

From: [Jesse Werk](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] Opinion on Development Variance Permit for 311 Ash Street
Date: Friday, February 24, 2023 11:51:13 AM
Attachments: [LetterToTheCity.pdf](#)

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Hi,

My name is Jesse Werk and have lived in the lively city of New Westminster for nearly five years now.

I have recently learned that the landlord plans to make renovations to the building that do not benefit any of the current tenants in the building.

Attached is my words on why I beleive this permit should be denied.

Regards,

Jesse Werk

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To Whom It May Concern,

I am writing in regards to the Development Variance Permit for 311 Ash Street and my adamant and sincere disapproval. I have lived at this address since April 2019, and have never been late, negligent, or difficult on paying my rent. This renovation has only come to our attention in the last week, and my girlfriend and I have concerns should this Permit be approved.

Firstly, the amount of parking that will be removed from the underground and shifted to the street is unreasonable. The permit states that the applicant wants to reduce parking due to our "proximity to the Frequent Travel Network and low usage of existing parking supply". This does not take into account that street parking is already incredibly limited without forcing fourteen (14) more vehicles to find spaces close enough to home. As well, the permit states there are only twenty (20) stalls in use. Unless people are parking underground without the knowledge of the building manager or owner, there is consistently more than twenty (20) stalls in use. This construction will also leave any vehicles parked underground susceptible to public access, and thus no longer becoming secured off-street parking for the majority of the duration of renovations. Another reason the applicant is using to justify this unnecessary renovation is the installation of short term bicycle stalls. In my entire time here, I have seen very few bicycles, and even fewer residents who ride them. I can't bike or transit, as my work is not easily accessible by either. I feel like I can't be the only resident that lives here who thinks as such. Several elderly residents rely on their vehicles, as cycling just isn't an option anymore.

Secondly, I find it incredibly irresponsible and negligent to add 5 more suites into a building where there are current damages that need attention and have for a long while. For starters, back in March 2020 I notified the building manager of inconstant hot water in our bathroom. Sometimes it works, a lot of the times I get cold water with it cranked all the way to hot. To this day, no one has come to address it. Next, mid-April of 2022, someone came onto my patio, tried stealing some of my recycling, but my presence scared him off. However, after the fact when I tried closing my patio door, it would not close or lock properly. After notifying the building manager, the landlord came to look at it. I was told someone would be in by the end of the month to fix it. To this day it still has not been taken care of. This is a MASSIVE safety concern on top of another example of negligence. Yet another example, one of the washing machines has been out of order. I'm not sure for how long, because I refuse to pay \$3.00ea. for wash and dry, and take my laundry elsewhere. Lastly, we have had leaks in the building as recently as February 5th 2023, and as a result I have water damage in the bathroom. Again, the building manager and owner were notified and they inspected it themselves. Several days later while waiting for an answer, we discovered no one was coming to look into the leak, or even come to fix the damage it caused. I can only hope there is no black mold forming.

Lastly, the amount of noise and general disruption that construction causes to the area is most undesirable. On top of the mess and noise the entire time that renovation is occurring, those that park on the street will be competing with the crews showing up to do the work, further putting out the residents that live here and the surrounding area. Having worked in commercial and residential

contracting in the past, I know very well the obnoxious and unrelenting nuisance that it causes.

I truly hope that you take this all into consideration on your decision. The approval of this permit would upset more people than it would benefit, and for someone to try and add more suites when barely maintaining the ones already existing is arrogance at it's absolute apex.

Regards,

Jesse Werk