

Schedule 3 to the Minutes of the *To: Planning Committee*
Planning Committee meeting of *March 7, 2017*
Richmond City Council held on *re: Item #4 (RZ 16-723761)*
Tuesday, March 7, 2017.

Kathryn and Derek Smith
12382 Trites Rd., Richmond, BC, V7E 3R7
Phone: 778-875-0677 E-mail: kathryn.fung@gmail.com



February 23, 2017

Joe Erceg
City of Richmond
Planning & Development Department
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1
(via e-mail: planningdevelopment@richmond.ca)

Re: File #: RZ 16-723761
Trites Rd. rezoning and development by 1056023 Holdings Limited Partnership

Dear Joe Erceg,

We are writing to express concerns about property damage at our home (12382 Trites Rd.) that we believe is a result of the rezoning and development north of us on Trites Rd. In brief, the properties located at 12320/12280 Trites Rd were sold by 0843003 BC Ltd. to 1056023 Holdings Limited Partnership. On March 3, 2016, the 1056023 Holdings Limited Partnership applied to the City of Richmond for permission to rezone 12320/12280 Trites Rd from Light Industrial (IL) to Single Family (ZS23) in order to create 30 single family lots, file number RZ 16-723761. The contact name for this application is Matt Stogryn, phone 604-278-5298. It is unclear how Mr. Stogryn is connected to the numbered company that owns the site. The other name that also appears on the application is Peter Luan.

According to the Richmond News article dated April 5, 2016, the previous tenants were given six months' notice to vacate by the new owners. In late 2016, demolition of the buildings at those addresses began. There appears to only be one building left (the former Steveston Bottle Depot) as of the date of this letter. We believe the demolition has caused



changes to our building envelope and/or foundation. In the past two months, we have noticed new gaps between several kitchen floor boards that were not previously present (see photos).



In addition to visible gaps, there has been noticeable shaking of our home and the development of new rattling sounds in the walls. Multiple times during the day, walls and closets on the upper levels of the home will visibly shake with audible sounds. Tremors can also be felt when sitting/lying down on the furniture several times a day. It feels as if the house is being subjected to repeated small earthquakes. New audible sounds and shaking are apparent on the ground level of our home near the centre wall. The rate at which these changes are occurring is concerning.

Several other property owners in the area have noted new sounds and movement during this demolition period.

We are writing to express concern about private property damage resulting from developments approved by the City and to see what options are available to assist residents in this situation. It would also be appreciated if contact information can be provided for the developer overseeing this project.

Kind regards,



Kathryn and Derek Smith

