

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
www.Century21pel.com

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

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
www.Century21pel.com

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

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