

July 9 2001

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DEAR MADAME,

WE WOULD LIKE TO EXPRESS OUR CONCERNS REGARDING THE WAY NEW HOME CONSTRUCTION IS PERMITTED IN RICHMOND.

IT HAS BEEN OUR OBSERVATION THAT THE DEVELOPERS OF NEW HOMES WITHIN OUR COMMUNITY FREQUENTLY DISREGARD THE EXISTING BYLAWS WHICH GOVERN THEM. WE ALSO FEEL THAT THEY TAKE ADVANTAGE OF THE LACK OF ENFORCEMENT OF BYLAWS IN SOME SITUATIONS.

WE HAVE NOTICED THAT CONSTRUCTION IS PERMITTED FROM AS EARLY AS 7:AM TO AS LATE AS 8PM ON WEEK DAYS, AND ARE ASTONISHED TO FIND OUT THAT IT IS PERMITTED ON WEEKENDS AS WELL. WE AND OUR NEIGHBOURS HAVE BEEN DISAPPOINTED AND INCONVENIENCED TO FIND CONSTRUCTION OCCURRING ON SUNDAYS. THIS PRACTICE LEAVES NEARBY FAMILIES LIVING NEARBY LITTLE RELIEF FROM NOISE AND DUST, ESPECIALLY DURING SUMMERTIME OUT DOOR ACTIVITIES IN OUR OWN YARDS. DURING THE JULY 1<sup>ST</sup> WEEKEND WE ENDURED THE SOUND OF A JACKHAMMER ON SUNDAY MORNING STARTING AT 9:00 TILL 2:00. WE WERE HAVING A FAMILY BARRIS-QUE THAT DAY.

PARTICULARLY INSULTING IS THAT THE DEVELOPER NEXT TO US HAD NOT PROVIDED HIS WORK CREW WITH A PORTABLE TOILET. THE MEN ARE SEEN FREQUENTLY URINATING IN FRONT OF US, MY DAUGHTER AND I DO NOT FEEL COMFORTABLE IN OUR OWN YARD BECAUSE OF IT.

OBVIOUSLY SOME OF THESE BYLAWS WERE DRAFTED AT A TIME WHEN IT MIGHT BE A RARE OCCURRENCE FOR A COMMUNITY TO EXPERIENCE THE DEMOLITION OF AN OLDER HOME TO MAKE WAY FOR CONSTRUCTION OF NEW ONES. THIS IS NO LONGER THE CASE IN RICHMOND WHERE SOME NEIGHBOURHOODS HAVE HAD TO LIVE WITH SUCCESSIVE YEARS OF DEMOLITION AND NEW HOME CONSTRUCTION, SOMETIMES RUINING EVERY SUMMER FOR SOME FAMILIES.

IT HAS ALSO BEEN OUR EXPERIENCE THAT SOME DEVELOPERS FLOUT BYLAWS THAT PERTAIN TO DEMOLITION OF HOUSES. FOR EXAMPLE, ROUTINELY GYPROCK IS NOT BEING REMOVED AND DISPOSED OF PROPERLY. NOR IS THE SITE HOSED DOWN WITH WATER DURING BULLDOZING TO PREVENT DEBRIS AND DUST FROM BLOWING EVERYWHERE.

A SITUATION WHICH CREATED MUCH STRESS AND WORRY FOR US AND ALL OUR NEIGHBOURS IS THAT EVEN THOUGH THE HOUSE NEXT TO US WAS SLATED FOR DEMOLITION, THE OWNER/DEVELOPER CHOSE TO LEAVE IT DERELICT WITHOUT SECURING THE PROPERTY IN ANY WAY. EVERY NIGHT FOR OVER A WEEK, WE WAKE UP TO THE SOUNDS OF VANDALISM THROUGHOUT THE NIGHT. THE BROKEN GLASS AND OTHER SCATTERED REMAINS MADE THIS PROPERTY THE UGLIEST AND MOST DANGEROUS PLACE IN THE NEIGHBOURHOOD. EVERYONE FEARED ONE NIGHT SOMEONE WOULD SET THE HOUSE ABLAZE AND POSSIBLY CAUSE DAMAGE TO OUR OWN HOMES.

ANOTHER PRACTICE WHICH WE ALL FOUND DISTRESSING WAS THE COMPLETE DISREGARD FOR EXISTING TREES AND SHRUBS ON PUBLIC PROPERTY SUCH AS LANE EASMENTS AND BOULEVARDS. WE SEE THAT SOME DEVELOPERS HABITUALLY, HAVE DESTROYED THESE GREEN SPACES BY INSTRUCTING THE OPERATORS OF BULLDOZERS TO PLOUGH RIGHT OVER AND REMOVE THESE PLANTS. THIS HAS PROFOUNDLY ALTERED THE LOOK AND CHARACTER OF OUR STREETS. THE DEVELOPER NEXT TO US WAITED UNTIL NO ONE AROUND WAS HOME TO HAVE HIS CREW CUT DOWN AND DISPOSE OF A VERY BEAUTIFUL 30 YEAR OLD SPRUCE TREE. IT WAS NOT ON HIS PROPERTY. IF WE HAD NOT CONFRONTED THE DEVELOPER NEXT DOOR AND THREATENED TO TELL ON HIM WE WOULD HAVE LOST MORE

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AS SO MUCH MORE OF THIS SORT OF ACTIVITY IS SCHEDULED TO TAKE PLACE IN FUTURE, ~~FOR~~ SOMETHING MUST BE DONE TO CURTAIL THE DISRESPECTFUL MANNER IN WHICH THE CONSTRUCTION TRADE IS CONDUCTED IN OUR TOWN.

THE BUYER / DEVELOPER OF HOMES TO BE DEMOLISHED <sup>ARE</sup> ~~BE~~ RESPONSIBLE TO THE SURROUNDING NEIGHBOURHOOD.

THEY MUST TAKE DOWN THE OLD HOUSE SOON AFTER IT IS VACATED. THEY MUST NOT ALLOW IT TO SIT DERELICT FOR AN INDETERMINATE LENGTH OF TIME.

THE SURROUNDING NEIGHBOURHOOD MUST BE INFORMED AS TO WHEN THEY CAN EXPECT DEMOLITION TO START SO AS TO ENSURE THAT PETS AND CHILDREN ARE ~~SAFE~~ SENT SAFELY INDOORS.

DEMOLITION MUST NOT BE PERMITTED ON VERY WINDY DAYS SO AS TO AVOID NEIGHBOURS' EXPOSURE TO TOXIC DEBRIS, AND FILTHY DEPOSIT ON THEIR PROPERTIES.

THE SITE MUST BE SUPERVISED BY A CITY APPOINTEE WHO IS IN AUTHORITY TO HALT THE OPERATION IN THE EVENT OF ANY CONCERN. THIS COST IS TO BE BORN BY THE DEVELOPER.

ALL NOISE LAWS MUST BE ADHERED TO AND NEW ONES MUST BE WRITTEN TO REFLECT A RESPECT FOR THE EXISTING NEIGHBOURHOOD

I.E NO NOISE BEFORE 9:AM OR AFTER 5:PM AND NOT ON WEEKENDS.

IT SHOULD BE CONSIDERED BY THE CITY NOT UNREASONABLE TO ENSURE THE PEOPLE'S CONTINUED ENJOYMENT OF THEIR QUIET TIME AT HOME WITH THEIR FAMILIES. BUSINESS CAN BE CONDUCTED WITHIN THOSE PARAMETERS.

ALL OF US PAY TAXES, NOT JUST THE DEVELOPERS.

THANK YOU

LIEA and PAT YOUNG.  
3380 GEORGIA STREET

## Ashton, Fran

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**From:** Webster, Sandy  
**Sent:** July 9, 2002 9:27 AM  
**To:** Day, Jeff; Gonzalez, Robert; Tokarczyk, Sandy  
**Cc:** Ashton, Fran  
**Subject:** Delegation @ PW & Trans Committee - Pat Young

Hi everyone,

Pat Young of 3380 Georgia Street (ph 604-277-2496) will appear as a delegation at the July 17 meeting. He was referred to our Committee by David McLellan. After a lengthy explanation of the problems, here are the key issues Pat expressed to me:

- 1) Private developers are not held accountable for hours of allowable work within our Bylaws (refer to Public Health Protection Bylaw 6989, sub 3.1.2.1).
- 2) There is no dedicated Bylaw enforcement officer to ensure developers, contractors and tradesmen adhere to our Bylaws that govern private development.
- 3) Inappropriate behaviour from tradesmen on site (ie: urinating on the side of someone's developed property), with no accountability to the City.

He will be faxing a letter to Fran before tomorrow's deadline, which may include more issues. I have left a message for Sandy T. to attend on the 17th, and have booked her in Outlook so she may address Bylaw issues where appropriate.

Thanks,

Sandy