

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 a 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 courtyard 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).

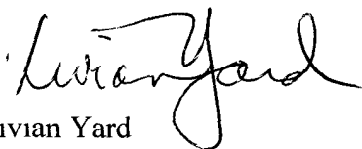
In short, the proposed building complex at 6351 Buswell is TOO CLOSE to both our complex at 6331 and the businesses and parking lot on the south side of 6351. Construction and building this close to our residence will greatly affect the quality of our life, in noise, pollution and lack of privacy.

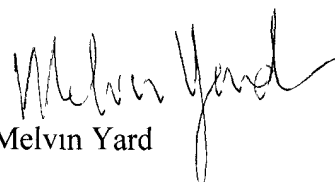
We chose to live in a Richmond high-rise, precisely because, unlike other places here in Vancouver and in other cities worldwide, the buildings were spaced apart, not right on top of each other. This gives all privacy and views, access to the sunlight, and space to breathe, things we value.

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