

From: [Kyla Yeates](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Development variance permit application 311 ash street
Date: Monday, September 25, 2023 3:56:08 PM

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TO WHOM IT MAY CONCERN:

I am writing with regard to the application for zoning variance for 311 Ash Street, New Westminster to take away what the landlord has told you is unused parking spaces and turn them into five rental units which will be market rentals. In order to do so, Landlord would need to remove mature trees. Here are my concerns to help you come to the conclusion that allowing this project would be detrimental to the neighbourhood and the City and to the sitting tenants at 311 Ash Street.

I live down the street from this building and my main concern is the lack of street parking already available in the area. This would further clog the streets and create dangerous visibility issues.

I'm also concerned about the need to remove the mature trees that offer much needed shade for cooling the building and the area in general. These older buildings are not capable of meeting the electricity requirements to handle every unit having air conditioning (for the people who can afford it), many who are seniors. Every year gets hotter and more dangerous and the importance of these mature shady trees cannot be understated. I live in an older building with NO shade and we have been banned from having air conditioners for this very reason. Every year more seniors die because of the heat waves in new west.

Our city badly needs more rental units but they need to be affordable, and the offer to 'secure all existing and proposed units within the building as a market rental project' means absolutely nothing when the market rate is 2200 or more for a one bedroom apartment. This is not the affordable option that our city requires.

3 figure rent

My rent is \$^{Personal In}. That is an affordable rent. I have that rent because I moved to the city 11 years ago. Even though I make decent money I COULD NOT afford the current market rental rates. If I have to move I will have to leave the province entirely. BC is my home, I was born and raised here, and these allowances have created an untenable situation for many people and it breaks my heart to see what is happening. We need solutions, but more units at \$2,000 or more a month that are cramped and overheated every summer, without convenient free parking is not the answer our city needs.

Thank you,
Kyla

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