

**SCHEDULE 2 TO THE MINUTES OF  
THE DEVELOPMENT PERMIT PANEL  
MEETING OF WEDNESDAY, May 27,  
2009.**

David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 #3 Road, V6Y 2C1

<b>To Development Permit Panel</b>	
Date:	May 27, 2009
Item #	2
Re:	DP 08-414809
	4020+4300 Bayview St
	Onni Dev. applicant

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08-414809		
	WB	
	DB	
	KY	
	GM	
	DW	
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Subject: Development Permit DP 08-414809

Dear Mr. Weber,

Thank you for the opportunity of responding regarding the proposed Onni development at 4020/4300 Bayview St.

I wish to state my opposition in two important areas: building integrity and builder integrity.

I live at 4111 Bayview immediately north of the proposed development which also happens to have been recently constructed by Onni. My complex has an underground garage that has developed severe cracks and concrete lifting throughout due to inadequate control of the water table around the property. These cracks threaten the very structural integrity of the buildings. The water table is essentially applying a great upward force on the entire complex. Over time, the partly salty water will further corrode the reinforcing bar encased in the concrete and weaken the very support of the entire condominium complex. Evidence of rebar corrosion is seen in the colour being emitted from the cracks. This demonstrates that Onni did not know how to correctly design and build in an area so close to the water. What assurances does the City of Richmond have that the problem will not repeat in an area even closer to the river?

The second point relates to Onni's willingness and ability to resolve the problem in our building. Despite constant communication over the last 2 years, Onni has done little to evaluate and resolve the problem. Our Condo Committee has met with little more than evasive tactics from Onni to the best of my knowledge. There does not appear to be a way to coerce Onni to face up to its responsibilities in this matter. Two years later, the cracks remain and are slowly growing. We appear to be powerless without going to expensive litigation.

The City of Richmond, on the other hand, might exert a measure of influence in this matter. Onni does wish to develop their property. If the City were to place a condition on any Onni Development that the problems in our complex were to be fixed before any development at Bayview 4020/4300 began, there would be a benefit to the City. Firstly, the City would have greater confidence that the new complex would be built correctly based on what Onni would learn from our situation. Secondly, the City would send a signal to Onni and others that the City does not reward, beforehand, developers that fail to live up to their previous commitments.

We need to ensure that we are not allowing a variation of the "leaky condo" scandal to creep into our beautiful city.

Thank you again for this opportunity to express my reservations about DP 08-414809.

Sincerely  
Henry Salomon-De-Friedberg  
#305 - 4111 Bayview St.

*A. Salomon de Friedberg*

