

To Jordan Rockerbie,

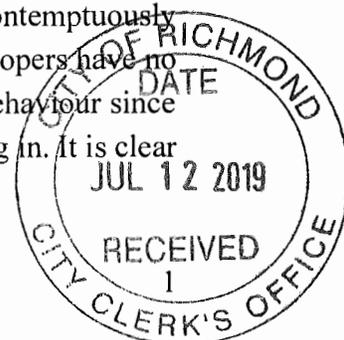
We, 7411 Moffatt Road residents, are writing in regards to the redevelopment of 7391 Moffatt Road and the registered SRW shared between 7391 and 7411. Over the past few months, we have been actively negotiating with the developers of 7391 and Matthew Cheng to reverse the SRW for a variety of reasons. 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