

**To Development Permit Panel**  
 Date: JAN 25, 2006  
 Item # 3

January 23, 2006.

Ms. Gail Johnson.  
 Manager, Legislative Services.  
 City of Richmond.

Schedule 1 to the Minutes of the  
 Development Permit Panel meeting  
 held on Wednesday, January 25<sup>th</sup>,  
 2006.

		INT
✓	DW	
	GJ	JS
	KY	
	DAW	
	DB	
	WB	

**BY FAX : 604 278 5139, City Clerk's Office.**

Dear Ms. Johnson.

Re : DP 05 - 312653 - 12251 No 2 Road.

05-312653

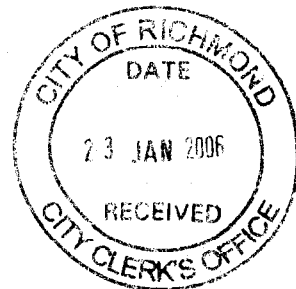
Thank you very much for your quick response of January 16, 2006.

As I have not been contacted by Mr. Holger Burke re: my letter of January 15, 2006 I would like to go on record on Wednesday 25, 2006 that I do have concerns about the density of the proposed changes. I would also like to go on record that as of this date, I have not received any correspondence from Mr. Burke and hence I will not have an opportunity to make my concerns known to the Richmond Development Permit Panel on Wednesday January 25<sup>th</sup> 2006.

Yours truly,



Amin Bardai  
 12231 No. 2 Road.  
 V7E 2G3



January 24, 2006.  
File: DP 05 - 312653

Mr. Holger Burke.  
Planning Coordinator  
City of Richmond.

Dear Mr. Burke.

**Re: Development Permit Application regarding property at 12251 No 2 Road.**

Thank you very much for your letter dated January 24<sup>th</sup> 2006. Your prompt reply is very much appreciated.

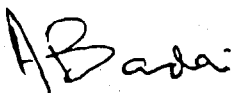
Please accept my humble apologies for not making myself clear in my original letter of January 23, 2006.

I fully realize that development permit will eventually be granted and I am not opposed to such a decision. I wanted a clarification on point # 2 (2a, 2b and 2c) in the Notice of Application for development permit DP 05-312653. Unfortunately I did not make myself clear on this important point - my sincere apologies again. I did not intend to ask what reasons the staff had for recommending that a development permit be issued (paragraph 4 in your reply); I had visited the City's website, read Mr. Burke's recommendations and since they were the same as what the developer / architect was requesting, I was interested in the reasons behind that recommendation.

I must commend the writer on the content of the letter - it's well written, concise, and informative and it puts to rest the concerns I had. The letter fully explains the whole process and I can better understand the Notice of Application. Thank you.

I must take this opportunity to express my most sincere thanks to the City staff for being so accessible and helpful. Ms. Badyal has been most cooperative and has made great effort to keep me informed during such difficult times in my dealings with Mr. Minhas. Thank you once again.

Yours truly,



Amin Bardai  
12231 No 2 Road.

cc. Ms S Badyal.

January 20, 2006

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

Attention: Sara Badyal, City of Richmond

DP 05-312653

Re: Bardai Matter - 12231 No. 2 Road, Richmond, BC

Further to my letter of January 16, 2006, I spoke yesterday with Buzz McKinney the Structural Engineer and he has confirmed that the report should be completed within one week.

We have informed Mr. Bardai of this and will continue to keep both yourself and Mr. Bardai updated of progress.

Yours truly,



for Jay Minhas  
Elegant Development Inc.

January 16, 2006

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

Attention: Sara Badyal, City of Richmond

Re: Bardai Matter

DP 05-312653.

I wish to provide you with an update on the above matter concerning 12231 No. 2 Road, Richmond.

I am aware that Mr. McKinney (Structural Engineer) has inspected the site and we are now awaiting his report. His office has been contacted by both myself, and my assistant, and we have been informed that the report is not yet complete. They were unable to provide a completion date for the report however, we expect that it should be before the end of the month.

At that time I will have a better idea of the exact nature of the repair work as well give a timeline for completion of the work.

I hope to provide you with a further update as information is received. Should you have any questions, please feel free to contact me at my cell number 604. 880-2228.

Yours truly,

  
Jay Minhas  
Elegant Development Inc.

DP 05-312653

January 15, 2006

Ms. Sara Badyal  
Urban Development Division  
City of Richmond

Dear Ms. Badyal,

Re: Letter from Mr. Jay Minhas, dated January 4<sup>th</sup> 2006 pertaining to damage to my home as a result of demolition etc at 12251 No 2 Road

Thank you for your time in reviewing the matter with me on Wednesday January 11<sup>th</sup>, 2006 and your efforts in seeking an update from Mr. Minhas re: the above matter. It is certainly most appreciated. I just wanted to send you a letter, and put it on record as to the damage that has been caused by his development.

For your background information, it is on record that, in the past, Mr. Minhas has not co-operated with me in addressing my concerns about damage to my property. It was only when I had a meeting with Mayor Brodie on Monday July 18<sup>th</sup>, 2005 that Mr. Minhas contacted me offering remedial action. It is interesting to note that Mr. Minhas has never made an attempt to contact me; it has always been I who had to initiate it. Mr. Minhas and Mr. Cotter have maintained contact with me mostly through City Hall, which certainly leads me to think that he is attempting to score brownie points with City Hall.

As I had mentioned to you during our conversation, Mr. Minhas has agreed to repair the damage caused by the development next door. However, I am still waiting for such action, in spite of repeated requests that he provide me with some sort of a timetable for repairs to start. I am not asking for exact time frame but more for specifics that address the following:

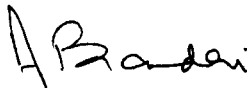
1. The stucco has cracked all over the outside wall; I am not willing to settle for patch-up job that will not match the existing style, color etc.
2. Concrete aggregate is terribly cracked at the back, front and side – not all sections I admit – but replacing the damaged sections, as he has agreed to do, will result in a complete mis-match as mentioned by the building inspector. One big section has settled quite a bit resulting in a lot of water pooling at the entrance to the garage. All of this has to be discussed and settled.
3. The garage floor is totally cracked which Mr. Minhas has agreed to remove and replace with a new floor. The contents in the garage to be removed stored at his site and moved back after the concrete has set.
4. Tiles in the kitchen, hallway, bathroom etc have cracked and will necessitate in complete replacement. This would mean that we cannot be in our home for at least a day if not longer. The same situation will occur when the concrete aggregate at front is replaced. Mr. Minhas needs to address the costs involved if we have to be accommodated. Also, as mentioned by the building inspector, the existing tiles are very high quality tiles and I would expect nothing less. I should have a say in choice of quality, style, color etc. It cannot be his choice only.

5. Cracks in the walls, separation of crown moldings etc – as I had mentioned to him, repairing and painting just the damaged section will result in a mis-match.
6. Cracks in the textured ceiling in the laundry room, bathrooms etc has been brought to his attention.
7. Foundation has cracked in at least two places and Mr. Minhas is aware of it.

As you had mentioned that maybe Mr. Minhas is new to dealing with such extensive damage to neighboring property but it's worth noting that he did admit to being aware that damage could and would occur as a result of the demolition; he did so in the presence of his and my wife at a meeting at my residence on November 11<sup>th</sup> 2005 and yet he took no steps to inform me or any other neighbor. He has a very flippant attitude when it comes to the extent of the damage caused; everything, in his opinion, is minor – he doesn't realize that my home is my castle and my investment and I am determined to protect that.

To sum it up, I have requested an approximate time frame about commencement of the repairs but nothing has been forthcoming so far. I am of course, continuing to follow up on this, however whatever assistance you are able to provide would be most appreciated.

Kind regards, and many thanks again



Amin Bardai  
12231 No 2 Road.  
Richmond. V7E 2G3

To: Holger Burke  
for response

		INT
	DW	
	GJ	gs
	KY	
	DAW	
	DB	
	WB	

Sunday, January 15, 2006

Mr. David Weber.  
Director, City Clerk's Office.  
City of Richmond.

Re: File DP 05 - 312653.  
Applicant: Mr. Patrick Cotter. Property Location: 12251 No 2 Road.

I am in receipt of a Notice of Application for a Development Permit to be considered on Wednesday January 25<sup>th</sup> 2006 in the Council Chambers. The re-zoning is in place and this application is then to request a permit to construct 36 townhouses on the property. I have looked at the staff recommendation - Mr. Holger Burke's - regarding this matter but the report does not indicate the reason(s) Mr. Burke is recommending this course of action. Since I will be at work and unable to attend, could you kindly clarify the following so I can respond accordingly?

1. What is the reason for combining the townhouse application with varying the provisions of the Zoning and Development ByLaw No. 5300; to me, these are two separate issues and hence there should be two separate applications.
2. Point No 2 (a) - Since I am not familiar with the consequences of increasing lot coverage from 40% to 43.2%. could you kindly let me know what this means? How does it affect the density of the project?
3. Point No 2 (b): - Since I am not aware of or don't have a copy of any detailed drawings, what does this mean? Obviously I would prefer as much setback as possible from my property line.
4. Point No 2 (c): What are tandem parking spaces and how does it affect the parking for the homeowners or does this end up as a street-parking problem?

As I am not familiar with the process of re-zoning, development applications etc. I wonder you could enlighten me on this matter. Is it common practice that once a re-zoning has been granted, that a developer / agent keeps on requesting more and more changes as seems to be the case here? I am getting an impression here that the architect has requested these changes and the staff is recommending the same. It seems that the process is skewed in favor of the applicant - I hope I am terribly wrong.

Thank you in advance.

Sincerely

*A Bardai*

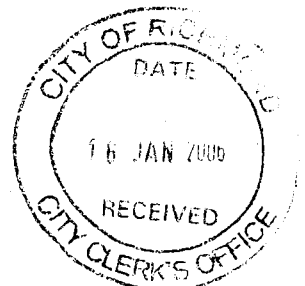
Amin Bardai  
12231 No 2 Road.  
V7E 2G3

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JAN 16 2006

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## City of Richmond

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6911 No.3 Road, Richmond, BC V6Y 2C1  
Telephone (604) 276-4000  
www.city.richmond.bc.ca

January 16, 2006  
File: 05-312653

City Clerk's Office  
Telephone: (604) 276-4007  
Fax: (604) 278-5139

Amin Bardai  
12231 No. 2 Road  
Richmond, BC V7E 2G3

Dear Sir/Madam:

**Re: DP 05-312653 – 12251 No. 2 Road**

This is to acknowledge and thank you for your letter of January 15, 2006 in connection with the above matter.

A copy of your letter has been referred to Holger Burke, Development Coordinator for response. If you have any questions or further concerns at this time, please call Mr. Burke at (604) 276-4164.

Thank you for taking the time to make your concerns known.

Yours truly,

Gail Johnson  
*Manager, Legislative Services*

GJ:wl  
pc: Holger Burke, Development Coordinator