

6. That the City supports partner agencies in engaging people currently sheltering in City parks to determine their housing and support needs, to inform the operation of shelter and housing facilities and ensure access to safe and adequate housing for all.

At the time of the writing of this report for January 14th, there are 82 days left until March 31st. The Province, BC Housing, Island Health, housing providers, front line workers and the City are all working hard to meet Council's objective of offering everyone who is currently living in a park some form of 24/7 indoor sheltering by March 31st. We noted in our November 12th report that:

"People are sheltering in parks in the City and across the province and country because when the COVID-19 pandemic hit, shelters had to reduce their numbers because of physical distancing measures. These physical distancing measures are still in place.

"While no one should be sheltering outside in global health pandemic, we also know that in a pandemic, access to parks and green spaces is so important. We have heard from residents over the past few months about the value they place on access to our parks system. Many residents have expressed compassion and worry about people who are living in parks; they've expressed a desire for people to get the housing and support they need. They've also expressed a desire to have the city's limited park space be available to everyone."

Since November staff, the mayor and councillors in various capacities have been working to action Council's November 12th direction. With respect to the proposal for a Transitional Tiny Home Community, a local developer in partnership with the Greater Victoria Coalition to End Homelessness has raised funds and gathered donations in kind to build 30 Transitional / Temporary Tiny Homes.

This report proposes the creation of 30 homes in the parking lot at 940 Caledonia Ave adjacent to Royal Athletic Park to be occupied from March 2021 to September 2022 at the latest. The site will house people temporarily as longer term, permanent housing solutions are built in the city and the region over the next 18 months. The Transitional Tiny Home Community will be run by an experienced housing provider with peer support programs as well and roles and responsibilities for those living in the community. The aim is to create a sense of community both within the Tiny Home community and within the wider North Park neighbourhood.

We are making the following assumptions:

- To make these 30 tiny homes a reality in the next 82 days will require deep collaboration, coordinated effort and will require all parties involved stretch within their conventional roles.
- BC Housing, community partners and City staff are also working to create approximately 200 indoor sheltering solutions over the next 82 days and a disproportionate amount of effort can't be spent on creating 30 units.

- We are in a State of Emergency and we need to act quickly with minimal consultation and expedited processes in the planning department while keeping the public informed and offering an opportunity for public comment on the proposal at a Council meeting.
- The Tiny Home Village will be heavily scrutinized as it's the first of its kind in the region. Success is important.

There are a lot of moving parts on this project and a lot of details still to be worked out. In order to get the ball rolling, staff require further direction from Council. Our recommendations are laid out below and have received input from staff in planning, engineering, real estate and legal.

At My Place, a City owned site on Yates Street which has been a transitional housing site for four years, during the start-up phase and on a continual basis once the site was up and running, city staff, the operator, BC Housing and resident representatives met on a regular basis to address emerging issues and to help ensure integration into the neighbourhood. We recommend a similar approach with this project using BC Housing's Community Advisory Committee model which brings in additional agencies like VIHA into the community advisory meetings.

Staff are reviewing, with the other parties supporting the project, the logistical requirements for installation of the units at Royal Athletic Park parking lot. These logistical considerations include hydro, water and sewer services and other costs such as permitting costs and project closure costs. We recommend that staff return to Council as soon as possible to seek Council approval for funding from the federal-provincial Restart funding, to pay the proportion of the costs the City will be incurring for start up. Costs for operating the site once it is established is to be funded by BC Housing.

Recommendations

1. That Council authorize Aryze Developments to apply for a temporary use permit in relation to up to 20,000 sq ft of the Royal Athletic Park parking lot at 940 Caledonia Avenue (the "**Site**") for a temporary Transitional Tiny Home Community on the Site.
2. That Council direct staff to work with BC Housing to negotiate a proposed lease or licence of occupation at a nominal rate for the use of the Site for the purpose of the Transitional Tiny Home Community that assumes the City and Aryze Developments (not BC Housing) sharing site remediation risks and removal of the temporary structures, on the terms satisfactory to the City's Head of Strategic Real Estate and the Director of Parks, Recreation and Facilities, and in the form satisfactory to the City Solicitor, and to report back to Council for approval of the agreement.
3. That Council direct staff to expedite the processing of the temporary use permit application and other applications associated with the Transitional Tiny Home

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Community at the Site to be submitted by Aryze, and hold an opportunity for public comment.

4. That Council direct staff to return to Council as soon as possible to seek Council approval for funding from the federal-provincial Restart funding, to pay the proportion of the costs the City will be incurring for start up.
5. That all of this work be carried out in as expedient a way as possible with the aim that there is occupancy of the Tiny Home Community by no later than March 31st 2021.
6. That Council request City staff and the operator engaged by BC Housing to meet on a regular basis during the project planning phase for the Transitional Tiny Home Community with both housed and unhoused neighbours and once the project is established to establish a Community Advisory Committee with participation from nearby neighbours and residents of the Transitional Tiny Home Community, to respond to queries and concerns and to help ensure neighbourhood integration.
7. That Council authorization pursuant to Recommendations 1 to 6 does not limit Council's or any City official's discretion in relation to the approval of the temporary use permit or any other City approval pertaining to the Transitional Tiny Home Community, nor does the authorization create any rights or obligations aside from the right to apply for a temporary use permit in relation to the Site.
8. Forward the above motion to the January 14, 2021 daytime Council meeting for consideration.

Respectfully submitted,

Mayor Helps

Councillor Loveday