

June 26<sup>th</sup>, 2000  
File: 6455-02

P. C. Lee Photo Ltd.  
6960 No. 3 Road  
Richmond, BC V6Y 2C5

Attention: Peter Lee, Vice Chairman  
Strata Council LMS 2719

Dear Sir:

Re: Parking Issues – Strata Plan LMS 2719 - Horizons Tower A  
6088 Minoru Boulevard

In response to your letter dated June 8<sup>th</sup>, 2000, this is to confirm that arrangements have been made for you, as representative of Strata Council LMS 2719, to appear as a delegation at the Council Meeting scheduled for Monday, July 10<sup>th</sup>, 2000, at 7:00 p.m. in the Council Chambers, Richmond City Hall, and that you declined to appear before the Public Works & Transportation Committee of Council. Because this item is not on the agenda you will be heard at or near the end of the Council meeting.

Council procedures allow five minutes for you to make your presentation, not including any questions which Council members may ask. This five-minute limit is strictly enforced to ensure that all business for the meeting is dealt with.

Please conclude your presentation with a specific request on what you are seeking by appearing before Council as a delegation.

Yours truly,

J. Richard McKenna  
City Clerk

fja



# BAYWEST

#319 - 1600 West 6th Avenue  
Vancouver, B.C., Canada V6J 1R3  
Phone (604) 257-0325  
Fax (604) 736-5044

June 8, 2000

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

**Re: Strata Plan LMS 2719 - Horizons Tower "A"**  
**6088 Minoru Boulevard, Richmond, B.C.**  
**Presentation at City Council Meeting of July 10, 2000**

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	DAW	
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6455-02

Dear Councillors:

Several members of the Strata Council and a group of owners from Horizons Tower "A" would like to speak at the City Council meeting on Monday, July 10, 2000. The issues to be addressed are:

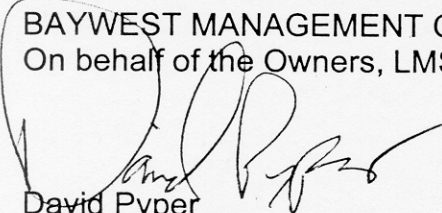
1. The absence of unrestricted visitors parking for the building
2. The absence of a parking area for moving trucks in front of the building

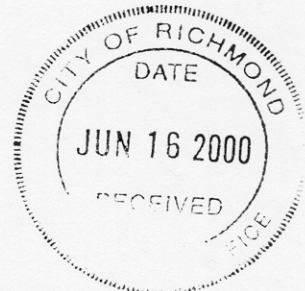
The presentation is being organized by Strata Council Vice-Chairman Peter Lee. The owners would appreciate having their presentation placed on the agenda.

Thank you.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of the Owners, LMS 2719

  
David Pyper  
Property Manager



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June 11, 1998

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

Attn: David McLellan, Urban Development Administrator

**RE: HORIZONS TOWERS A & B - STRATA PLANS LMS 2719 & 2941  
ABSENCE OF DESIGNATED VISITORS PARKING**

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Dear Mr. McLellan:

We are the property managers for Strata Plan LMS 2719, located at 6088 Minoru Boulevard, and Strata Plan LMS 2941, located at 6080 Minoru Boulevard. Both developments are built above the Richmond Centre Mall. Although both buildings have underground parking for owners, visitors must use the upper mall parking lot, which is only available during mall hours. There is no designated visitors parking area.

The Strata Councils from both of these buildings are concerned about the absence of designated visitors parking. It is each Council's understanding that under City Zoning Bylaws, developers must provide a specific number of visitors parking spots for a development. Given the foregoing, we request an explanation as to why there was no such requirement for Horizons.

Your assistance in this matter would be very much appreciated. Please do not hesitate to contact the undersigned should you have any questions.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of the Owners, LMS 2719 & 2941

David Pyper  
Property Manager

cc: Council Chairperson





# City of RICHMOND

6911 No. 3 ROAD, RICHMOND, B.C. V6Y 2C1  
(604) 276-1000

URBAN DEVELOPMENT DIVISION  
FAX 276-4177 or 276-4157

June 17, 1998  
File:

RECEIVED JUN 19 1998

Baywest Property Management Services Ltd.  
#319 - 1600 West 6th Avenue  
Vancouver, BC V6J 1R3

Attention: David Piper

Dear Mr. Piper:

Re: Visitors Parking at Horizons Tower A & B

In response to your letter dated June 11, 1998 please be advised that, the developer requested and the City approved, a variance to the parking standards so that visitor parking was not specifically assigned on the development site. The assumption was made that visitors would have access to the free parking available for Richmond Centre Mall.

If you are unable to make arrangements with the mall management to alleviate the problems in using their spaces, I suggest that you pool any unused spaces in the residential parkade so that they can be utilized by visitors to your complex. This may necessitate relocation of the security gate and reassignment of existing spaces.

I hope this correspondence answers you questions.

Yours truly,

David McLellan  
Urban Development Administrator

DJM:cbm  
pc: Holger Burke, Development Coordinator

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November 30, 1999

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

Attn: Mayor Greg Halsey-Brandt  
Councillor Harold Steves  
Councillor Ken Johnston  
Councillor Malcom Brodie  
Councillor Linda Barnes

Councillor Derek Dang  
Councillor Lyn Greenhill  
Councillor Kiichi Kumagai  
Councillor Bill McNulty

**Re: Strata Plan LMS 2719 - Horizons Tower "A"**  
**Visitors Parking Restrictions Imposed by Mall**

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Dear Councillors:

We, as the members of the Strata Council, are writing on behalf of the owners at Horizons Tower "A", which is located above the Richmond Centre Mall, at 6088 Minoru Boulevard, Richmond, B.C.

Horizons Tower "A" was built in 1996. At the time, the City approved a variance to the zoning bylaws so that the site could be developed without a designated visitors parking area. According to the Urban Development Department, the assumption was made that visitors would have access to the parking available for the Richmond Centre Mall.

Unfortunately, in September 1998, the new management of the Richmond Centre Mall imposed a 6-hour time limit on parking for both mall customers and visitors to our tower. Subsequent negotiations between the Council and mall management resulted in an agreement whereby visitors may now park in a designated area overnight but must still abide by the 6-hour rule during the day.

The Strata Council for Horizons Tower "A" does not feel that the current arrangement is satisfactory or fair. It is the Strata Council's opinion that *any visitors parking restrictions* imposed by the mall contravene the original intent of the City for the site. This is a very passionate issue for the owners, who have voiced their intention to demonstrate their views publicly. Given the foregoing, we require the assistance of City Council in obtaining unrestricted designated visitors parking for the Strata Corporation in accordance with City of Richmond zoning bylaws.

Thank you for your time and consideration of this matter.

Sincerely,  
Strata Council of Owners, LMS 2719

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Dora Wei

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Peter Lee

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Him Cheung Luk

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Dominic Levy

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Bernie Araneta

CITY CLERK'S OFFICE 276-4007  
FAX 278-5139

December 9, 1999  
File: 8080-08-01

Strata Council of Owners, LMS 2719  
c/o Peter Lee, Co-Chair  
1207-6088 Minoru Blvd.  
Richmond, BC V6Y 4A8

Dear Mr. Lee:

**Re: Visitors Parking Restrictions Imposed by Mall – Horizons Tower “A”**

This is to acknowledge and thank you for your letter of November 30<sup>th</sup>, 1999 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your letter has been referred to David McLellan, General Manager, Urban Development for response. If you have any questions or further concerns at this time, please call Mr. McLellan at 276-4083.

Thank you again for taking the time to make your views known.

Yours truly,

J. Richard McKenna  
City Clerk

JRM:acs

pc: Mayor and each Councillor (with letter)  
David McLellan, General Manager, Urban Development



March 14, 2000

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

Attn: Richard McKenna, City Clerk

**Re: Strata Plan LMS 2719 - Horizons Tower "A"**  
**6088 Minoru Boulevard, Richmond, B.C.**  
**Visitors parking restrictions imposed by mall**

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Dear Mr. McKenna:

Thank you for your letter of December 9, 1999 (copy attached) in which you acknowledge receipt of the Strata Council's letter of November 30, 1999. We are writing as a reminder that as of today's date we have not yet received a response to the issues in the letter.

Council looks forward to receiving a response in the near future.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of the Owners, LMS 2719

David Pyper  
Property Manager

cc: Dora Wei, Council Chairperson  
Peter Lee, Council Vice-Chair

October 12, 1999

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

Attn: Steve Hutchinson, Transportation Department

**RE: HORIZONS TOWERS A - STRATA PLAN LMS 2719  
PARKING REGULATIONS IN FRONT OF BUILDING**

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Dear Mr. Hutchinson:

We are writing on behalf of the Strata Council for Horizons Tower A, which is located at 6088 Minoru Boulevard, Richmond. At present, there is no parking in front of the building on Minoru Boulevard. This situation creates some difficulty because there is no practical place for moving trucks to park when owners move in and out. In the past, trucks have parked in the undercover lane between the mall and the back entrance to Horizons. However, the mall does not want moving trucks to park here during mall hours because a truck can disrupt mall traffic and possibly create a hazard by blocking the lane to firetrucks.

Given the foregoing, Council is requesting that the City consider revising the parking regulations in front of the building to allow for temporary parking of moving trucks.

Thank you for your consideration of this matter. Your assistance would be greatly appreciated. Please contact the undersigned should you have any questions.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of the Owners, LMS 2719

David Pyper  
Property Manager

cc: Council Chairperson

URBAN DEVELOPMENT DIVISION  
FAX 276-4177 or 276-4157

November 9, 1999  
File: 6455-01

David Pyper, Property Manager  
Baywest Management Corporation  
#319 - 1600 West 6th Avenue  
Vancouver BC V6J 1R3

Dear Mr. Pyper:

**Re: Horizons Tower A - Strata Plan LMS 2719  
Parking Regulations in Front of Building**

Thank you for your letter of October 12, 1999 regarding the parking regulations on Minoru Boulevard adjacent Horizons Towers.

The existing "No Stopping Any Time" zone on Minoru Boulevard was established to safely accommodate traffic volumes and protect the visibility of pedestrians using the crosswalk adjacent the above property. Your request for permission to allow trucks to temporarily stop on Minoru Boulevard cannot be granted based on these traffic safety considerations. We therefore suggest that alternate plans to accommodate moving activities be examined.

If you would like to arrange a meeting with the Fire Department, the mall management, and myself to identify a resolution to this matter, or if you have any further questions on this issue please call me at 276-4032.

Yours truly,

Steve Hutchison, ASCT  
Traffic Technician I

SAH:Ice



January 17, 2000

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

Attn: Mayor Greg Halsey-Brandt  
Councillor Harold Steves  
Councillor Ken Johnston  
Councillor Malcom Brodie  
Councillor Linda Barnes

Councillor Derek Dang  
Councillor Lyn Greenhill  
Councillor Kiichi Kumagai  
Councillor Bill McNulty

**Re: Strata Plan LMS 2719 - Horizons Tower "A"**  
**6088 Minoru Boulevard, Richmond, B.C.**  
**"No Parking" Zone on Minoru Boulevard**

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Dear Councillors:

We are the property managers for the above-noted property. The Strata Council has instructed us to write to you regarding the parking regulations on Minoru Boulevard adjacent to the tower. At present, no parking is allowed in front of the tower. As such, there is no practical place for moving trucks to park when owners move in and out of the building.

In the past, trucks have parked in the undercover lane between the mall and the back entrance to Horizons. However, the mall does not want moving trucks to park here during mall hours because a truck can disrupt mall traffic and possibly create a hazard by blocking the lane to firetrucks.

We have previously written on this matter to Mr. Steve Hutchison, Traffic Technician at the Urban Development Division. Mr. Hutchison has explained that the "no stopping" rule is in place to accommodate traffic volumes and to protect the visibility of pedestrians using the crosswalk. Regardless, the Strata Council is of the opinion that a temporary parking zone for moving trucks would not pose a problem, and would in fact benefit the owners of the tower considerably.

The Strata Council requests that the City Council assist in this matter. If temporary parking cannot be accommodated in front of the tower, Council requests that City Council advise of an alternative.

Thank you for your consideration of this matter. Please contact the undersigned should you have any questions.

Yours truly,

BAYWEST MANAGEMENT CORPORATION  
On behalf of the Owners, LMS 2719

David Pyper  
Property Manager

cc: Dora Wei, Council Chairperson

CITY CLERK'S OFFICE 276-4007  
FAX 278-5139

January 18, 2000  
File: 6455-02

David Pyper  
Property Manager  
Baywest Management Corporation  
319-1600 West 6<sup>th</sup> Ave.  
Vancouver, BC V6J 1R3

Dear Mr. Pyper:

**Re: Request for Temporary Parking – Horizons Tower “A”, 6088 Minoru Boulevard**

This is to acknowledge and thank you for your letter of January 17<sup>th</sup>, 2000 to the Mayor and Councillors, in connection with the above matter. A copy of your letter has been forwarded to the Mayor and each Councillor for their information.

In addition, your letter has been referred to David McLellan, General Manager, Urban Development for response. If you have any questions or further concerns at this time, please call Mr. McLellan at 276-4083.

Thank you again for taking the time to make your views known.

Yours truly,

Ann Bunker  
Acting City Clerk

AB:acs

pc: Mayor and each Councillor (with letter)  
David McLellan, General Manager, Urban Development