

From: [Tom Horlitz](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Re: Development Variance Permit for 311 Ash Street
Date: Tuesday, February 21, 2023 2:07:32 PM
Attachments: [2 - Renovation Plan Ash Street.pdf](#)

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To Whom It May Concern,

Re: Development Variance Permit for 311 Ash Street

I am writing today as a concerned citizen of New Westminster. I currently reside at the Cedarvale Apartments located at 311 Ash Street, and would like to express my concern and outright opposition for the Development Variance Permit Application for 311 Ash Street.

Based on the information that has been provided, the owner is wanting to build 5 new units in the parkade, and completely destroy the current parking situation. As per 'Attachment 2 Rationale Letter and Project Drawings', it states the following:

"Presently there are 35 existing parking stalls. Upon surveying residents, it was found that only 15 stalls are in use by residents and 20 stalls remain vacant. The garbage and recycling area will remain in the same area which is on the exterior of the Northwest side of the parkade. We have proposed two additional stalls where the existing drive aisle is located, which will be removed once the units are in. After upgrading the parking stalls into rental housing units, the site will retain 21 parking stalls. We have proposed the addition of 2 Accessible stall close to the entrance in the basement level and 2 visitor parking stalls. There are no existing compact stalls."

It should be noted, for the record, that the above noted statement is false. I went through the parkade last night, and again this morning, and personally confirmed that 23 vehicles are parked in the parkade, with one vehicle that is currently away and/or out of town. Therefore, there are at bare minimum, 24 vehicles that currently pay for parking stalls, and utilize these parking stalls in this parkade. I have photos of all the vehicles with their corresponding parking stalls. Should the Mayor and Council require these photos, please let me know, as I would be more than happy to provide them for reference purposes.

If these 24 vehicles (and possibly more) were to be forced out onto the street, there would be absolutely no parking anywhere for the residents of 311 Ash Street. This, coupled with the increase in both homelessness and crime in the area, would pose a huge safety and security risk for all tenants. Having a parking spot in a closed parkade, one which only paying tenants have access to via door key access from the elevator, and fob access from the street, gives us peace of mind knowing our vehicle is safe and secure. I am aware of a number of break-ins on vehicles that chose to park outside the building. Myself and other tenants personally choose the right to have their vehicle safe by paying the extra monthly

fee for secure underground, gated parking. Taking away our secure parking would be a travesty to say the least.

As per 'Attachment 2 *Rationale Letter and Project Drawings*', it states the following:

"The 311 Ash Street site is in between the Eighth Street and Sixth Street Frequent Transit Network Corridor. A quick 2-minute walk will lead you to a Frequent Transit Bus stops. The site is 140m from a Frequent Transit Bus stop, & 150m from another Frequent Transit Bus stop in the other direction. Most tenants in the building currently use Public Transportation as it is most beneficial for them. Most rental tenants do not own a personal vehicle. If they had their own vehicles, they would be renting parking stalls."

The above noted statement is an assumption, and also an outright lie. I personally work [personal information redacted], which is not even accessible by transit. Therefore, my only option is to drive to work. The same goes for my wife, as well as countless others in the building. If approximately 70% of the parking stalls in the underground parkade are currently occupied with vehicles (which I confirmed with my own eyes), then please explain how the statement *"Most rental tenants do not own a personal vehicle"* has any truth to it. If we all didn't need vehicles for our daily commute, I am certain we wouldn't have vehicles at all.

There are other factors that need to be accounted for in regards to this Variance Permit Application. Based on the proposed plans, they will be demolishing a large portion of the parkade which will cause a great deal of noise and irritation to tenants throughout the building, as well as neighbouring residents. I have experienced a great deal of renovations within the building, and it has been absolutely horrific. I have personally witnessed work at all hours of the night, lack of proper floor protection, lack of dust protection against silica dust, and even contractors operating a barbecue inside the lobby which caused an evacuation of the entire building. In a world where many people work a hybrid work model, this is absolutely unacceptable if you are working from home. This pales in comparison to what tenants' pets went through though; constant noise and irritation can cause a significant amount of undue stress on our pets, and can even become fatal if happening on a continued basis. Innocent dogs and cats should not have to deal with the ongoing stress of construction, especially this scenario: unneeded construction.

In closing, I thank you for allowing me to submit my comment on this matter. This isn't just a building with tenants in it, it's a community. Taking away our safe and secure parking, and disrupting tenants and pets, is not something you do in a community. I strongly oppose this Development Variance Permit Application for 311 Ash Street. If you all have a heart, and know what it means to be part of a tight knit community, you will oppose this as well.

Sincerely,

Thomas Horlitz

XXX – 311 Ash Street
New Westminster, BC
V3M 5X7

Attachment 2

Rationale Letter and Project Drawings

311 ASH ST – D.P & D.V.P - RATIONALE LETTER

May 12, 2022

City of New Westminster
Planning Department
511 Royal Avenue
New Westminster, BC V3L 1H9

Attention: Nazanin Esmaeili, Planning Assistant

311 Ash St New Westminster B.C, V3M 5X7 is a 3-story apartment building with 29 existing rental units. There is one floor of parking below grade, with 35 existing parking stalls. In the parkade below there is an existing locker room, elevator room, electrical meter room and an existing boiler room.

We are proposing to re-use a total of 10 existing parking stalls in the east end of the parkade and convert this area into five (5) additional rental units: all of which are studio units. All five units are well over the recommended 350 SF & 525 SF from the BC Housing Design Guidelines & Constructions Standards. Unit #1 712.6.0 SF. Unit #2 687.8 SF. Unit #3 687.9 SF. Unit #4 691.1 SF. Unit #5 675.4 SF. All five units will have exterior entry from the patio wells along Third Ave. The patio wells will have stairs coming down from grade, as well as planters stepping up to grade. The patio wells will allow for ample sunlight to shine into the principal parts of the new rental units.

Presently there are 35 existing parking stalls. Upon surveying residents, it was found that only 15 stalls are in use by residents and 20 stalls remain vacant. The garbage and recycling area will remain in the same area which is on the exterior of the Northwest side of the parkade. We have proposed two additional stalls where the existing drive aisle is located, which will be removed once the units are in. After upgrading the parking stalls into rental housing units, the site will retain 21 parking stalls. We have proposed the addition of 2 Accessible stall close to the entrance in the basement level and 2 visitor parking stalls. There are no existing compact stalls.

Universally Accessible paths of travel identified on the proposed plan. Direct paths from the Accessible parking stalls to primary building entrances from the parkade identified. Accessible parking stalls not to be used as part of Accessible travel routes.

Residential & visitor parking stalls reductions consistent with New Westminster Seven Bold Step Program. Previously in 2019, New Westminster Council declared a climate emergency. One of the Seven Bold steps outlined by City is, Car Light Communities. The goal is for 60% of all trips within the City to be by sustainable modes of transportation. (Walk, Transit, Bicycle, Multi Occupant shared).

311 ASH ST – D.P & D.V.P - RATIONALE LETTER

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Approximately 28% of work commutes in New Westminster are taken by public transit every day. Integration of higher quality and more convenient transit connections can shift residents to optimize public transit over personal vehicles and result in a more balanced and sustainable transportation system. Frequent Transit Network Routes offer service every 15 minutes throughout the day, evenings, and weekends.

The site is also within a 5-minute walking distance to a variety of Markets, Restaurants, Shops & Religious Services in the Up-Town Neighbourhood.

Existing Parking stalls provided on site range from \$30 - \$50 per month fee set by building management for each tenant.

Additional garbage & recycling bins to be added to accommodate additional units. Tenants will be able to exit from the North end of the building to dispose of their waste in the bins. New tenants residing in Units #01-05 will be able to walk out of their units into the corridor and up to the main floor via elevator or stair core and out to the North end of the building to dispense of any garbage/recycling waste.

311 ASH ST – D.P & D.V.P - RATIONALE LETTER

PARKING RESIDENTIAL

EXISTING 311 ASH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	8'-1" x 19'-0" (2.46m X 5.79m)	1
	9'-6" x 19'-0" (2.90m X 5.79m)	3
	9'-10" x 19'-0" (3.00m X 5.79m)	2
	9'-0" x 19'-0" (2.74m X 5.79m)	4
	9'-3" x 19'-0" (2.82m X 5.79m)	3
	8'-6" x 19'-0" (2.59m X 5.79m)	4
	10'-0" x 19'-0" (3.05m X 5.79m)	3
	9'-8" x 19'-0" (2.95m X 5.79m)	1
	9'-2" x 19'-0" (2.79m X 5.79m)	1
	8'-10" x 19'-0" (2.69m X 5.79m)	8
	10'-2" x 19'-0" (3.10m X 5.79m)	1
	8'-11" x 19'-0" (2.72m X 5.79m)	1
	8'-8" x 19'-0" (2.64m X 5.79m)	3
TOTAL EXISTING STALLS		35

PARKING RESIDENTIAL

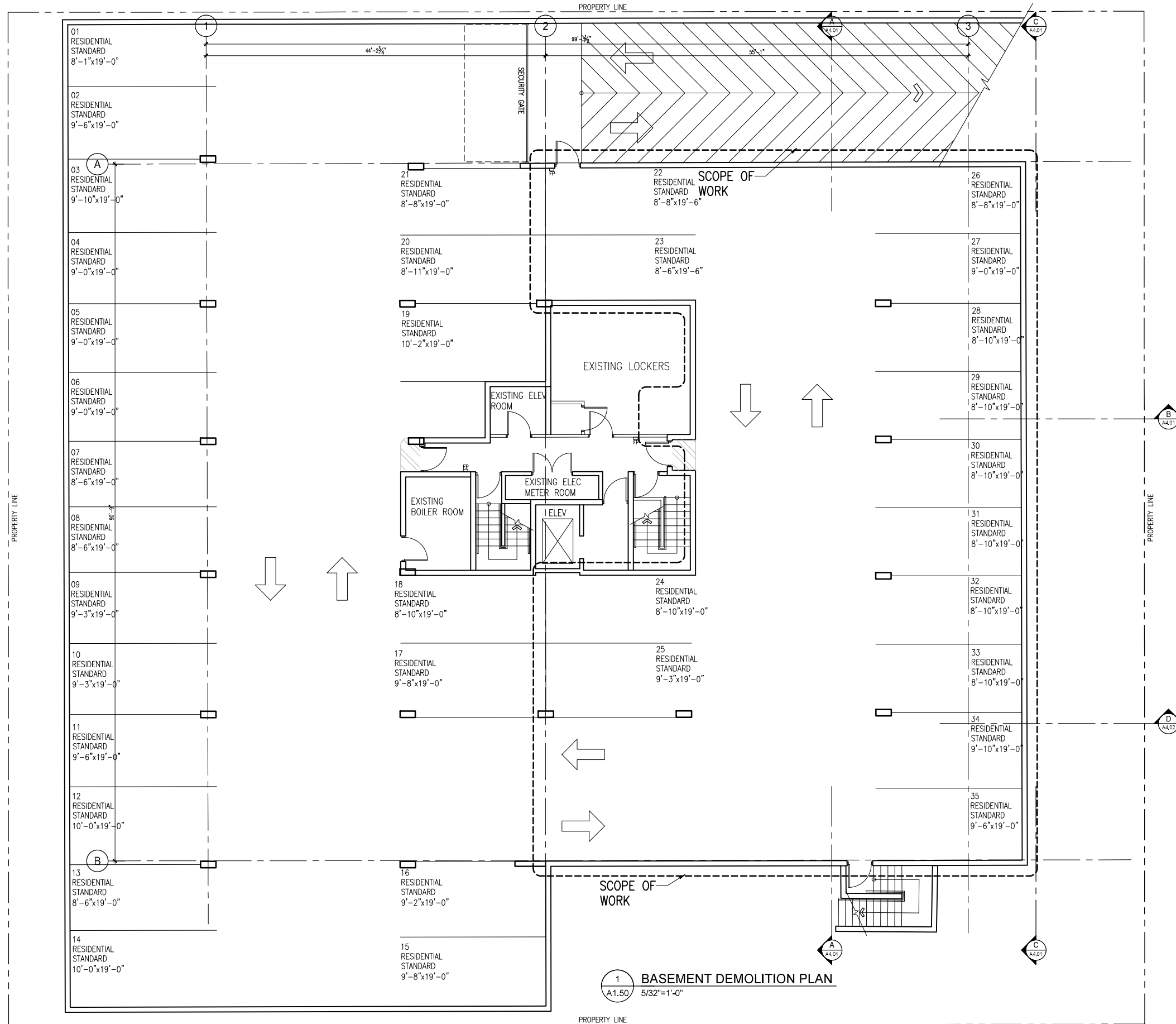
REQUIRED PARKING (NEW WESTMINSTER)		UNITS	STALLS	REFERENCE
SECURED RENTAL RESIDENTIAL UNITS	1.0 SPACE PER DWELLING UNIT	29	29	150.8.7 (a)
VISITOR	0.1 VISITOR PARKING SPACES PER DWELLING UNIT	29	3	150.8.7 (c)
ACCESSIBLE			2	
TOTAL RESIDENTIAL STALLS REQUIRED			32	STALLS REQUIRED

*FOR EVERY 40 SPACES, 2 STALLS MUST BE ACCESSIBLE

*FOR EVERY 70 SPACES, 3 STALLS MUST BE ACCESSIBLE

PARKING RESIDENTIAL

PROPOSED 311 ASH ST PARKING (NEW WESTMINSTER)		STALLS
RESIDENTIAL	8'-1" x 19'-0" (2.46m X 5.79m)	1
	9'-6" x 19'-0" (2.90m X 5.79m)	2
	9'-10" x 19'-0" (3.00m X 5.79m)	1
	9'-0" x 19'-0" (2.74m X 5.79m)	5
	8'-6" x 19'-0" (2.59m X 5.79m)	3
	9'-3" x 19'-0" (2.82m X 5.79m)	2
	9'-8" x 19'-0" (2.95m X 5.79m)	1
	10'-0" x 19'-0" (3.05m X 5.79m)	2
VISITOR	10'-2" x 19'-0" (3.10m X 5.79m)	1
	9'-0" x 19'-0" (2.74m X 5.79m)	1
ACCESSIBLE	12'-10" x 19'-0" (m X 5.79m)	2
TOTAL PROPOSED STALLS		21



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ISSUED FOR
DP/DVP

3	2022.05.12	ISSUED FOR DP/DVP
2	2021.12.15	ISSUED FOR BUILDING PERMIT
1	2021.08.11	REVIEW
NO.	DATE	REVISION

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#701 - 625 Fifth Avenue
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info@billardarchitecture.ca
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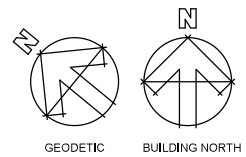
SEAL

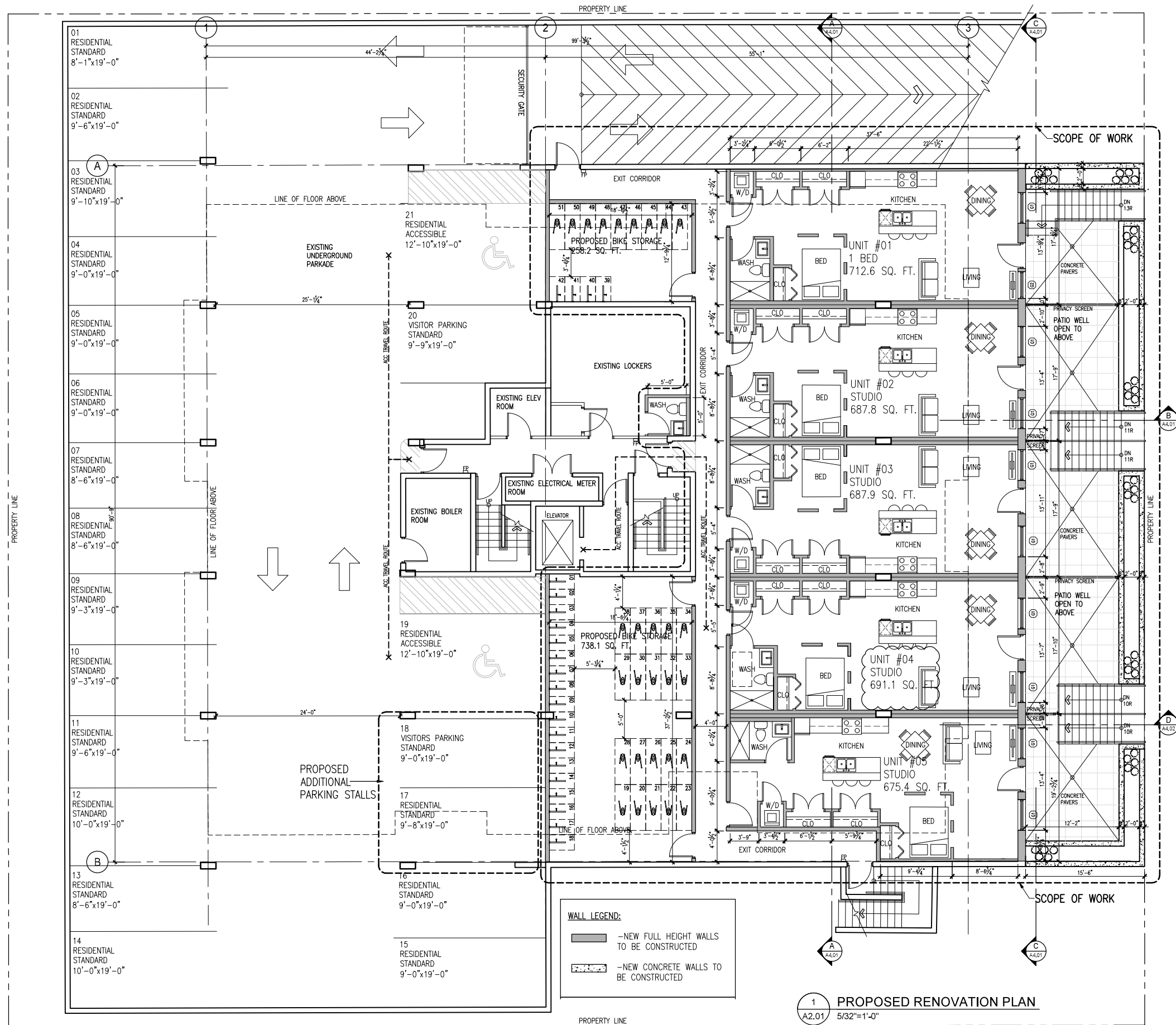
PROJECT
**ASH RESIDENCES
APARTMENT
RENOVATION**
311 ASH ST
NEW WESTMINSTER, BC

THIS ADDRESS IS LOCATED ON THE TRADITIONAL TERRITORY OF THE QAYQAYT FIRST NATION & THE COAST SALISH PEOPLE

SHEET TITLE
**BASEMENT
DEMOLITION PLAN**

SCALE: 5/32"=1'-0"	SHEET NO. A1.50
DRAWN BY: JP	PROJECT NO. 218A08
CHECKED BY: RB	FILE: 218A08





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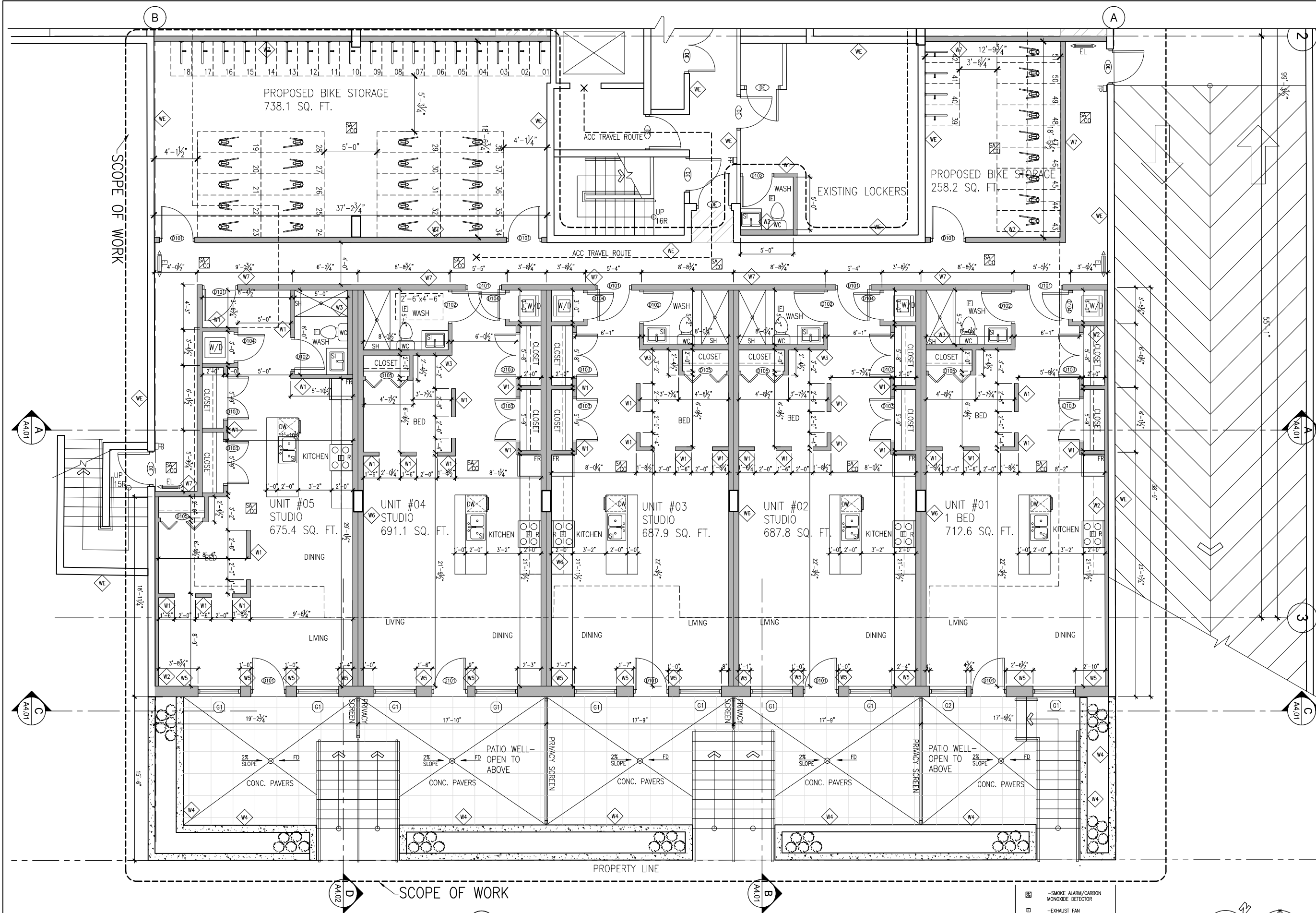
SEAL

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SHEET TITLE
**PROPOSED
RENOVATION
FLOOR PLAN**

SCALE: 5/32"=1'-0" SHEET NO.
DRAWN BY: JP
CHECKED BY: RB
A2.01
PROJECT NO. FILE: 21BA08



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Billard Architecture

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New Westminster, B.C. Canada,
V3M 1X4
(604) 619-0529

info@billardarchitecture.ca
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SHEET TITLE

**ENLARGED
RENOVATION
FLOOR PLAN**

SCALE: 1/4"=1'-0"

DRAWN BY: JP

CHECKED BY: RB

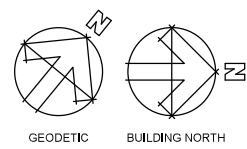
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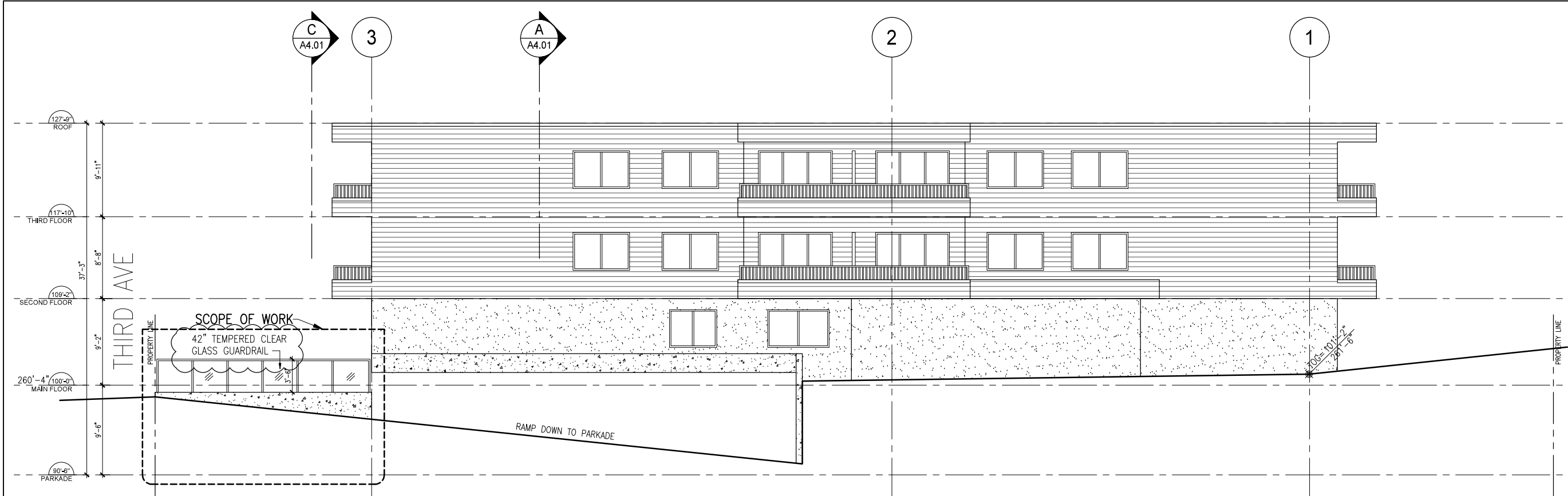
A2.02

PROJECT NO. FILE: 21BA08

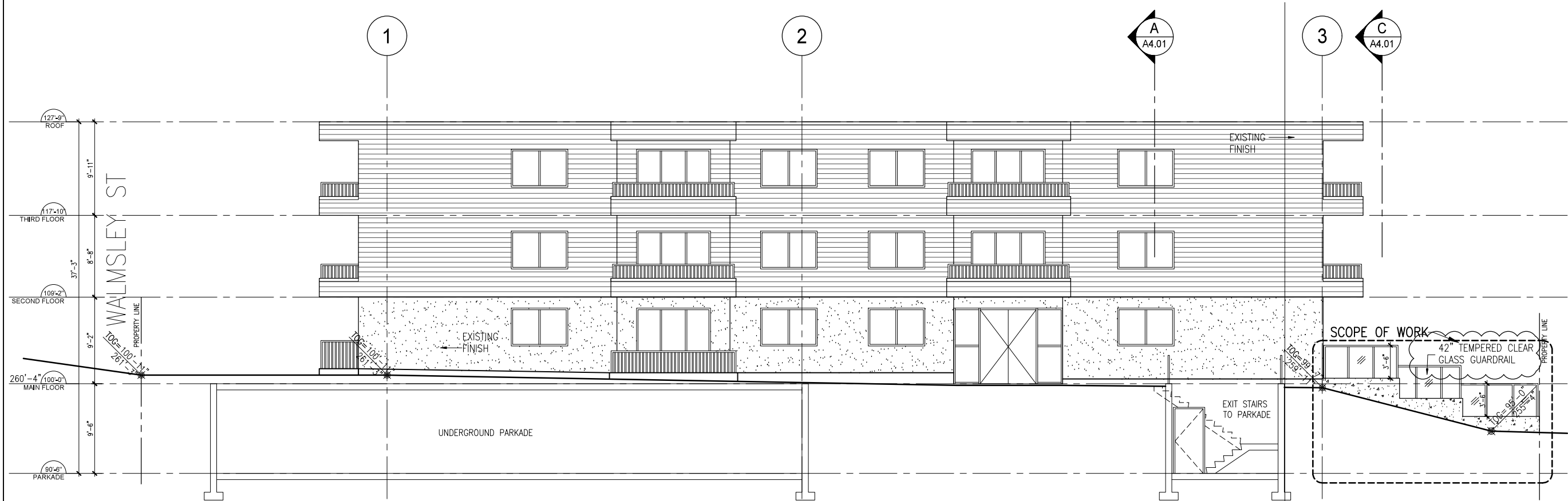
1 ENLARGED RENOVATION PLAN
A2.02 1/4"=1'-0"

- WALL LEGEND:**
- NEW FULL HEIGHT WALLS TO BE CONSTRUCTED
 - NEW CONCRETE WALLS TO BE CONSTRUCTED
- SMOKE ALARM/CARBON MONOXIDE DETECTOR
 - EXHAUST FAN
 - FIRE ALARM PULL STATION
 - FIRE ALARM
 - SMOKE DETECTOR
 - EMERGENCY LIGHTING AS PER 3.2.7.3





1 PROPOSED NORTH ELEVATION
A3.01 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
A3.01 3/16"=1'-0"

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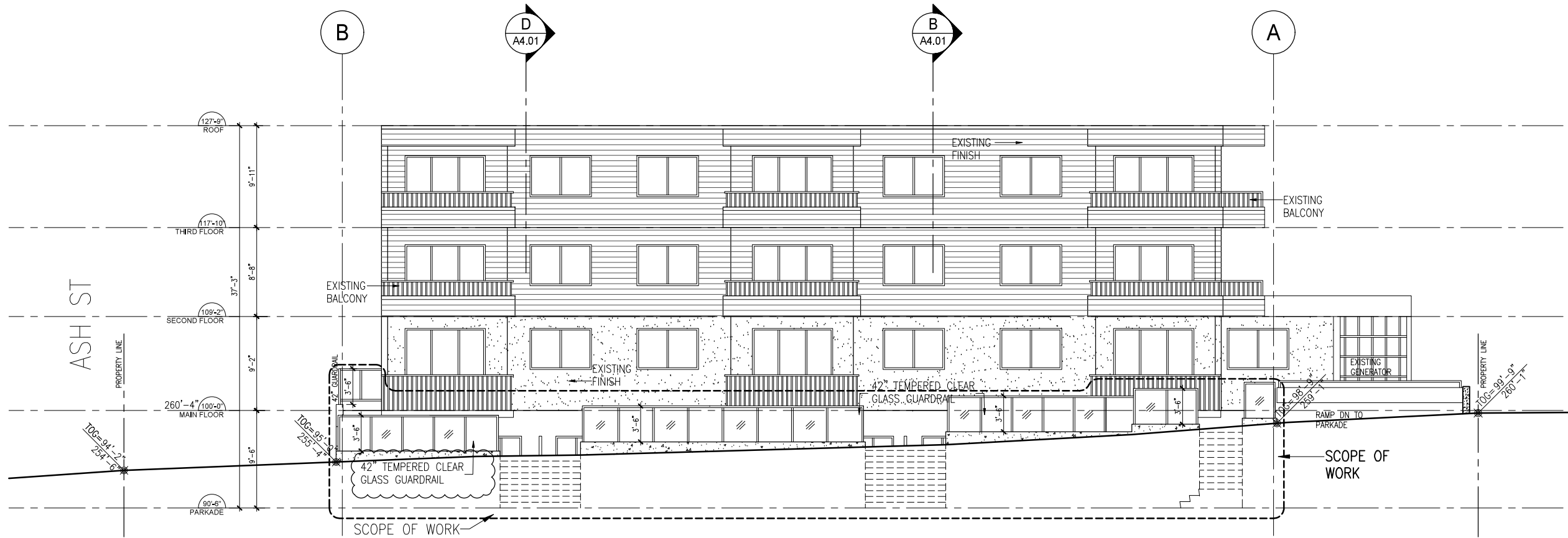
SHEET TITLE
**NORTH & SOUTH
ELEVATIONS**

SCALE: 3/16"=1'-0" SHEET NO.
A3.01

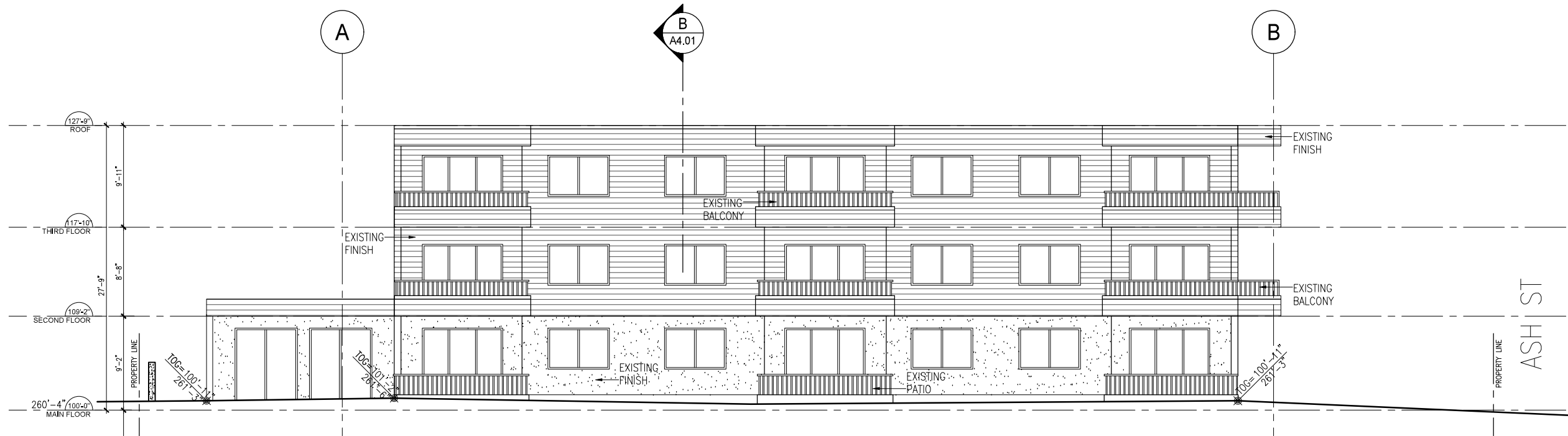
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JP

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RB

PROJECT NO.
FILE: 21BA08



1 PROPOSED EAST ELEVATION
A3.02 3/16"=1'-0"



2 WEST ELEVATION (NO WORK)
A3.02 3/16"=1'-0"

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**EAST & WEST
ELEVATIONS**

SCALE: 3/16"=1'-0" SHEET NO.
A3.02

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