

## Monica Dhawan

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**From:** webforms@victoria.ca  
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From: Valerie Lewis

Email : [REDACTED]

Reference : <https://www.victoria.ca/EN/main/city/mayor-council-committees/contact-mayor-council.html>

Daytime Phone : [REDACTED]

Dear Mayor and city council,

As a resident of 912 Southgate St I would like to voice my concern about the proposed development at the corner of Quadra St, Southgate St, and Convent Place.

It is my understanding that the owner/developer would like to demolish the existing apartment and 3 houses with 80 suite rental building and 4 townhouses.

In my opinion, a greener and more profitable solution would be to maintain existing 34 suite building with a basic refit to keep affordability and build 80 upscale rental units at Quadra and Convent Place side with 4-8 penthouse suites on top 2 floors in lieu of

4 townhouses. The net gain would be 80 suites instead of 44 with the current proposal and it would maintain 34 affordable suites for the working poor.

The advantage of penthouses vs townhouses:

city and water views from 6 & 7th floors larger suits for working urban families privacy and security for families (dedicated elevator might be an option)

larger patio garden

better central city land use

On a personal note, I moved to Victoria 31 years ago to be near my sister who lives in James Bay and access family for support to raise my daughter. I have lived and worked in the James Bay and Fairfield for 25 years. I have just retired a year ago with a modest pension.

I have a modest 1 bedroom suite that suits my needs but rents under 1000-1200\$ are rapidly disappearing. It saddens me that pensioners and working poor are being edged out of the neighborhood.

I supported the community by fundraising for PECSF and personally donated 1000\$ plus for the community project but face the prospect of renoviction. We are an important part of a healthy community.

IE 3 chefs were renovicted from the apartment on Heywood and now local restaurants are suffering from lack of chefs and having to cut hours.

sincerely,

Valerie Lewis

103- 912 Southgate Street, Victoria, BC

P.S.

Bravo for the development of dedicated bike lanes and infrastructure.

What a boost to rider safety and eco tourism!!!

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