From:	Jackie LeQuesne
To:	External-Clerks
Subject:	[EXTERNAL] Development variance permit 311 Ash Street Opposition
Date:	Wednesday, September 20, 2023 8:18:12 PM

Good afternoon,

I am writing to once again oppose the development variance permit at 311 Ash Street.

Reading the report under the Building Condition title, it states that all deficiencies found in the inspection have been addressed. This is false. To begin with, our unit was only inspected once. Our window leak has not been fixed; we still need to keep a towel in the window whenever it rains to avoid a massive amount of water all along the window ledge and dripping onto the floor. There is also an electrical outlet underneath where it leaks which is further cause for concern. We have received no contact from the building manager or owner about fixing the issue. We have mentioned it at least three times while living here and each time have been told that they are "working on it" and it will "happen soon". In addition, maintenance is still extremely subpar. One of the railings in the stairwell fell off and was removed and took weeks to be replaced - this is not the first occurrence of this issue. The building is also not cleaned properly - there are copious amounts of dust and dirt in the stairwells.

I am still concerned about the heat in the building. We already run an air conditioner from April through September. The building is so warm that even with it running basically 24/7 as well as a reflective shade in our bedroom window and bamboo blinds shading the balcony, our unit averages 26-28 degrees Celsius. It is currently 13 degrees outside, we have the balcony door open and our bedroom window open, and it is still 23 degrees in our apartment.

The parking issue has also not been addressed. There are definitely fewer than 11 empty spaces currently, so how is it going to be decided which tenants will be left with no underground parking moving forward? On top of that, there is a completely false fact in the document stating: " In terms of 311 Ash, none of the parking spaces being taken for these homes are being used by tenants." We are losing almost an entire half of our parkade; I just went down and counted the number of spaces being used in that half and there were 10 cars, not including any that may have been out for the evening. On top of that, there were only 7 empty spaces in the entire lot. With this construction, we will be losing 14 spaces. Additionally, are there any regulations regarding the cost of parking? Will the owner be allowed to increase the fee, putting further financial strain on current tenants?

There has also been no communication regarding how the construction will affect current tenants. Will the parkade be completely unusable during construction?

I also see in the document that the architect has stated the project will take 3-4 months. I work for a construction company and have asked one of the owners for his estimate of time for this project. He said trades are tight and poorly manned these days, but it would take at least six to eight months and that is being optimistic.

If there is no way to halt the development permit, my request to council is to at least make it mandatory that all current maintenance issues be addressed before any construction can begin. We have lived in this building for 4 years and to still have a leaky window is extremely frustrating. Not to mention the fact that there could be mold developing as a result of wet wood for half the year.

If there is any way that I can be sent any future information on developments with this permit, that would be greatly appreciated as we are not receiving anything from the building owner/manager.

We thank you for your attention to these matters.

Sincerely,

Jackie LeQuesne & Ryan Mitchell
311 Ash Street