

**Schedule 3 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
September 26, 2012.**

Good afternoon, ladies and gentlemen, City of Richmond Council members.
My name is Jeanne Chen. I am the Council President for Strata Plan BCS
4241 (Newbury) located at 7771 Bridge Street, Richmond BC. We are the Owners
neighboring the developing site at 7691, 7711 and 7731 Bridge Street.

Today, I am presenting one of many concerns by the Owners of Newbury **"to dispute"** the request from AM-Pri Construction Ltd. to vary the provisions of Richmond Zoning Bylaw 8500, specifically item A: to reduce the required side yard setback along the south property line from 3.0 meters to 1.50 meters.

The pre-loading activities by the Developer, Am-Pri Construction, has already caused substantial damages to our complex's North Property lines - the foundation and structure of our perimeter fences at the North Property lines have been compromised; the grass lawns, the concrete slabs & tiles on the ground directly facing the perimeter fences have settled noticeably; the damages inside the units # 1, 3, 4, and 6 have been reported, and are still ongoing...

We have submitted an inspection report for City of Richmond Council member's review. This report was prepared by a professional Geo-engineer – GeoPacific Consultant Ltd. attesting to the damages caused by the pre-loading activities by the neighboring Developer. We have also included some pictures of damages to our common area and pictures of damages to the insides of some of those units. Moreover, some of those Owners whose units are directly affected are here today in person to testify to those damages. We are also submitting a report last minute from Premium Fence Company that explains how the structure & foundation for our perimeter fences at the North Property lines have been severely compromised. The Technician was able to physically move the fence at certain areas, making it wobble side to side.

All the Owners are in agreement that our property foundation and structure have already been damaged. If the setback line is too close, we are very concerned that the damages will continue to escalate and worsen. Furthermore, we are concerned about our safety, and the safety of the children and the elderly. These damages and settling of the grounds are safety and tripping hazards, not to mention potential liability lawsuits. The fallout from these damages and the resulting consequences are still ongoing and yet to be determined.

Richmond is the best place to live. We love our community, its members, and its elected officials. We are building our homes here, we moved in with our dreams. All of these are based on the confidence and trust to the City and the Council members who are sitting here today. Personally, I have been a 16 years Richmond resident, and I still am. I have never thought of moving out of Richmond, because I have seen the improvements of Richmond and its continued progress by all the hard work done by the City Council members. I still believe City Council members are listening to residents' concerns, and are addressing the issues.

Thank you,



FENCE ASSESSMENT REPORT

**BCS 4241 Newbury
7771 Bridge Street
Richmond, BC**

Attention: Jeanne Chen

The north perimeter fence is crooked due to excavation and preloading on the neighboring property to the north of Newbury. The fence consists of posts set in the ground 8 feet apart with a prefabricated cedar fence panel fastened between them. Although not easily visible, there is also a 2-3 foot high timber wall installed between these posts below ground level. The purpose of this wall was probably to retain the north neighbor's soil while excavation, preloading and construction was proceeding on Newbury buildings. Now that the earth is currently being disturbed on the other (north) side of the wall, its integrity or stability has been compromised to the extent that I could shake the fence back and forth about 10 to 12 inches in certain areas.

The solution to this problem is to have the developer (Am-Pri Construction Ltd) straighten and brace the fence until the final landscaping on the neighboring property is completed. The cost to address this problem now is negligible compared to the cost of straightening a fence with a crooked foundation after the timber wall is completely hidden from both sides by paving, gardens, etc. It is difficult to evaluate what such a cost would be and whether an entire new fence would not be more efficient.

Here at Premium Fence we are more than willing to be of any further assistance. Please send any questions or concerns to clint@premiumfence.ca or call: 604 576 9910 ext 304

Prepared by:
Clint Hunte

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 17th, 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 4th, 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 CONDITION 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

| Number | Location | Description of Damage |
|--------|------------------------------|---|
| 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.

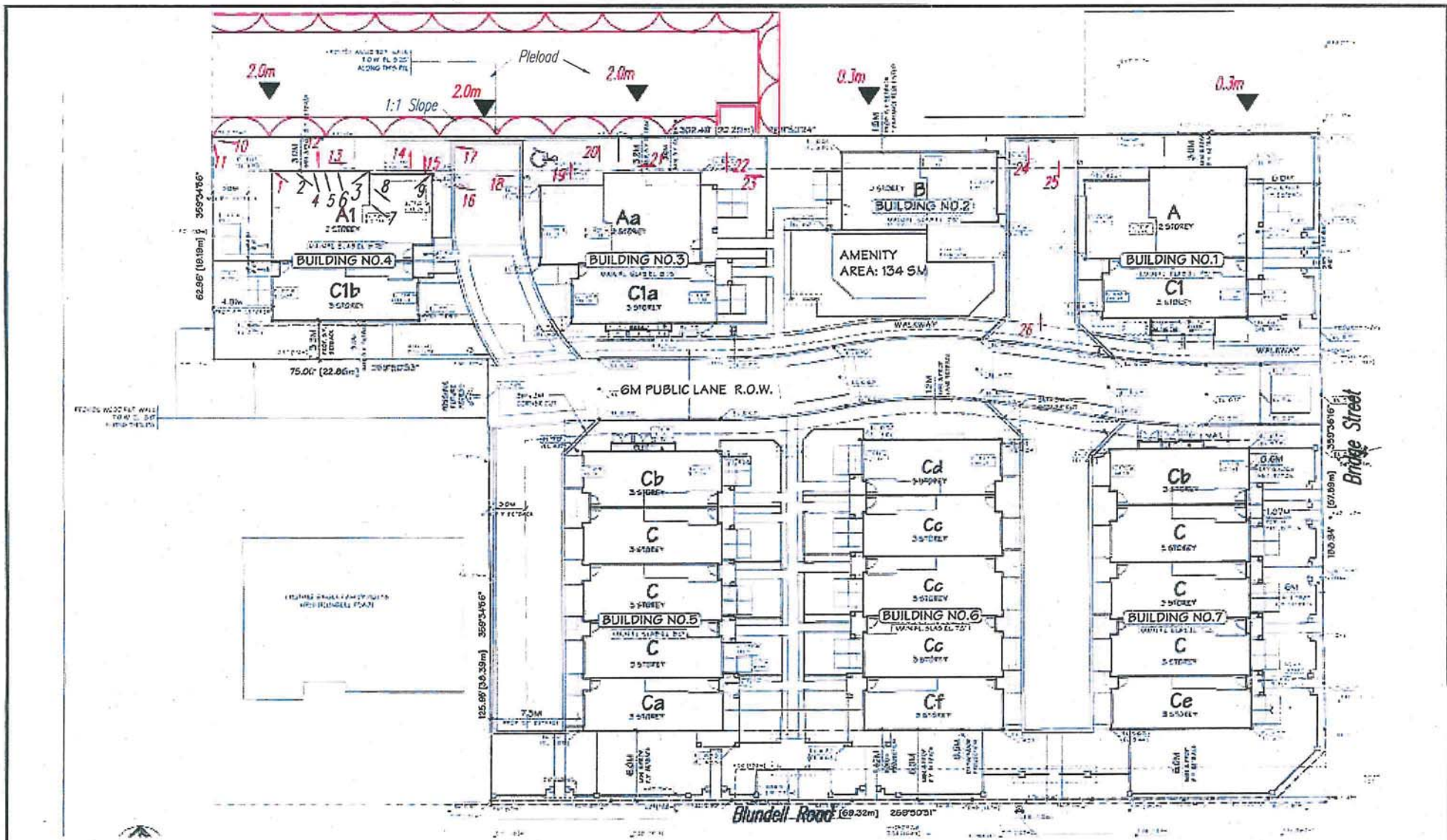
For:
GeoPacific Consultants Ltd.

Michael Mains, EIT
Junior Geotechnical Engineer

Reviewed By:



Matt Kokan, M.a.Sc., P.Eng.
Principal
Sept 20, 2012.



Legend:
 ▼ 1.5m Approximate Preload Height
 1- Photo No. 1
 Photo Locations are Approximate



| | | | | |
|---------------------------------|--|-------------------------------------|------------------------|---|
| REFERENCE: PROJ. NO. DATE | 115-116 West 1st Avenue Vancouver, BC V6C 1R7 GeoPacific Consultants Ltd. P: (604) 439-0922 Fax: (604) 439-3188 | DATE: September 18, 2012 | FILE NO.: 10792 | REVISION: |
| | | DRAWN BY: MM SCALE: Not To Scale | | 7771 Bridge Street, Richmond, BC Photo Locations and Approximate Preload Heights |



Photo No.01



Photo No.02

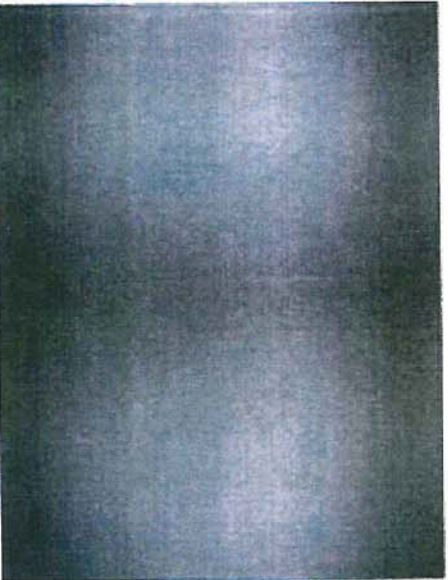


Photo No.03



Photo No.04

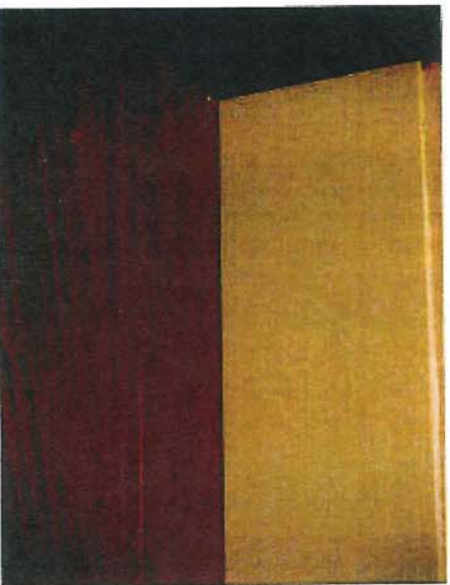


Photo No.05



Photo No.06



Photo No.07



Photo No.08

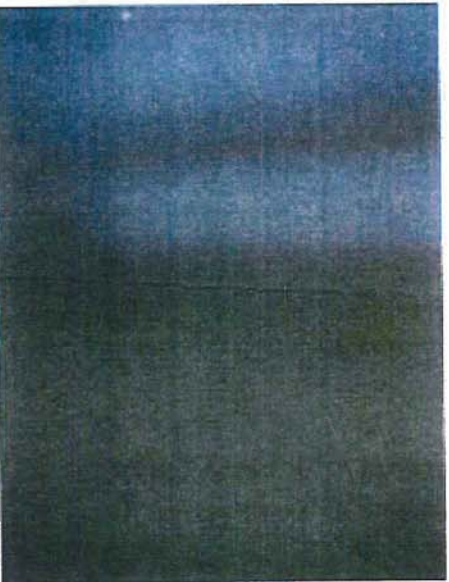


Photo No.09

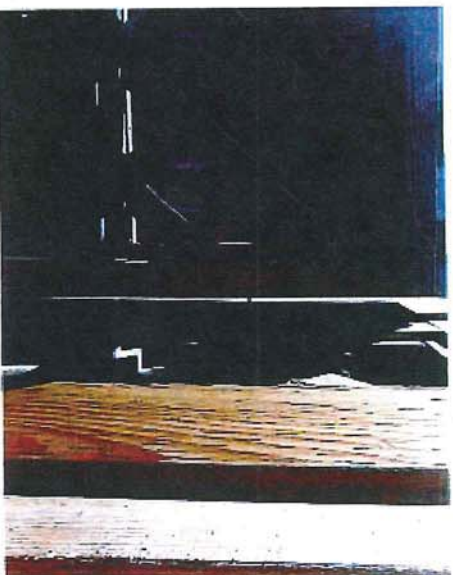


Photo No.10



Photo No.11



Photo No.12



Photo No.13



Photo No.14

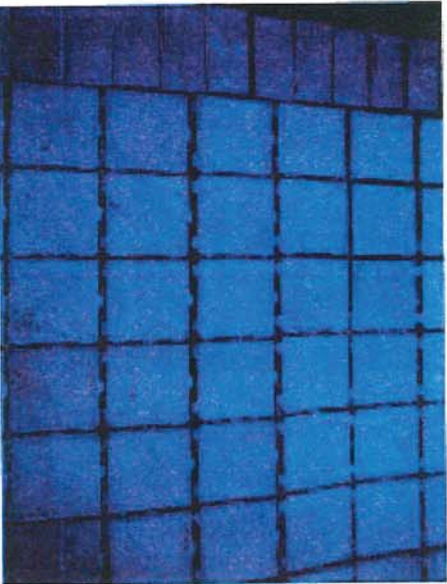


Photo No.15

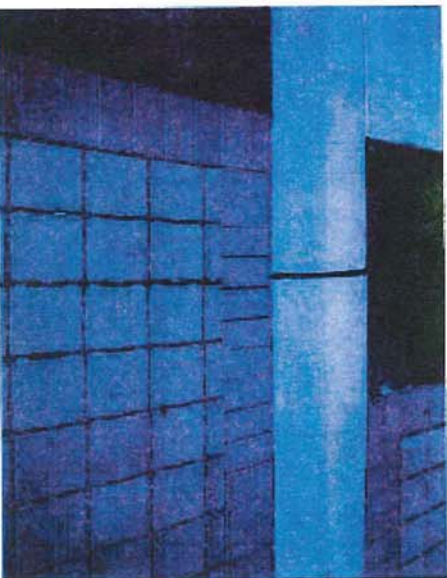


Photo No.16

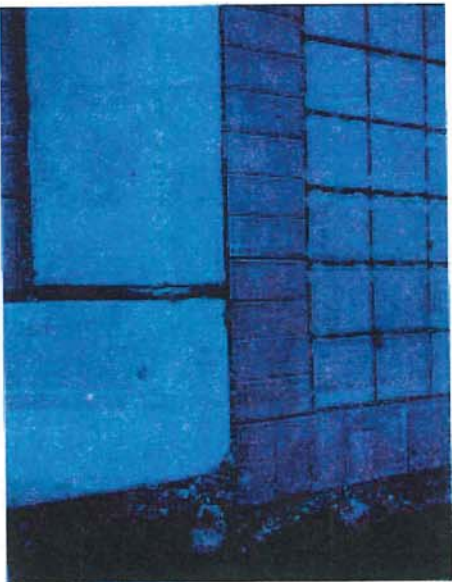


Photo No.17

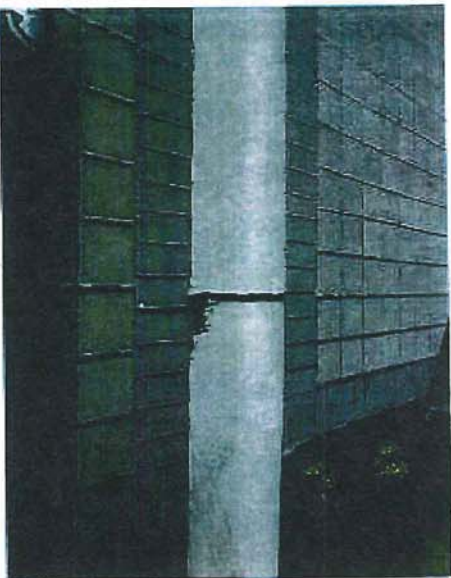


Photo No.18



Photo No.19



Photo No.20



Photo No.21



Photo No.22



Photo No.23



Photo No.24



Photo No.25



Photo No.26