

July 2, 2025

City of Port Coquitlam
2580 Shaughnessy Street
Port Coquitlam, BC V3C 2A4

Re: 2365 and 2371 Kelly Ave - Proposed Parking and Partnership with New View Society

Dear Mayor and City Council of Port Coquitlam,

BC Housing has partnered with New View Society to put forth a development application to provide 74 new non-market homes for people living with a mental illness at 2365 and 2371 Kelly Ave. The purpose of this letter is to request a parking reduction to 18 spaces and confirm our intention to partner with New View Society as the operator for this development.

Proposed Parking

For this project, we are requesting a reduction of parking to 18 spaces to reflect the needs of future residents and proximity to stores, parks, and transit in the City core.

As New View Society will manage the new building and provide services to the residents, the building has been designed to reflect their operational needs and experiences. The requested parking reduction to 18 spaces is informed by their current operation of 51 units across Port Coquitlam as well as BC Housing's experience in delivering non-market housing across the province. Typically, residents do not own vehicles and do not require any parking.

BC Housing has worked with City staff to include parking management in the Housing Agreement, which will be registered on title for 60 years. As such, the operator will be required to manage tenant parking and maintain a parking record.

Partnership with New View Society

After permit issuance and BC Housing Final Project Approval, BC Housing will enter into an Operator Agreement with New View Society. Following program requirements set by the Province, the Operator Agreement will be 5 years with the option to extend for another 5 years. As the new building is designed with the operator's vision in mind, BC Housing intends to maintain a long partnership with New View Society.

BC Housing is working with New View Society on this project as they are an experienced housing and service provider for individuals living with mental illness in the Tri-Cities area. New View has built trust in the community with both residents and the City of Port Coquitlam through over 50 years of operations. Furthermore, BC Housing and New View Society have had a strong relationship

for over 30 years on a number of other sites, including Maplewood Manor, MacRae Ave, and Iris House.

We welcome any questions about the proposed parking supply and partnership with New View Society.

Best Regards,



Zeb Roberts

Director, Regional Development, BC Housing