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, said the property had been rezoned approximately two years ago. While the initial plan was for an expansion, the current plan called for the demolition of the existing mall. Staff assessment of the

project was that the majority of Development Permit guidelines had been met and that this was a high quality redevelopment project.

The applicant was noted to have agreed to realign and construct Hazelbridge Way, upgrade Cambie Street and fund the extension of Browngate Road to No. 3 Road, once the City acquired the land for the extension.

Mr. Erceg also provided information on the parking variance requested. The parking had been reviewed with the Transportation Department, the result of which was that parking was considered to address the needs of the project and matched other commercial projects in the C6 zone.

In answer to a question from the Chair, Brian Wallace, a parking consultant, said that, due to this being a relatively constrained site, a tradeoff had been sought between not adding a floor and provision of a systematic parking setup that the public would understand. The location of the tandem parking on P4, which fed directly into the top level of the development, was so located as it was, from the public perspective, the least likely to be filled up.

Mr. Thom also stated that i) the overhangs on Cambie Road and Hazelbridge were consistent, ii) bicycle parking was located at each entry and also within the parkade, iii) the longest distance to an exterior space was approximately 120 feet, iv) the most prominent edge of the parkade would be glazed, v) the Cambie edge would contain a series of screens, perhaps metal; vi) the Browngate edge would be 40 to 50 percent glazed, vii) the entire parkade was vented.

CORRESPONDENCE

Mr. and Mrs. C.J. Zimmerman, 8451 Brownwood Road – Schedule 3.
Cindy Roberts, 8391 Browndale Road – Schedule 4.
Jenny Jiang, 8371 Browndale Road – Schedule 5.
Sharon Birch, City Centre Community Association – Schedule 6.
T.N. Foo, Program Director, Richmond Services – Schedule 7.
Edward Leung, Tregunter Holdings Ltd. – Schedule 8.
Michael Ho, Century Bowl – Schedule 9.
Woo Kar Mou, Ulferts Furniture Inc. – Schedule 10.
Franky Tai, Tung Fong Hung Foods Company B.C. Ltd. – Schedule 11.
Louis Kong, 612223 B.C. Ltd. – Schedule 12.
Louis Tse, Sutton Group – Schedule 13.
Louis Tse, Louwin Management Ltd. – Schedule 14.
Victor Mak, Rising Dragon Books – Schedule 15.
Eric Chui, CIS Insurance Brokers Ltd. – Schedule 16.
Lawrence Lee, Seasons Travel Centre Inc. – Schedule 17.
Veronica Wong, Yang Sheng Enterprises Ltd. – Schedule 18.
Rita, Mei Heung Choy, Ocean Trading Canada Corporation – Schedule 19.
Kenny S.C. Wu, Aberdeen Fresh Meat & BBQ Ltd. – Schedule 20.
Michael Ma, Herby Hobby & Toys Co. – Schedule 21.
Rebecca Leung, Taiwan Wing Loy Heung Dried Food (Canada) Ltd. – Schedule 22.
Wilson Choy, A & W Enterprises Ltd. – Schedule 23.
Connie Suk Ping Wong, Join Me Fashion Corporation – Schedule 24.

Kenneth Chan, Washington College Canada Corporation – Schedule 25.
William Chen, Italia Plus Fine Furniture Ltd. – Schedule 26.
Albert Yuen, Miya Esaki Japanese Restaurant – Schedule 27.
Franky Tai, NA.STAREASTnet Multimedia Limited – Schedule 28.
Mak, Man-Fai, The Leisure Shop – Schedule 29.
Daisy Lee, Daisy Crafts Co. Ltd. – Schedule 30.
Paul Chui, Little Sun Children's Art Studio – Schedule 31.
James Wong, J2 Trading Co. Ltd. – Schedule 32.
Master Graphics Ltd. – Schedule 33.
Ken Chan, Century International Investments Corporation – Schedule 34.
Chong, Woo Jin, Morning Glory – Schedule 35.
Tom Law, Piccini – Schedule 36.
Willy Wong, Acca Access Production Inc. – Schedule 37.
Alan Marr, Brilliant Food Inc. – Schedule 38.
Clifford Cheung, Fontana Holdings Ltd. – Schedule 39.
Bill Chan, 828 Enterprises Ltd. – Schedule 40.
Ricky Shu Chuen, Wu, Wu's Tae Kwon-Do School (Canada) – Schedule 41.
Norman Ng, Saint Germain Bakers (Canada) Ltd. – Schedule 42.
Roger Tsui, J-Long Signs – Schedule 43.
Sherman Tai, Fortune Teller Centre – Schedule 44.
Elliot Tso, Inter Pring Ltd. – Schedule 45.
David Ross, Las Vegas Vacations – Schedule 46.
Petition containing signatures of tenants of Aberdeen Centre and strata owners/occupiers of Fairchild Square – Schedule 47.
Petition containing signatures of owner/operators of offices/retail store at Fairchild Square – Schedule 48.
Petition containing signatures of home owners/residents of the Brown Road area – Schedule 49.
Mr. Danny Leung – compilation of documents in support of DP 01-11547 – (of the 42 letters contained in the binder 38 are scheduled above) – on file in the City Clerks department.

GALLERY COMMENTS

Mr. Keith Nixon, 4120 Brownlee Road, was concerned about noise and traffic. Noting the existence of tall cedars in the area, Mr. Nixon asked if a berm with additional trees was to be installed on the east side of Hazelbridge. After reviewing the traffic issues of the area for the Panel, Mr. Nixon said, in response to a question from the Chair, that his preference would be that the Brown Road and Cambie Road intersection be signalized prior to the Leslie/Hazelbridge intersection. Also of concern to Mr. Nixon was i) the close proximity of parking to the intersection, and ii) the effect paid parking would have on the area.

Mr. Aaron Leung and Mr. Frederick Chan, Parkford Place, were concerned that a reduction in parking would negatively impact parking in the surrounding neighbourhood. Information was provided that as of June employees of Parkford Place would be required to pay for parking in order that parking stalls for customers could be accommodated. It was also suggested that the 50 metre notification area was not sufficient.

Mr. Jose Gonzales, representing the City Centre Community Association, said that he had taken the time to review the redevelopment at length and considered it to be a very positive, urban development. Mr. Gonzales said that he had been involved in city centre transportation issues for some time and he encouraged the Transportation Department to dialogue with the owner(s) of the development to encourage customers/area residents to navigate different area developments without the use of their vehicle.

Mr. Mike Roberts, 8391 Browndale Road, provided a map evidencing the neighbourhood concerns on the opening of Browngate. Mr. McLellan provided Mr. Roberts with a updated map.

Mr. Erceg provided the following information in response to the concerns raised:

- appropriate buffers and landscaping would be provided on the east side of Hazelbridge Way..
- the parking variance provided for the same parking as other C6 developments. After material from the rezoning was reviewed Mr. Erceg noted that there was no change in the density of the proposed project and that the increased parking requirement, since the rezoning, was due to an anomaly in the CD zone.
- the issue of the notification radius had not been previously raised on a Development Permit issue. For rezoning applications, in some cases, Council had requested an increase to the notification area.

Mr. Victor Wei, Senior Transportation Engineer, advised that the 5 Year Capital Program included signalization for a number of intersections in the area; including Leslie Road/Hazelbridge and Brown Road/Cambie Road. The Brown/Cambie signal was scheduled for 2001. The new, improved signalization at Hazelbridge would provide enhanced traffic flow through the area, especially the left turn bays.

PANEL DISCUSSION

The architecture of the proposed development was considered impressive and very complimentary to the Presidential Plaza. Of further note were the exciting day and night time treatments, well thought out landscaping and an impressive parking scheme.

The Chair concluded by expressing his appreciation of the hard work that had gone into the development of this project.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued at 4151 Hazelbridge Way that would:

- 1. Allow the redevelopment of a site zoned Comprehensive Development District (CD/86) at 4151 Hazelbridge Way (Aberdeen Mall) for a three-storey shopping centre with a parking garage and ancillary facilities; and***
- 2. To vary the regulations in the Zoning and Development Bylaw to:***

- *reduce the Road Setbacks on Hazelbridge Way from 3 m (9.843 ft.) to 2.1 m (7 ft.) for projecting portions of the building above the main floor;*
- *reduce the required parking from 2,220 spaces to 1,260 spaces, in order to reflect the intended interpretation of the parking requirement based on the proposed floor space and the anticipated parking demand;*
- *allow up to 8% tandem parking stalls;*
- *allow the maximum number of small car stalls to be increased from 50% to 50.7%;*
- *reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.85 m (22.5 ft.); and*

To vary the Sign Bylaw to permit the amount of façade sign area on Hazelbridge Way to be increased from 226.49 m² (2,438 ft²) to 325.15 m² (3,500 ft²).

CARRIED

It was moved and seconded

That

1. *Staff review the notification process, which would include a re-examination of the notification area for Development Permits, and report back to the Planning Committee; and*
2. *The Transportation Department examine the parking regulations within the residential area.*

CARRIED

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 5:18 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, May 30, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 14, 2001.

#62-5531 Cornwall Drive,
Richmond, B.C. V7C 5N7.
May 29, 2001.

J. Richard McKenna,
City Clerk,
City of Richmond.

Re: Application for Development Permit DP 00-180246.

I received a copy of your letter concerning the above too late to make a suitable submission prior to May 30, 2001. I was able, however, to view the general plan of the development together with a conceptual model.

My objections to the proposed development relate specifically to item 2b.) in your letter. I question why, in a quality residential area, recycling bins should be located within the 6.0 m front yard setback. Though the plan shows some attempt at screening, the fact remains that recycling bins are unsightly objects and are often associated with “clanging lids” and paper debris that escapes (or is not deposited in) the enclosure. On that basis I am strongly opposed to any variance of the 6.0 m setback provision. Indeed, I question why the developer did not arrange the design so as to place the bins at the rear of the buildings.

The young lady (Ms Kate Chapell) who assisted me in bringing the development plans and model suggested that the interior roadway may not be sufficiently wide to allow for truck turning. If that is the case, how is garbage collection to be arranged? This question begs the further question: Is the “recycling bin” as labelled on the plan a euphemism for recycling and garbage? If so, I am even more strongly opposed.

In reviewing the overall plan for the proposal I get the distinct impression that the developer has tried to cram too much “built-up” area into the available horizontal space. He should be encouraged to re-think the design.

Dr. A. L. Farley
Professor emeritus.

To: Development Permit Panel
May 30, 2001
Dw.

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

5571 Cornwall Drive,
Richmond, B.C. V7C 5M8
Phone: 244-8948
May 28, 2001

		Dw
		✓ Dr. McLenahan

CO - 180246

City of Richmond
6911 3 Road,
Richmond, B. C.

Attention:
Richmond Development Permit Panel

We the undersigned parties are VERY MUCH AGAINST any further development along Blanshard Drive, namely your proposal of townhouses at 5988 Blanshard Drive.

We have lived on Cornwall Drive for nine years now. When we first moved there, we had no development behind our property. Now we have the over-developed Terra Nova Shopping Center, an elementary school (with a name very few people are able to pronounce) with a small park to the west of the school.

The traffic along Blanshard is not just Residents in the area. We must put up with parents driving their children to school (very few seem to walk their children to school), cars parked along the street on both sides, because children are playing baseball in the field west of the school and no one wants to go around to Barnard Drive to park there. There is no access to the school parking area, that is chained off at night. The Residents of the area must go to Blanshard to pick up their mail from the super box and at times you can't even stop your car on the way home from work to get the mail, because of everyone else parked there. The parking lot at the Shopping area seems to always have a lot of cars there. What happened to the City's idea that the residents of the area would walk to the store to get groceries??? The only place that is making any money there I am sure is Starbuck's Coffee Bar, people seem to walk there.

There have been numerous accidents and some very near "bad misses" of accidents in the area west of Number 1 Road and Westminster Highway. How much more traffic is the City going to put on this roadway??? The area is so congested now, it is an obstacle course now to try and get home. Cars are turning into the Shopping area from the left lanes and not signaling, the flashing light for the crosswalk at Westminster and Blanshard is useless half the time. Cars coming speeding along northbound on Westminster so you take your life in your hands trying to turn north from Blanshard onto Westminster Highway. When the school was built, some wise Engineer decided that the roadway should be made narrow to slow traffic down along Blanshard. WRONG!!! All it has down is create more problems. Cars coming around the corner cannot see pedestrians till they step onto the roadway.



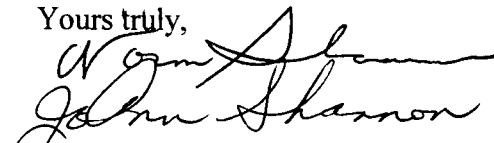
Must we wait until someone is seriously hurt before we stop this "OVER POPULATION" of the Terra Nova Corner???

Where do you think people are going to park their cars if you go ahead with the proposed development of Townhouses along Blanshard?? We already get cars parking along Cornwall Drive when there is a function at the school because of inadequate parking in the area and when there are baseball games going on, it is like dodge ball to try and drive along the roadway.

The Residents of the area tried to tell the City years ago to stop over-developing Terra Nova, but it all fell on "DEAF EARS". Why do you have such a difficult time listening to your tax payers?? You ask for our input to these developments and then when we respond, it is all ignored!! You have land closer to Granville Avenue, why not put these townhouses there and let the people closer to the Shopping area have some green space. Why couldn't there be some benches and grass area just for people to sit and enjoy the outdoors. You can't sit in the shopping area anywhere unless you go to one of the eating places and then it is inside. We are always hearing about people needing more leisure time, why not give them a decent place to enjoy it. I am sure if you were to ask the Residents in the immediate area of this proposed development, they would tell you they have had enough construction in the area. WE DO NOT NEED OR WANT ANY MORE!

We hope the members of the Development Panel will give serious consideration to our objections and I am sure the objections of other people to this proposed use of Blanshard Drive.

Yours truly,



Norman and JoAnn Shannon

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

8451 Brownwood Road

Richmond, B.C.

V6X 1H2

May 28, 2001

	INIT
PM	
DW	DW
DE	
AS	
BP	
ST	

DP01-115457

By Hand

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Mr. J. Richard McKenna
City Clerk

Dear Sirs:

Re: Fairchild Developments Ltd.
Notice of Application

Thank you for your undated letter regarding the "Notice of Application for a Development Permit DP 01-115457 for the above.

We would like the following concerns addressed concerning this application. On reviewing the plan on Schedule "A", we note that Brownwood Road, Browngate Road and Browndale Road all have access from Hazelbridge Way. As this is still a residential area, we were given to understand from previous meetings and plans that vehicle access from Hazelbridge Way was to be blocked off by means of cul-de-sacs. We are enclosing a copy of the original plan issued by Fairchild Developments Ltd. showing this alignment (highlighted). We trust that the City of Richmond makes sure that, prior to issuing any permits, that access to our neighbourhood to vehicular traffic is blocked off for the following reasons:

1. This is a quiet residential area.
2. Child safety is important as children currently play in the neighbourhood and also walk to and from the school bus at the T-intersection of Brown and Browngate Roads on the streets as there are no sidewalks in the area.
3. Cambie Road and Hazelbridge Way are already extremely busy arteries (especially on the weekends) and we fear that the traffic will overflow into neighbourhood endangering the safety of the children and others.
4. Cars race down Cambie Road and Hazelbridge Way late into the night and early morning and we would like to avoid this occurring in our neighbourhood.



Another concern we have is that we live adjacent to 8431 Brownwood Road and trust that the property will be landscaped and maintained, especially in view of the beautification of Richmond. Currently, we have an ongoing battle with weeds and other wild plants (for example, blackberry bushes) encroaching onto our property. To date, the vacant land belonging to Fairchild Developments Ltd. is mowed once every summer otherwise it is left to grow wild.

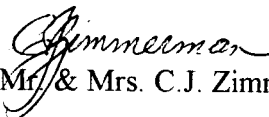
We are also enclosing a copy of our previous letter of July 17, 1998 outlining further concerns which are still applicable today. We trust that they will also be taken into consideration when you are reviewing the permit application.

Again, we would like to stress that we enjoy living in this neighbourhood and would like to continue to do so. We would, therefore, ask that you take all the above into consideration when you deal with the permit application.

Finally, on discussing this matter with other homeowners in the neighbourhood, it would appear that we were the only household that received your letter. Perhaps you would like to look into this oversight as your decision on the permit application will affect all of us and since they did not receive your letter, they are unable to make their view known to your department. In view of this, you may want to delay this hearing until everyone concerned has been officially notified.

We thank you for your consideration and cooperation to this matter.

Yours very truly,


Mr. & Mrs. C.J. Zimmerman

/zm

Enclosures

8451 Brownwood Road
Richmond, B.C.
V6X 1H2
July 17, 1998

City of Richmond
7577 Elmbridge Way
Richmond, B.C.
V6X 2Z8

Attention: Mr. J. Richard McKenna
City Clerk

Re: Public Hearing - Monday, July 20, 1998
Official Community Plan Amendment Bylaw 6931
& Zoning Amendment Bylaw 6932

Dear Sirs:

As owners of the residence adjacent to the property being used for the proposed realignment of Hazelbridge Way and the proposed expansion of Aberdeen Centre Mall, we would like the following considered:

1. If the road is realigned, will we still get a buffer as we now have to separate the neighbourhood from the commercial area? A chain link fence with gated access into the neighbourhood similar to the one on Garden City Way between Odlin Road and Alderbridge Way could be an amenable solution. We ask this, as we note that there has been an increase in the crime rate along Hazelbridge Way and would like some protection by limiting access into our neighbourhood. Just for the record, we have already had a police incident this Spring where a perpetrator in a crime used our property to try and evade the police while being chased by them. We have two young children and would like to keep them, as well as the other children in the area, safe.

2. We understood from the plans that have Fairchild Developments Ltd. have produced to date, that there is to be no access by automobile from

Hazelbridge Way into our neighbourhood. However, we note that the article in The Vancouver Sun dated July 17, 1998 that the proposed expansion shows a through road from Browngate Road to No. 3 Road. We trust that this is not the case and would ask that this be considered as there are a lot of young children in the neighbourhood who play on the streets and would like to keep them safe. Therefore, we would ask that all the roads in the neighbourhood be dead-end roads as they currently exist.

3. As this still remains a residential area, please keep in mind the safety factors involved due to traffic, noise and pollution level increases in an already congested area.

4. We note that only part of 8431 Brownwood Road is being requested for a rezoning change. Does this mean that the area immediately adjacent to to property will remain in the residential zone area? If so, will it be kept up in terms of maintenance? Until Thursday, July 15, 1998 when a tractor-mower was used for the first time this year, the grass and weeds on the properties awaiting rezoning was waist-high and tinder-dry. As you can appreciate this can become a fire hazard. We have also been fighting an on-going battle with weeds encroaching on our property since the Spring. If the rezoning application is denied or delayed, will you please ensure that the properties are well maintained so that the neighbourhood does not look as run-down as it has been looking for the past little while since the houses were destroyed.

5. If the rezoning and realignment of the road is allowed, we would ask that no dump trucks be allowed access into the neighbourhood, again for the safety of the children. In addition, again for safety reasons, any areas that are preloaded prior to construction be fenced in.

6. Finally, if the rezoning changes are allowed, please bear in mind that this is still a residential area and would ask that noise levels be kept down, especially at night. We do not mind that there are certain festivities throughout the year, however, there have been many times, in the past year, that ceremonies, galas and religious festivals have been celebrated, especially on weekends, from the various malls around the neighbourhood that have been amplified at extremely high levels that even with all the windows and doors shut the noise has been very disruptive.

To date, we have enjoyed living in this neighbourhood and would like to continue doing so for as long as possible. We would therefore ask that you consider the above and how the expansion of the Aberdeen Centre will impact this neighbourhood. We thank you for your consideration and co-operation to this matter.

Yours very truly,

Mr. & Mrs. C.J. Zimmerman

/zm

May 30, 2001

Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Cindy Roberts
8391 Browndale Road
Richmond, B.C.
V6x 1g5
(604) 276-2255

City of Richmond
6911 No 3 Road
Richmond, B.C.
V6Y 2C1
(604) 276-4007

RE: Develo~~p~~ement permit -- DP 01-115457
Fairchild De~~v~~elopement Ltd.
4151 Hazlebridge Way

Dear Chairperson

My name is Cindy Roberts, my family and I reside at 8391 Browndale Road. We do understand the traffic/parking problems for the Aberdeen Mall. We also understand the road setbacks on Hazlebridge Way and that the whole "Brown" area will probably be commercially developed sometime in the future.

An application has been made to open Browndale Road onto Hazlebridge Way. Right now we live in a quiet suburbia Neighbourhood. A nice place to raise small boys, aged 2 & 4 years old. Unfortunately, if Browndale Road is opened up it will, bring with it all the dangers for our children, including too much traffic and more crime.

Browndale Road has only 3 houses and is TWO Whole Streets away from the proposed parking lot location. Please don't bring the traffic/parking problems into our neighbourhood until our houses and streets are commercially developed.

I believe having the new parking lot and perhaps opening the street (Browngate) next to the parking lot will correct the current traffic/parking problems, I do believe however, that it is nessecary to open Browndale Road.

NOT

We used to have a walkway from Browndale Road through to Hazlebridge Way. There was a festival in January of 1999 across the street at the mall. ~~There~~ were so many cars parked on our street that my neighbours had to call the police, ~~to get some of~~ ~~some~~ vehicles ~~had~~ towed away so that my neighbours could get out of ~~their~~ ~~own~~ driveways. People even parked on the ~~lawn~~ lawns of my neighbours.

to be
Also After that NEW "no parking" signs were put in place on Browndale Road. **Also** the walkway was boarded up ~~to~~ to eliminate the parking problem on our quiet street.

Traffic

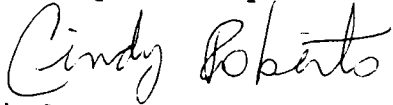
Out of the ³houses on Browndale Road, two houses have children under

the age of five.

We also have an eight year old boy at ^{the road} the beginning of the street, who rides his scotter, and bicycle on. The proposed street opening will directly affect all of these children, if not possibly cause injury to one of them

We are not trying to stand in the way of progress but we do not feel it to be absolutely nessesary that Browndale Road be opened to fix the traffic/parking problem on Hazlebridge Way.

Thank you for your time and consideration



Cindy Roberts and Family

May 30, 2001

8371 Browndale Rd
V6X 1G5

To whom it may concerned,

I have lived on Browndale Rd. for several years. I like to live there because it's quite and soft for my family. I heard you intend to open Browndale Rd to Hazelbridge way. if so, it will be so dangerous to my little baby, and so noisy to my family. My family and I don't like open Browndale Rd. Thanks for your considering about that.

yours truly,

Jenny Jiang

Schedule 5 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.



#140 - 8279 Saba Road
Richmond, BC V6Y 4B6
Tel: (604) 214-7716
Fax: (604) 214-4671
E-mail: citycentre@cityrichmond.bc.ca

Schedule 6 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

DP 01-115457

May 30, 2001

Mr. Danny C.F. Leung
Fairchild Developments Ltd.
4400 Hazelbridge Way, #130
Richmond, BC V6X 3R8

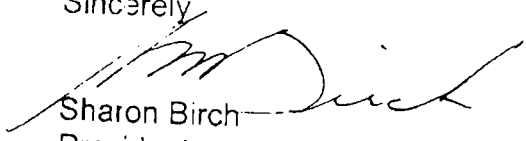
Dear Mr. Leung:

Thank you for taking time yesterday to go over your proposed redevelopment of Aberdeen Mall with Jose Gonzales and me, representing Richmond City Centre Community Association. It was a great opportunity to better understand your proposed redevelopment (and major expansion) of Aberdeen Centre.

The new mall will be a major asset for Richmond, and will help build the local community. We were particularly impressed by the distinctive design, avoiding the common "big box" approach. We also feel that your inclusion of public art in the mall and your intent to introduce community space (e.g., a police station) will be positive for the mall and the neighborhood.

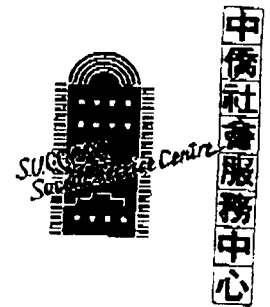
Richmond City Centre Community Association supports the redevelopment of Aberdeen Mall. We look forward to working with you in the future to promote Richmond through future events at you mall, to help build a sense of community in the neighborhood.

Sincerely,


Sharon Birch
President
City Centre Community Association

Cc: The City Clerk





Honorary Patron: The Honourable Garde B. Gardom, O.C. Lieutenant-Governor of British Columbia
 Patrons: The Honourable David C. Lam, C.V.O., C.M., K.St.J., LL.D., D.H.L., D.Mil. Sc., D.H.
 Mr. Daniel T.T. Chan, B.Sc.
 Mr. Douglas Jung, C.M., O.B.C., C.D., B.A., LL.B.

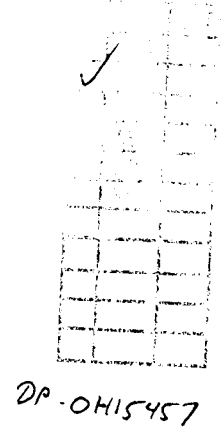
May 30, 2001

By Fax: (604) 278-5139

City Clerk
 City of Richmond
 6911 No.3 Road
 Richmond, B.C.
 V6Y 2C1

Dear Sirs/Madames,

**RE: Aberdeen Centre Expansion
 Development Permit DP01-115457**




We would like to express our support to the Aberdeen Centre Expansion and the Fairchild Developments Ltd.'s application for the pertinent development permit. That will bring a lot of job opportunities to the local community in Richmond as well as a convenient venue for public education; cultural, social and recreational programs organized by community organizations in the coming years. Aberdeen Centre has devoted much to the local community since its grand opening. We, United Chinese Community Enrichment Services Society (S.U.C.C.E.S.S.) had the privilege to co-operate with the Aberdeen Centre for holding numerous charitable events and activities to our community for the past years.

We are in full support to this new expansion and its development permit to construct a three-storey shopping centre with a parkade and ancillary facilities.

Wishing the company all success in this project plan.

Yours truly,


 (T.N. Foo)
 Program Director,
 Richmond Services.

c.c. Mr. Danny Leung
 Fairchild Developments (by fax: 270-9963)



- Reply to:
- 28 W. Pender Street
 Vancouver, B.C. V6B 1R6
 Tel : (604) 684-1628
 Fax : (604) 408-7236
 - #501 - 1788 West Broadway
 Vancouver, B.C. V6J 1Y1
 Tel : (604) 732-3278
 Fax : (604) 732-9818
 - #560 Cambie Street
 Vancouver, B.C. V5Z 3A2
 Tel : (604) 323-0901
 Fax : (604) 323-0902
 - #114 Westwood Mall
 3000 Lougheed Hwy.
 Coquitlam, B.C. V3B 1C5
 Tel : (604) 941-8892
 Fax : (604) 941-8297
 - #100 - 5021 Kingsway
 Burnaby, B.C. V5H 4A5
 Tel : (604) 438-2100
 Fax : (604) 438-9100
 - 5836 Fraser Street
 Vancouver, B.C. V5W 2T5
 Tel : (604) 324-1900
 Fax : (604) 324-1955
 - #2A - 555 North Road
 Coquitlam, B.C. V3J 1N8
 Tel : (604) 936-5900
 Fax : (604) 936-7280
 - #220 - 7000 Minoru Blvd.
 Richmond, B.C. V6Y 3Z5
 Tel : (604) 279-7180
 Fax : (604) 279-7188
 - C.A.N.N.
 #280 - 8191 Westminster Hwy.
 Richmond, B.C. V6X 1A7
 Tel : (604) 270-0077
 Fax : (604) 270-6008
 - A3 The Boardwalk Plaza
 10160 - 152nd Street
 Surrey, B.C. V3R 9W3
 Tel : (604) 588-6849
 Fax : (604) 588-6823

TREGUNTER HOLDINGS LTD.



Top Gun Group
Suite 140-5920 No. 2 Road, Richmond, B. C., V7C 4R9

Tel. No. : (604) 273-9938
Fax No. : (604) 273-9636

To: Development Permit Panel
May 30, 2001

ACTING CITY CLERK

May 29, 2001

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

By fax: 278-5139

01-115457

Dear Sir:

Re: Development Permit - Aberdeen Centre

We are in full support of the Aberdeen Centre expansion project. The new shopping centre will surely strengthen the economics in the City of Richmond, especially create more employment opportunities. We sincerely support this redevelopment and its application for the development permit

We look forward to having a new and wonderful Aberdeen Centre around us.

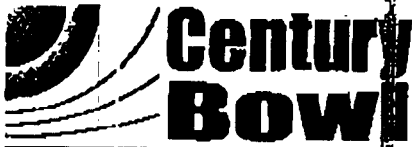
Yours faithfully,
Top Gun Group

Edward Leung
Director

c.c : Danny Leung - Fairchild Developments Ltd.

Schedule 8 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.





Member of Wingo Group

#1500-4151 Hazelbridge Way, Richmond B.C. V6X 3L7 Tel: (604) 233-7366 Fax: (604) 233-7363 E-mail: info@centurybowl.com

To: Development Permit Panel
May 30, 2001

4105-20-
2001-115457

May 28, 2001

Schedule 9 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

By Fax: 278-5139

Dear Sir,

Re: **Support to Aberdeen Centre - Development Permit DP 01-115457**

As an anchor tenant at the Aberdeen Centre of operating a bowling centre, we write to express our support to the Aberdeen Centre expansion plan. We acknowledge and fully understand that we have made an agreement with the landlord (Fairchild Developments Ltd.) upon six months prior notice, the landlord may terminate our lease for this new redevelopment. I believe the new expanded shopping centre would not only provide accommodation and lots of entertainment for the shoppers as well as tourists, it would also create more job opportunities to the local community which is great for our City.

We are eagerly waiting to have a new Aberdeen Centre and wish the company luck and all success in this project.

Yours truly,
Wingo Entertainment Inc.
dba Century Bowl

Michael Ho
Executive Director

c.c. **Danny Leung – Fairchild Developments Ltd.**



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.



To: Development Permit Panel
May 30, 2001

			DW

ULFERTS FURNITURE, INC.

May 25, 2001

City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

01-115457

By fax: 278-5139

Dear Sirs,

Re: Aberdeen Centre – Development Permit DP 01-115457

I am the owner of a furniture shop located at the Continental Centre. I have been running my business over 10 years in Richmond. I believe that the new expanded Aberdeen Centre is a good prospect in future. Not only can it attract more locally shoppers, but also the tourists as Aberdeen Centre has been famous and very successful in the Aberdeen District since 1990. I believe it will also benefit to the neighboring areas. As merchants in Richmond, we will have more choices to expand our business. I strongly support to the Aberdeen Centre Expansion project and its development permit application.

I am keen to seeing a fascinating and successful Aberdeen Centre in the near future.

Yours truly,
Ulferts Furniture, Inc.

[Signature]
Woo Kar Mou
Director

c.c. Danny Leung - Fairchild Developments (by fax: 270-9963)



To: Development Permit Panel
May 30, 2001



东方红食品有限公司
Tung Fong Hung Foods Company B.C. Ltd.
www.tung-fong-hung.com

JAN		
FEB		
MAR		
APR		
MAY		
JUN		
JUL		
AUG		
SEP		
OCT		
NOV		
DEC		

Fairchild Developments Ltd.
#130 – 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8

01-115457

By Fax: 270-9963

Attn: Mr. Danny Leung
Senior Vice President/General Manager

Dear Danny,

RE: ABERDEEN CENTRE
DEVELOPMENT PERMIT DP 01-115457

I am in receipt of the "Notice of Application for a Development Permit DP 01-115457" from the City of Richmond.

I am glad that the Aberdeen Expansion Plan is still under progressing. I have been the tenant of Aberdeen Centre over 10 years and found it is very successful since its grand opening. So I am in full support to this new redevelopment and its application of the development permit and hope to re-open our business in your new Aberdeen Centre.

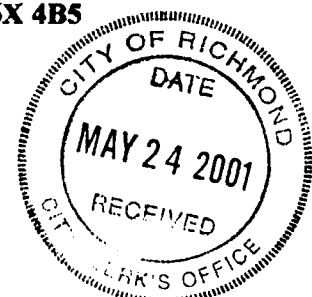
I look forward to keeping our good and long-term relationship.

Yours truly,
Tung Fong Hung Foods Company, B.C. Ltd.

Franky Tai
Director & C.E.O.

c.c. City Clerk – City of Richmond (by fax: 278-5139)

1261 Union Square, 8338 Capstan Way, Richmond, B.C. Canada V6X 4B5
Telephone: (604) 303-0299 Fax: (604) 303-0293



Schedule 12 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

612223 B.C.Ltd dba i café
#2500 - 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7
Tel: (604) 233 1166 Fax: (604) 233 1167

		PAID
✓	DP	DW

To: Development Permit Panel
May 30, 2001



May 24, 2001

City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

By fax: 278 5139
01-115457

Dear Sirs/Mesdames:

Re: **Aberdeen Centre, Richmond, B.C.**
Development Permit DP 01-115457

I am in receipt of a Notice of Application for a Development Permit (DP 01-115457) recently.

As a tenant of the Aberdeen Centre, I am writing in support to the Aberdeen Centre Expansion Plan. I believe the new expanded shopping centre will certainly benefit to all shoppers, tenants, adjoining shopping malls but also to the City of Richmond as a whole. It is inevitably to create many job opportunities in order to stimulate the economic growth of the City.

I would like to express my fully support to this development permit application and all its adjustments listed in the Notice.

I look forward to seeing the new Aberdeen Centre in the near future.

Yours truly
i café

Louis Kong
Owner

c.c. Fairchild Developments Ltd.



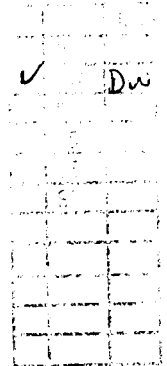


To: Development Permit Panel
May 30, 2001

May 29, 2001

City Clerk
City of Richmond
6911 No.3 Road
Richmond BC V6Y 2C1

BY FAX ONLY
(604)278-5139



01-115457

Dear Sir or Madam:

RE: DEVELOPMENT PERMIT FOR ABERDEEN CENTRE

As a real estate agency in Richmond, I am the broker/owner of Sutton Group - Garden City Realty and Sutton Group - Seafair Realty as well as a subtenant at the Aberdeen Centre. I am delighted the City is processing the development permit for the Aberdeen Centre's redevelopment. So I would like to take this opportunity to express my support to this redevelopment.

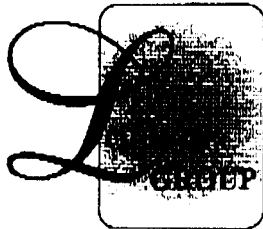
Looking forward to a new and complete shopping centre soon.

Yours truly,
Sutton Group - Garden City Realty
Sutton Group - Seafair Realty

Louis Tse
Broker/Owner

c.c. Mr. Danny Leung, FDL

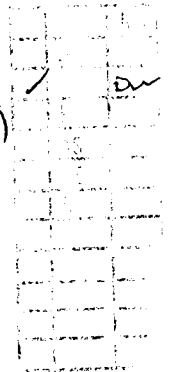




LOUWIN MANAGEMENT LTD.

106-7011 ELMBRIDGE WAY
RICHMOND, B. C.
CANADA V7C 4V5
TEL: (604) 207-9316
FAX: (604) 207-9386

To: Development Permit Panel
May 30, 2001



01-115457

May 28, 2001

City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B. C. V6Y 2C1

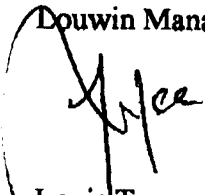
Dear Sir,

RE: Development Permit DP-01-115457

With regard to the Expansion of Aberdeen Centre and its development permit application, I write to strongly support to this development plan. For a long term prospect, the new Aberdeen Centre will be a focal point in the City of Richmond because the existing centre has been the most popular shopping centre in the Asia West district.

We are in confidence that the developer will build the utmost shopping centre and bring us more fun and entertaining facilities to the residents in Richmond as well as the visitors.

Yours sincerely,
Louwin Management Ltd.


Louis Tse
President

c.c. Danny Leung (Fairchild Developments)



Schedule 14 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Schedule 15 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

		INT
✓	NEW	DW
	AS	
	ER	
	SF	

Rising Dragon Books

1300 Parker Place, 4380 No. 3 Road,
Richmond B.C. V6X 3V7
Tel: 278-5756 Fax: 278-5730

01-115457

May 22, 2001

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna

Re: Development Permit-DP 01-115457

As an Owner of Rising Dragon Book Store located at Parker Place, Richmond, I fully support the expansion of the Aberdeen Center.

I trust the Aberdeen expansion will enhance the neighboring shopping malls and benefit the local residents as well as shoppers from the lower mainland.

I look forward to seeing the completion of the Aberdeen expansion.

Yours sincerely,
Rising Dragon Books



Victor Mak
Director

c.c. Mr. Danny Leung-Fairchild Developments Ltd.



CIS Insurance Brokers Limited



May 29, 2001

To: Development Permit Panel
May 30, 2001

Shop 2440 Aberdeen Centre,
4151 Hazelbridge Way,
Richmond B.C. Canada V6X 3L7

The City Clerk
City of Richmond
6911 No. 3 Road
Richmond B.C.
V6Y 2C1

ACTING CITY CLERK

TEL : (604) 279-8828
FAX : (604) 279-9680

Attn: J. Richard McKenna

Schedule 16 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Dear Sir,

Re: Intent of Permit #DP01-115457

We are a comprehensive community insurance broker in Richmond since 1990 and has been in Aberdeen Centre for more than 10 years.

Richmond has been one of the fastest developing cities in Canada and Aberdeen Centre has been the unique landmark standing on the soil of this City.

01-115457

After consideration, we feel this is one of the exciting and outstanding projects in town. The new redevelopment, when completed, shall be another refreshing landmark which not just be well known to the Canadians here, will in fact attract a significant number of visitors around the world especially from Asia.

We are also in favour of the Proposal to increase the façade sign area from 2,438 sq ft to 3,500 sq ft to allow more flexibility to beautify the building and of course our community.

Once again, we are supporting this Project and if you need more information, we are more than happy to give.

Yours faithfully,

For & On Behalf of
CIS Insurance Brokers Ltd.

Eric Chui
Managing Director

EKC/tyw
c.c. Fairchild Group – Mr. Danny Leung



151

HONG KONG

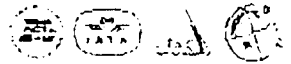
VANCOUVER

Schedule 17 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.



SEASONS TRAVEL CENTRE INC.,
THE ORIENT EXPERT

437 COLUMBIA STREET (at E. PENI ER), VANCOUVER, B.C. CANADA V6A 2R9
TEL: (604) 687-8188 - FAX: (604) 687-8188
Richmond Branch: #1010-4151 Hazelbridge Way, Richmond, B.C. V6X 2L7
Tel: (604) 278-8887 Fa: (604) 278 8802



To: Development Permit Panel
May 30, 2001

May 25, 2001

City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

By Fax: 278-5139

✓					DW

DP 01-115457

Dear Sirs,

Re: Development Permit Notice DP 01-115457
- 4151 Hazelbridge Way

As a tenant at the Aberdeen Centre over 10 years, I have been running travel agencies for many years. Aberdeen Centre has been in its success and a well-known shopping centre since its grand opening in Richmond. So I am glad and confident that the expanded Aberdeen Centre will have a good recognition among the shopping centres in Richmond. Apart from attracting shoppers in local, it may draw much traffic for tourists as well. Therefore as a whole, it is good for the City of Richmond.

We eagerly support this redevelopment of the Aberdeen Centre and its development permit application.

Yours truly,
Seasons Travel Centre Inc.

Lawrence Lee
President

c.c. Fairchild Developments Ltd. (by fax: 270 9963)



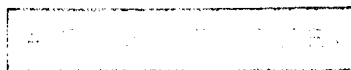
YANG SHENG ENTERPRISES LTD.
dba Bella Donna Boutique
#2695 - 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7
Tel: (604) 2785122

May 24, 2001

By Fax: (604) 278-5139

Mr. J. Richard McKenna
City Clerk
City of Richmond
6900 No. 3 Road
Richmond BC
V6Y 2C1

To: Development Permit Panel
May 30, 2001



			MIT
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01-115457

Dear Sir,

Re : Development Permit DP 01-115457

I have been a tenant at the Aberdeen Centre since 1999. I received a notice of application of the captioned permit and understand that Fairchild Developments Ltd. has submitted an application to redevelop Aberdeen Center. I write to give my endorsement to the application as it will give a more prosperous business development to Richmond. The listed amendments to the Zoning and Development Bylaw appear to be acceptable as well.

I sincerely wish that the redevelopment project every success in the years to come.

Yours truly,
Yang Sheng Enterprises Ltd.

Veronica Wong
Director

c.c. Fairchild Developments Ltd.



Schedule 19 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

		INIT

01-115457

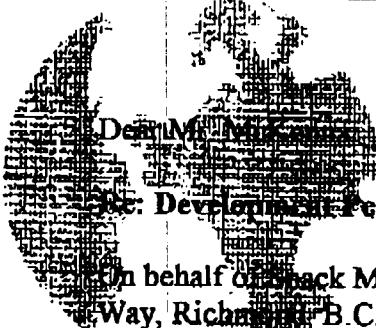
**Ocean Trading Canada Corporation
dba Snack Mart**

May 24, 2001

By Fax: 278-5139

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna



Dear Mr. McKenna

Re: Development Permit - DP 01-115457

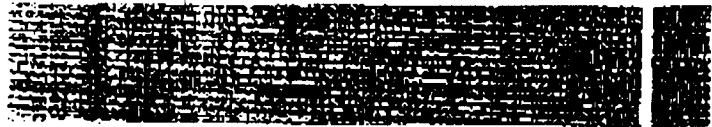
On behalf of Snack Mart which is located at #1040 Aberdeen Centre, 4151 Hazelbridge Way, Richmond B.C., I would like to express my support to the development permit for expansion of the Aberdeen Centre. I believe the expansion of the shopping centre is good for the City of Richmond. I do support the adjustments which mentioned on the Notice.

Once again, I fully support the expansion of the Aberdeen Centre and wish the company all success in this project.

Yours sincerely,
Ocean Trading Canada Corporation

Rita, Mei Heung Choy
Director

c.c. Fairchild Developments Ltd.



Schedule 20 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

Address: 4151 Hazelbridge Way
Richmond, B.C. V6X 3L7

UNIT	
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01-115457

May 18, 2001

Aberdeen Fresh Meat & BBQ Ltd.
#1150 Aberdeen Centre
4151 Hazelbridge Way
Richmond, B.C.
V6X 3L7

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna
City Clerk


Dear Mr. McKenna:

Re: Support to the Development Permit – DP 01-115457

I am writing this letter to express my support to the expansion of the Aberdeen Centre and its development permit. Though I know that I have to move out if the Landlord (Fairchild Developments Ltd.) gives us 6 months prior written notice for its expansion of the Aberdeen Centre, as the existing tenant of the Aberdeen Centre, I will still fully support to the Landlord. For a long term view, it is good not only to our retail business but for the City of Richmond.

I look forward to seeing the new Aberdeen Centre in the near future and becoming one of the new tenants in this new development (new Aberdeen Centre).

Yours truly,
Aberdeen Fresh Meat & BBQ Ltd.



Kenny S.C. Wu
Director



Schedule 21 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

Herby Hobby & Toys Co.

Units 1450 & 1455 - 4151 Hazelbridge Way, Richmond, B.C.
Tel: (604) 276-2282

✓ DW

Via Facsimile: 278 5139

May 27, 2001

Mr. J Richard McKenna
City of Richmond
6911 No.3 Rd
Richmond, B.C.
V6Y 2C1

01-115457

Dear Sir,

RE: Notice of Application for a Development Permit DP 01-115457

In response to the captioned Notice.

I am a gift shop operator and have been tenant in the Aberdeen Centre for over ten years. We are in full support to the redevelopment of Aberdeen shopping centre. We realized that Aberdeen Centre has been a well-known and successful shopping centre in the Asian West shopping district. So we believe the new expanded shopping centre must attract many local customers as well as tourists to the City of Richmond in order to increase our business growth.

We are in confidence of supporting to this expansion project. We learn that the new shopping centre will be a 3-storey centre with a parkade.

Thank you for your kind attention.

Yours truly,
Herby Hobby & Toys Co.

Michael Ma
Owner



cc: Fairchild Developments Ltd. - D. Leung

1



Schedule 22 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

TAIWAN WING LOY HEUNG DRIED FOOD (CANADA) LTD.

#1300 - 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7

Tel: (604) 232-0898

Fax: (604) 232-0818

May 29, 2001

To: Development Permit Panel ✓
May 30, 2001

Via fax: 278.5139

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

01-115457

Attention: Mr. J. Richard McKenna


Dear Mr. McKenna:

Re: Development Permit DP 01-115457

Regarding the Notice of the Development Permit of the Aberdeen Centre Expansion, I fully support to this redevelopment. Though I have been its tenant just for over three years, I think it is a good potential to expand the shopping centre. It can increase more retail shops to attract more shoppers so as to stimulate our business growth. Besides, it will also create more job opportunities for the local community.

We do support to the expansion of the Aberdeen Centre and wish the company complete the whole project successfully and very soon.

Yours truly,
Taiwan Wing Loy Heung Dried Food (Canada) Ltd.


Rebecca Leung

c.c. Danny Leung - Fairchild Developments Ltd.



Schedule 23 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

ACTING CITY CLERK

		INFO
✓	✓	D.W.
AS		
UB		
SE		

01-115457

A & W Enterprises Ltd.
Suite 238-8136 Park Road
Richmond BC
V6Y 1T1
Canada

May 24, 2001

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond BC
V6Y 2C1

Dear Sir or Madam,

Re: Redevelopment of Aberdeen Center

I usually operate promotional booth at Aberdeen Center and understand that Aberdeen Center has applied to the City of Richmond for a redevelopment permit. I write to express my support for the redevelopment project. Aberdeen Center has been one of the popular shopping centers in the Asia West shopping area. I hope the redevelopment project will further the economic development in the area and provide more entertaining facilities to the residents and visitors in Richmond.

Thanks and regards,

Yours truly,

Wilson Choy
President



Schedule 24 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

Join Me Fashion Corporation

#1410 – 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7

Tel: (604) 276-2323 Fax: (604) 276-2323

01-115457

May 22, 2001

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Attention: Mr. J. Richard McKenna – City Clerk

Dear Mr. McKenna,

Re: Development Permit DP 01-115457
- 4151 Hazelbridge Way, Richmond

As tenant of the Aberdeen Centre, I am writing to express my support to the new design of the Aberdeen Centre. I acknowledge that our new lease has provided us a 6-month prior notice for redevelopment of the Aberdeen Centre.

I will definitely support the new expansion of the Aberdeen Centre and the changes of its requirement. I look forward to resuming as a tenant to operate my business in a new designed Aberdeen Centre in the near future.

Yours truly,
Join Me Fashion Corporation



Connie Suk Ping Wong
Director

c.c. Danny Leung – Fairchild Developments Ltd.



FROM :

Schedule 25 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

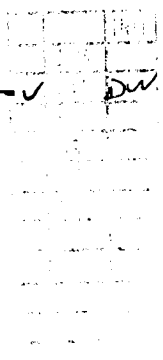
LINE NO :

May. 29 2001 03:53PM P3

To: Development Permit Panel
May 30, 2001

Washington College Canada Corp.

4351-No. 3 Road, Richmond, B.C. V6X 3A7
Tel: (604)821-1189 Fax: (604)821-1136



May 25, 2001

City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

01-115457

Attention: Mr. J. Richmond Mckenna

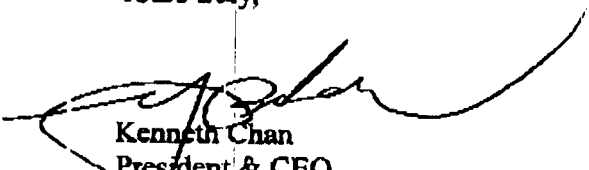
Dear Sir:

Re: Support to the Development Permit for the Aberdeen Centre Expansion

On behalf of Washington College Canada Corporation in Richmond, we are pleased to know that the Aberdeen Centre will be expanding and recently applying the development permit for its expansion project. We are writing to express our support to the developer on this project. Due to the Aberdeen Centre has been one of the landmarks in the City of Richmond since 1990, it will inevitably become a hot place for the local and overseas shoppers after its development done.

We strongly support the said expansion plan and its development permit.

Yours truly,


Kenneth Chan
President & CEO

Cc: Fairchild Developments Ltd.



FROM :

Schedule 26 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

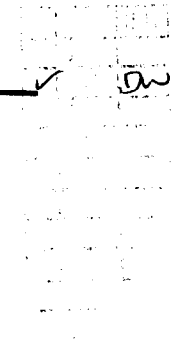
E NO :

May. 29 2001 03:54PM P4

To: Development Permit Panel
May 30, 2001

Italia Plus Fine Furniture Ltd.

4451-No. 3 Road, Richmond, B.C. V6X 2C3
Tel: (604)278-3668 Fax: (604)278-2326



May 25, 2001

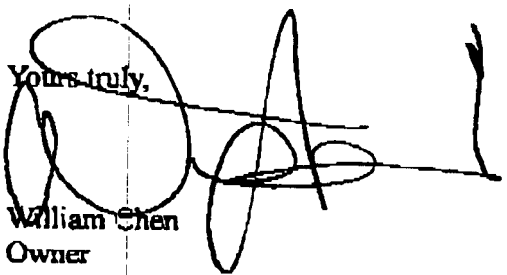
J Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

01-115457

Dear Sir:

I am the owner of Italia Plus Fine Furniture. I am writing to convey our support of the Aberdeen Centre Expansion project. I expect this new redevelopment of Aberdeen Centre can attract a lot of shoppers so as to have a chain reaction to increase our sales.

I am looking forward to a new shopping center in the Aberdeen District.

Yours truly,

William Chen
Owner

Cc: Fairchild Developments Ltd.



Schedule 27 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

City Clerk

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01-115457

May 23, 2001

Miya Esaki Japanese Restaurant
#2660 Aberdeen Centre
4151 Hazelbridge Way
Richmond, B.C.
V6X 3L7

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna

Dear Mr. McKenna:

Re: Development Permit - DP 01-115457

As a tenant, Miya Esaki Japanese Restaurant of the Aberdeen Centre, I fully support to the Aberdeen Centre Expansion Plan. I do support for its development permit and the changes you mentioned in the Notice.

Wishing Fairchild Developments Ltd. every success in this project. I look forward to seeing the new Aberdeen Centre soon.

For and on behalf of
Miya Esaki Japanese Restaurant

Albert Yuen
Director

c.c. Fairchild Developments Ltd.



Schedule 28 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

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stareastnet

東方魅力

NA.STAREASTnet Multimedia Limited 北美東魅網多媒體有限公司

May 23, 2001

01-115457

City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

By Fax: (604) 278-5139

Dear Sirs/Mesdames,

Re: Aberdeen Centre
Development Permit DP 01-115457

I am writing this letter to express my support to the captioned development permit application for the expansion of the new Aberdeen Centre. This new development will definitely benefit the merchants in the neighbouring shopping centres as well as stimulate the economic growth in the City of Richmond.

Yours truly,
NA.STAREASTnet Multimedia Ltd.



Franky Tai
Managing Director

1261 Union Square, 8338 Capstan Way, Richmond, B.C. Canada V6X 4B5

Telephone: (604) 303-0299 Fax: (604) 303-0293 Website: www.na.stareastnet.com

Regional Portal:北美洲 North America: www.na.stareastnet.com 星嘉坡 Singapore: www.sg.stareastnet.com

香港 Hong Kong: www.stareastnet.com 臺灣 Taiwan: www.tw.stareastnet.com 北京 PRC: www.cn.stareastnet.com

Mega-Star Official Website: 成龍 Jackie Chan: www.jackiechan.stareastnet.com

黎明 Leon Lai: www.leonstareastnet.com 鄧麗君 Teresa Teng: www.teresa.stareastnet.com



Schedule 29 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

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01-115457

The Leisure Stop
Unit 130-4231 Hazelbridge Way
Richmond B.C. V6X 3L7
Tel: 214-0677 Fax: 214-0678

May 23, 2001

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna

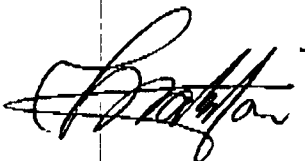
Re: **Development Permit-DP 01-115457**

The Leisure Stop has been a tenant of the Central Square where it is right next to the Aberdeen Centre for several years.

We feel that the Aberdeen expansion will create prosperity to the immediate area and benefit the neighboring shopping malls.

We are in full support of the Aberdeen expansion and wish the developer every success in this exciting project.

Yours sincerely,
The Leisure Stop



Mak, Man-Fai
Director

c.c: Mr. Danny Leung-Fairchild Developments Ltd.



Schedule 30 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.



DAISY CRAFTS CO. LTD.
Classes, Demonstrations & Workshops
4071 Williams Rd. Richmond, B.C. V7E 1J7 (604) 271-8830

To: Development Permit Panel
May 30, 2001
May 23, 2001

01-
DP 115457

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Attn: Mr. J Richard McKenna

RE: DEVELOPMENT PERMIT DP 01-115457

I fully support the redevelopment and expansion of Aberdeen Centre on 4151 Hazelbridge Way, Richmond.

I believe that this project will generate more job opportunities within the City. With that, it will help with the growth of the City of Richmond. This alteration will surely help business around the Asia West area and will benefit the neighboring communities.

Yours truly,

Daisy Lee
Daisy Lee

CC/ Danny Leung – Fairchild Developments Ltd.



Schedule 31 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

ACTING CITY CLERK

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DP 01-115457

Little Sun Children's Art Studio
#300 - 4400 Hazelbridge Way
Richmond, BC V6X 3R8
Tel: 278-3498

May 24, 2001

J. Richard McKenna
City Clerk
City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

Dear Mr. McKenna,


RE: Development Permit – DP 01-115457

As per the captioned, I am glad to know that Aberdeen Centre (on 4151 Hazelbridge Way) is in the process of applying a Development Permit for expansion. I strongly believe that this expansion will be good for the City of Richmond.

Please count my support for the expansion of Aberdeen Centre.

Thank you for your time.

Sincerely yours,


Paul Chui
Principal
Little Sun Children's Art Studio

LITTLE SUN CHILDREN'S ART STUDIO
Unit No. 300 Fairchild Square
4400 Hazelbridge Way, Richmond, B.C.
Canada V6X 3R8 Tel: (604) 278-3498

c.c. Danny Leung – FDL



Schedule 32 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

J2 TRADING CO. LTD.

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31				

DP 01-115457

May 24, 2001

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Dear Sir,

**RE: Aberdeen Centre
Development Permit DP 01-115457**

On behalf of J2 Trading Co. Ltd. dba Morgans Cosmetic, I write this letter to support the development permit for expansion of the Aberdeen Centre and the variations shown on the Notice. I understand that the Landlord, Fairchild Developments Ltd. intends to redevelop the Aberdeen Centre towards to an international oriented shopping centre. So I believe the new Aberdeen Centre will attract different kinds of consumers so that we can generate more business sales. Although I know the Aberdeen centre may demolish the whole building for its redevelopment, I do support the expansion of the Aberdeen Centre to go ahead.

I hope to come back to the new Aberdeen Centre to continue running my business in future.

Sincerely,
J2 Trading Co. Ltd.



**James Wong
President**

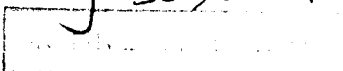
c.c. *Danny Leung - Fairchild Developments Ltd.*



#1640 Aberdeen Centre, 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7
Tel/Fax: (604) 303-0122

Schedule 33 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001



Master Graphics Ltd.
690 - 4400 Hazlebridge Way
Richmond, B.C. V6X 3R8
May 25, 2001.

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EB					
SF					

DP 01-115457

City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1
Mr. J. R. Mckenna / City Clerk

Dear Sir,

Ref: Development Permit - DP 01-115457 For Aberdeen Centre

I am excited to know that the Asian shopping mall, Aberdeen Centre is planning for an expansion.

I believe that such expansion will help us to rise the overall retail sales volume, increase tourist visits, job opportunities and the economic increases in the city of Richmond. I can foresee that both the City of Richmond and the residents will be the beneficiary of the project.

My full support and all the success to this expansion project.

Yours sincerely,



c.c. Danny Leung - FDL



FROM :

Schedule 34 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

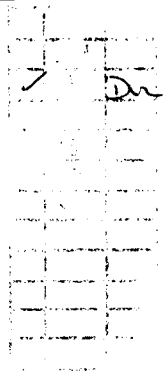
RE NO :

May. 29 2001 03:53PM P2

To: Development Permit Panel
May 30, 2001

Century International Investments Corp.

4351-No. 3 Road, Richmond, B.C. V6X 3A7
Tel: (604)821-1189 Fax: (604)821-1136



May 25, 2001

City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Sir:

01-115457

Aberdeen Centre Expansion

As a merchant at No. 3 Road in Richmond, I have heard that Aberdeen Centre would have an expansion since 1997. I am glad that the developer is applying for the development permit of this redevelopment of Aberdeen Centre currently. Therefore I write to express my support to this expansion project.

I am confident that the new shopping center will have a good influence to our business. It must increase the traffic of the mall. In the meantime, the adjacent retail shops around the Aberdeen Centre will also gain the benefit.

Yours faithfully,

Ken Char.
President & CEO

Cc: Fairchild Developments Ltd.-Danny Leung



MORNING GLORY

Schedule 35 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel

May 30, 2001
ACCORDING TO THE PERMIT
May 28, 2001

	TR
	DR
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	AS
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	SI

01-115457

By fax: 278 5139

City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 1C2

Dear Sir:

ABERDEEN CENTRE DP 01-115457

I have been a tenant at Aberdeen Centre since 1997 and known that the shopping centre was going to expand. I am delighted that expansion project will be coming soon. Therefore I am writing to support this project and the development permit's application. I acknowledge that some changes under the Bylaw have been made according to the Development Application Notice. I fully support to it and hope to see the new building in the near future.

Sincerely,

**Chong, Woo Jin
Owner**

c.c. Danny Leung, Fairchild Developments Ltd.
- by fax: 270 9963

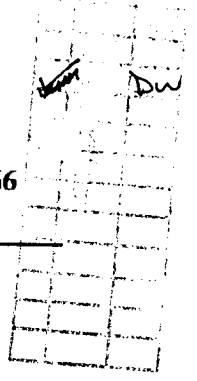


Schedule 36 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

To: Development Permit Panel
May 30, 2001

Piccini

2445 - 4151 HAZELBRIDGE WAY, RICHMOND, B.C. CANADA V6X 3L7 PHONE 279-0866



May 28, 2001

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1

01 - 115457

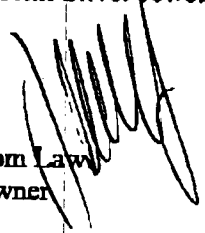
Dear Mr. McKenna,

Re: Support to Aberdeen Centre Expansion
Development Permit DP 01-115457

As the owner of Piccini Silver Jewellery Ltd., I have no doubt to continue supporting the expansion of the Aberdeen Centre and its development permit. I think it is good for tenants as well as the local community in a long term prospect. I acknowledge that I have a six-month written notice to terminate my lease for the expansion of Aberdeen Centre.

I look forward to seeing a new and successful Aberdeen Centre in the near future and becoming to a tenant again in the new designed Aberdeen Centre.

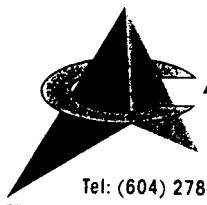
Yours sincerely,
Piccini Silver Jewellery Ltd.

401


Tom Law
Owner

c.c. Danny Leung - Fairchild Developments Ltd.





ACCA
ACCESS
PRODUCTION INC.

Unit 8, 3671 Viking Way, Richmond, B.C. Canada V6V 2J5
Tel: (604) 278-6227 Fax: (604) 278-8627 url: www.accapre-press.com email: info@accapre-press.com Modem: (604) 278-6207 output@accapre-press.com

DP 01-115457

PosterDIRECT

May 25, 2001

Schedule 37 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Danny Leung
Senior VP & GM
Fairchild Developments Ltd.
130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8

Dear Danny,

Re: Development Permit (DP 01-115457)

I am delighted to learn that Aberdeen Centre is applying a development permit for expansion.

My patronage in this redevelopment project and I believe that this is for the good of the City of Richmond, its businesses, economy and residents. I wish you and your company all the success in this expansion project.

Sincerely,

Willy Wong
Administration

c.c. City of Richmond
6911 No.3 Road
Richmond, B.C. V6Y 2C1
Attn: Mr. J Richard Mckenna, City Clerk



• BIG DIGITAL OUTPUT • PRE-PRESS SERVICE • COMPUTER SYSTEM • HARDWARE • SOFTWARE • TECHNICAL SUPPORT • CHINESE SOLUTION •



PEN POWER



DP 01-115457
BRILLIANT FOOD INC.

Manufacturer of Brilliant Indonesian Shrimp Chips

May 28th, 2001

Schedule 38 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Danny Leung
Senior VP & GM
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, BC V6X 3R8

Dear Sir

Re: Development Permit for Aberdeen Centre (DP 01-115457)

The redevelopment for the Aberdeen Centre Mall at #4151 Hazelbridge Way, Richmond will not only generate business opportunities in that area but also create attraction to tourists.

As a businessman in Richmond, BC, I sincerely support subject application and am looking forward to having the expansion of the mall in the nearest future.

Best Regards
BRILLIANT FOOD INC.

Alan Marr
Director

c.c. Mr. J Richard McKenna
City Clerk
City of Richmond
#6911 No.3 Road
Richmond, BC V6Y 2C1



Schedule 39 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

DPP meeting
May 30, 2001

DP 01-115457

**FONTANA HOLDINGS LTD.
dba AFFORDABLE SEAFOOD**

May 28, 2001

City Clerk
City of Richmond
6911 No.3 Rd
Richmond, B.C.
V6Y 2C1

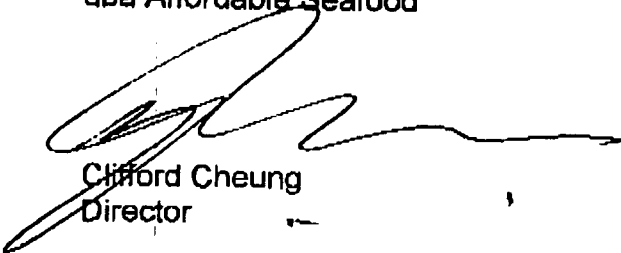
Dear Sir,

Re: Development Permit DP 01-115457

As a tourist gift shop in the Aberdeen Centre, we welcome the company to expand the Aberdeen Centre. I acknowledge that our new lease has provided us a 6-month prior notice to move out for this redevelopment. I do strongly support to this project and acknowledge that the new shopping centre will be a 3-storey centre. I believe it will become a tourist hottest place in the City of Richmond. For the tourist gift shops as us, we would enjoy the benefit directly.

There is no hesitation to fully support this expansion and looking forward to being a tenant at the new Aberdeen Centre.

Yours truly,
Fontana Holdings Ltd.
dba Affordable Seafood



Clifford Cheung
Director

cc: Mr. Danny Leung – FDL



Schedule 40 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.

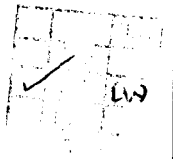
828 ENTERPRISES LTD.

Suite 108, 11782 River Road, Richmond, B.C., Canada. V6X 1Z7

Tel : (604) 231-8963 Fax : (604) 231-8962 Email: ent828@aicompro.com <http://www.ent828.com>

May 29, 2001
Fairchild Developments Ltd.
130 - 4400 Developments Ltd.
Richmond, B.C.
V6X 3R8

To: Development Permit Panel
May 30, 2001



Attn: Danny Leung
Senior Vice President / General Manager

Dear Danny:

Re: Aberdeen Centre - Development Permit DP 01-115457

01 - 115457

As a tenant of the Aberdeen Centre operating Dekapri located at Unit 1370, I am in full support of the Aberdeen Centre Expansion Project. I think the expanded Aberdeen Centre will become a landmark in the City of Richmond again in order to attract more local consumers and the tourists as well. It will be beneficial to the City of Richmond in future.

I look forward to seeing a new and successful Aberdeen Centre in the near future.

Yours truly,

Bill Chan
Director
828 Enterprises Ltd.

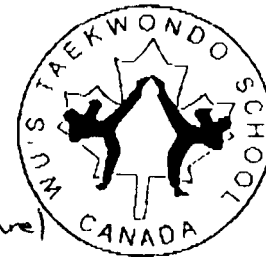
c.c. City Clerk - City of Richmond (fax: 278 5139)





WU'S TAE KWON - DO SCHOOL (CANADA)

#120 Fairchild Sq., 4400 Hazelbridge Way, Richmond, B.C. Canada V6X 3R8
Telephone: (604) 278-8721



To: Development Permit Panel
May 30, 2001

May 27, 2001

City of Richmond
6911 No.3 Rd
Richmond, B.C.
V6Y 2C1

Via fax: 278-5139

Attn: Mr. J. Richard McKenna



01-115457

Dear Mr. McKenna,

I have received a Notice for Application of Development Permit DP 01-115457 for Aberdeen Centre lately.

Being an operator of Wu's Taekwondo School in Richmond, we have been a neighbor of the Aberdeen Centre almost ten years. Aberdeen Centre is a very successful and prestigious shopping centre among the Asian shopping centres already. I am confident that it will be more famous upon its expansion. It will not only attract more patrons but also the travelers, it will also generate a number of job opportunities. That would be great for the City of Richmond in future.

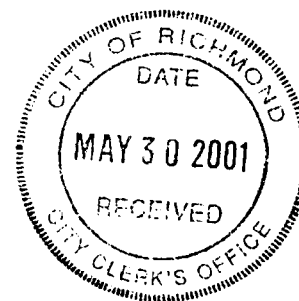
Hence, I entirely support the Aberdeen Centre expansion project and wish the developer prosperity in this project.

Yours truly
Wu's Taekwondo School

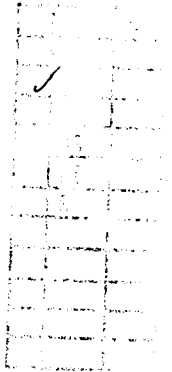
Ricky Shu Chuen, Wu

c.c.: Danny Leung, Fairchild Developments

Schedule 41 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.



SAINT GERMAIN BAKERY (CANADA) LTD.
#1070 - 4151 Hazelbridge Way, Richmond, B.C. V6X 3L7
Tel: (604) 276-8378 Fax: (604) 276-1733



May 29, 2001

Schedule 42 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

DP 01-115457

Attention: Mr. J. Richard McKenna
City Clerk

Dear Mr. McKenna:

Re: Development Permit DP 01-115457
- 4151 Hazelbridge Way, Richmond, B.C.

On behalf of Saint Germain Bakery, I would like to express my fully support to the Fairchild Developments Ltd.'s application for the development permit for the expansion of Aberdeen Centre and all its changes in the Zoning and Development Bylaw listed in the Notice.

Yours truly,
St. Germain Bakery (Canada) Ltd.


Norman Ng
Director

c.c. Fairchild Developments Ltd.



Schedule 43 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

May 23, 2001

City of Richmond
6911 No.3 Road
Richmond, BC V6Y 2C1

Attn: Mr. J. Richard McKenna
City Clerk

Dear Mr. McKenna

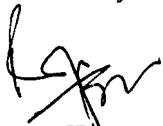
Subject: Development Permit - DP 01-115457 for Aberdeen Centre

I am pleased to find out that the oldest oriental shopping mall, Aberdeen Centre is planning for an expansion.

This expansion will surely helps to rise the overall retail sales volume, increase tourist visits in the City of Richmond, it will also create job opportunities. I can foresee that not only the City of Richmond but also its residents will be the beneficiary of this project.

My full support and all the success to Fairchild Developments Ltd. on the expansion project of Aberdeen Centre.

Yours truly,



Roger Tsui
J-long Signs

c.c. Danny Leung - FDL



To: Development Permit Panel
May 30, 2001

May 22, 2001

AGENDA

✓	AS	SW
	AS	
	EB	
	SF	

01-115457

Fortune Teller Centre
#2610 Aberdeen Centre
4151 Hazelbridge Way
Richmond, B.C.
V6X 3L7

Schedule 44 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Attn: Mr. J. Richard McKenna
City Clerk

Dear Mr. McKenna:

Re: Support to the Development Permit DP 01-115457, Aberdeen Centre

I write this letter to express my support to the expansion of the Aberdeen Centre and its development permit. I understand that I have to move out if Fairchild Developments Ltd. gives us 6 months prior written notice for its expansion of the Aberdeen Centre. As a tenant of the Aberdeen Centre for the past ten years, I will fully support to the expansion of the Aberdeen Centre. I believe it is good not only for tenants but also for the City of Richmond.

I look forward to seeing the new Aberdeen Centre in the near future.

Yours truly,
Fortune Teller Centre



Sherman Tai
The owner

c.c. Danny Leung – Fairchild Developments Ltd.





Schedule 45 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Inter Print Ltd.

120-8833 Odlin Crescent,
Richmond, B.C. Canada V6X 3Z7
Tel: (604) 231-6061 • 231-6071
Fax: (604) 231-6072

To: Development Permit Panel
May 30, 2001

✓	DW

01-115467

May 23, 2001

Fairchild Developments Ltd.
Unit 130, 4400 Hazelbridge Way
Richmond B.C. V6X 3R8

Attention: Mr. Danny Leung

Re: Development Permit for Aberdeen Expansion

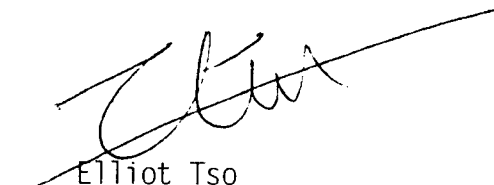
We are delighted to learn that Fairchild Development Ltd. has applied for the development permit with regard to the Aberdeen expansion.

We have been running the printing business close to the Aberdeen Centre for a number of years. We strongly support your expansion project because we believe that once the new Aberdeen Centre is completed, not only will it strengthen the business prospects of the adjacent areas, it will also attract local shoppers, tourists, and other interested parties to the new Aberdeen Centre and the immediate business establishments.

We appreciate your effort in making this Aberdeen district a prime location for business people, shoppers and tourists.

Good luck with your exciting Aberdeen Expansion Project.

Yours sincerely,
Inter Print Ltd.


Elliot Tso
Director

c.c. Mr. J. Richard McKenna, the City Clerk of Richmond



Schedule 46 to the Minutes of the Development Permit Panel meeting held on Wednesday, May 30, 2001.



DP 01-115457

May 23, 2001

By Fax: (604) 270-9963

Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, BC
V6X 3R8

Attn: Mr. Danny Leung
Senior Vice President/General Manager

Dear Danny,

RE: Applicant: Fairchild Developments Ltd.
Development Permit DP 01-115457

In receipt of the Notice of Application for a development Permit DP 01-115457.

I am the President of Coast Vacations Inc. dba Las Vegas Vacations. As a tenant of the Aberdeen Centre, I fully support to your expansion plan. I am not able to attend the Development Permit Panel meeting on May 30, 2001 in Richmond, I am writing this letter to express our support to your application for the development permit and all its adjustments shown on the Notice. I wish your company every success in this enormous project.

Yours truly,
Coast Vacations Inc.

David D. Ross
President

c.c. Mr. Richard McKenna-City of Richmond (by fax: 604-2785139)

ABERDEEN CENTRE SUITE 1645, 4151 HAZELBRIDGE WAY, RICHMOND, B.C. V6X 3L7
TEL 604-214-9888 FAX 604-214-9809 TOLL FREE 1-877-311-8777



DP 01-115457



FAIRCHILD DEVELOPMENTS LTD.

May 30, 2001

Mr. J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond B.C.
V6Y 2C1

Schedule 47 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, May 30, 2001.

Dear Mr. McKenna,

Re: Application for Development Permit DP 01-115457

Regarding the captioned application, we enclose herewith the following documents for your attention:

1. A list of the tenants at Aberdeen Center who sign up to support the redevelopment of Aberdeen Center
2. A list of the strata owners/ occupiers at Fairchild Square who sign up to support the development of Aberdeen Center

Should you have any questions on the enclosures, please contact us at (604) 273-1234.

Yours truly,
Fairchild Developments Ltd.

Danny Leung
Senior Vice President and General Manager





DP 01-115457

FAIRCHILD DEVELOPMENTS LTD.

To: Mayor Greg Halsey-Brandt and City Councillors (City of Richmond)

Re: Development Permit DP 01-115457 (Fairchild Developments Ltd.)

We are tenants of the Aberdeen Centre, we acknowledge and fully understand that we have made an agreement with the landlord, Fairchild Developments Ltd. upon a 6-month prior notice, the landlord may terminate our lease for this new redevelopment. We notice that Fairchild Developments Ltd. has erect the Development Permit sign on Hazelbridge Way and Cambie Road (see enclosed photos). We also have received the "Notice of Application for a Development Permit DP 01-115457" (see enclosure) and fully understand the content of such Notice. We acknowledge that Fairchild Developments Ltd. has applied to the City of Richmond for the development permit.

Therefore we, the undersigned, would like to express our full support to Fairchild Developments Ltd. in its application for this development permit of the Aberdeen Centre expansion plan and hope that the City will grant its approval to this development permit application.

Unit No.	Tenant's Name / Operating Name	Print Name	Signature
1465	Raymond Chan FOOD 1610	Raymond Chan	[Signature]
1455	HERBY HOBBY & TOYS CO.	FANNY MA	[Signature]
1445	THINK COLLECTION	Michael Ma	[Signature]
1040	SNACK MART	RITA CHY	[Signature]
2130	Le Bisonte.	MICHAEL CHAU	[Signature]
1150	Aberdeen street	Kenny Ng	[Signature]
1140	NEW MING MARKET 2000	ALAIN LI	[Signature]
1050	VAN CHEO NY TEA	SHU-MEI CHAN	[Signature]
1210	cherry Fruit & zey Bar	PING ZHOU	[Signature]
1225	wo Fang Dessert	CHAN YAU KUNG	[Signature]
1215	luck - shells	Judy Pi	[Signature]
1270	0457328 CHAN Jimmy kitchen	Crystal Chan	[Signature]
1110	AFFORDABLE SZA food	CLIFF CHUNG	[Signature]

183

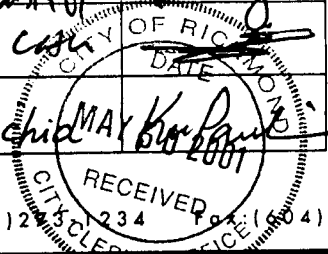




FAIRCHILD DEVELOPMENTS LTD.

Unit No.	Tenant's Name / Operating Name	Print Name	Signature
1240	TIM'S DESSERT HOUSE	SUSIE CHIU	Susie Chiu
1410	Join all Fashion -	CONNIE WONG	Connie Wong
1390	POLOREY	CONNIE WONG	Connie Wong
1500	CENTURY BOWL	Michael Ho	Michael Ho
1620	HARMONY B-100	FRED CHAN	Fred Chan
1635	HALLMARK	CAROL HAR	Carol Har
1420	NEW WOND	WANG WANG	Wang Wang
1450	Wonderland Jewellery	Amy Cheung	Amy Cheung
1625	Morning Glory	Wojin Chang	Wojin Chang
2435	In - case accessories	Winnie Lo	Winnie Lo
2445	PICCINI SILVER	FANNY LAU	Fanny Lau
2170	Seasons Beauty	BRIAN LOU	Brian Lou
1435	MEG POLY	DENNIS WONG	Dennis Wong
2695	BELLAVONKA BOUTIQUE	BRONZIA WONG	Bronzia Wong
2030	Line SAINT DENIS	PIERRE ELONG	Pierre Elong
1640	MORGAN'S COSMETIC	Edwin Lee	Edwin Lee
2660	MIYASAKI	Ally	Ally
2500	1 Cafe	BENNY WANG	Benny Wang
1120	CHUN TUNG	Thomas Chan	Thomas Chan
1220	Ku. Pauline Fair-Bee Coffee	Ku Pao-chid	Ku Pao-chid

184





FAIRCHILD DEVELOPMENTS LTD.

Unit No.	Tenant's Name / Operating Name	Print Name	Signature
2615	MX SQUARE	REMY HSIAH	
2420	SOKIAPRI	BILL CHAN	
1370	PHOTO SHOP. 828	FANNY LI	
2440	{ CIS INSURANCE } { 合作保險 }	徐國權 ERIC K CHUI	
1475	Aberdeen Centre P.O.	MINNA LUM	Minna
1238	ABROZEN KITCHEN.	HOW SUM LAM	
26110	JAI'S Future Telerecord	STEREYON	
1060	SWEET HOME	MARCY NG	
1160	Style World Ltd.	STELLA WONG	
1010	SEASONS TRAVEL CENTRE INC	LAWRENCE LEE	
2300	LONG STONG	MICHAEL LEE	
2110	TOP GUN RESTAURANT.	EDWARD LAM	
1300	Wing LoY HEUNG	Rebecca Choi	
1650	AUTO WORLD	EDWARD CHAN	
1425	CELL CITY COMMUNICATION	PETTY LAU.	
1610	B.V. Video	ANGELA MAN	
1430	Kon-San Sake Co.	Michelle Lam	
1650	FPT Int. Inc.	Patrick Chan	

185

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AK
Alvin
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SA
VA.

DEVELOPMENT PERMIT APPLICATION

FAIRCHILD DEVELOPMENTS LTD.
has applied to the City of Richmond for permission to

1. construct a new three-storey shopping centre with a parking garage and ancillary facilities at 4151 Hazelbridge Way.
2. to vary the Zoning Bylaw to reduce the road setback on Hazelbridge Way and to vary the parking requirements to permit 1,260 off-street parking spaces (Instead of 2,220) with up to 8% tandem parking 50.7% small car spaces and reduced parking aisle widths, and
3. to vary the Sign Bylaw to increase the amount of facade sign area on Hazelbridge Way.



FURTHER INFORMATION

MAY BE OBTAINED AT THE URBAN DEVELOPMENT DIVISION CITY HALL 216 4333
FILE No. DP 0116457



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DEVELOPMENT PERMIT APPLICATION

FAIRCHILD DEVELOPMENTS LTD
has applied to the City of Richmond for permission to

1. construct a new three storey shopping centre with a parking garage and ancillary facilities at 4151 Hazelbridge Way.
2. to vary the Zoning Bylaw to reduce the road setback on Hazelbridge Way and to vary the parking requirements to permit 1,260 off street parking spaces (instead of 2,220) with up to 8% tandem parking, 50.7% small car spaces and reduced parking aisle widths; and
3. to vary the Sign Bylaw to increase the amount of facade sign area on Hazelbridge Way.

CAMBIE ROAD

Hazelbridge Way

FURTHER INFORMATION

MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION CITY HALL 276-4395
FILE No. DP 01-115457

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Don





RECEIVED MAY 18 2001

CITY OF RICHMOND

6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Phone: 276-4007
Fax: 278-5139

**NOTICE OF APPLICATION
FOR A DEVELOPMENT PERMIT DP 01-115457**

APPLICANT: Fairchild Developments Ltd.
PROPERTY LOCATION: 4151 Hazelbridge Way
INTENT OF PERMIT:

- To allow the redevelopment of a site zoned Comprehensive Development District (CD86) at 4151 Hazelbridge Way (Aberdeen Mall) for a three-storey shopping centre with a parking garage and ancillary facilities; and
- To vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the Road Setbacks on Hazelbridge Way from 3 m (9.843 ft.) to 2.1 m (7 ft.) for projecting portions of the building above the main floor;
 - reduce the required parking from 2,220 spaces to 1,260 spaces, in order to reflect the intended interpretation of the parking requirement based on the proposed floor space and the anticipated parking demand;
 - allow up to 8% tandem parking stalls;
 - allow the maximum number of small car stalls to be increased from 50% to 50.7%;
 - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.85 m (22.5 ft.); and
- To vary the *Sign Bylaw* to permit the amount of façade sign area on Hazelbridge Way to be increased from 226.49 m² (2,438 ft²) to 325.15 m² (3,500 ft²).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, May 30, 2001
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **City Clerk**, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

To obtain further information on this application, or to review supporting staff reports, **contact the Urban Development Division**, (276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, May 17, 2001 and the date of the Development Permit Panel Meeting.

J. Richard McKenna
City Clerk

400439

RECEIVED
MAY 30 2001
CITY CLERK'S OFFICE

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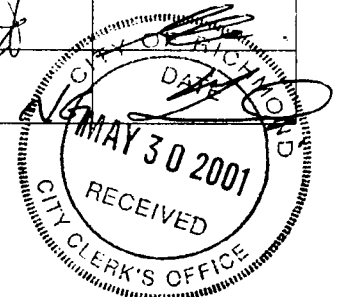
To: Mayor Greg Halsey-Brandt and City Councillors (City of Richmond)

Re: Development Permit DP 01-115457 (Fairchild Developments Ltd.)

We are the owners/operators of offices/retail stores in the Fairchild Square located at 4400 Hazelbridge Way in Richmond. We notice that Fairchild Developments Ltd. has erected the Development Permit sign on Hazelbridge Way and Cambie Road (see enclosed photos). We have also received the "Notice of Application for a Development Permit DP 01-115457" (see enclosure) and fully understand the contents of such Notice. We acknowledge that Fairchild Developments Ltd. has applied to the City of Richmond for the development permit.

As neighboring merchants of the Aberdeen Centre, we, the undersigned, are in full support to Fairchild Developments Ltd. in its application for this development permit of the Aberdeen Centre expansion plan because it will strengthen the business prosperity to the adjoining areas so that we derive benefit from it. We hope that the City will grant its approval to this development permit application.

Unit No.	Tenant's Name / Operating Name	Print Name	Signature
740	CHAU MAN TAK		
760	CMAC	CHAU M.T.	
460	WONG YUEN LING	CHAU M.T.	
750	Eastonk International Group Corp.	Nancy Ling	N 2
795	L.S.H HERBALIST & ACUPUNCTURE	TERRY HSU	
280	ART WORLD	AGNES FUNG	
120	Wu's Taekwondo School	Rickay Wu	
140	Emerson Boutique	Winnie	Winnie
800	Emerson Beauty	Winnie	Winnie
810	Em Dolly Enterprises Ltd.	Winnie	Winnie
360	OLIVIA HAIR SALON		
380	SAINT GERMAIN NORMAN NG.	NORMAN	

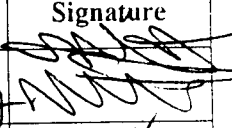
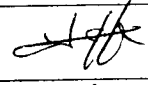

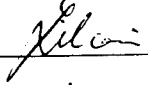
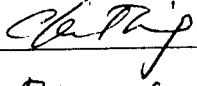
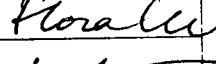
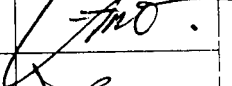
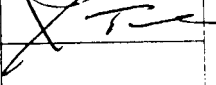


To: Mayor Greg Halsey-Brandt and City Councillors (City of Richmond)

Re: Development Permit DP 01-115457 (Fairchild Developments Ltd.)

We are the owners/operators of offices/retail stores in the Fairchild Square located at 4400 Hazelbridge Way in Richmond. We notice that Fairchild Developments Ltd. has erected the Development Permit sign on Hazelbridge Way and Cambie Road (see enclosed photos). We have also received the "Notice of Application for a Development Permit DP 01-115457" (see enclosure) and fully understand the contents of such Notice. We acknowledge that Fairchild Developments Ltd. has applied to the City of Richmond for the development permit.

As neighboring merchants of the Aberdeen Centre, we, the undersigned, are in full support to Fairchild Developments Ltd. in its application for this development permit of the Aberdeen Centre expansion plan because it will strengthen the business prosperity to the adjoining areas so that we derive benefit from it. We hope that the City will grant its approval to this development permit application.

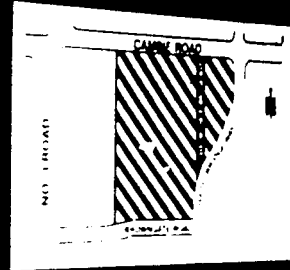
Unit No.	Tenant's Name / Operating Name	Print Name	Signature
600-610	Chuen Ying Arts Centre	Chai-man Cheng	
500-510	Keystone J&K Service Inc.	Joseph Yuen	
480-490	Seven Sea Household	Estly Mak	
530	ELITE BRACITY PARLOUR	LILIAN LAU	
620	ROYAL CANADIAN ART & MUSIC CENTER	ELEMENT TANG	
660	FLORA LEE PHYSIOTHERAPISTS	Flora Lee	
690	Master Graphics Ltd.	ANTHONY CHAN	
690	WELLTON EXPRESS	RONALD TAN	



DEVELOPMENT PERMIT APPLICATION

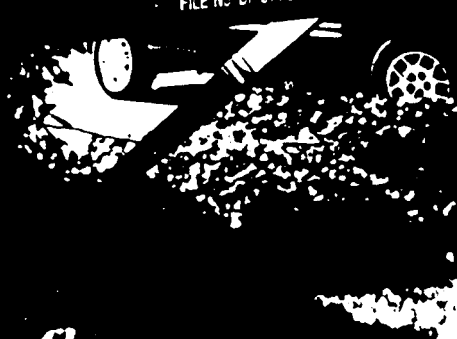
FAIRCHILD DEVELOPMENTS LTD.
has applied to the City of Richmond for permission to

1. construct a new three-storey shopping centre with a parking garage and ancillary facilities at 4151 Hazelbridge Way.
2. to vary the Zoning Bylaw to reduce the road setback on Hazelbridge Way and to vary the parking requirements to permit 1,260 off-street parking spaces (instead of 2,220) with up to 8% tandem parking, 50% small car spaces and reduced parking aisle widths and
3. to vary the Sign Bylaw to increase the amount of facade sign area on Hazelbridge Way.



FURTHER INFORMATION

MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION CITY HALL 276-4333
FILE NO. DP 01115457



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[Handwritten signature]
Hazelbridge Way

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Way

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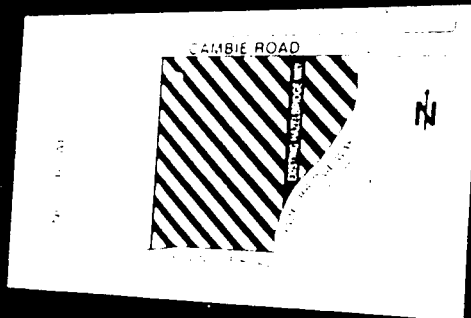
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DEVELOPMENT PERMIT APPLICATION

FAIRCHILD DEVELOPMENTS LTD.
has applied to the City of Richmond for permission to:

1. construct a new three-storey shopping centre with a parking garage and ancillary facilities at 4151 Hazelbridge Way
2. to vary the Zoning Bylaw to reduce the road setback on Hazelbridge Way and to vary the parking requirements to permit 1,260 off-street parking spaces (instead of 2,220, with up to 8% tandem parking, 50.7% small car spaces and reduced parking aisle widths; and
3. to vary the Sign Bylaw to increase the amount of facade sign area on Hazelbridge Way.

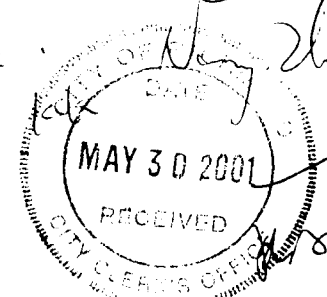


FURTHER INFORMATION

MAY BE OBTAINED AT THE URBAN DEVELOPMENT
DIVISION CITY HALL 276-4395
FILE No. DP 01-115457

Handwritten notes and signatures on the right side of the sign, including a large signature and the word 'The'.

Handwritten notes and signatures at the bottom of the page, including 'Cambie Road' and a circular stamp.





RECEIVED MAY 18 2001

CITY OF RICHMOND

6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Phone: 276-4007
Fax: 278-5139

**NOTICE OF APPLICATION
FOR A DEVELOPMENT PERMIT DP 01-115457**

APPLICANT: Fairchild Developments Ltd.

PROPERTY LOCATION: 4151 Hazelbridge Way

INTENT OF PERMIT:

- To allow the redevelopment of a site zoned Comprehensive Development District (CD/86) at 4151 Hazelbridge Way (Aberdeen Mall) for a three-storey shopping centre with a parking garage and ancillary facilities; and
- To vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the Road Setbacks on Hazelbridge Way from 3 m (9.843 ft.) to 2.1 m (7 ft.) for projecting portions of the building above the main floor;
 - reduce the required parking from 2,220 spaces to 1,260 spaces, in order to reflect the intended interpretation of the parking requirement based on the proposed floor space and the anticipated parking demand;
 - allow up to 8% tandem parking stalls;
 - allow the maximum number of small car stalls to be increased from 50% to 50.7%;
 - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.85 m (22.5 ft.); and
- To vary the *Sign Bylaw* to permit the amount of façade sign area on Hazelbridge Way to be increased from 226.49 m² (2,438 ft²) to 325.15 m² (3,500 ft²).

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

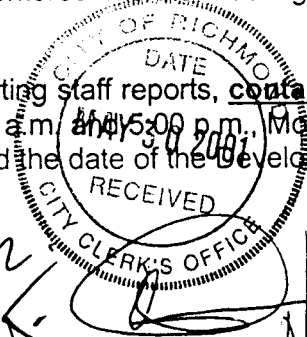
Date: Wednesday, May 30, 2001
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the City Clerk, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, (276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, May 17, 2001 and the date of the Development Permit Panel Meeting.

J. Richard McKenna
City Clerk

400439



DP01-115457

To: Mayor Greg Halsey-Brandt and City Councillors (City of Richmond)

Re: Development Permit DP 01-115457 (Fairchild Developments Ltd.)

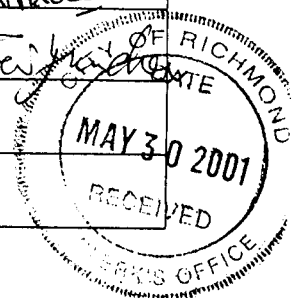
We are home owners and residents in the Brown Road area adjacent to the Aberdeen Centre. Further to our previous support to the Fairchild Developments Ltd. in its re-zoning application for the expansion of Aberdeen Centre in 1998, we learn that Fairchild Developments Ltd. has submitted to the City for the Development Permit application for this expansion project recently. We have received the enclosed "Notice of Application for a Development Permit DP 01-115457" from the City of Richmond and fully understand the content of such Notice. As a group of home owners and residents, we strongly support this project and are anxious to see the construction start as soon as possible. We have no objection to support this expansion project of Aberdeen Centre as it would certainly enhance prosperity to the neighboring areas.

We also notice that Fairchild Developments Ltd. has erected the Development Permit signs on Hazelbridge Way and Cambie Road which shows that Fairchild Developments Ltd. has applied to the City of Richmond for permission to the followings:

1. construct a new three-storey shopping centre with a parking garage and ancillary facilities at 4151 Hazelbridge Way;
2. to vary the Zoning Bylaw to reduce the road setback on Hazelbridge Way and to vary the parking requirements to permit 1,260 off-street parking spaces (instead of 2,220) with up to 8% tandem parking, 50.7% small car spaces and reduced parking aisle widths;
3. to vary the Sign Bylaw to increase the amount of façade sign area on Hazelbridge Way.

We, the undersigned, hereby state our full support to Fairchild Developments Ltd. in its application for this development permit of the Aberdeen Centre expansion plan. We hope that the City will grant its approval to this development permit application.

Home Owner / Resident's Name	Residential Address	Signature
VLADIMIR VEKIC	8451 BROWN GATE Rd. RICHM.	V. Vekic
CHARLES DEAN	8411 BROWN GATE Rd	C Dean
DAVE PILSWORTH	4100 BROWNLEA RD	D Pilsworth
VERA PILSWORTH	4100 BROWNLEA RD.	Vera Pilsworth
MR. & MRS. C. ZIMMERMAN	8451 BROWNWOOD RD,	C Zimmerman
MR & MRS K NIXON	4120 BROWNLEA ROAD, RICH	K Nixon
Tsai yun chen	4140 Brownlea Rd	Tsai yun chen



To: Mayor Greg Halsey-Brandt and City Councillors (City of Richmond)

Re: Development Permit DP 01-115457 (Fairchild Developments Ltd.)

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Home Owner / Resident's Name	Residential Address	Signature
D JACKMAN	4080 BROWN AVE	D Jackman
J. VEKIC	8451 BROWNGATE RD	J Vekic
H KIKEL	4071 BROWN RD	H Kikel
A. KIKEL	4071 BROWN R.D.	A Kikel