

From: [Tom Horlitz](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Development Variance Permit for 311 Ash Street
Date: Monday, September 25, 2023 6:42:32 AM

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To Whom It May Concern,

Re: Development Variance Permit for 311 Ash Street

I am writing to you for the second time, as a concerned citizen of New Westminster. I reside at the Cedarvale Apartments located at 311 Ash Street, and am once again expressing my extreme concern and 100% opposition for the Development Variance Permit Application for 311 Ash Street.

As per the *Request For Public Comment* notice provided by the City of New Westminster, it states that "...applications have been submitted to allow a reduction to the minimum off-street parking requirements of the Zoning Bylaw in order to build five new secured market rental units..." The notice further states that "...The application proposes a total of 19 residential spaces (0.7 spaces per unit) and 2 visitor spaces..." As I am writing this letter, there are a total of 24 vehicles parked in the parkade of this building. There is at least 1 other vehicle away, which would make the absolute minimum number of vehicles parking in this underground parkade 25 in total. On any given day of the week, at any time of the year, there are only a handful of free parking spaces available around/near 311 Ash Street. Some days, there are absolutely no free parking spots available around the building at all. Based on what this Development Variance Permit Application states, multiple tenants will immediately lose their parking stalls in order for five [5] new units to be built. Who decides who loses a parking stall and who keeps one? Explain to me how this is even 1% fair for all tenants. Additionally, the application also states that underground parking is not required for the proposed five units. Is it being assumed that whomever moves into these five proposed units does not utilize a vehicle? If so, this is quite an assumption, and completely unfounded.

If this application were approved, and the work was to move forward, where is everyone expected to park their vehicles? Think about it: one side of the building will have zero parking due to significant excavation of the ground (*including the killing of beautiful trees*) and the rest of the area is already full of citizens who park their vehicles on a regular basis. None of the tenants at 311 Ash Street will be able to park underground while the work is being performed, so that is 24-25 **more** vehicles *trying* to park on the street near the building. The side streets are already completely full, and there is simply no room to hold this significant overflow of vehicles. Where should we park then, City Hall? It's quite clear that no proper thought was put into this idea whatsoever.

Ok now, let's say figuratively speaking that we all somehow managed to park on the side streets within the vicinity of the building. We are now automatically in a direct health and

safety risk. Homelessness and crime is only increasing in New Westminster. This City is becoming less safe as each day passes, and now we have to worry about our vehicles being broken into or vandalised if parked outside. Or even worse, we now have to worry about being assaulted as we go to and from our vehicles in the harsh elements. Why are we now stuck with these worries? Because five new units are being built. Five units that will not even put a dent in solving the housing crisis that plagues our entire Province.

In order to actually be successful in building these five new units, this will require partial demolition of the existing building. A large part of this demolition would include part of the underground parkade, which is connected to the foundation of the building. The building is over 50 years old, and the foundation is going to be disturbed; if one tiny thing goes wrong, the entire building may collapse and put all tenants at risk. The building is already showing significant signs of structural damage and disrepair. Is the City Council willing to roll the dice with the lives of tenants all so five more units can be built?

If this Development Variance Permit application gets approved, you are not just approving five more units to be built, you are also telling the tenants in this building that they do not matter. You are telling a community of individuals, citizens, and taxpayers of this great City, that they don't count. You are also putting the tenants in this building at a great risk of health, safety, and possibly even injury or death. I strongly and whole-heartedly oppose this Development Variance Permit Application for 311 Ash Street. If you all have a heart, and you truly care about the citizens of this great City, you will oppose this application unanimously.

Sincerely,

Thomas Horlitz
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