

From: [Britney Dack](#)
To: [External-Clerks](#)
Cc:
Subject: FW: There is dense and then there is DENSE. HRAs Tonight.
Date: Monday, March 28, 2022 4:58:56 PM
Importance: High

FYI. From community to M&C.

Best,

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🏰 City of New Westminster

I recognise and respect that New Westminster is on the unceded and unsundered land of Halkomelem speaking peoples.

From: REDACTED

Sent: Monday, March 28, 2022 4:58 PM

Subject: [EXTERNAL] There is dense and then there is DENSE. HRAs Tonight.

Importance: High

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Thanks so much for reading this last-minute Hail Mary submission. I apologize for its tardiness. And for the silly HIGH importance signal. Dumb. I know.

I loathe talking to council as I think my message gets lost in translation.

SO here goes.

Please stop pitting Heritage Protection against Density.

Pitting old shacks that to some are an "inefficient use of land" vs finding people needing safe and secure housing. Sad but true-- there is that mentality.

I have talked to neighbours on Seventh Ave. and there is a resentment that the very Heritage we hope to protect is the catalyst for this owner's windfall.

I fear this type of adversarial thinking about heritage protection is only going to get worse.

We all know that waves of immigration are coming and we all know that the Missing Middle still cannot find its way to decent and truly affordable housing.

But the Seventh Ave. project is not going to help with either. Affordable? Ahem. Perhaps the project offers options.

But that's it. It is a size 10 project trying to squish into a size 6 lot. Two 2-bedroom condo sized (1025 sq ft.) two storey units? Growing families and the aging can just walk on by. Nothing here for you.

My daughter lives in a two-bedroom one bath Glenbrooke North condo and no longer cares about a front door but covets a bedroom and bathroom.

That is her idea of the missing middle.

When she saw the sign out front of the duplex she asked: "How many bedrooms?"

Her reaction: "Why would anyone, given the chance, not build a three-bedroom.?"

Would not the expense vs gain be similar?

I would support a smaller single infill of approx. 1200 to 1400 sq ft. where a family could nest for years while children attended the nearby school. I sense that every corner lot in Glenbrooke North is ripe for duplexing but 2050 sq ft on 2600 is too dense.

The remarkable coup of achieving an HRA at 1324 Nanaimo is wonderful. That era home oozes West End (of New Westminster) history and charm.

ON that site the infill will be 1600 sq. foot on a 3194 sq. ft. lot

I care about density management, meeting the needs of immigrants and refugees and heritage protection...and finding more space for the missing middle who can no longer dream of an extra bedroom esp. in this crazy market.

I don't think that the duplex 102 Seventh Ave is going to address the needs as stated above. There will be other larger corners in GN to build the multiplexes the city thinks are essential. At least the HRA proposal at 1324 Nanaimo Street allows for gentler densification and some green space.

Thanks for reading.

Catherine Hutson