

**Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
February 17, 2014.**

To Public Hearing
Date: <u>Feb 17 2014</u>
Item # <u>2</u>
Re: <u>13040 NO. 2 Rd</u>
<u>RZ 12-602748</u>

Mayor and Councillors

From: Webgraphics
Sent: Monday, 17 February 2014 15:52
To: Mayor and Councillors
Subject: Send a Submission Online (response #771)

Categories: 12-8060-20-9094 - RZ 12-602748 - 13040 No. 2 Rd - Kirk Yuen of Cape Construction (2001) Ltd.

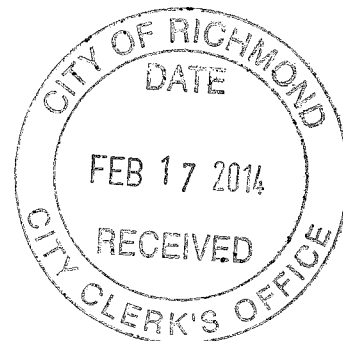
Send a Submission Online (response #771)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	2/17/2014 3:51:52 PM

Survey Response

Your Name	Kira Cai
Your Address	7050 Granville Street
Subject Property Address OR Bylaw Number	Bylaw 9094 (RZ 12-602748)
Comments	Concerns coming from strata owner of adjacent property: London Station. 1. This is an email comment from Dana Westermarck of Oris Development who built London Stn: "I think the strata should be aware of the proposed development next door and the impact that it may have on London Station. Most notable is the use of the easement across the parking area behind the commercial units on top of the parking structure. The neighbour intends to access a loading bay (for residential move in/move out) and a garbage room for the commercial uses in his building and a second garbage room for the residential uses. This will require the removal of the existing large planter on the north side of the parking area and the construction of a "bridge" to connect from their property to London Station's at the podium level. Our concern is the additional heavy truck traffic on the parking structure roof. We would not be concerned with passenger vehicles or pedestrian use. The most likely cause of



the deflection in the existing slab is from fully loaded garbage trucks driving on the parking structure roof. While the slab is designed for these loads, it is not advisable to increase the frequency of use beyond that required for your property. We must advise you that, should this use be permitted, we cannot continue to warranty the parking structure roof in this area and suggest you enter into an agreement with your neighbour for them to warranty the roof. The link to the City of Richmond staff report on the proposed design is attached below:

http://www.richmond.ca/agendafiles/Open_Planning_1-21-2014.pdf For the details of the area I am referring

to, please see pages PLN-112 and PLN-113. Thanks, Dana Westermarck" We are concerned that our developer will withdraw our warranty based current engineering drawing submitted for this new structure. We ask that it be reviewed and signed off by Oris to ensure our warranty is not withdrawn and that structurally the concerns raised in the above message is addressed. 2. Another concern is around aesthetics and safety related around increased traffic load: "My concern regarding the easement has more to do with the amount of traffic flowing through that driveway, with pedestrians crossing on a regular basis including kid's being picked up from the music school and tutorial business currently in the commercial spaces this can be a dangerous situation. It is also a very tight space for larger vans and trucks to maneuver the turns. In addition to this there is the loss of the aesthetics of the trees in that area that provide greenery and shade to our property that should be addressed in the design proposed by the new developer." Summary: "The most important message to get across is that the parking garage roof is believed not to be strong enough to hold the weight of all the extra traffic and that something has to be done to either avoid that as an access point or to enforce it enough to make it usable for that purpose."