

August 23, 2004

SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
AUGUST 23, 2004.

To the Honourable Mayor and Council
Of the City of Richmond

My name is Jennifer Nakai and I am the owner of 5620 Moncton Street. Tonight, I am here to voice my concern about NCL Real Estate Management's application for development at 12251 No. 2 Road.

My major concern (as expressed at the planning committee meetings of May 18, June 22, and the council meeting of June 29) has always been the **height** of the proposed building. A continuous, three storey over parking (essentially 4 stories) building is too massive to be put next to single family homes. Although the developer has set back the building 34 feet from some of the neighbouring homes, this distance, with no structures between the homes and the building, does not effectively reduce the visual impact on the single family home.

Constructing a building of such massive height and size will:

- Decrease the value of neighbouring single family homes
- Lessen the residents' quality of life by limiting such things as one's privacy, view, sunlight, and the breezes from the river

I would like to make it perfectly clear, that I do not object to having senior citizens as neighbours. In fact, my mother and her friends along Moncton Street are all senior citizens. They range in age from 76 to over 90 years old. We welcome new seniors into our neighbourhood, but, in return, we ask them to respect us, who are already here. In view of the fact, that since there is no area plan in place, there is no height restriction of new buildings. Please require the developers to design a building that does not intrude upon our property rights.

The residents along Moncton Street have signed a petition stating that they oppose a 4-storey seniors complex at 12251 No. 2 Road. The residents were very clear that **they do not oppose the seniors complex in itself**, however, **they oppose the extreme height of the building in this neighbourhood**.

Do the residents along Moncton Street not have the right to enjoy their property in the same fashion and with the same expectations as other single family home owners in Richmond? Do these residents not have the right to enjoy their property without the intrusion of a 4-storey apartment style building in their backyards?

Finally, I would like you to know that I have been motivated in this cause because of what I know and have seen what my mother has endured throughout her life.

August 23, 2004

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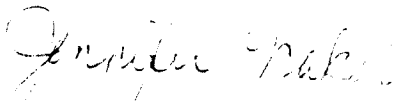
In 1946, after being interned at Lemon Creek, my mother and her family took the government's voluntary deportation program and moved to Japan. Then, in 1954, my mother came to Steveston to be a picture bride for my father. We lived in a cannery house by the dyke until 1960. She took the cash my father earned from a good season of fishing and bought this property on Moncton Street from Nancy Trites. At that time, she was told by the city that the property behind her which was a cabbage patch would eventually be zoned residential. However during the 1960's, without her or her other Japanese Canadian neighbours knowledge, the city rezoned the property to industrial. In 1999, my mother as well as her neighbours wanted the Tries Road area plan to be adopted--a plan that would finally change the noisy, intrusive industrial area to residential. However, the Council, at that time, chose to side with the opinions of residents in the Westwind and Homma school neighbourhoods who did not want any further development in this area. Therefore, an area plan was never adopted.

Now, my mother is again raising her voice along with her neighbours to say that it is not right to place a 4-storey apartment building behind single-family homes.

I believe we need to be very clear in this issue, here before you. I believe we are faced with determining what is one's rightful expectations from one's property and what is the developer's entitlement to profit from a structure built upon neighbouring single family homes.

Mayor Brodie has told me that one needs to think of the "good" of Richmond. But, one needs to be very clear and specific as to what that "good" really means. One must not violate another's rights in order to exercise his own rights. Please do not let an immense apartment style building intrude upon my mother's rightful expectations of her property. Please set a height restriction for NCL's development. Thank you.

Yours truly,


Jennifer Nakai

August 23, 2004

Mayor and Councillors
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We, the undersigned are opposed to building a 4-storey, 109 unit seniors' complex at 12251 No. 2 Road.

We believe that a seniors' complex and a transformation of the industrial site to residential is beneficial to our community. However, we do not believe that a structure of the currently proposed design and mass is appropriate for this location.

Name	Address	POSTAL CODE
1 Joyce McDONALD	3560 SOLWAY DR. RICHMOND BC	V7E 3T5
2 MARIE McDONALD	5480 MONCTON ST RICHMOND BC	V7E 3B4
3 IAN McDONALD	3560 SOLWAY DR. RICH.	V7E 3T5
4 BRUCE McDONALD	5480 MONCTON ST	V7E 3B4
5 Shelly McDonald	24831 50 th Ave Lang	V7E 1V9K2
6 Nancy Plunk	3891 Garry St. Richmond	V7E 2T7
7 Hans Mithum	85-11491 7 th Ave Richmond	V7E 5X5
8 Bryan Palatov	5360 Moncton St Richmond	V7E 3B3
9 Bruce Dekker	5280 Moncton St Richmond.	V7E 3B3
10 S Maeda	5260 MONCTON ST RICH	V7E 3B3
11 G Shum	5240 Moncton St Rich	
12 Fabeen Dhanan	5200 moncton St Rich.	V7E 3B3
13 Candice Balston	5182 Moncton St Rich	V7E 3B3
14 S L TAN	5100 Moncton St. Richmond	V7E 3B3
15 Sandy Tan	5100 Moncton St Richmond	V7E 3B3
16 Sasi Muraho	5040 Moncton St RICH	V7E 3B3
17 IAZ MURHO	5080 Moncton St RICH	V7E 3B3
18 Lester Tiro	5026 Moncton St Rich	"
19 DEVIE LARSEN	5011 MONCTON ST RICH.	V7E 3B2
20 Dan Burke	505 Moncton St.	V7E 3B3

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Name	Address
21 Y Kitade	5351 HUMMINGBIRD DR, RMD, BC
22 Regina Schoeps	101- 8140 Colonial Dr RMD BC
23 Denise Pasloske	1320 Douglas Cros. Rmd BC
24 JUDITH GUEVARA	11631 RAILWAY AVE, RMD, BC
25 TINA CHU	6420 GOLDSMITH DR Rmd BC
26 Teresa Barney	106- 7457 Moffitt Rd Rmd BC
27 Sharon How	8100 Jones Road, Rmd BC
28 Darryl Chernyk	5340 MAPLE ROAD, RICHMOND, B.C.
29 THOMAS WARD	#507-9320 PARKSVILLE DR, RICHMOND, BC
30 JOAN WRIGHT	#223- 8451 WESTMINSTER HWY RICHMOND
31 KIRBY GO	11511 NO. 1 Rd. Richmond BC
32 Grace Tan	11511 NO 1 Rd Rmd BC
33 Tami Ott	64-3088 Francis Road, Rmd, BC
34 Yoshi Takiya	3215 Pleasant St. Richmond B.C
35 Kimberley Nakai	5000 MANCTON ST. @ RICHMOND
36 Doug Patterson	5071 Mancton St
37 KARIN SHOKER	5091 MANCTON ST RMD, BC
38 Bob Shaker	5091 Mancton St RMD
39 HK Shutz	5091 Mancton St. RMD, B.C
40 Margaret Sakai	5131 Mancton St. Rmd. B.C.

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Name	Address
1. Apaka Lam	4500 Moncton St Lund.
2. Aiba Zibi	12200 PHOENIX DR RICH.
3. Wendy Lo	4680 Moncton St
4. Burns	4720 Moncton Street
5. Eric Sykes	4760 Moncton St
6. Maureen Sykes M Sykes	4760 Moncton St. Richmond
7. M. P. JACK	4780 Moncton St Richmond.
8. Linda Banik	4820 Moncton St
9. K. Kitano	5600 Moncton St Rich B.C.
10. N. Matsumura	11960 102 Rd Richmond B.C.
11. Erika Harada	6111 MONTEITH RD RICH. BC. V7E2G6
12. Edward Lu	6211 Monteith Rd Rich V7E2G6
13. Kyle	6271 Monteith Rd. Rich, V7E-2G6
14. Jimmy Ng	6371 Monteith Rd Richmond BC
15. Kenneth	6371 Monteith Rd Richmond BC
16. Chun Fu Yang	6331 Monteith Rd
17. Karen Drake.	117 - 7437 Haffat Rd, Richmond, BC
18. M. S. Jameshina	4720 DUNFELL RD RICHMOND BC V7E 3M9
19. F. S. Jameshina	4720 DUNFELL RD RICHMOND BC V7E 3M9.
20. S. Hamada	11731 Dunford R.P.

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Name	Address
61 Mrs. S. Hamada	5191 Moncton St.
62 Mrs. J. Hamada	5191 Moncton St. Richmond
63 Mrs. K. Hamada	5211 Moncton Street. B.C.
64 Belle Hamada	5211 Moncton St.
65 Hamada	" " " " RMD B.C.
66 Mrs. A. Kuriyama	5231 Moncton St. R. B.C.
67 Mrs. Lou	5271 Moncton St. Richmond B.C.
68 Stella Minto	5331 Moncton St. Richmond B.C.
69 Lucille Johnson	111-5510 Andrews Rd. Richmond
70 Mrs. J. M. M. M.	5011 Moncton St. Rich. B.C.
71 Mrs. J. M. M.	4973 Moncton St. Richmond
72 Elaine Allison	4871 Moncton St. Richmond B.C.
73 Mike Sakai	4751 Moncton St. Richmond B.C.
74 Ted Lorenz	4691 Moncton St. Richmond B.C.
75 Hideko Kishi	4671 Moncton St. Rich.
76 Pat Nishi	4671 Moncton St. Rich.
77 Shigeo Nishi	4671 Moncton St. Rich.
78 Setsuko Kishi	4611 Moncton St. Rich.
79 Betty Guy	4571 Moncton St. Rich.
80 Anthony Nam	4500 Moncton St. Rich.

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Name	Address
81 Ken Takahashi	5580 Moncton St.
82 Peggy Takahashi	
83 Jennifer Nakai	5620 Moncton St
84 Stephanie Smith	12171 Trites rd Richmond
85 QUENTIN SMITH.	12171 TRITES RD.
86 Bill Dave	12211 " " Richmond.
87 Jon Fall	12231 Trites Rd Richmond BC.
88 Luina Neves	12237 Jute Rd.
89 WGO	12257 Trites Road
90	12277 Trites Road
91 D. Chapman Chapman	12331 TRITES ROAD
92 J. Chapman Chapman	12331 TRITES RD.
93 Lawrence Brown	5131 MONCTON RD 2 STORES
94 Hugel	5511 Moncton St
95 M. Teraguchi	5751 MONCTON ST
96 J. Teraguchi	5751 MONCTON ST
97 J. Corbett	5831 Moncton
98 J.C. Moore	11660 #2 Road
99 A. Moore	"
100 James	12335 Buchanan St

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Name	Address
101. K. TANAKA	5520 MONCTON ST.
102. E. Matsuda	5500 Moncton St
103. M. NOMURA	5460 Moncton Richmond BC.
104. Yukie Nomura	5460 Moncton St Richmond B.C. 277-4897.
105. S. Mishu	5440 moncton St. 277-7659
106. S. TAKARI	5431 moncton St. 271-5645
107. T. Tamaki	5451 Moncton St.
108. Adrian Lu	5531 Moncton St 8084887
109. H.P. SUTTORP	5551 MONCTON ST
110. Esther Seetlow	5551 S. moncton St V2E 3B2
111. Annam Chatter	5555 moncton St
112. Anitha Guaid-Boligoh	5571 moncton St. 272-1406
113. [Signature]	5571 MONCTON ST, RICHMOND 272-1484
114. JAMES BOLEGOH	5571 MONCTON ST. RICHMOND
115. Vanessa Goodman	5691 Moncton St. Richmond
116. Y. Kawasaki	5620 Moncton St. Richmond
117. D. Kennedy	

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Name

Address

- 118 Johnny Kwok (604) 303 8887 5580 Hankin Dr V7C 5N5
- 119 Gary Fong (604) 272 4114 10502 Yarmick Dr Ruel V7E 5E7
- 120 Lance Kim (604) 795 596 4331 Northwister Hwy V7C 1B6
- 121 Jyo Chung 604 214 1368 2640 Chatterton Rd V7C 2Y7
- 122 Loretta Chow 604 241 8065 9151 Romanik Dr. Ruel V7E 5G6
- 123 Iann Chan 604 214 8822 7-12020 Greenland Dr. V6V 2M8
- 124 EDMOND CHUNG (604) 351-2929 8140 CERLESS PL. RMD BC V7C 4X9
- 125 STEPHEN L. 604-275-4382 5180 ALLISON ST RMD
- 126 Gene Chan 604-2418065 #9151 Romanik DR. V7E 5G6
- 127 WONG SIU KWAN (604)-3380673 9115, Filly Drive, Del. mound, V6X 3N2
- 128 ALIS NG (604) 278 6608 8691 Kilby Dr. Richmond V6X 5
- 129 H YENEDAI 604-271-4813 5540 MONSTER ST. RICHMOND V7E 3C
- 130 Jody Teramishi 5580 Monster St Rich. V7E 3B4
- 131 Jody Teramishi 4973 MONSTER ST RICHMOND V7E 3A8

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Name	Address
145 MARIO DE LEMUS	12335 Buchanan St.
146 KIMMY CHAN	12333 Buchanan St.
147 Dave Wang	12337 Buchanan St.
148 Inder Johal	5671 Moncton Street
149 Kim Johal	5671 Moncton Street
150 Carol Kaszas	10200 4th AVE
151 Alastair Burnett	12531 Vescoff St.
152 Johanne Lalonde	5611 MONCTON ST.
153 Michel Nadeau	" " ST.
154 GEORGE LOWISA	12131 IMPERIAL DR.
155 [Signature]	" " "
156 KENNETH S.H. LEE	5720 Moncton St., RICHMOND.

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Name

Address

- | Name | Address |
|-----------------------|----------------------------------|
| 157 Jim M. Hamada | 11731 Durnford Rd Richmond |
| 158 Janet Nau | #18-12331 Phoenix Dr Richmond |
| 159 Janet Nitta | 3-12091 Bath Rd, Richmond, BC |
| 160 Donald Oye | 3160 Hunt St. Richmond B.C. |
| 161 Bernice Challoner | 3160 Hunt Jr. Richmond B.C. |
| 162 Richard Houle | 6360 Goldsmith Dr. Richmond B.C. |
| 163 Connie Hernandez | 6360 Goldsmith Dr, Rich. BC. |

