



March 11, 2008

Office de Consultation
Publique de Montréal
1550 Metcalfe St. Office 1414
Montréal, Que. H3A 1X6

Dear Sirs,

Interaction Peter McGill / Peter McGill Community Council is a community citizens group in the **western** part of downtown Montreal. Our mandate is to promote the interests of residents and businesses in this **area**. We are **writing** to you regarding your consultation on the subject of the proposed **condo development** at 1800 René Lévesque Blvd West by Groupe **Pacific**.

Our concern regarding this **project** is that it **should include** an element of **affordable** housing that **individuals** of average income, **including** families, could afford to buy. In **particular**, we are proposing that in return for **granting** the **developer's** request for a zoning change that **would permit** him to **build** one of his **two** proposed buildings to a height of 20 storeys, he be required to **offer** a major portion of this higher building, if not the **entire** building, at **affordable** prices, **say \$200-250 / sq. ft.**

Many people who work downtown **would like** to own a home downtown **from** which they **could walk** (or cycle) to work. Many **others** wishing to enjoy living downtown **would like** to own a home there that they **can** afford. **Walking** or **cycling** to work is **ecologically preferable**, and increasing the number of people living downtown **would** reinforce the **success** of **shops** and the existence of offices downtown.

However, **almost all** recent **condo developments** in the western part of downtown are in a price range **well** beyond the financial **capacity** of people on average incomes. **Indeed according** to Paul Cardinal, a housing market **analyst** with the CMHC, the downtown area is **oversupplied** with **luxury condos**, many of which go **unsold**, **while** the demand for more modestly priced units is **unmet** (article in The Gazette, Jan. 20, 2007, p. C1). Therefore it may be in the **interest** of the **developer** of the 1800 René-Lévesque **development**, as **well** as of the community, to **offer** a major portion of his **condos** at more **affordable** prices.

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We hope that you will see the good sense of our proposal and recommend that it be made a condition for the developer receiving final approval for his proposed development.

Yours sincerely,

André Poulin
President. Interaction Peter McGill

Robert Hajal
y
Vice-President