

Richard Elliott

From: Alieda Blandford [REDACTED]
Sent: June 11, 2020 9:48 AM
To: Victoria Mayor and Council
Subject: 1913 Fernwood Road

Dear Mayor and Council,

I am writing in regard to a development proposal at 1913 Fernwood Road. I noticed the sign on the building, and visited the Development Tracker to find out more about the project.

Unfortunately, this is exactly what I feared it would be.

The applicant (a landlord who lives in Toronto), seeks to demolish and displace his existing tenants, eliminate the existing rental housing he owns, and convert his property into private ownership condos, thus making a tidy profit (several million dollars would be a fairly conservative estimate).

The applicant notes that the house is badly in need of repairs. He believes that the state of his property indicates that the house should be redeveloped - rather than the obvious truth, that he is an absent landlord who has not adequately maintained his property on behalf of his tenants.

The house conversion bylaw amendments are intended to increase infill housing and achieve gentle density. However, my concern is that our existing rental stock in desirable neighbourhoods like Fernwood will be gutted and transformed into strata properties for private ownership condos, like this project.

Quite quickly, this will eliminate some of the most in-demand housing in Victoria (family friendly rentals on residential streets), displace tenants who have no protections under the Tenant Assistance Policy, and increase property values, contributing to the atmosphere of speculation.

The city's strategic housing goals include "protecting and preserving existing rental housing stock."

This landlord should have to abide by a Standards of Maintenance Bylaw, which would require him to provide and maintain adequate housing for his tenants.

His tenants should not be displaced for his financial gain.

Thank you for your consideration.

Sincerely,

Alieda Blandford
Renters Advisory Committee Member
Fernwood Community Association Board Member
Fernwood CALUC Member