



June 3<sup>rd</sup>, 2014

**Planning Committee  
City of Richmond  
6911 No. 3 Road  
Richmond BC V6Y 2C1**

RE: RZ 13-649999 Re 9580, 9600, 9620, 9626, 9660 and 9680 Alexandra Road

Dear Planning Committee,

I'm writing on behalf of the applicant Am-Pri Developments (2012) Ltd. in response to the email received by city staff dated June 2nd from Balkar Bhullar, the real estate investor that has 9560 Alexandra Road under contract from the original owner.

We purchased the development properties at 9580 – 9680 Alexandra Road from Mr. Bhullar in 2012. In February 2013, Mr. Bhullar notified us that he had 9560 Alexandra under contract and was looking to assign the contract to other developers in the area. He mentioned that although we were not the only party, he was looking to sell so we should hold off on our rezoning and development application with the hopes that we could reach an agreement for the sale of 9560 Alexandra Road. Acting in good faith we continued with our due diligence and site investigations for the development with the inclusion of 9560 Alexandra in our plans.

What followed was a lengthy negotiation with a moving target. We made several attempts to negotiate a contract of purchase and sale of the property at fair market value but Mr. Bhullar had unreasonable prices and terms that simply were not feasible for us. When we would agree to one term others would change and it was a frustrating experience for us.

Since the initial purchase of the development properties in November of 2012, we have incurred significant financial costs in trying to acquire the property from Mr. Bhullar including the holding costs for our development properties including interest and the additional work we have commissioned on 9560 Alexandra Road. Trying to negotiate the purchase of this property has set us back at least six months and has cost us hundreds of thousands of dollars.

We have made all reasonable efforts to accommodate Mr. Bhullar's demands but have been unable to justify his valuation on the land. We have developed a complete conceptual architectural package for 9560 Alexandra Road to show how this property can be developed on its own. I would appreciate the Planning Committee note that we made every effort possible to acquire this site in order to include it within our development.

Sincerely,

Amit Sandhu  
CEO  
Am-Pri Construction Ltd.



Prepared by for:

June 3<sup>rd</sup>, 2014

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

Please find below a series of events that pertain to the attempted purchase of 9560 Alexandra Road in good faith by the applicant Am-Pri Developments (2012) Ltd. (herein referred to as "Ampri").

#### **November 30<sup>th</sup>, 2012**

Ampri completed the purchase of the current assembly 9580-9680 Alexandra Road (herein referred to as "the development properties". The development properties were purchased from Balkar Bhullar as he held them under contract.

#### **February 12<sup>th</sup>, 2013**

Ampri was presented with an opportunity to acquire 9560 & 9540 Alexandra Road, which Balkar Bhullar held under contract since January 30<sup>th</sup>, 2013.

Ampri would delay its rezoning application submission to negotiate in good faith with Balkar Bhullar for the assignment and purchase of the 9560 Alexandra contract. From this point on a lengthy negotiation played out between Ampri and Balkar Bhullar. Both parties were unable to come to an agreement at fair market value.

#### **February to September 2013**

Ampri carried out arborist and biologist reviews and site surveys for the development lands as well as 9560 Alexandra Road in the anticipation of an agreement being made on the purchase of that property.

Ampri commissioned several reports from these investigations including the property 9560 Alexandra Road, this work included the following:

- i. Arborist Report by Arbortech Consulting
- ii. ESA Assessment by Stantec Consulting
- iii. Site Survey and Topographic Survey by Milner Surveying
- iv. Several Concept Site Plans by Yamamoto Architecture
- v. Concept landscape drawings for the 20m Greenway by Stantec Consulting

**All these reports had to be revised to accommodate the removal of 9560 Alexandra Rd.**

#### **September 17<sup>th</sup>, 2013**

Ampri's make's another attempt to purchase 9560 as instructed by Wayne Craig. Ampri's offer made at \$4.6 Million, Ampri's understanding of the fair market value of the property on September 17<sup>th</sup>, 2013 for a potential increase in yield by 23 units across the entire 5-acre assembly. **This offer is the only signed and enforceable document from either party in the course of the negotiations and was signed by Paramjit Sandhu, the owner of Am-Pri Developments (2012) Ltd. and delivered to Balkar Bhullar both by email and to his home address in Richmond on September 18<sup>th</sup>, 2013.**



**September 23<sup>rd</sup>, 2013**

A copy of the above offer was sent to Wayne Craig at that time and Ampri notified Wayne that we would proceed with a rezoning application without 9560 Alexandra Road.

**January 17<sup>th</sup>, 2014**

Planner David Johnson requests that Ampri revisit the inclusion of 9560 Alexandra Road and attempt to purchase the property. Param Sandhu speaks with Balkar Bhullar to try and make a deal, no agreement was reached.

**January 20<sup>th</sup>, 2014**

Balkar sends Ampri a new unsigned offer to sell 9560 Alexandra Road for \$5 Million. Ampri did not feel this was fair market value for the property and decided to continue moving the rezoning application forward.

**March 27<sup>th</sup>, 2014**

Planner David Brownlee requests that Ampri try one last time to include 9560 Alexandra Road in the development. Further telephone discussions with Balkar Bhullar were had and no agreement was reached.

**May 2014**

Ampri prepares conceptual plans for the lot 9560 Alexandra Road including site plan with all required dedications, vehicle and emergency access points, all individual unit floor plans with detailed information on the distribution of floor space to accommodate the maximum allowable density of .75 FAR.