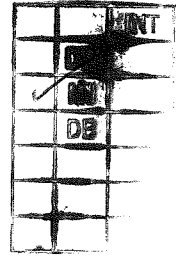


Schedule 4 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Tuesday, December 15, 2015.

**Attn: The Mayor/Councillors**

City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1



November 13<sup>th</sup>, 2015

**RE: Objection to Rezoning Application number RZ15-703150 relating to 9131 Steveston Hwy property – Right of Way/Public Access over our Private properties**

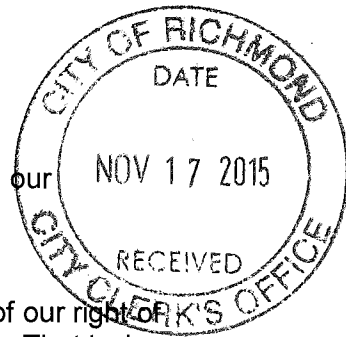
Dear Mayor/Councillors,

We strongly object to the above proposed usage of our properties regarding the use of the right-of-way over our properties (9093 & 9097 Steveston Hwy). We have attached all the chain of emails exchanges with the City Planning & Development department. These emails are self-explanatory. We contacted the City Planning development department in July 2015 and raised our concerns. Subsequently we had meeting with city planner (Cynthia) on July 31<sup>st</sup> in which it was assured that based on our legal documents no right of way to public will be given. Since then no information were given to us on the development of this application. We guess builder was in constant contact to find the loop hole to get the access through our private properties. We have no idea how City Planning department has changed the legal interpretation due to the builder's pressure. In the July 31<sup>st</sup> meeting it was made clear to us that no public access will be given until we agree. Amazingly the City Planning department did not bother to involve us during this legal interpretation process, we found out ourselves today that the application has gone that far based on the testimony/understanding of one party (Builder) only. We still have no idea which legal clause and which document city planning department is considering unilaterally?

We are approaching you to stop that kind of one sided decision. We are the affected parties and we strongly object to give any kind of public access through our properties. Earlier access was given to this block of four houses only.

Our strong objections are based on the following genuine facts:

1. Loss of privacy and intrusion to local community
2. Property damage due to vehicle hitting the walls (we have already seen 3 hits on our retaining walls by non-residents)
3. Inadequacy of parking, traffic generation and endangerment to resident safety
4. Noise and disturbance resulting from increased local traffic
5. Unfounded grounds for the application - This new one sided legal interpretation of our right of way does not provide evidence of giving the access to public through our properties. That lack of supporting evidence is contrary to city approval policy.



City should not support builder because they are rich and city will get more benefits from the builder in return taxes. We also pay heavy taxes every year including the land passage under question. City should support us being a long time tax payer in the city of Richmond. We do need piece of mind for our families. This is totally unfair on our part being a victim of misinterpretations of our SRW document. This forced land-grabbing must stop. The permission to use our property for re-zoning purpose in our view is excessive, unpleasant, and grotesque. Our original objection to give access to builder over our properties from July, 2015 still stands,

and we have included email correspondence in this regard. This is very narrow lane; with vehicles parked on one side put our kids in great danger due to many blind spots for turning traffic. Over and above few years back a pedestrian was hit by a visitor while turning onto the Steveston Hwy from this lane meaning more traffic more chances of hitting the pedestrian. City must stop giving any kind of access through our properties that will unnecessarily create very unsafe situation for our families. We preach a lot safety into our lives every day at home, at offices, on roads, etc but when it comes to vital decision that has long lasting effect city must not ignore the family safety and our piece of mind over small monetary gains (in terms of taxes).

We trust our objections will be put forward before the Planning Committee in due course prior to a decision being made on this application. We should be grateful if you would kindly keep us informed of the progress of the planning application.

Many thanks.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Qaiser' or 'Naureen', with a stylized flourish at the end.

Qaiser/Naureen owner of 9093 Steveston Highway, Richmond BC

Phone: 604-277-6493

Email: [g\\_igbal@hotmail.com](mailto:g_igbal@hotmail.com)

A handwritten signature in blue ink, appearing to read 'Anand' or 'Nisha', with a stylized flourish at the end.

Anand/Nisha owner of 9097 Steveston Highway, Richmond BC

Phone: 604-288-6067

Email: [anand.filmfx@gmail.com](mailto:anand.filmfx@gmail.com)

Attachment: Email correspondence with city

## Iqbal, Qaiser

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**From:** Qaiser Iqbal <q\_iqbal@hotmail.com>  
**Sent:** 2015, November 16 8:42 AM  
**To:** Iqbal, Qaiser  
**Subject:** FW: Public ROW Access on Private Properties (9093 & 9097) - Rezoning application at 9131 Steveston Hwy (RZ 15-703150)

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From: q\_iqbal@hotmail.com  
To: clussier@richmond.ca; devapps@richmond.ca  
CC: anandnisha.dc@gmail.com; anand.dorairaj@yahoo.com  
Subject: Public ROW Access on Private Properties (9093 & 9097) - Rezoning application at 9131 Steveston Hwy (RZ 15-703150)  
Date: Fri, 13 Nov 2015 16:42:45 -0800

Thanks Cynthia,

Can you refer to us which legal interpretation (Document #, Clause #, etc), we would like to know how City has unilaterally decided to proceed with this without involving the residents. We'll bring that document in the meeting if you could refer us to the right document.

Thanks,  
Qaiser

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From: CLussier@richmond.ca  
To: q\_iqbal@hotmail.com; DevApps@richmond.ca  
CC: anandnisha.dc@gmail.com; anand.dorairaj@yahoo.com  
Subject: RE: Public ROW Access on Private Properties (9093 & 9097) - Rezoning application at 9131 Steveston Hwy (RZ 15-703150)  
Date: Sat, 14 Nov 2015 00:31:47 +0000

Hi Qaiser and Nisha

As discussed today by phone, the staff report on the proposed rezoning application at 9131 Steveston Hwy (RZ 15-703150) will be available hopefully this evening through a link on the City's website at  
: <http://www.richmond.ca/cityhall/council/agendas/planning.htm>

The staff report is scheduled to be presented at a Planning Committee meeting to be held on Tues Nov 17 in the Anderson Room at Richmond City Hall at 4pm, next week.

The meeting is open to the public, and there will be an opportunity to speak to the Committee when they are considering the application. A copy of the Meeting Agenda will also be available through the above link.

I understand your concerns regarding use of the right-of-way over your properties, however a legal interpretation has been provided to staff which indicates that the right-of-way may be used for the purpose of utilities and public-right-of-passage, and that it was envisioned at the time that your lots were created that the right-of-way provide temporary vehicle access to access adjacent lots in this block until such time that a permanent lane access is made available. It is on this basis that staff is recommending that the application be moved forward to the Planning Committee for their

consideration. The outcome of the proposal will be determined by Council with consideration given to the public's comments.

If the Planning Committee decides to move the application forward to the next step, there will be an opportunity for you to provide comments at a subsequent Council meeting and Public Hearing.

Cynthia Lussier  
Planner  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: clussier@richmond.ca  
www.richmond.ca

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**From:** Qaiser Iqbal [mailto:q\_iqbal@hotmail.com]  
**Sent:** Friday, 13 November 2015 3:47 PM  
**To:** Lussier, Cynthia; DevApps  
**Cc:** anandnisha.dc@gmail.com; anand.dorairaj@yahoo.com  
**Subject:** Public ROW Access on Private Properties (9093 & 9097) - Rezoning application at 9131 Steveston Hwy (RZ 15-703150)

Cynthia,  
We need a little bit of more clarity on the rezoning "board" being displayed at the property of 9131 Steveston Hwy for Rezoning application number **RZ15-703150**. We made it very clear to the applicant (Maryem Ahbib) that we are not giving any kind of public/Vehicle access to the rear lane through the lane between 9093 & 9097 properties but display sign board is somewhat confusing with the wording **"To permit a subdivision to create (2) Lots, with Vehicle access from a Proposed Extension to the existing rear lane"** I am also attaching the display board photos. We all know that the extension of existing rear lane is not possible until all the houses are sold, under current situation access to the existing lane is not possible because we are not prepared to give any kind of public access through our ROW. Our this decision was clearly communicated to Maryem Ahbib and her partner (see below emails). A copy of that decision was also sent to City of Richmond on August 1st 2015. We also had a meeting with you at the city hall on July 31st, 2015, in which we made it clear that we don't want to give any public access through this lane.

Therefore please do not approve their rezoning application permitting the subdivision with Vehicle access from the rear lane as there is no way they can access to the proposed properties through rear lane.

We already left detail messages at your answering machines, feel free to contact us to discuss this if necessary.

Thanks,  
Qaiser  
604-839-3011 (Cell)

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**From:** Iqbal, Qaiser  
**Sent:** 2015, August 09 12:14 PM  
**To:** Lussier, Cynthia (CLussier@richmond.ca)  
**Cc:** 'Khalid Hasan (info@khalidhasan.com)'

**Subject:** Public ROW Access on Private Properties (9093 & 9097) - Rezoning application at 9131 Steveston Hwy (RZ 15-703150)

**For your information**

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**From:** Qaiser Iqbal [[mailto:q\\_iqbal@hotmail.com](mailto:q_iqbal@hotmail.com)]  
**Sent:** 2015, August 01 10:36 AM  
**To:** [mahbib@sutton.com](mailto:mahbib@sutton.com); [bpanesar@sutton.com](mailto:bpanesar@sutton.com)  
**Cc:** [anand.dorairaj@yahoo.com](mailto:anand.dorairaj@yahoo.com)  
**Subject:** Public ROW Access on Private Properties (9093 & 9097)

**Attention: Maryem Ahbib and Bhajan Panesar - Sutton Group (Seafair Realty)**

Please be informed that we the owners of properties 9093 Steveston Hwy & 9097 Steveston Hwy jointly decided not to give/allow any kind of public access through our properties as shown on Plan BCP # 13121. Therefore no further meetings/visits to our houses are necessary to pursue this matter with us. This matter deemed closed hereinafter.

Thank you,

Qaiser/Naureen owner of 9093 Steveston Highway, Richmond BC  
Anand/Nisha owner of 9097 Steveston Highway, Richmond BC

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**From:** Lussier, Cynthia [<mailto:CLussier@richmond.ca>]  
**Sent:** 2015, July 27 3:42 PM  
**To:** Iqbal, Qaiser  
**Subject:** RE: Temporary Public Access on Private Property

Hello,

Thank you for taking the time to inquire about the proposed Rezoning application at 9131 Steveston Hwy (RZ 15-703150).

Maryem Ahbib has submitted an application to request permission from City Council to rezone the land to enable a subdivision to create 2 lots with vehicle access from an eastbound extension of the existing City-owned lane along the north property line of 9091/9093/9097/9099 Steveston Hwy (see the map below showing your property and the City-owned lane along the north property line). City staff are currently reviewing the rezoning application. One of the issues that City staff need to review is the proposed vehicle access to the site.

I think it would be worth discussing the redevelopment history of the lots at 9091/9093/9097/9099 Steveston Hwy in person. Are you able to attend a brief meeting with me to discuss this? Please let me know your availability to meet with me. I am in the office this week and then out of the office next week, returning on Monday August 10<sup>th</sup>.





Regards,

***Qaiser Iqbal/Naureen Qaiser***

**Folio Number:** 074-841-012

**Civic Address:** 9093 STEVESTON HWY RICHMOND, BC V7A 1M6

Tel: 604-528-1777 (W)      Cell: 604-839-3011

Email: [qaiser.iqbal@bchydro.com](mailto:qaiser.iqbal@bchydro.com)