

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
March 13, 2019.

<b>To Development Permit Panel</b>
Date: <u>March 13, 2019</u>
Item # <u>1</u>
Re: <u>DP 16-741329</u>

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**From:** Rosa Liu <rosacga678@gmail.com>  
**Sent:** Tuesday, 12 March 2019 11:15 PM  
**To:** Weber,David  
**Cc:** Rosa Liu  
**Subject:** DP 16-741329 Meeting Record Notification, on Wednesday March 13, 2019  
**Attachments:** 9600 Granville Ave City Notice.pdf; 9600 Granville letter to Developer.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr. David Weber:

Please find attached our communications on residential property damage issues as recorded in regards to the DP 16-741329. These should be addressed as part of the permit to construct meeting records.

Thank you,  
Rosa Liu



9600 Granville Ave  
Richmond BC V6Y 1R2

March 12, 2019

Attention: David Weber, Director, City Clerk's office

Dear Mr. David Weber:

Re: DP 16-741329, 16 two-storey townhouse

The Development Permit (DP 16-741329) panel meeting will be held tomorrow, March 13, 2019, and we have noted concerns that on the related impacts of this property development to our private residence.

Since September 2017, we have raised concerns on how development activities were causing private property damages from the development site, which may also have impacted the foundation to our house. As noted, our fence has fallen over, the sidewalk between our house and fence is shifting, and is together with a concrete pad, sloping downwards to the development site. In addition, the fence posts were ripped from the stucco house wall with the three fence gates rendered as unusable. Please see attached letter to the Developer dated March 4, 2019, including pictures.

The Developer did site inspections, and their proposed solution, as provided in the March 10<sup>th</sup> email (Appendix A), doesn't solve all of our stated concerns. This property damage is not from a long term settlement, as stated by the Developer. Besides the items the Developer's has agreed to resolve in his email dated March 10, 2019, we are requesting a professional assessment to the following:

- Inspection of the existing Retaining Wall to see if it needs to be professionally replaced, as recommended by the Developer.
- Repair/Replace the sloping concrete pad, and sidewalk, as noted.
- Examine the house foundation for damages from the property development (pre-loading soil, ground sloping/sinking, etc.).

The Developer (Mr. Khalid Hasan) has mentioned he would bring in a Professional Engineer to provide an assessment, but this has not happened yet. We encourage the City to be part of this assessment, so that city standards are maintained and considered fair and reasonable.

Any City of Richmond approved developments should not cause damage to existing properties in the neighbourhood, and if there are noted property damages this should be fully remedied by the Developer and supported by the City.

Thanks for your attention to this matter.

Sincerely,

*Rosa Liu*

Rosa Liu



**Appendix A: Developer email, March 10, 2019**

**From:** Team Khalid <[info@khalidhasan.com](mailto:info@khalidhasan.com)>

**Date:** March 10, 2019 at 2:23:53 PM PDT

**To:** [rosacqa678@gmail.com](mailto:rosacqa678@gmail.com)

**Subject:** 9600 Granville Ave

Hi Rosa,

As per our meeting onsite today I confirm that we will be replacing the old fence on the East property line of our development site with a new fence and retaining wall as per requirements of City of Richmond and our landscape proposal as part of development and it also includes a new perimeter drainage.

The current retaining wall between our property and your property is still seems like in good shape as per our visual inspection today and seems like it is installed on our property but We will confirm from the surveyor about the exact location of the old retaining wall. With your written permission we can remove the existing old fence(on your property) and dispose off at our costs and will install new fence and replace the wooden gates as discussed at our costs for you. We will install the new retaining wall as per the requirements of the city of Richmond at our cost also.

The concrete sidewalks which are sloping away from your building seems like a result of long term soil settlement as evident from the North West corner sidewalk of your home.

The installation work for the retaining wall and fence will start in first week of April 2019 and should be completed with in 3 weeks. You can keep this email as our agreement to do the above work as described.

If you have any further questions please let us know.

0908206 BC Ltd  
Khalid Hasan  
604-786-8960  
Sent from my iPhone

9600 Granville Ave  
Richmond BC V6Y 1R2

March 4, 2019

Dear Nauman:

Re: property damage caused by your development site at 9560/9580/9584 Granville Ave. Richmond BC

We are concerned on the discussed property damage (sidewalk, patio concrete pad, fence and three fence gates) that is occurring to our private residence on 9600 Granville St. Richmond BC V6Y 1R2. Our claim is that a retaining wall should have been considered when we first notified you in 2017, and now we have additional property damage, and would like to know when these will be resolved by you prior to the review of your Development Permit (DP 16-741329) on March 13, 2019.

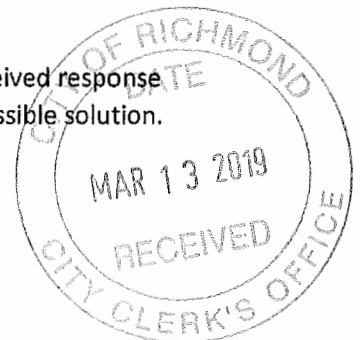
The actions we have taken with you, are summarized below, and show that if the retaining wall was supported correctly by you in September 2017, much of the subsequent property damage could have been avoided.

Record of Actions:

1. First contact notification: Sept 23, 2017, contacted KHALID (604.786.8960) indicating that fence was falling over, and was re-directed to contact you (604.500.9922). Sept 25 fence partially repaired with a piece of plywood nailed to fence post, and a one 2x4 cross beam as indicated in picture attached.
2. Texted you on Feb 10<sup>th</sup>, 2019 regarding more damage to fence and patio, and requested a site inspection (done on Feb 21, 2019) to the following new house damage:
  - 2 fence gates that were anchored to the house w/ metal spikes, were now ripped from the stucco wall - leaving holes in stucco wall, 2 side gates were now unusable, and gate spikes now exposed and considered dangerous;
  - Back door patio concrete slab was significantly cracked and separated into 2 slabs, where the one was slanting down to the fence area;
  - Side-walk between house and fence was inspected and noted to be gapping away from the house and sloping to the fence;
  - Back gate and fence between carport and house noted as unaligned and sloping to the Development site

Outcome of the Feb 21, 2019 site inspection concluded by you was that more soil was going to be added, and that the person who does this work would not be available until March 3, 2019. A request was made to get it done as early as possible to stop the continued effects on our private residence from this dangerous exposure.

Contacted you again on Feb 26<sup>th</sup> requesting an update on site inspection actions and received response that dirt would be backfilled and support to the retaining wall would be provided as a possible solution.

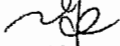


We would like to have this resolved amicably, but we feel that given our communications with you since September 2017 that we must now have immediate action, and a formal repair plan approved before further damage is done and continues to occur. We are grateful that you have recently agreed to have the retaining wall supported properly, but we must ensure that this is done in accordance with good engineering standards to prevent further property damage (house structural and/or foundation).

Please contact Rosa Liu at 778-388-8598 or Dean Featherling at 778-960-0324 regarding this matter.

Thank you for your immediate attention to this matter. We are looking forward to hearing from you.

Yours truly,

A handwritten signature in black ink, appearing to be 'Rosa Liu', written over a thin horizontal line.

Rosa Liu

Attachment: seventeen pictures

backyard



- Cracked  
- Gap gets bigger

↔ Gap

Side walk  
between your site and my house



- Fence fell over to your site
- Fence post ripped off from stucco wall
- damages on stucco wall

Gap

Side walk

9:52  
◀ Mail  
doc-08-40-docs.googleusercontent.c



Fence fell over  
to your site  
significantly.  
please see gaps

<    ↑    📖    📄



Side walk



Side walk  
- Concrete pad  
Stop to your  
Site away from  
trunk foundation  
- please see gap  
in the picture



back yard



- cracked
- Gap gets bigger
- elevation created in between concrete pads.

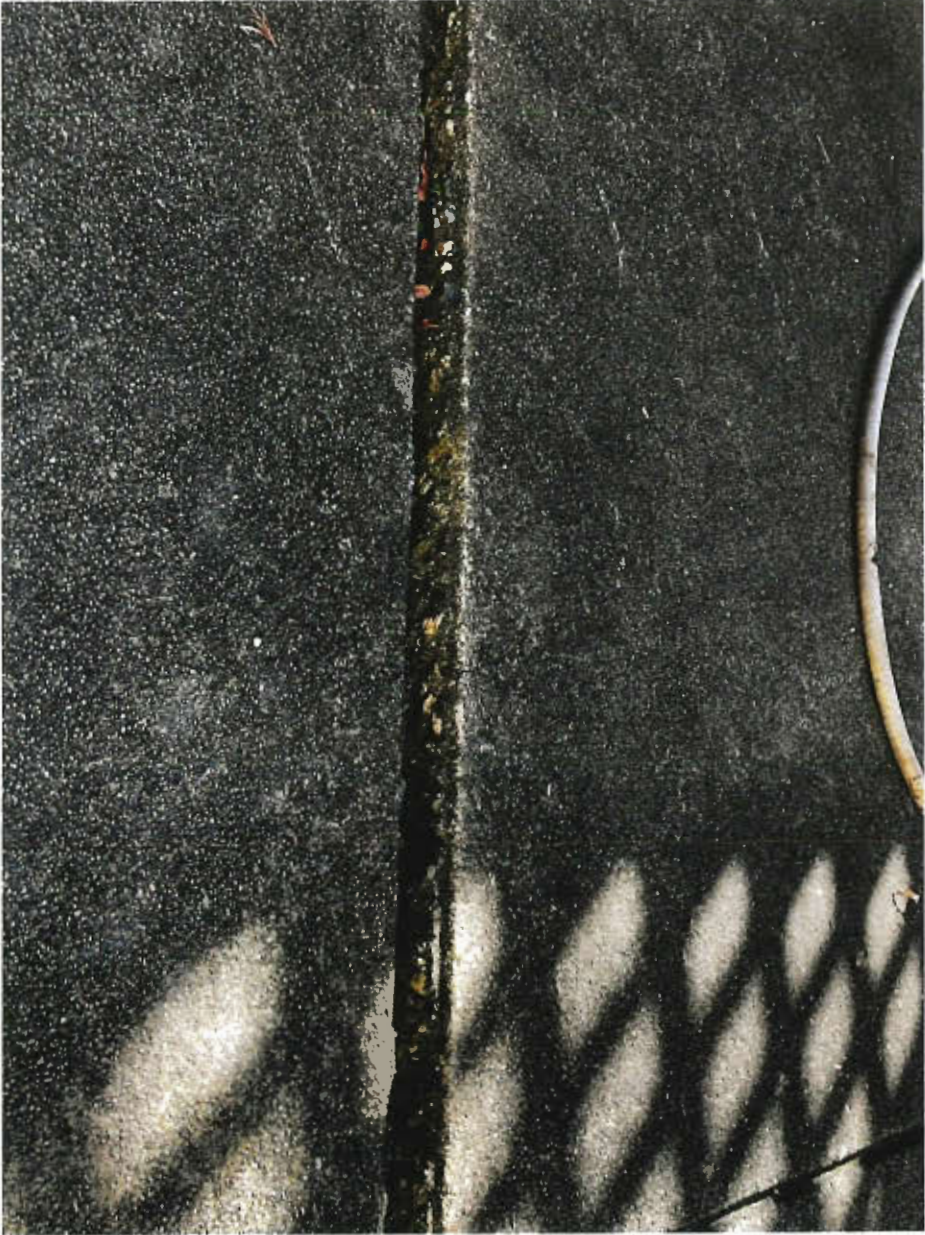




Front Yard

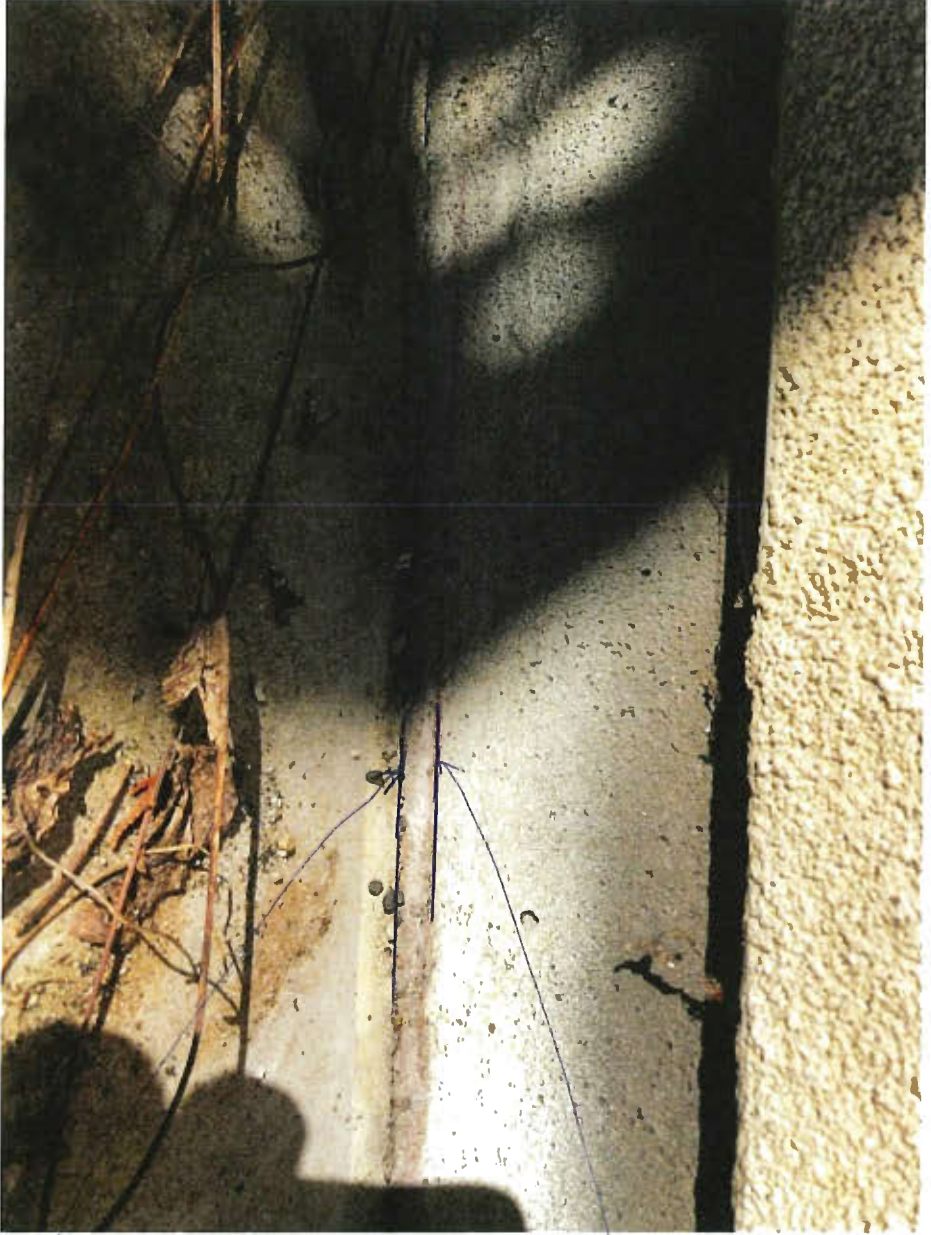
separation  
Created  
→ slopping  
to your  
site





elevation  
created.

back yard



back yard

original line

-back yard has sunk significantly.

new line.



# back Yard

gap  
now



original  
gap

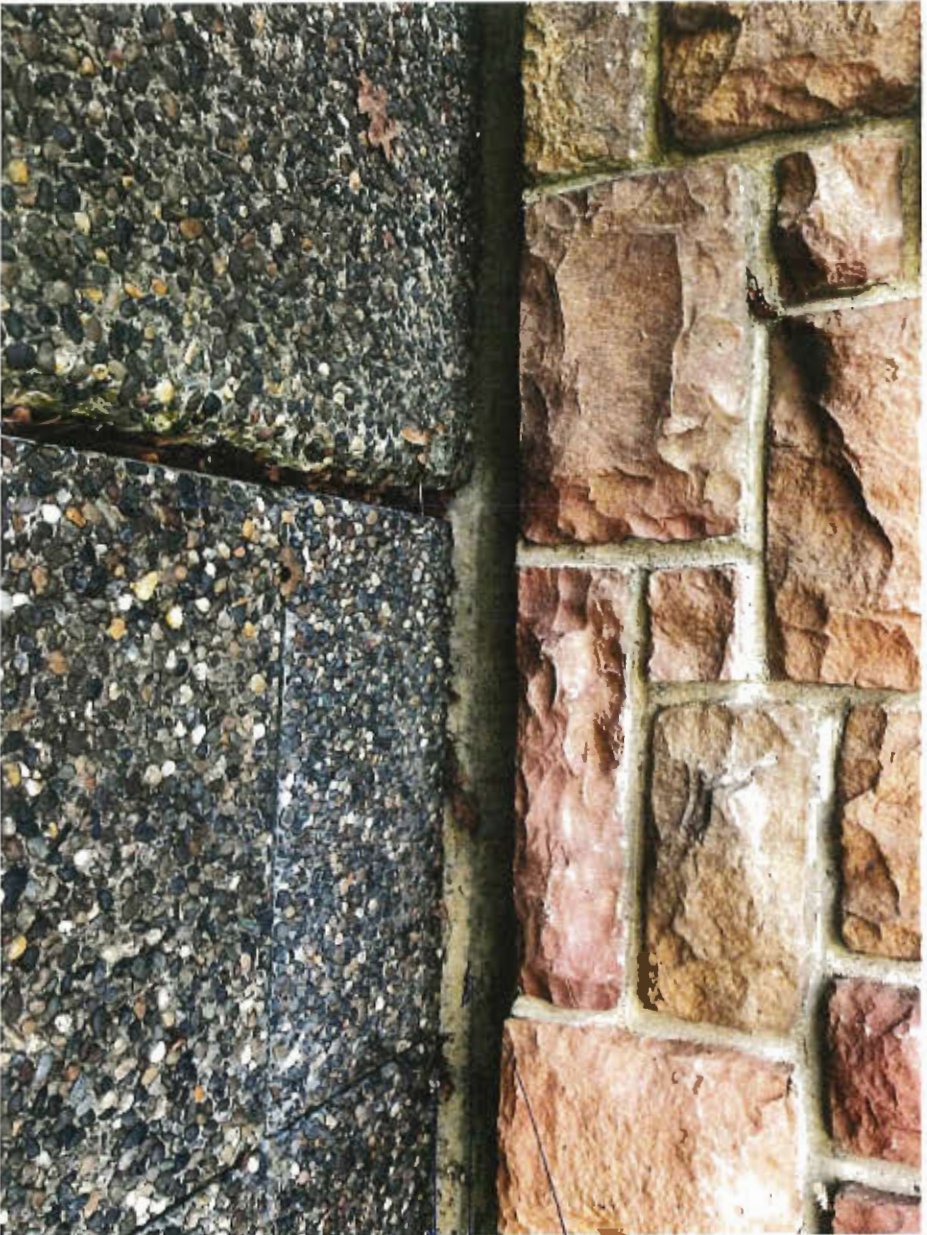
- concrete pads  
slopping to  
your site.

- huge gap  
has been  
created

→ cracked  
see highlighted  
in green



Front Yard



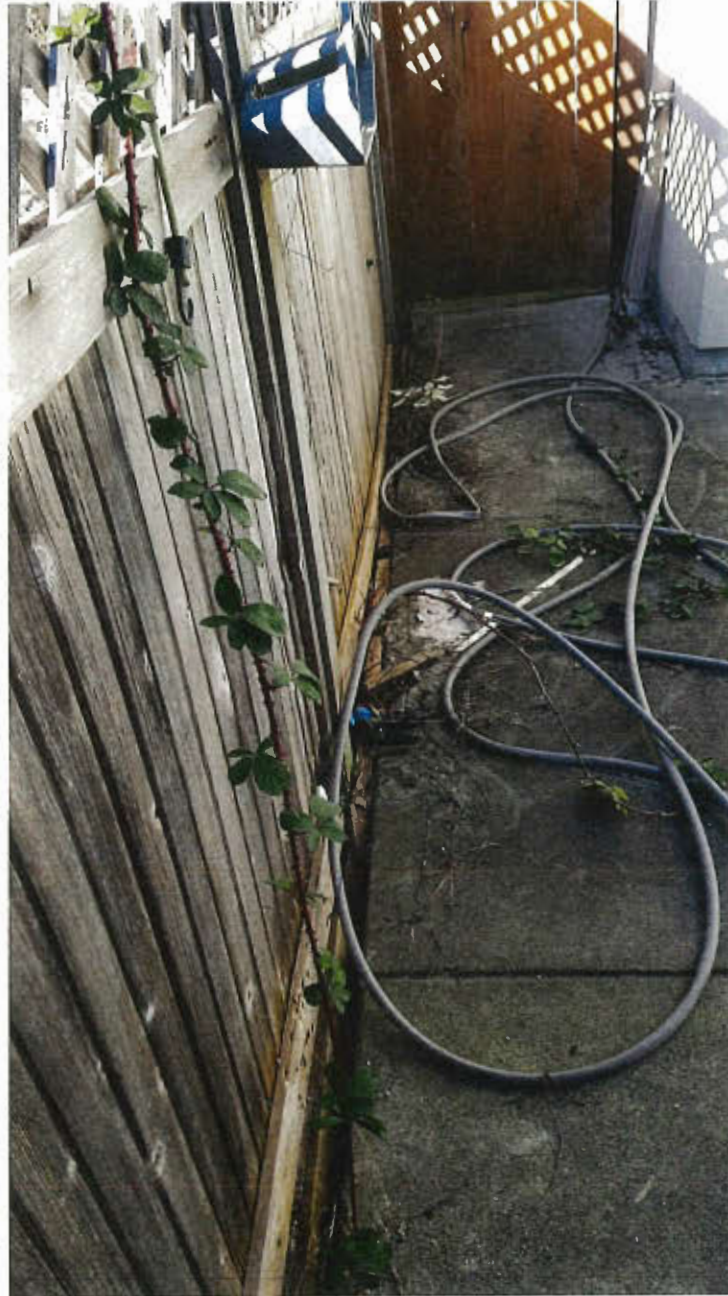
original line

new line

Front yard has sunk due to no support from your site

A big Gap has been created due to slopping.

back yard



Huge Gap has been created  
because fences fell over to  
your site

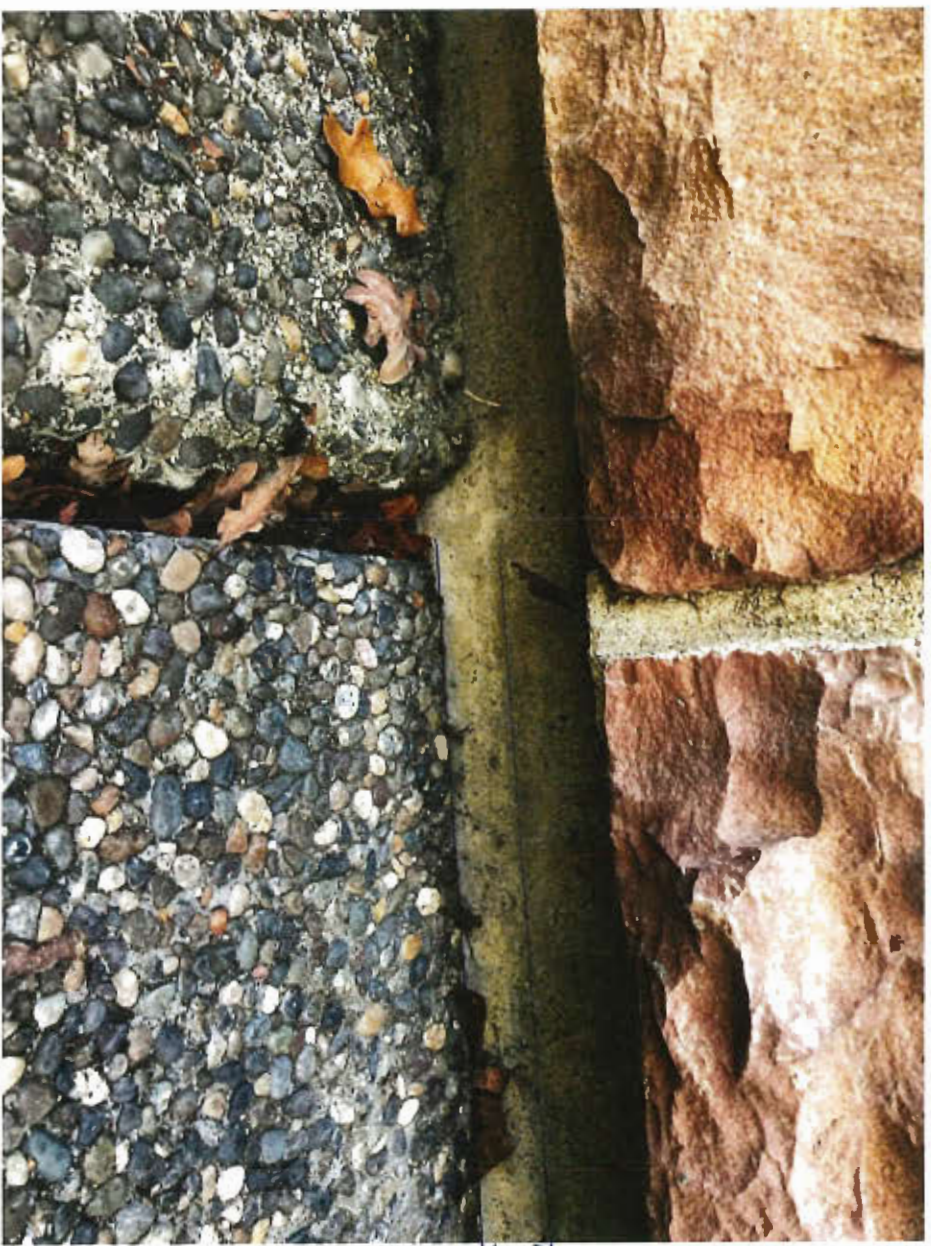




- 2x4 cross  
beam supporting  
fence from falling  
over

→ see the damage  
on fence.

Front yard

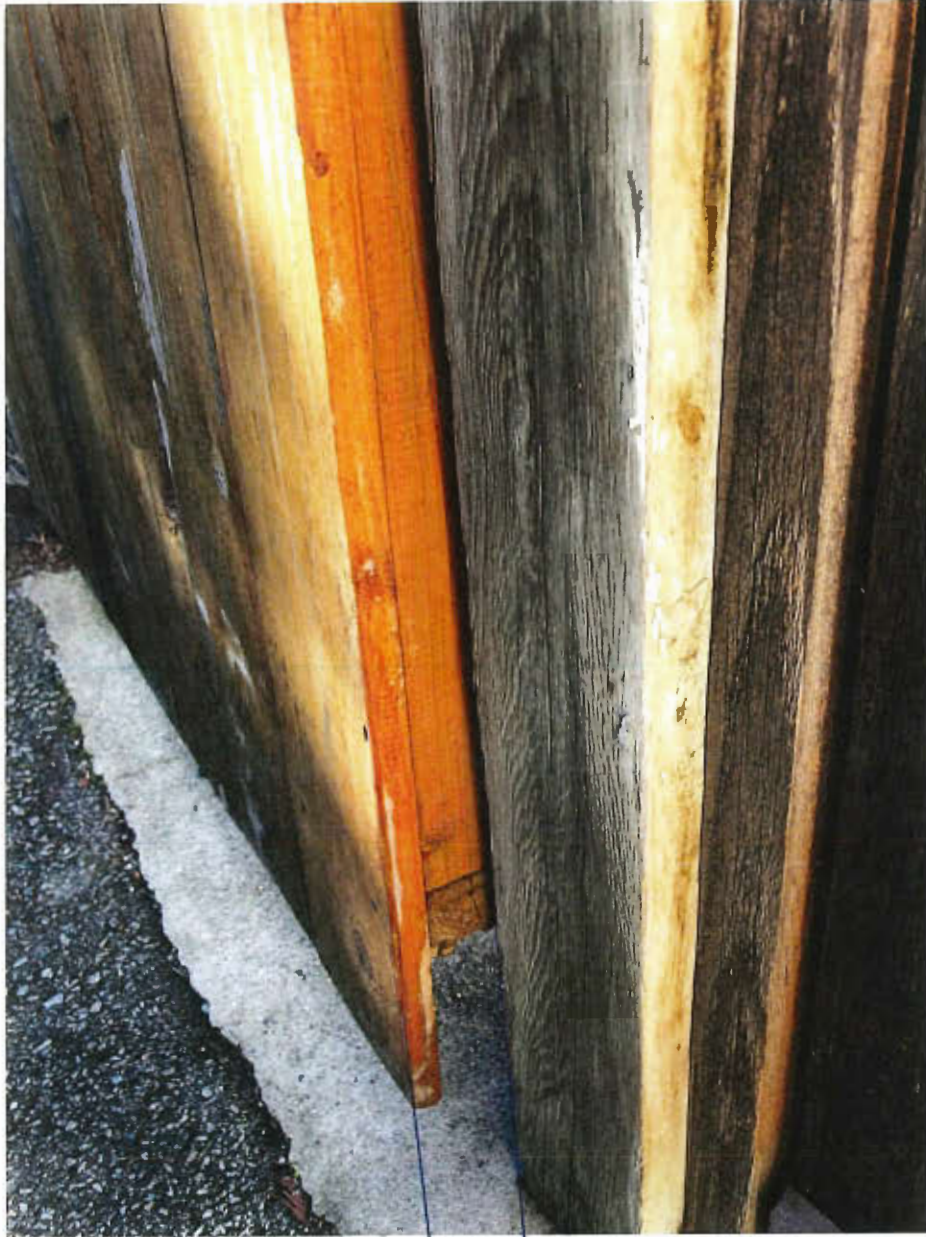


←  
Gap  
→

- Concrete pad at front yard has sunk.
- Big gap has sunk been created



Back Yard.



→ Gate has  
been out  
of alignment  
→ See gap  
in picture

← Gap

Fence



→ No retaining wall  
→ No support.



back yard.

Angle for tipping over.



→ back yard tipped over to your site.  
→ please see white cylinder object

Side walk  
near front yard



Fence post  
ripped off  
from stucco  
wall.