

From: [Nicole Carleton](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] DVP for 311 Ash St
Date: Sunday, September 24, 2023 5:07:45 PM

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Dear Mayor Johnston and City Counsellors,

Again, my husband and I are expressing our opposition to the Development Variance Permit for 311 Ash Street.

Our main concerns are the issues surrounding parking and the financial burden being placed on the tenants of 331 Ash St, to supply their own air conditioners, after the detrimental removal of the trees.

It has been mentioned by Robert Billard Architect that “ rental buildings do not use as much parking” as some sort of bizarre justification for removing tenant parking spaces. The harsh reality is that rental buildings charge tenants an extra parking fee to have a parking space off the street. This extra fee forces financial hardship on a lot of tenants, who are either forced to pay up, or scour the neighborhood for what little amount of street parking they can find. It’s not that parking spaces are under utilized because tenants don’t have cars, it’s under utilized because tenants can’t afford to park at the building where they reside.

Adding 5 micro suites to 311 Ash that will most likely be short term rentals, with no parking available, is only going to add strain on the surrounding neighborhood, as everyone is vying for somewhere to park, which I’ve previously mentioned makes the surrounding neighborhoods an unpleasant place.

Speaking of unpleasant places, once the trees are taken down and the tenants can’t afford to have an air conditioning unit installed, are we just leaving them to cook to death when summer rolls around?

Additionally, there are no marked crosswalks on the 300 or 200 block of Ash St, so it’s not even safe for pedestrians to cross the street.

Seems like it’s the tenants being raked over the coals while the owner of the building reaps all the economic benefit from adding short term, market price, micro suites.

The City of New Westminster needs to ask itself who they are really helping out here, because it’s not the tenants.

Sincerely,

Nicole Carleton and Mark Reed

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