

June 19, 2023

Re: CALUC Comments on 1035 Russell Street

The Victoria West Community Association Land Use Committee would like to provide feedback on the plans for 1035 Russell Street. We want to thank you for participating in the community meeting your presentation and explaining your new design for the property. We appreciate your participation in answering questions from our community. The Committee would like to summarize the key comments and responses raised during the presentation and via email for your records and ours:

- The community members who attended the meeting appreciated the developer's sustainability and affordability goals, but there were concerns raised about density and increased traffic on Russell Street that would come with the approval of this development. As density increases on dead-end streets in the community would appreciate the city's involvement in creating more traffic calming measures.
- While the CALUC and the neighborhood members appreciate the developer having a single parking stall for each unit, this design allows for no additional parking or guest parking. There is a concern regarding a large influx of street parking making the dead-end street of Russel no longer reachable by emergency vehicles/other large commercial vehicles that are required to be on the street.
- Community members suggested the inclusion of food growing spaces in the landscape plan would be beneficial to the potential future residents.
- A concern was raised regarding sightlines and privacy with the property that backs the development. Currently there is significant greenery which provides privacy between the properties, it would be the request of the CALUC that the developer commits to keeping the greenery between the properties to obscure sightlines and maintain privacy.

I would like to thank you for including us in this process. We enjoy collaborating with developers to create a vibrant and connected community. We'd also be more than happy to facilitate a more extensive community conversation, should you wish.

Sincerely,

VWCA Land Use Committee Chair

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