

June 30, 2025
Mayor and Council
City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, BC V3C 2A8



Re: Development Permit Application – Parking Variance Request

Dear Mayor and Members of Council,

On behalf of New View Society, I am writing to express our appreciation for your ongoing support and consideration of our upcoming housing development. We respectfully submit this letter to provide context and address concerns as were communicated at the June 24, 2025, Committee of Council meeting.

New View Society has proudly served the Port Coquitlam community for over 50 years, providing mental health housing and supports tailored to individuals who face unique socio-economic challenges. Our housing developments are carefully planned and responsive to the real needs of the individuals we serve.

The proposed parking allocation for this site is based on extensive experience and real-world data from our existing residences. For example, Maplewood Manor, a 20-unit apartment complex operated by New View Society, has consistently seen only 2–3 of its 6 parking stalls occupied at any given time over the past 15 years. This is not an anomaly, but a trend observed across our portfolio.

Individuals residing in our housing programs often do not own vehicles. Due to the economic barriers associated with living on limited or fixed incomes, as well as the high cost of owning and maintaining a car, many of our residents rely on public transit, walking, or support services for transportation. In addition, the nature of mental illness can result in social isolation and fractured family relationships over time. Documented research in mental health and social integration highlights that individuals living with serious mental illness often have fewer close social supports and less frequent visitors compared to the general population. These factors naturally reduce the demand for guest parking at our sites.

We also understand that some concerns have been raised regarding the five-year term of the operating agreement with BC Housing. While this duration may appear short at first glance, it is important to note that five-year agreements are a standard practice among funders across the sector. New View Society has a longstanding, reliable partnership with BC Housing, with operating agreements dating back over two decades. During that time, not a single agreement has failed to be renewed. Moreover, all of our operational reviews

have consistently returned exemplary ratings, demonstrating our commitment to high standards and sustainable service delivery.

With that track record in mind, we are confident that the current agreement will be renewed continually throughout the life of the building. Our organization is deeply committed to the long-term stewardship of the housing we provide, and this project is no exception.

We would also like to reference the Housing Agreement between the City of Port Coquitlam and BC Housing, which outlines specific strategies to reduce parking demands, including tenant selection criteria that take into account vehicle ownership. This agreement further supports the rationale behind our parking variance request and reflects a collaborative effort to ensure thoughtful planning and accountability.

New View Society is committed to maintaining open communication and transparency with the City. At any time upon request, we are prepared to provide updates on the number of vehicles registered to the Kelly Avenue address. We value our longstanding, positive relationship with the City of Port Coquitlam and are dedicated to addressing any concerns, including those related to parking, in a proactive and cooperative manner.

We respectfully ask for Council's support of the parking variance, as the request reflects not only prudent and evidence-based planning, but also the unique realities of the population we serve. By aligning regulations with the demonstrated needs of mental health housing, we can ensure that valuable space and resources are used efficiently and compassionately.

Thank you for your time and continued leadership in making Port Coquitlam a community that welcomes and supports all residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chantelle Burga', with a stylized, cursive script.

Chantelle Burga – Executive Director
New View Society