



**Development Permit Panel
Wednesday, January 27, 2021**

Time: 3:30 p.m.
Place: Remote (WebEx) Meeting
Present: Cecilia Achiam, Chair
Milton Chan, Director, Engineering
Laurie Bachynski, Director, Human Resources

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 13, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-870332
(REDMS No. 6545306)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7391 Moffatt Road

INTENT OF PERMIT:

Permit the construction of six townhouse units at 7391 Moffatt Road on a site zoned "High Density Townhouses (RTH1)" with vehicle access from 7411 Moffatt Road.

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect, Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including its site context, site plan, floor plans, proposed accessibility and sustainability features, fire truck plan, streetscapes, form and character, building elevations, and proposed materials and colour palette, highlighting the following:

- the front and rear units of the six-unit townhouse development are all three-storeys;
- there is a Statutory Right-of-Way (SRW) registered on the drive aisle on the adjacent property to the south at 7411 Moffatt Road to allow vehicle access to the subject site from Moffatt Road;
- details regarding the maintenance agreement for the shared drive aisle are still being discussed by the owner of the proposed development and the Strata Council of 7411 Moffatt Road;
- parking provided for the development meets the City's Zoning Bylaw requirements;
- one convertible unit is proposed for the development;
- the project will achieve BC Energy Code Step 3 and sustainability features include, among others, the use of air source heat pumps and installation of Class 2 electric vehicle (EV) charging for all indoor residential parking spaces; and
- the quality of materials for the rear units are consistent with the front units.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) a private yard is proposed for each unit, (ii) a six-foot high wood perimeter fence provides privacy for adjacent developments, (iii) a low transparent fence and landscaping are proposed along Moffatt Road, (iv) no trees are proposed to be planted along the right-of-way (ROW) corridor along the west property line, and (v) the outdoor amenity area includes, among others, a children's play area with play equipment.

In reply to queries from the Panel, Mr. Cheng and Ms. Dimitrova acknowledged that (i) the outdoor amenity areas on the subject site and the adjacent development to the south will not be shared, (ii) a paved pathway is provided adjacent to the garbage and recycling area to allow the movement of bins to the drive aisle for pickup should the adjacent visitor parking area be occupied, (iii) the existing grade within the tree protection zone for the retained tree will be maintained and perimeter drainage will be provided, and (iv) wood chips are proposed for the children's play area surface and will be contained within the area.

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Staff Comments

Suzanne Smith, Acting Director, Development, noted that (i) there is a Servicing Agreement associated with the project, including the provision of a new sidewalk and landscaped boulevard, (ii) access to the subject site is provided through the Statutory Right-of-Way registered on the drive aisle on the adjacent property to the south at 7411 Moffatt Road, (iii) the applicant is working with the adjacent development on a draft maintenance agreement on the shared driveway, (iv) one convertible unit is proposed, (v) all units include aging-in-place features, (vi) the proposed development will achieve BC Energy Step Code 3, (vii) Level 2 electric vehicle (EV) charging station will be provided for each garage, and (viii) permeable paving treatment is proposed for the entire drive aisle and visitor parking spaces.

In reply to queries from the Panel, Ms. Smith advised that (i) the proposed convertible unit includes an elevator to provide accessibility between Levels 1 and 2 and a stairlift to service Level 3, and (ii) the washrooms on Level 3 of the convertible unit are not designed to be accessible.

In reply to queries from the Panel, Jordan Rockerbie, Planner 1, acknowledged that (i) the subject site is within the City Centre Area, (ii) the proposed number of residential parking spaces to be provided for the project meets the City's Zoning Bylaw requirement, and (iii) parking for the project has been reviewed and supported by the City's Transportation Department.

Gallery Comments

None.

Correspondence

Zhi (George) Quai, 7411 Moffatt Road ([Schedule 1](#))

Ms. Smith noted that residents of the adjacent development to the south (7411 Moffatt Road) expressed concern regarding, among others, the draft maintenance agreement for the shared driveway access, shared outdoor amenity spaces, potential construction noise and impact of the proposed development on the existing visitor parking stall and garbage and recycling enclosure on their property.

In reply to the residents' concerns, Ms. Smith commented that (i) the existing visitor parking stall and the garbage and recycling enclosure on the adjacent development to the south will not be impacted by the proposed development and the shared driveway access, (ii) the use of outdoor amenity areas on the subject site and the adjacent development to the south will not be shared between the two developments due to lack of agreement, (iii) the applicant will be required to submit a Construction and Traffic Management Plan prior to Building Permit issuance that would address construction related concerns, including potential use of visitor parking stalls on the adjacent development to the south, and (iv) an acoustical report by a registered professional is required to be submitted by the applicant prior to Development Permit issuance to ensure that potential noise impacts of any equipment to adjacent developments will be addressed.

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Panel Discussion

Discussion ensued regarding the lack of agreement between the owner of the subject property and the Strata Council of 7411 Moffatt Road regarding the maintenance of the shared driveway access.

In reply to a query from the Panel, Ms. Smith noted that the Statutory-Right-of-Way (SRW) registered on the drive aisle on 7411 Moffatt Road provides the legal basis for the shared use of the driveway access; however, staff would like to see the two parties agree on shared driveway maintenance prior to Development Permit issuance.

In reply to a query from the Panel, Mr. Cheng acknowledged that cost-sharing for the maintenance of the shared driveway access is still an outstanding issue.

In reply to a query from the Panel, Ms. Smith advised that in order for the application move forward to Council, the maintenance agreement on the shared driveway access would be considered a condition for Development Permit issuance.

The Panel then expressed support for the project, noting that (i) the design of the project fits well with its neighbourhood context, (ii) the applicant's efforts to retain and protect the existing tree is appreciated, and (iii) the provision for on-site parking meets the City's Zoning Bylaw requirement.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of six townhouse units at 7391 Moffatt Road on a site zoned "High Density Townhouses (RTH1)" with vehicle access from 7411 Moffatt Road.

CARRIED

2. **DEVELOPMENT VARIANCE 20-907740** (REDMS No. 6583926 v. 2)

APPLICANT: Harnek Bindra

PROPERTY LOCATION: 6460 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AG1)".

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Applicant's Comments

Taj Bindra, representing the applicant, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the application, noting that (i) there was no active blueberry farm operation when the property was bought in late 2018, (ii) the existing residential building on the property will be retained and repurposed for agricultural use, (iii) the garage of the existing building will be demolished to allow for access to the farm, (iv) the proposal would be economically and environmentally advantageous, and (v) interior and exterior renovations to the existing building are proposed to make it more suitable to its intended agricultural use.

In reply to queries from the Panel, Mr. Bindra noted that (i) the existing interior side yard setback for the existing single-family dwelling is three meters, (ii) the proposed storage on the second floor can be accessed from the ground floor through the existing stairs, and (iii) there will be changes on the existing second floor to remove components that are not necessary for the repurposed building.

In reply to a query from the Panel, Steven De Sousa, Planner 1, acknowledged that the proposal is consistent with the zoning of the subject site and the proposed interior side yard setback variance is necessary to allow the conversion of the existing residential building into an agricultural building.

Staff Comments

Ms. Smith noted that (i) the existing residential building that will be converted into an agricultural building will support farm operations and is consistent with the City's program to repurpose existing buildings to reduce the amount of landfill, (ii) the conversion of the building from residential uses to agricultural will be subject to a legal agreement secured prior to Building Permit issuance, (iii) the building will not impact Environmentally Sensitive Areas (ESAs) on the site, (iv) an interior side yard setback variance is proposed for the existing building, and (v) letters of support for the application have been provided by owners of adjacent properties to the north and south.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project and appreciated the applicant's proposal to repurpose the existing residential building for agricultural use.

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Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum interior side yard setback for agricultural buildings and structures from 4.5 m to 3.0 m to permit the existing single-family dwelling to be converted into an agricultural building at 6460 No. 5 Road on a site zoned "Agriculture (AGI)".

CARRIED

3. CAPSTAN CANADA LINE STATION – TRANSLINK – PRESENTATION AND OVERVIEW OF THE PROPOSED STATION DESIGN

(REDMS No. 6604237 v. 2)

APPLICANT: TransLink

PROPERTY LOCATION: No. 3 Road and Capstan Way

Applicant's Comments

Nick Foster, OMB Architects, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the proposed development including its site context, design objectives, the Capstan Village Neighbourhood, precedents, site plan, design of the platform and station building, and floor plans, highlighting the following:

- the design of the proposed Capstan Canada Line station responds to its neighbourhood context and has considered future increases in ridership;
- the design of the proposed station has been driven by the fact that unlike other existing Canada Line stations in Richmond, the proposed station cannot be attached to the existing guideway due to structural reasons,
- the proposed station is modeled on and an improvement of the existing Lansdowne and Aberdeen Canada Line Stations;
- TransLink is not responsible for building the public realm around the Capstan Canada Line station but is coordinating with the City to integrate the station and public realm plans;
- the station building is fully glazed and transparent except for certain portions on its northern (back) facade;
- a commercial retail unit (CRU) is proposed inside the station; and
- public art will be installed inside and outside the station.

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Staff Comments

Ms. Smith noted that (i) the proposed station is subject to an alternative design process with comments provided to TransLink to guide ongoing design efforts, (ii) the design and construction of the transit plaza and other public realm spaces and features surrounding the proposed station are not included in TransLink's scope of work, and (iii) design development and TransLink's coordination with staff is needed with regard to north side activation, service use mitigation, public realm coordination, and bird strike considerations in the building design.

In addition, Suzanne Carter-Huffman, Planner 3, noted that (i) design development and coordination between TransLink and staff in certain areas will ensure a smooth transition from conceptual design to actual operation, and (ii) staff is asking TransLink to take proactive measures for the proposed station if they had previous experience with bird strikes on their existing stations.

In reply to a query from the Panel, Ms. Carter-Huffman acknowledged that (i) at the rezoning stage, the neighbouring Concord Galleria project had agreed to provide two accessible washrooms that could be used by people in the area including transit riders, and (ii) Concord Galleria is responsible for the maintenance of these washrooms.

Panel Discussion

In reply to queries from the Panel, Mr. Foster and Tomer Curiel, TransLink, noted that (i) there is no public vehicular access from the kiss-and-ride area to the station plaza, (ii) bird roosting and fly through are more of a concern to TransLink stations than bird strikes and there are design improvements on the proposed Capstan Canada Line station to address bird-related concerns, (iii) TransLink will consider installing signage for public washroom wayfinding, (iv) the CRU can only be accessed by the public from outside the station, and (v) the design intent for the CRU is to be as visually transparent as possible from the outside.

Gallery Comments

None.

Correspondence

None.

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Panel Decision

It was moved and seconded

That the applicant continue to coordinate and work with staff for further design development with regard to the four areas identified in the staff report, which include the activation of the north side of the proposed Capstan Canada Line Station, service use mitigation, public realm coordination, and bird strike mitigation.

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, February 10, 2021 be cancelled.

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:52 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, January 27, 2021.

Cecilia Achiam
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 27, 2021.

To Development Permit Panel
Date: <u>JANUARY 27, 2021</u>
Item # <u>1</u>
Re: <u>DP 19-870332</u>

From: [George Qiao](#)
To: [Rockerbie, Jordan](#)
Cc: [CityClerk; facaimama@gmail.com; wanghusen68@hotmail.com; lunavyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; "Mike Blackall"; "Rex Chen"](#)
Subject: RE: Development Permit File: DP 19-870332
Date: January 25, 2021 7:36:57 PM
Attachments: [1_7391_MoffatRd_DPP_01272157535.pdf](#)
[Planning Committee-Staff Reports \(06-04-2019\).pdf](#)
[Email communication about Road Share Agreement.pdf](#)
Importance: High

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Jordan and the City of Richmond/Council Members,

Thank you so much for your email.

We, Strata Council of EPS1924 & Century 21, were shocked by attachment 2 of the attached "1_7391_Moffatt Road".

The Applicant implied that the property manager (Century 21) has ended the communication since Oct 7th, 2021. On the other hand, Century 21 was waiting on a formal cost sharing agreement. The agreement was received by Century 21 on Jan 14th and forwarded to Strata Council on Jan 18th, 2021 (see attached Email Communication about Road Share Agreement).

We were afraid that the City of Richmond/Council members were misled as we were not in communication. As you may remember, the Applicant accused us as "most of the residents at 7411 Moffatt Road families of Chinese government officials" (attachment 4, page 24 of attached "Panning Committee-Staff Reports").

We honestly do not know whether all the false claims gave an unfair advantage to the Applicant.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of the Strata Council

From: Rockerbie, Jordan <JRockerbie@richmond.ca>
Sent: January 25, 2021 4:18 PM
To: 'George Qiao' <georgezq01@gmail.com>
Subject: RE: Development Permit File: DP 19-870332



Hello George, thank you for your email and letters. All of the material has been provided to the Development Permit Panel and will be part of the meeting agenda. I would like to address some of the concerns listed in your email.

1. I advised the developer that the City would like to see the outstanding issues surrounding use of the driveway resolved. I believe that they were in contact with your property managers over the weekend and, hopefully, are working towards a satisfactory solution.
2. The visitor parking space beside the driveway will not be impacted by the new development. Please see the attached sketch plan showing Modern Estates and the neighbouring development. The wood fence beside the parking space will remain in place, and the existing curbs will not be relocated.
3. The outdoor amenity areas will not be shared between 7391 and 7411 Moffatt Road. There is an easement on the outdoor amenity on Modern Estates, which was registered as a condition of the development of 7411 Moffatt Road. Because the developer could not come to an agreement they will not be making use of the amenity easement. The easement can be discharged at the written request of the EPS1924 strata.

Please let me know if you have any additional questions about the proposed development.

Thank you,

Jordan Rockerbie
Planner 1 – Development Applications Department
City of Richmond | T: 604-276-4092

From: George Qiao
Sent: January 19, 2021 7:15 PM
To: CityClerk
Cc: facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; 'Mike Blackall' ; 'Rex Chen'
Subject: RE: Development Permit File: DP 19-870332

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond/Council Members,

I collected more objection comments from residents at 7411 Moffatt Road.

1. The proposed development plan takes away one of our visitor parking slots.
 - a. We respect your decision to share our driveway.
 - b. We strongly disagree to take away one visitor parking slot from us.
 - c. According to the proposed development, the Applicant will build the road across our visitor parking slot that is located at the entrance of the proposed development.
 - i. I placed a sticker at the location in the attached "Illustration". The "Illustration" is extracted from page 26 of attached "1_7391_MoffatRd_DPP_01272157535".
 - ii. I also indicated on attached "Illustration 2".
 - iii. I took a picture as well.

2. Our property management, Century 21, received a road share agreement from the Applicant's lawyer on Jan 14th, 2021.
 - a. However, the road share agreement did not address our concerns.
 - b. For example, the Applicant is very likely to damage the road during the construction.
 - c. The Applicant should recover the road when the construction is completed.
 - d. We should reach an agreement for road maintenance during the construction and after the construction.
 - e. The EPS1924, owners at 7411 Moffatt road, should not responsible for any damage made to the shared driveway during the construction of the proposed development at 7391 Moffatt road.
3. We don't agree on a shared outdoor amenity.
 - a. The Applicant has never discussed a shared outdoor amenity with us.
 - b. The Applicant takes our play area for granted.
 - c. According to the attached "Illustration", our play area is nearly double compared to the play area of the proposed development.
 - d. We like our wooden fence and wished to keep it.

Overall, we sincerely request you not approve the development permit. We need time to discuss the visitor parking, road share agreement, and shared play area.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of Strata Council (EPS1924) at 7411 Moffatt Road.

From: George Qiao <georgezq01@gmail.com>

Sent: January 18, 2021 6:54 PM

To: cityclerk@richmond.ca

Cc: facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com; 'Mike Blackall' <Mike@c21pel.com>; 'Rex Chen' <Rex@c21pel.com>

Subject: Development Permit File: DP 19-870332

Dear City of Richmond/Council Members,

My name is George Qiao, the president of Strata Council (EPS1924) at 7411 Moffatt Road.

We, Strata council and property management (Century 21), have never cut the communication with the City of Richmond and the Applicant (Matthew Cheng Architect Inc.).

However, we were astonished by the false claim made by the Applicant. According to Attachment 2 (page 8), the Applicant stated that Century 21 (Mike) did not respond since last year Oct 7. The Applicant told lie, plain and simple. Please kindly find a copy of the email communication attached. Meanwhile, the Applicant told lie in order to get the rezoning application approved in 2019. We

addressed their false statement in "Reason4" of the attached "Letter to City of Richmond signed".

We wished to find a way that works for all stakeholders. Unfortunately, the Applicant told lies again and again. Does the Applicant want to present itself as a victim?

Furthermore, we strongly object to the application for the development permit at 7391 Moffatt.

1. Due to the pandemic, most residents are working from home or unemployed.
 - a. The construction noise will inevitably affect our mental health and make us impossible to work from home or stay at home.
2. The Applicant did not address our concerns in good faith and told multiple lies to the City of Richmond/Council members.
 - a. We worry about their credibility.
 - b. If the application gets approved, the applicant will not work with us to address issues or concerns.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

ATTACHMENT 2

Timeline of discussion

Century 21 company: 7411 Moffatt rd manager broker(Mike)

Developer : 7391 Moffatt Rd (Miao Yu)

September 15th

Developer start conversation with Century 21 strata manager, about maintenance cost of sharing road. Brief describe our concern and perspective. Also, the pervious strata manager Andrew Chen no longer work in that company.

September 17th,

The Manager borker Mike Blackball email me back about their perspective and the cost should shared 50/50 between the two strata corporations no matter how many units each property has, Developer agreed with that.

Mike also suggest that developer's lawyer should provide a formal proposal for each party to sign.

Sep 18th

Mike also point me that all the proposal need to pass to the strata council for consideration and approval. However, it should take some time .

Sep 29th

Mike update the process that all the two issue already pass to strata council and waiting for final decision.

Oct 7th

Mike update that there are many steps before owners make final decisions, also during covid 19, so it may take loner time than normal.

Oct 25-30, made three phone calls and voice massages, no one replay.

Nov 15-20 ,made a phone call to front desk and lady there write my name down and said manager will reply, but still no answer.

Dec 23, make a formal email to Mike and still no any reply.

January 4, make another phone call, no one reply.

Date:2021/01/05

A handwritten signature in blue ink, appearing to be 'M. E. W.', written on a light blue background.

George Qiao

From: Rex Chen <Rex@c21pel.com>
Sent: January 21, 2021 10:19 PM
To: George Qiao; facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com
Subject: Re: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Dear George and Council,

Thank you for your email and effort on this topic.

I will forward your email and response to the developer – Miao Yu, and their legal representative – Sonia Hayer, for their reference.

Thank you!

Dependably yours,
CENTURY 21 Prudential Estates (RMD) Ltd.

Rex Chen,
Strata Manager

Email: rex@c21pel.com
Office: 604-278-2121 (24/7 Emergency Service)
7320 Westminster Highway
Richmond, BC, V6X 1A1
www.Century21pel.com

From: George Qiao <georgezq01@gmail.com>
Date: Thursday, January 21, 2021 at 7:39 PM
To: Rex Chen <Rex@c21pel.com>, "facaimama@gmail.com" <facaimama@gmail.com>, "wanghusen68@hotmail.com" <wanghusen68@hotmail.com>, "lunayyu@gmail.com" <lunayyu@gmail.com>, "jessie_0614@hotmail.com" <jessie_0614@hotmail.com>, "angelli@outlook.com" <angelli@outlook.com>, "miya20030830@gmail.com" <miya20030830@gmail.com>
Subject: RE: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Dear Rex,

I am writing on behalf of the strata council (EPS1924) to inform our strata manager and Century 21 about our decision on the proposed Road Share Agreement.

We would like to keep our wooden fence even though we have to open a gate for our neighbor (7391 Moffatt Road) to connect our driveway. In other words, we will not combine our playground with the neighbor.

We will have our lawyer review the revised Road Share Agreement if the following three points are met.

1. No combined playground with the neighbor.

2. If the developer is going to use the shared driveway during the construction, the developer will be fully (100%) responsible to maintain the shared driveway and recover any depreciation or damage upon the construction is completed.
3. It is acceptable to share a 50% maintenance fee with our neighbor after the construction is completed.

Warm Regards,

Zhi (George) Qiao, CFA, CFP, MA

President of the Strata Council (EPS1924)

From: Rex Chen <Rex@c21pel.com>

Sent: January 18, 2021 9:30 PM

To: George Qiao <georgezq01@gmail.com>; facaimama@gmail.com; wanghusen68@hotmail.com; lunayyu@gmail.com; jessie_0614@hotmail.com; angelli@outlook.com; miya20030830@gmail.com

Subject: FW: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Importance: High

Dear Council,

Please kindly see the forwarded email and the attached Road sharing agreement for your reference.

Thank you!

Dependably yours,

CENTURY 21 Prudential Estates (RMD) Ltd.

Rex Chen,

Strata Manager

Email: rex@c21pel.com

Office: 604-278-2121 (24/7 Emergency Service)

7320 Westminster Highway

Richmond, BC, V6X 1A1

www.Century21pel.com

From: Mike Blackall <Mike@c21pel.com>

Date: Monday, January 18, 2021 at 5:01 PM

To: Rex Chen <Rex@c21pel.com>

Subject: FW: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)

Hi Rex,

Please see the email below and attachments and if you could please forward them to the Strata Council that would be much appreciated.

Thanks!

Dependably yours,

CENTURY 21 Prudential Estates (RMD) Ltd.

Mike Blackall, RI

Vice-President & Managing Broker

Email: Mike@C21pel.com

Office: 604-278-2121 (24/7 Emergency Service)
7320 Westminster Highway, Richmond, BC, V6X 1A1
www.Century21pel.com

From: info@superwitlaw.com <info@superwitlaw.com>
Sent: Thursday, January 14, 2021 8:12 PM
To: Mike Blackall <Mike@c21pel.com>
Cc: miaoyu8707 <miaoyu8707@gmail.com>; stephen <stephen@superwitlaw.com>; sonia <sonia@superwitlaw.com>
Subject: Re: Road Share Agreement (Arking of 7391 Moffat Road and EPS 1924)
Importance: High

Hello, Mike

We are instructed to send you this draft Road Share Agreement for your review and input.

Should you have any question, please feel free to contact this office.

After receiving your comments and inputs, we will then finalize the agreement.

Thank you very much.

Yours truly

Sonia Hayer
Barrister and Solicitor

Superwit Law Corporation
Suite 706, 6081 No. 3 Road
Richmond, BC Canada V6Y 2B2
Tel: 604-278-6669, Fax: 1-888-505-2838
E-mail: info@superwitlaw.com

From: miao_yu
Date: 2021-01-11 10:37
To: info
Subject: Fwd: Discussion maintains of 7391 moffat rd EPS 1924

发自我的iPhone

以下是转发的邮件：

发件人: miao yu <miaoyu8707@gmail.com>

日期: 2020年9月26日 GMT-7 下午3:29:00

收件人: Mike Blackall <Mike@c21pel.com>

主题: 回复 : **Discussion maintains of 7391 moffat rd EPS 1924**

Hi Mike,

I hope you have a good weekend and I have write a proposal and please check in attached file

miao yu

On Thu, Sep 24, 2020 at 10:54 AM Mike Blackall <Mike@c21pel.com> wrote:

Hi Miao,

Thanks for the email.

If you could please put a formal proposal together and we will pass it along to the Strata Council for their review and approval.

Thanks!

Dependably yours,
CENTURY 21 Prudential Estates (RMD) Ltd.

Mike Blackall,
Assistant General Manager & Managing Broker
Email: Mike@Century21pel.com
Office: 604-278-2121 (24/7 Emergency Service)
7320 Westminster Highway
Richmond, BC, V6X 1A1
www.Century21pel.com

From: miao yu <miaoyu8707@gmail.com>
Sent: Thursday, September 24, 2020 10:06:11 AM
To: Mike Blackall <Mike@c21pel.com>
Subject: Re: Discussion maintains of 7391 moffat rd EPS 1924

Hi Mike,

We will glad to make a proposal for cost of sharing agreement. And also we want to make a cambed playground with 7411 and we can absorb all the cost for playground extension and renovation. I am expecting your reply.

Thanks
Miao

发自我的iPhone

> 在 2020年9月18日, 下午2:18, Mike Blackall <Mike@c21pel.com> 写道 :

>
> Hi Miao,
>
> Thank you for the email and we would be happy to put together a proposal for the developer's consideration for the management of the complex when it is complete.
>
> Once we receive the proposal for cost sharing agreement we will pass it along to the Strata Council for their consideration and approval.
>
> Thanks!
>
> Dependably yours,
> CENTURY 21 Prudential Estates (RMD) Ltd.
>
> Mike Blackall,
> Assistant General Manager & Managing Broker
> Email: Mike@C21pel.com
> Office: 604-278-2121 (24/7 Emergency Service)
> 7320 Westminster Highway
> Richmond, BC, V6X 1A1
> www.Century21pel.com
>
> -----Original Message-----
> From: miao yu <miaoyu8707@gmail.com>
> Sent: Friday, September 18, 2020 8:42 AM
> To: Mike Blackall <Mike@c21pel.com>
> Subject: Re: Discussion maintains of 7391 moffat rd EPS 1924
>
> Hi mike,
>
> Thanks for your reply and we hope you can be a strata manager when the 6 unit completed and easy for all the owners in this property. Also, you can have better idea to manage.
>
> I think we have same idea about the maintenance of sharing road, so we can make a document and sign it, thank you
>
> Cheers
> Miao
>
> 发自我的iPhone
>
>> 在 2020年9月17日, 下午3:00, Mike Blackall <Mike@c21pel.com> 写道 :
>>
>> Hi Miao,
>>
>> Rex passed along your email, as it seems I was not included in the email.
>>
>> I would be happy to discuss the matter over the phone or by email, as currently with COVID-19, our office is closed to the public as we are trying to limit our in person contact.
>>
>> From our experience, Strata's that share a roadway, have an agreement between the two Strata Corporations on the cost sharing of any expenses, ie: driveway repairs, snow removal, improvements, etc., and this is expense is typically shared 50/50 between the two Strata Corporations. So my suggestion would be for the Developer's Lawyer to draft up a cost sharing agreement that we can provide to the Strata Council for their consideration and sign off.
>>

>> Please let me know if there are any other details or information that you would like to discuss.
>>
>> Thanks!
>>
>> Dependably yours,
>> CENTURY 21 Prudential Estates (RMD) Ltd.
>>
>> Mike Blackall,
>> Assistant General Manager & Managing Broker
>> Email: Mike@C21pel.com
>> Office: 604-278-2121 (24/7 Emergency Service)
>> 7320 Westminster Highway
>> Richmond, BC, V6X 1A1
>> www.Century21pel.com
>>
>> -----Original Message-----
>> From: Rex Chen <Rex@c21pel.com>
>> Sent: Thursday, September 17, 2020 11:04 AM
>> To: Mike Blackall <Mike@c21pel.com>
>> Subject: FW: Discussion maintains of 7391 moffat rd EPS 1924
>>
>> Hi Mike,
>>
>> FYI, I think Miao forgot to include you in this email.
>>
>> Thank you!
>>
>>
>> On 2020-09-17, 10:48 AM, "miao yu" <miaoyu8707@gmail.com> wrote:
>>
>> Hi Rex and mike,
>> Thank you for your immediate attention.
>>
>> The proposed 6 unit townhouses at 7391 moffat rd will share the driveway with 7411 Moffatt.
>>
>> The driveway is under statutory right of way, and
>> We want to discuss the maintenance sharing cost of driveway. There is no other items need to be discussed, sorry for the confusion(no roof).
>>
>> Please kindly let us know whether face to face meeting or email communication works for you.
>>
>> Cheers
>> Miao yu
>> 6047815723
>>
>> 发自我的iPhone
>>
>>>> 在 2020年9月16日, 下午2:07, miao yu <miaoyu8707@gmail.com> 写道 :
>>>>
>>>> Really appreciate it.
>>>>
>>>> 发自我的iPhone
>>>>
>>>>> 在 2020年9月16日, 下午1:18, Rex Chen <Rex@c21pel.com> 写道 :
>>>>>

>>>> Hi Miao,
>>>>
>>>> Thank you for your information.
>>>>
>>>> In regards to outline cost-sharing, I have included Mike Blackall, Century 21's
Managing Broker in this email, as he has more knowledge on this topic.
>>>>
>>>> Please feel free to call him during business hours to discuss in detail
>>>>
>>>> Mike Blackall,
>>>> Assistant General Manager & Managing Broker
>>>> Email: Mike@C21pel.com
>>>> Office: 604-278-2121
>>>>
>>>> Thank you!
>>>>
>>>> Dependably yours,
>>>> CENTURY 21 Prudential Estates (RMD) Ltd.
>>>>
>>>> Rex Chen,
>>>> Strata Manager
>>>>
>>>> Email: rex@c21pel.com
>>>> Office: 604-278-2121 (24/7 Emergency Service)
>>>> 7320 Westminster Highway
>>>> Richmond, BC, V6X 1A1
>>>> www.Century21pel.com <<http://www.century21pel.com/>>
>>>>
>>>>
>>>>
>>>>> On 2020-09-16, 7:30 AM, "miao yu" <miaoyu8707@gmail.com> wrote:
>>>>
>>>> Hi Rex,
>>>> For example, both our unit share the road for entrance and exit, if the road need to
maintenance, how we pay for that? In 7391 side, there are six units , and in your side,
there are 11 units, so we can set up a method to discuss how to maintenance. Also, the
roof and many things.
>>>> Or I can make an appointment with you to explain more if you have time.
>>>>
>>>> Thanks
>>>>
>>>> 发自我的iPhone
>>>>
>>>>>> 在 2020年9月15日, 下午6:11, Rex Chen <Rex@c21pel.com> 写道 :
>>>>>>
>>>>>> Hi Miao,
>>>>>>
>>>>>> Thank you for your email.
>>>>>>
>>>>>> My name is Rex Chen, strata manager of EPS 1924 Modern Estates at 7411
Moffatt road. I took over Andrew Chen's management as he is no longer working in our
company, he left our company around a year ago.
>>>>>>
>>>>>> Please kindly provide more details about the maintenance of both buildings
including road, roof..etc as I don't know what you have discussed with Andrew before.
>>>>>>
>>>>>> And I will forward your ideas to the Strata Council.
>>>>>>
>>>>>> Thank you!

>>>>
>>>> Dependably yours,
>>>> CENTURY 21 Prudential Estates (RMD) Ltd.
>>>>
>>>> Rex Chen,
>>>> Strata Manager
>>>>
>>>> Email: rex@c21pel.com
>>>> Office: 604-278-2121 (24/7 Emergency Service)
>>>> 7320 Westminster Highway
>>>> Richmond, BC, V6X 1A1
>>>> www.Century21pel.com <<http://www.century21pel.com/>>
>>>>
>>>>
>>>>
>>>>> On 2020-09-15, 5:54 PM, "miao yu" <miaoyu8707@gmail.com> wrote:
>>>>
>>>> Hi Andrew,
>>>>
>>>> This is Miao yu from 7391 moffat rd and I am a project manager for building a six
townhouse. And I try to contact you since last month, but no one answer me. I just kindly
hope that we can sit and discuss the maintenance of both our building including road,
roof and so on. Could you please kindly give me a reply?
>>>>
>>>> Thanks
>>>> Miao yu
>>>>
>>>>
>>>>
>>>>
>>>>
>>

Meeting Date: Dec 12, 2018

Attendees: Jessica, Villa, Andrew Chen, Eric Wang, and Xiao Yu

Location: 21st Century Strata Management Company office

Re: 7391 Moffatt Rd, Richmond Driveway Sharing Issue

To Whom It May Concern.

Dear Madam or Sir,

We are a number of young and hardworking professionals who have been trying very hard to build up our career. For this unreasonable issue, we are suffering big losses. We hope that the City can bring justice to this matter and have our project back on track.

We have been trying to contact with 7411 Moffatt Rd management by ourselves, by our architects and by our lawyers since September 2018. Finally, we had a chance to have a face-to-face meeting with 7411 Strata president Villa, vice-president Jessica and the management company manager Andrew Chen.

A few points from the meeting:

1. Jessica and Villa understand fully that 7391 Moffatt Rd is on title to share the driveway with 7411 Moffatt Rd.
2. Jessica and Villa have told us that most of the residents at 7411 Moffatt Rd are families of Chinese government officials and do not care about the rules and regulations. We have told them that here in Canada everyone must obey the rules.
3. Jessica and Villa have also informed us that each resident at 7411 Moffatt Rd would want \$20,000 from us for a total of \$250,000. They have clearly told us that they have nothing to lose, and that we will lose the time and money.
4. They also told us that if one day we really have to go to the Court, 7411 will lose and 7391 Moffatt would use the driveway. However, since we, the 7391 developers, already have wasted a lot of time and money on mortgage and lawyer fees, etc, they would strongly suggest us to pay them, and it would be a better choice for us.

We will really appreciate the City's patience and help to bring justice to this matter.

Sincerely,

Developer of 7391 Moffatt Rd