



**Bull, Houser
& Tupper LLP**

SCHEDULE 15 TO THE
MINUTES OF THE REGULAR
MEETING OF COUNCIL FOR
PUBLIC HEARINGS HELD ON
MONDAY, JULY 21, 2008

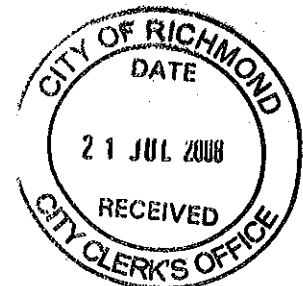
To Public Hearing	
Date:	July 21, 2008
Item #:	62
Re:	Bylaw 8383
Fax:	604.641.4949

Fax

TO	ATTENTION	FAX	PHONE	
	City Clerk	604.278.5139		
FROM	DIRECT PHONE	DIRECT FAX	OUR FILE	DATE
C. Decatur Howe cdh@bht.com	604.641.4838	604.648.2633	8338055	21-Jul-08
NO. OF PAGES (including this page)	3	This facsimile may be privileged and confidential. Any use of this facsimile by an unintended recipient is prohibited. If you have received this facsimile in error, please call us immediately.		

Re: Public Hearing Scheduled for July 21, 2008 - Proposed Bylaw 8383

Attached is a further written submission with respect to this evening's Public Hearing.



**Vanprop Investments Ltd.
3000 – 1055 West Georgia Street
Vancouver, BC
V6E 3R3**

**111 New Henry House,
10 Ice House Street, Central,
Hong Kong**

July 21, 2008

The Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

**Re: Proposed Bylaw 8383 – Proposed Amendments for the Bylaw to incorporate
Development Permit Guidelines**

Dear Sirs and Mesdames:

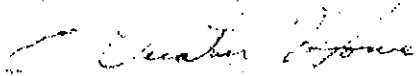
It has come to our attention this morning when reviewing the agenda for the Public Hearing that is scheduled for this evening, July 21, 2008, that a supplementary report has been added to the agenda by City staff, and a procedural memorandum setting out a recommendation to amend the proposed bylaw to, among other things, incorporate Development Permit Guidelines as part of the City Centre Area Plan, which will become part of the Official Community Plan.

We have not had an opportunity to review these proposed Development Permit Guidelines. We were not aware of this supplementary report until checking the agenda for the meeting this morning, having previously checked at it as recently as Friday. We note that Attachment 3 to the supplementary report, which is the attachment which sets out the new Development Permit Guidelines, is dated July 10, 2008 and noted as having been revised July 15, 2008. We do not know when this material was made available to the public but it was not mentioned in the draft agenda for this meeting as late as last Friday.

These Development Permit Guidelines take up 56 pages and we respectfully submit that the public, in particular ourselves, have not had an opportunity to review them and consider whether submission should be made with respect to these guidelines. One item that we have noticed is that a requirement for an eight metre wide "park frontage enhancement area" has been added, effectively widening the major park proposed for Lansdowne by eight metres.

We respectfully request that the Development Permit guidelines not be included in the Official Community Plan until there has been sufficient opportunity to review and consider them.

Yours truly,



C. Decatur Howe,
Director,
Vanprop Investments Ltd.