



**Regular Council meeting for Public Hearings
Tuesday, September 5, 2017**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Claudia Jesson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **TEMPORARY COMMERCIAL USE PERMIT (TU 17-764698)**
(Location: 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592); Applicant: Firework Productions Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Eric Wan, 4155 Sardis Street (Schedule 1)
- (b) Cory Parker, Richmond Firefighters Society (Schedule 2)
- (c) David Brind, 3333 Corvette Way (Schedule 3)
- (d) Joseph Fung, 8571 Bridgeport Road (Schedule 4)

Submissions from the floor:

Jack Chan, 8500 River Road, expressed concern regarding access to his business during Night Market hours. Mr. Chan noted that in previous years' business owners in the area were provided a parking pass, which allowed them to bypass the Night Market traffic in order to enter their businesses in a timely manner; however a parking pass was not given this year.



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Discussion ensued in regards to the applicant liaising with adjacent business owners and the potential to provide a parking pass to the site as done in past years.

Raymond Cheung, representing the applicant, confirmed that parking passes were distributed to business owners for ease of access to their businesses in the past and confirmed that this practice will continue. Mr. Cheung then remarked that the Night Market has strict rules on noise and that residents in the area should not be disturbed by Night Market music.

In reply to queries from Council, Wayne Craig, Director, Development stated that staff can liaise with the applicant regarding providing a 24-hour contact for noise complaints; however he noted that this is not a requirement of the Temporary Commercial Use Permit. In addition, Barry Konkin, Program Coordinator, Development stated that the Richmond RCMP and Community Bylaws staff attend the Night Market regularly to monitor activities.

PH17/8-1

It was moved and seconded

That a Temporary Commercial Use Permit be issued effective on November 1, 2017, to allow for the operation of an evening market/seasonal event and supporting off-street parking at 8351 River Road and Duck Island (Lot 87 Section 21 Block 5 North Range 6 West Plan 34592) generally from May to October and during the month of December for a 3 year period commencing at the end 2017 through to and expiring on October 31, 2020.

CARRIED

2. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9625**

OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9626

(Location: City-Wide; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.



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PH17/8-2 It was moved and seconded
*That Official Community Plan Bylaw 9000, Amendment Bylaw 9625 be
given second and third readings.*

CARRIED

PH17/8-3 It was moved and seconded
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9626 be
given second and third readings.*

CARRIED

PH17/8-4 It was moved and seconded
*That Official Community Plan Bylaw 9000, Amendment Bylaw 9625 be
adopted.*

CARRIED

PH17/8-5 It was moved and seconded
*That Official Community Plan Bylaw 7100, Amendment Bylaw 9626 be
adopted.*

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740**
(Location: 9511 and 9531 Williams Road; Applicant: Yamamoto Architecture Inc.)

Wayne Craig, Director, Development provided background information and spoke of the subject site's drive aisle. He advised that the drive aisle would be shared between an existing development and the proposed one. Also, he spoke to the amenity space, noting that initially the City envisioned the subject site to share the existing development's amenity space; however, the applicant has indicated that a separate amenity space can be accommodated on the subject site. Also, Mr. Craig noted that the visitor parking and garbage structures will be separate.



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Applicant's Comments:

King Luk, representing the owner of the subject site, advised that he has discussed with the neighbouring Strata the rationale for the shared driveway access and provided contact information should there be any concerns. Also, Mr. Luk stated that in his discussions with the adjacent Strata, concerns regarding the safety of the shared driveway were addressed; specifically, Mr. Luk noted that the shared drive aisle would be restricted to residents only and all other access to the site would be via Ash Street.

In addition, Mr. Luk confirmed that visitor parking, garbage, recycling and mail structures would all be separate. He noted that should any damage occur during construction, costs would be incurred by the developer and the site will be maintained regularly to dispose of any debris and garbage. Finally, Mr. Luk advised that the applicant is happy to work with the neighbouring Strata to establish a formal cost-sharing agreement for the maintenance of the shared driveway.

Written Submissions:

- (a) Nga Kwai Luk, 9451 Williams Road (August 8, 2017) (Schedule 5)
- (b) Alex Kuen Fong, 9451 Williams Road (Schedule 6)
- (c) Nga Kwai Luk, 9451 Williams Road (September 5, 2017) (Schedule 7)
- (d) Yuk Ching Tang, 9451 Williams Road (Schedule 8)
- (e) Juan Wang, 9451 Williams Road (Schedule 9)
- (f) Wong Sau Kuen Anne, 9451 Williams Road (Schedule 10)
- (g) David Poon, 9451 Williams Road (Schedule 11)

Submissions from the floor:

David Poon, 9451 Williams Road, expressed concern regarding the proposed application and in particular with regard to how the two developments (existing and future) would coexist. He queried how his Strata's bylaws would be imposed on violators from the future development with regard to use of garbage and recycling, visitor parking spaces and the play structure. Also, he queried how costs for maintenance of the shared drive aisle would be managed. Mr. Poon expressed concern about construction debris, potential damage to his complex as a result of construction activities next door and noise levels during construction.



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Discussion ensued regarding the lack of communication between the applicant and the owners of the adjacent townhouse complex. Council requested that the applicant work with the Strata Council of 9451 Williams Road and develop a common understanding on the various identified concerns. As a result of the discussion, the following **motion** was introduced:

PH17/8-6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9740 be referred to the October 16, 2017 Public Hearing scheduled for 7:00 p.m. in the Council Chambers at Richmond City Hall.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9741**
(Location: 6311 Graybar Road; Applicant: Beedie (Graybar Road) Richmond Property Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/8-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9741 be given second and third readings.

CARRIED

ADJOURNMENT

PH17/8-8

It was moved and seconded

That the meeting adjourn (7:50 p.m.).

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, September 5, 2017**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, September 5, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 22 August 2017 14:39
To: MayorandCouncillors
Subject: Send a Submission Online (response #1153)

To Public Hearing	
Date:	Sept 5, 2017
Item #	1
Re:	TU 17 764698

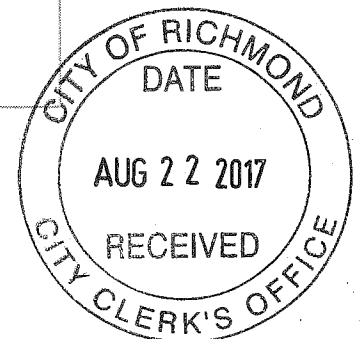
Send a Submission Online (response #1153)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/22/2017 2:37:55 PM

Survey Response

Your Name	Eric Wan
Your Address	238-4155 Sardis Street
Subject Property Address OR Bylaw Number	8211 Sea Island way
Comments	<p>We are writing to oppose the application of the Temporary Commercial Use Permit (TU 17-764698). Our company, Simply Self Storage at 8211 Sea Island is affected by the amount of traffic that the Night Market brought to the area. The traffic control people is the one the caused the traffic chaos and they cut out of the lanes at # 3 road east bounce at the intersection of Bridgeport . Its now taking over an hour to make a left turn and our only entrance is at Bridgeport an River Road. This has been a problem since the Night Market opened few years back. Our customers can not get to our storage freely and caused us business. Thank you</p>





RICHMOND FIRE FIGHTERS SOC

#1210 – 11980 Hammersmith Way, Richmond, B.C. V7A 0A4
Email: info@iaff1286.com

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

To Public Hearing
Date: <u>SEPT. 5, 2017</u>
Item # <u>1</u>
Re: <u>TU 17-764 698</u>

July 17, 2017

Dear Mayor and Council,

This letter is in support of Mr. Raymond Cheung in his application for a permit to hold the Richmond Night Market once again this year. Mr. Cheung graciously allows our Charitable Society to raise funds at the night market. These funds enable our Society to support the following local charities and causes:

- | | |
|--|-----------------------------|
| -Richmond Therapeutic Equestrian Society | -Richmond Food Bank |
| -Richmond Hospital Foundation | -Richmond Stroke Recovery |
| -St. Albans Church Community Meals | -Muscular Dystrophy Canada |
| -Various Richmond High School Dry Grad Events | -BC Firefighters Burn Fund |
| -Provide Three Annual High School Scholarships | -Canadian Cancer Society |
| -Dreams Take Flight | -Touchstone Family Services |

These fundraising efforts have been a great benefit to our Society Please and I would ask you to consider this when you decide on Mr. Cheung's application.

Sincerely,

Cory Parker

President- Richmond Firefighters Society



MayorandCouncillors

From: David Brind <davidbrind@telus.net>
Sent: Monday, 28 August 2017 10:58 AM
To: MayorandCouncillors
Cc: 'Carol Day'
Subject: RE: TU 17-764698 Temporary Commercial Use Permit

Importance: High

To Public Hearing
Date: <u>Sept. 5, 2017</u>
Item #: <u>1</u>
Re: <u>TU 17-764698</u>

City of Richmond
Attn: Mayor & Council

Regarding Temporary Commercial Use Permit Application (TU 17- 764698 – Night Market)

I reside in the Wall Center 3333 Corvette Way overlooking the night market site.

I am opposed to the renewal of the temporary commercial use application for the following reasons:

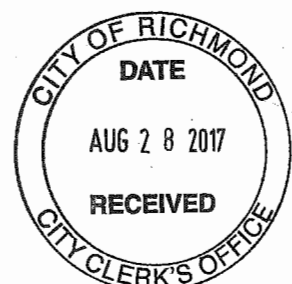
1. There is only one access road for all traffic requiring access to the 231 strata unit and the Westin Hotel. Recent new condo construction has increased the traffic flow on adjacent streets to the point where on the three weekend nights during Night Market opening we are nearing grid-lock.
2. While I am aware of the commercial significance and entertainment value of the Night Market event, the owners/tenants of all of the North-West facing units in the two towers are entitled to quiet enjoyment on their balconies or in-suite on warm evenings when their balcony doors are open for cooling purposes. This is not possible because of the loud music emanating from the market. If this event was periodic, it would be tolerable, however, since it occurs every weekend for several months it is intolerable.

I therefore respectfully request that you deny renewal of the Temporary Use permit application.

In the alternative, if you vote in favour of the renewal, I respectfully request that the renewal be granted with conditions: specifically, that any music generated on site be restricted to volumes that cannot be heard by anyone residing south of Sea Island Way.

Respectfully,

David Brind



Schedule 4 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

MayorandCouncillors

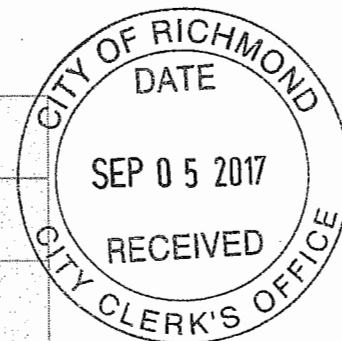
To Public Hearing
 Date: SEP 5 2017
 Item # 1
 Re: TU 17-764698

From: Webgraphics
Sent: Tuesday, 5 September 2017 15:48
To: MayorandCouncillors
Subject: Send a Submission Online (response #1164)

Send a Submission Online (response #1164)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2017 3:46:43 PM



Survey Response

Your Name	JOSEPH FUNG
Your Address	8571 BRIDGEPORT ROAD RICHMOND BC V6X 1R7
Subject Property Address OR Bylaw Number	8351 RIVER ROAD AND DUCK ISLAND
Comments	Re: Temporary Commerical Use Permit I have several concerns about the issuance of the Permit because the Company operating the property hasn't carried out proper means to avoid the disturbance to my operation. 1. Unauthorised vehicles parked in my parking lot. 2. Expect the 1st year of their operation, no parking pass was issued to my business so that my vehicles can still access my parking lot from West Road. 3. The staff of the Company operating the above permit didn't send staff to patrol my parking lot so as to avoid trespasses.

Mayor and Councillors

From: Webgraphics
Sent: Friday, 4 August 2017 12:55
To: Mayor and Councillors
Subject: Send a Submission Online (response #1152)

Follow Up Flag: Follow up
Flag Status: Completed

<p>To Public Hearing Date: <u>Sept. 5, 2017</u> Item # <u>3</u> Re: <u>Bylaw 9740</u></p>
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Send a Submission Online (response #1152)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/4/2017 12:54:36 PM

Survey Response

Your Name	NGA KWAI LUK
Your Address	10-9451 Williams Road
Subject Property Address OR Bylaw Number	EPS2763 wants to use our easement
Comments	<p>I am writing to object for the townhouse development 9511 and 9531 Williams Rod to share our common driveway, the reasons as follows:- 1. It is impossible for two difference Strata to manage the same driveway/easement, which will make a simple issue to be complicated, like costing sharing for common driveway (repair & replace), snow removal, common light usage, landscaping, insurance etc, etc. 2. It is also impossible for our strata council to give fine to the new residence if they violate our strata by laws. 3. There has difficulty for us to share our children playground and limited visitor parking in this already tiny area. Thank you very much for your kind attention</p>



MayorandCouncillors

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

From: Webgraphics
Sent: Tuesday, 29 August 2017 10:38 PM
To: MayorandCouncillors
Subject: RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9740 - Send a Submission Online (response #1154)

Follow Up Flag: Follow up
Flag Status: Flagged

To Public Hearing
Date: Sept. 5, 2017
Item # 3
Re: Bylaw 9740

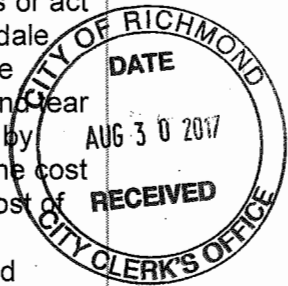
Send a Submission Online (response #1154)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/29/2017 10:37:17 PM

Survey Response

Your Name	Alex Kuen Fong
Your Address	Unit 20 - 9451 Williams Road Richmond
Subject Property Address OR Bylaw Number	EPS2763 - Incirole Project, sharing easement access
Comments	<p>I would like to raise the following concerns as well as objection for allowing easement access by Incirole Project. 1. Safety - How can we maintain order over the vehicles running through our complex when we don't have Strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Garden? 3. Cost Sharing Mechanism - There MUST be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for: Snow Removal Common Light usage Cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced) Landscaping Insurance 3. Garbage</p>



removal and recycling - The new complex is much smaller and tighter, how will garbage removal and recycling be handled. We can anticipate their complex will use our amenities without our authorization, including: - visitor parking spaces - the children's playground - recycling bins, garbage bins

4. Construction debris/damages - Will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata for the use of the common driveway and damages that caused our driveway?

5. Cosmetic and structural damages left on or around our property during and after constructions.

6. Property tax is currently part of our unit of 20. How will the property tax be redistributed?

Schedule 7 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, September 5, 2017.

MayorandCouncillors

To Public Hearing
Date: September 5, 2017
Item # 3
Re: Bylaw 9740

From: Webgraphics
Sent: Tuesday, 5 September 2017 15:16
To: MayorandCouncillors
Subject: Send a Submission Online (response #1163)

Send a Submission Online (response #1163)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2017 3:15:56 PM



Survey Response

Your Name	NGA KWAI LUK
Your Address	10-9451 Williams Road, Richmond, BC, V7A 1G8
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment bylaw 9740 (RZ15-703334)
Comments	I would like to raise objection for allowing easement access by Incirole projects/Yamamoto Architecture Inc. for the following reasons: 1. Safety - how can we maintain order over the vehicles running through our complex when we don't have strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Gardens? 2. Cost sharing - Mechanism - there must be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for snow removal, common light usage, cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced), landscaping, insurance etc. 3. Garbage removal and recycling - the new complex is much smaller and tighter, how will garbage removal and recycling be handled. We can anticipate their complex will use our amenities without our

authorization, including: visitor parking spaces the children's playground recycling bins and garbage bins

4. Construction debris/damages - will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata the use of the common driveway and damages that caused our driveway?

5. Cosmetic and structural damages left on or around our property during and after constructions.

Schedule 8 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

MayorandCouncillors

To Public Hearing
Date: Sept. 5, 2017
Item # 3
Re: Bylaw 9740

From: Webgraphics
Sent: Tuesday, 5 September 2017 00:45
To: MayorandCouncillors
Subject: Send a Submission Online (response #1159)

Send a Submission Online (response #1159)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/5/2017 12:44:33 AM



Survey Response

Your Name	Yuk Ching TANG
Your Address	11 - 9451 Williams Road, Richmond, BC V7A 1G8
Subject Property Address OR Bylaw Number	EPS2763 - Incirole project. 9451 Williams Road, Richmond, BC V7A 1G8
Comments	Richmond Zoning Bylaw 8500, amendment bylaw 9740 (RZ 15-703334) Objection to share our driveway, 9451 Williams Road, Richmond, BC V7A 1G8

Schedule 9 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

Mayor and Councillors

From: Webgraphics
Sent: Monday, 4 September 2017 23:19
To: Mayor and Councillors
Subject: Send a Submission Online (response #1158)

To Public Hearing
 Date: Sept 5, 2017
 Item # 3
 Re: Bylaw 9740

Send a Submission Online (response #1158)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2017 11:18:16 PM



Survey Response

Your Name	Juan Wang
Your Address	Unit 15- 9451 Williams Road
Subject Property Address OR Bylaw Number	EPS2763-Incirole Project
Comments	I would like to raise the following concerns as well as objection for allowing easement access by Incirole Project. 1. Safety - How can we maintain order over the vehicles running through our complex when we don't have Strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Garden? 3. Cost Sharing Mechanism - There MUST be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for: Snow Removal Common Light usage Cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced) Landscaping Insurance 3. Garbage removal and recycling - The new complex is much smaller and tighter, how will garbage removal and recycling be handled. We can anticipate their complex will use our amenities without our

authorization, including: - visitor parking spaces - the children's playground - recycling bins, garbage bins

4. Construction debris/damages - Will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata for the use of the common driveway and damages that caused our driveway?

5. Cosmetic and structural damages left on or around our property during and after constructions.

Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

To Public Hearing
 Date: Sept 5, 2017
 Item # 13
 Re: Bylaw 9740

MayorandCouncillors

From: Webgraphics
Sent: Sunday, 3 September 2017 20:08
To: MayorandCouncillors
Subject: Send a Submission Online (response #1157)

Send a Submission Online (response #1157)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2017 8:07:00 PM



Survey Response

Your Name	Wong Sau Kuen Anne
Your Address	Unit 4, 9451 Williams Rd, Richmond, BC V7A 1G8, Canada
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment bylaw 9740 (RZ 15-703334)
Comments	I would like to raise the following concerns as well as objection for allowing easement access by Incirole Project. 1. Safety - How can we maintain order over the vehicles running through our complex when we don't have Strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Garden? 3. Cost Sharing Mechanism - There MUST be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for: Snow Removal Common Light usage Cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced) Landscaping Insurance 3. Garbage removal and recycling - The new complex is much smaller and tighter, how will garbage removal and recycling be handled. We can anticipate their

complex will use our amenities without our authorization, including: - visitor parking spaces - the children's playground - recycling bins, garbage bins 4. Construction debris/damages - Will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata for the use of the common driveway and damages that caused our driveway? 5. Cosmetic and structural damages left on or around our property during and after constructions.

Schedule 11 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, September 5, 2017.

MayorandCouncillors

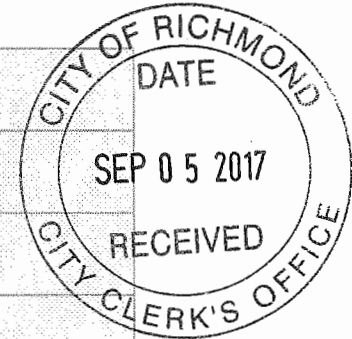
To Public Hearing
Date: <u>Sept 5, 2017</u>
Item # <u>3</u>
Re: <u>Bylaw 9740</u>

From: Webgraphics
Sent: Sunday, 3 September 2017 17:06
To: MayorandCouncillors
Subject: Send a Submission Online (response #1156)

Send a Submission Online (response #1156)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2017 5:04:43 PM



Survey Response

Your Name	David Poon
Your Address	9-9451 Williams Road
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment Bylaw 9740 (RZ 15-703334)
Comments	<p>Hi As a resident of 9451 Williams Road, I strongly object to permit construction of a seven (7) unit townhouse complex with driveway access from the adjacent property (9451 Williams Road). I would like to raise the following concerns as well as objection for allowing easement access by Incirole Project.</p> <p>1. Safety - How can we maintain order over the vehicles running through our complex when we don't have Strata authority over their actions? Does the Strata council have discretionary power to give fines to the new owners in EPS2763 if they violate our Strata by-laws or act in a way that endanger the residents of Sundale Garden?</p> <p>3, Cost Sharing Mechanism - There MUST be a way to help maintain the wear and tear of the common driveway as they are owned by Sundale Garden. There is a need to share the cost for: Snow Removal Common Light usage Cost of the asphalt/road material (if common driveway/easement needs to be repaired and replaced) Landscaping Insurance</p> <p>3. Garbage</p>

removal and recycling - The new complex is much smaller and tighter in space, how will garbage removal and recycling be handled. We can anticipate their complex will use our amenities without our authorization, including: - visitor parking spaces - the children's playground - recycling bins, garbage bins 4. Construction debris/damages - Will they be using our common driveway for construction material or vehicles access? How are they going to clean up any messes they left behind? How do compensate our Strata for the use of the common driveway and damages that caused our driveway? 5. Cosmetic and structural damages left on or around our property during and after constructions. 6. Construction noise and disturbance. For minimize the disturbance and noise level, the construction must not start prior to 8AM and should end by 6PM each day. Thanks,
David Poon