

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
December 11, 2019.

To Development Permit Panel	
Date:	DEC 11, 2019
Item #	1
Re:	DP 17-791045

From: Badyal,Sara
Sent: Wednesday, 11 December 2019 14:04
To: CityClerk
Subject: FW: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045
Attachments: sewage.jpg

From: 8163898@gmail.com [mailto:8163898@gmail.com]
Sent: Wednesday, 11 December 2019 11:45 AM
To: Badyal,Sara
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Sara

Our care taker reported that the sewage system has multiple problems in past years. currently city is working on it severely. (see picture of Dec. 11, 2019).

So the supposed new building will also further harm the underground sewage blocking etc.

Regards

Shenwei Wang

604-8163898 ; 8163898@gmail.com

From: Badyal,Sara [mailto:SBadyal@richmond.ca]
Sent: 2019 年 12 月 10 日 10:01
To: '8163898@gmail.com' <8163898@gmail.com>
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Shenwei,

Thank you for your phone call. You asked what the City process would be. Here are the next steps:

- DP Panel meeting – the development team will provide a presentation and public is invited to provide comments for the DP Panel to consider along with the application. The last opportunity for public input is at the DP Panel meeting. There is no public delegation regarding DP applications at Council meetings.
- DP considerations completion - If the application is endorsed by DP Panel, the developer is required to complete the list of DP considerations listed in the DP staff report.
- Council - When all the DP considerations are completed, the application is forwarded to a Council meeting for DP issuance approval
- Building Permit - After the DP is issued, the Building Permit needs to be issued prior to construction.

When construction will occur on a neighbouring property, many property owners engage a building professional/engineer to set up construction monitoring either on their own, or in consultation with their neighbour(s). Bold has confirmed that before construction would start, they would contact your strata's property manager to set up a monitoring program that would take place throughout the construction period.

Regards,

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,



Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca

From: 8163898@gmail.com [<mailto:8163898@gmail.com>]
Sent: Tuesday, 10 December 2019 9:33 AM
To: Badyal,Sara
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Hi Sara

Thanks nice explanation on the phone. Would you please briefly repeat the on going procedure might be from this point, so I can explain to our colleague council member of strata and fellow residents.

See you tomorrow.

Regards

Shenwei Wang

604-8163898 ; 8163898@gmail.com

From: Badyal,Sara [<mailto:SBadyal@richmond.ca>]
Sent: 2019 年 12 月 9 日 10:36
To: '8163898@gmail.com' <8163898@gmail.com>
Subject: RE: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045

Dear Shenwei Wang,

Thank you for your email and your interest in development in your neighbourhood. As you are aware, the DP 17-791045 application will be considered by the Development Permit Panel at their meeting scheduled for 3:30pm Wednesday, December 11. I have forwarded your email to the City Clerks Office to be considered by the Panel along with the application.

I understand that you are concerned by the cracks in the parkade wall, cracks in the outdoor parking surface, and uneven walkway on your property and I recommend you review these concerns with your strata and property manager to ensure that they make any needed repairs.

I wanted to take this opportunity to share some information with you related to the concerns you raise in your email.

1. Traffic impacts - The City's transportation staff have reviewed the application and advise that the existing road network can accommodate the proposed development. In addition, the site is supported by high levels of transit service, including a short walk to the Canada line and the Brighthouse station bus mal which is currently under construction. The City Centre Transportation Plan outlines upgrades for all transportation modes in City Centre and the development proposal supports the plan by accommodating future bicycle network infrastructure with future Cooney Road widening.
2. Sunlight and shading – The proposed tower would be located the south edge of the development site in a consolidated footprint, which minimizes impacts to privacy and sun light availability for your existing building.
3. Construction impacts to the existing development – The developer is required to submit an engineering geotechnical report as part of the Building Permit application. The geotechnical report reviews what preparations are needed to support the proposed building and also potential impact to neighbouring

properties. Bold has confirmed that before construction would start, they would contact your strata's property manager to set up a monitoring program that would take place throughout the construction period.

If you would like to discuss further or require additional information, please feel free to call me at 604-276-4282.

Regards,

Sara Badyal, M. Arch, RPP
Planner 2
Development Applications Department
City of Richmond
604-276-4282
www.richmond.ca

From: 8163898@gmail.com [mailto:8163898@gmail.com]
Sent: Sunday, 8 December 2019 7:02 PM
To: Craig, Wayne; Badyal, Sara
Subject: To Mr. Wayne Craig & Ms. Sara Badyal; Re: File DP17-791045
Importance: High

To Richmond City Director of Development & Planner
Re: File DP17-79104 for Permit at 6333 Cooney High-Rise by BOLD Properties
Panel Meeting to be held Dec.11 (Wed.), 2019 at 3:30 pm.

Dear Officer & Manager

Re captioned high-rise development application, our neighbor concerned many negative impacts such as traffic and sun-ray blocking etc.

Some of us more worry about geometric hazards and constructional risks.

The Northern building of 8288-Saba road is a 16 story high-rise built in 1998, with poor & weak foundation beneath the tall building, caused continuous sinking (dropping) and incline (to the south, where the new high-rise supposed to erect) during past decades.

Attached are few pictures taken Dec. 8th, 2019 showing just part of its problem.

The soft and weak foundation also caused side walk way crack and pop-up many times, City of Richmond flattened and re-paved cracked side-walk twice around 2008 and 2012. (see attached picture and location).

The proposed high-rise will also to excavate an underground parking garage adjacent to the inclined risky building, this is harmful for both of the structures.

Please re-consider your permit and further evaluate expected.

I am available in most of day time if you'd like to come and see.

Regards

Shenwei Wang, Resident of 8288 Saba Road (Cooney)
604-8163898 ; 8163898@gmail.com

https://www.richmond.ca/shared/assets/1_App_6333_CooneyRd_DPP_12111955120.pdf



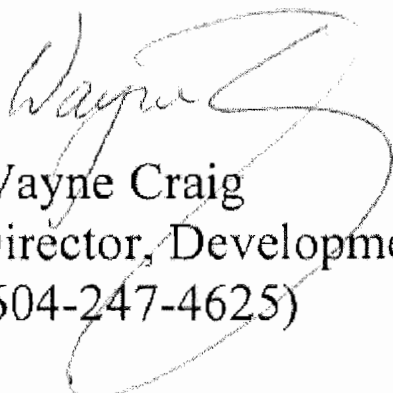
To: Development Permit Panel **Da**

From: Wayne Craig **Fil**
 Director, Development

Re: **Application by BOLD Properties (Cooney) Limited P**
Permit at 6333 Cooney Road

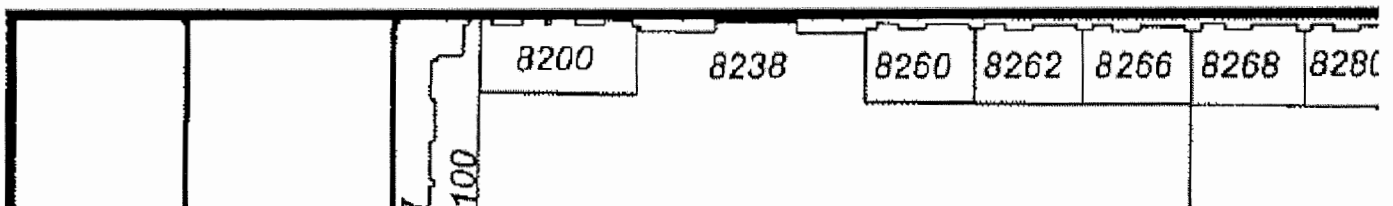
Staff Recommendation

That a Development Permit be issued which would permit the construction of a building containing approximately 83 dwelling units at 6333 Cooney Road, "Rise Apartment (ZHR8) Brighthouse Village".

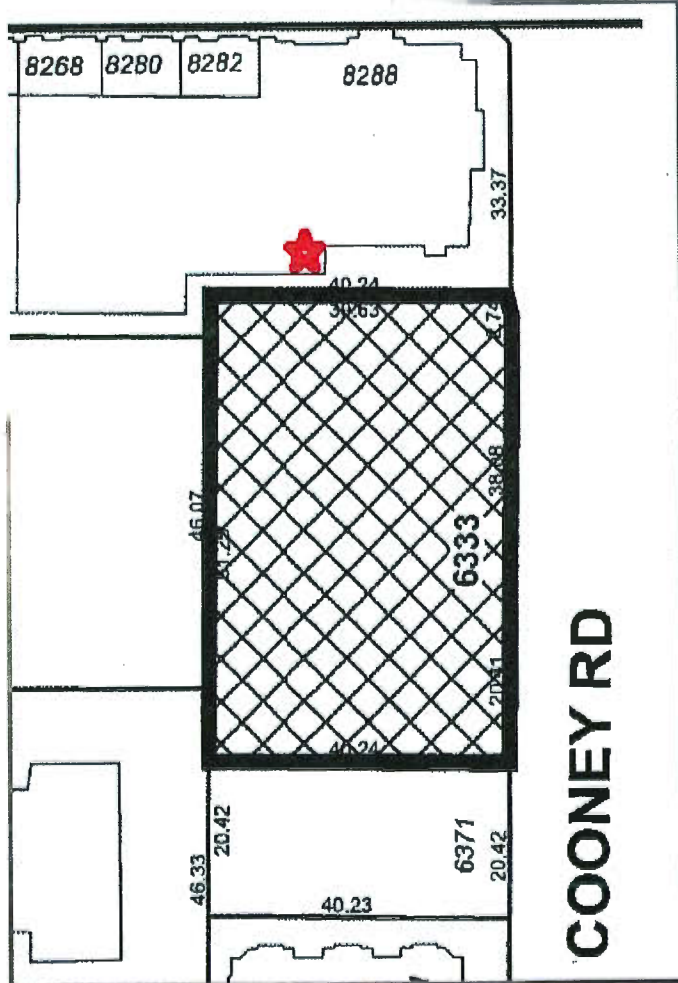


Wayne Craig
 Director, Development
 (604-247-4625)

WC:sb
 Att. 5



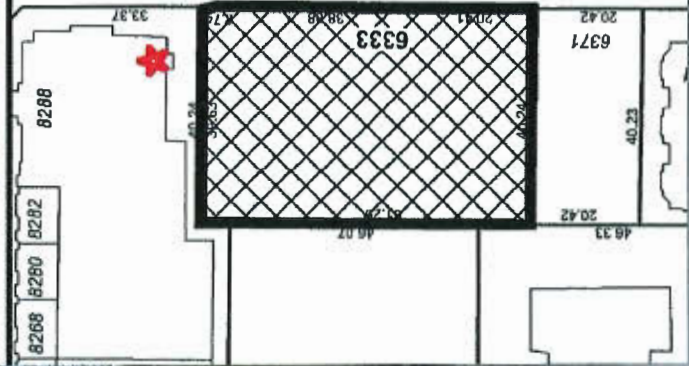


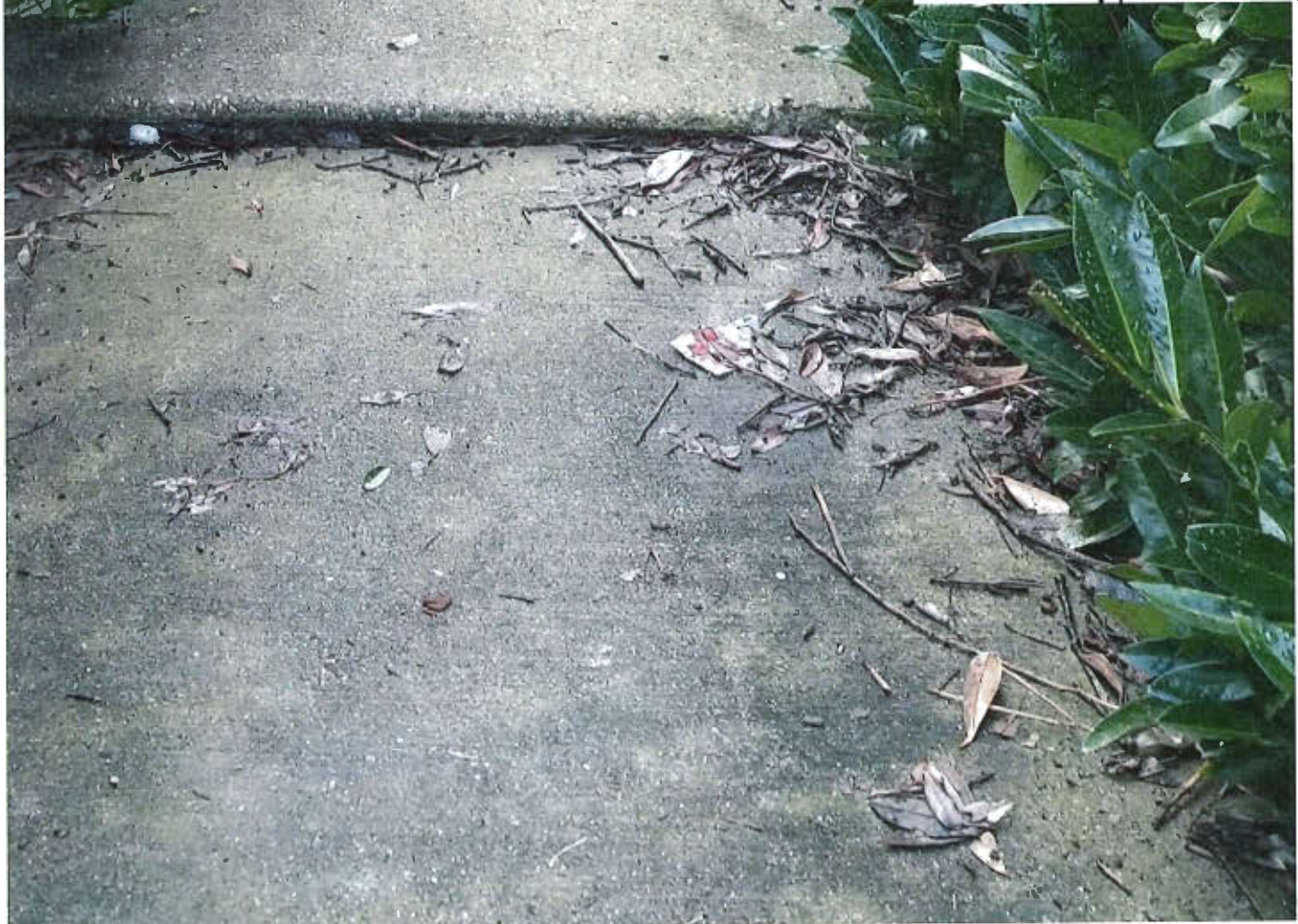
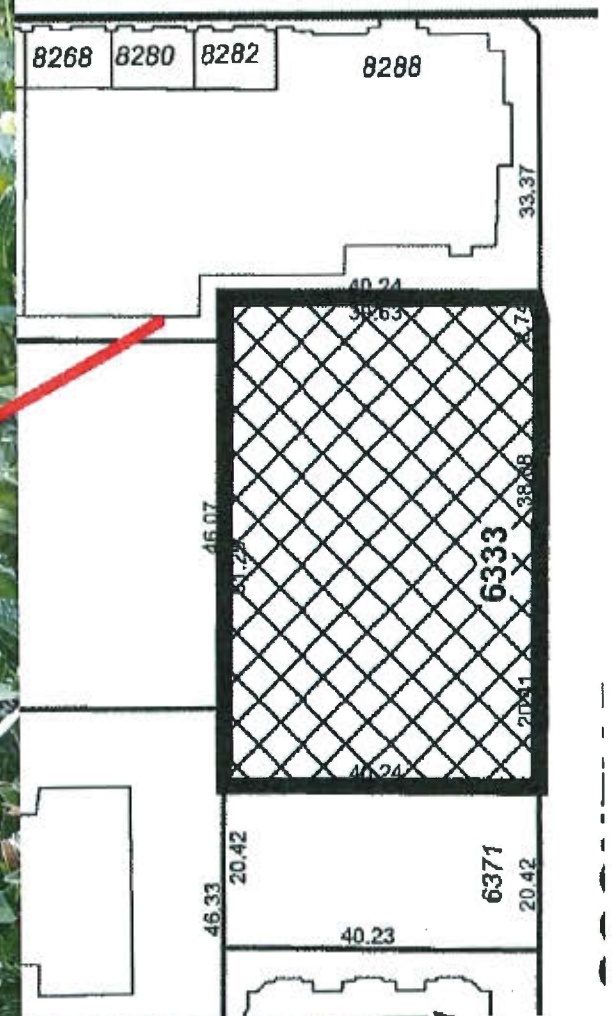


63

270

COONEY RD





City of Richmond flattered and re-paved cracked side-walk twice around 2008 and 2012.

