

From: [Brad Atchison](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Heritage Designation for 102 Seventh Avenue
Date: Sunday, March 27, 2022 9:45:05 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[102 7th Avenue draft.pdf](#)
[Swept Path Analysis - cars.png](#)
[School days on First St.png](#)

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Thank you for including my letter.

I have included an updated Swept Path Analysis and photos during school drop-off for the committee to consider, and I will reference directly in my presentation Monday night.

Thank you,
Brad



Brad Atchison

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March 26, 2022

Brad Atchison
Princess St

Dear Mayor and Council,

As one of the closest neighbors to this property, I **do not** support this development, and this project appears to have hit a nerve in the neighborhood because 76% of the residents that completed the associated survey also do not support this project.

There are many beautiful heritage homes in New Westminster that I agree should have a heritage designation. However, the heritage designation is meant to enhance and preserve our neighborhoods, not an opportunity for the city and developers to build multi unit dwellings that are inconsistent with the existing zoning and the neighborhood. The proposal, if approved will allow four units on a 6,000 sq ft lot! The irony is not lost on our family when our renovation was shut down for 6 weeks due to a stop work order from the city because we squared off an awkwardly designed deck which added less than 10 sq ft. The Heritage Designation was intended to provide owners incentives for preserving homes built earlier than 1940 (which this home does not qualify) not a loophole for developers to maximize profits. I believe the Heritage Revitalization agreement is being inappropriately used to over-build on this small lot. A duplex on this lot will not provide affordable housing or rentals. A laneway home has the potential to be more affordable and will fit with the neighborhood.

As well, this is an extraordinarily busy corner and roundabout. Across the street is a very large daycare and a few blocks in either direction is a middle and an elementary school. I would recommend you visit this corner at daycare drop-off/pick-up times and school start and finish times. It is packed with children, parents, cars, and bikes throughout the day. A great many of these kids and parents are crossing between cars (not at crosswalks). Please don't add additional parked cars, traffic, and up to 8-10 additional waste cans (when glass is

added) to this already congested corner. It is important we look to the future and keep our neighborhood safe for families.

Alley entrance to First St where the lot's additional cars will be coming from or be adding to the congestion on First St

Most vehicles in the neighborhood have already been hit multiple times during this busy drop off/pick-up location



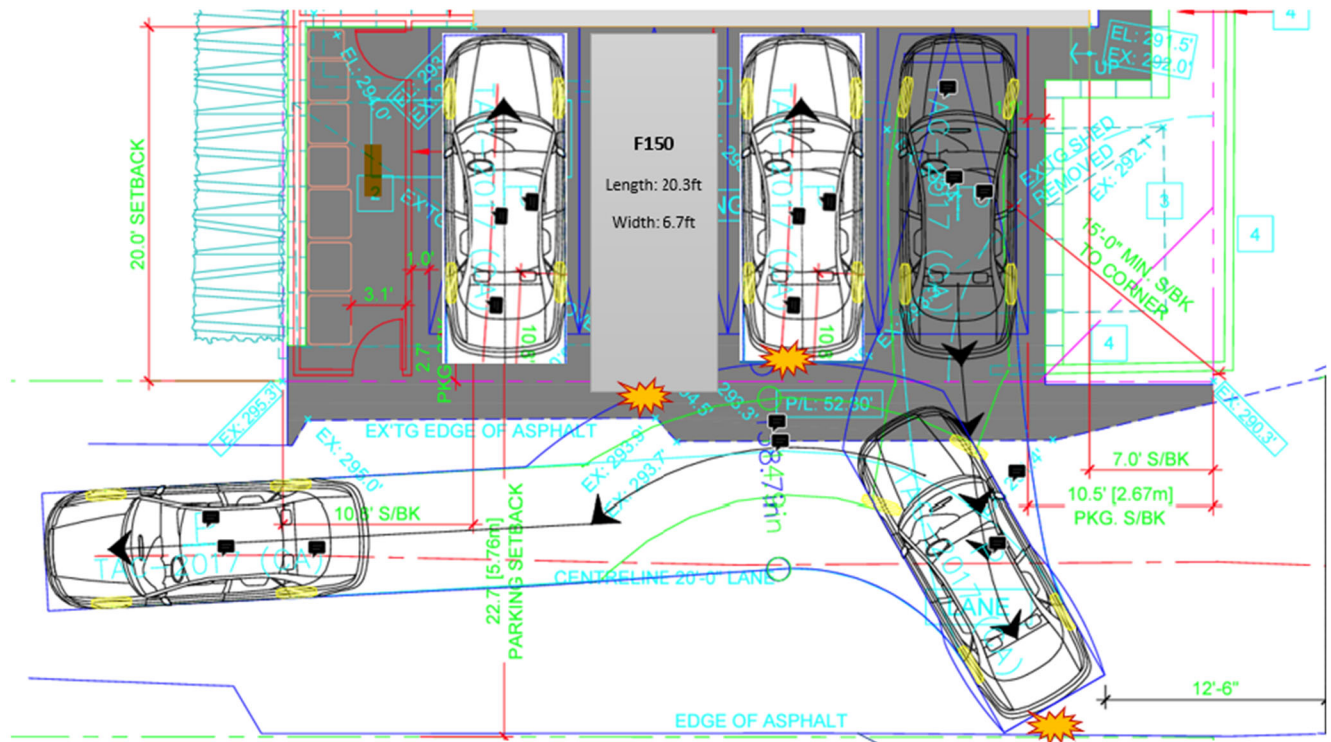
School morning drop off – corner of Seventh and 1st.



Adding an additional 6 to 8 vehicles to this corner seems irresponsible.



I thought it would be useful to enhance the swept path analysis provided by adding all 4 cars, and provide context by providing a picture of the retaining wall across from the proposed parking stalls:

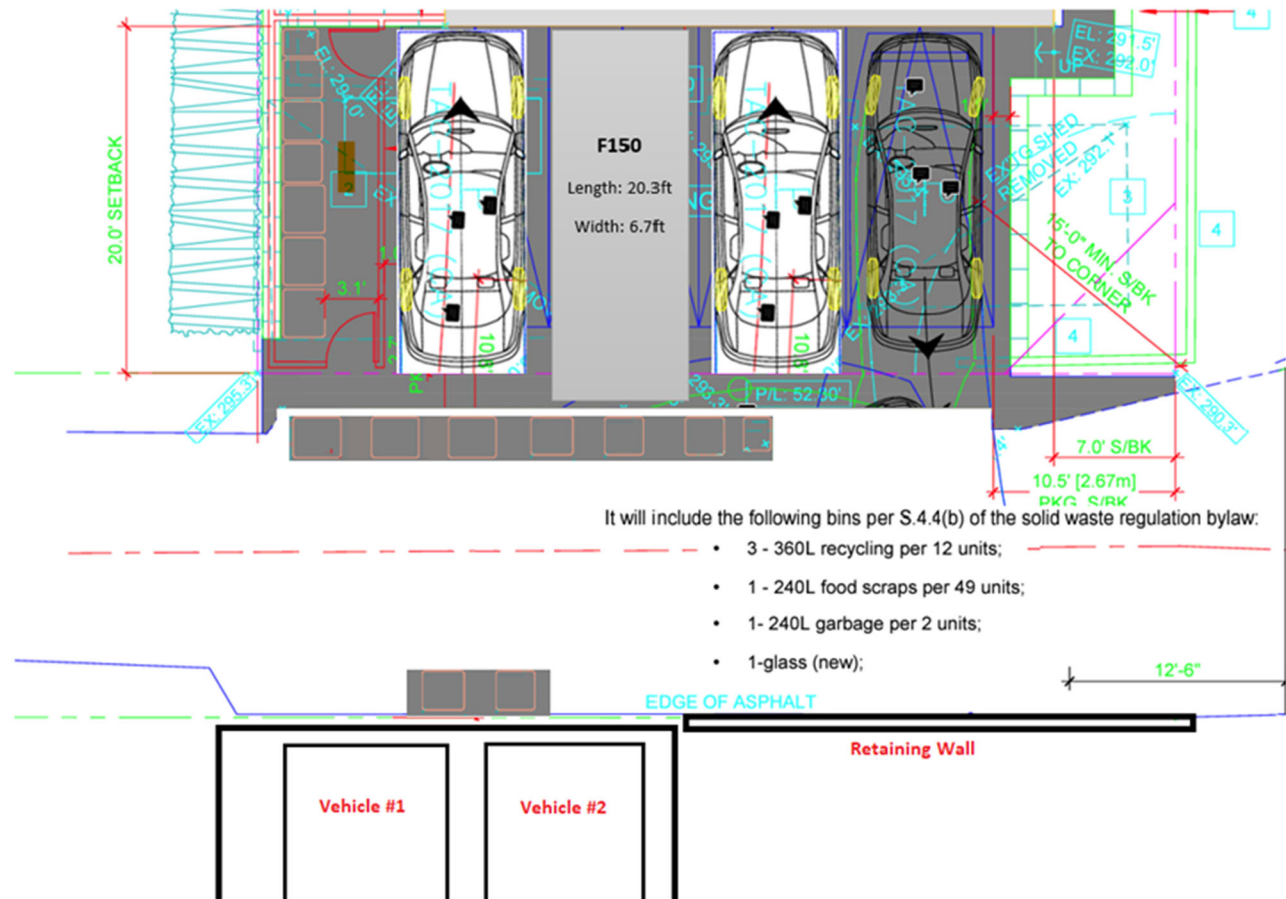


There are at least 3 potential impacts zones:

1. The adjacent vehicle – using the exact same sized car is appears unlikely to have enough room
2. All cars would have to ensure that they park up against the wall to allow adjacent cars to back out
3. Retaining wall across from the alley. As you can see there is no additional room
4. Larger sized vehicles like a F150 overhang into the alley



	Length In	Width In	Length	Width
Sample Car	220.2	78.7	18.4	6.6
F150 - SuperCrew Cab	243.3	79.9	20.3	6.7



Brad Atchison