

Schedule 2 to the Minutes of the  
Public Hearing meeting of  
Richmond City Council held on  
Monday, December 17, 2018.

## ON TABLE ITEM

Date: NOV. 26 2018  
Meeting: MDUN ML  
Item: #10 - APPLICATION BY

DRS ON DYKE RD.

### NAKADE

13251 Princess Street  
Richmond, British Columbia  
V7E 3S1

November 25, 2018

City of Richmond  
Policy Planning Department  
6911 No. 3 Road  
Richmond, B.C.  
V6Y 2C1

Attention: Mr. Kevin Eng, Planner 2

**Re: Development of 6111 and 6091 Dyke Road**

Further to our letter of April 24, 2018 and the hearing before the Planning Committee on November 7, 2018, we are writing to follow up on two matters.

#### Drainage

We continue to be concerned that the construction of a large building adjacent to ours, with greater lot coverage than the existing buildings, will change the amount of water that ends up on our property and the drainage patterns that exist.

We are still concerned that the increase in the amount of water coming on to our property, changes in drainage patterns and an increase in water pressure on our garage walls and floor that could create new water and drainage problems for us, including leaking in our garage, pooling water on our hardscape surfaces and standing water in our gardens.

The developer has stated that the drainage the developer will be required to put in will carry more water from the site to the City storm drains than the existing system on the site does and should lessen our problems but the developer is the same team that developed Nakade and we assume that they will use a number of the same contractors and frankly we have continued to have drainage problems and find that the drainage and waterproofing have not been properly done.

As we stated in our earlier letter we have had a discussion with the developer about our possibly doing some remedial work to our drainage system during its construction period and co-ordinating the drainage along the property line. We are of the view that these are problems

that, if the design and construction had been done properly, we would not be experiencing today. We are uncertain what the City's role will be in approving the design of the drainage systems and inspecting the installed systems but hope that they will ensure that the system does not adversely affect Nakade.

### **Massing**

We continue to be concerned about the size of the building being built next to us and it towering over us. We do see that there have been further setbacks from the South and West property lines but note that the setbacks from the East property line and the height of the building remain the same.

We continue to have concerns about the interference of the proposed building on the light to our courtyard, the loss of view and privacy by some of our units.

If you have any questions or require any further information, please contact Bill Hartley at whartley@ekb.com, 604.661.1007 or 604.290.3755.

Yours truly,

**Strata Corporation BCS3256**

A handwritten signature in black ink, appearing to be 'William Hartley', written in a cursive style.

William Hartley  
Council Member

cc. Owners of Nakade