



#1-1001 Royal Avenue New Westminster, BC, V3M 1K3

**AFFORDABLE HOUSING SOCIETIES**  
SERVING THE LOWER MAINLAND SINCE 1983

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September 28<sup>th</sup>, 2020

To: Barry Weih, Architect, WA Architects Ltd.

Re: Parking Rationale for Proposed Kingsway and Gately Building

Dear Barry

The proposed Peak Towers/AHS development at Kingsway and Gately provides 294 parking stalls for 300 units of housing. While the proposed parking ratio comes a few spaces short of meeting the City of Port Coquitlam's recommended parking ratio for this type of building, the Affordable Housing Societies (AHS) is comfortable with this ratio and feels the number of parking stalls will exceed the needs of its tenants for the following reasons:

1. Across 63 properties and 3600 units of rental housing throughout the Lower Mainland, the parking ratio over the entire AHS portfolio is approximately 0.7. In many AHS buildings (especially those with walking distance access to public transit and amenities the parking spot usage is only 0.5).
2. The proposed building has excellent walking distance access to public transit, and the many amenities available in downtown Port Coquitlam. As such AHS will be marketing the property as one where certain tenants will be able to make a home without having to depend on a vehicle – and thus being able to make healthier and more environmentally friendly choices for them and their families.
3. AHS would expect that many of the bachelor and 1-bedroom units will be occupied by seniors who need an affordable rental option. AHS's experience in its current buildings suggests that seniors' units typically only require a 0.5 parking ratio. We would expect to experience a similar need in the proposed new building – especially as it provides such easy access to grocery stores, pharmacies, medical clinics, and many other amenities.
4. This building will provide an affordable rental option in Port Coquitlam for families and individuals whose income is less than the median income in Port Coquitlam. Our experience is that many of these individuals and families make economic choices not to have a vehicle – especially when they live in a building with excellent walkability and transit access.

Thank you,

Stephen Bennett, CEO