

SCHEDULE 4 TO THE MINUTES OF  
THE DEVELOPMENT PERMIT PANEL  
MEETING OF WEDNESDAY, May 27,  
2009.

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

May 20, 2009

The Director, City Clerk's Office  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1



**Re: Notice of Application for a  
Development Permit DP 08-414809**

Dear Sir:

With reference to the notice of application mentioned above, I strongly oppose the construction of any building on the proposed site for the following reasons.

First, the property line to the south is next to the dyke and more or less fifty feet from the river, with tides up to two meters. The water table to the southwest of the proposed site is at surface level for most of six months a year, making it risky, if not impossible, to build a subsurface parkade. Should the developer proceed and succeed to tank the parkade, the water would run off towards the existing building north at Imperial Landing and other surrounding structures. This building's parkade already suffers from poor drainage and other ills related to water table such as seepage through slab accompanied by uplift and clogged pipes and pumps. This situation is still prevailing and should not get better in the near future. A preliminary report was issued by Levelton Engineering Solutions, Project No. 107-0877 outlining their observations, and a more detailed report was recently issued by the same firm. It should be consulted, as similar problems may affect the proposed building's parkade.

I have also noticed this developer has partially filled the water pool stemming from the water table with fill from another site: electric conduits and other debris can also be seen. Although the land is his, I doubt it is in the city's bylaws to dump any fill without a written permission. Have the city inspectors been contacted? The developer should ensure that such fill is not contaminated. The City of Richmond would show leadership by at least proposing to the developer that he follows LEED prescriptions such as site selection pertaining to 'land reserve' (Fisheries Canada) and 100 year flood plain.

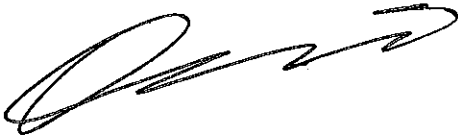
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My last concern is the commercial part of the project. With all the commercial development being actually built in and around the village, this makes no sense at all. The same developer took almost three years to rent most of his 'CRU's' across the street, and this in good economic times. There is an over saturation of restaurants, souvenir and coffee shops and others. We also run the risk of seeing some fast food or other chains disturbing the fragile balance of the village as it is a heritage site. It would bring more litter to an already littered site, as municipal blue collars can vouch. Bayview Street is not adapted to commercial traffic and the idea of facing a loading dock is not appealing.

Let us not forget that the proposed site is in a residential area and should remain as such. The developer would better show gratitude to the City of Richmond and to the many residents that have contributed to its success over the years by providing a green area with an agora, as a gesture of appreciation.

Hoping that you will take my position into consideration, I remain,

Yours truly,

A handwritten signature in black ink, appearing to read 'Dominic Andriano', with a large, sweeping flourish at the end.

Dominic Andriano  
202 - 4280 Moncton Street  
Richmond, BC V7E 6T4