

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到, 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

