



**Regular Council meeting for Public Hearings
Monday, July 15, 2019**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Claudia Jesson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:01 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9894
(RZ 17-777664)**

(Location: 7391 Moffatt Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant reviewed the highlights of the development and noted a cross access agreement was put in place with the original rezoning of the neighboring property at 7411 Moffatt Road. Following direction from Council, the applicant attempted unsuccessfully to meet with the Strata Council of 7411 Moffatt Road to negotiate usage and maintenance for the shared driveway.

Written Submissions:

- (a) 7411 Moffatt Road Residents (Schedule 1)
- (b) Andrea Chan, 7439 Moffatt Road (Schedule 2)
- (c) Jessie Liu, President of the Owner's Council of 7411 Moffatt Road (Schedule 3)
- (d) George Qiao, 7411 Moffatt Road (Schedule 4)



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- (e) Andrew Chen, Strata Manager, Century 21 Prudential Estates (RMD) Ltd. (Schedule 5)
- (f) Phoebe Wu, Matthew Cheng Architect Inc. (Schedule 6)

Submissions from the floor:

Andrew Chen, Strata Manager of 7411 Moffatt Road, explained it was difficult to identify the statutory right of way.

George Qiao, 7411 Moffatt Road, expressed his opposition to the project and noted:

- the impact a shared driveway would have on safety and noise within their complex;
- the additional units will significantly increase the number of vehicles using the driveway;
- the requirement for having the developers provide safety control measures;
- concerns related to the adequacy of public engagement;
- the lack of courtesy shown by the developer toward owners of 7411 Moffatt Road; and
- concern that the conflict between the developer and neighbouring property owners could escalate.

Kelly Chan, 7411 Moffatt Road, expressed opposition to the project due to:

- safety concerns relating to the shared driveway;
- increased traffic and the creation of an intersection between the two developments;
- noise pollution and the resulting impact on residents' well-being; and
- lack of consultation with owners.

Ms. Chan noted that most residents would be open to a fair compromise.

In response to a question from Council, staff confirmed that the sale of property in British Columbia requires conveyancing by a notary or lawyer, and both professionals would have been familiar with the statutory right of way listed on title since 2012.



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PH19/7-1

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9894 be given second and third readings.

The question on the motion was not called as discussion ensued regarding the need for property purchasers to undertake due diligence prior to purchasing property. It was noted that this type of shared driveway and statutory right of ways are a common practice in Richmond.

In response to questions from Council, staff confirmed that (i) the width of the driveway is designed for two-way traffic, (ii) the proposed plan is the optimal layout for the two developments, and (iii) no visitor parking stalls would be lost.

The question on the motion was then called and it was **CARRIED** with Cllr. Au opposed.

2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10011 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9932 (RZ 17-766714)**

(Location: 23400, 23440, 23460 & 23500 Gates Avenue and a Portion of Gates Avenue; Applicant: Fougere Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Staff Memorandum dated July 15, 2019 (Schedule 7)

Submissions from the floor:

None.

PH19/7-2

It was moved and seconded
That Official Community Plan Bylaw 9000, Amendment Bylaw 10011 be given second and third readings.

CARRIED

PH19/7-3

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 be given second reading, as amended.

CARRIED



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PH19/-74

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9932 be given third reading.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9939 (RZ 18-802621)**

(Location: 7571 Bridge Street; Applicant: Pakland Developments Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/7-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9939 be given second and third readings.

CARRIED

4. **PROPOSED AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5420 (SECTION 36 BLOCK 4 NORTH RANGE 7 WEST) AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10035 (RZ 17-784927)**

(Location: 10200/10220 Railway Avenue; Applicant: Raman Kooner)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Petition from Hollypark Residents (Schedule 8)
- (b) David and Thuy Lexier, 5217 Hollycroft Drive (Schedule 9)
- (c) John Leung, 10140 Railway Avenue (Schedule 10)



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Submissions from the floor:

Patricia White, 10040 Hollycroft Gate, expressed opposition to the project because access to the proposed six homes would be provided via the existing subdivision's gate. She stated that access from Railway Avenue would eliminate added vehicular traffic within the subdivision.

Kevin Krygier, 5220 Hollycroft Drive, noted:

- parking problems on the street and in alleys currently experienced by the subdivision;
- the proposal could lead to commercialization of the neighbourhood;
- townhouses with access from Railway Avenue would be better suited to the area; and
- public feedback was limited by the short notice for the public hearing.

In response to questions from Council, staff advised:

- the intent for single family properties is to capitalize on the lane ways by building coach houses;
- Bylaw Officers will be requested to check the neighborhood regarding the parking concerns;
- access to online information and submissions for this project was available for quite some time and the Public Hearing package was posted online on July 8, 2019;
- notifications regarding this proposal were mailed to property owners in March 2019;
- if a duplex were put on the site or the property was subdivided, a secondary suite would have to be included in the planning; and
- the applicant has been working on this project for two years.

Greg Kearson, resident of the Hollies, expressed his concerns regarding the public notification process for this project.

The applicant, Raman Kooner, 3777 Hornsby Drive, provided the following comments:

- there will be no over-height buildings;
- this site is the only property suited to densification;
- Hollycroft Gate would be the nearest access point;



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- parking in the lanes is a problem despite a number of calls to the Bylaws Department;
- secondary suites will also affect parking; and
- willingness to consider other forms of development.

As a result of the discussion, the following **referral motion** was introduced:

PH19/7-6

It was moved and seconded

That the application be referred to staff to explore alternative density options for 10200/10220 Railway Avenue.

The question on the referral motion was not called as discussion further took place and the following considerations were noted:

- improved access for the development to ease congestion in the existing subdivision;
- immediate enforcement of laneway parking that impedes access; and
- upgrading of heavily used lanes with suitable lighting and signage.

The question on the referral motion was then called and it was **CARRIED**.

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10047 (RZ 18-829032)**

(Location: 9020 Glenallan Gate, 9460, 9480 & 9500 Garden City Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Richmond resident (Schedule 11)
- (b) Yvonne Bell, 10431 Mortfield Road (Schedule 12)

Submissions from the floor:

None.



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PH19/7-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10047 be given second and third readings.

CARRIED

Opposed: Cllr. Wolfe

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10048
(RZ 17-790958)**

(Location: 9340 General Currie Road; Applicant: 1116559 B.C. Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/7-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10048 be given second and third readings.

CARRIED

ADJOURNMENT

PH19/7-9

It was moved and seconded

That the meeting adjourn (8:42 p.m.).

CARRIED



City of Richmond

Minutes

Regular Council meeting for Public Hearings Monday, July 15, 2019

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, July 15, 2019.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Claudia Jesson)

To Jordan Rockerbie,

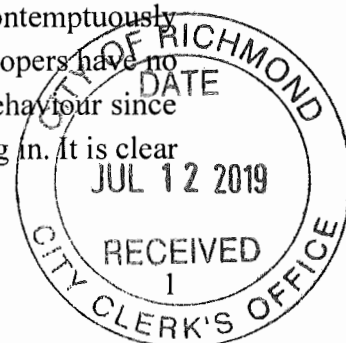
We, 7411 Moffatt Road residents, are writing in regards to the redevelopment of 7391 Moffatt Road and the registered SRW shared between 7391 and 7411. Over the past few months, we have been actively negotiating with the developers of 7391 and Matthew Cheng to reverse the SRW for a variety of reasons. However, not only did the opposition show disinterest in what we have to say, but have consistently used unethical and dishonorable tactics for their own self-interest. We are extremely disappointed in how the developers have treated us over the months, hence we are writing this letter in hopes of revealing the truth as well as addressing the problems present in the staff report.

This letter reflects the thoughts and opinions of 7411 Moffatt Road residents. We hope you will take into consideration of all we have to say, and think critically about the proposed SRW in question as well as the 7391 developers' intentions.

Lack of Transparency From Matthew Cheng Architects Inc. and 7391 Developers

7411 residents are perturbed by the lack of public consultation prior to registering and approving the SRW. The SRW was secured in 2012, long before people have moved into either properties. This places homeowners of 7411 at a disadvantage because they are unable to provide their opinions relating to this matter. We are gravely concerned over the fact that we were never consulted regarding the SRW, and are expected to be content or complicit with sharing the driveway despite major problems (addressed below) that will impact our small community. This SRW was never communicated to us by the City nor the architects until two years ago. Had we been informed about this matter sooner, it would have significantly changed our decision to purchase a home at 7411. The developers and Matthew Cheng consistently scapegoat their own dishonesty and opacity to the fault of the realtors, claiming the responsibility of disclosing this SRW is not theirs. However, the truth of the matter is that Matthew Cheng Architects Inc. submitted the SRW without consultation and expects other people to abide by their decisions, and is failing to own up to his mistakes now that there are several people who oppose it.

Over the past two years, several meetings were conducted with the 7391 developers and Matthew Cheng, and negotiations were unsuccessful. We have explained numerous times why we are apprehensive about sharing the driveway and why the SRW being approved in 2012 is problematic. The opposing party showed little to no respect to 7411 residents and strata manager by exhibiting childish behaviour, including rolling their eyes, yelling, and even contemptuously mocking the strata manager by asking for his real estate license. It is clear the developers have no interest in listening to valid concerns raised by the residents, which is consistent behaviour since they had also disregarded the voices by registering a SRW prior to residents moving in. It is clear



their motives are to silence others before anybody has a chance to speak. The developers have also shown prejudiced and xenophobic behaviours by consistently reiterating they are “Canadians that follow rules” (see PLN 123) and have lived here for a very long time. It is obvious their intention in making such statements is to ostracize our Chinese-speaking residents who struggle with English and have only recently moved into Richmond for a few years. They are insistent about speaking in English throughout the entirety of the meetings, despite them being fully aware that not all residents are capable of speaking and understanding English. They also assume that our Chinese-speaking neighbours are ignorant about Canadian customs and morals, which is untrue. This is also another tactic they use to silence people -- by alienating new immigrants/non-English speakers simply because they do not conform to their specific and narrow-minded idea of a Canadian. They attempt to glamourize their Canadian identity but demonstrate values that are anti-Canadian.

Insufficient Cost-Benefit Analysis

The staff report written by the City provides an insufficient cost-benefit analysis, and neglects any safety problems that pertain to the neighbouring residents of 7391. On page 4 of the staff report (PLN 103), it claims that “consolidating driveways reduces the number of conflict points between vehicles... and pedestrians,” however it fails to include it would increase the number of conflict points between vehicles of 7411 and 7391 due to the shared driveway. There will be an increased number of vehicles entering and exiting from the SRW, thereby causing danger to residents and pedestrians. Safety is our primary concern in rejecting the SRW. At 7411, we have many families with children and the elderly who enjoy playing outside and exercising. Other activities such as car washing and moving operations would be gravely affected by the increased traffic, thereby depleting the safety of 7411 residents. If 7391 is built, there would be an additional 6 to 9 cars on our driveway, in addition to the ~15 cars we already have at 7411. Please also consider that 7411’s amenity space is also very close to the SRW and the pathway to 7391, which can endanger families playing in the area with increased traffic. Congestion on the driveway also heightens loud noises that can disturb and frighten residents, which will significantly impact our daily activities.

Street parking is scarce on Moffatt Road due to the high density of houses in this area. Hence, visitor parking spots exclusive to 7411 visitors are salient. We only have three visitor parking spaces for a 12-unit townhouse, which is very unbalanced. The development of 7391 and the SRW may compromise one of our visitor parking spots, where its location is adjacent to the driveway. We find it is incredibly unfair we have to accommodate to 7391 by taking away something that we are protective of and also inadequately possess. In addition, the SRW can also cause confusion to future homeowners and visitors of 7391, assuming that visitor parking between both complexes are interchangeable because the driveway is also shared. This confusion

and congestion would be eliminated if each complex had their own respective driveways. Furthermore, the creation of another 6-unit townhouse would only exacerbate the neighbourhood's frustrations with parking and traffic.

Intentions of 7391 Developers

PLN 123, Attachment 4 of the Staff Report raises serious concerns regarding the credibility and motives of the developers of 7391 Moffatt Road. We have reiterated in several meetings that the safety of our strata members and their respective families is our primary concern. Yet, the letter falsely exclaims "each resident at 7411 Moffatt Rd would want \$20,000 from us for a total of \$250,000," thereby smearing the reputation of all members of 7411 as financially motivated and avaricious people. Despite our efforts to communicate to the developers about our genuine problems with sharing the driveway, the developers have selectively omitted many reasonable concerns and created lies to fit their narrative as "young and hardworking professionals" to appeal to the City of Richmond. The developers have consistently demonstrated they do not care about the welfare of 7411 residents in previous meetings; they have raised their voice to talk over us, scoffed whenever we presented genuine concerns, and rolled their eyes indicating they had no intentions in listening any further. In addition, the developers fabricated lies, claiming "most of the residents at 7411 Moffatt Rd are families of Chinese government officials and do not care about the rules and regulations." Residents of 7411 are in shock to have read such blatant lies written to the City, and the extent to which the developers will slander our community's reputation. Not once did Jessica and Villa (the two strata members present in the meeting in December, which prompted their letter) mention or allude that residents of 7411 are descendents or family members of Chinese government officials. The developers were not able to give reasonable evidence in their letter to prove some of us are affiliated with the Chinese government because the evidence does not exist at all -- it is a fictitious story created to defame members of 7411. In truth, residents of 7411 are working class citizens who show exemplary Canadian citizenship by participating in the workforce, paying our taxes, and respecting the culture and customs of Canadian society. We fear that not only does this damage our reputation as Richmond residents, but on a macro-level perpetuates a lingering anti-Chinese sentiment that is prevalent in Richmond.

Upon reading and inspecting the developers' letter to the City of Richmond, residents of 7411 Moffatt Road would like you to reevaluate the developers' dishonest intentions and motives in this letter. The developers refuse to consider our perspective on why the SRW is unideal for this community, and went above and beyond to appeal to the City by fabricating stories that have no ounce of truth whilst victimizing themselves because they are suffering inexplicable "big losses." Their letter shows a disturbing lack of credibility and ethics, where they are able to create blatant lies for their own self-gain and show no respect for the existing community. We kindly ask the

City to consider the voices of our community and recognize the developers have no interest in us and our community as a whole, aside from monetary gain.

We hope this letter has offered new insight as to why the SRW is undesirable and unreasonable to the residents of 7411 Moffatt Road. We are all law-abiding citizens who have worked hard to buy the home of our dreams. However, the 7391 developers are risking our opportunity to live in a safe, secure and harmonious environment. The proposed benefits outlined in the staff report are both trifling and at the expense of the 7411 residents' safety. It only causes confusion and congestion, and the costs or risks outweigh the alleged benefits. Moreover, the 7391 developers have demonstrated a lack of credibility and ethics in their actions. They have taunted and threatened strata members instead of being empathetic or reasonable. Moving forward, we ask that the City reverse the SRW and consider how much this ordeal has negatively affected us emotionally and psychologically.

Thank you for your time,

7411 Moffatt Road Residents

周紅 邱
2019. 7. 10

CityClerk

From: Andrea Chan <ykchan98@yahoo.com>
Sent: Wednesday, 10 July 2019 21:51
To: CityClerk
Subject: Richmond Zoning Bylaw 8500, Amendment Bylaw 9894 (RZ 17-77764)
Categories: For PH

To the City of Richmond,

We received a letter from you regarding Richmond Zoning Bylaw 8500, Amendment Bylaw 9894 (RZ 17-777664). We live on 7439 Moffatt Road, very close to the rezone area on 7391 Moffatt Road. We strongly disagree to build six townhouse units there.

I moved to 7439 Moffatt Road five years ago before the townhouses on 7411 Moffatt Road were sold. Once the units on 7411 Moffatt Road were occupied, I realized there has always been full of cars parked on the street. One time there was a truck parked on the street in front of 7411 Moffatt Road for several weeks (never removed), then I saw the same truck moved to the visitor parking in my complex until it was told to leave.

The main reason causes this parking issue is the design of high density townhouses on 7411 Moffatt Road. All the townhouses there have tandem garages, which means it's very inconvenient for the second car to get in and out. Thus some of the owners park their second vehicles on street in front of 7411 Moffatt Road. Also I could smell the cooking odour when I passed by the townhouses on 7411 Moffatt Road yesterday. I think the air didn't circulating well when there are too many 3-level or high density townhouses on a small lot.

I hereby suggest to only permit the developer to build four 2-level townhouses with double garage (side by side parking) to minimize the street parking issue and the air circulating issue. Also they should be required to provide at least 2 visitor parking spots within their own complex so that their visitors will not occupy the visitor parking spaces in my complex.

It would be greatly appreciated if you can consider my concerns seriously and give a thorough thought before the approval of this rezoning application.

Best Regards,

Andrea



CityClerk

From: J T <j65108@gmail.com>
Sent: Wednesday, 10 July 2019 23:01
To: CityClerk
Subject: Owners council's letter regarding Zoning Bylaw 8500, Amendment Bylaw 9894 (RZ 17-777664)
Attachments: Letter to the City of Richmond.pdf
Categories: For PH

To whom it may concern,

Hello! My name is Jessie. As the president of the owner's council of 7411 Moffatt Road, I present the attached letter on behalf of all 7411 Moffatt Road unit owners regarding Richmond Zoning Bylaw 8500, Amendment Bylaw 9894 (RZ 17-777664).

Please note that I personally will not be able to attend the Public Hearing on July 15, 2019.

All 7411 Moffatt Road owners sincerely request their voices to be heard and their benefits to be valued by the City of Richmond. Thank you very much.

Sincerely

Jessie Liu



I, Jessie Liu, as president of the owners council of 7411 Moffatt Road, sincerely request the City of Richmond to suspend the redevelopment of 7391 Moffatt Road, for the consideration of the following reasons.

Reason #1: Illegal actions

Facts:

A. According to the Staff (Jordan) Report, “consistent with previous applications, the developer of 7411 Moffatt Road was required to provide a statutory right-of-way across the entire driveway enabling vehicle access to the subject property from Moffatt Road”.

a. What were the previous applications that support this claim?

b. What are the exact justifications for this requirement?

i. 7391 Moffatt Road already has full and direct access to Moffatt Road.

ii. The City of Richmond must not create public benefits (e.g. public parking) at the expense of 7411 Moffatt Road owners.

B. No owner of 7411 Moffatt Road knew beforehand the statutory right of way when they purchased their units.

a. 7411 Moffatt Road owners feel unfair and cheated.

b. 7411 Moffatt Road owners suspect the possibility of a conspiracy.

Requests:

A. We demand to modify the easement(s) because 7411 Moffatt Road is a private property.

a. The easement(s) should grant only a private right of way but not the statutory right of way.

b. Owners/developers of 7391 Moffatt Road must obtain a written consent from all owners of 7411 Moffatt Road before using the strata driveway.

c. 7391 Moffatt Road developers must be fully responsible for all financial spendings on construction and maintenance of the shared strata driveway.

d. According to the Staff Report, removing the proposed shared driveway access is feasible.

B. We sincerely request the City of Richmond to thoroughly review redevelopment (RZ 08-449233) and provide a written report to clarify whether the City of Richmond was involved in any wrongdoing.

a. All owners will take legal action against all wrongdoing parties in the 7411 Moffatt Road redevelopment.

Reason #2: Insufficient cost-benefit analysis

Facts

A. According to the Staff Report, “Transportation staff support the proposed shared driveway access as it provides several benefits to both the development on the subject site and neighbouring properties”.

a. Although there are benefits for the developer of 7391 Moffatt Road and some marginal benefits for the public, there are also disadvantages for the owners of 7411 Moffatt Road.

b. We do not agree to provide benefits for the developer of 7391 Moffatt Road and the public at the expense of 7411 Moffatt Road owners.

B. Safety and noise issues should be addressed.

a. Sharing the strata driveway will inevitably and significantly increase the number of vehicles driven through the strata driveway (6 townhouse units and 2 suits may have roughly 16 cars).

b. Currently, we have about 24 cars. Should the strata driveway be shared, there will be nearly 40 cars using the driveway every day.

c. We have children and seniors who live here. The impact will be devastating to the families if any of them are to be injured by vehicles.

- e. The developer of 7391 Moffatt Road needs to have safety control at all times.
- f. The developer of 7391 Moffatt Road must not make profits by risking our safety.
- g. Many 7411 Moffatt Road owners are full-time employees or self-employed teleworkers.
- h. If any of us become disabled or deceased due to a car accident, our family living standard will reduce significantly.
- i. Car noise will affect our life and work quality and harm our mental health.

Requests

- A. We sincerely request the City of Richmond to provide a fair cost-benefit analysis report.
- B. We sincerely request to modify the easement(s) for fairness and our safety.
 - a. The developer of 7391 Moffatt Road should be responsible for ensuring safety control at all times.
 - b. According to Article 2 section 219 covenant of SRW BB4037709, “at the owner’s expense, maintain, keep, repair and replace, as the case may be, the Works to the satisfaction of the City.”
 - iii. As the owners of 7411 Moffatt Road were not informed about the additional cost of a shared strata driveway when they purchased their unit(s), we demand the developer of 7391 Moffatt Road to be fully responsible for the expenses of the construction and maintenance of the shared driveway.
- C. We request the City of Richmond not to approve Matthew Cheng Architects Inc.’s application to rezone 7391 Moffatt Road from the “Medium Density Low Rise Apartments (RAM1) zone to the “High Density Townhouses (RTH1)” zone.
 - a. If the law absolutely requires us to honor the statutory right-of-way, we have no choice but to share the strata driveway. However, we will

only share the strata driveway with 7391 Moffatt Road if the zone remains “Medium Density Low Rise Apartment” (RAM1), as they promised before.

Reason #3: Public consultation is insufficient

Facts:

A. According to the Staff Report, “Staff have received two inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property”.

a. Most of the owners of 7411 Moffatt Road, like many other Richmond residents, have little knowledge in English. That is the reason why there were only two calls made to the City Staff (Jordan).

b. The Federal Court of Appeal blocked the Trans Mountain pipeline because the federal government failed its duty to engage in meaningful consultations with the Aboriginal people before giving the project a green light.

B. The City of Richmond has requested the developer of 7391 Moffatt Road to negotiate with the 7411 strata regarding the terms of shared use of the strata driveway and the new outdoor amenity area.

a. However, no constructive negotiation has been done.

b. Two meetings were held before, though due to the offensive attitude of the developer of 7391 Moffatt Road, no meaningful negotiation was able to take place.

Requests

A. We sincerely request The City of Richmond and the developer of 7391 Moffatt Road to conduct meaningful consultations.

B. We would like to work with the developer to address all potential issues.

a. As residents and owners of the strata, we want a harmonious community.

b. If the developer of 7391 Moffatt Road wants to rezone from (RAM1) to (RTH1) and also want the owners of 7411 Moffatt Road to

agree on sharing the strata driveway, the rezoning application must be agreed unanimously by all owners of 7411 Moffatt Road.

Reason #4: Attachment 4 of the Staff Report is evidence of defamation of the developer of 7391 Moffatt Road, and it could become a political issue

Facts:

- A. Our true intention is to protect our rights (we reject the additional expense for the construction and maintenance of the shared strata driveway as we were never informed of this cost when we purchased our units) and safety interests (especially for children and seniors).
- B. The developer's letter to the City of Richmond was defamatory.
- C. We have doubt in the developer's letter to the City of Richmond because they did not provide reasonable evidences and references for their claims.
 - a. Their claims are false if they fail to provide trustworthy evidence.
- D. This might be an indication that the personality of the developer of 7391 Moffatt Road includes dishonesty and misrepresentation.
- E. Their ethics are questionable, and it seems that they want to make profits quickly by practicing defamation.
 - a. How could the City of Richmond guarantee that the developer of 7391 Moffatt Road will fulfill all promises and requirements?
 - b. Extended question: was an unreliable developer involved in the base problem of the new Minoru aquatic center?
- F. Even though some of us are from China, our interests are still very much protected in Canada.
 - a. If the City of Richmond approves this questionable rezoning application because we have been accused as families of Chinese government officials, this will become a political issue.
 - b. All stakeholders, such as the MP at our riding, Minister of Foreign Affairs, Consulate General of the People's Republic of China, and other affiliated people will get involved to protest against this discrimination.

Request

A. We sincerely request the City of Richmond to stop the redevelopment of 7391 Moffatt Road because the developer is hostile to the neighbor of their project at 7391 Moffatt Road.

a. We are very worried that the situation could escalate into a more serious conflict between the owners of 7411 Moffatt Road and the developer of 7391 Moffatt Road.

b. Our safety is now at risk if we continue to raise our concern for the redevelopment.

CityClerk

From: George Qiao <georgezq01@gmail.com>
Sent: Wednesday, 10 July 2019 19:26
To: CityClerk
Cc: Rockerbie, Jordan
Subject: RZ 17-777664, Richmond Zoning Bylaw 8500
Attachments: Letter to City of Richmond signed.pdf

Categories: For PH

Hello Mr./Ms.,

My name is ZHI QIAO, and I go by George as well. I am the owner of Unit 1 of 7411 Moffatt Road, and I drafted a letter to against the rezoning application (redevelopment) of 7391 Moffatt Road. This letter has been reviewed and signed by most of the owners of 7411 Moffatt Road. I could not reach the Unit 6 and Unit 7 of 7411 Moffatt Road. On the other hand, all strata council members have signed. They are Unit 4, Unit 5, Unit 8, Unit 10 and Unit 12 of 7411 Moffatt Road. Please kindly pass this letter to City Council/decision makers.

Warm Regards,
George



RZ 17-777664

We, as owners of 7411 Moffatt Road, sincerely request the City of Richmond to suspend the redevelopment of 7391 Moffatt Road because of the following four reasons. 我们业主以下面 4 个原因请求市政府暂停 7391 的开发。

Reason #1 理由 1: Some wrongdoings/illegal things were involved. 有违法事情存在。

Facts 事实:

- A. According to the Staff (Jordan) Report, "consistent with previous applications, the developer of 7411 Moffatt Road was required to provide a statutory right-of-way across the entire driveway enabling vehicle access to the subject property from Moffatt Road". 根据 Jordan 的报告, "与先前的申请一致, 7411 Moffatt Road 的开发商被要求提供法定的通行权, 使车辆能够从 Moffatt Road 进入物业"
 - a. What previous applications support this requirement? 与先前的哪些申请一致?
 - b. Why the developer of 7411 Moffatt Road was required to give Statutory right of way? 为什么 7411 的开发商被要求提供法定通行权?
 - i. 7391 Moffatt Road has full direct access to Moffatt road. 7391 完全可以接通到 Moffatt 路上。
 - ii. The city of Richmond cannot create public benefits (e.g. public parking) at the expense of all owners of 7411 Moffatt road. 市政府不能为公众创造便利而让 7411 的业主承担成本。
- B. All owners of 7411 Moffatt road did not know the Statutory right of way when they purchased their units. 7411 的业主在购买的时候并不知道这个法定的通行权
 - a. We were cheated. 我们被欺骗了
 - b. Whether there is a conspiracy? 是否有共谋?

Requests 请求

- A. We demand to modify easement(s) because 7411 Moffatt road is private property. 我们要求更改地役权因为 7411 是私人物业。
 - a. The easement(s) should grant only a private right of way but not the statutory right of way. 这个地役权只给私人通行权, 而不是法定通行权。
 - b. If the owner/developer of 7391 Moffatt wants to use strata driveway, he/she needs to negotiate with all owners of 7411 Moffatt road and obtain written consent. 如果 7391 的业主或者开发商想使用通道, 他/她需要来和我们 7411 的业主商量并取得书面同意。
 - c. According to the Staff Report, removing the proposed shared driveway access is feasible. 根据 Jordan 的报告, 取消共享通道是可行的。
- B. We sincerely request the City of Richmond to thoroughly review 7411 Moffatt Road redevelopment (RZ 08-449233) and provide a written report to clarify whether the City of Richmond was involved in any wrongdoing. 我们请求市政府从新审查 7411 的开发, 然后给一个书面报告说明市政府当时有没有任何不当行为。
 - a. All owners will take legal action against all wrongdoing parties in 7411 Moffatt Road redevelopment. 所有的业主会使用法律追讨 7411 开发的责任人。

Reason #2 理由 2: Cost-benefit analysis was insufficient 利害分析不充分

Facts 事实

- A. According to the Staff Report, "Transportation staff support the proposed shared driveway access as it provides several benefits to both the development on the subject site and neighbouring properties". 根据工作人员报告, "交通人员支持拟议的共用车道通道, 因为它为开发项目和邻近物业的提供了一些好处"。
 - a. Although there are some benefits for the developer and some marginal benefits for the public, there are some disadvantages for the owner(s) of 7411 Moffatt Road. 尽管共享通道对 7391 的建商有好处, 而且对公共有边际好处, 但是对 7411 的全体业主有不利因素。
 - b. We do not agree to provide benefits for the developer of 7391 Moffatt Road as well as for the public at the expenses of owner(s) of 7411 Moffatt Road. 我们不同意让 7411 Moffatt 业主承担影响, 换来给 7391 建商和公众好处。
- B. For example, safety and noise issues should be addressed. 比如说, 安全和噪音问题没有提到。
 - a. If we share the strata driveway, we will inevitably see the significant increase in the number of vehicles driven thru the strata driveway (6 townhouse units and 2 suits may have roughly 16 cars). 如果我们共享车道, 我们会看见经过共享通道的车辆大量增多 (有 6 个城市屋和 2 个套房, 差不多 16 辆车)。
 - b. We currently see about 24 cars. Thus, there will be nearly 40 cars using shared strata driveway every day. 我们现在有差不多 24 辆车。因此, 我们会看见每天有大约 40 辆车使用共享通道
- C. We have children and seniors who are living here. 我们有小孩和老人家住在这里。
 - a. The impact will be dramatic if any of them are hit by vehicles. 如果他们任何人被车辆撞倒, 对他们的影响会是巨大的。
 - b. The developer needs to have safety control at all time. 对方建商需要有安全措施 (比如说举牌的人)
 - c. The developer of 7391 Moffatt Road cannot make profits by increasing our safety risk. 对方建商不能为了开发赚钱而增加我们的安全风险。
- D. Some of us are full-time employed or self-employed. 我们业主中间有全职和自顾的人
 - a. If any of us become disable or death because of a car accident, our family living standard will have to reduce significantly. 如果我们中任何一人因为车祸成为残疾或死亡, 那么家庭的生活水平会严重下降。
- E. Car noise will affect our life or work quality when we are at home. 我们在家时, 车辆噪音也会影响我们的生活或者工作质量

Requests 请求

- A. We sincerely request the City of Richmond to provide a fair cost-benefit analysis report. 我们请求市政府完成一份公正的利害分析报告。

Reason #3 理由 3: Public consultation is insufficient. 公共咨询不足

Facts 事实:

- A. According to the Staff Report, "Staff have received two inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property". 根据工作人员报告, "工作人员已收到公众关于开发申请的两项询问"
 - a. Most of the owners of 7411 Moffatt Road have little knowledge in English, and a lot of Richmond residents know little English. That is the main reason why there were only two calls made to City Staff (Jordan). 大多数业主不懂英文, 很多市民只懂一点英文。这是为什么工作人员只接到 2 个询问
 - b. The Federal Court of Appeal blocked Trans Mountain pipeline because federal government failed in its duty to engage in meaningful consultations with First Nations before giving the project the green light. 比如说联邦上诉法庭阻滞了跨山油管扩建计划因为联邦政府没有咨询印第安人
- B. The City of Richmond has requested the developer negotiate terms of use with Strata regarding the shared use of the Strata driveway and shared use of the new outdoor amenity area. 市政府明确要求对方建商和我们商量如何使用共享通道和公共区域
 - a. However, no constructive negotiation has been done. 然而, 没有任何有建设性的沟通
 - b. Even though there were two meetings held before, the developer of 7391 Moffatt road did not show any courtesy for negotiation. All they were trying to show was how to argue. They were combative and argumentative. 即使之前举行过两次会议, 7391 开发商也没有对谈判表现出任何礼貌。他们试图展示的是如何争论。他们是好斗和好争论的。

Requests 请求

- A. We sincerely request The City of Richmond and the developer of 7391 Moffatt Road to conduct meaningful consultations. 我们请求市政府和对方建商开展有意义的咨询
- B. We would like to work with the developer to address all potential issues. 我们愿意和对方建商一起解决所有问题。
 - a. Such as safety control, noise reduction, outdoor amenity for all stakeholders, garbage and so on. 比如说安全问题, 噪音问题, 利益攸关方的公共区域, 垃圾, 和等等。
 - b. We want a harmonious community because we live here. 我们住在这里, 我们想有一个和谐社区
- C. We request the City of Richmond not to approve the application of Matthew Cheng Architects Inc. for permission to rezone 7391 Moffatt Road from the "Medium Density Low Rise Apartments (RAM1) zone to the "High Density Townhouses (RTH1)" zone. 我们请求市政府不要同意建商的调规申请。

- a. If the law absolutely requires us to honor the statutory right-of-way, we will eventually have no choice but to share the strata driveway. However, we only share the strata driveway with 7391 Moffatt Road if the zone is "Medium Density Low Rise Apartment" (RAM1). 如果法律必须要求我们共享通道，我们最终没有办法不分享，但是我们要分享给 7391 除非 7391 的现有规划不变
 - i. According to the Article 2 section 219 covenant of SRW BB4037709, "at the owner's expense, maintain, keep, repair and replace, as the case may be, the Works to the satisfaction of the City. 根据 SRW BB4037709 的第 2 章第 219 条约, "由 7411 业主自费, 维护, 保管, 修理和更换, 视情况而定, 工程要使市政府满意
 - ii. There is only one household (at most 2 or 3 vehicles) may potentially use the strata driveway. If the rezoning application gets approved, there will be nearly additional 16 cars using shared strata driveway every day. 现在只有一个家庭 (最多 2 或 3 辆车) 可能使用共享车道。如果重新分区申请获得批准, 那么每天将有新增近 16 辆汽车使用共享车道。
 - iii. This significantly increase our budget for strata driveway maintenance, and this was not considered when registering Statutory right of way. 这大大增加了我们对共享车道维护的预算, 并且在注册法定通行权时没有考虑到这一点。
- b. If the developer of 7391 Moffatt Road wants to rezone from (RAM1) to (RTH1) and also want the owner(s) of 7411 Moffatt Road to agree on sharing strata driveway, the rezoning application must be agreed unanimously by all owner(s) of 7411 Moffatt Road. 如果 7391 建商既想调规划又想共享通道, 那么 7391 的调规申请必须得到 7411 全体业主的同意。

Reason #4 理由 4: The Attachment 4 of the Staff Report is evidence of defamation coming from the developer at 7391 Moffatt Road, and it could become a political issue. 工作人员报告的附件 4 是来自对方开发商的诽谤证据, 而且这个可能会成为一个政治问题。

Facts 事实:

- A. Our true intention is to protect our safety interests (especially for children and seniors). 我们的真实目的市保护我们的安全利益 (特别是小孩和老人)
- B. The developer's letter to the City of Richmond was defamatory. 对方建商给市政府的信已经构成诽谤。
- C. We have doubt in the developer's letter to the City of Richmond because they did not provide reasonable evidence and reference for their claims. 我们对对方建商的信持怀疑态度因为他们没有为他们的声称提供证据。
 - a. They are making false claims if they could not provide trustworthy evidence. 如果没有信得过的证据, 那么他们在说慌。
- D. It might indicate the developer's personalities which include dishonesty and misrepresentation. 这可能说明他们的个人品质里含有不实和歪曲。
- E. Their ethics are questionable, and they want quickly to make profits by practicing defamation. 他们的道德标准是有问题的, 他们想尽快赚取利益, 不惜运用诽谤手段

- a. How could the City of Richmond guarantee the developer of 7391 Moffatt Road to fulfill all promises and requirements? 市政府如何保证对方建商履行所有承诺?
 - b. Was an unreliable developer involved in the base problem of new Richmond aquatic center? 是不是有不可靠的建商牵扯到新游泳馆地基问题?
- F. Even though most of us originally come from China, our interests are well protected in Canada. 尽管我们当中有很多来自中国，但在加拿大的利益会得到有效的保护
- a. If the City of Richmond approves this questionable rezoning application because we have been accused as families of Chinese government official, this will become a political issue. 如果市政府批准这个有问题的重新分区申请是因为我们被指控为中国政府官员的家属，这将成为一个政治问题。
 - b. All stakeholders, such as the MP at our riding, Minister of Foreign Affairs, Consulate General of the People's Republic of China, and so on, will get involved to protest this discrimination. 所有利益相关者，比如我们的国会议员，外交部长，中国总领事馆等，都将参与抗议这种歧视。

Request 请求

- A. We sincerely request the City of Richmond to stop the redevelopment of 7391 Moffatt Road because the developer is hostile to the neighbors of their project at 7391 Moffatt Road. 我们诚恳地要求停止这个开发，因为开发商对他们位于 Moffatt Road 7391 的项目的邻居怀有敌意。
- a. We are very worried the situation could escalate into a more serious conflict between the owners of 7411 Moffatt Road and the developer of 7391 Moffatt Road. 我们非常担心情况会升级为 7411 Moffatt Road 的业主与 7391 Moffatt Road 的开发商之间更严重的冲突。
 - b. Our safety is now at risk if we continue to raise our concern for the redevelopment. 如果我们继续对开发提出担忧，我们的安全将面临风险。

(Unit 1) 李 (Unit 2) 李 (Unit 9) Pauling
 李 (Unit 12) 李 (Unit 2) 李 (Unit 8) 李 (Unit 5)
 李 (Unit 10) 李 (Unit 4) 李 (Unit 1) 李 (Unit 2)
 李 (Unit 12) 李 (Unit 8) 李 (Unit 5)
 李 (Unit 12) 李 (Unit 8) 李 (Unit 5)
 李 (Unit 12) 李 (Unit 8) 李 (Unit 5)
 李 (Unit 12) 李 (Unit 8) 李 (Unit 5)
 李 (Unit 12) 李 (Unit 8) 李 (Unit 5)

"We were unable to get hold of unit 6 and unit 7"

ON TABLE ITEM

Date: July 15, 2019
Meeting: Public Hearing
Item: #1

Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, July 15, 2019.

CityClerk

From: Andrew Chen <Andrew@Century21pel.com>
Sent: Monday, 15 July 2019 13:06
To: Rockerbie, Jordan; CityClerk
Subject: Re: Development at 7391 Moffatt Road involving the SRW across 7411 Moffatt Road
Attachments: EPS1924-Common Property Search (11-01-2017).pdf

Hi Jordan,

Very much obliged for the email confirmation and information below.

Hi City Clerk,

Please also find attached a copy of the common property title search at Land Titles for EPS1924 Modern Estates (7411 Moffatt Road) for Councillor's reference and inclusion at tonight's Public Hearing. We would like to direct Councillor's attention to all the registered covenants and statutory right of ways (SRW) for 7411 Moffatt Road, and show how these registered items on title are not immediately clear and or adequately descriptive in detail to identify with ease the correct SRW giving the development at 7391 Moffatt Road statutory access and use of the private roadway at 7411 Moffatt Road.

Thanks!

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

Andrew Chen,
Strata Manager
Office: 604-273-1745 (24/7 Emergency Service)
7320 Westminster Highway
Richmond, BC, V6X 1A1
www.Century21pel.com

From: Rockerbie, Jordan <JRockerbie@richmond.ca>
Sent: Monday, July 15, 2019 1:01 PM
To: Andrew Chen
Subject: RE: Development at 7391 Moffatt Road involving the SRW across 7411 Moffatt Road

Hello Andrew. Thank you for following up.

The City has received several letters from the strata, which will be included in the agenda package to Council. Please note that this application is the first item on the agenda tonight, so anyone wishing to speak should arrive promptly before the meeting starts at 7 PM.

The agenda and staff reports are available online, here:
<https://www.richmond.ca/cityhall/council/meeting/WebAgendaMinutesList.aspx?Category=25&Year=2019>

Let me know if you or your clients have any questions in advance of the meeting.

Thank you,

Jordan Rockerbie
Planning Technician, Development Applications
City of Richmond | T: 604-276-4092

From: Andrew Chen [<mailto:Andrew@Century21pel.com>]
Sent: Monday, 15 July 2019 12:59
To: Rockerbie, Jordan
Subject: Re: Development at 7391 Moffatt Road involving the SRW across 7411 Moffatt Road

Hi Jordan,

Apologies for the delayed response. Unfortunately, I have a personal health situation, and was unavailable to address your email below.

To the best of my knowledge, there will be Owners and Residents from 7411 Moffatt Road on behalf of EPS1924 Modern Estates in attendance at tonight's Public Hearing at 7 pm to voice their concerns.

Thanks!

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

Andrew Chen,
Strata Manager
Office: 604-273-1745 (24/7 Emergency Service)
7320 Westminster Highway
Richmond, BC, V6X 1A1
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From: Rockerbie, Jordan <JRockerbie@richmond.ca>
Sent: Friday, July 5, 2019 9:14 AM
To: Andrew Chen
Subject: RE: Development at 7391 Moffatt Road involving the SRW across 7411 Moffatt Road

Hello Andrew,

I left you a voicemail but just wanted to make sure you receive my message. The notice for the July 15th Public Hearing was mailed to property owners on June 28th.

If there are any updates or questions from the strata, please let me know.

Thank you,

Jordan Rockerbie
Planning Technician, Development Applications
City of Richmond | T: 604-276-4092

CityClerk

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City of Richmond | T: 604-276-4092

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Andrew Chen,
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Office: 604-273-1745 (24/7 Emergency Service)
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Thank you,

Jordan Rockerbie
Planning Technician, Development Applications
City of Richmond | T: 604-276-4092

COMMON PROPERTY SEARCH PRINT

File Reference: 8735060-7

2017-10-31, 13:23:19

Requestor: Darryl Green

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Land Title District NEW WESTMINSTER
Land Title Office NEW WESTMINSTER

Common Property Strata Plan EPS1924

Transfers NONE

Legal Notations

THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB4047821

ZONING REGULATION AND PLAN UNDER THE AERONAUTICS ACT (CANADA) FILED 10.02.1981 UNDER NO. T17084 PLAN NO. 61216

Charges, Liens and Interests

Nature: RESTRICTIVE COVENANT
Registration Number: AB81568
Remarks: INTER ALIA
SEE 212614E
PART FORMERLY SOUTH HALF OF LOT 18 BLOCK 1
PLAN 8037

Nature: RESTRICTIVE COVENANT
Registration Number: Z99090
Remarks: INTER ALIA
SEE 212614E
PART FORMERLY NORTH HALF OF LOT 18 BLOCK 1
PLAN 8037

Nature: STATUTORY RIGHT OF WAY
Registration Number: RD156533
Registration Date and Time: 1982-03-02 12:28
Registered Owner: TOWNSHIP OF RICHMOND
Remarks: PLAN 63958 ANCILLARY RIGHTS
INTER ALIA

Nature: COVENANT
Registration Number: BB4037709
Registration Date and Time: 2012-02-15 14:59
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

COMMON PROPERTY SEARCH PRINT

File Reference: 8735060-7

2017-10-31, 13:23:19

Requestor: Darryl Green

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB4037710
Registration Date and Time: 2012-02-15 14:59
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA
PART ON PLAN BCP50187

Nature: COVENANT
Registration Number: BB4037713
Registration Date and Time: 2012-02-15 15:00
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: BB4042627
Registration Date and Time: 2012-04-20 11:06
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: EASEMENT
Registration Number: BB4042628
Registration Date and Time: 2012-04-20 11:06
Remarks: INTER ALIA
PART IN PLAN BCP50617
APPURTENANT TO SOUTH HALF LOT 17 EXCEPT: PART
SUBDIVIDED BY PLAN 59725, BLOCK 1 PLAN 8037

Nature: COVENANT
Registration Number: BB4042631
Registration Date and Time: 2012-04-20 11:07
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

Nature: STATUTORY RIGHT OF WAY
Registration Number: BB4045222
Registration Date and Time: 2012-05-03 13:40
Registered Owner: FORTISBC INC.
INCORPORATION NO. BC0778288
Remarks: INTER ALIA

Nature: COVENANT
Registration Number: CA2581546
Registration Date and Time: 2012-06-05 11:34
Registered Owner: CITY OF RICHMOND
Remarks: INTER ALIA

COMMON PROPERTY SEARCH PRINT

File Reference: 8735060-7

2017-10-31, 13:23:19

Requestor: Darryl Green

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4361856
Registration Date and Time: 2015-04-28 15:19
Registered Owner: BRITISH COLUMBIA HYDRO AND POWER AUTHORITY

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA4361857
Registration Date and Time: 2015-04-28 15:19
Registered Owner: TELUS COMMUNICATIONS INC.

Miscellaneous Notes: NONE

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.

ON TABLE ITEM

Date: July 15, 2019
Meeting: Public Hearing
Item: # 1

CityClerk

From: Phoebe Wu <phoebe@mcai.ca>
Sent: Sunday, 14 July 2019 16:13
To: Rockerbie, Jordan; CityClerk
Cc: Matthew Cheng; 'Ava young'; ericwangyabing@gmail.com; 'Maria MA'
Subject: RE: FW: Rezoning Application at 7391 Moffatt Road
Attachments: 7391 Response Letter.pdf; 6 units townhouse development at 7391 Moffatt Road.pdf

Categories: For PH

Dear Clerk,

Please see attached letters for tonight's Public Hearing for this rezoning application on July 15 at 7 PM and kindly let us know if you have any questions.

Warm Regards,

Phoebe Wu
Matthew Cheng Architect Inc.
202-670 Evans Ave.
Vancouver, BC
V6A 2K9
604-731-3012 (O)



From: Rockerbie, Jordan [mailto:JRockerbie@richmond.ca]
Sent: July-09-19 10:08 AM
To: 'Maria MA' <ericwangyabing@gmail.com>
Cc: Phoebe Wu <phoebe@mcai.ca>; Matthew Cheng <matthew@mcai.ca>
Subject: RE: FW: Your Rezoning Application at 7391 Moffatt Road

Thank you Eric. Please work with Phoebe on the letter described in the message last week. It should be sent to me and the City Clerk (CityClerk@richmond.ca) by the end of the week.

Regards,

Jordan Rockerbie
Planning Technician, Development Applications
City of Richmond | T: 604-276-4092

From: Maria MA [mailto:ericwangyabing@gmail.com]
Sent: Monday, 8 July 2019 15:47
To: Rockerbie, Jordan
Subject: Re: FW: Your Rezoning Application at 7391 Moffatt Road

Dear City Council:

We are a number of young and hardworking developers who have been trying very hard to build our career. Due to the unreasonable interference with our development project at 7391 Moffatt Rd ("7391") and our neighbors' at 7411 Moffatt Rd ("7411") unwillingness to cooperate, we have suffered tremendous losses up to this date. We hope that the City is capable of bringing justice to this matter and have our project back on track as soon as possible.

In or about September 2017, our architect's office received a letter from the City asking us to arrange a meeting with our neighbors, the strata-lot owners of 7411, to discuss and come to an agreement on the sharing of the maintenance costs of the shared drive-way for which we have a Statutory Right of Way.

In early October 2017, Ava Yang ("Ava"), one of the developers at 7391, called Andrew Chen ("Andrew"), the property manager at 7411, to try and arrange such a meeting. Andrew requested to have some documents sent to him by our architect's office, and agreed to look into the matter. We sent him all the requested documents promptly.

Both Ava and our architect's office had emailed and called Andrew a few times to follow up on the arrangement of the meeting between the owners of 7411 and us, the developers of 7391.

In the end of November, 2017, due to no concrete progress made on the meeting arrangement by Andrew, we hired a lawyer to issue another letter to 7411 owners.

After 9 months from the initial contact we made to Andrew, we finally had our first meeting with the owners of 7411 on or about June 18th, 2018. During the meeting, the lawyer for 7411 owners identified and acknowledged the Statutory Right of Way in existence for the shared drive-way.

In or about September 2018, about 3 months after our initial meeting, the owners of 7411 requested to have the demand letters sent from our lawyer translated into Chinese. We promptly hired professional translator to translate the letter and provided to them.

After more hurdles and unreasonable delays, our second meeting with the owners of 7411 was finally held on or about December 7, 2018 in the meeting room of Century 21 Prudential Estates (RMD) Ltd ("Century 21"), the management company for 7411.

The attendees of the second meeting were:

Andrew Chen ("Andrew"), the property manager at 7411

Miao Yu ("Miao") and Eric Wang, two of our developers,

Jessica, vice-president of the 7411 Strata Council, &

Villa, president of the 7411 Strata Council

During the meeting,

1. Jessica and Villa introduced themselves, and told us that they and some of the owners of 7411 have powerful background in China;
2. Jessica said she understood very well that we the developers would wish to buy time from them, and they would want money. She also mentioned that this type of dispute related to real estate development in China is very common and can often be resolved by money alone;
3. Jessica said we should give them money earlier the better to minimize our losses;
4. Andrew said this type of bribery money is illegal here in Canada, and recommended to be given under the table.

Around 2 weeks later, our developer Miao met again with Jessica, vice-president of the 7411 Strata Council, in Richmond Centre coffee shop. During the meeting, Jessica pointed out:

1. All 12 owners at 7411 are in a WeChat (Chinese social media app) group created by her;
2. The owners would want cash compensation varies from \$10,000 to \$30,000;
3. About 3-4 owners at 7411 are often overseas in China, but she can represent them;
4. Jessica gave us two options to consider:

Option 1: We the developers pay each owner at 7411 a lump sum payment of \$20,000 in cash;

Option 2: We the developers pay Jessica and Villa each \$50,000 in cash, and they will pull some strings and convince 4 or more other owners (need 6 to reach majority) to give us the green light;

5. Jessica reiterated the importance of paying these amount in cash and under the table;
6. Miao confirmed that he would convey the options given by Jessia to other developers and discuss, but would not agree to pay cash under the table, if any payments were to be made, due to tax concerns.

On or about June 13, 2019, thanks to the City's help, a third meeting with the owners of 7411 were held in the City Hall's meeting room. Jordan Rockerbie, the city's planning technician was in attendance at the meeting. The main purpose of the meeting was to address the shared drive-way's maintenance and shared cost issues, but the owners of 7411 refused to discuss this topic at all times during the meeting. They made it clear to us that they no longer wanted cash compensation from us, the developers, and they only wanted to sabotage our project from this point onwards.

No further direct communications have occurred among the owners of 7411 and us the developers after the June 13 meeting.

We the developers at 7391 have reiterated on multiple occasions that we will be responsible for all the costs associated with removing the fence between our properties, and that the shared drive-way will not be used by us during the construction period and prior to the completion of the project.

Sincerely,

Developers of 7391 Moffatt Rd.

6 units townhouse development at 7391 Moffatt Road (Matthew Cheng's introduction speech.) 3 mins.

Your worship,

My name is Matthew Cheng and I am the architect of this application at 7391 Moffatt Road.

This property is designated as Sub Area B.1 in the City Centre Area Plan which allows grade orientated high density townhouses.

Based on the lot size and area, the maximum Floor Area Ratio is 0.75.

High Density Townhouse Zoning, RTH1, is used as the guidelines for this application.

We are proposing 6 units townhouses with NO variances to bylaw requirements including parking requirement under Zone 3 of Parking Bylaw.

We are also providing 2 secondary suites out of 6 townhouse units.

The vehicular access will go through the driveway of the property to the south at 7411 Moffatt Road at which an existing Statutory Right of Way (SRW) was registered that allows vehicular access to 7391 Moffatt Road.

Apparently, I was also the Architect of this 12 units townhouse project at 7411 Moffatt Road about 9 years ago.

At rezoning application of 7411 Moffatt Road, one of the rezoning considerations requested by City of Richmond was to provide cross access agreement to and from the future development of 7391 Moffatt Road.

A layout of the future development of 6 units townhouses at 7391 Moffatt Road was also submitted as part of the rezoning application.

Prior to Development Permit Panel for 7411 Moffatt Road, in February 2012, a Statutory Right of Way (SRW) (Internal Road) signed by the developer, mortgage company and your worship, Mr. Brodie, was registered at the Land Title Office to the subject property and later to individual strata units.

Back to this rezoning application of 7391 Moffatt Road, it was applied in 2017 and in September, 2017, City requested the developer to have a face to face meeting with the Strata Council of 7411 Moffatt Road to discuss the day to day business including maintenance cost of the shared driveway, way finder signage, location of addressing signage, and removal / replacement of existing fencing and landscaping.

Under this instruction from City, my client has tried very hard to discuss this matter with the strata council of 7411 Moffatt Road in the last 22 months.

I will leave the representative of the developer to report to council what has happened in the last 22 months.

Matthew Cheng, Architect AIBC

Hi Jordan, thank you for your remarkable work attitude, however I have not received any information regarding the strata. If you have any questions, please do not hesitate to call me at 778-681-2618. Thank you again.

Rockerbie, Jordan <JRockerbie@richmond.ca>于2019年7月5日 周五上午11:13写道 :

Hello Eric, I wanted to make sure that Phoebe has updated you about the 7391 Moffatt Road project.

Has there been any more discussion with the strata since the meeting?

If you could give me a call at 604-276-4092 as soon as possible that would be appreciated.

Thank you,

Jordan Rockerbie

Planning Technician, Development Applications

City of Richmond | T: 604-276-4092

From: Rockerbie, Jordan
Sent: Wednesday, 3 July 2019 12:33
To: 'Phoebe Wu'
Cc: Matthew Cheng
Subject: Your Rezoning Application at 7391 Moffatt Road

Hello Phoebe,

As you know, the Public Hearing for this rezoning application will be on July 15 at 7 PM. Please ensure that you and/or Matthew are in attendance in case there are questions from Council.

I am putting together a memo to Council summarizing the meeting that took place, and Wayne has asked the developer to provide a short letter to be attached. The purpose of the letter is to reiterate the desired driveway access arrangement, and should include:

- Reference to the meeting that occurred on June 13;
- Any discussion that has occurred with the neighbour since the meeting on June 13;
- Reference to the SRW registered on 7411 Moffatt Road;
- Reference to any items they hope to resolve with the neighbour (ex. fencing, maintenance, etc.)

Your attention is appreciated as this is a time-sensitive request. My memo is due on Friday, so hopefully your clients are available to draft a letter shortly.

Do let me know if you have any additional questions in advance of the Public Hearing.

Thank you,

Jordan Rockerbie

Planning Technician, Development Applications

City of Richmond | T: 604-276-4092

Schedule 7 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.

ON TABLE ITEM

Date: July 15, 2019
Meeting: Public Hearing
Item: #2



**City of
Richmond**

Memorandum
Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: July 15, 2019
File: RZ 17-766714
Re: School Board Correspondence
Zoning Amendment Bylaw 9932 - 23400, 23440, 23460 and 23500 Gates Avenue
(Fougere Architecture Inc.)

At the June 18, 2019 Planning Committee meeting, there was a question about whether or not School District No. 38 had been consulted.

While Official Community Plan (OCP) Consultation Policy No. 5043 does not require consultation with the School District for OCP amendment applications creating less than 295 units, City staff contacted School District staff regarding the subject 60-unit townhouse project.

School District staff have provided a written response (Attachment 1) which states:

- The proposed 60 townhouse unit project does not result in an increase in the total projected residential build out within Hamilton Area Plan and will not have an impact on School District's projections for Hamilton Elementary.
- Notwithstanding the subject application, enrolment at Hamilton Elementary is projected to grow above the schools operating capacity by 2021.
- The School District has included a proposed four classroom addition to Hamilton Elementary in its 2020 Five Year Capital Plan Submission.

Should you have any questions or concerns regarding this information, please do not hesitate to contact me directly.


Wayne Craig
Director, Development
(604-247-4625)

MM:blg
Att. 1

pc: Senior Management Team (SMT)
Mark McMullen, Senior Coordinator – Major Projects





July 12, 2019

REFERRAL RESPONSE:

APPLICATION #: RZ 17-766714

SUMMARY

The proposed 60 town house units are estimated to have the following impact on schools:

Projected student yield from this development:
(Estimate at full occupancy)

Elementary students = 12
Secondary students = 8

September 2018 Enrolment/School Capacity

Currently McNair Secondary is the catchment secondary school for Hamilton neighbourhood. The Richmond School District in June 2019 adopted its Long Range Facilities Plan which proposes boundary changes to direct new secondary students to Cambie Secondary.

The projections below are for current school catchments only as the boundary change process has not yet been implemented. The enrolment totals in the graphs below do not include international students.

Hamilton Elementary

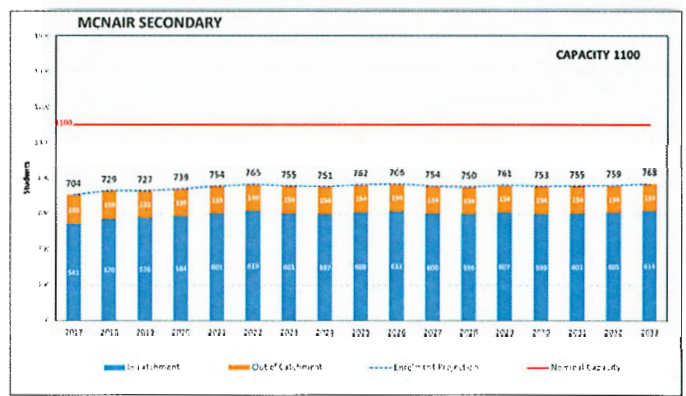
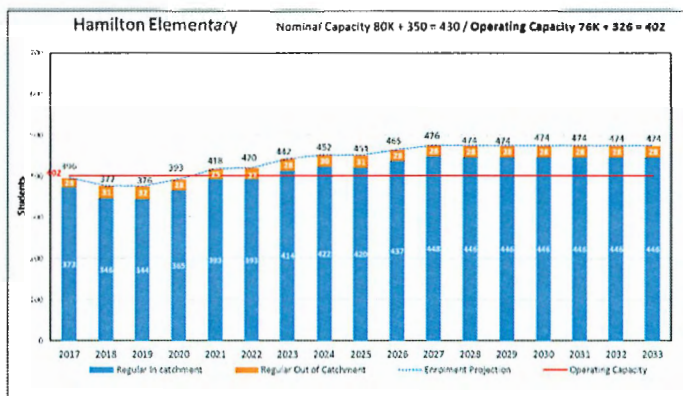
September 2018 Enrolment (Gr. K-7) = 377
Operating Capacity (Gr. K-7) = 402

McNair Secondary

September 2018 Enrolment (Gr. 8-12) = 797
Operating Capacity (Gr. 8-12) = 1100

Cambie Secondary

September 2018 Enrolment (Gr. 8-12) = 554
Operating Capacity (Gr. 8-12) = 1100



School District Planning and Development Department Comments:

The proposed 60 townhouse units is not an increase in the total projected residential build out within Hamilton Area Plan (HAP) and will not have an impact on school districts projections for Hamilton Elementary. Enrolment at Hamilton Elementary is projected to grow above the schools operating capacity by 2021. The School District has included a proposed four classroom addition to Hamilton Elementary in its 2020 Five Year Capital Plan Submission, which is subject to approval by the Ministry of Education.

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.



Hollypark Residents Petition

On July 15, 2019, the City of Richmond will hear a proposal to amend the single-family lot size policy 5420, Richmond Zoning Bylaw 8500, in Section 36-4-7 (Hollypark neighbourhood), to exclude 46 properties on Railway Avenue and two properties on Williams Road from the Lot Size Policy.

At this same hearing the City of Richmond will hear an application, in relation to 10200 and 10220 Railway Avenue, to rezone these two properties and permit the subdivision into three properties, each with an additional 'coach house' suite with vehicle access from the rear.

As a resident of Hollypark, I want to preserve the character of my neighbourhood. I do not support the proposed single-family lot size bylaw amendment nor do I support the application being presented to Council with respect to 10200 and 10220 Railway Avenue, Richmond.

Print Name	Address	Phone #	Email	Signature	Date
Michael Nakaniishi	10110 Hollywell Dr	604-272-1494	Michael.nakanishi@outlook.ca	<i>[Signature]</i>	July 7/19
Frances Nakaniishi	"	"	ngkanishi.frances@gmail.com	<i>[Signature]</i>	"
Dmitry Smurlevich	5297 Hollycroft Drive	604-500-1551	dima8080@yahoo.com	<i>[Signature]</i>	July 7/19
Ralph van Roubal	10131 Hollywell Dr	604-818-3237	rvp2thehills@gmail.com	<i>[Signature]</i>	July 7/19
Shari Colhart	10131 Hollywell Dr	604-307-0246	sharicolhart@gmail.com	<i>[Signature]</i>	July 7/19
Robyn Anderson	10151 Hollywell Dr	604-802-2775	robynanderson@telus.net	<i>[Signature]</i>	July 7/19
Patrick Lok	5071 Hollycroft Dr	604-300-3511	lok-patrick@hotmail.com	<i>[Signature]</i>	July 7, 2019
Doris Lok	5071 Hollycroft Dr	604-720-8213	doris.lok@hotmail.com	<i>[Signature]</i>	July 7, 2019
Ming Qiu	5228 Hollycroft Dr	604-396-3433	gingy1983@hotmail.com	<i>[Signature]</i>	July 7, 2019
Norm Yee	5237 Hollycroft Dr	604-306-8560	normyee@shaw.ca	<i>[Signature]</i>	July 7, 2019

Dr

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Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
ANITA KEER	5188 HOLLYCROFT DR. RICHMOND	604-275-9385	akerrse@me.com	<i>Anita Keer</i>	July 7, 2019
STUART KERR	5188 HOLLYCROFT DR RICHMOND	(604) 275-9385	akerrse@telus.net	<i>SK</i>	July 7, 2019
BOB BADER	5117 HOLLYCROFT DR RICHMOND	604 277-4991	THEBADERS@shaw.ca	<i>Bob Bader</i>	July 7, 2019
SHERRI BADER	5117 HOLLYCROFT DR RICHMOND	604 277-4991	thebaders@shaw.ca	<i>Sherril Bader</i>	July 7, 2019
Bill Wilson	5051 HOLLYCROFT DR RICHMOND	604 551-3427	runbillrun52@gmail.com	<i>Bill Wilson</i>	July 7, 2019
Ann Lorayes	10111 HOLLYMOUNT DR. RICHMOND	(778) 229-1596	mlorayes@gmail.com	<i>Ann Lorayes</i>	July 7, 2019
WANG, DONG	10181 HOLLYMOUNT DR. RICHMOND	778-859-2768	wdong29@yahoo.ca	<i>Dong Wang</i>	July 7, 2019
WANG, Zhi Min	10181 HOLLYMOUNT DR. RICHMOND	778-885-4868	Jimmy.Petition@meil.com	<i>Zhi Min Wang</i>	July 7, 2019
LITA LAURENDEAU	1091 HOLLYMOUNT DR. RICHMOND	604-274-2644	LAURENDEAU.RITA@gmail.com	<i>Lita Laurendeau</i>	July 7, 2019
Jim Nelson	10271 HOLLYMOUNT DR. RICHMOND	604-241-8851	jimn@shaw.ca	<i>Jim Nelson</i>	July 7, 2019

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Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
Germaine Lee-Nelson	10271 Hollymount Dr. Richmond BC V7E 4E5	604-241-8853	glee.nelson@scd38.bc.ca		July 7/19
GIOVANNI MARCHIOA	10291 HOLLYMOUNT	778 840-2074	gmar10e11674@gmail.com		7 Jul 19
LEE DONSETT	10361 HOLLYMOUNT	604-352-7424	donse.mar@gmail.com		July 7 th 2019
GERAIGINA CHARLE DONSETT	10361 HOLLYMOUNT	604-352-7424	ginadonsetta@shaw.ca		July 7 th 2019
Ross McCauley	10540 Hollymount Dr	778 879 7365	rossmccauley@hollpark.com		July 7, 2019.
Mazin Sulaiman	10571 Hollymount Dr.	778 773 3566	bright.ace@gmail.com		July 7, 2019
Lubna Istifan	10571 Hollymount Dr	778 990 2258	list.fan@rosewoodmanor.org		July 7, 2019
Khalila Sulaiman	10571 Hollymount Dr. BSM	236 888 2925	bright.ace@gmail.com		July 7, 2019
ELAINE PEDERSEN	10580 HOLLYMOUNT DR	604 276-9206	elanyap@gmail.com		July 7 '19
KURT PEDERSEN	10580 HOLLYMOUNT DR	604 276-9206	pedersen@telus.net		July 7 '19

Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
Alana Yee	5237 Hollycroft Dr.	604-306-9070	alanatamesh@i.com		July 7/19
Richard Myers	10641 Hollymount Dr.	778-867-9684	richmyers@hotmail.com		July 7/19
CHRIS SILVERSON	10651 HOLLYMOUNT DRIVE	604-803-7623	CHRIS@SILVERSON.CA		July 7/19
Melanie Silverson	10651 Hollymount Drive	604-644-8740	melmorins@yahoo.ca		July 7/19
DAVID KNOTT	10681 HOLLYMOUNT DRIVE	778-668-5392	david.knott@hotmail.com		July 7/19
Ben He	10661 Hollymount Dr.	604-363-5992	benyphoe@hotmail.com		July 7/19
Georgina Lau	10661 Hollymount Dr.	778-882-6078	georginalau@gmail.com		July 7/19
Patti AKNIN	10250 Hollymount Dr.	604-271-3365	akninp@shaw.ca		July 7/19
RALPH AKNIN	10250 Hollymount Dr.	604-271-3365	aknr@shaw.ca		July 7/19
Dylen Thomas	10691 Hollymount Dr.	604-271-4750	dthomases@shaw.ca		July 8, 2019

Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
GYNETH YOUNG	10370 HOLLYWELL DR.	778 928 0271	gynyoung@yahoo.com		7/8/19
GOUDIE YOUNG	10370 HOLLYWELL DR.	778-928271	=		7/8/19
YORK SIU YOUNG	10370 HOLLYWELL DR	778-928271	=		7/8/19
SONUY YOUNG	- do -	778-928271	=		7/8/19
SINAN SULAIMAN	10571 HOLLYMOUNT DR	604 241 4882	sinan.sulaiman@gmail.com		07/08/19
PATRICK STAPLETON	5291 HOLLYCROFT DRIVE	604-318-1427			July 9/2019
Sam ISAACS	10380 Hollymount Dr	604-271-3228			July 9, 2019
EDWARD LIMDAWCO	10031 HOLLYMOUNT	604 275 3483	EDL@SHAW.CA		9 JUL 2019
PAT MURRAY	GATE 10040 HOLLYCROFT	604-271-8840			✓
ALLEN MURRAY	✓	✓			✓

Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
Keith Irwin	10650 Hollymount Dr	604 277 8657	kirwin@yahoo.ca		July 08/19
Mary Irwin	10650 Hollymount Drive	604-277-8657	maryirwin2010@hotmail.com		July 8/19
Cecy Knott	10681 Hollymount Drive	(604) 790-9745	Cecyknott@gmail.com		July 8/19
Brent Santha	5235 Hollywood Dr	604-271-1769	bisantha@yahoo.com		July 8/19
Leanne Santha	5235 Hollywood Dr.	604-271-1769	lesantha@yahoo.ca		July 8/19
Neil Vamick	5203 Hollywood Dr	604 272-4000	n.vamick@gmail.com		July 08/19
Jeanne Gausie	5000 Hollycroft Dr	604 272 5551	jgausie@gmail.com	J. Gausie	July 8/19
Patsy Chan	10211 Hollywell Dr.	(604) 771-9829	patsychan@gmail.com		July 10/19
GARY TSE	10210 Hollywell Dr	604-328-5249	gary.tse@shaw.ca		July 10/19
IVY TSE	10210 Hollywell Dr	604 270 3342	woodstock55@gmail.com		July 10/19

Hollypark Residents Petition

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Print Name	Address	Phone #	Email	Signature	Date
LINDA GAVSIE	10620 Hollymount DR	778-540-3888	Lindagavsie@gmail.com		July 7/19
DACE SOCKEMAN	5240 Hollycroft Dr	604 238 8114	dace.sockeman@gmail.com		July 7/19
AMY JACOBSON	5240 Hollycroft Dr	604-319-7544	amy.jacobson@gmail.com		July 7/19
ED GANSE	10220 Hollymount Dr	604-975-1475	ed@ganse.com		July 7/19
Maurice Torg	5248 Hollycroft Dr	604-273-8216	maurice.torg@hotmail.com		July 7/19
LESA CHU	5248 Hollycroft Dr	778-322-2823	lesachu@gmail.com		JULY 7, 2019
Greg Houston	5231 Hollycroft Dr	604 277 1442	HoustonY/shaw.ca		July 7 2019
MALON HOUSTON	5231 Hollycroft Dr	604-277-1442	HoustonY@shaw.ca		7 July 2019
David Lexier	5217 Hollycroft Dr	604 616-9815	dlexier@hotmail.com		July 7, 2019
Thuy Lexier	5217 Hollycroft Dr	604 616-9815	tn_76@hotmail.com		July 7, 2019

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Print Name	Address	Phone #	Email	Signature	Date
Ruth Henderson	10161 Hollymount Dr	604 275-1736	ruth.henderson@shaw.ca	Ruth Henderson	July 9/19
Don Henderson	10101 Hollymount Dr	604 275-1736	donmhenderson@shaw.ca	Don Henderson	July 9/19
RAY POOKE	10161 Hollymount	778.859 8472	hellocrush67@gmail.com	[Signature]	July 9/19
Kevin Krysiw	5220 Hollycraft	604-999-6205		[Signature]	July 11/19
NAUREN BURR	10000 HOLLYMOUNT DR Hollycraft	604 271 8817	abamburc@shaw.ca	Naureen Burr	July 12/19
Patricia Stapleton	5291 Dr.	604 272 4154	pstapleton12@shaw.ca	Patricia Stapleton	July 12/19
Diana Muckelmei	10550 Hollymount Dr	604 274 3262	steinrucke@hotmail.ca	[Signature]	July 12/19
Alfonso C. Sison	10591 Hollymount Dr	778-388-4044	alfonso.csison@gmail.com	Alfonso C. Sison	July 12/19
Aaron Ng	10520 Hollymount	778-858-5770	nan@shaw.ca	[Signature]	July 12, 2019
Madehyn Ng	10520 Hollymount Drive	778-858-5770	3619a11@gmail.com	[Signature]	July 12, 2019

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ON TABLE ITEM

Date: July 15, 2019
Meeting: Public Hearing
Item: #4

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.

CityClerk

From: London Station <stationlondon@gmail.com>
Sent: Monday, 15 July 2019 07:33
To: CityClerk
Subject: Fwd: Letter to the City
Attachments: City of Richmond.docx

Categories: For PH

Good morning,

My neighbour, David Lexier, has asked that I provide this letter on his behalf in advance of tonights public hearing. Please confirm your receipt of same.

Thank you in advance,

Kevin Krygier

Begin forwarded message:

From: David Lexier <dlexier@hotmail.com>
Date: July 15, 2019 at 6:59:09 AM PDT
Subject: Letter to the City

Hi Kevin. I have attached a letter to the city. I would appreciate if you could provide this at the meeting tonight. We really appreciate you attending on the neighborhoods behalf.

Thanks, and let me know how it goes.

Dave

Sent from Outlook



Attention: Director, City Clerk's Office,

We are writing in response to a letter received on July 4, 2019 regarding a requested amendment to exclude 46 properties on Railway Avenue from the Single-Family Lot Size Policy 5420. We would like to express our significant concerns with a change to a significant portion of our single-family home neighborhood.

For background, we have lived in the "Hollies" since 2007. We have raised a young family in the neighborhood and have seen several changes happening before our eyes. This includes the building of monstrous houses and the raising of several multi-family units on Steveston highway. All these decisions have led to various changes in the neighborhood. One of our major concerns is the amount of congestion on the streets in the Hollies.

As it now stands, we can barely let our kids play in our front area due to the traffic congestion. This is a problem throughout our neighborhood. You can drive up and down every street, and you will see cars parked on both sides of the road and the driveways full. This results in one-way traffic occurring in all parts of the neighborhood. Cars having to wait for each other while they take turns making their way down the streets. Adding these many properties, along with the new multi-family homes coming in on Steveston highway will over run our neighborhood with traffic. We already have concerns about allowing my kids to ride their bikes in the neighborhood, and this congestion will only serve to increase our concerns.

As well, with increased congestion, we believe property crime has increased in our neighborhood. Whether this is a result of a more busy area which could lead to less attention being paid to criminals, but I know each of my neighbors has been affected by property crime whether it is a garage or car break-in, or suspicious individuals on our property, it is all very disturbing. We believe that increasing the population, especially rental units and coach houses, will lead to an increase in congestion and a growing transient element to the neighborhood. This is of great concern. We are slowly losing a neighborhood where everyone is familiar with each other, and in turn, watches out for each other and our property. This was the number one reason why we chose to move to the Hollies, for the close-knit community, and we feel the increased in density will be detrimental to the neighborhood.

We of course understand the need to increase density in Richmond as the population grows, however we feel there are better ways of doing this and spreading it out through Richmond. We feel that this proposal is simply a money grab for a developer to use the density problem to increase their profits at the expense of our neighborhood. We feel that extracting an entire half mile block in one neighborhood (in addition to the Steveston Hwy development) to increase that much density is irresponsible by the City of Richmond and has been hastily recommended.

Again, our concerns are not limited to the above, however we feel that both the increase congestion and the introduction of a more transient population to our neighborhood will have a negative effect on our community. Please consider our input as a concerned resident of the Hollies. All we ask for is to have a safe neighborhood to raise our kids and to retain some semblance of the environment that made us choose this area in the first place.

Thank you kindly.

David and Thuy Lexier, 5217 Hollycroft Drive

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.

ON TABLE ITEM

Date: July 15, 2019
Meeting: Public Hearing
Item: #4

CityClerk

From: John leung <268oakview@hotmail.ca>
Sent: Sunday, 14 July 2019 14:54
To: CityClerk
Cc: JOHN LEUNG
Subject: Comments re Amendment Bylaw 10035 (RZ 17-784927)

Categories: For PH

Richmond.ca indicated submission form is unavailable, and directed to submit comments for Public Hearings directly to the City Clerk.

Our comments are as follows:

We object to subdividing into 3 lots. Demand for parking along Railway Avenue will be further increased by increasing dwelling density. In addition to the already increased number of tenants & occupants from the existing newer & bigger houses, more visitors of Railway Greenway are using the street parking spaces. Increased parking activities also poses more safety danger to the users of bicycle lane.

John Leung - 268 Oakview Holdings
10140 Railway Avenue



CityClerk

From: normrob@telus.net
Sent: Tuesday, 9 July 2019 12:43
To: CityClerk
Subject: RZ 18-829032

Categories: For PH

Locations 9020 Glenallen Gate, 9460,9480 and 9500 Garden City Road.

I am against this rezoning. This is detached home zones and the Garden City Road is too narrow to support more traffic which is surely going to happen. Obviously city council does not believe in the climate emergency that was declared. More density means twice as many cars.



Schedule 12 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, July 15, 2019.

ON TABLE ITEM

Date: July 15 2019
Meeting: Public Hearing
Item: #5

CityClerk

From: Bell, Yvonne [PHSA] <Yvonne.Bell@hssbc.ca>
Sent: Monday, 15 July 2019 16:20
To: CityClerk
Cc: Bell, Yvonne [PHSA]
Subject: RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10047 (RZ 18-829032) LOCATION 9020 GLENALLAN GATE,9460,9480 & 9500 GARDEN CITY ROAD

Dear Mayor and City Councillors,

I am not in favour of the following rezoning application: RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10047 (RZ 18-829032) LOCATION 9020 GLENALLAN GATE,9460,9480 & 9500 GARDEN CITY ROAD. I ride my bike past these houses every day on my way to work and shopping. The houses look well-made and maintained. In March of this year, the Richmond City Council declared a "Climate Emergency". I believe that during a Climate Emergency, Richmond should not allow well maintained houses that have had current home renovations such as new doors and windows to be torn down with the debris ending up in our overflowing landfill. Mature, healthy trees should not be cut down to be replaced by shrubs and small trees that take a lot of precious water to get well established. The amount of land that is currently taken up by front yards, back yards and side yards with trees, lawns, gardens and shrubs should never be reduced during a Climate Emergency. They help the climate stay cool. Whenever a single detached home has been torn down to be replaced by townhouses, the amount of green space has always been drastically reduced.

I think it is very poor planning on the cities part to allow the construction of townhouses (on a block where none exist) where brand new single detached homes have just been built. This leads to more homes getting rezoned for townhouses and then the newly built houses will get rezoned and torn down to be built into townhouses. This is completely unsustainable environmentally and should not be happening during a Climate Emergency.

I feel that Richmond will be losing out on current rental housing if these homes are torn down and turned into townhouses. I also think that since Garden City Road is one of the few dedicated bike routes running north-south in Richmond, squishing 13 townhouses where 4 houses previously were and funneling their access on to Garden City road would be a detriment to the safety of cycling on Garden City road.

Living in Richmond I can easily see why we are in a Climate Emergency.

Thank you very much for your time.

Sincerely, Yvonne Bell, life time resident of Richmond, BC.

Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

