

To Public Hearing of 3	
Date:	July 18, 2011
Item #:	3
Re:	Bylaw 2768

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: July 17, 2011 11:57 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #566)
Categories: 12-8060-20-8768 - 9731 & 9751 Cambie Street

Schedule 4 to the Minutes of the Regular Council Meeting for Public Hearings held on Monday, July 18, 2011.

Send a Submission Online (response #566)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	7/17/2011 11:56:15 PM

Survey Response

Your Name:	Gualberto Kalaw, Stefano Kalaw
Your Address:	3838 Mckay Drive V6X 3R5
Subject Property Address OR Bylaw Number:	Zoning Amendment Bylaw 8768 (RZ O8-422838) 9731 and 9751 Cambie Rd.
	<p>To Edwin Lee, David Weber and to others concerned at the City of Richmond, My name is Gualberto Kalaw, my wife, Rosemary and son, Stefano are the resident owners of the property at 3838 McKay drive. We have lived there for the past 13 years, and in Richmond for the past 30 years. Our property is adjacent to the planned townhouse development planned at 9731, and 9751 Cambie Road. We have lived in a few of the subdivisions in Richmond that have gone up in the past 30 years, and are very familiar with the impact of new developments. Our current backyard is against the border of this newest development, and because of this I am very concerned about how it will affect our property and our daily life. Prior to Matthew Cheng Architects being given a development permit, I would like to know how they will address our concerns as the adjacent property. My concerns are as follows: 1) Foundation Damage A townhouse complex sounds like a major construction job, and I would like to know how the Matthew Cheng architects will</p>

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Comments:

prevent any foundation damage? According to a civil engineer who we have consulted, if they are pile driving, or using any large machinery on the landscape, the vibration has a high chance of adversely impacting my home's structural integrity. Given that this entire city rests on silt, I would like Matthew Cheng Architect's guarantee in writing, and certification that this will not happen. 2) Dirt and Dust Dust and dirt are inevitable with construction, and I would like to know what strategies Matthew Cheng Architects will use to minimize the impact into our home. I am not interested in having to keep my windows closed during this time and would appreciate the development companies awareness of this. At our age, this dust and dirt can have severe impact on mine and my wife's health. How will the development company reduce this impact? And who can I speak to if this becomes a problem? 3) Noise I would like the assurance that the work will be kept between the hours of 9am - 5pm, or regular business hours. This noise will be very disturbing to our rest, and would like to know who to speak to if it becomes an unreasonable problem? 4) Fire Risk This summer we recently saw one of the developments on Cambie go up in flames, during which time I saw large fire causing sparks fly over my house. We have a hedge of trees behind our house that will likely go up in flames if any part of the development catches fire. How will Matthew Cheng Architects ensure that fire will not jeopardize my home from their development? 5) Sewer and pipe lines. We have had problems before with the sewer line beside our house. Will the developer be responsible for any cleaning of this sewer line? We would like them to clean it as part of their permit requirement. This would prevent any sewage back-ups if they do something wrong. Also, is the current system able to handle the volume that 12 single family homes will burden the current sewage system at this junction or location? Overall, the proximity of our home to this proposed development poses many risks to our daily lives and property. As a long term citizen and resident of this city that has paid his taxes and helped elect some of you councillors to office, I would very much appreciate your assistance with these issues prior to issuing any permit to the developer. I would like to hear how you can assist me? Thank you for hearing our

concerns, Gualberto Kalaw Stefano Kalaw
Rosemary Kalaw