

From: [Jackie LeQuesne](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Development variance permit 311 Ash Street opposition
Date: Monday, February 20, 2023 10:01:58 PM

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To Whom It May Concern:

We are writing to state our strong opposition to the proposed developments at 311 Ash Street. To begin, a brief check earlier this afternoon showed 22 cars in the parkade, with 2 additional empty spaces that we know someone regularly parks in. The proposed new 19 spaces will not be enough for everyone currently parking in the parkade. Additionally, the project will take at least six months, probably over one year based on similar projects in the area. With the substantial work proposed, it does not seem feasible that the parkade will be usable, so that is at least 24 additional cars trying to park on the street - a street which is usually completely full of vehicles by the evening. There are some older residents in the building and parking farther away on a regular basis will be quite an inconvenience for them, not to mention potentially dangerous in icy winter conditions or slippery rainy conditions.

Additionally, it is entirely unfair for the documents submitted to state that 15 stalls are vacant due to the proximity of transit. There are some tenants unwilling to pay the high monthly parking charge. Removing parking spaces does not encourage people to switch to biking or taking transit - I personally work in an area not easily accessible by transit, and if I were to take transit to visit my family who I see weekly, it would be 4 hours of travel. Many of us also have pets, which means vet visits, which is extremely difficult to get to by transit and not possible by bike.

Our unit has had a leaking bedroom window since we moved in XX years ago. We have mentioned it multiple times. First we were told it was scheduled to be fixed in spring 2020. Understandably, that was pushed back due to Covid. Last year they painted the building and we were told it would be done then, but our window continues to leak and our latest communication with them regarding it was ignored. If the funds are not available for what should be considered an essential repair, where are the funds coming from for this huge renovation?

Another issue with this building is it gets extremely hot in the hallways in the summer. If all of the trees are removed from the south side of the building, the temperature is going to increase further, putting more financial strain on all of the tenants who will incur further electricity charges to keep apartments at a livable temperature.

To be quite honest, this sounds like a way for the owner to skirt the renoviction law and force tenants out through a loophole. There are many tenants in the building who have been here for years. The project will be a massive inconvenience for all current tenants, as well as our neighbours.

We thank you in advance for considering our issues with the proposed plan.

Regards,

Jaclyn LeQuesne & Ryan Mitchell
XXX-311 Ash Street