

Schedule 1 to the Minutes of the
Regular meeting of Richmond
City Council held on Monday,
July 13, 2020.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

CityClerk

From: Robert Grosz <robgrosz@yahoo.com>
Sent: July 13, 2020 3:14 AM
To: MayorandCouncillors; Day,Carol; McPhail,Linda; CityClerk; Jesson,Claudia; Erceg,Joe;
Craig,Wayne; Capuccinello Iraci,Tony; Carter-Huffman,Suzanne
Cc: christopher.hinkson@courts.gov.bc.ca; sclegalcounsel@courts.gov.bc.ca;
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maureen.abraham@gov.bc.ca; maxim.levshuk@rcmp-grc.gc.ca; david.j.gray@rcmp-
grc.gc.ca
Subject: Opposition to Rezoning of 5740, 5760 & 5800 Minoru Boulevard, Richmond
(Application 18-807640)
Attachments: 200713 - Robert Grosz letter to Malcolm Brodie RE RZ 18-807640.pdf; 190715 - Robert
Grosz letter to Suzanne Carter-Huffman RE RZ 18-807640.pdf; S187297 Kai Ming Yu v.
Zhong Ping Xu - Notice of Civil Claim 180627 (compressed).pdf; S200020 MSS et al v.
MVH et al - Notice of Civil Claim 200102 (compressed).pdf
Categories: Needs Attention



Mayor Malcolm Brodie
City of Richmond

Mayor Brodie,

RE: Opposition to Rezoning of 5740, 5760 & 5800 Minoru Boulevard, Richmond (Application 18-807640)

As I did not receive notice of the 06/Jul/2020 General Purpose Meeting, despite my email below, I was unaware of it and did not appear.

I only learned of the 06/Jul/2020 General Purpose Meeting after the Minutes had been posted on the City Council's website last Thursday.

I later watched the Youtube video of the City Council's meeting and thank Councillor Carol Day for noticing and questioning my absence.

Attached is my letter today to you, and my 15/Jul/2019 letter to Ms. Suzanne Carter-Huffman (formerly in the Record but without exhibits).

I therefore request that both complete letters be added to the Record and put before the Councillors before the 7:00 PM hearing tonight.

I also attach two Notices of Civil Claim, one being in the matter of Kai Ming YU et al v. Zhong Ping XU et al (SCBC VA S187297) and the other being in the matter of the Minoru Stakeholders Society, et al v. Minoru View Homes Ltd., et al (SCBC VA S200020), and ask that both of them be added to the Record in their entirety as they concern claims regarding the three parcels at issue.

I also request an opportunity to read into the Record my one-page letter to you, by telephone appearance (604-500-0794) or in person.

I also request to be the last public person to speak on this matter to avoid a repeat of prior misrepresentations by the applicants' lawyer.

Finally, I hereby put the City of Richmond on notice that I intend to promptly apply for an injunction to block approval of the application.

In the alternative, I will apply to place Certificates of Pending Litigation on the parcels and seek other relief to prevent dilution of equity.

In the interim, were the City to approve the application before a court ruling, given this notice, it may be answerable to me in damages.

In conclusion, despite the Law Society of British Columbia and various organs of government, I stand for the rule of law, and insist on it.

Robert W.G. Grosz, J.D.
1012-13325 102A Avenue
Surrey, BC Canada V3T 0J5

Cel: 604-500-0794

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----- Forwarded Message -----

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To: "cityclerk@richmond.ca" <cityclerk@richmond.ca>
Cc: "mayorandcouncillors@richmond.ca" <mayorandcouncillors@richmond.ca>; "w craig@richmond.ca" <w craig@richmond.ca>; "jerceg@richmond.ca" <jerceg@richmond.ca>; "scarter@richmond.ca" <scarter@richmond.ca>; "acapuccinelloiraci@richmond.ca" <acapuccinelloiraci@richmond.ca>
Sent: Monday, June 8, 2020, 11:46:50 AM PDT
Subject: Rezoning Application RE: 5740-5800 Minoru Boulevard

Ms. Claudia Jesson
Director
City Clerk's Office
City of Richmond

Dear Ms. Jesson,

I was advised this morning by Ms. Suzanne Carter-Huffman, Senior Planner, that the Rezoning Application regarding 5740-5800 Minoru Boulevard may be referred to the General Purposes Committee of the City Council for a hearing in July 2020.

As you know I am opposed to the Rezoning Application until the issue of the equitable ownership of the property(ies) can be determined by the Federal Court of Canada at Vancouver when it resumes public operations and my Mareva Injunction motion to determine, inter alia, the equitable ownership issue can be heard by the court.

Therefore please advise me: (1) when will the Rezoning Application be heard by the General Purposes Committee; (2) how can I submit materials in opposition to the Rezoning Application; and (3) how can I attend the General Purposes Committee meeting by video or telephonically as I am at increased risk to COVID-19 (e.g. advanced age and immunocompromised) and am self-separating based on my physician's medical advice.

I look forward to your prompt reply. Many thanks.

Rob

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Monday, July 13, 2019

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

mayorandcouncillors@richmond.ca

Mayor Brodie,

RE: 5740, 5760 & 5800 Minoru Blvd. Richmond, Rezoning Application 18-807640

I oppose approval of the Rezoning Application 18-807640 for the reasons stated in my enclosed 89-page letter to Ms. Suzanne Carter-Huffman on 15/Jul/2019, and the reasons I stated when I appeared before the Planning Committee on 17/Dec/2019 (transcript attached), namely that the equitable owner of the three parcels at issue is the Province of British Columbia subject to claims of the creditors of the mastermind of the development, lawyer Ms. Hong GUO aka Hong CHEN and her Guo Law Corporation. I am a creditor of them both. Ms. GUO holds a secret interest in the three parcels that I submit are fraudulently recorded in the name of Minoru View Homes Ltd.

Ms. GUO set up her law firm to defraud immigrant investors from China and thereby defrauded the investors in this development project, including Ms. Kai Ming YU who thus sued Ms. GUO. Enclosed is a copy of the Notice of Civil Claim of Ms. YU, *et al*, currently before the court. Also enclosed is the Minoru Stakeholders Society's Notice of Civil Claim vs. Hong GUO, *et al*. In an attempt to avoid Ms. YU's suit and settle, Ms. GUO tried to embezzle \$4 million from the Guo Law Corporation's client trust account but was double-crossed by its accountant who stole over \$7.5 million and absconded with the funds to China. It left the Lawyers Insurance Fund, which is managed by the Law Society of British Columbia, liable for the full amount and caused all the lawyers of British Columbia to be put at risk. But the Law Society was conflicted as it was responsible for regulating Ms. GUO, yet was misfeasant, and was responsible for representing the interests of all its members, while through the Lawyers Insurance Fund it also insured them and represented them by hiring outside counsel. This was a patently obvious conflict of interest.

So the Lawyers Insurance Fund secretly loaned Ms. GUO \$4 million from which she repaid the stolen trust funds, and the \$4 million is to be repaid from the parcels' increased value if rezoning approval is secured. Thus I believe that upon approval a \$4 million tranche will be automatically released to the Lawyers Insurance Fund. Therefore it became a party to her indictable offences to save its members from a total loss of over \$7.5 million. But I was never paid, and none of the investors in the development will receive their full participation. Therefore as the Federal Court of Canada just resumed operations today I intend to promptly seek an injunction to prevent the project from being approved until the equitable ownership of the three parcels can be determined. I cannot say any more due to the attached injunctions obtained by the Law Society and Ms. GUO.

Yours truly,



Robert W.G. Grosz, J.D.