



City of Richmond

Report to Council

To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: September 3, 2003
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on August 27, 2003,
August 13, 2003 and July 30, 2003**

Panel Recommendation

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

- i) a Development Permit (DP 03-234055) for the property at 8300, 8320 Ryan Road;
- ii) a Development Permit (DP 03-237856) for the property at 8060 Cambie Road;
- iii) a Development Permit (DP 03-232824) for the property at 7160 Blundell Road;
- iv) a Development Permit (DP 03-231373) for the property at 7491, 7511, 7551 & 7571 No. 4 Road;
- v) a Development Permit (DP 03-234836) for the property at 11311/11331 Cambie Road;

be endorsed, and the Permits so issued.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered three Development Permits at its meeting held on August 27, 2003. There is also now one Development Permit ready to be issued from both the August 13, 2003 and the July 30, 2003 Development Permit Panel meetings.

DP 03-234055 – GARDEN CITY HOMES LTD. – 8300, 8320 RYAN ROAD

This permit is for the construction of 10 townhouses (8 of which are two storey and 2 are two and half storey) on a site that was recently rezoned Townhouse District (R2). The permit also proposes to vary the setback on Ryan Road slightly for the porches and windows on 4 units.

Two letters were received from the neighbourhood, both of which opposed the proposed townhouse use (a rezoning issue) rather than the form and character of the development.

The Panel was pleased with the design of the project and the treatment of the walkway leading to the Bridge Elementary School. The proposed variance along Ryan Road was contemplated at the time of rezoning and adds to the variety of the streetscape.

Therefore, the Panel recommends that the permit be issued.

DP 03-237856 – FAIRCHILD DEVELOPMENTS LTD. – 8060 CAMBIE ROAD

This permit is for the proposed nine storey, 155 room hotel at the Aberdeen Centre, and includes a setback variance for the projecting canopy. The applicant's architect adequately addressed the staff's concern about the window glazing (demonstrating that it would let enough light into the project) and the Panel's questions about the use of the "lay-by" on Cambie Road (e.g. enforcement issues; accessibility; etc.).

The proposal also includes a 518.38 m² (5,580 ft²) community amenity space on the ground floor of the hotel building. A large number of letters were submitted by the applicant supporting the establishment of a satellite art gallery in the community amenity space. The Panel made it clear that the City had not yet decided on how this public space was going to be used.

There was no opposition to this project.

The Panel agreed this was a well designed building and recommends that the permit be issued.

DP 03-232824 – J.A.B. ENTERPRISES LTD. – 7160 BLUNDELL ROAD

This permit is for the construction of 3 two storey townhouses, as a continuation of the 4 two storey townhouses already built on the lot to the immediate east. It also proposes a variance to the side yard setback for 1 of the townhouse units.

There were a number of people in attendance at the Panel meeting on this item. In response to their concerns, it was clarified that the townhouses were two storey (not three storey), the existing cedar tree at the rear property line would be retained, a 6 foot high wood fence would be erected to ensure privacy between the back units and the lots on Sunnymede Crescent, and the proposed side yard setback was still more than the standard setback for a single-family residence.

On this basis, the Panel recommends that the permit be issued.

DP 03-231373 – PORTE DEVELOPMENT CORP. - 7491, 7511, 7551 & 7571 NO. 4 ROAD

This permit is for the development of 45 townhouses on a site that is scheduled to be rezoned Comprehensive Development District (CD/35) on September 8, 2003. The permit also proposes a number of setback variances and requests permission to allow tandem parking spaces.

There was no correspondence or gallery comments regarding this application.

The Panel agreed with the staff assessment that this was a very good project that could be used as a model for future developments in the eastern portion of the South McLennan Sub Area. The variances add to the openness of the development and are not uncommon.

The Panel recommends that the permit be issued.

DP 03-234836 - NORTHWEST DEVELOPMENT LTD. – 11311/11331 CAMBIE ROAD

This permit involves the construction of 13 two storey townhouses on a site that was recently rezoned (although the rezoning application was made in 1999). It also proposes a number of setback variances and requests permission to make 11 (38%) of the 29 required parking spaces for small cars.

The Panel heard two delegations on this application and received two pieces of correspondence. The primary concern of these neighbours related to traffic in the area. Although not a development permit issue, the Panel noted that the access to this townhouse development off Cambie Road was intended to be temporary, that in the future the access would be to Barga Drive, and that the applicant made a \$10,000 contribution towards the future signalization of Cambie and Dallyn Roads as a condition of the rezoning.

The proposed setback variances enhance the character of the project and normally 9 small car parking spaces would be permitted on a development with 31 or more off-street parking spaces.

The Panel recommends that the permit be issued.

HB:hb



Development Permit Panel

Wednesday, August 27th, 2003

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Mike Kirk, General Manager, Human Resources
Jim Bruce, General Manager, Finance & Corporate Services

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 13th, 2003, be adopted.

CARRIED

2. Development DP 03-232824

(Report: August 6/03 File No.: DP 03-232824) (REDMS No. 1049833, 1010590)

APPLICANT: J.A.B. Enterprises Ltd.

PROPERTY LOCATION: 7160 Blundell Road

INTENT OF PERMIT:

1. To allow the development of three (3) additional two-storey townhouse units containing a total floor area of 555.170 m² (5,976 ft²) on one (1) combined lot with a total area of 2,298.253 m² (24,739 ft²); and
2. To vary the provision of the Zoning and Development Bylaw No. 5300 as follows:
 - a) reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the southwest corner of the site; and
 - b) reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 1.32 m (4.34 ft.) for a 2-storey box bay window and gas fireplace on one (1) townhouse unit at the southwest corner of the site.

Applicant's Comments

The applicant was not in attendance.

Staff Comments

The Manager, Development Applications, Joe Erceg advised that staff supported the application, which was seeking a variance in the side yard setbacks along the west property line for (i) a portion of the principal building, and (ii) a two-storey box bay window and gas fireplace, for one townhouse unit located at the south-west corner of the subject site.

The Chair noted that there were a number of people in attendance on this matter, and as a result, it was agreed that consideration of this application would be delayed until later in the meeting.

(To provide clarity to the minutes, the discussion on this matter which ensued later in the meeting (following Item No. 4), is being continued at this point.)

Applicant's Comments

Mr. Amar Sandhu, representing the applicant, apologized for being late and stated that he was present to answer any questions which the Panel might have.

Reference was made to statements made in the July 9th, 2003 staff report that the applicant would not be complying with the City's 'Tree Replacement Guidelines', and questions were raised about whether staff had had any progress with the applicant on that issue. Advice was given that staff had been seeking a '2 for 1' replacement of trees. Further advice was given that the landscaping plan had not changed from the previous review by the Panel.

A brief discussion ensued with Mr. Sandhu, who advised that there were only three trees on the property, of which only one was being removed, and that two trees were being planted to replace this tree. With reference to the landscape plan, Mr. Sandhu stated that the plan had been amended to (i) include a hedge along the south-west property line to increase the buffer between the townhouse unit with the side yard setback variance and the single-family residential lot to the west, and (ii) provide information on the two variances being sought for the south-west corner of the property.

Correspondence

None.

Gallery Comments

Mr. Keith Wong, of 7451 Sunnymede Crescent, expressed pleasure that the proposed three additional townhouse units would be two-storey in height and not three-storey as first thought. However, he expressed concern about the proposed variances being requested by the applicant, as he and the residents he represented were concerned about the potential loss of privacy if the side yards were reduced. Mr. Wong also questioned the status of the tree located midway along the south-western property line, and in response, advice was given that the tree was to be retained.

During the discussion which ensued with Panel members, advice was given that a hedge of tall cedar trees was to be planted along the westerly property line, with breaks for the driveway and fence. Further advice was given, with respect to the request for variances to the side yard at the south-west corner of the subject property, that if a single-family residence had been constructed rather than the townhouse units, the home could have been located much closer to the property line than the townhouses, even with the approval of the variances.

Discussion continued, during which information was provided that the fence to be constructed along the south side of the property would be six feet in height, and that hedging would be planted between the townhouse units in question. In concluding his presentation, Mr. Wong reiterated his concerns about the potential loss of privacy to the residents whose homes were located immediately south of the proposed development.

Mr. Kenny Chan, of 7431 Sunnymede Crescent, expressed concern about the overall appearance of the neighbourhood once construction of the project had been completed, with respect to the final side yard setbacks and privacy issues. He voiced concern about the townhouse residents looking into adjacent backyards and questioned what the rear yard setback would be to the south property line. Information was provided that the setback in question would be 6 metres, and that a fence would be constructed along the rear property line, with hedges planted between the townhouse units within the development.

Ms. May Wong, of 7451 Sunnymede Crescent, stated that she wanted to ensure that the needs of the Sunnymede residents whose properties abutted the development would not be negatively impacted by this project, and that their concerns were addressed.

Reference was made by the Chair to the streetscape plan being developed by the City for Blundell Road to reduce the impact of the multi-family residential units on the existing single-family homes. In response to questions, Ms. Wong stated that she found that the streetscape plan to be very effective.

Panel Decision

It was moved and seconded

That a Development Permit (DP 03-232824) be issued for 7160 Blundell Road on a site zoned Comprehensive Development District (CD/23) which would:

- 1. Allow the development of three (3) additional two-storey townhouse units containing a total floor area of 555.170 m² (5,976 ft²) on one (1) combined lot with a total area of 2,298.253 m² (24,739 ft²); and*

2. *Vary the provision of the Zoning and Development Bylaw No. 5300 as follows:*
 - a) *reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the southwest corner of the site; and*
 - b) *reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 1.32 m (4.34 ft.) for a 2-storey box bay window and gas fireplace on one (1) townhouse unit at the southwest corner of the site.*

Prior to the question on the motion being called, the Chair advised that he supported the recommendation, as it provided a good transition from Blundell Road into the Sunnymede subdivision.

The question on the motion was then called, and it was **CARRIED**.

3. Development DP 03-234055

(Report: July 28/03 File No.: DP 03-234055) (REDMS No. 1047339, 1050279)

APPLICANT: Garden City Homes Ltd.

PROPERTY LOCATION: 8300, 8200 Ryan Road

INTENT OF PERMIT:

1. To permit construction of ten (10) 2½-storey townhouse units on a site zoned Townhouse District (R2); and
2. To vary the provisions of Zoning and Development Bylaw 5300 to reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for the entry porch and box windows of four (4) townhouse units.

Applicant's Comments

Mr. Tom Yamamoto, representing the applicant, explained that while the project would be constructed within a single family area, the complex would be close to the existing townhouse development located to the east of the subject properties. He advised that a 9 metre wide public right-of-passage had been provided along the east side of the development to connect the school/park site with Ryan Road. Mr. Yamamoto further advised that a children's play area had been located in the amenity area, which was to be located on the east side of the project adjacent to the walkway.

Mr. Yamamoto further explained that the units would be constructed in clusters of two units each in the two buildings proposed to front Ryan Road; two units each in the two buildings proposed to abut the west property line; and two units in the one building located adjacent to the amenity area. He added that the FAR was proposed to be 34% even though 40% was allowed, and that a variance was being sought to reduce the front yard setback along Ryan Road for the entry porches and box windows of the four townhouse units which abut that road.

Staff Comments

Mr. Erceg advised that the rezoning bylaw for the subject property had been adopted by Council at its meeting on August 25th, 2003, and that the required conditions had been met as part of the rezoning process. He stated that the proposed townhouse development was felt to be a better use of the site, and noted that provision had been made for a public walkway along the east side of the property. Mr. Erceg added that when the property to the east was redeveloped, the driveway would be relocated to better align with the other property. He stated that staff were recommending that the permit be issued.

Panel Discussion

In response to questions from Panel members, information was provided by Mr. Yamamoto that the children's play area would be separated from the amenity area by logs.

Staff also provided information in response to questions, stating that the four units fronting Ryan Road would have individual garbage collection, while the internal units would utilize a garbage collection area. As well, the picture of the fire truck on the site plan, indicated that there would be sufficient turning radius for such a large vehicle.

Correspondence

Natalie and Daniel Kuo, 10320 Leonard Road (Schedule 1)

Veronica, Saverio and Dan Marseca, 10940 Rosecroft Crescent (Schedule 2)

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit (DP 03-234055) be issued for 8300, 8320 Ryan Road that would:

- 1. permit construction of ten (10) 2½-storey townhouse units on a site zoned Townhouse District (R2); and*
- 2. vary the provisions of Zoning and Development Bylaw 5300 to reduce the road setback along Ryan Road from 6 m (19.685 ft.) to 5 m (16.404 ft.) for the entry porch and box windows of four (4) townhouse units.*

Prior to the question on the motion being called, the Chair advised that the project was well done for such a small site, and indicated that he liked the treatment on the walkway leading to the school.

The question on the motion was then called, and it was **CARRIED**.

4. Development Permit DP 03-237856

(Report: August 7/03 File No.: DP 03-237856) (REDMS No. 1040673)

APPLICANT: Fairchild Developments Ltd.

PROPERTY 8060 Cambie Road

LOCATION:

INTENT OF PERMIT:

1. To allow a hotel and community amenity space on a property zoned Comprehensive Development District (CD/86); and that would
2. vary the regulations in the Zoning and Development Bylaw to reduce minimum road setback from 3 m (9.843 ft.) to 0.2 m (0.65 ft.) for a projecting canopy.

Applicant's Comments

Mr. Bruce Rozenhart, representing the applicant, accompanied by Mr. Luciano Zago, provided information to the Panel on the efforts being taken to hide the parkade from the Cambie Road area to ensure that the project fit with Aberdeen Centre and at the same time, retained recognition as a renown hotel. He suggested that construction of the hotel provided opportunities to increase tourism traffic to the centre of Richmond.

Mr. Rozenhart then spoke about the proposed provision of community space within the hotel building. and stated that the space was intended to compliment the businesses in the area to use as a conference centre for cultural interchange, as well as perhaps to display art from other parts of the world.

Mr. Zago then gave a PowerPoint presentation to explain how certain issues raised by staff had been addressed, including provision of access from the parkade to the lobby of the hotel; streetscapes; pedestrian amenities; exterior building construction materials; architectural elements; parking and loading; window glazing and amenity space. (A copy of the PowerPoint presentation is attached as Schedule 3 and forms part of these minutes.)

Staff Comments

Mr. Erceg advised that staff supported the project, and felt that it would be an attractive addition to Aberdeen Centre. He further advised that the application complied with the City's guidelines, and although staff had a preference for glass which allowed more light into the building, staff still supported the project and recommended that the permit be issued.

Reference was made to the bus lay-by area, and questions were raised about enforcement to ensure that illegal parking did not occur. In response, information was provided that a hotel concierge would be responsible for surveillance of the area. Questions were also raised about whether amendments would be required to the City's traffic bylaws, and the suggestion was made that the Community Bylaws – Parking Enforcement Section be contacted on this matter.

Reference was made to the proposed community amenity space, and discussion ensued on this matter, during which Mr. Rozenhart explained that the applicant's preference would be have the space used as a cultural interchange in keeping with the ethnic components of the area. He stated that it was his understanding that use of the amenity space was still open for discussion, however, he commented that the suggestion made to use the area in question as a satellite art gallery would be a good idea. Mr. Rozenhart confirmed, in response to further questions, that the amenity space would be turned over to the City following the completion of construction. It was noted during the discussion that many letters of support had been received by the City which supported the use of the amenity space as an art gallery.

Questions were raised about whether a drop-off area would be available on Cambie Road for parents dropping their children off to attend programs in the amenity area. Mr. Zago responded that consideration had been given to establishing a drop-off area within the parkade. As well, he stated that the 'lay-by' area could also be used.

Correspondence

Danny Leung, Senior Vice President and General Manager, Fairchild Developments Ltd. (enclosed letters of support for the establishment of an art gallery in the community amenity space) (Schedule No. 4)

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit (DP 03-237856) be issued at 8060 Cambie Road that would:

1. *Allow a hotel and community amenity space on a property zoned Comprehensive Development District (CD/86); and that would*
2. *Vary the regulations in the Zoning and Development Bylaw to reduce minimum road setback from 3 m (9.843 ft.) to 0.2 m (0.65 ft.) for a projecting canopy.*

Prior to the question on the motion being called, the Chair expressed pleasure at the manner in which the hotel building had been designed to appear as if it were floating over the rest of the project. He stated that his only concerns were with (i) the glass treatment for the lower levels of the building, and (ii) the drop-off area, particularly with regard to how it would function with the multiple uses in the area. The Chair, however, commended the applicant for a well designed building.

The question on the motion was then called, and it was **CARRIED**.

5. **GENERAL COMPLIANCE – 7228 WESTMINSTER HIGHWAY (DP 01-115831)**
(Report: August 21/03 File No.: DP 01-115831) (REDMS No. 1019778)

APPLICANT: Downs Archambault Architects

PROPERTY LOCATION: 7228 Westminster Highway

The Chair advised that he was concerned about the proposed removal of the hedge because of the public outcry which occurred when the developer of the property to the west removed the hedge which had abutted his property. He stated that it would be in the best interests of the City if a sign was posted on the property to advise users of Minoru Park of the proposed removal, and wait to see if there was a reaction to this announcement. As a result, the following **referral** motion was introduced:

It was moved and seconded

That the report (dated August 21st, 2003, from the Manager, Development Applications), regarding a General Compliance request for 7228 Westminster Highway (DP 01-115831), which would allow for the removal and replacement of a section of hedge, be referred to staff to carry out Option 3 (as described in the staff report.)

CARRIED

6. **New Business**

None.

7. **Date Of Next Meeting: Wednesday, September 10th, 2003**

8. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:35 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, August 27th, 2003.

David McLellan
Chair

Fran J. Ashton,
Executive Assistant, City Clerk's Office

August 18, 2003

Mayor & Council
City of Richmond
6911 No.3 Road
Richmond B.C.
V6Y 2C1

To Development Permit Panel	
Date:	Aug 27, 2003
Item #	3
Re:	8300, 8200 Ryan Rd

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 27th,
2003.

✓	Dr
	KY
	AS
	DB
	WB

02-234

Dear Mr. J. Richard McKenna,

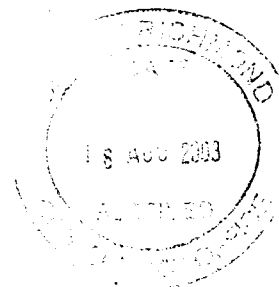
My name is Natalie Kuo; resident of 10320 Leonard Road, Richmond, V7A 2N5. I am writing to say that my husband, Daniel and I **disagree** regarding the application of development permit for property location **8300,8200 Ryan Road (DP 02-234055)** as submitted by applicant **GARDEN CITY HOMES LTD.** Our reason for disagreeing with the development is that we are currently in the process of selling our house and prospective buyers have complained about the possibility of future townhouse development in the area. Based on the numerous past complaints by prospective buyers, we strongly believe that the townhouse development will hinder our property's value and saleability in the market by a great deal.

Thank you.

Sincerely,

Natalie/Daniel Kuo
10320 Leonard Road
Richmond B.C
V7A 2N5

240



August 14, 2003

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

To Development Permit Panel	
Date:	Aug 27, 2003
Item #	3
Re:	DP 03-234055
	8300, 8200 Ryan Road

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 27th,
2003.

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	KY	
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To Whom It May Concern:

We oppose the proposed development at 8300, 8200 Ryan Road (Application # DP 03-234055) as it is currently a single family dwelling area. We oppose additional densification.

03-234055

Yours truly,

Dan Maresca

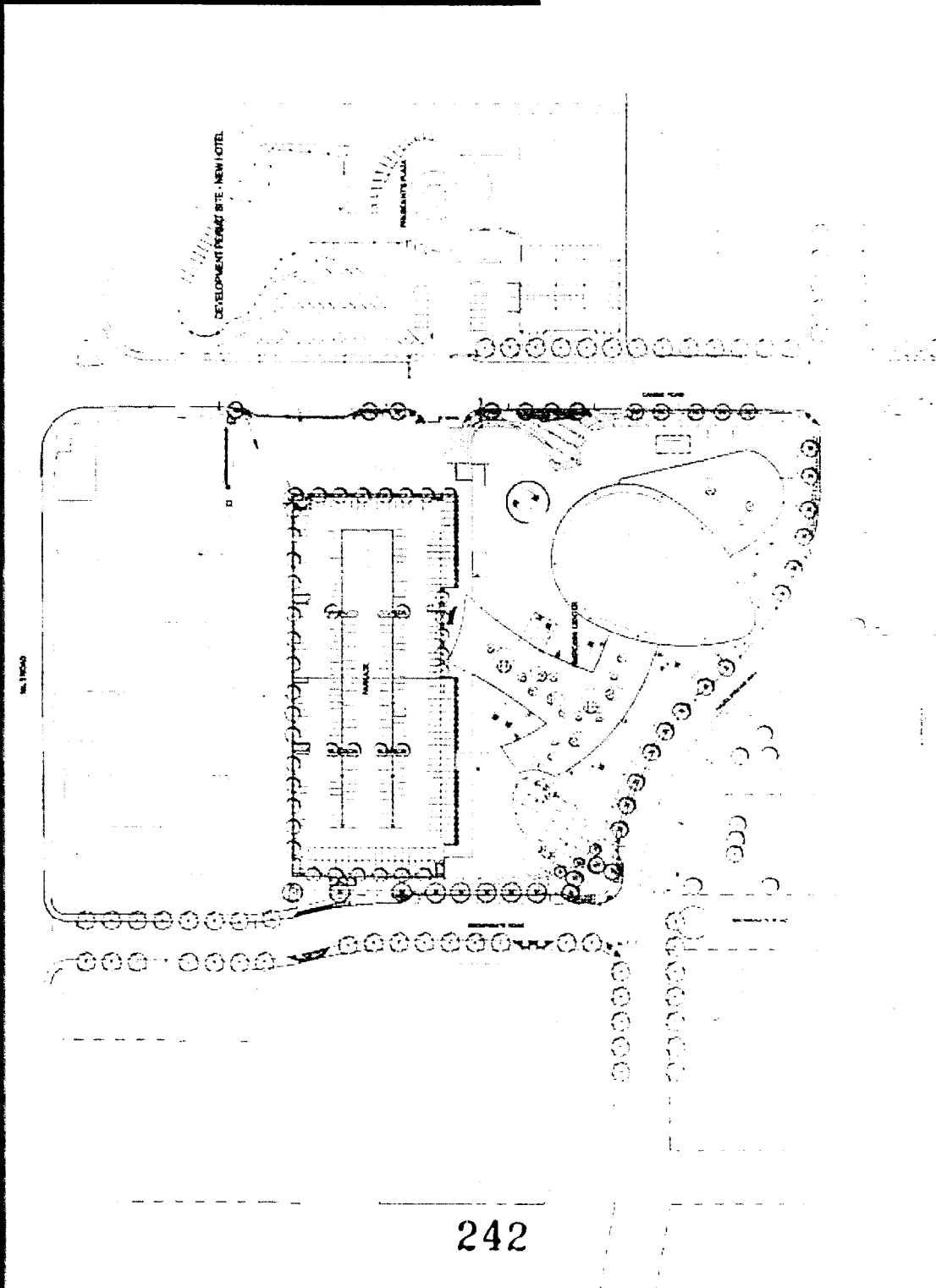
Veronica, Saverio, and Dan Maresca
10940 Rosecroft Crescent
Richmond, BC
V7A 2J1

Veronica Maresca

Saverio Maresca

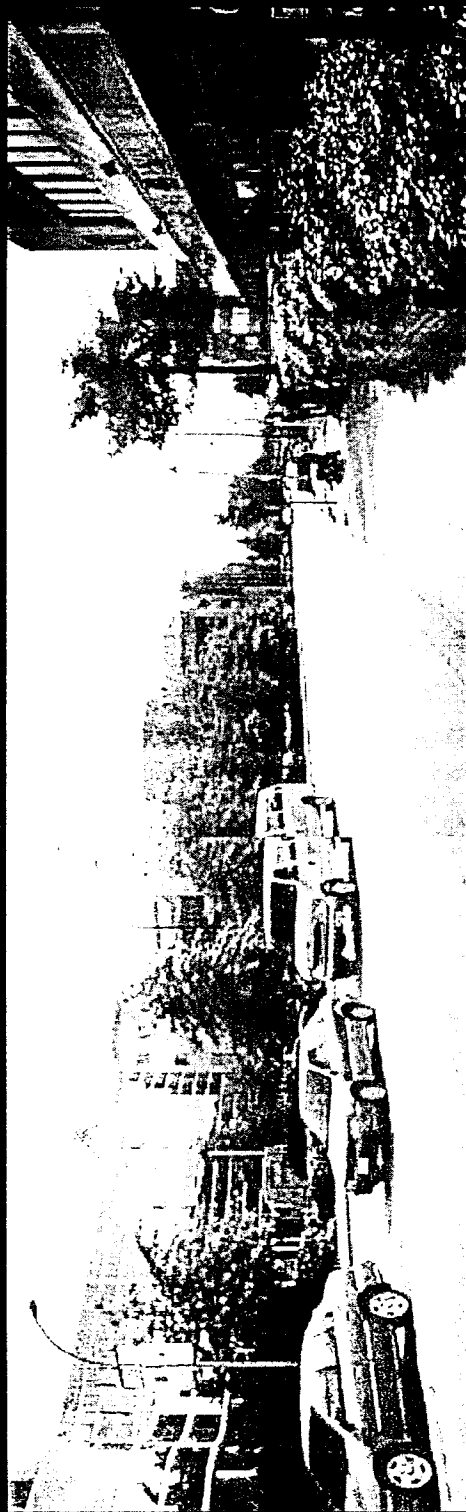
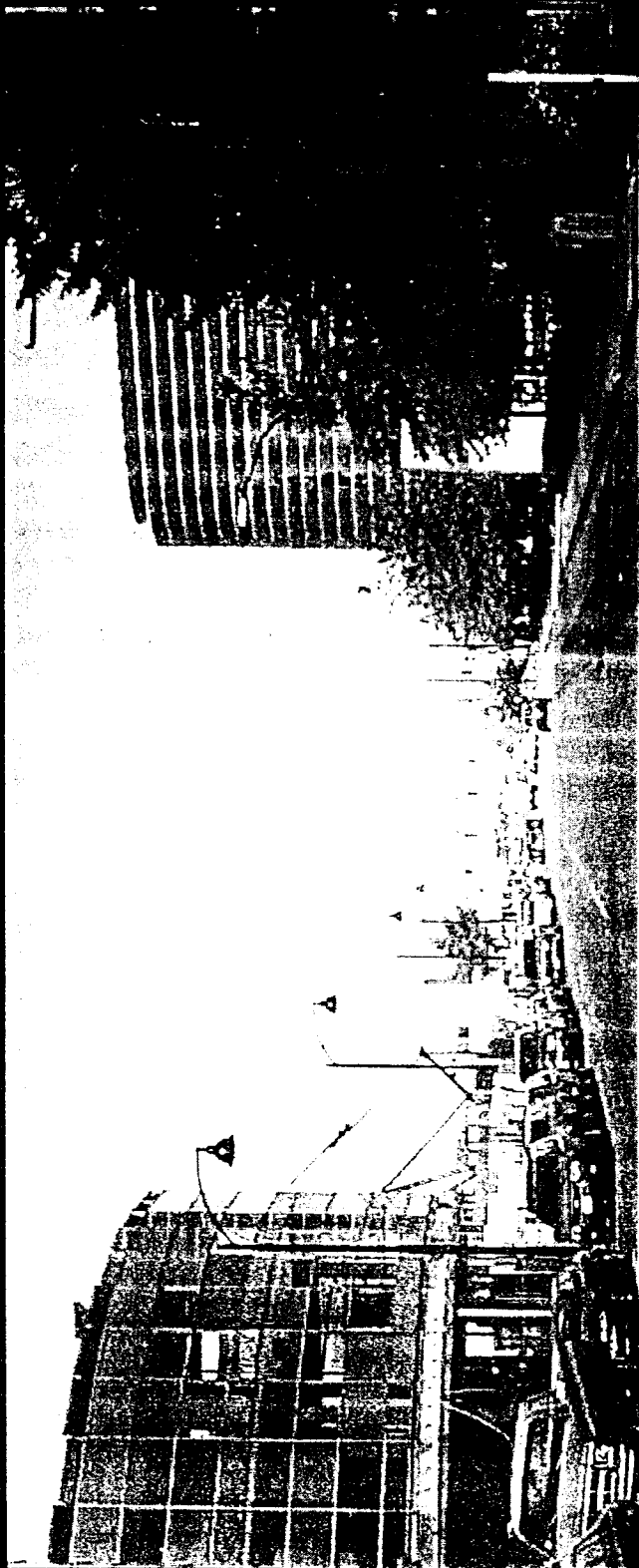


Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 27th,
2003.



Aberdeen Hotel

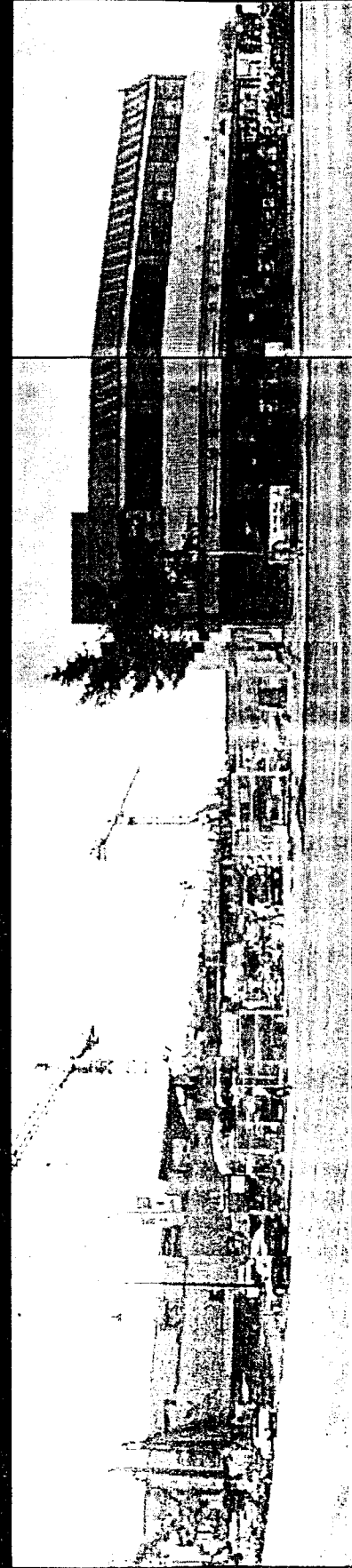
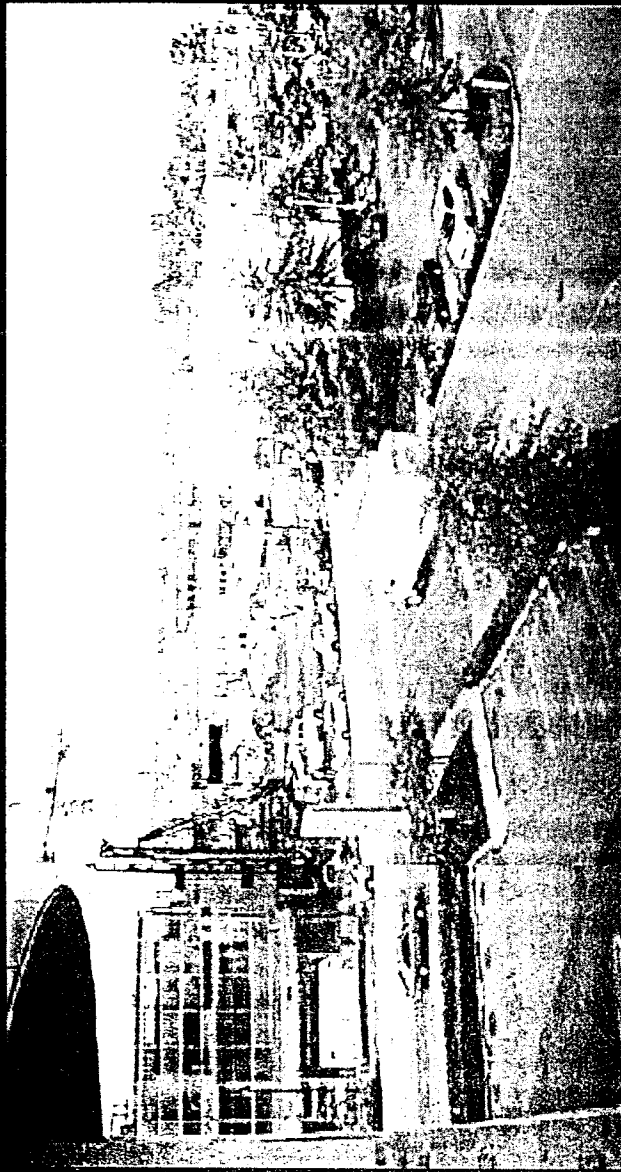
Context



BING THOM ARCHITECTS

Aberdeen Hotel

Context



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Aberdeen Hotel

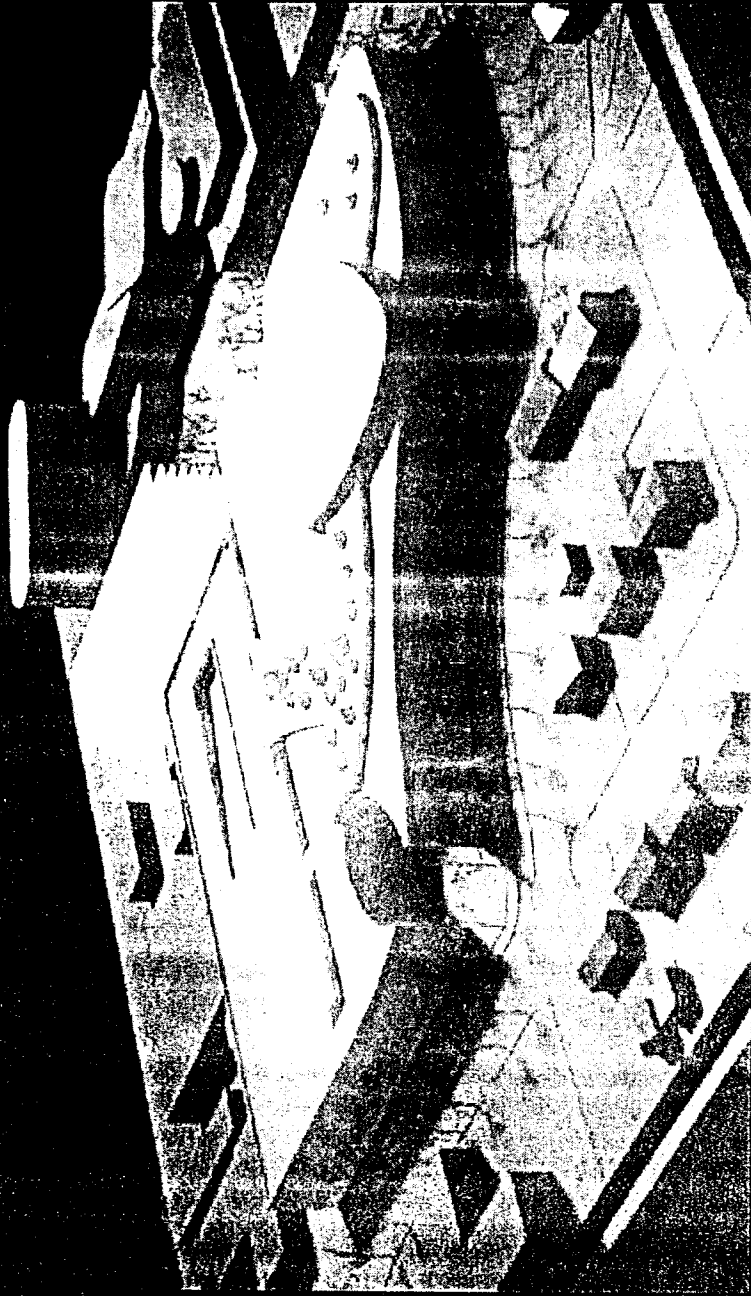
Model Mass In Context



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Aberdeen Hotel

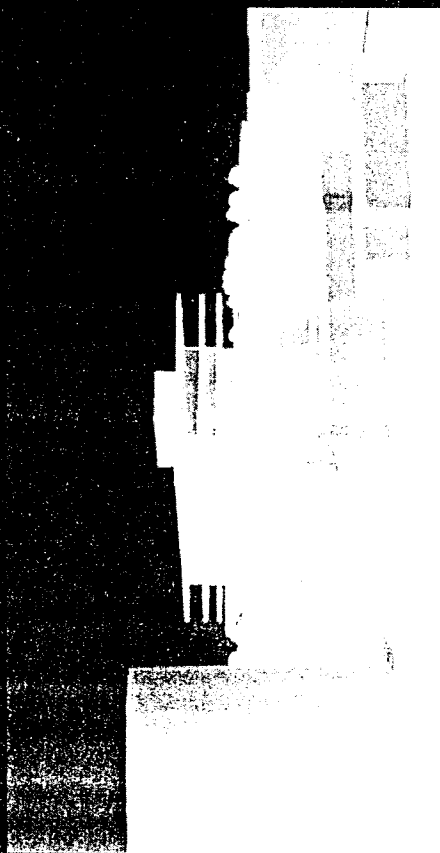
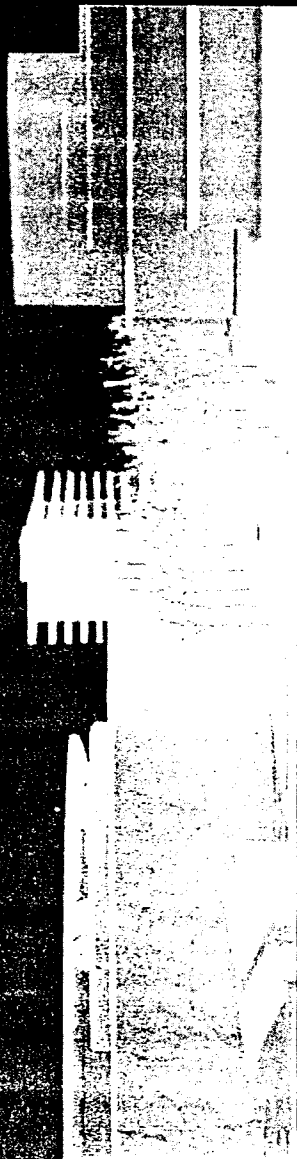
Massing in context



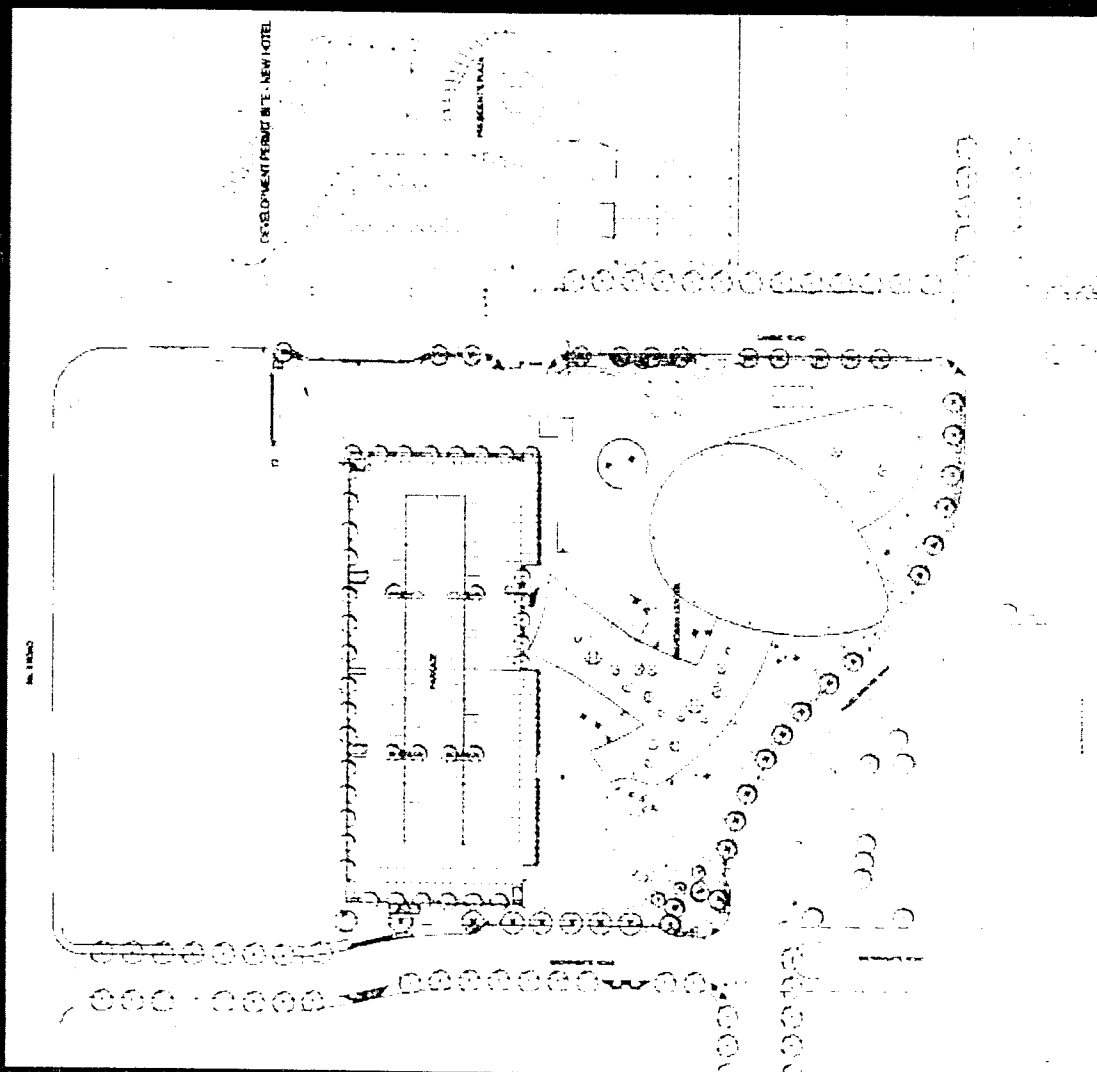
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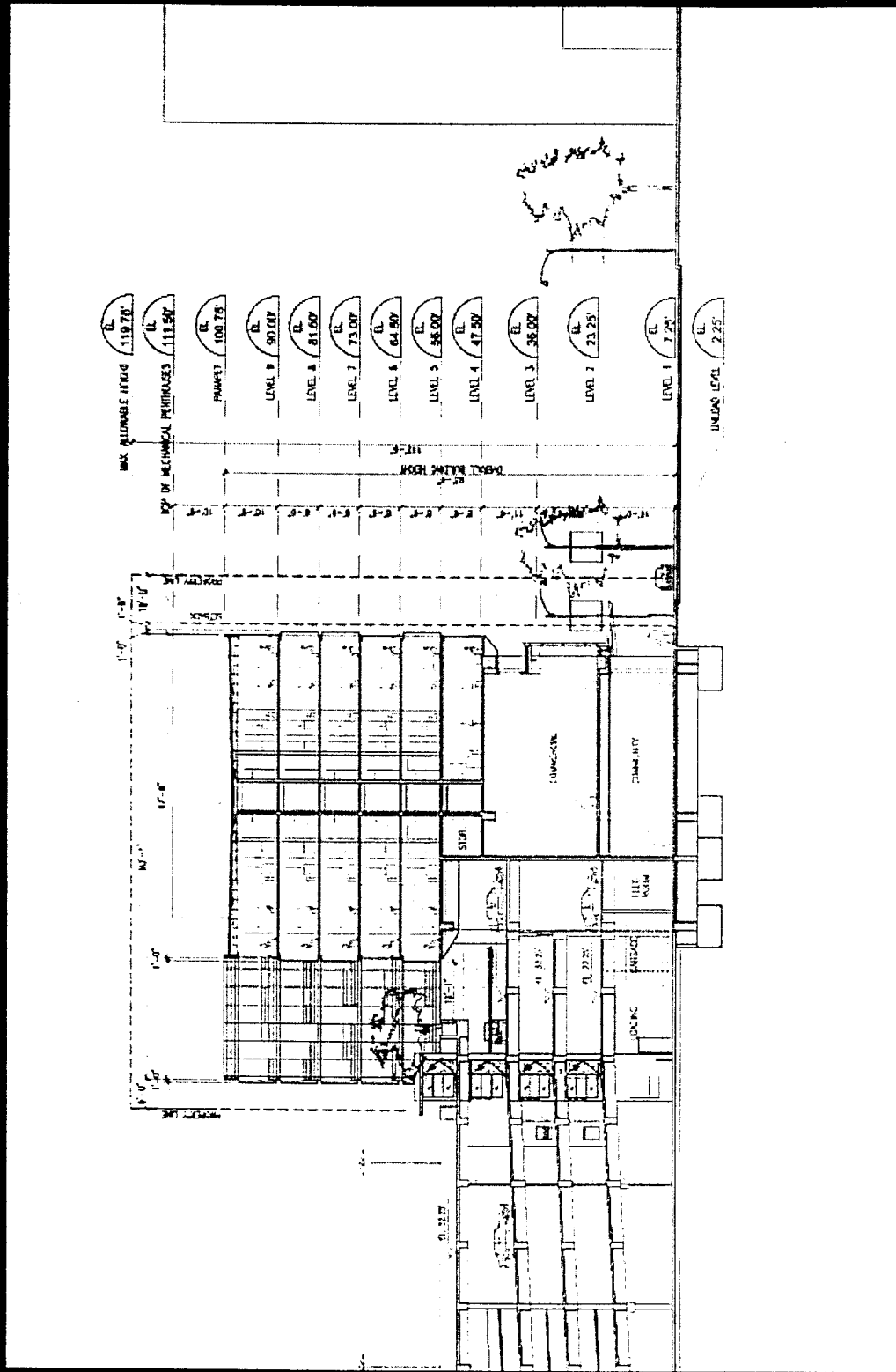
Aberdeen Mall Expansion

Massing in context



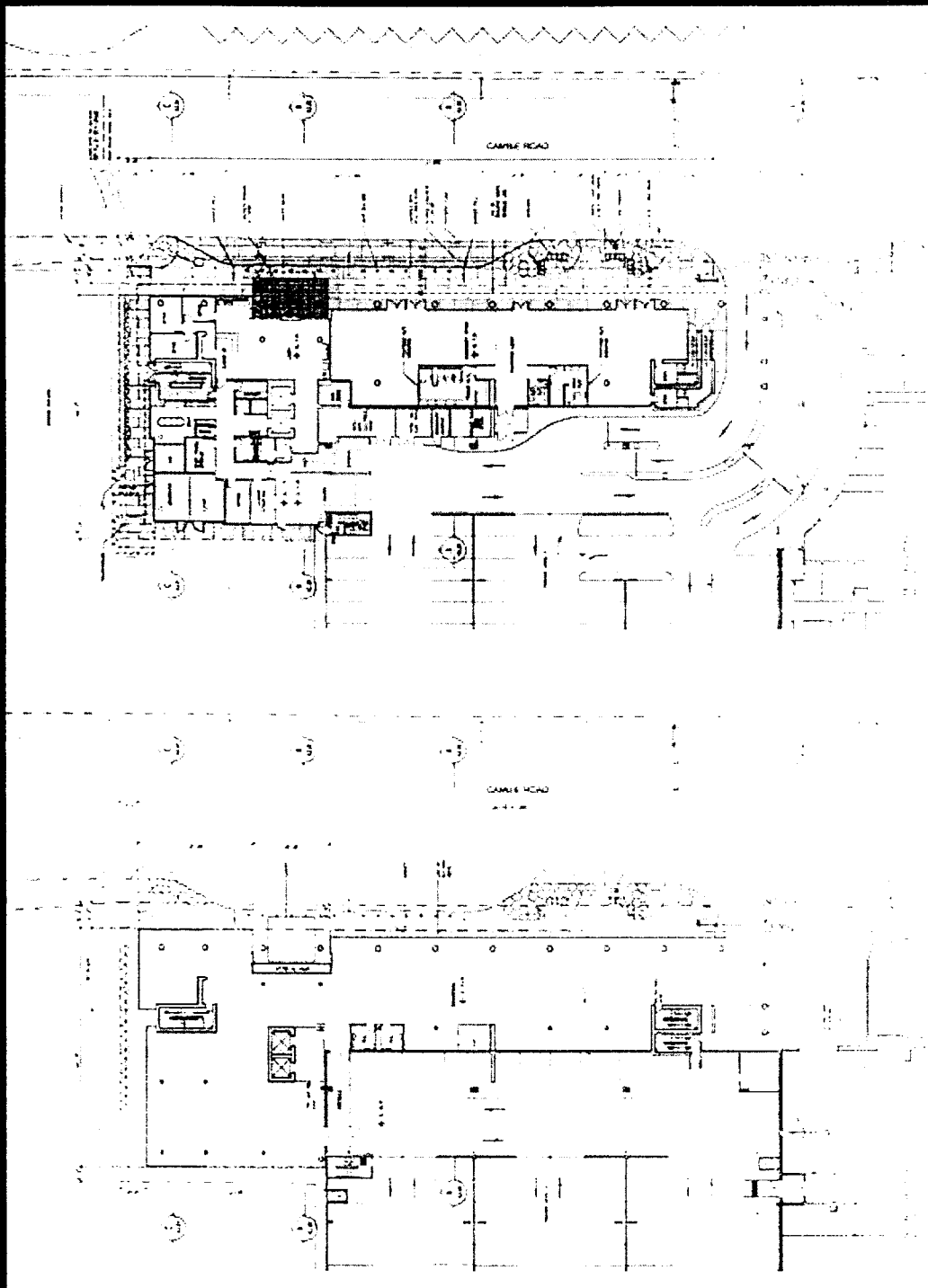
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Floor Plans

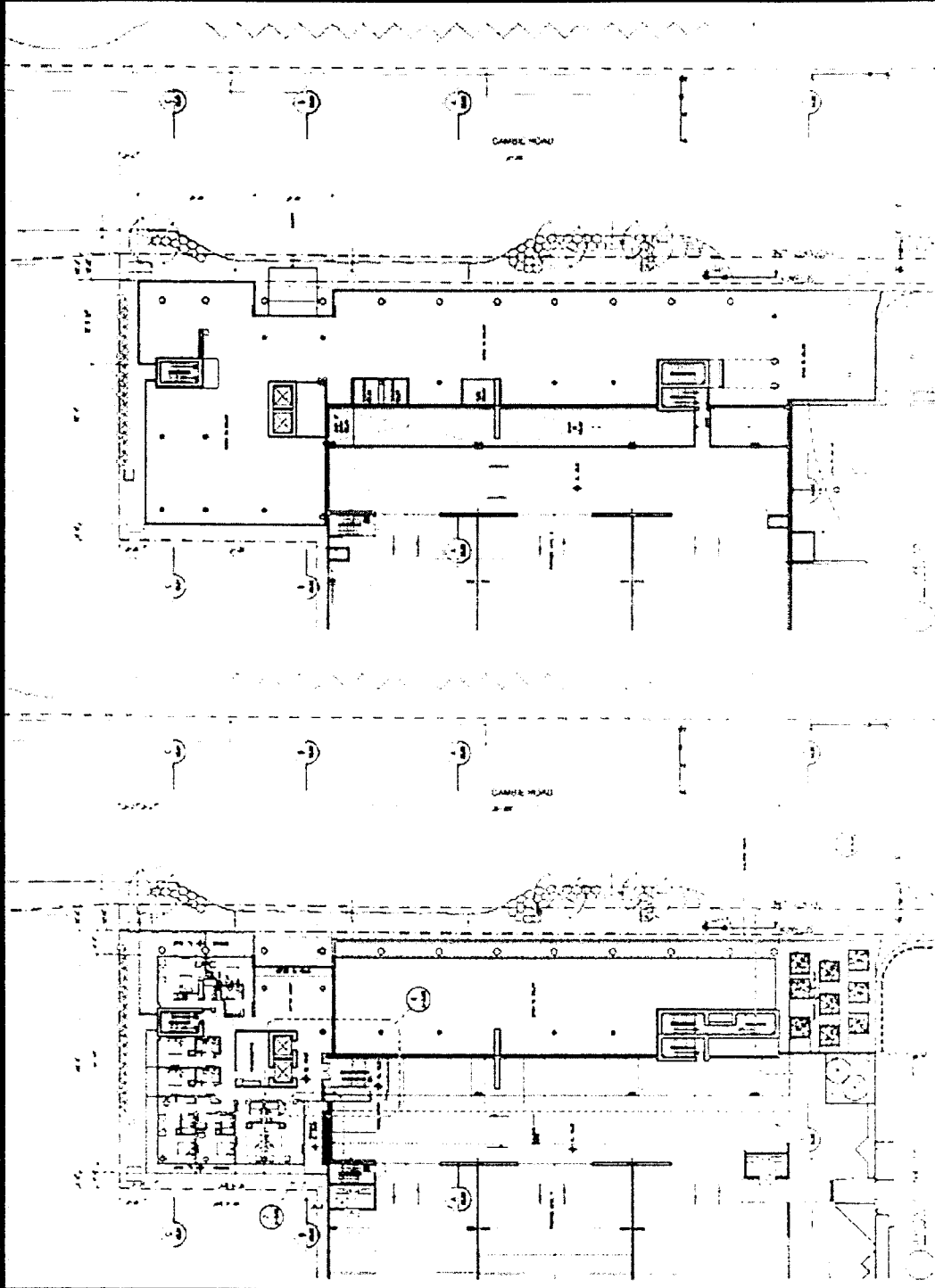
Aberdeen Hotel



Level 1 and Parking 1

Level 2 and Parking 2

BING THOM ARCHITECTS

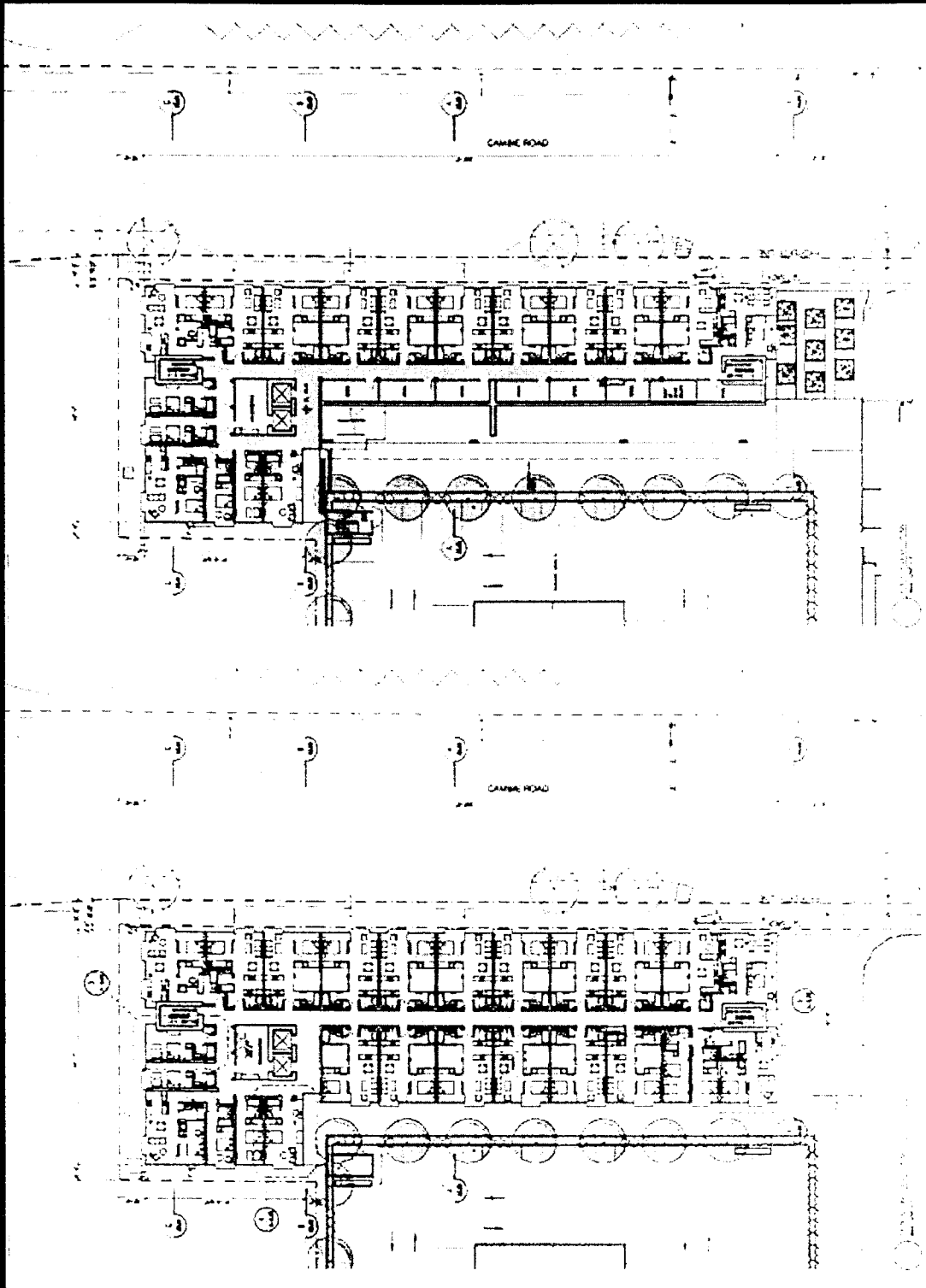


Parking 3

Level 3 and Parking 4

Aberdeen Hotel

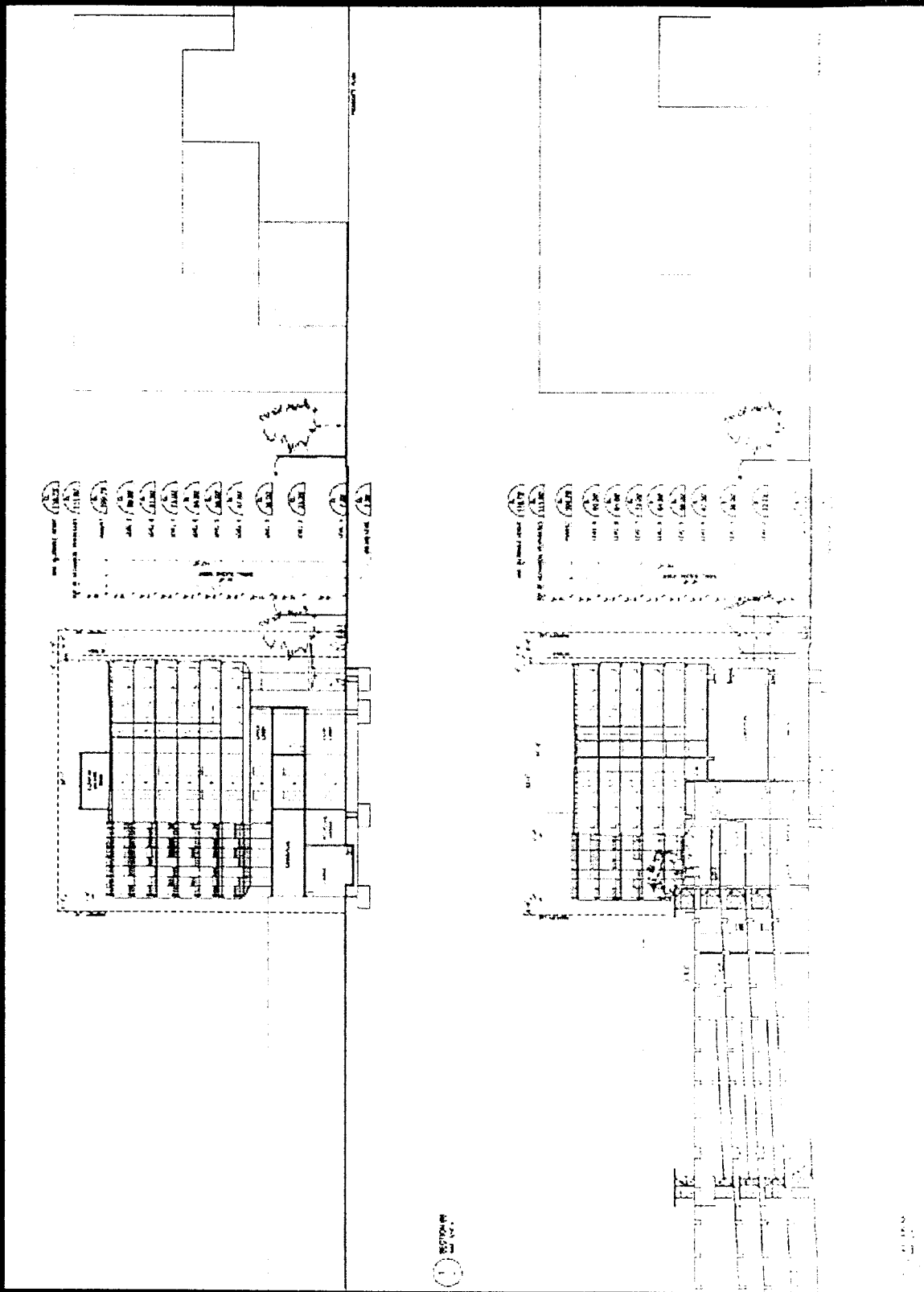
Plans

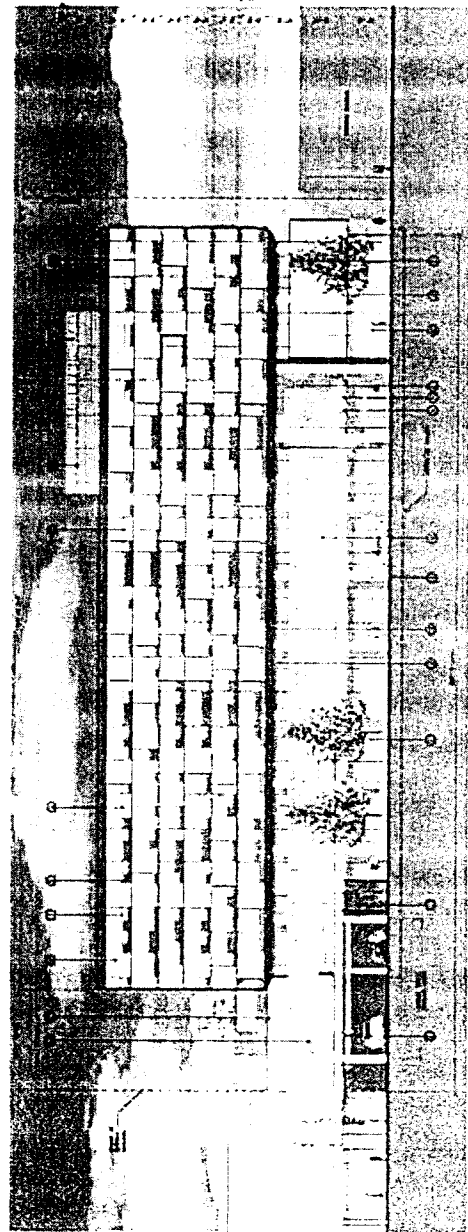
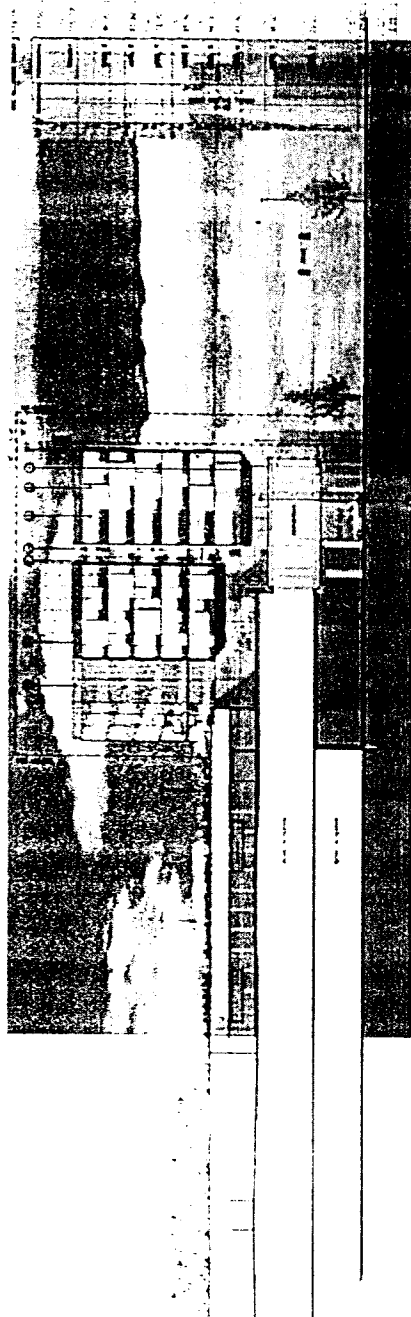


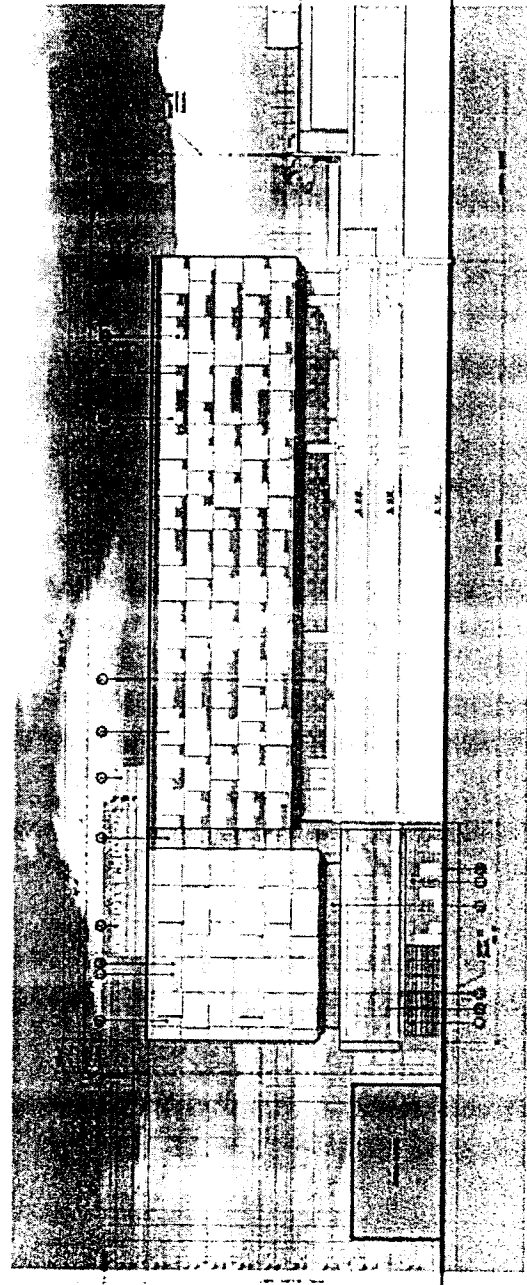
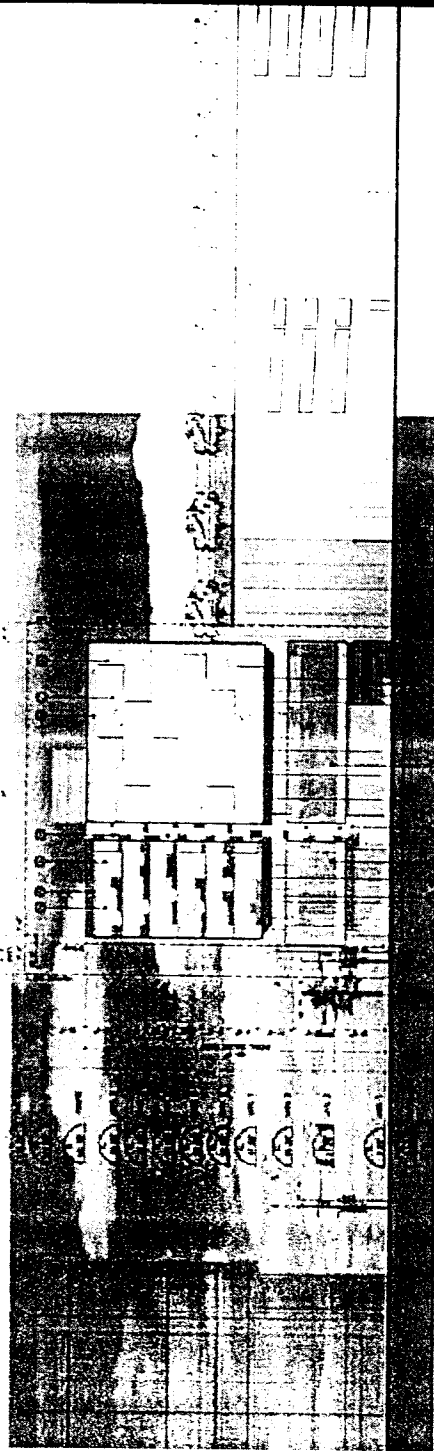
Level 4 and Parking 5

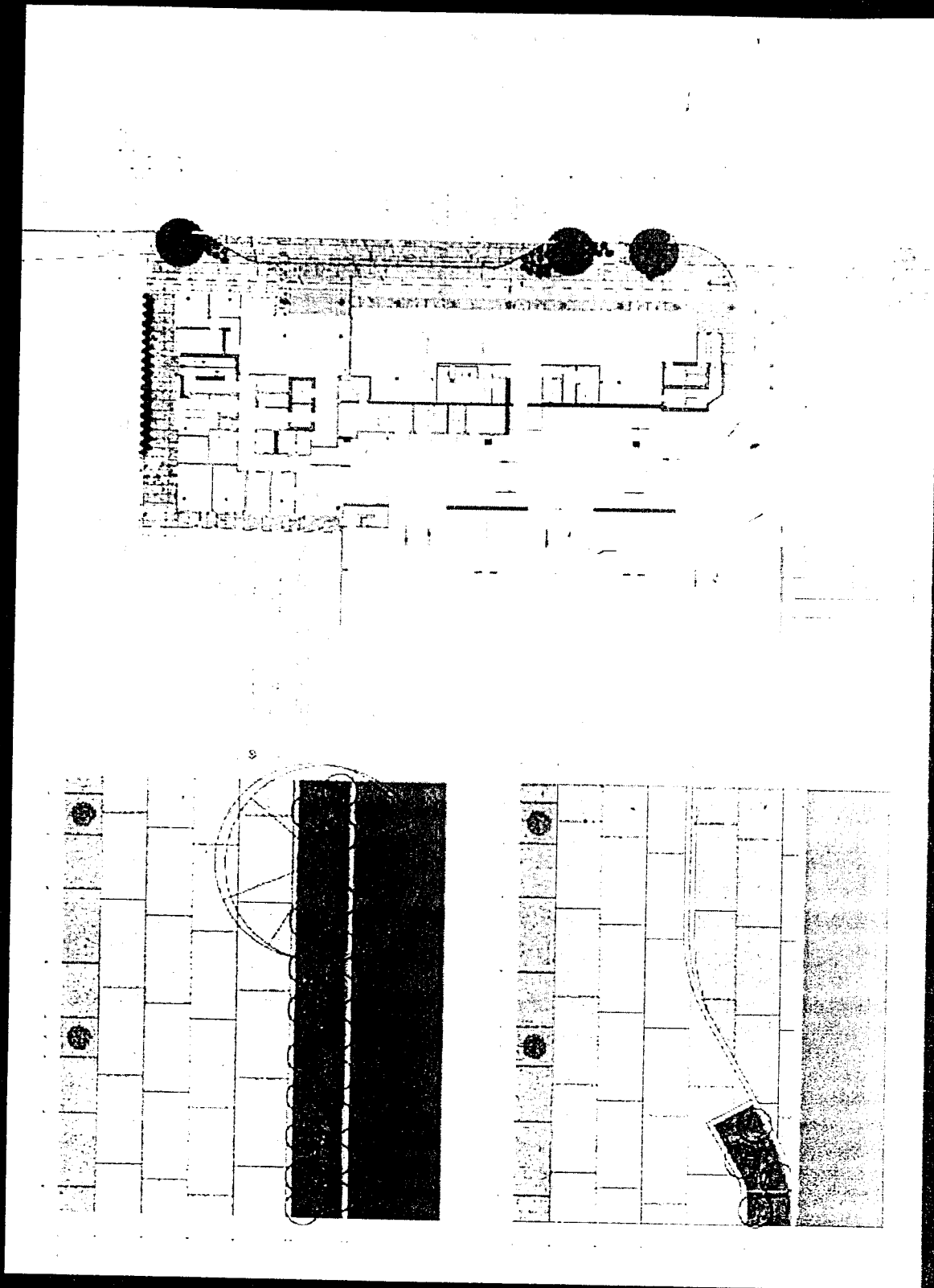
Level 5-9

BING THOM ARCHITECTS



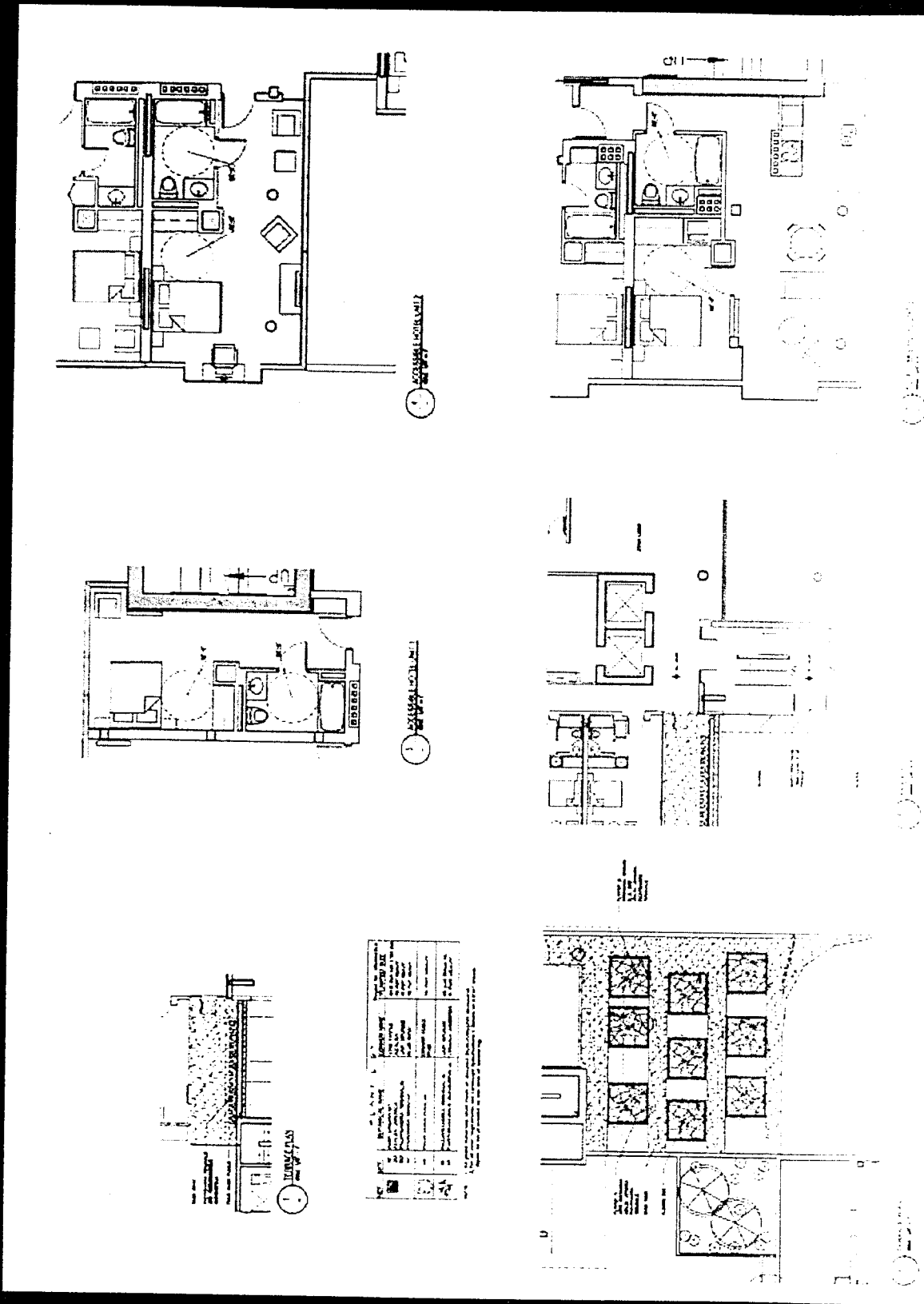




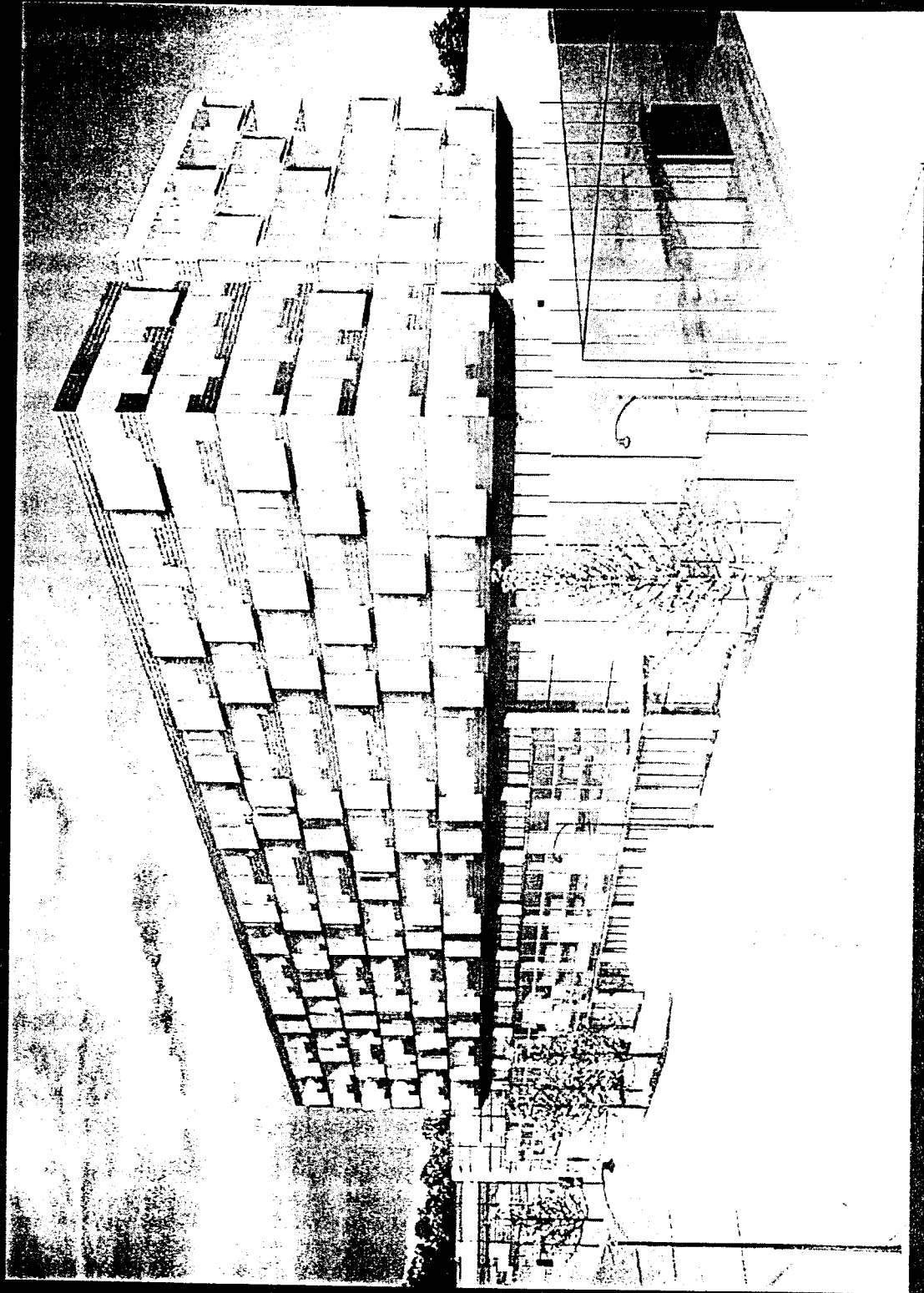


Aberdeen Hotel

Landscape Plan



Aberdeen Hotel



BING THOM ARCHITECTS



RE: Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 27th,
2003.

FAIRCHILD DEVELOPMENTS LTD.

August 22, 2003

BY HAND DELIVERY

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

Attention: Joe Erceg
Manger - Development Applications


Dear Joe:

I enclose copies of some support letters that I gathered recently for the proposed set up of an art gallery and the community spaces in the hotel project developed by Fairchild Developments Ltd. for your reference.

Among the enclosed letters, I am very grateful to receive support letters from the Richmond Chamber of Commerce and Tourism Richmond which I owe them heart-felt thanks for their continuous support of the project. The goal of Fairchild is to redefine a new type of retail, entertainment and hospitality experience that embraces the best of East and West and a celebration of multiculturalism. To achieve this, we count on your continuous support.

Please feel free to contact me should you have any questions about our proposed project.

Yours very truly,
Fairchild Developments Ltd.

Per: 
Danny Leung
Senior Vice President and General Manager

Encl.

→ Works Rept.
→ Relates to
Aberdeen Hotel
at DPP this
week Joe

Aug 25/03



August 19, 2003

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

Attention: Mr. Danny Leung
Senior Vice President & General Manager

Dear Mr. Leung:

It was a pleasure to talk to you and review your firm's plans to include the addition of a Hotel on the same site as the new Aberdeen Centre currently under development.

I also received a copy of a letter of support from Tourism Richmond who share a common interest to draw tourists for the hotel industry in Richmond and they acknowledge the fact, that they are in support of your proposal.

As a member of the Richmond Chamber of Commerce in good standing, we would like to confirm that the Richmond Chamber is supportive of economic development and employment opportunities under the guidance of our City Councilors and therefore wish you and Fairchild Developments Ltd. every success in obtaining the necessary approvals from the City of Richmond to complete your new project on the Aberdeen site.

Yours truly,

Florence Gordon
President



August 21, 2003

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

Dear Danny Leung:

Further to our discussion this is to advise you that Tourism Richmond supports your efforts to obtain a building permit for the proposed development of a hotel adjacent to the new Aberdeen Centre.

Together with the new Aberdeen Centre development, the hotel will provide tremendous opportunities for tourism growth in the City of Richmond. It will enhance the offering of a complete tourism experience within the Golden Village.

The city is becoming a destination for both international business travellers and leisure tourism markets. To meet the increased demand for accommodation from the overnight visitor the addition of more hotel rooms will be necessary.

We wish Fairchild Developments the best of success with the project.

Sincerely,

Rob Tivy
Executive Director



MENARD COSMETICS (CANADA) INC.
#400 - 4400 Hazelbridge Way, Fairchild Square,
Richmond, B.C. Canada V6X 3R8
Tel: (604) 276-9119 276-8255
Fax: (604) 276-8948

August 19th, 2003

By Fax: 604-273-7370

To : Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung)

Dear Mr. Leung,


Subject: Community Space

I support the idea of a community space as part of your hotel development.

As a retail tenant of Aberdeen Centre, I am happy to see a hotel located adjacent to the mall, bringing extra traffic to my store. I also see the value of having a community space nearby. Richmond residents of different ages will visit the Aberdeen district more. It is good for the development of the area. As for me and my staff, we look forward to joining the leisure and social gatherings that will be held within the community space.

Yours Sincerely,
Menard Cosmetics

Per: _____


Albert Chan



Tajimi Enterprise (Canada) Corporation
dba .UTSUWA-NO-YAKATA
Unit #8-14231 Burrows Rd, Richmond, BC V6V 1K9 Canada.
Tel: 604-821-1745 Fax: 604-821-1756

August 13, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

Dear Mr. Leung,

Re: Hotel Development - Community Space

As a future tenant of Aberdeen Centre, we are delighted to have the proposed community centre at the hotel development site adjacent to the new Aberdeen Centre developed by Fairchild Developments Ltd. We strongly believe that the future community centre will have positive and remarkable effects on all retail businesses in the Aberdeen District.

With cultural and community activities blended into commercial development, the future Aberdeen District will sure be a new type of retail and entertainment experience that looks beyond cultures. We strongly believe that if a community centre were to be developed at the hotel development site adjacent to the new Shopping Centre, all merchants will benefit from the increased traffic.

In conclusion, we have faith in this proposed community centre development and would like to register our full support for this project.

Yours truly,
Tajimi Enterprise (Canada) Corp.

Per:


Ko Kimura

August 18, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

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In conclusion, we have faith in this proposed community centre development and would like to register our full support for this project.

Yours truly,
Hansomatic Investments Corp.

Per: Bernice Lo

Bernice Lo

August 19th, 2003

By Fax: 604-273-7370

To : Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung)

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Yours Sincerely,
Billion Harvest Enterprises Co. dba Simpro

Per: 

Benny Yeung

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

RE: New Community Space at Aberdeen Centre's hotel development

Dear Mr. Leung,

I am delighted to hear that a community space will be added to the hotel at the new Aberdeen Centre! I believe that this addition will greatly benefit the community around the Aberdeen District, and the whole City of Richmond, by providing space for public use. As the community space draws diverse groups of people from surrounding areas, this will no doubt bring more traffic to Aberdeen Centre. Being a future tenant, I am excited at the prospect of this additional level of foot-traffic into the mall.

Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Superlatif Enterprise dba D-Mode

Per:

Francis Luk

August 13, 2003

By Fax: Please return to 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

Dear Mr. Leung,

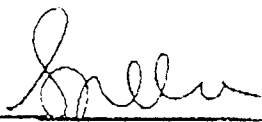
Re: Hotel Development - Community Centre

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In conclusion, we have faith in this proposed community centre development and would like to register our full support for this project.

Yours truly,
Style Florist Ltd.

Per: 
Stella Wong

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
M.G. Trading Company Ltd.

Per:

Mr. Chow

268

August 20th, 2003

By Fax: 604-273-7370

To : Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.


Dear Mr. Leung,

Subject: Community Space

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Yours Sincerely,



He Bo Ping

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

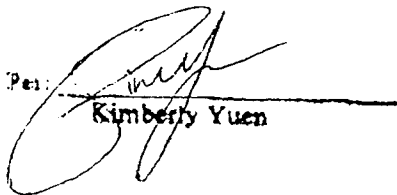
RE: New Community Space at Aberdeen Centre's hotel development

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Lisa Style International Inc.

Per: 
Kimberly Yuen

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

RE: New Community Space at Aberdeen Centre's hotel development

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Leader Trading Company Ltd.

Per: Anna Ng
Anna Ng

To: +3 緣風
H A to Day uni

August 18th, 2003

Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.

Dear Mr. Leung

Subject: Community Space in Aberdeen hotel

I'm glad to hear about the proposal to have a community space in the Aberdeen hotel building adjacent to the Aberdeen Centre.

The incorporation of a community space can make the district attractive to not only the shoppers and tourists, but also to local residents. The uniqueness of the district will help the development of Richmond and my business as well.

As a tenant of Aberdeen Centre, I support the community space.

Yours truly,
Epy Enterprises Ltd.

Per: 

Peter Yeung

August 14, 2003

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

Attention: Mr. Danny Leung

Dear Mr. Leung:

Re: Aberdeen Centre - Community Space at Hotel Development Site

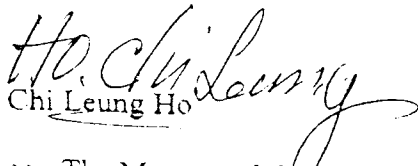
As a future tenant of Aberdeen Centre, we are delighted with the proposed hotel development project adjacent to the new Aberdeen Centre developed by Fairchild Development Ltd. We strongly believe that the future hotel development will have positive and remarkable effects on all retail businesses in the Aberdeen District and help to generate more tax revenue to the City of Richmond.

We are particularly interested in learning that the developer is planning to bring in community spaces in the hotel. We think this will provide the citizens of Richmond and the tourists the convenience and opportunities to learn more of our culture and participate in our city activities.

As such, we would like to register our full support for the project.

Yours truly,

Ton On Enterprises Ltd.


Chi Leung Ho

cc: The Mayor and the City Councilors - City of Richmond

August 13, 2003

By Fax: Please return to 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

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In conclusion, we have faith in this proposed community centre development and would like to register our full support for this project.

Yours truly,
Ahan Thai Kitchen Co. Ltd.

Per: 

Edward Lo

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

RE: New Community Space at Aberdeen Centre's hotel development

Dear Mr. Leung,

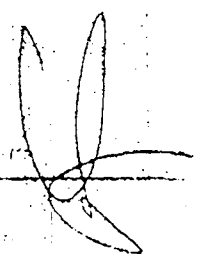
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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,

Per:

Dennis Yim



August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Isis Style International Inc.

Per:


Jicky Chan

FROM :

PHONE NO. : 604 2707283

Couture Boussole

#1405 - 4380 No. 3 Road Parker Place, Richmond, BC V6X 3V7

604-2320002

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
524367 British Columbia Ltd.

Per: 
Stephen Chan

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

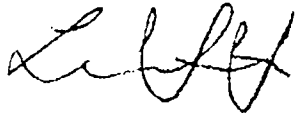
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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,



Per: _____
Rita Lee

GLADSTONE Jewellery Ltd.

Richmond Centre, 1222 - 6551 No. 3 Road, Richmond, B.C. Canada V6Y 2B6

Telephone: (604) 270-1788 Fax: (604) 270-1597

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

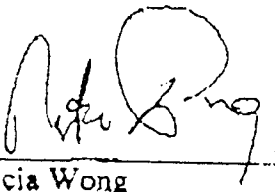
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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,

Per: 
Patricia Wong

Wing Shing Medicated Co., Ltd.

CHINATOWN:
279 E. Pender St.
Vancouver, BC V6A 1T8
Tel: (604) 683-4881
Fax: (604) 683-0558

E. 1ST. DIVISION:
112-2800 E. 1st Ave.
Vancouver, BC V5M 4N8
Tel: (604) 251-6060

RICHMOND DIVISION:
#1470-1480, 4540 No.3 Rd.
Richmond, BC V6X 4E4
Tel: (604) 214-8282

VICTORIA DIVISION:
5753 Victoria Dr.
Vancouver, BC V5P 3W5
Tel: (604) 323-1848

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Wing Shing Medicated Co. Ltd.

Per: 

Danny Kong

August 14, 2003

By Fax: 604-273-7370

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#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
Diamond International Shoes & Accessories

Per:


Oliver Lam

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
7130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R7
Tel: 604-273-1234
Fax: 604-270-9963

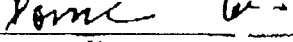
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Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
New Street Tailoring Ltd.

Per: 
Dominic Ko

August 13, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

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In conclusion, we have faith in this proposed community centre development and would like to register our full support for this project.

Yours truly,
Teemful Enterprises Ltd.

Per: 

Wilson Wei Sheng Liang

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R7
Tel: 604-273-1234
Fax: 604-270-9963

RE: New Community Space at Aberdeen Centre's hotel development

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Sincerely,
New Style Tailoring Ltd.

Per: Dominic Ko
Dominic Ko

August 18, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

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Yours Truly,
Grace Eyewear

Per: 
Michael Chen

August 18, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

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Re: Hotel Development - Community Space

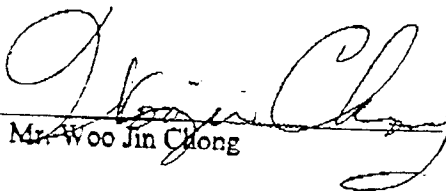
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Yours Truly,
Morning Glory

Per.


Mr. Woo Jin Chong

August 18th , 2003

Danny Leung
Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.

Dear Mr. Leung

Subject: Community Space in Aberdeen hotel

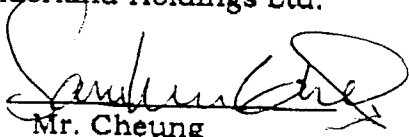
I'm glad to hear about the proposal to have a community space in the Aberdeen hotel building adjacent to the Aberdeen Centre.

The incorporation of a community space can make the district attractive to not only the shoppers and tourists, but also to local residents. The uniqueness of the district will help the development of Richmond and my business as well.

As a tenant of Aberdeen Centre, I support the community space.

Yours truly,
Wonderland Holdings Ltd.

Per:


Mr. Cheung

August 14, 2003

By Fax: 604-273-7370

To: Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B. C., V6X 3R8
Tel: 604-273-1234
Fax: 604-270-9963

RE: New Community Space at Aberdeen Centre's hotel development

Dear Mr. Leung,

I am delighted to hear that a community space will be added to the hotel at the new Aberdeen Centre! I believe that this addition will greatly benefit the community around the Aberdeen District, and the whole City of Richmond, by providing space for public use. As the community space draws diverse groups of people from surrounding areas, this will no doubt bring more traffic to Aberdeen Centre. Being a future tenant, I am excited at the prospect of this additional level of foot-traffic into the mall.

Therefore, I am happy to say that I support the installation of a community space in the hotel at Aberdeen Centre.

Sincerely,
King Waiman International Trading Ltd.

Per: 

Joseph Wu

August 19th, 2003

By Fax: 604-273-7370

To : Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung)

Dear Mr. Leung,

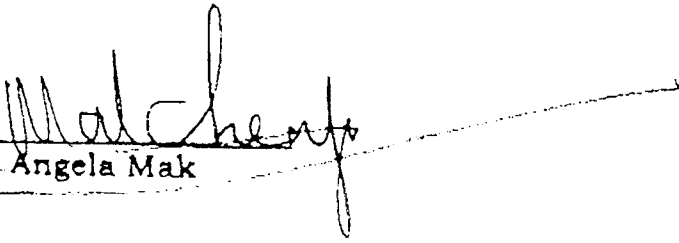
Subject: Community Space

I support the idea of a community space as part of your hotel development.

As a retail tenant of Aberdeen Centre, I am happy to see a hotel located adjacent to the mall, bringing extra traffic to my store. I also see the value of having a community space nearby. Richmond residents of different ages will visit the Aberdeen district more. It is good for the development of the area. As for me and my staff, we look forward to joining the leisure and social gatherings that will be held within the community space.

Yours Sincerely,
Oioi One Fashion Ltd.

Per:


Angela Mak

August 13, 2003

By Fax: 604-273-7370

From: Wilson Wei Sheng Liang
Teemful Enterprises Ltd.
6425 Commercial Street
Vancouver, BC, V5P 3P4

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, BC, V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery in Hotel Development


Mr. Leung,

After receiving news about a proposed art gallery at the hotel developed by Fairchild Developments Ltd., I'm happy to give my support for this worthy project. Not only will Aberdeen Centre itself be heralded as a piece of Public Art, but hopefully the proposed art gallery will house exceptional pieces of artwork which will greatly enrich the community of Richmond. Artists from Richmond and surrounding cities will have a new venue to display their work, and the public will have a new place to view and purchase original pieces of artwork.

This concept of integrating the community with the shopping centre is a great idea, and will allow Richmond to really call Aberdeen Centre it's own. The community will not see Aberdeen Centre as just a shopping centre, but a meeting place that incorporates many aspects of their lives such as shopping, socializing, eating, playing, and learning.

I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,

Per: 
Wilson Wei Sheng Liang

August 14, 2003

By Fax: 604-273-7370

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

Attention: Mr. Danny Leung

Dear Mr. Leung:

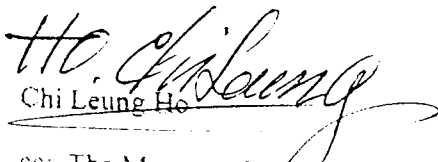
Re: Aberdeen Centre - Art Gallery inside Community Space at Hotel Development Site

As a future tenant of Aberdeen Centre, we are delighted with the proposed hotel development project adjacent to the new Aberdeen Centre developed by Fairchild Development Ltd. We strongly believe that the future hotel development will have positive and remarkable effects on all retail businesses in the Aberdeen District and help to generate more tax revenue to the City of Richmond.

We are particularly interested in learning that the developer is planning to bring in an art gallery inside the community spaces at the hotel site. We think this will provide the citizens of Richmond and the tourists the convenience and opportunities to learn more of our culture and participate in our city activities.

As such, we would like to register our full support for the project.

Yours truly,
Ton On Enterprises Ltd.


Chi Leung Ho

cc: The Mayor and the City Councilors - City of Richmond

August 15, 2003

TO: Mr. Leung

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Dear Mr. Leung,

After receiving news about a proposed art gallery at the hotel developed by Fairchild Developments Ltd., I'm happy to give my support for this worthy project. Not only will Aberdeen Centre itself be heralded as a piece of Public Art, but hopefully the proposed art gallery will house exceptional pieces of artwork which will greatly enrich the community of Richmond. Artists from Richmond and surrounding cities will have a new venue to display their work, and the public will have a new place to view and purchase original pieces of artwork.

This concept of integrating the community with the shopping centre is a great idea, and will allow Richmond to really call Aberdeen Centre it's own. The community will not see Aberdeen Centre as just a shopping centre, but a meeting place that incorporates many aspects of their lives such as shopping, socializing, eating, playing, and learning.

I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,
New Stitch Tailoring Ltd.

Per: Dominic Ko
Dominic Ko

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Mr. Leung,

After receiving news about a proposed art gallery at the hotel developed by Fairchild Developments Ltd., I'm happy to give my support for this worthy project. Not only will Aberdeen Centre itself be heralded as a piece of Public Art, but hopefully the proposed art gallery will house exceptional pieces of artwork which will greatly enrich the community of Richmond. Artists from Richmond and surrounding cities will have a new venue to display their work, and the public will have a new place to view and purchase original pieces of artwork.

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I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,
Diamond International Shoes & Accessories

Per: 

Oliver Lam

August 18th, 2003

Fairchild Developments Limited
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung, Senior VP and GM)

Dear Mr. Leung,

Subject: Art Gallery

An art gallery in the hotel development of Aberdeen Centre project is an excellent idea and I support it.

Unlike the City of Vancouver, Richmond doesn't have many art attractions to draw the attention of tourists. No matter whether a big or small one, an art gallery displaying paintings, sculptures, etc. will be great for Richmond. An art gallery inside the hotel actually can give tourists great a impression of Richmond.

Hopefully, you get the approval from the City.

Yours sincerely,
Wonderland Holdings Ltd.

Per: 

Mr. Cheung

August 18, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

Dear Mr. Leung,

Re: Hotel Development - Art Gallery

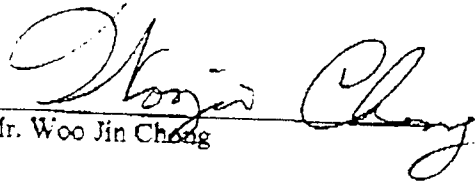
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Having some art pieces being displayed inside a community centre, it will bring in some tranquillity into such a vibrant and energetic commercial area as our Aberdeen District. We strongly believe that if an art gallery will be allowed being developed at the hotel development site adjacent to the new Shopping Centre, all merchants will benefit from the increased traffic.

In conclusion, we look forward to its development and completion of an art gallery as part of the proposed community centre and would like to register our full support to this project.

Yours Truly,
Morning Glory

Per:


Mr. Woo Jin Chong

August 13, 2003

By Fax: Please return to 604-273-7370

From: Edward Lo
Ahan Thai Kitchen Co., Ltd.
4260 Garry Street
Richmond, B.C., V7E 2V1
Fax: 604-304-7670

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazellbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery in Aberdeen Centre hotel

Mr. Leung,

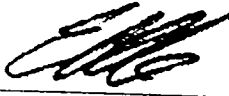
After receiving news about a proposed art gallery at the hotel developed by Fairchild Developments Ltd., I'm happy to give my support for this worthy project. Not only will Aberdeen Centre itself be heralded as a piece of Public Art, but hopefully the proposed art gallery will house exceptional pieces of artwork which will greatly enrich the community of Richmond. Artists from Richmond and surrounding cities will have a new venue to display their work, and the public will have a new place to view and purchase original pieces of artwork.

This concept of integrating the community with the shopping centre is a great idea, and will allow Richmond to really call Aberdeen Centre it's own. The community will not see Aberdeen Centre as just a shopping centre, but a meeting place that incorporates many aspects of their lives such as shopping, socializing, eating, playing, and learning.

I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,

Per


Edward Lo

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Mr. Leung,

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Regards,
King Wai-man International Trading Ltd.

Per: 

Joseph Wu

Wing Shing Medicated Co., Ltd.

CHINATOWN:
279 E. Pender St.
Vancouver, BC V6A 1T8
Tel: (604) 683-4881
Fax: (604) 683-0558

E. 1ST. DIVISION:
112-2800 E. 1st Ave.
Vancouver, BC V5M 4N8
Tel: (604) 251-6060

RICHMOND DIVISION:
#1470-1480, 4540 No.3 Rd.
Richmond, BC V6X 4E4
Tel: (604) 214-8282

VICTORIA DIVISION:
5753 Victoria Dr.
Vancouver, BC V5P 3W5
Tel: (604) 323-1848

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

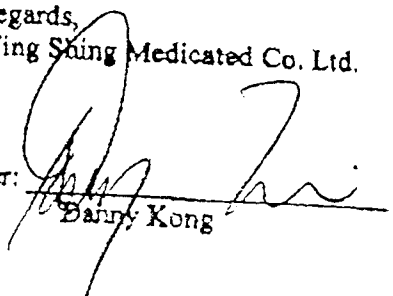
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I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,
Wing Shing Medicated Co. Ltd.

Per: 
Danny Kong

FROM :

PHONE NO. : 604 2707283

P

Couture Boussole

#1405 - 4380 No. 3 Road Parker Place, Richmond, BC V6X 3V7
604-2320002

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Mr. Leung,

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I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,
524367 British Columbia Ltd.

Per:


Stephen Chau



Tajimi Enterprise (Canada) Corporation
dba UTSUWA-NO-YAKATA
Unit #8-14231 Burrows Rd, Richmond, BC V6V 1K9 Canada
Tel: 604-821-1746 Fax: 604-821-1756

August 13, 2003

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

Dear Mr. Leung,


Re: Hotel Development - Art Gallery

As a future tenant of Aberdeen Centre, we are delighted to have the proposed art gallery inside the space of the future community centre at the hotel development site adjacent to the new Aberdeen Centre developed by Fairchild Developments Ltd. We strongly believe that the future art gallery will have positive and remarkable effects on all retail businesses in the Aberdeen District.

Having some art pieces being displayed inside a community centre, it will bring in some tranquillity into such a vibrant and energetic commercial area as our Aberdeen District. We strongly believe that if an art gallery will be allowed being developed at the hotel development site adjacent to the new Shopping Centre, all merchants will benefit from the increased traffic.

In conclusion, we look forward to its development and completion of an art gallery as part of the proposed community centre and would like to register our full support to this project.

Yours truly,
Tajimi Enterprise (Canada) Corp.

Per: 
Ko Kimura

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

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I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,

Per: 

Rita Lee

GLADSTONE Jewellery Ltd.

Richmond Centre, 1222 - 6551 No. 3 Road, Richmond, B.C. Canada V6Y 2B8
Telephone: (604) 270-1788 Fax: (604) 270-1597

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Mr. Leung,

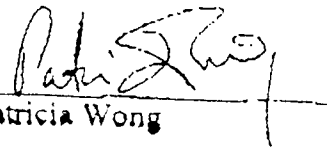
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Regards,

Per:


Patricia Wong

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

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Regards,
Isis Style International Inc.

Per:


Jinky Chan

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Dear Mr. Leung,

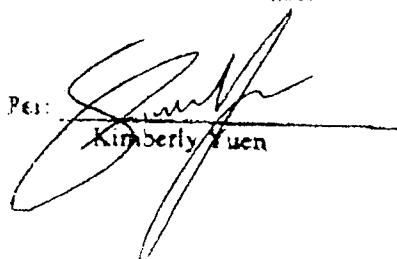
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Regards,
Isa Style International Inc.

Per:



Kimberly Fuen

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

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Regards,
Superlatif Enterprise dba D-Mode

Per:

Francis Luk

August 18, 2003

By Fax: 604-273-7370

Fairchild Developments Ltd.
#130 - 4400 Hazelbridge Way
Richmond, B.C.
V6X 3R8
Fax: 604-270-9963

Attention: Mr. Danny Leung

Dear Mr. Leung,

Re: Hotel Development - Art Gallery

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In conclusion, we look forward to its development and completion of an art gallery as part of the proposed community centre and would like to register our full support to this project.

Yours truly,
Hansomatic Investments Corp.

Per: Bernice Lo
Bernice Lo

August 19th, 2003

By Fax: 604-273-7370

To: Fairchild Developments Limited
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung)

Dear Mr. Leung,

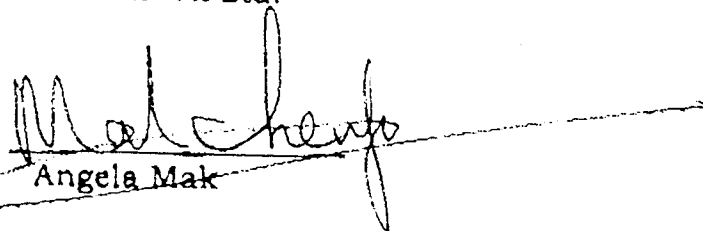
Subject : Art Gallery

The Aberdeen district is a unique area with a mix of cultures and retail businesses. Having an art gallery in the district displaying the work of Western and Asian artists can help the development of City of Richmond.

I support the art gallery.

Yours Sincerely,
Oioi One Fashion Ltd.

Per:


Angela Mak

August 20th, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Limited
#130 - 4400 Hazelbridge Way
Richmond, B.C.

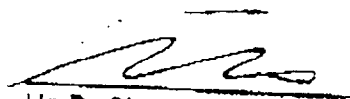
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Subject : Art Gallery

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I support the art gallery.

Yours Sincerely,


He Bo Ping

FROM :

PHONE NO. :

AUG. 19 2003 08:23PM

August 19th, 2003

By Fax: 604-273-7370

To: Fairchild Developments Limited
#130 - 4400 Hazelbridge Way
Richmond, B.C.
(Attention : Danny Leung)

Dear Mr. Leung,

Subject : Art Gallery

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I support the art gallery.

Yours Sincerely,
Billion Harvest Enterprises Co. dba Simpro

Per: 

Benny Yeung

August 13, 2003

By Fax: Please return to 604-273-7370

From: Stella Wong
Style Florist Ltd.
Tel: 604-273-7513

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery in Aberdeen Centre hotel

Mr. Leung,

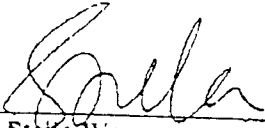
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Regards,

Per:


Stella Wong

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

Mr. Leung,

After receiving news about a proposed art gallery at the hotel developed by Fairchild Developments Ltd., I'm happy to give my support for this worthy project. Not only will Aberdeen Centre itself be heralded as a piece of Public Art, but hopefully the proposed art gallery will house exceptional pieces of artwork which will greatly enrich the community of Richmond. Artists from Richmond and surrounding cities will have a new venue to display their work, and the public will have a new place to view and purchase original pieces of artwork.

This concept of integrating the community with the shopping centre is a great idea, and will allow Richmond to really call Aberdeen Centre it's own. The community will not see Aberdeen Centre as just a shopping centre, but a meeting place that incorporates many aspects of their lives such as shopping, socializing, eating, playing, and learning.

I'd like to close by saying that I can see that this art gallery will not only benefit Aberdeen Centre but the community as well, and therefore I support the development of an art gallery at Aberdeen Centre.

Regards,

Per:


Dennis Yim

August 15, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

RE: New Art Gallery at Aberdeen Centre's hotel development

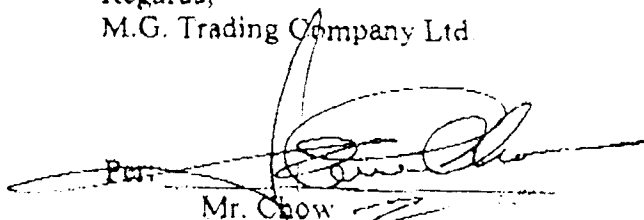
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Regards,
M.G. Trading Company Ltd


Mr. Chow

To +343 182 182 182

Daywin Ltd

August 14, 2003

By Fax: 604-273-7370

To: Danny Leung
Fairchild Developments Ltd.
#130-4400 Hazelbridge Way
Richmond, B.C., V6X 3R8
Fax: 604-270-9963

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Regards,
Leader Trading Company Ltd.

Per:

Anna Ng

Anna Ng