



**Schedule 1 to the Minutes of the Development Permit Panel Meeting of Wednesday, September 26, 2012.**

September 24, 2012

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

<b>To Development Permit Panel</b>
Date: <u>SEPT. 26, 2012</u>
Item # <u>2</u>
Re: <u>DP 12-597695</u>

**BY HAND**

CITY OF RICHMOND  
INFO CENTRE

SEP 25 2012

2:30  
d

Attn: David Johnson  
Planning & Development Dept

Dear David,

**Re: Damage On Our Property Due To Adjacent Site Construction  
BCS 4241 – Newbury  
7771 Bridge Street, Richmond, BC**

We are the Strata Agent acting for and on behalf of the Owners, Strata Plan BCS 4241 – Newbury located at 7771 Bridge Street, Richmond.

A Notice of Application for the Development Permit DP12-597695 from City of Richmond regarding AM-Pri Construction Ltd’s development was received.

As the current pre-loading has already caused damage(s) on our property, we would like to relay the dispute from the Strata Council and the Strata Owners for the item - a) reduce the required side yard setback along the south property line from 3.0 meters to 1.50 meters.

To assess the damage(s) on the said property as well as to support the dispute to reduce the setback from 3.0 meters to 1.50 meters, enclosed is the Inspection Report by GeoPacific Consultant Ltd

The report confirms damages to the adjoining property line of Newbury and the Am-Pri’s construction location at 7691, 7711 and 7731 Bridge Street. The strata council is concerned wit the continued damages and safety to the affected units and common property at the Newbury North property line.

Attached are some pictures of the patched work to repair the damages outside Unit # 4 and Unit 6. It is believed that this patched work was done by the related developer.

The Strata Council would like to bring this matter to your attention, as the related developer has not discussed with the Strata Council or the Strata Agent the proper way to address these damage(s), which would make the Strata Council and the owners worry once the construction is commenced.

Thank you for your attention in this matter.

Yours truly,  
AA PROPERTY MANAGEMENT LTD.  
Agent for the Owners BCS 4241

Per: Barbara To  
c.c.: Council  
Encl: as stated

Strata Plan BCS 4241  
c/o AA Property Management Ltd.  
#150-8600 Cambie Road  
Richmond, B.C.  
V6X 4J9

September 20, 2012  
File: 10792

Attention: Barbara To

**Re: Damage Assessment Report- Newbury Townhouse Development  
7771 Bridge Street, Richmond, BC**

## **1.0 INTRODUCTION**

On September 17<sup>th</sup>, 2012 GeoPacific Consultants Ltd. conducted a condition assessment of the Newbury Townhouse Complex at 7771 Bridge Street in Richmond, for which we were the original geotechnical engineer on record. The review was undertaken to determine the impact of neighbouring construction activities on the subject property and document visible damage within 15m of the complex's north property line. The review was based on visual inspection alone. The following summarizes the general condition of the Newbury townhouse development in the vicinity of the north property line, as well as photographs of any defects or deficiencies noted.

## **2.0 BACKGROUND**

On November 4<sup>th</sup>, 2009, GeoPacific Consultants Ltd. conducted a geotechnical investigation for the original development of the Newbury Complex. Soil conditions consisted of thin layers of variable fills and up to 1.6m of peat overlying up to 2.5m of firm to soft clay and silt. The clay and silt was underlain by Fraser River Channel Fill Sediments. Site preparation for the development included the stripping of fills and peat, and the consolidation of clays under the loading of grading fills. Residents of some of the effected units have indicated that no defects or damage were visible in their units until preload was placed on the adjacent property to the north, in about March of 2012.

At the time of our site review, the preload consisted of a combination of sloped and lock block retained sand fill placed to heights ranging from 0.3m to 2.5m above grade, based on visual observation. The sloped boundaries of the preload fill extended directly against the Newbury Complex's northern property line. In May of 2012, residents of the Newbury Complex noticed ground settlements and resulting damage to both interior and exterior structures and roads within approximately 6.0m of the northern property line. The most significant of which were located within 1.0m to 3.0m of the preload boundary. Furthermore, settlements were most prevalent around units 4 and 6, where the adjacent preload was the highest.

Approximate preload location and dimensions at the time of our review is provided on drawing 10792-01, following this report.



### 3.0 CONDTION REVIEW

#### 3.1 Interior Damage – Unit 6

Damage to the interior of unit 6 was noted on the north wall of the first floor. Damage consisted of minor hairline cracks in wall paint (photos 1, 3, & 9), separation of floorboards and cabinets from floors and walls respectively (photos 2, 4, 5, & 6), and propagation of existing shrinkage cracks in the garage floor slab (photos 7 & 8). In general, cracks ranged from less than 1mm to 3mm in aperture.

Similar damage has been reported in units 1 and 4. However, GeoPacific was unable to access these units at the time of our site review and therefore cannot confirm this.

#### 3.2 Exterior Damage – Units 1, 4, and 6

Considerable ground movements and resulting impacts on serviceability of exterior structures were noticed along the north sides of units 1, 4, and 6. These included separations of fence sections up to 20mm wide (photos 10 & 11), movements of fence gates up to 55mm (photos 13, 21, & 23), stress cracks in soil up to 25mm wide running parallel to and at a distance of approximately 1.0m from the preload boundary (photos 12, 14, & 22), separation of paving bricks up to 30mm (photos 14 to 20, & 26), and settlements (<30mm) and cracks (<15mm) in concrete curbs (photos 16, 17, 18, & 25)

The majority of exterior damage was found to be located within 1.0m to 3.0m of the north fence extending along the property line. Damage was most prevalent around units 4 and 6, where the neighbouring preload was approximately 2.0m above grade

#### 3.3 Summary

Table 1 provides a list of photographs taken on the property outlining areas of observed damage both inside and outside the home. The numbered photographs and photograph locations are attached to this letter for reference.

**Table 1. List of Existing Damage at the Photograph Locations at 7771 Bridge Street, Richmond, BC**

Photo #	Location of Damage	Comments
1	Unit 6 interior-kitchen	Cracks in wall tile (<1mm)
2	Unit 6 interior-kitchen	Separation of cabinet from wall (<2mm)
3	Unit 6 interior-dining room	Crack in wall paint (<1mm)
4	Unit 6 interior- dining room	Window sill crack (<2mm)
5	Unit 6 interior- dining room	Separation of floor board from floor (<2mm)
6	Unit 6 interior- dining room	Window sill crack (<1mm)
7	Unit 6 interior- garage	Cracks in slab-on-grade (<5mm)
8	Unit 6 interior- garage	Cracks in slab-on-grade (<5mm)

9	Unit 6 interior- garage	Crack in wall paint (<1mm)
10	Unit 6 exterior	Fence section separation (<20mm)
11	Unit 6 exterior	Fence section separation (<20mm)
12	Unit 6 exterior	Soil stress crack (<25mm)
13	Unit 6 exterior	Movement of fence door (<55mm)
14	Unit 6 exterior	Soil crack and paving stone separation (<30mm)
15	Unit 6 exterior	Paving stone separation (<30mm)
16	Unit 6 exterior	Paving stone separation and curb settlement (<30mm)
17	Unit 6 exterior	Curb settlement (<30mm)
18	Unit 4 exterior	Paving stone separation and curb settlement (<30mm)
19	Unit 4 exterior	Paving stone separation (<30mm)
20	Unit 4 exterior	Paving stone separation (<30mm)
21	Unit 4 exterior	Movement of fence door (<30mm)
22	Unit 4 exterior	Soil stress crack (<20mm)
23	Unit 4 exterior	Movement of fence door (<10mm)
24	Unit 1 exterior	Crack in concrete curb (<15mm)
25	Unit 1 exterior	Example of non-damaged paving brick
26	Unit 1 exterior	Paving stone separation (<20mm)

#### 4.0 CONCLUSIONS

Based on our review of site conditions and existing geotechnical documentation, it is our opinion that the preloading activities on the neighbouring property have caused compression of the soils on the Newbury complex, resulting in ground settlement as well as lateral displacement of the ground on the Newbury complex. This movement has resulted in cosmetic damage and serviceability issues within approximately 4.0m of the northern property line. The majority of the settlements are concentrated 1.0m to 3.0m from the preload boundary and are proportional to the adjacent preload height. That is, settlements more significant near areas with higher preload heights. We expect settling to continue, at a decreasing rate, for the full duration of preloading. Specific ground movements on the Newbury property can be monitored with the use of survey pins spanning the northern portion of the complex.

We are pleased to be of assistance to you on this project and we trust that our comments are sufficient for your current purposes. If you would like further details or would like clarification of any of the above, please do not hesitate to call.

For:  
GeoPacific Consultants Ltd.

Michael Mains, EIT  
Junior Geotechnical Engineer

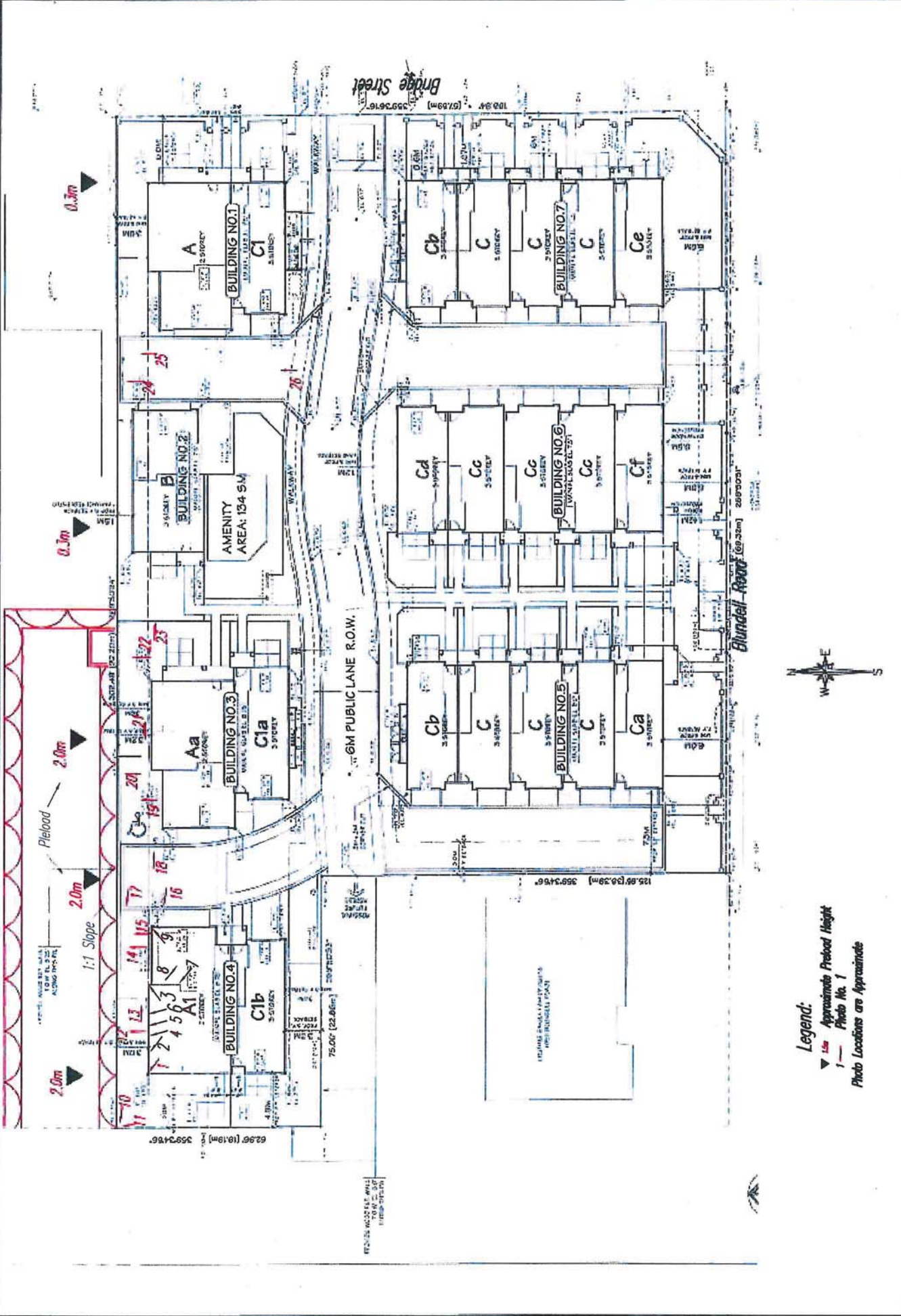
Reviewed By:



Matt Kokan, M.a.Sc., P.Eng.  
Principal

*Sept 20, 2012.*





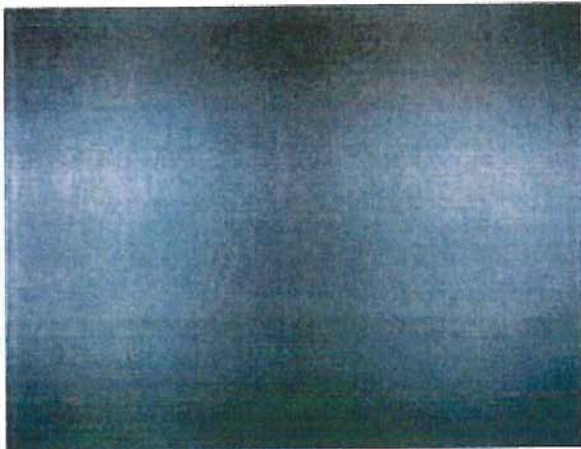
PREPARED BY: DATE: SCALE:	September 18, 2012 MM	PROJECT NO: 10792-01	DRAWING NO: 10792-01
	NOT TO SCALE		
PROJECT TITLE: <b>Newbury</b> 7771 Bridge Street, Richmond, BC Photo Locations and Approximate Preload Heights		SHEET NO: 10792-01	
PREPARED BY: DATE: SCALE:			



**Photo No.01**



**Photo No.02**

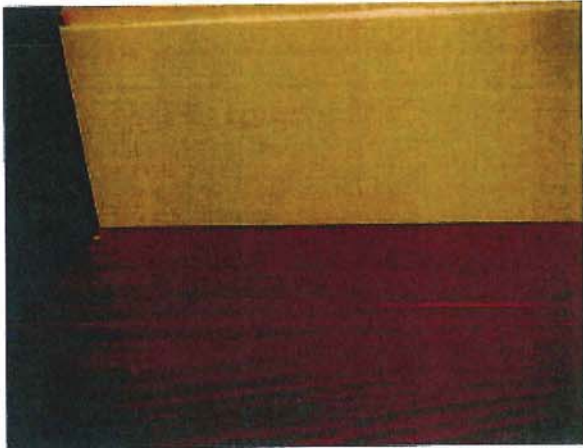


**Photo No.03**

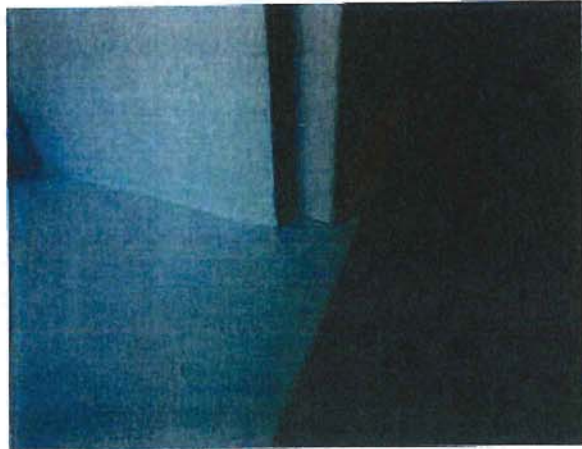


**Photo No.04**





**Photo No.05**



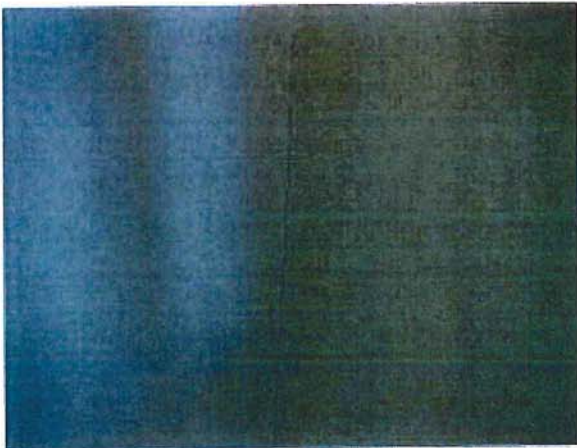
**Photo No.06**



**Photo No.07**



**Photo No.08**



**Photo No.09**



**Photo No.10**



**Photo No.11**



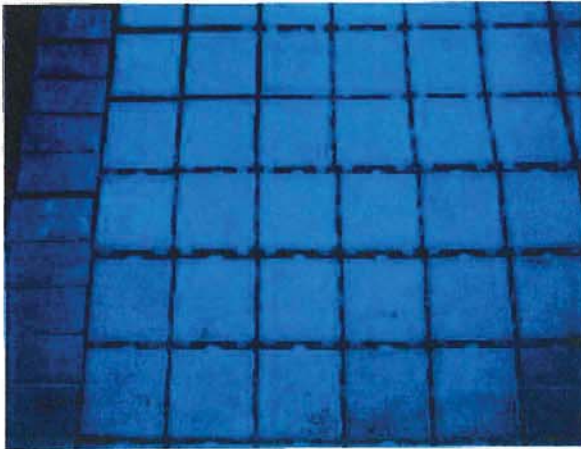
**Photo No.12**



**Photo No.13**



**Photo No.14**



**Photo No.15**



**Photo No.16**

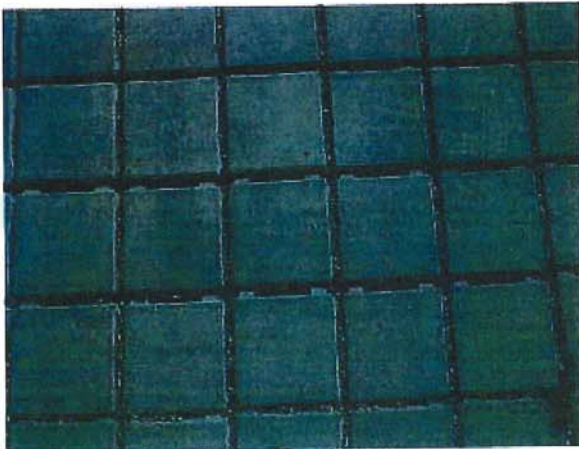




**Photo No.17**



**Photo No.18**



**Photo No.19**



**Photo No.20**



**Photo No.21**



**Photo No.22**



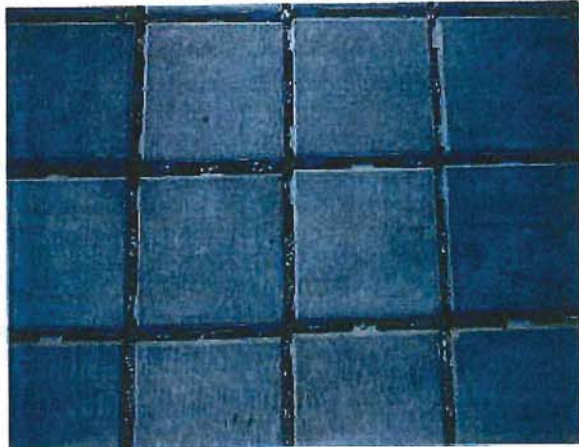
**Photo No.23**



**Photo No.24**



**Photo No.25**



**Photo No.26**



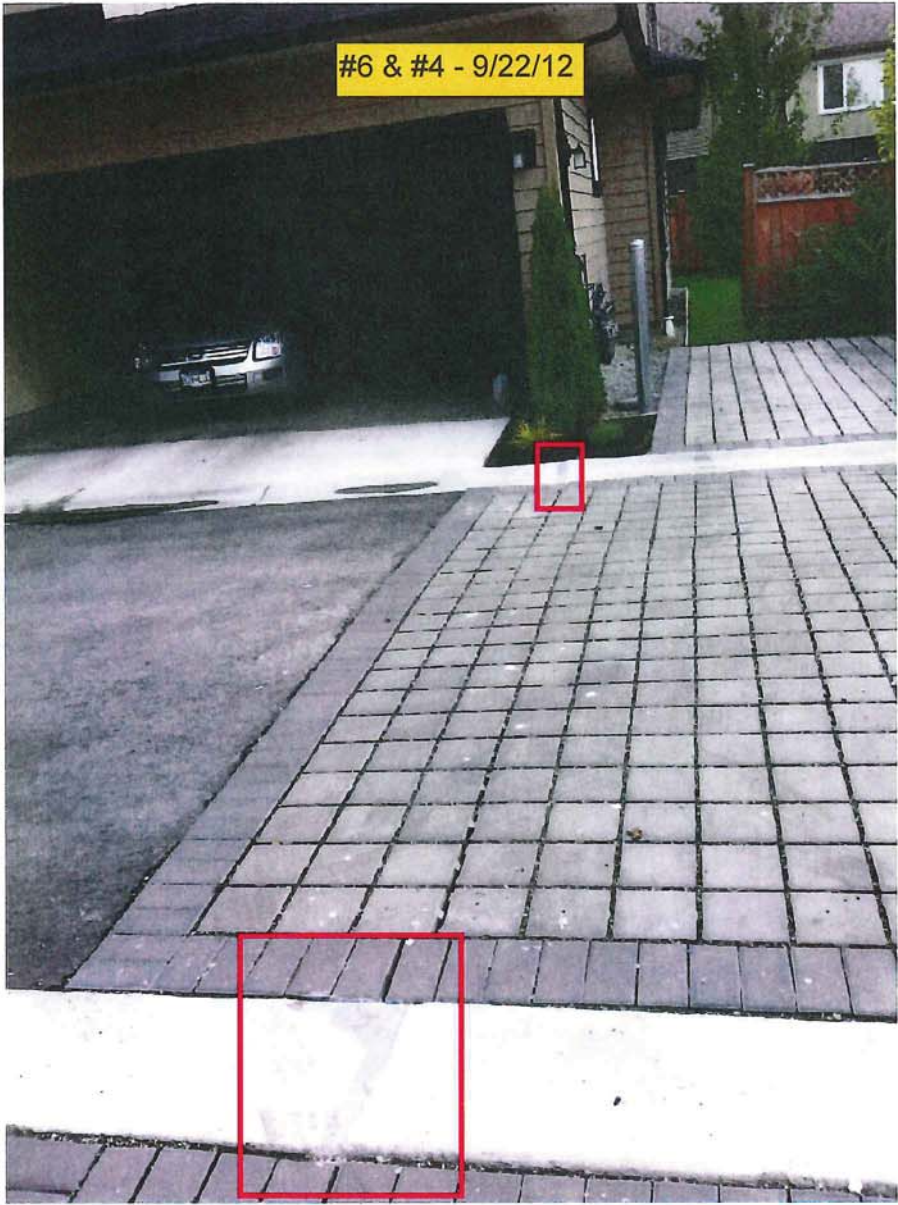
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Unit #4 - 9/22/12



#6 & #4 - 9/22/12

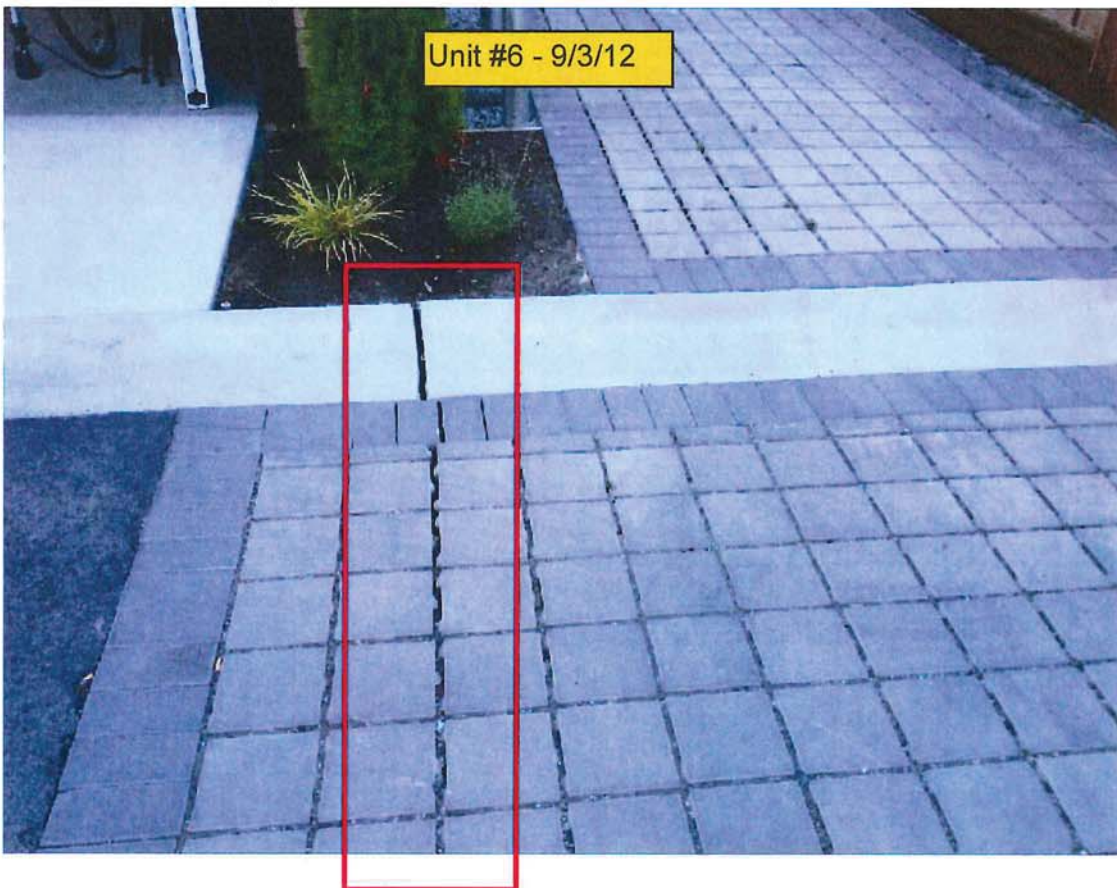




Unit #06



Unit #6 - 9/3/12





Unit #6 - 9/3/12

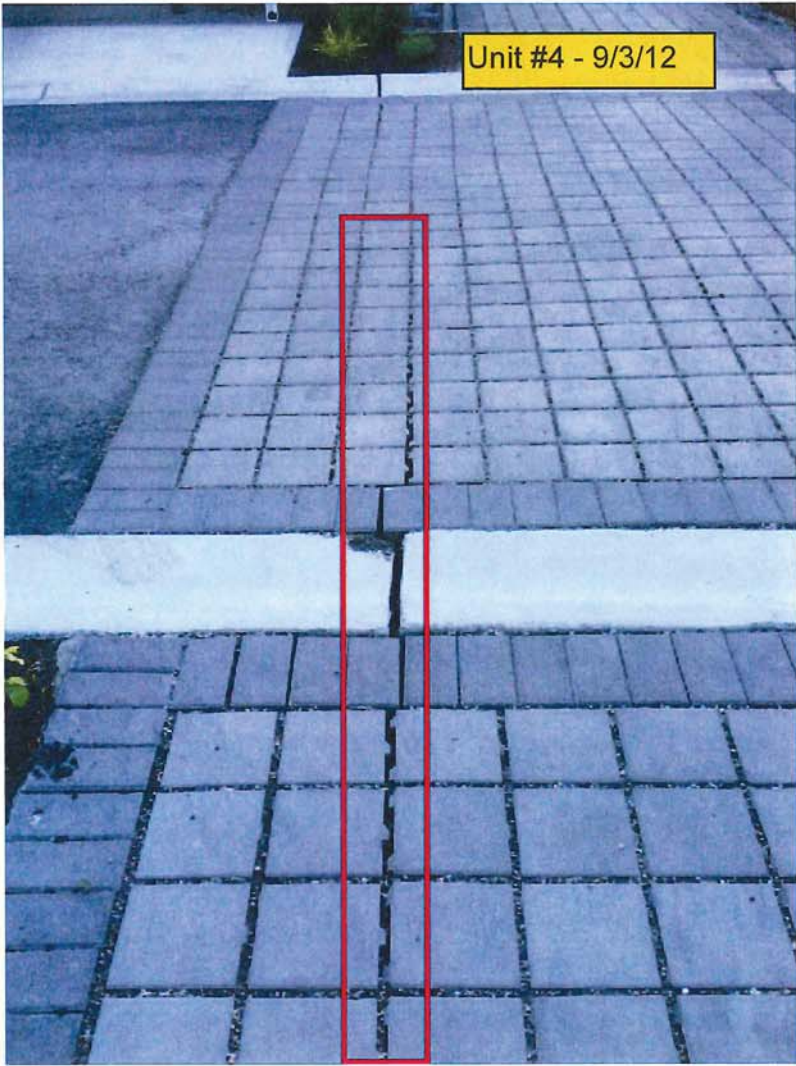


Unit #04





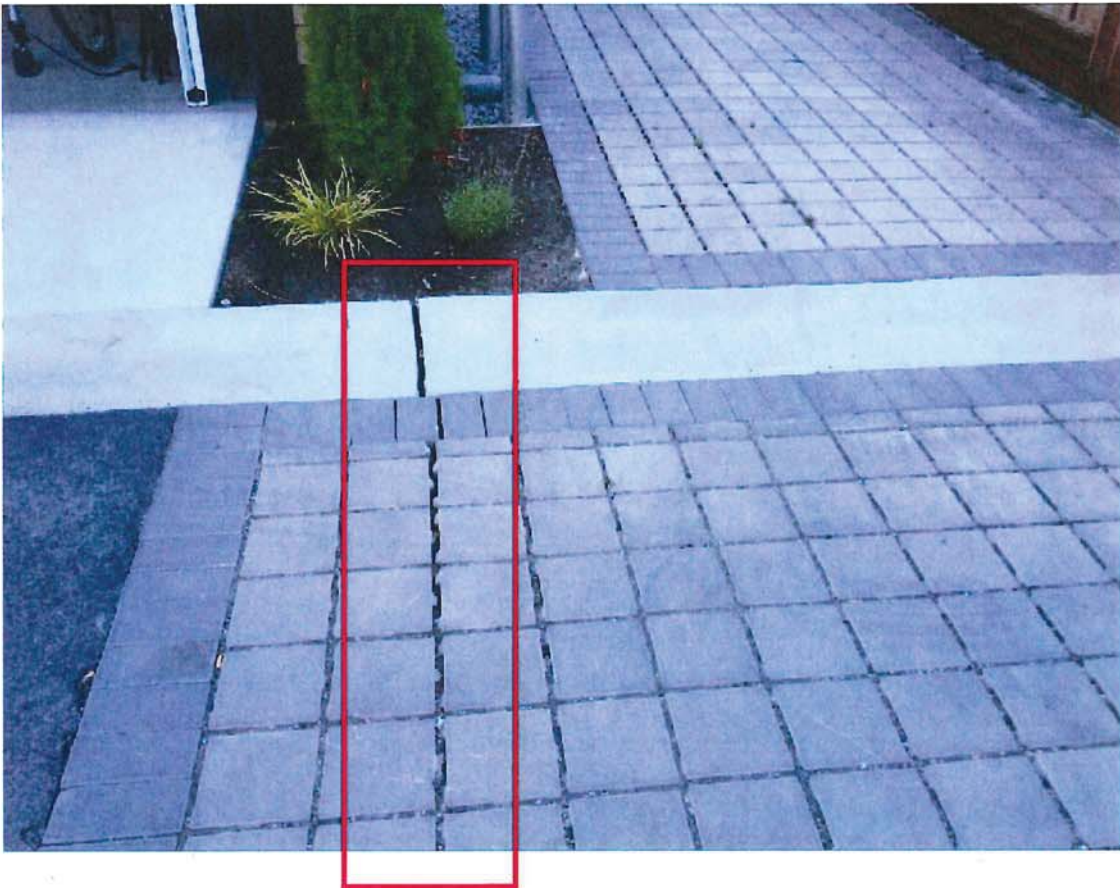
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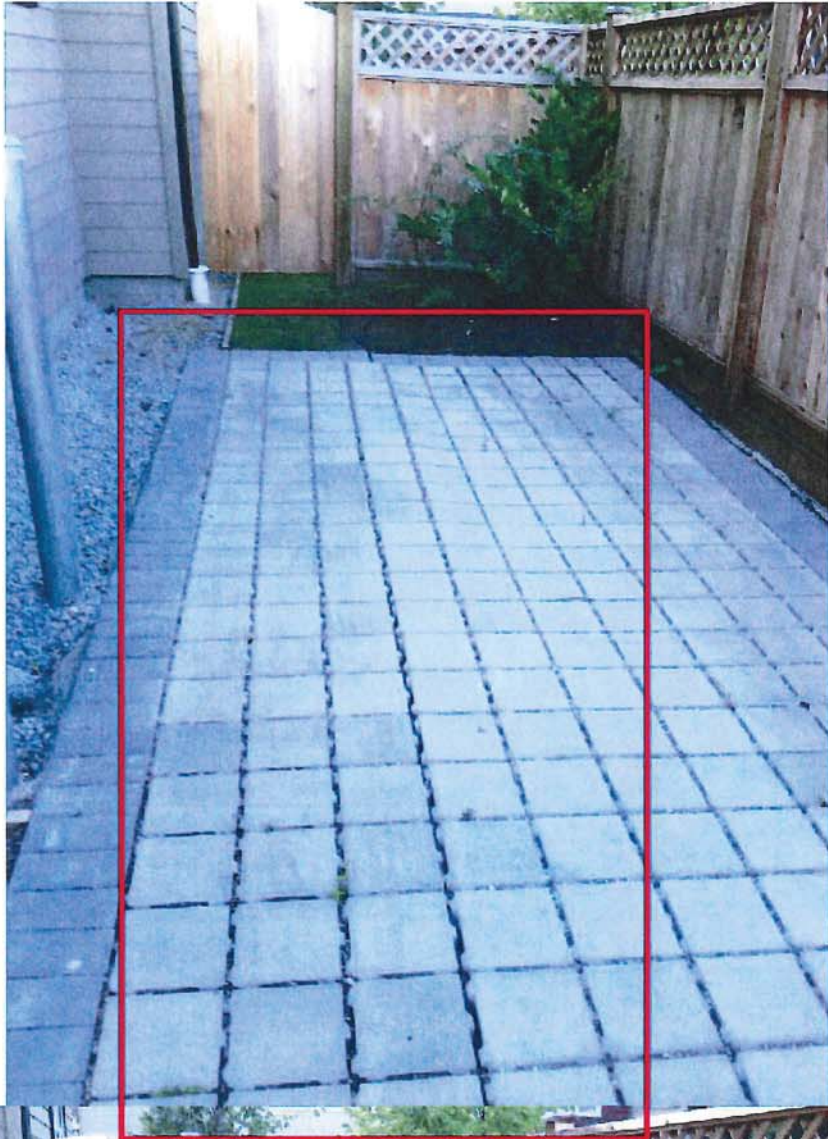
photos taken  
on 9/3/12

Unit #06











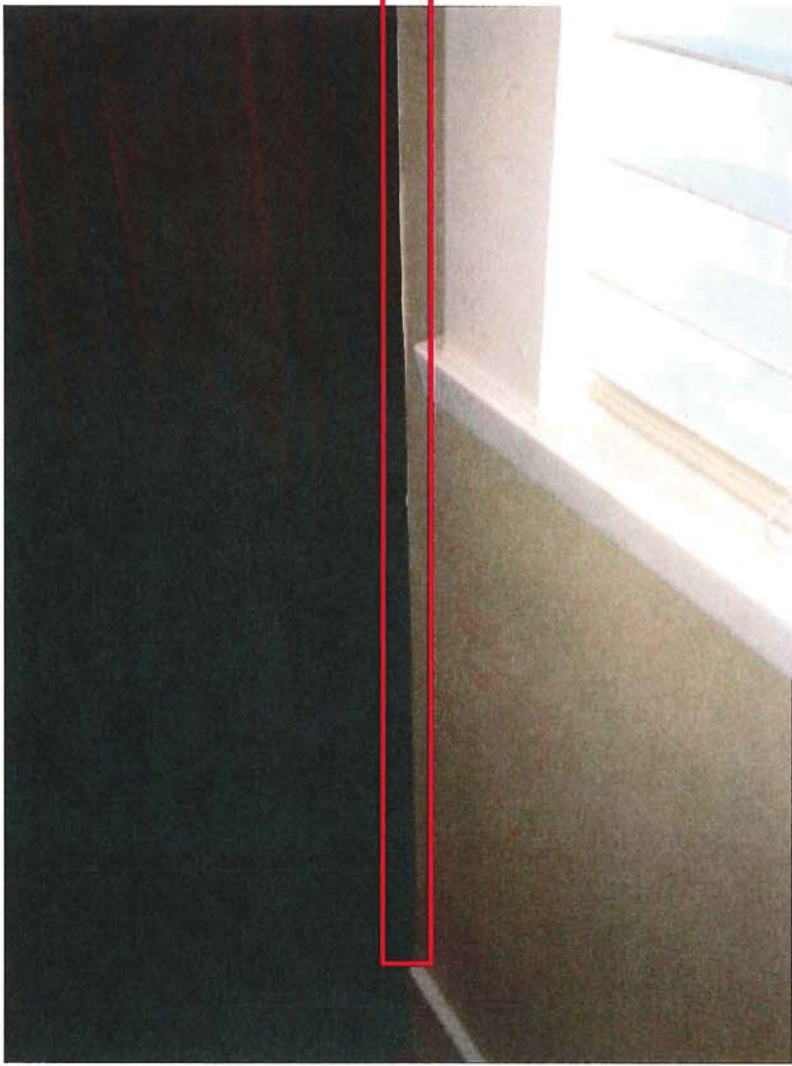


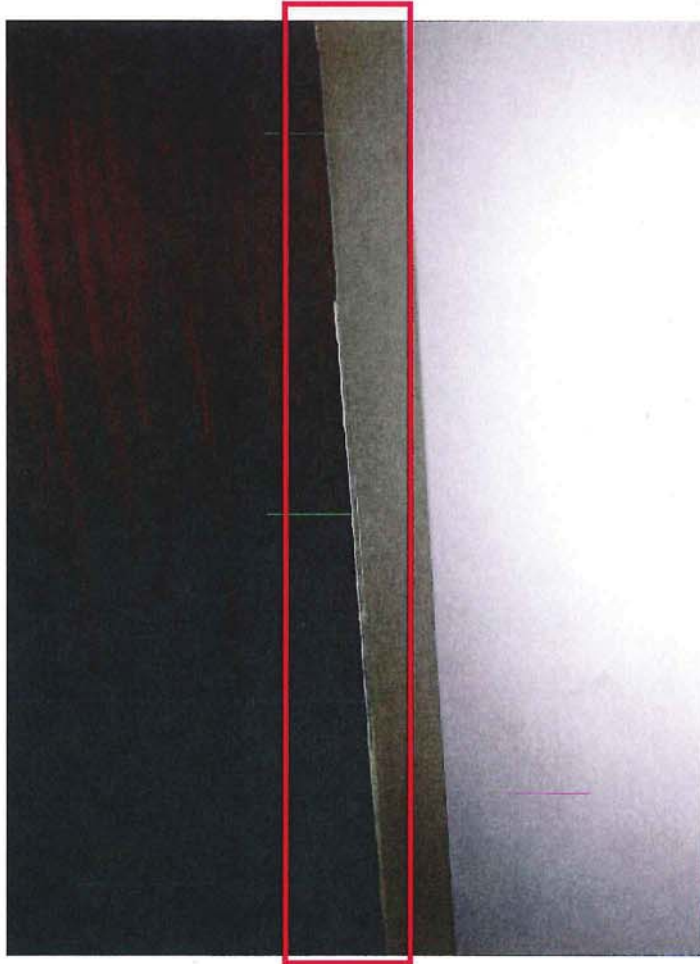


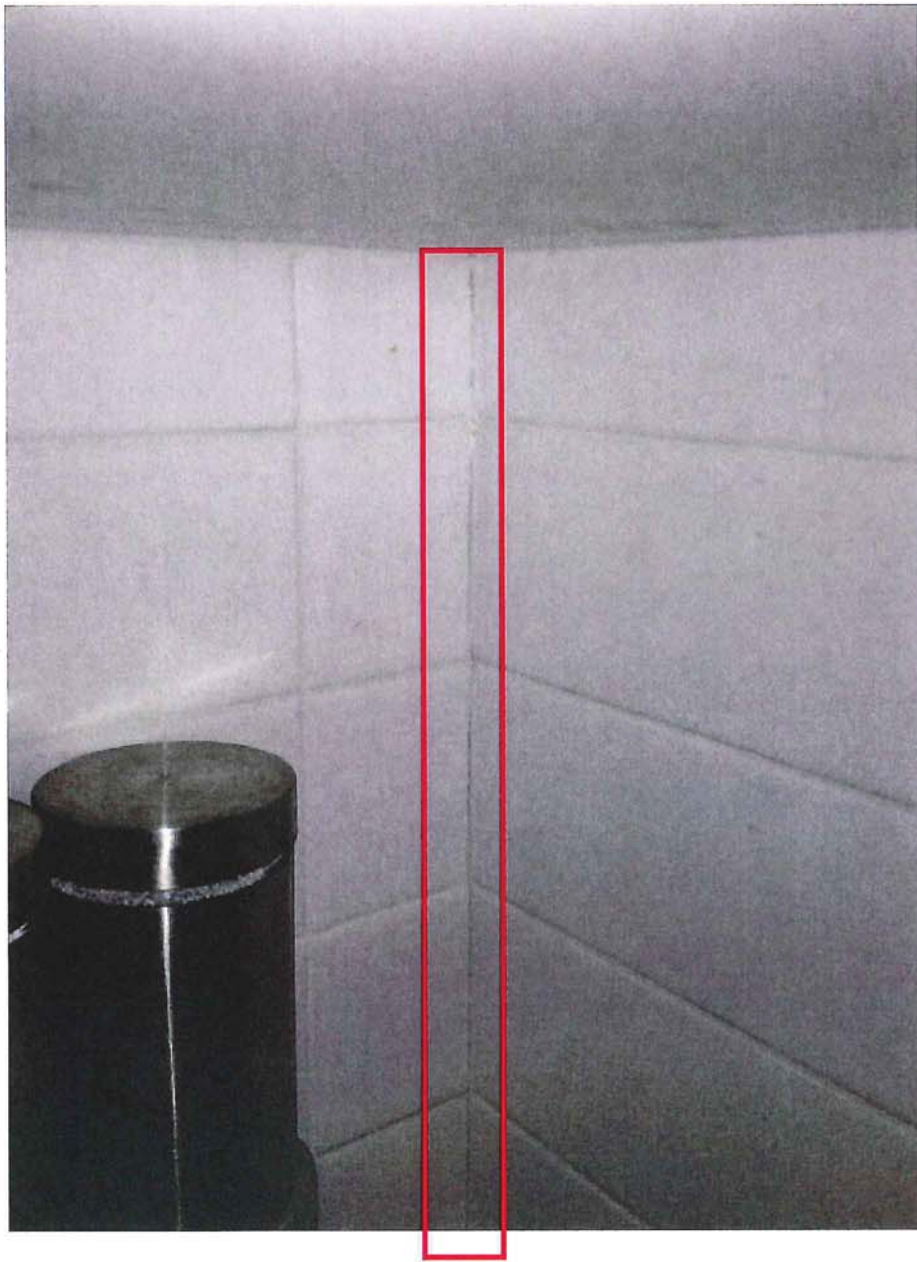








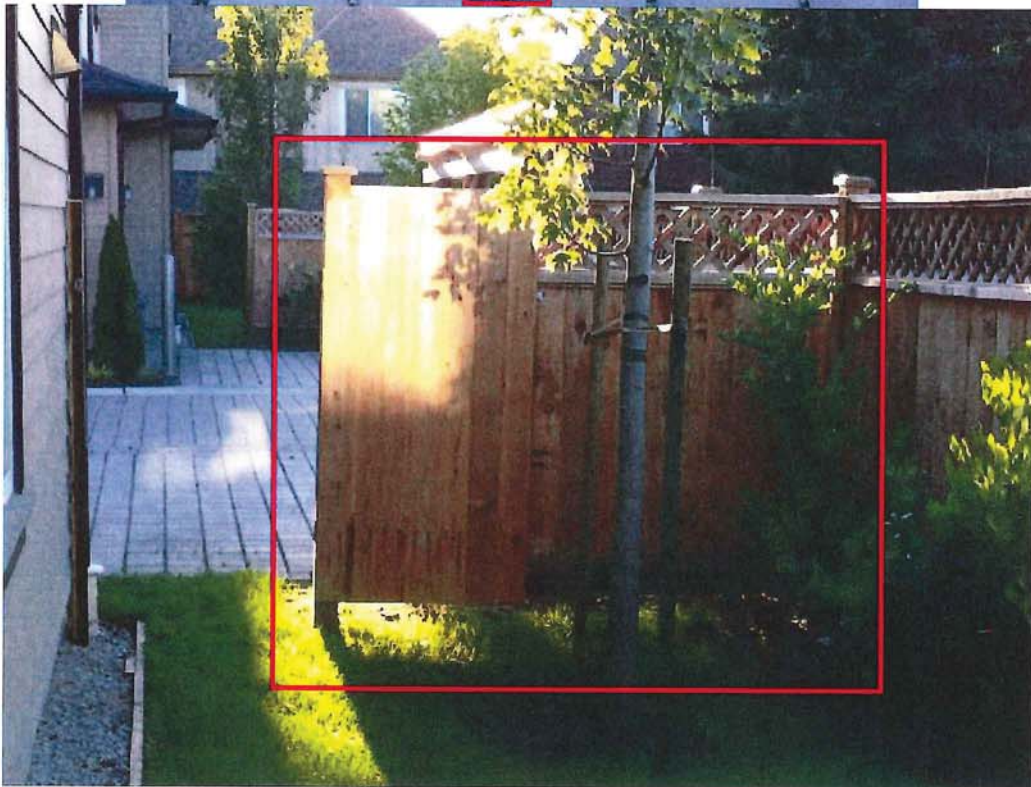
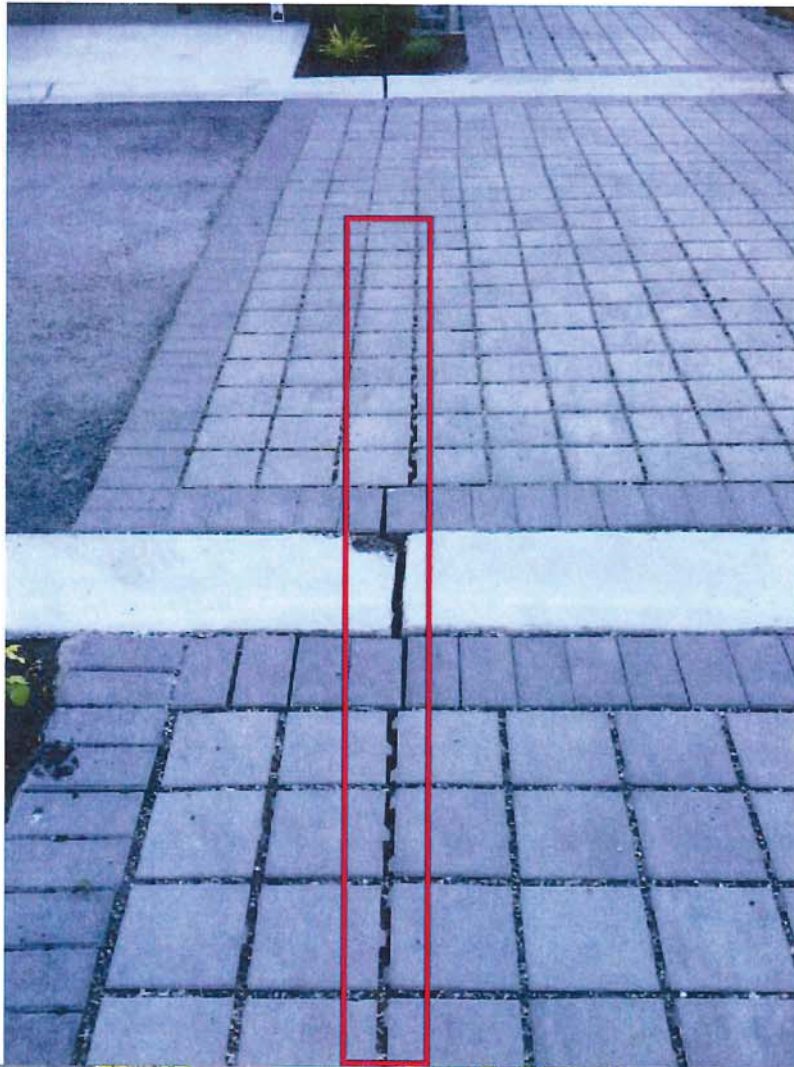




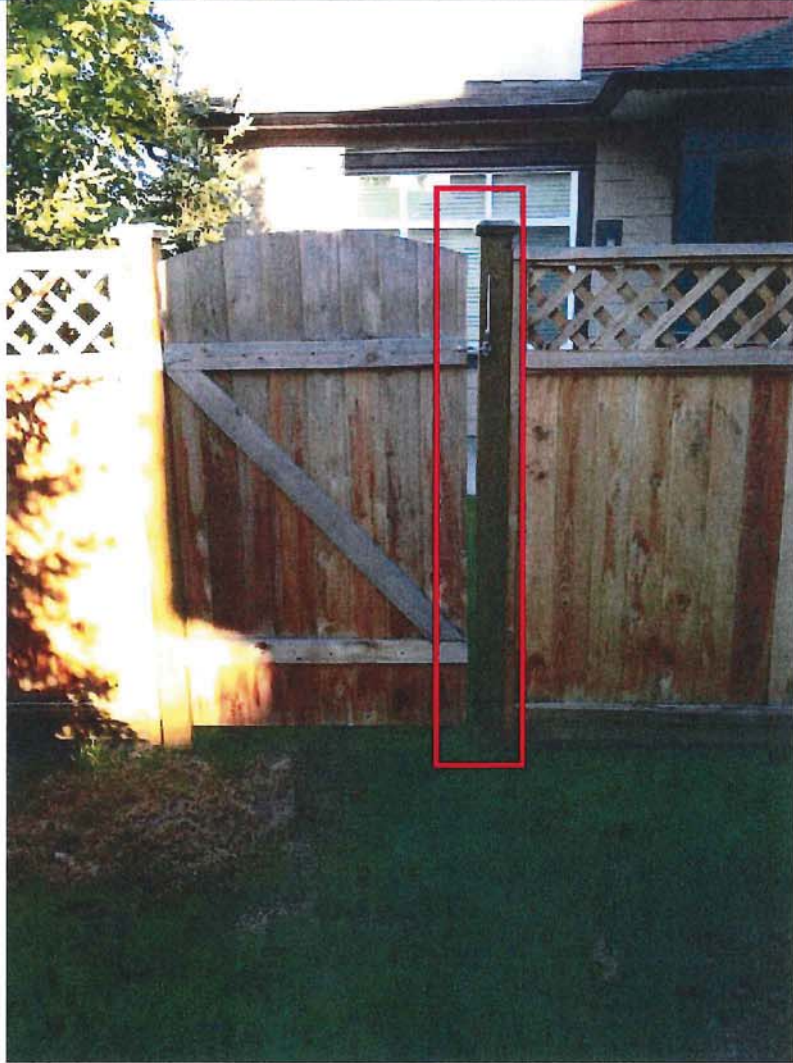


Unit #04









Unit #01







