

RYAN LAW GROUP

BARRISTERS & SOLICITORS

WAYNE RYAN, B.A. J.D.

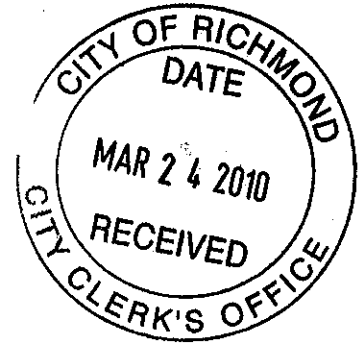
To Development Permit Panel	
Date:	<u>MAR. 24, 2010</u>
Item #	<u>4</u>
Re:	<u>DP 09-504501</u>

500-5900 No. 3 Rd.
 Richmond, B.C. V6X3P7
 (604) 271-8078
 FAX (604) 271-8073
 wayne@ryanlawgroup.com

Reply to: WAYNE RYAN
 File No:

Schedule 5 to the Minutes of the
 Development Permit Panel meeting
 held on Wednesday, March 24, 2010.

March 24, 2010



City of Richmond
 69111 No. 3 Rd.
 Richmond B.C.

Re: Development Permit DP 09-504501 8051, 8091 and 8111 Williams Rd.

I represent Mr. and Mrs. Michael Chung who reside at 8031 Williams Rd. immediately adjacent to the proposed development.

We oppose the development for the following reasons.

General Objections

1. The increase in the proposed maximum lot coverage and the proposed reduction in setback adversely affect the enjoyment of my residence.
2. The proposal does not provide sufficient privacy as my master bedroom faces east along the proposed common fence.

Demolition of the Existing Homes.

As a result of the previous demolition of the existing homes immediately adjacent to the other side of my residence, my residence suffered in excess of \$80,000.00 damage. We have two independent quotations verifying that sum. My client's home sustained substantial drywall cracks throughout the house and the driveway sustained severe cracks causing concrete bucking such that the driveway must be redone. The damage was verified by an inspection report prepared at the time my client purchased the property prior to the demolition and an inspection report prepared after the demolition.

The owner was asked to stop the demolition but refused to do so despite repeated attempts to ask him to do so and telephone calls were made to the City of Richmond asking them to stop the demolition.

We are concerned that if an unfettered demolition occurs on the proposed development more damage will likely occur and by the time my client seeks redress from the

developer will be long gone and he will be left with an empty judgement.
In the event that you choose to approve the Development Permit we would ask that you ensure the following conditions are added.

1. That an independent engineering firm paid for by the developer verify compliance with the compaction of the properties covered by the Development Permit.
2. That a 'sensitive' demolition process be approved by the City and verified by independent onsite engineering personnel during the demolition. In the event that disturbances occur in my client's home the work will immediately cease.
3. The developer enters into an agreement with the City to place a bond available to my client which guarantees to my client funds in the event that damage occurs. We are of the view that the requirement of the Bond will ensure that the developer takes a personal interest in seeing that the contractor undertaking the demolition complies with a 'sensitive' demolition and provides my client with redress in the event that damage is done.

The City of Richmond has a "Good Neighbour" Policy. The developer by agreeing to the above conditions is showing its good faith.

We are concerned

Yours truly,

RYAN LAW GROUP



Per:
WAYNE RYAN
WR/rk

Cc Yamamoto Architecture Inc.