

ON TABLE  
City Council Meeting 1  
February 27, 2023  
re: Item 3.1.c

C-16

February 26, 2023

**Development Variance Permit Application for 311 Ash Street**

Council Chamber, City Hall

Monday February 27, 2023 at 6:00 PM

Enclosed is an updated list with photos of cars parked in the secured underground at 311 Ash Street on **February 20<sup>th</sup>, 2023 at 8:00 pm**. The stall numbers are indicated along with corresponding photos (not included in the previous list) of each car.

- There is a total 24 cars parked in occupied stalls (and not 15) as stated by the applicant.
- The vacant count of 11 stalls (compared to the applicant's stated 20) is probably lower still as this inventory was taken during a long weekend and some tenant cars may have been absent.
- Should the addition of 5 new apartments be added, these rental units will be priced at the upper end of market and unlikely to be afforded and rented by a sole occupant. Therefore, if more than one occupant occupies a single unit, it is reasonable to assume these occupants will also have one or more cars. With a diminishing scarce capacity of parking space in the underground parking at 311 Ash Street, these additional cars will have to park on the street.
- There is now a trend with pushing more cars onto the streets for parking, which will lead to increased street parking as residents vie for parking space, street congestion and an impairment of traffic flow especially during rush hour. Street parking is becoming excessively overcrowded now in certain areas.
- This trend in eliminating off street parking at 732 5<sup>th</sup> Avenue and 322 7<sup>th</sup> Street has resulted in off-street parking removed at these building to increase rental profitability for landlords with the addition of a mere few studio units.
- Increased street parking with many more cars parked on the street will lead to more difficulty in snow removal by the City during snowstorms as snow plows will not be able to remove snow close to the curb with cars parked there. The same logistical problems would apply to street cleaning vehicles during the spring and summer months.
- Many residents and tenants need their cars to commute to work in areas not serviced by rapid transit. More cars parked on the streets will lead to a more car and not less car-light community.
- Increase street parking will lead to more vandalism especially with expensive cars further taxing the resources of law enforcement.

- It is in the City's best interest as the City grows to maintain off street parking where it exists in order to facilitate the City's goals towards its seven bold steps for climate action.
- With regards to the construction project itself, there is increased occupancy in the building with more than one occupant now renting out individual apartments (much more than ever before). So much so, that there are often complaints by tenants residing at 311 Ash Street with hot water shortages as more tenants now live here. More rental units will equate to more over extended demand on resources in the building.
- There is a concern for the safety of tenants living in an older wood frame building such as 311 Ash Street for the building to withstand cracks in walls and any compromise to the integrity of the building including excavation work when the building is fully occupied with tenants.
- For example, there is concern with further leaks occurring in pipes and plumbing infrastructure when water is turned off in the building as would invariably happen with this project. The adjusting water pressure on these pipes when water is resumed has led to numerous water leaks into several rental units in the building with past renovation work.
- There is overwhelming opposition to this development variance permit by all tenants at 311 Ash Street and residents in the area.

Respectfully,

J Rethmetakis

Basement Parkade- Cedarvale Building  
311 Ash Street , New Westminster BC V3M 5X7  
**LIST OF CARS PARKED IN PARKING STALLS**  
**WITH CORRESPONDING PHOTOS**  
As of February 20, 2023 AT 8:00PM

STALL#	VEHICLE	COLOR	REGISTRATION PLATE NO.
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*Personal Information Removed*

**SUMMARY:**

<b>TOTAL CARS PARKED/ OCCUPIED STALLS</b>	<b>24</b>
<b>TOTAL VACANT STALLS AT THE TIME OF RECORDING</b>	<b>11</b>

## Petition Against Development Variance Permit for 311 Ash Street

Petition summary and background	The applicant is requesting the elimination of 14 existing off-street underground secured parking at 311 Ash Street to build five new residential units at the south side of the building facing Third Avenue..
Action petitioned for	We, the undersigned, are concerned citizens who reside in the building and/or in close proximity of the building and urge New Westminster City Council to reject the applicant's proposal. We, the undersigned do not want to increase additional on-street parking by eliminating already existing off-street parking in the building as well as subjecting the neighborhood, especially in the 3 <sup>rd</sup> Avenue and Ash Street area, with unnecessary noise pollution, traffic congestion and parking problems.

Printed Name	Signature	Address	Comment	Date
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13 names and addresses received