

**From:** Jeffrey Smith [REDACTED]  
**Sent:** November 4, 2021 3:29 PM  
**To:** Marcio Teixeira da Silva  
**Cc:** Development Services email inquiries  
**Subject:** Re: CLC00354 225 Russell St Public Comment

Hello Marcio,

Thank you for your note. Regrettably, having some personal experience with it, your communications team and that of the City of Victoria, lacks credibility. Government does what it wants, unless you're wealthy, then they pay attention. The comment period is for show, exemplified by the new giant cut in the street at the end of my driveway. The site, unsuitable as a shelter from the beginning, continues to require more and more funds be dumped into it. Tax payer dollars going to waste, quite literally.

Jeffrey Smith

Sent from my iPhone

On Nov 4, 2021, at 11:41 AM, Marcio Teixeira da Silva <mtdasilva@bchousing.org> wrote:

Good Morning Ayla and Jeffrey,

Thank you for your email and for your input to the proposed project.

We have received the email and a response is being prepared by our Communications Team.

We will respond all messages that we have received in an individual basis in the next few days.

Thank you very much,

<image005.jpg>

Marcio Teixeira da Silva | Development Manager | Development and Asset Strategies

Office [REDACTED] | [REDACTED]  
1701 - 4555 Kingsway, Burnaby, BC V5H 4V8 Canada

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**From:** Development Services email inquiries <DevelopmentServices@victoria.ca>  
**Sent:** November 4, 2021 11:31 AM  
**To:** Jeffrey Smith [REDACTED]; Marcio Teixeira da Silva <mtdasilva@bchousing.org>  
**Subject:** RE: CLC00354 225 Russell St Public Comment

Hello Jeffrey,

Thank you for your feedback. I see you have included the applicant in this email and hopefully they can provide a response on your queries.

I have saved your email to the file which will be shared with the applicant, caluc and eventually Council.

Best,

**Ayla Conklin**  
Pronouns: she/her/hers  
Planning Secretary  
Sustainable Planning and Community Development  
City of Victoria  
1 Centennial Square, Victoria BC V8W 1P6  
T 250.361.0737

<image006.png>

<image007.png>

<image008.png>

<image009.png>

The City of Victoria is located on the homelands of the Songhees and Esquimalt People.

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**From:** Jeffrey Smith [REDACTED]  
**Sent:** November 4, 2021 9:02 AM  
**To:** Development Services email inquiries <[DevelopmentServices@victoria.ca](mailto:DevelopmentServices@victoria.ca)>; [REDACTED]  
**Subject:** Re: CLC00354 225 Russell St Public Comment

City of Victoria, BC Housing:  
I'm writing to add my voice to the public comment for the above referenced project.

- Location: Where else in the City of Victoria do you have a homeless shelter on a quiet, mostly residential street approximately 50 metres from prime waterfront? This property and the surrounding industrial properties should be re-zoned (a few already are) for market rate low- to mid-level multifamily development. This would dramatically increase the city's tax base on a per square foot basis. This project ought never to have been approved. The emergency authorization was a fabrication relied upon by multiple levels of government due to its mismanagement of the park debacle.
- Neighbourhood Enhancements: Any commercial developer seeking permits would most likely be required to enhance the immediate surroundings. Why does BC Housing get a pass? What enhancements ought to be considered? **Mid-block traffic calming islands** ("S' pattern) that provides a physical boundary between industrial and residential properties to also slow traffic on Russell St. **Tree planting and hardscape enhancements** along the rail right-of-way adjacent to the ENR trail. Coordinate to match the design near

the bridge. **Improved street lighting** on Russell St. **Police box** situated at the end of Russell St at Rainbow park.

- Cost/Resident: A back of the napkin calculation of costs, both original (inflated) purchase price plus the cost of re-development results in an exorbitant cost per resident. Less than half the projected cost (estimated at \$15M) would enable all (40) future residents to rent existing properties in the CRD for years and years to come.
- Design: Clearly, the instruction was to take the lowest cost design option for this project. Why else would the beauty of a warehouse (an asset to be treasured) be retained as its foundation? Come on, get real. If you're going to foist this project on current residents at least step up the design by leveling the site and building something suitable and residential instead.

Thank you for the opportunity to comment.  
Jeffrey Smith

Mayor and Council,

I live at 404 Dundas Street across the road from Russell St. and am opposed to the development of supportive housing at the above address. I have noticed a significant increase in garbage, used clothing, drug paraphernalia, empty alcohol bottles left on the streets. There has been an increase in police, fire and ambulance presence on Russell Street as well as after 2:00 a.m. screaming/loud noises on the street. When coming in the rear entrance of my building last week I found an unkempt male passed out outside the door with his phone device plugged into the building hydro outlet. I enjoy access to Songhees Walkway via Russell but no longer use this route due to safety concerns. I also park a vehicle on the street and have concerns about break in or theft as there have been people sleeping in a local business doorway.

I appreciate your consideration of these concerns, I can be reached for further comment at [REDACTED] [REDACTED] if needed.

Thank you Janice James

Dear Council,

I recently received a Proposed Development Notice regarding 225 Russell St. As suggested in the document, I am emailing you my thoughts and copying my local CALUC representative. My comments are straightforward: I fully and emphatically support this development and all other such developments in Victoria. I would be greatly disappointed if such an important initiative were stalled or delayed, regardless of whether some local residents may articulate concerns about housing property values or what has been termed community feel. As a city, I feel strongly that we must always look at the bigger picture and view land as a shared asset that ought to be used for the greater good in an inclusive manner.

Best regards,  
Simon

Hello Mayor and Council for the City of Victoria,

Re: Proposed development at 225 Russell Street

I feel that Victoria West already has a significant amount of subsidized and low income housing. Are there not other Victoria neighbourhoods that could benefit from this opportunity?

I am a home owner on Maitland Street so I am very familiar with the BC Housing locations in our area.

I am adamantly opposed to this development.

Regards,  
Michelle Moore

I strongly support the repurposing of 225 Russel street to purpose-built supportive housing. We need more projects like this in the city.

I have no reservations about this project and recommend Council approve it.

F John Stewart  
309-630 Seaforth Street

## Justine Wendland

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**From:** Engagement  
**Sent:** November 15, 2021 8:00 AM  
**To:** Development Services email inquiries  
**Subject:** FW: Thank you for completing 225 Russell Street

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Nick O-J [REDACTED]  
**Sent:** November 11, 2021 8:55 AM  
**To:** Engagement <engage@victoria.ca>  
**Subject:** Re: Thank you for completing 225 Russell Street

Hello,

I have received reply to my submission from BC Housing. From thier response it appears that there will not be 24 hour security personnel on site. Based on this I'm not in favour of the proposal as it currently stands.

Thanks

Nick Osmond-Jones

On Thu, Nov 4, 2021, 12:12 AM City of Victoria Engagement, <[support@engagementhq.com](mailto:support@engagementhq.com)> wrote:

Hi,

Thanks for completing the survey.

Your responses are listed below.

**What is your position on this proposal?**

Other (please specify) - I support this if there is 24 hour onsite security. If there is not I am opposed.

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**Your Full Name**

Nick Osmond-Jones

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**Your Street Address**



250 Russell street

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**Your email address (optional)**

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Thanks again

Have Your Say

**From:** [REDACTED]  
**Sent:** November 4, 2021 10:43 AM  
**To:** Development Services email inquiries; MTDASILVA@bchousing.org  
**Subject:** Russell Street Housing

Subject: Re: CLC00354 225 Russell St Public Comment

To the City of Victoria and Developer

I own a home at 216 Russell Street and I have viewed the design proposal of the upcoming supportive housing at 225 Russell Street.

I do want it brought to the city and architects attention that this neighbourhood is inundated with **seagulls**. While it is nice to have a transparent overhang in the outside corridor of the planned structure, I would like to know who plans to keep this area clean of seagull excrement. It will make the building very unsightly, much like downtown Victoria overhangs and canopies.

Our street needs to be enhanced as much as possible and increasing the greenspace along the west side of the street would be a very welcome addition. The street is heavily populated with a family oriented co-op and a senior/persons with disability housing at the corner of Russell and Esquimalt Road. Increasing the density adds to my concerns and I know the supportive housing is a done deal, as was the shelter without residential involvement. We all hope the supportive housing does not become a revolving door of occupants with various degrees of mental health or addictions that are never addressed.

Still, adding some green space on the west side of the street will gave the neighbourhood a better feel and there may well be some attachment to the neighbourhood. A "little" Pandora is my greatest fear and there has to be a level of cooperation from the city and BC Housing , making sure the soon to be housed abide rules of consideration for others.

Hopefully, my question about cleaning of the glass overhang can be answered.

Respectfully submitted  
Lainie Marshall

Unit 7  
216 Russell Street  
Victoria BC  
V9A 3X2

[REDACTED]

I have reviewed the plans and letter to the mayor.

Considering the proposed use, I was surprised to find no mention of plans for security on the site.

This proposal is unique and highly sensitive and I believe that this situation should require, as a condition of approval, a plan for a permanent security presence on site.

Currently there appear to be security personnel on site who do neighborhood rounds. This approach appears to be working well in deterring negative incidents and is reassuring to residents.

I understand that an applicant may wish, from time to time, to make operational adjustments at the proposed site. However, I believe that decisions on appropriate security should be guided by a prescribed 'minimum level' which can be attached as a condition to the approval of such application.

I encourage council to consider 'a permanent, nighttime security presence' a condition on the development proposed for 225 Russell Street.

Thank you very much,

Oliver Krupke