



City of Richmond

Report to Council


To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: July 20, 2005
File: 01-0100-20-DPER1-
01/2005-Vol 01
Re: **Development Permit Panel Meeting Held on July 13, 2005**

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 05-290213) for the property at 12311 No. 2 Road and the rear portion of 12251 No. 2 Road; and
- ii) a Development Permit (DP 05-293101) for the property at 6351 Buswell Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on July 13, 2005:

DP 05-290213 – SUNCOR DEVELOPMENT CORPORATION/
CENTRO DEVELOPMENT LTD./ASJ ENTERPRISES – 12311 NO. 2 ROAD AND
THE REAR PORTION OF 12251 NO. 2 ROAD

The Panel considered a Development Permit application to permit the construction of 54 townhouse units on a site zoned Comprehensive Development District (CD/129). Mr. Wayne Fougere, the architect, and Mr. Kush Panatch, the applicant, provided a brief overview of the project, including building massing, landscaping and the outdoor amenity area. Staff advised that the project design responded to the adjacency concerns raised during the rezoning process. In response to questions from the Panel, the architect provided additional information on the amenity area, the accessible unit design and landscaping being provided within utility rights-of-way on the site. Two letters were provided to express concerns related to traffic on No. 2 Road and the proximity of the proposed development to the existing industrial buildings to the south respectively. In response to question from the Panel, Transportation Department staff advised that the entire area of No. 2 Road south of Steveston Highway is included in the City's five year traffic improvement plan. Subsequent to the Development Permit Panel meeting, Council passed a referral motion at the Public Hearing on July 18, 2005 requested that staff review the five year traffic improvement plan to consider road improvements along No. 2 Road south of Moncton Street and to investigate the feasibility of installing a traffic signal at the intersection of No. 2 Road and Moncton Street. Staff further advised that a landscape buffer would be provided to provide separation from the industrial area. The applicant advised that a noise covenant would be registered on the property to advise potential purchasers of the nearby industrial uses. There were no additional comments from the public on the proposed development.

The Panel recommends that the Permit be issued.

DP 05-293101 – LAWRENCE DOYLE ARCHITECT INC – 6351 BUSWELL STREET

The Panel considered a Development Permit application to permit the construction of a 16-storey residential tower with approximately 84 dwelling units, a three-storey parking podium and eight (8) townhouse units on a site zoned Downtown Commercial District (C7). Included with the proposed development are variances to reduce the manoeuvring aisle width in the parking podium, increase the maximum building height and reduce the number of residential parking spaces. Mr. Lawrence Doyle, the architect, and Mr. Henry, representing the applicant, provided a detailed overview of the project including the proposed building location and its relation to the existing Perla towers to the north, building materials and design, vehicle access, outdoor amenity space design, landscaping, and accessibility features incorporated into unit design. Mr. Doyle added that the proposed building location conformed to the development concept for the area that was endorsed during the development permit approval for the Perla towers for which he was also the architect.

A number of Richmond residents either submitted a letter or were in attendance to indicate concerns related to traffic, parking, vehicle access, loss of views and privacy, conformity to the City's Development Permit guidelines, the siting of the proposed building in relation to the existing Perla towers to the north and potential impacts associated with construction activities. In response to questions from the Panel, staff advised that the Advisory Design Panel supported the proposal and that the design complies with the applicable Development Permit guidelines. Staff also noted that the parking variance was consistent with similar variances granted in the area, that a Servicing Agreement was required for frontage improvements to Buswell Street and the rear access lane, that the Transportation Department was not aware of any traffic and parking problems in the area and that a construction and traffic management plan, approved by the Transportation Department, is required prior to issuance of a Building Permit. The architect then provided additional information on the proposed building location and the inability to move the building further to the southwest due to Building Code and fire access requirements. In addition, the architect indicated that a revised landscape plan showing a landscaped trellis attached to the north façade of the parking podium would be provided prior to Council consideration of the Development Permit as requested by the Panel. Staff have received and inserted the revised plans as requested by the Panel.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, July 13th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, Director, Engineering & Public Works
Cathy Volkering Carlile, General Manager - Parks, Recreation & Cultural Services

The meeting was called to order at 3:33 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 29th, 2005, be adopted.

CARRIED

2. Development Permit DP 05-290213

(Report: June 23, 2005 File No.: DP 05-290213) (REDMS No. 1589275)

APPLICANT: Suncor Development Corporation/Centro Development Ltd.
ASJ Enterprises

PROPERTY LOCATION: 12251 No. 2 Road

INTENT OF PERMIT:

To permit the development of 54 two-storey and three-storey townhouse units at 12311 No. 2 Road and the rear portion of 12251 No. 2 Road.

Applicant's Comments

Mr. Kush Panatch, Applicant, and Mr. Wayne Fougere, Architect, advised that they were available to answer questions.

Staff Comments

Mr. Wayne Craig, Program Coordinator - Development, advised that staff had no concerns. He noted that the applicant had responded appropriately adjacency concerns raised during the rezoning of the site and that the proposal enabled coordinated development between the subject site and the area to the north.

Correspondence

D. Wong & Associates, 444 So. Flower Street, #3860, Los Angeles, CA (attached as Schedule 1 and forms a part of these minutes).

Amin Bardai, 12231 No. 2 Road (attached as Schedule 2 and forms a part of these minutes)

Gallery Comments

None.

Panel Discussion

In response to queries from the Panel, Mr. Fougere advised that:

- the play area was landscaped, fenced and gated;
- there was landscape hedging at the base of the building as well as between the parking area and the playground;
- the seating area in the playground consisted of 3 benches;
- a climbing frame and slide would be installed in the play area;
- permeable concrete pavers would be used along the middle of the central drive aisle to define the amenity space;
- the applicant would enter a sewer service agreement with the City and any landscaping or structures within utility Rights-of-way would be approved by the Engineering Department;
- the accessible units could be entered through the garage by means of a stair glide; and
- units would be buffered from the industrial development to the south by heavy landscaping which would include coniferous trees.

In response to a query from the Panel, Ms.. Donna Chan, Transportation, advised that this area of No. 2 Road was included in the city's five year traffic improvement plan.

In response to a query from the Panel, Mr. Craig advised that this project would not impede the right of businesses to operate in the area. He stated that the site would be heavily buffered. Mr. Panatch, Applicant, advised that a noise covenant would be registered on the property to advise potential purchasers of nearby industrial uses.

Mr. Joe Erceg, Chair, stated that he was pleased to see this well-planned project being brought forward without any request for variances.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the development of 54 two-storey and three-storey townhouse units at 12311 No. 2 Road and the rear portion of 12251 No. 2 Road.

CARRIED

3. Development Permit DP 05-293101

(Report: June 16, 2005 File No.: DP 05-293101) (REDMS No. 1589275)

APPLICANT: Lawrence Doyle Architect Inc.

PROPERTY LOCATION: 6351 Buswell Street

INTENT OF PERMIT:

1. To permit the construction of a 16-storey residential tower with approximately 84 dwelling units, a three-storey parkade and eight (8) 3-storey or 3 ½-storey townhouses at 6351 Buswell Street on a site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the manoeuvring aisle in the parking parkade from 7.5 (24.6 ft.) to 6.7 m (22 ft.);
 - b) Vary the maximum permissible height from 45 m to 47 m; and
 - c) Reduce the residential parking requirement from 138 spaces to 110 spaces

Applicant's Comments

Mr. Doyle, Architect advised that:

- this project was close to the Perla Towers on Buswell Street and Saba Road;
- at the time the Perla project received its development permit approval, a development concept for the surrounding area was provided and the current proposal complies with the concept endorsed during the approval of the Perla Towers;
- a 0 m setback was proposed for the parking podium along the north and south property lines, this would allow for the parkade to abut the existing parkade and would allow the same for future developments to the south. This allowed for a larger common area and better landscaping on the site;
- townhouses would have usable green roofs, and the unit layout could be used as live/work accommodation;

- the floor plate was articulated and sculptured complimenting the design of the Perla Towers;
- the variance in height was required to house the penthouse elevator;
- in order to keep the parking podium from being extended towards Buswell Street, the applicant had negotiated to have a reduction in parking spaces;
- a right of way of 1 ½ metres was being provided to expand the rear lane to a minimum 6m width;
- the base of the building would be brick, and the remainder of the building would be a shade lighter than the base. Glass and metal would also be used to complement the structure;
- growing trellises would be placed between the parking podium roofs of the proposed development and the Perla Towers to provide both security and privacy; and
- a pedestrian access with high quality pavers and a bridge across water feature would provide pedestrian access from Buswell Street.

In response to a query from the Panel, Mr. Henry representing the applicant, advised that there were enhanced accessibility features, such as grab bars, width of doorways, doors which swung out, and large bathrooms throughout the building. In addition, if accessibility was required, the applicant would work with the buyer to provide these features.

Staff Comments

Mr. Craig advised that the project complied with city centre guidelines in the Official Community Plan. In response to a query from the Panel, Mr. Doyle advised that the area around the pedestrian access to the parking area would be heavily landscaped.

Correspondence

Owner of suite, 8100 Saba Road, #1101 (attached as Schedule 3 and forms a part of these minutes).

Residents of 6340 Buswell Street (attached as Schedule 4 and forms a part of these minutes).

Helen Schorak, 8100 Saba Road, Suite 1603 (attached as Schedule 5 and forms a part of these minutes).

Ling Pang, 8100 Saba Road #608 (attached as Schedule 6 and forms a part of these minutes).

Melvin, Vivian and Lillian Yard, 6331 Buswell Street (attached as Schedule 7 and forms a part of these minutes).

Gallery Comments

Gary Cross, 8238 Saba Road, Richmond – stated his concerns about lack of parking and increase in traffic in the area.

In response, to a query from the Panel, Ms. Lock representing the applicant stated that in similar buildings, there was usually a surplus of parking, because they were oriented close to transit, and were marketed accordingly.

In response to a query from the Panel, Mr. Craig advised that the parking variance being sought was similar to other variances granted in the area and the site met all the requirements for visitor parking. Ms. Chan, Transportation Department, stated that she was unaware of any traffic and parking problems in the area, however, she noted that the city was in the process of negotiating enhanced transit services for this area.

Ms. Lilian Yard, 6631 Buswell Street, stated her concerns regarding increased density of traffic, increased use of the side lane which was too small, lack of privacy, blocked views, and laundry on balconies. In response to a query from the Panel, Mr. Craig advised that the project met the City's guidelines with regard separation between towers, and that a 1.5 m right of way was being provided to ensure a minimum 6.0 m wide lane was available in the interim.

Mr. Jury – 6331 Buswell, #1506, stated his concerns that:

- variances being requested did not comply with the City Centre's guidelines for development and that the development required more variances than those being requested;
- the building floor plate was too large and the tower was too close to the Perla Towers;
- the Perla towers would be affected through loss of sunlight in the garden area which was used by residents of both towers. This would be most severe during spring, fall and winter;
- the rear lane servicing this site as well as other sites in the area was too small and the widening of this lane should be addressed prior to development. There would be access problems, as well as increased traffic problems due to construction traffic. The lane had no sidewalks, no lighting and should have a chain link fence installed on one side;
- cars which were not visiting the Perla used its visitor's parking lot;
- the Perla's lobby would look onto a bare wall which should be enhanced; and
- the development should be moved west 10-15 feet.

Mr. Erceg, Chair, advised that the city centre area plan provides guidelines for developers and staff, and noted that staff had advised that the project met the development guidelines of the City;

In response to a query from the Panel, Ms. Achiam, project planner, advised that:

- extra floor plate space was added to reduce the building's parking podium and thus provide additional separation between the Perla lobby area and the proposed parking podium;

- the tower separation measurement was a guideline which is interpreted as the separation between building habitable areas not from balcony edge to balcony edge;
- it was inevitable that all high buildings had some overshadowing, and noted that the applicant had provided a sun and shade diagram which indicated that this would not be a problem to the Perla Towers;
- the variance for the height of the building was requested so that the penthouse elevator could be integrated into the design of the building;

In response to a query from the Panel, Mr. Doyle advised that:

- the applicant will enter into a servicing agreement with the city for road improvements and service connections;
- the lower part of the parking podium would be decorated with brick, and that based on direction from the Advisory Design Panel, the remainder of the wall would be treated with landscape. He stated that this had been done and a revised plan would be forwarded to staff before the Development Permit application was submitted to Council for approval. He noted that he would also work with the Perla residents strata council to mitigate their concerns, and provide additional landscaping on the pedestrian access to the parking structure.
- there would be development problems with other sites in the area, if the building was moved back, and this would be problematic from a fire protection viewpoint due to increased distance from Buswell Street. He noted that overshadowing would be minor.

Resident, 6411 Buswell Street, stated his concern with the lack of parking in the area and queried where construction workers would park. Ms. Lock advised that the applicant was aware of the parking restrictions in the area and would ensure that access to parking lots would not be obstructed during construction. In response to a query from the Panel, Ms. Achiam advised that the applicant had to provide a construction and traffic management plan to be approved by the City's transportation department, prior to the issuance of a Building Permit.

Mr. Steven Zirko, 6331 Buswell Street, #208, stated that he was concerned that the development was too close to the building in which he lived. He stated that this would negatively impact his standard of living, the value of his suite would be lowered and the noise during construction would be unbearable. Mr. Erceg, Chair advised that the city had a good neighbour brochure and bylaws which provided information on construction hours and noise.

Resident, 6340 Buswell Street, stated her concerns about the increased traffic, the use and destruction of her driveway by construction trucks, sewer connection for the development, and of the shadowing of her home by the proposed buildings.

Mr. Robert Gonzalez, Director, Engineering and Public Works, advised that the site would have a sewer connection designed as part of the site's Servicing Agreement.

Ms. Flora Quan, Perla Building, Suite 1708, advised that her suite would be affected through loss of sunlight, lack of privacy and its value would depreciate because of the proximity of the new development.

In response to a query from the Panel, Mr. Doyle advised that the applicant realized this was a sensitive site, and a lot of time and effort was spent on the siting of the building, the design of the landscaping, and materials used for the development. He noted that the space and height of the building would not impede sunlight to other buildings.

Mr. Erceg, Chair, reiterated that both staff and the Advisory Design Panel had advised that the project met the city centre's design guidelines for residential development.

In response to a query from the Panel, Mr. Doyle advised that the building could not be pushed to the southwest corner as this would complicate emergency access and move the building too far away from Buswell Street . He stated that if the building were pushed back, it would be aligned with the Perla building which was the least desirable location for privacy overlook, and advised that moving the building away would also affect the spacing of future projects and compromise developments to the west of Perla. He also advised that there would be building code issues if there was not enough distance from the center line of the lane to the building's windows

Panel Discussion

Mr. Erceg, Chair, stated that there appeared to be strong feelings in the neighbourhood concerning this project. He noted that the variances requested were not uncommon and that similar variances have not been a problem in the past. He advised that the Advisory Design Panel had reviewed and recommended this project and requested that a revised landscape plan and building elevations for the greening of the parkade wall be inserted into the package before the development permit application was submitted to Council for approval.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 16-storey residential tower with approximately 84 dwelling units, a three-storey parkade and eight (8) 3-storey or 3 ½-storey townhouses at 6351 Buswell Street on a site zoned Downtown Commercial District (C7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the manoeuvring aisle in the parking parkade from 7.5 (24.6 ft.) to 6.7 m (22 ft.);*
 - b) *Vary the maximum permissible height from 45 m to 47 m; and*
 - c) *Reduce the residential parking requirement from 138 spaces to 110 spaces*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 5.28 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 13th, 2005

Joe Erceg
Chair

Desiree Wong
Recording Secretary

Schedule 1 to the minutes of the
Development Permit Panel held on
July 13th, 2005

Facsimile Transmittal

D. WONG & ASSOCIATES, LLC

444 So. Flower Street, Suite 3860
Los Angeles, CA 90071

Telephone: (213) 622-8863 • Facsimile: (213) 622-8962
dwassoc@pacbell.net

		INT
	DW	
	GJ	JS
	KY	
	DAW	
	DB	
	WB	

Date: July 7, 2005

Fax: (604) 278-5139

To: City of Richmond
Attn: David Weber
Director, City Clerk's Office

From: Darryl Wong *DW*

Re: Development Permit #DP 05-290213
12311 No. 2 Road and the rear portion of 12251 No. 2 Road

To Development Permit Panel	
Date:	JULY 13/05 290213
Item #	2
Re:	12251 No 2 Road

Total number of pages, including this cover sheet: 2

We are in receipt of your notice for a hearing as applied for by Applicant – Suncor Development Corporation/Centro Development Ltd./ASJ Enterprises, for the property known as Development Permit #DP 05-290213, 12311 No. 2 Road and the rear portion of 12251 No. 2 Road

We represent the ownership of the property known as 12280-12320 Trites Road, an improved multi tenant industrial building.

The Ownership requests that its rights to operate in an industrial zoned property not be adversely affected by the encroaching residential zoning.

Our experience in different locales, is that when residential uses replace commercial businesses, eventually residents complain to the City to either eliminate, severely restrict, or cause hardships upon the operations of the commercial businesses. Purely as an example, an auto body repair shop operates perhaps seven days a week at varying hours, when housing is located adjacent to the business, the residents would require the businesses to change their operating hours to appease the residents.

In our instance, the property has been light industrial, and now is rapidly changing to residential. Our request is that there be no hardships upon the commercial businesses as a result of the presence of residential development.

City of Richmond
Attn: David Weber
Director, City Clerk's Office
July 7, 2005
Page Two

Please give consideration to grandfathering the long standing uses of businesses operating before the changing of zoning to residential so as to not be adversely burdened by any complaints or mitigating factors.

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you for your kind attention in this matter.

RE: ITEM No. 2
DPP AGENDA -
JULY 13, 2005

		INT
	W	
✓	GJ	
	KY	
	DAW	
	DB	
	WB	

July 11, 2005.

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

Re: Notice of Application For a Development Permit DP 05-290213
at 12311 No.# 2 Road and Rear of portion of 12251 No.2 Road.

My name is Amin Bardai and my wife and I are the owners of our home at 12231 No 2 Road. We have been in our home for over ten years and have seen a tremendous change in this area – both positive and negative. DP 05-290213

I cannot make it to the meeting on Wednesday July 11th and so this letter is to express our concern at the tremendous development on No 2.Road South of Moncton. Although development / re-development was inevitable we feel that our concerns have not been adequately addressed: namely the very heavy congestion, traffic flow and the noise level that has resulted and will get worse with more development.

The price of real estate has jumped substantially in this area, which means the purchasers of these units will have to be a two-income family; with an average of two cars per household one would be looking at over 100 cars going in and out of this development. As it is right now, the traffic is extremely heavy along No.2 Road – all day long and well into the night. The entrance / exit into this development and the development at 12251 No 2 Road will have to be from No 2 Road – there is no other entry / exit anywhere else. It's extremely difficult and sometimes dangerous to get out of our driveway – it will be a nightmare and No 2 Road is certainly not designed for such traffic; don't forget the noise level too.

I have mentioned in the past in my submissions that it should a controlled development – Please take into consideration our concerns; such massive development is not conducive to a good neighborhood.

Sincerely

Amin Bardai
12231 No 2 Road
Richmond. V7E 2G3
(604) 241 9115
aminbardai@shaw.ca.

CityClerk

From: Amin Bardai [aminbardai@shaw.ca]
Sent: Monday, 11 July 2005 1:26 PM
To: CityClerk
Subject: Notice of Application For a Development Permit DP 05-290213
Attachments: Letter to David Weber, Director, City Clerk's Office.doc

Mr. David Weber.

Please find attached my comments re: the above mentioned development.

Thank you,

Amin Bardai

07/11/2005

City of Richmond

Director City clerk's office

David Weber

To Development Permit Panel	
Date:	July 13, 2005
Item #	3
Re:	6351 Buswell St.

Re: Development Next to 6351 Buswell Street

Opposed to the development for the following reasons.

- The New Tower will block Perla's southern views.
- The increase in traffic using the laneway perpendicular to Saba Road will be detrimental to the Perla.
- There will be an immediate lack of privacy amongst the towers.
- The development is too close to our building and may reduce the strength or even damage our building during construction.
- Noise will be readily heard by our tower residents during construction hours.
- Construction dust and pollutants released during construction directly affects our residents.
- Construction dust will coat our building.

< Perla >

#1101 - 8100 Saba Rd

Owner . July 12, 2005

July 11, 2005.

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

Re: Notice of Application For a Development Permit DP 05-290213
at 12311 No.# 2 Road and Rear of portion of 12251 No.2 Road.

My name is Amin Bardai and my wife and I are the owners of our home at 12231 No 2 Road. We have been in our home for over ten years and have seen a tremendous change in this area – both positive and negative.

I cannot make it to the meeting on Wednesday July 11th and so this letter is to express our concern at the tremendous development on No 2.Road South of Moncton. Although development / re-development was inevitable we feel that our concerns have not been adequately addressed: namely the very heavy congestion, traffic flow and the noise level that has resulted and will get worse with more development.

The price of real estate has jumped substantially in this area, which means the purchasers of these units will have to be a two-income family; with an average of two cars per household one would be looking at over 100 cars going in and out of this development. As it is right now, the traffic is extremely heavy along No.2 Road – all day long and well into the night. The entrance / exit into this development and the development at 12251 No 2 Road will have to be from No 2 Road – there is no other entry / exit anywhere else. It's extremely difficult and sometimes dangerous to get out of our driveway – it will be a nightmare and No 2 Road is certainly not designed for such traffic; don't forget the noise level too.

I have mentioned in the past in my submissions that it should a controlled development – Please take into consideration our concerns; such massive development is not conducive to a good neighborhood.

Sincerely

Amin Bardai
12231 No 2 Road.
Richmond. V7E 2G3
(604) 241 9115
aminbardai@shaw.ca.

City of Richmond
(Development Permit Panel)
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

RE ITEM 3
DPP Agenda
JULY 13/2005

DP05-293101

July 13, 2005

Resident of 6340 Buswell Street
#204-6340 Buswell Street
Richmond, B.C. V6Y 2G1

Schedule 4 to the minutes of the
Development Permit Panel held on
July 13th, 2005

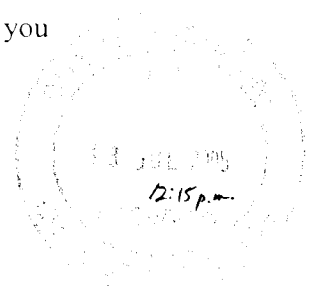
To Whom it May Concern:

We are the residents of #103 & 204-6340 Buswell Street, we oppose to construction of 6351 Buswell Street. The reasons included:

- 1) With another high rise building in this block, this will create more traffic problems between the Buswell & Saba road intersections. We have already seen that with more people living in these blocks, it creates more problems with automobile accidents and accident involving pedestrians and automobiles.
- 2) With another high rise building within the same block, it will increase the density in this area, Already existing in this area, there are more than 8 high rise buildings on site, we do not see the reason for another high building to be built in the same area
- 3) We understand that there will be a deep foundation needed for a high rise building; this will again create more damage to our 31 years old building. When the high rise building Perla was built, we often feel the shaking of our structure and the pollution problem with dust and etc to the residents to this neighborhood.
- 4) When I moved to this location 15 years ago, the planning of the street are only for small neighborhood. Now with more high rise building being built in this area, the Buswell Street is not capable to the heavy traffic & increase of population.
- 5) With another high rise building right in front of our building, it will block my view from my balcony and feel too cluster.
- 6) Also it will depreciate the value of my building due to the forthcoming building damage, the heavy traffic problem, the increase of population to this quiet neighborhood & many more.

We hope that the city of planning will take our concerns in consideration and if you have further question, please contact us soon.

Sincerely,
Concern Residents of 6340



Dear Sir/Madam,

I'm writing in response to your letter re: public hearing for Intent of Permit (6351 Buswell Street).

I vote against the application since the construction of a new building just in front of Pesta (8100 Saba Road) will block everything and increase the traffic which is already crowded, moreover, the lack of privacy will cause great inconvenience.

Please take this opinion into consideration and thank you for your concern.

Schedule 6 to the minutes of the
Development Permit Panel held on
July 13th, 2005

Ling Pany
P for Lu Lu,
Owner - # 608-8200 Saba Rd
7.0 12 05

To whom it may concern.

Dear Sir/Madam,

Because I'm out of town, my wife
Ling Pang will attend the public hearing
on my behalf.

Lu Lu (Lu Lu).

We would like to express our concerns and OPPOSE the following request for building permit:

#DP 05-293101

Applicant: Lawrence Doyle Architect Inc.

Schedule 7 to the minutes of the Development Permit Panel held on July 13th, 2005

Property Location: 6351 Buswell Street

Intent of Permit:

- 1. Construction of a 16-storey residential tower, three-storey parkade, eight 3-storey townhouses.**

We live at 6331 Buswell Street, next door to the above-proposed site. The lot in question is right next to our buildings, and we mean right next to. There will be no space between our building and the proposed new buildings. What is proposed for the space 6351 Buswell, is too large a complex for that small space.

We have the following concerns:

- 1) The lane behind the Perla Complex (with towers on Saba and Buswell) is quite crowded at present. There is already an overload of traffic on this lane. This lane off of Saba Street serves as access into our buildings. This lane is shared with traffic from the bank parking lot next door and by the businesses facing No. 3 Road. Adding another building will only cause more congestion.
 - a) This lane is also on the RAV line's proposal as entrance to the bus loop for the new sky train. This in itself is a whole separate issue and concern, but obviously one city planning party is not in touch with others planning for the same space. The whole logistics of one little lane serving a large residential complex, 15 or so businesses, this new residential tower *and* a bus access—well, someone has not assessed the situation very well.
- 2) As we stated above the proposed building at 6351 Buswell, is too close in proximity to 6331 Buswell.
 - a) Major construction of this sort, this close to existing buildings will undermine the strength of and compromise the existing structure, causing damage to existing walls.
 - b) We enjoy at private courtyard and each unit has private balconies. A building this close to ours will result in the loss of privacy, both in our own units and in particular from our court yard on the 5th floor. Our residents work hard to keep a clean neat building, both in private and public areas. We have strata by-laws in place to ensure this. We have no guarantee that a new complex will do the same. This means we will be subjected to the whims of a new residence right out our windows.

- c) One factor in buying into our complex was because of the views we have of the city in all directions. This new building will block completely views to the south and west. What views we will have will be right into another building. Not only our views will be affected, but also we will be in the shadow of another building and will not have the sunlight and daylight access that we do now.
- 3) The construction noise and pollution is also a major concern. The pollution (construction dust, etc.) in particular will result in damage and cost to our building (6331 Buswell).

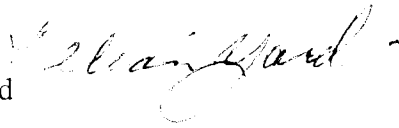
In short, the proposed building complex at 6351 Buswell is TOO CLOSE to both our complex at 6331 and the businesses and parking lot on the south side of 6351. Construction and building this close to our residence will greatly affect the quality of our life, in noise, pollution and lack of privacy.

We chose to live in a Richmond high-rise, precisely because, unlike other places here in Vancouver and in other cities worldwide, the buildings were spaced apart, not right on top of each other. This gives all privacy and views, access to the sunlight, and space to breathe, things we value.

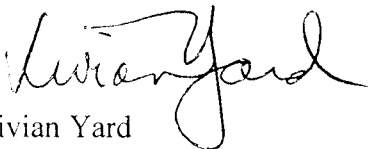
We hope that you will give serious consideration to our concerns and opposition and not grant this request for building permit at 6351 Buswell.

Residents of 6331 Buswell Street

Lillian Yard



Vivian Yard



Melvin Yard

