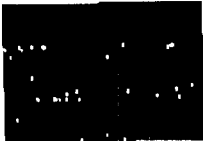


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December 13, 2005

City of Richmond
City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1
Attention: David Weber

2105-243524



ASSET MANAGEMENT
GROUP (B.C.) INC.

PROPERTY & ASSET
MANAGEMENT

COMMERCIAL
SALES & LEASING

SYNDICATION &
CONSULTING
SERVICES

FACILITIES
MANAGEMENT

British Columbia
#260, 6391 Westminster Hwy.
Richmond, B.C. V7C 4V4
Phone: (604) 270-1100
Fax: (604) 270-8685

Calgary
Edmonton

Dear Sir:

Re: 7360 Elmbridge Way, Richmond

On behalf of the Strata Corporation of Strata Plan LMS 2355, we would like to submit our comments about the development of a three high-rise tower complex, with a total of approximately 310 dwelling units.

Our Strata is the next-door building immediately to the east, and we are quite concerned about having such a massive development next door. While we are not in a position to stop an outright development, even though the scale is massive, we are certainly not in favour of the city allowing the developer to exceed the provisions through the variances of the Zoning and Development Bylaw No. 5300, as it would result in 1) more traffic coming in and going out of the development; 2) increasing the building height.

Allowing 63 tandem parking spaces and reducing the aisle width would result in either more vehicles being allowed to park or reducing the parking area, which would result in more residential spaces being created.

In this respect, on behalf of 138 strata lot owners, we would like to put on record that Strata Plan 2355 of 7380 Elmbridge Way in Richmond is not in favour of any relaxation of the Zoning and Development bylaw.

Respectfully yours,
York West Asset Management Group (BC) Inc.
Agent for Strata Plan LMS 2355

[Handwritten Signature]

For Michael Chao, PIBC
Managing Broker