

From: [John Elliott](#)
To: [External-Clerks](#)
Cc: [Ruby Campbell](#); [Tasha Henderson](#); [Daniel Fontaine](#); [Jaimie McEvoy](#); [Paul Minhas](#); [Nadine Nakagawa](#); [Patrick Johnstone](#)
Subject: [EXTERNAL] Development Variance Application Opposition 311 Ash Street, New Westminster
Date: Friday, February 24, 2023 8:26:38 AM
Attachments: [311 Ash street Proposed Variance Text.docx](#)

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Please see the attached letter of opposition and photo attachments to the subject proposed development variance

Sincerely
John Elliott

John Elliott (owner)
XXX Walmsley Street
New Westminster, BC
February 23 2023

Honourable Mayor Johnstone and Council

The City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Reference: Proposed Variance Permit for 311 Ash Street (hearing Monday Feb 27 2023 at 6:00pm)

Please be advised that as owner of the nearby XXX Walmsley Street (an 1890 Heritage Building and early residential development in the area), I am strongly opposed to this variance and feel it would be extremely irresponsible for it to be approved.

A portion of north side of the development at 311 Ash Street is used for a solid waste dumpster and recycling centre for the building. These activities are normally conducted in the parking garage of properly managed multi unit residential buildings. The dumpster is routinely overfilled and attracts rats to the area. Other refuse is left scattered around the area for days to weeks by building residents and others creating a disgusting situation from time to time. A number of photos, taken on multiple occasions, demonstrating current waste management practices are attached.

The bottle collection area attracts individuals who have no concern for the neighbourhood and seems to be a local focal point for illicit drug transactions. I have personally witnessed these transactions multiple times with the dealers apparently unconcerned when I stare at them during the event.

While it is unclear to me why this practice has been allowed to continue for several years and the facility not required to be returned to the parking garage, eliminating a portion of the parking area in the building, and adding units may not only prevent the problem from being corrected, it will likely aggravate the situation.

Walmsley Street and Ash Street are also used for parking by residents of 311 Ash Street. Logic would dictate that if the building was currently equipped with adequate and fairly priced parking for building residents, they would prefer that over unsecured parking in the street.

It should also be noted that the Walmsley Street road allowance appears to have been reduced in the past to the benefit of the 311 Ash Street development. This likely resulted in additional

floor space being allowed in the existing structure and partially serves to constrain Walmsley Street creating the sense that it is a laneway as opposed to a proper road.

I wish to urge Mayor and Council not only to reject the variance application but also to act in the best interest of City residents and use this opportunity to require the owner to relocate the solid waste dumpster and recycling centre to the parking garage in a manner consistent with 2023 waste management practices.

I can absolutely assure you that none of you would want these activities conducted opposite the front yard of your own residences. Walmsley Street is not a transfer station and parking garage for 311 Ash Street.

Respectfully

John Elliott





