

To : Porte Realty Ltd

Attn: Mr.David Porte

July 7, 2014

Dear Mr. David Porte,

I would like to inform you that I have received the "Notice of Application for a Development Permit" DP 14-657502 from City of Richmond as attached for your reference.

I am uncertain as to what is going to happen later on, as there will be an extended 882 m² of space which would block off the view of my business. I have informed your office about the development permit sign that was placed at the front of the soon to be site of construction. My business has already been dwindling because of "Biz" closing down for over 3 months, as well as the upper offices that were occupied before by BC Assessment being empty for almost 2 years. With this new addition to 11380 Steveston Hwy, my business would take another big hit. And it is very difficult for such small business to survive due to potential customers cannot see my restaurant clearly.

Is there any way to either stop or lessen the space of the addition? I heard that even the traffic that leads to my business will be hindered. The passage from Coppersmith Farm Market to our business would be cut off (North to South). I will send a letter to the City Hall that explains why I do not agree with this addition. I would like to keep my business here at your property, and this is all I can do to protect my business.

Thank you so much for you kind attention and I am looking forward to hear your good news.

Best Regards

Eric Pun



Owner of Neptune Bistro

(604-277-6647)

c.c. Mr.Misha Ratner / Ms Tracy Gu

July 7, 2014

To whom it may concern,

I would like to inform you that I have received the "Notice of Application for a Development Permit" DP 14-657502 from City of Richmond.

During lunch time in the weekdays, you can see that some big trucks park in the middle of the coppersmith corner parking lot. Now some long trailers park at the West side of our building, even though the driver is going to coppersmith corner. The load area at the back of Canadian Tire is already very busy, when the truck arrives it sometimes blocks the whole road. Once the parking area is reduced due to the new extension, the congestion will be even worse than before. In addition, not only will the new building block our vision, it will block the emergency vehicles that would come from the north side. Lastly, our existing customers all come from the north side, which means from the back of the main building.

Is there any way to either stop or lessen the space of the addition? I am afraid that even the traffic that leads to my business will be hindered. The passage from Coppersmith Farm Market to our business would be cut off (North to South).

By approving this extension, the City Hall will be creating business at the cost of making us lose business. Please consider these factors before approving the development application.

Thank you so much for you kind attention and I am looking forward to hear your good news.

Best Regards

Eric Pun



Owner of Neptune Bistro

(604-277-6647)

July 14th, 2014

Development Applications Division
City of Richmond

Re: Development Permit at Ironwood

To whom it may concern,

I am the owner of Steveston Medi-Spa, a business at 11331 Coppersmith Way. This letter concerns the notice of application for DP 14-657502. The proposed extended 882 m² of space is unreasonable considering the amount of traffic congestion we already have in our parking lot.

Everyday, there are big trucks in the parking lot for various retailers. The supermarket, Cora, Nando's, and especially Canadian Tire all have large trucks for their inventory. There are also various truck drivers who park their vehicles in the parking lot while they get lunch. This congestion already blocks our view to the Ironwood plaza, if the extension is approved, the situation will get even worse.

Most of our customers approach our shop from the North side of Ironwood Plaza, the extension will not only block their view of our store, it will make vehicle access a lot more difficult for our customers -> please see diagram below.

The City will really negatively impact all businesses at 11331 Coppersmith Way by approving this application. I strongly implore the development panel to consider rejecting this application. It doesn't make sense to create more business for only one retailer while taking away business from 6 or 7 other stores.

Sincerely,

Jun Gu
Steveston Medi-Spa
#130 - 11331 Coppersmith Way





RICHMOND MARTIAL ARTS

To City of Richmond

Re: Development in Ironwood Mall

I own Richmond Martial Arts in the Coppersmith Mall area and I oppose the development in Ironwood mall because the loss of visibility will decrease our walk in traffic as well hinder people coming for the first time if they can't find the location and since we have competitors in the back of us they may end up going there instead.

Regards,

Johnny Ahmed
Richmond Martial Arts
604-780-4001

July 15, 2014

Director, City Clerk's Office
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Madam/Sir:

Re: Application for a Development Permit DP 14-657502

This letter is to express our concerns with regards to the proposed Development Permit DP 14-657502 – 11380 Steveston Highway, Richmond, BC.

Our concerns relate to the following:

Impact on Existing Tenants – 11380 Steveston Highway.

The proposed development will eliminate much needed and used customer parking to existing businesses such as Coppersmith Farm Market and Cora's Restaurant.

Additional retail space will increase the demand for customer and staff parking, whereas the proposed development plans will in fact reduce the available parking spaces for both new and existing businesses.

The proposed development will reduce the access for the delivery of goods to the existing businesses. In particular, vehicle access of semi-trailer trucks and sanitation trucks will create significant problems for the truck drivers, creating significant possibilities for accidents with parked vehicles as well as with pedestrians, customers.

Impact on Tenants and Landlord – 11331 Coppersmith Way.

The proposed development will have significant negative impact on the retail customers of the north side of 11331 Coppersmith Way. The visibility of these retail shops and services will be greatly reduced. Similarly the vehicle access from 11380 Steveston Highway will be significantly difficult to maneuver. The landlord will also experience significant rental value devaluation as a result of the negative impact of the proposed development application.

Thank you for giving us the opportunity to express our concerns in this regards.

Yours very truly,
FAIRHOLM & COMPANY
Chartered Accountants



D. FAIRHOLM & COMPANY INC.
/ao