



City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

February 9, 2021

**RE: NPNA Comments on TUP No. 00017 and DP Application No. 00591 / 940 Caledonia Ave**

Dear Mayor and Council,

I'm writing today on behalf of the North Park Neighbourhood Association (NPNA) regarding the Temporary Use Permit (TUP) and Development Permit Applications for 940 Caledonia Avenue.

The NPNA appreciates being involved in early conversations regarding this project and having the opportunity to provide input. This letter is to reiterate some of the points we have made in the past and to respond to the proposed site plans and elevations. In addition to the land use/design comments below, we would also like to reiterate the importance of proactive engagement with the community/neighbours to ensure the success of this project. As suggested previously, a good neighbour agreement and working group (consisting of City staff, the developer, both housed and unhoused residents, and any service providers involved) is desirable to address and manage issues as they begin/before they arise. We would like to reiterate our request for a designated City staff member who can be a point of contact for the NPNA/neighbourhood as the project develops.

Below you will find our land use/design comments:

- The siting/location of the village looks appropriate as it minimizes impact and exposure to nearby residents. The NPNA appreciates that previous comments were taken into account and the proposed village is stepped back from Vancouver Street, allowing for future programming. The NPNA is interested in activating that space with food trucks and other place-making initiatives and the proposed site plan would allow for this.
- The proposed elevations also look appropriate. The NPNA supports having murals on the exterior walls, especially along the longest, public-facing side facing Vancouver Street. The NPNA supports commissioning a local artist(s) (from North Park or Hillside-Quadra), preferably someone from an equity-seeking group such as someone with lived experience with homelessness.
- The single point of entry/exit is supportable to minimize the comings/goings of people not residing in the tiny home village. Our hope is that this design, in combination with an

**North Park Neighbourhood Association**  
**Box 661, 185-911 Yates Street**  
**Victoria, BC**  
**V8Y 4Y9**  
[coordinator@npna.ca](mailto:coordinator@npna.ca)



experienced operator, will minimize negative impacts on the surrounding neighbourhood (such as late-night noise and opportunistic criminal activity).

We would also like to flag both the construction/setup process and eventual occupancy. As we are all aware, there are currently individuals living in the RAP parking lot in tents. The NPNA would like to emphasize that this process needs to be carefully considered to ensure a safe and smooth transition for those currently living in tents and for those who will move into the tiny homes. This will require ongoing communication and cooperation between the City, the developer, the third-party operator, and current and future residents. The NPNA would appreciate being kept up to date on what this process will look like.

Thank you,

Eleni Gibson

Land Use Planning Advisor, North Park Neighbourhood Association

Cc: North Park Neighbourhood Association Board  
City of Victoria Sustainable Planning and Community Development  
Sarah Murray, Executive Director, North Park Neighbourhood Association

**North Park Neighbourhood Association**  
**Box 661, 185-911 Yates Street**  
**Victoria, BC**  
**V8Y 4Y9**  
[coordinator@npna.ca](mailto:coordinator@npna.ca)

### **Key points:**

- The NPNA strongly recommends that every single one of the current residents at 940 Caledonia have a destination/housing plan secured before the shipping container village construction begins.
- The NPNA would like to see the current residents at 940 Caledonia be prioritized for a shipping container home if they are interested.
- Inclusion of on-site laundry services
- Maximizing parking availability in the parking lot is not the goal of this project. As such, we would propose that the village be shifted to the west, allowing for eventual use of the space adjacent to the Vancouver pedestrian/bike corridor for placemaking, be that food trucks, or a "flex" space with outdoor seating, a community art installation, pop-up art workshops or music.
  - We acknowledge that this will not be included in the original design or build, and the NPNA would happily work with Aryze or the operator to help incorporate community gathering space and placemaking elements at 940 Caledonia along Vancouver Street when the time is right.

### **Displacement of existing tenants of 940 Caledonia**

- Question: There are 34 tents plus a warming tent in the parking lot right now exactly where the diagram shows the shipping containers.
  - There are a lot of questions right now about who will get these shipping container homes. How is tenant selection taking place, how is this being communicated, and how are expectations being tempered and accurate information being conveyed?
  - **The NPNA strongly recommends that every single one of the current residents at 940 Caledonia have a destination/housing plan secured before the shipping container village construction begins.**
  - **The NPNA would like to see the current residents at 940 Caledonia be prioritized for a shipping container home if they are interested**
    - The folks at 940 Caledonia have created a community, they are working together, they attend weekly meetings and contribute to supporting the community through clean team, maintenance, park liaison roles, and food distribution.
    - These are North Park residents, and we do not want them displaced again
    - There residents at 940 Caledonia also have developed relationships with the larger community and us with them. We all know each other, there is mutual respect and kindness and friendships. There is value in transitioning those who want to stay in North Park into the Tiny Home community.

- How will the shipping container community be built in a way that does not displace the folks living in these tents. Some of whom have moved 3, 4, or 5 times already and have mental health and hoarding difficulties.
  - The structures and platforms that the roughly 50 people at 940 Caledonia are living in are not portable. The pallet & plywood platforms and the tents & tarps are all attached with screws, nails, and tuck tape. They physically cannot just be dragged elsewhere in the parking lot.
- How long will there be both tents and shipping containers at 940 Caledonia?

## Laundry

- **On site laundry would provide residents with a more dignified and convenient way to access laundry services** taking into consideration Anawim's limited capacity, and the possibility that Tuesday night laundry at LaundroLounge will not be continuing past February.
  - Co-locating the laundry facilities with the washrooms & shower and close to the office for easier installation, access to power, and security/oversight of the machines and laundry schedule.

## Location within parking lot:

- We like the setbacks on Caledonia and Greene and the concentration along Vancouver closest to rap so have fewer homes close/adjacent.
- **Maximizing parking availability in the parking lot is not the goal of this project. The NPNA would like to see the village be shifted to the west, allowing for eventual use of the space adjacent to the Vancouver pedestrian/bike corridor for placemaking, be that food trucks, or a "flex" space with outdoor seating, a community art installation, pop-up art workshops or music.**
  - Having a "community corridor" running along Vancouver would go a long way to making some of the neighbours feel safer getting around North Park, walking their dogs, walking with kids, and commuting. Vancouver is going to be a main corridor soon for active transportation, and it is also one of the main ways to get to Central Park.

## Location of the entrance

- The proposed entrance/exit is located in the south east corner. With the bike lanes nearly completed on Vancouver Street, is this the best entrance/exit from a fire & paramedic perspective?
- NPNA recommends that Aryze speaks with Sarah Webb about the entrance/exit placement and impact on the bike lanes