

F.1.b Report from the March 4, 2021 COTW Meeting

Councillor Thornton-Joe withdrew from the meeting at 3:56 p.m. due to a potential non-pecuniary conflict of interest as she has been asked to sit on the Board of the Greater Victoria Coalition to End Homelessness.

F.1.b.a 940 Caledonia Avenue: Temporary Use Permit Application No. 00017 and Development Permit with Variances Application No. 000591 (North Park)

Moved By Councillor Isitt

Seconded By Councillor Alro

1. That Council allocate \$61,866 from the remaining balance of the Restart Grant Funding, to fund the costs related to the installation of water and sewer services for the temporary transitional units and the removal of the units and capping of services when the temporary use permit expires.
2. That Council allocate \$110,000 from the 2021 Corporate Contingency Budget to contribute to the estimated 2021 operating costs, and further consider allocating \$105,000 as part of the 2022 Budget process to contribute to the estimated 2022 operating and closure costs for the temporary transitional housing operated by Our Place Society.
3. That Council authorize the City staff to consider, and if determined by staff to be eligible and advantageous to the City's overall ability to secure maximum grant funding, include the City costs for set-up and operating of the transitional housing project within any application made to the Province's Strengthening Communities' Services Program.

Temporary Use Permit Application No. 00017

1. That Council after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Temporary Use Permit Application No. 00017 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
 - a. Plans date stamped February 11, 2021.
 - b. The Temporary Use Permit lapsing 18 months from the date of this resolution."
2. That a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

Development Permit with Variances Application No. 000591

1. That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:
"That Council authorize the issuance of Development Permit with Variance Application No. 000591 for 940 Caledonia Avenue and 953 and 963 Green Street in accordance with:
 - a. Plans date stamped February 11, 2021.
 - b. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:

- i. relaxation to all of the impacted lots for setback requirements;
 - ii. relaxation to permit buildings over property lines;
 - iii. relaxation to permit more than one building on a lot;
 - iv. reduce the required number of parking spaces from five to nil.
- c. The Development Permit lapsing 18 months from the date of this resolution.”
- 2. That a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

CARRIED UNANIMOUSLY

DRAFT

Councillor Thornton-Joe withdrew from the meeting at 10:20 a.m. due to a potential non-pecuniary conflict of interest as she has been asked to sit on the Board of the Greater Victoria Coalition to End Homelessness.

F.1 940 Caledonia Avenue and 953 and 963 Green Street: Temporary Use Permit Application No. 00017 and Development Permit with Variances Application No. 000591 (North Park)

Committee received a report dated February 25, 2021 from the Director of Sustainable Planning and Community Development regarding the proposed Temporary Use Permit Application and Development Permit with Variances Application for the properties located at 940 Caledonia Avenue and 953 and 963 Green Street in order to permit temporary, purpose-built transitional housing on a portion of the Royal Athletic Park (RAP) parking lot for a period of 18 months and recommending that it move forward to an Opportunity for Public Comment.

Committee recessed at 10:28 a.m. and reconvened at 10:31 a.m.

Moved By Mayor Helps

Seconded By Councillor Isitt

1. That Council allocate \$61,866 from the remaining balance of the Restart Grant Funding, to fund the costs related to the installation of water and sewer services for the temporary transitional units and the removal of the units and capping of services when the temporary use permit expires.
2. That Council allocate \$110,000 from the 2021 Corporate Contingency Budget to contribute to the estimated 2021 operating costs, and further consider allocating \$105,000 as part of the 2022 Budget process to contribute to the estimated 2022 operating and closure costs for the temporary transitional housing operated by Our Place Society.
3. That Council authorize the City staff to consider, and if determined by staff to be eligible and advantageous to the City's overall ability to secure maximum grant funding, include the City costs for set-up and operating of the transitional housing project within any application made to the Province's Strengthening Communities' Services Program.

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- a. Plans date stamped February 11, 2021.
- b. The Temporary Use Permit lapsing 18 months from the date of this resolution."

2. That the recommendation be forwarded to the March 4, 2021 daytime Council Meeting and a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

Development Permit with Variances Application No. 000591

1. That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000591 for 940 Caledonia Avenue and 953 and 963 Green Street in accordance with:

- a. Plans date stamped February 11, 2021.
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 - c. The Development Permit lapsing 18 months from the date of this resolution.”
2. That the recommendation be forwarded to the March 4, 2021 daytime Council Meeting and a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

Committee discussed the following:

- *Appropriate use of parcel for current sheltering*
- *Providing necessary supports*
- *Operating costs for the project*
- *Building code specifics and exemptions*

Motion to permit speakers:

Moved By Mayor Helps

Seconded By Councillor Isitt

That external individuals be permitted to speak on this application.

CARRIED UNANIMOUSLY

Committee discussed the following:

- *Current and future residents of the space*
- *Risk and assessment process*
- *New units that may be identified by the province*
- *Ensuring safety for residents and the neighbourhood*
- *Correspondence received from the North Park Neighbourhood Association*
- *Noise and activity mitigation*

On the main motion:

CARRIED UNANIMOUSLY

Committee recessed at 12:05 p.m. and reconvened at 12:12 p.m.



Committee of the Whole Report

For the Meeting of March 4, 2021

To: Committee of the Whole **Date:** February 25, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Temporary Use Permit Application No. 00017 and Development Permit with Variances Application No. 000591 for 940 Caledonia Avenue and 953 and 963 Green Street**

RECOMMENDATION

1. That Council allocate \$61,866 from the remaining balance of the Restart Grant Funding, to fund the costs related to the installation of water and sewer services for the temporary transitional units and the removal of the units and capping of services when the temporary use permit expires.
2. That Council allocate \$110,000 from the 2021 Corporate Contingency Budget to contribute to the estimated 2021 operating costs, and further consider allocating \$105,000 as part of the 2022 Budget process to contribute to the estimated 2022 operating and closure costs for the temporary transitional housing operated by Our Place Society.
3. That Council authorize the City staff to consider, and if determined by staff to be eligible and advantageous to the City's overall ability to secure maximum grant funding, include the City costs for set-up and operating of the transitional housing project within any application made to the Province's Strengthening Communities' Services Program.

Temporary Use Permit Application No. 00017

1. That Council after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

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 - a. Plans date stamped February 11, 2021.
 - b. The Temporary Use Permit lapsing 18 months from the date of this resolution."
2. That the recommendation be forwarded to the March 4, 2021 daytime Council Meeting and a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

Development Permit with Variances Application No. 000591

1. That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 000591 for 940 Caledonia Avenue and 953 and 963 Green Street in accordance with:

- a. Plans date stamped February 11, 2021.
 - b. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. relaxation to all of the impacted lots for setback requirements;
 - ii. relaxation to permit buildings over property lines;
 - iii. relaxation to permit more than one building on a lot;
 - iv. reduce the required number of parking spaces from five to nil.
 - c. The Development Permit lapsing 18 months from the date of this resolution.”
2. That the recommendation be forwarded to the March 4, 2021 daytime Council Meeting and a special Council meeting is scheduled on March 18, 2021 to allow for an Opportunity for Public Comment.

LEGISLATIVE AUTHORITY

In accordance with section 493 of the Local Government Act, Council may issue a Temporary Use Permit. A Temporary Use Permit may allow a use not permitted by zoning, may specify conditions under which the temporary use may be carried on, and may allow and regulate construction of buildings and structures in respect of the use of which the permit is issued.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit Application and Development Permit with Variances Application for the properties located at 940 Caledonia Avenue and 953 and 963 Green Street. The proposal is to permit temporary, purpose-built transitional housing on a portion of the Royal Athletic Park (RAP) parking lot for a period of 18 months. The proposal consists of approximately 30 single-occupancy tiny home units built from repurposed shipping containers. The variances are associated with setbacks, buildings over property lines and parking.

The following points were considered in assessing these applications:

- This proposal would provide comfortable and safe housing for people currently sheltering in parks.
- The *Official Community Plan*, 2012 (OCP) and *Downtown Core Area Plan*, 2011 (DCAP) encourage partnerships with other levels of government, private industry, and community organizations to maximize shared expertise and resources to provide innovative housing options and support for specific groups in core need. This proposal would not be

possible without strong partnerships, and the support and commitment of various stakeholder groups.

- The proposal continues to support the work being carried out by the Greater Victoria Coalition to End Homelessness which is encouraged in the DCAP.
- The applicant has worked with the housing operator and staff to ensure that the site layout and the design of each unit will be safe and secure, and meet the needs of the residents. Each unit would contain a single bed, small fridge, desk, side table and armoire.
- Meals would be delivered to the site and the residents would have access to washrooms with showers on site. Anawim Housing Society will provide laundry services as well as mental and physical health support services.
- The proposed site design would foster a sense of place on site by incorporating a communal courtyard area, community gardens, and public art, and providing opportunities for residents to learn new skills and participate in the community.
- The OCP Urban Place Designation of the subject properties is Core Residential, which supports residential uses on the subject properties.
- The subject properties are within the Residential Mixed-Use District in the DCAP. In this district, the DCAP encourages multi-residential development appropriate to the context and function of the neighbourhood. The DCAP supports building heights up to 15m (four or five storeys) and a density of 2:1 floor space ratio (FSR) at this location. The proposed height of each shipping container is approximately 3m (one storey) and the proposed density is 0.15:1 FSR.
- The subject properties consist of multiple lots (the site will not be consolidated) triggering setback variances and variances to permit more than one building on a lot and allow buildings to straddle property lines.
- A parking variance to reduce the required number of parking spaces from five to nil is required to facilitate this development. The transitional housing would be adjacent to a public parking lot, near frequent transit service and an all ages and abilities bicycle route on Vancouver Street.

BACKGROUND

Rise and Report

Council has approved a Rise and Report authorizing the Victoria Coalition to End Homelessness (Coalition) to apply for the Temporary Use Permit (TUP) Application in relation to up to 3344.50m² (36,000ft²) of the Royal Athletic Park parking lot at 940 Caledonia Avenue and 953 and 963 Green Street for temporary purpose-built transitional housing on the site, and that Rise and Report has been made public on the published daytime Council meeting agenda for March 4, 2021.

Description of Proposal

The proposal is for temporary, purpose-built transitional housing at 940 Caledonia Avenue and 953 and 963 Green Street, a portion the Royal Athletic Park (RAP) parking lot, for a period of 18 months. The proposal would utilize approximately 2385m² of the existing parking lot and the remainder of the site would continue to function as surface parking. The proposal consists of

approximately 30 single-occupancy tiny home units built from repurposed shipping containers. Specific details include:

- ten shipping containers to be converted into 30 single-occupancy tiny home units constructed in two Phases (15 units per Phase)
- each unit is approximately 8m² (87ft²) and contains an individual covered entryway and small porch, a single bed, small fridge, desk with chair, side table and armoire
- two shared-washroom facilities consisting of toilets, sinks and showers
- one controlled entryway for residents located on the south east corner of the site
- an office for support staff located at the main entrance
- one shipping container to be used as flex space for residents and support staff
- four (three large and one small) storage units on site for janitorial and office supplies
- one enclosed garbage and recycling room
- a partially covered courtyard area consisting of four picnic tables and four community gardens
- small wood and metal planters to be affixed to side of units and contain hardy, drought tolerant plants
- murals to be painted on the exterior facades of the shipping containers facing the street
- potential programming space for public art installations on site along the Vancouver Street frontage
- exterior lighting to be installed at the main entrance, washroom and office areas, and above each unit entryway
- a covered bike storage area to accommodate 30 bikes
- two emergency vehicle access gates on the south east corner and northwest corner of the site
- driveway access on Caledonia Avenue
- seven new accessible parking spaces adjacent to the development and fronting Caledonia Avenue.

The proposed variances are related to:

- reducing setbacks
- reducing the required number of parking spaces
- allowing buildings to straddle property lines
- allowing more than one building on a lot.

Affordable Housing

The applicant proposes the creation of 30 new residential units which would increase the overall supply of transitional housing in the area for a period of 18 months.

Sustainability

The following environment and social sustainability features are associated with these applications:

- each unit will be fully heated, ventilated and insulated for optimal breathability and liveability
- four community gardens on site for residents to grow food
- addition of new planters throughout the site to be filled with hardy drought tolerant plants
- comfortable and safe housing with amenities, a meal program, mental and physical health support services, and a sense of community on site.

Active Transportation

The applications propose to install 28 long-term and two short-term residential bicycle parking spaces with this development, which supports active transportation.

Public Realm

No public realm improvements beyond City standard requirements are proposed in association with these applications.

Existing Site Development and Development Potential

The site is presently a surface parking lot. Under the current R-2 Zone, Two Family Dwelling District, each lot could be developed as a public building or duplex with a density of 0.5:1 floor space ratio (FSR), or a single-family dwelling with a garden suite or secondary suite.

Data Table

The following data table compares the proposal with the existing R-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone.

Zoning Criteria	Proposal	Zone Standard R-2 Zone
Site area (m ²) – minimum	3001.05	555
Density (Floor Space Ratio) – maximum	0.14:1 (combined site)	0.5:1 (duplex per lot)
Height (m) – maximum	3	11
Storeys – maximum	1	2.5
Site coverage (%) – maximum	14.1 (combined site)	40
Open site space (%) – minimum	65 (combined site)	n/a
Setbacks (m) – minimum		
Caledonia Street	7.5	7.5
Green Street	8.5	7.5
Vancouver Street	4.26*	3.5
West property line	8.29 and 0*	3
East property line	0*	1.53
North property line – internal	0*	10.85

Zoning Criteria	Proposal	Zone Standard R-2 Zone
South property line – internal	0*	7.5
Combined side yards	0*	4.5
Buildings over property line	Yes*	No (General Regulation 19)
Parking – minimum	0*	5
Visitor parking included in the overall units – minimum	0	0
Bicycle parking stalls – minimum		
Long-term	28	1
Short-term	2	2

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on February 1, 2021 the applications were referred for a 30-day comment period to the North Park CALUC. At the time of writing this report, a letter from the CALUC had not been received.

In accordance with the City's *Land Use Procedures (LUP) Bylaw*, an Opportunity for Public Comment will be required for the Temporary Use Permit Application and the proposed variances associated with the Development Permit Application. A notice will be placed in the newspaper, mailed notice would be sent to owners and occupiers of adjacent properties and signs would be posted on the properties notifying the public of Council's upcoming consideration of the matters along with an invitation to the public to provide feedback on the applications.

In addition to the consultation requirements outlined in the LUP Bylaw, the applicant also consulted with the North Park Neighbourhood Association and gathered feedback from nearby residents as indicated in the applicant's letter dated January 29, 2021 (attached).

ANALYSIS

Official Community Plan

The OCP Urban Place Designation of the subject properties is Core Residential, which supports residential uses on the subject properties. The policies regarding height and design are further refined in the *Downtown Core Area Plan, 2011* (DCAP).

The *Official Community Plan, 2012* (OCP) encourages partnerships with other levels of government, private industry, and community organizations to maximize shared expertise and resources to provide innovative housing options, basic needs and support for specific groups in core need. This proposal would not be possible without strong partnerships, and the support

and commitment of various stakeholder groups. Meals would be delivered to the site and the residents would have access to washrooms with showers on site. Laundry services, and mental and physical health support services are available offsite.

The OCP encourages the development of transitional housing within proximity to the Urban Core and highlights the importance of flexible design features in new emergency shelters and transitional housing to adapt to the changing shelter and housing needs of residents. The site is located on the edge of the Urban Core and is in close proximity to amenities and services in the neighbourhood. The applicant has worked with the housing operator and staff to ensure that the site layout and the design of each unit will be safe and secure, and meet the needs of the residents.

Downtown Core Area Plan

The subject properties are within the Residential Mixed-Use District in the DCAP. In this district, the DCAP encourages multi-residential development appropriate to the context and function of each neighbourhood. The DCAP supports building heights up to 15m (four or five storeys) and a density of 2:1 floor space ratio (FSR) at this location. The proposed height of each shipping container is approximately 3m (one storey) and the proposed density is 0.15:1 FSR.

With respect to community well-being, DCAP acknowledges that a sense of belonging influences many aspects of urban life, including crime rates and community safety.

North Park Neighbourhood Plan

The *North Park Neighbourhood Plan, 1996* identifies the subject properties as a residential mixed-use district, which supports residential buildings up to four to six storeys.

Development Permit Area and Design Guidelines

The OCP identifies these properties within Development Permit Area 3 (HC): Core Mixed-Use Residential. This DPA envisions mid-rise residential buildings at this location. Enhancing the area through a high quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character is also encouraged for the Core Residential Area. The proposal complies with the applicable design guidelines, where possible.

The DCAP design guidelines encourage new buildings to relate well to public streets and sidewalks. The proposed site layout and the inward orientation of the units, which was designed in consultation with the housing operator, is necessary to minimize inward visibility into the development and to provide a safe environment for the residents. The blank facades facing the streets will provide opportunities for murals to be organized by volunteers in the community. The applicant is proposing generous setbacks from Green Street, Vancouver Street and Caledonia Avenue to ensure that the street trees are not impacted by the development. The shipping containers are intentionally set back 8m from the sidewalk at Vancouver Street to facilitate the potential for future programming opportunities, such as public art installations, that may be installed in partnership with the North Park Neighbourhood Association. Further discussion on this aspect of the design will need to occur between the Association and the City.

The design guidelines encourage prominent entryways that are clearly identifiable from the street and canopies and weather-protection for primary entrances. The applicant is providing one identifiable controlled entrance for residents at the south east corner of the site. Each unit

would have an awning above the entrance and a small front porch, which would enhance the residential character of these repurposed shipping containers.

From a landscaping perspective, the design guidelines encourage on-site open site space such as courtyards, and direct access or views from the residential dwelling units. The proposed site layout allows for a large, accessible courtyard area in the middle of the site. According to the applicant, the community gardens and bike repair space, located in the courtyard area, would be introduced in Phase 2.

Lastly, the design guidelines encourage waste facilities to be screened and located away from street faces and areas adjacent to sidewalks. The applicant is proposing a garbage and recycling enclosure for residents at the south west corner of the site that would be screened from Caledonia Avenue.

Tree Preservation Bylaw and Urban Forest Master Plan

The applicant is working with their consultants to minimize impacts on the public trees; however, more details on potential tree impacts resulting from the installation of site servicing (i.e., water and sewer services) and related works will be sorted out at the building permit stage.

Regulatory Considerations

Term and Renewal of a Temporary Use Permit

The applicant is requesting a Temporary Use Permit (TUP) for 18 months. However, under s. 497(1) of the *Local Government Act*, Council has the authority to approve a one-time renewal of the TUP for up to another three years prior to the expiry date of the original TUP.

Parking Variance

The applicant is proposing to reduce the required number of parking spaces from five to nil. The applicant is providing 30 bicycle parking spaces on site (28 long-term and 2 short-term) while the requirement in Schedule C: Off-street Parking of the *Zoning Regulation Bylaw* is for three bicycle parking spaces (one long-term and two short-term). The transitional housing is adjacent to an all ages and abilities bicycle route on Vancouver Street, near frequent public transit service on Quadra Street and local transit service on Cook Street, and directly adjacent to a paid public parking lot operated by the City. For these reasons, the proposed parking variance is supportable.

Building over Property Lines and More than One Building Per Lot

Due to the circumstances of the site consisting of multiple lots with an arrangement of multiple buildings, further variances are required to allow the shipping containers to be located over property lines and in some instances to be arranged in a manner that results in more than one building on a lot. These variances are technical in nature to facilitate this development. In this instance, General Regulation 19 of the *Zoning Regulation Bylaw* would be amended to allow the requested variances.

Setback Variances

The RAP parking lot consists of multiple lots that are zoned R-2, resulting in each individual lot having setback requirements. The proposed buildings would not comply with the setback regulations in the R-2 Zone, which is triggering multiple setback variances. The proposed setback variances are considered supportable as they are largely technical in nature and the applicant is retaining larger setbacks along the street frontages. Given the nature of the variances, it has been determined that rather than identify each individual setback variance associated with each impacted lot, which would be numerous, a simpler approach is to vary General Regulation 14(2)(b) of the *Zoning Regulation Bylaw*. This regulation states that buildings and structures in a zone must comply with the maximum and minimum requirements for floor area, floor space ratio, height, number of storeys, **setbacks**, and site coverage.

Other Considerations

Housing Operation Framework

BC Housing will be responsible for overseeing the intake of residents in the transitional housing development through a centralised placement process. Our Place Society will assist in this process and will be the housing operators for this development. While the residents are living in the transitional housing, the Society will work with each resident on developing a plan to obtain permanent housing. The plan would include determining their support needs, if any, in terms of mental and physical health, income security, addictions and treatment and employment.

Our Place Society would hire and provide staffing on site in partnership with the Greater Victoria Coalition to end Homelessness. The Society will provide 24/7 staffing with at least two employees during the day and two overnight (this could be one Our Place employee and a security guard). In the first six to nine months, there would be two outreach workers on site during the day and then, once the community is well established, staffing would be reduced to one outreach worker and one peer support worker. The Society has confirmed that meals will be delivered to the residents, no guests or pets would be permitted within the housing development, and there would be zero tolerance of violence and criminal activity. The controlled residential entryway (buzzer system) will provide surveillance through the location of the office and use of a camera.

Relocation of Existing Residents at Royal Athletic Park Parking Lot

BC Housing is funding PEERS Resource Society to ensure all individuals currently sheltering at RAP parking lot and other local city parks have completed the housing application forms for relocation. BC Housing is cognizant of the proposed timeline for the construction of the temporary transitional housing at RAP parking lot, subject to Council's approval and will be preparing a transition plan for this site. BC Housing's intent is to focus on establishing housing plans for each of the individuals at RAP and have a transition plan by the end of February based on the individual needs of each resident at RAP.

Financial Implications

The costs associated with the installation of the sewer and water services for the proposed temporary transition housing remain unfunded and would require a contribution from the City of up to \$50,000. When the TUP expires, the removal of the transitional units and capping of the

service connections is estimated to cost \$35,000 and the City has been asked to contribute \$17,500 towards these costs (half of the total costs).

Additionally, while BC Housing is providing sufficient operational funding to Our Place for 24/7 staffing and food, the costs associated with monthly utilities, custodial and maintenance remain unfunded and would require a funding contribution from the City estimated at \$110,000 in 2021 and \$105,000 in 2022 toward Our Place's operating costs and closure costs. The City may be able to claim recovery for some or all of these costs from a recently announced Provincial grant program called Strengthening Communities' Services Program related to projects focussed on addressing impacts of homelessness. It is recommended for Council's consideration that the City apply to this program if the City's costs associated with this project are eligible.

CONCLUSIONS

The proposal to temporarily permit transitional housing in the RAP parking lot for a period of 18 months further advances several housing-related policies and objectives outlined in the OCP and DCAP. The applicant has complied with the design guidelines where possible to ensure the development fits in with the neighbourhood while meeting the needs of the housing operator and residents. A TUP would enable the relocation of the individuals currently sheltering in parks to temporary housing. Staff recommend for Council's consideration that the applications proceed to an Opportunity for Public Comment.

ALTERNATE MOTION

That Council decline the Temporary Use Application No. 00017 and Development Permit with Variances Application for the properties located at 940 Caledonia Avenue and 953 and 963 Green Street.

Respectfully submitted,

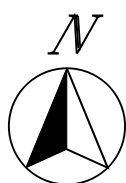
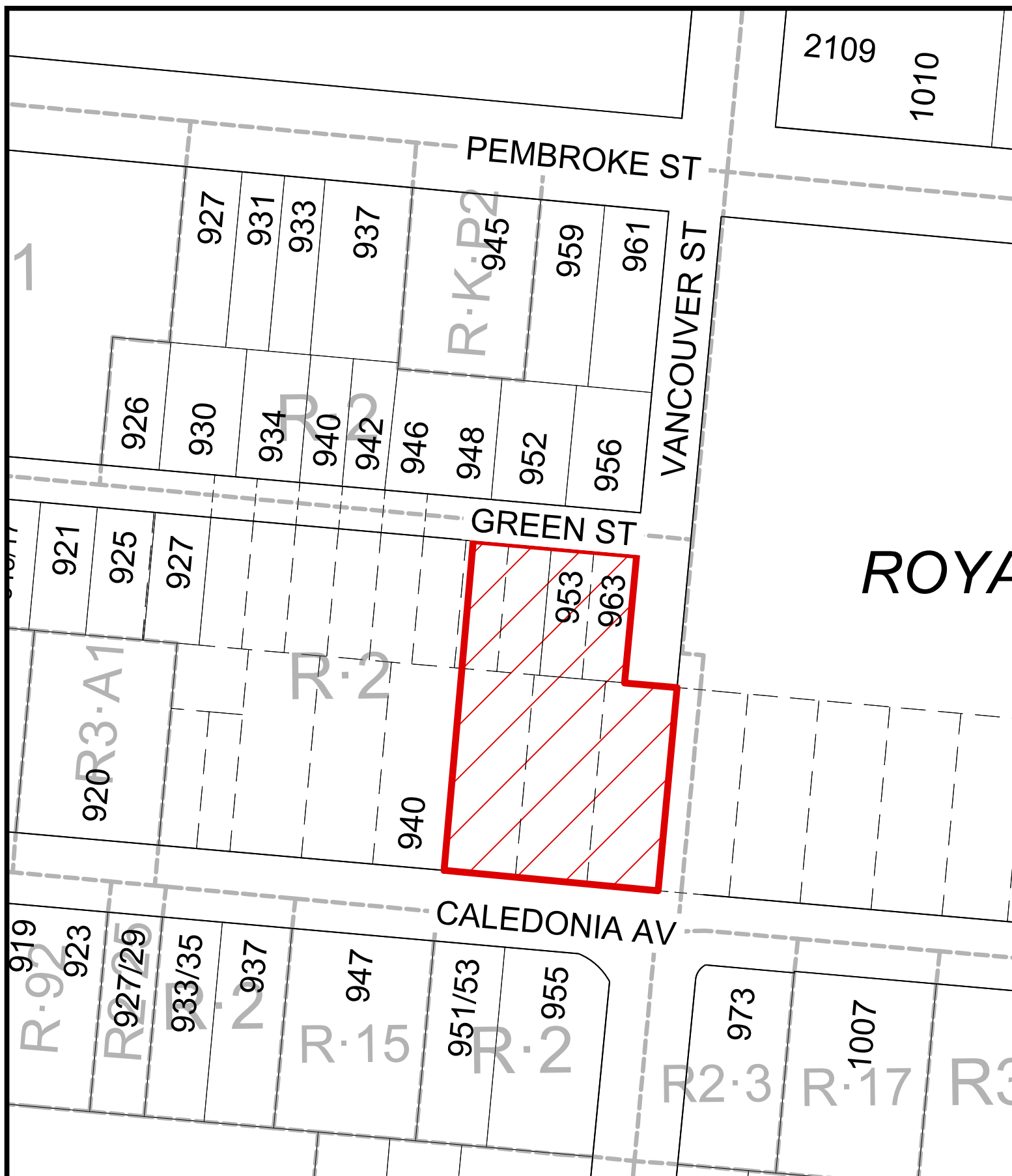
Leanne Taylor
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped February 11, 2021
- Attachment D: Letter from applicant to Mayor and Council dated February 11, 2021
- Attachment E: Letter from Our Place dated February 11, 2021
- Attachment F: Letter from BC Housing dated February 10, 2021
- Attachment G: Correspondence.



940 Caledonia Avenue
Temporary Use Permit No.00017





940 Caledonia Avenue
Temporary Use Permit No.00017

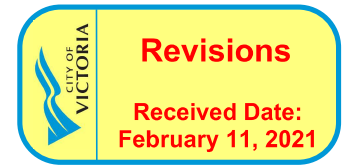




Hey Neighbour

Temporary Emergency Housing

Victoria, B.C.



Contacts

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Civil / Surveyor

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4212 Garford Avenue
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T: (250) 727-2214

List of Drawings

Architectural

A0.0 Cover Sheet
A0.1 Survey
A0.2 Aerial Key Plan
A1.0 Site Plan - Project Data
A1.1 Phasing Plan
A2.0 Container Floor Plans
A2.1 Container Floor Plans
A3.0 Container Elevations
A3.1 Container Elevations
A3.2 Container Street Elevations
A4.0 Rendering
A4.1 Rendering

Landscape

L1.0 Landscape Site Plan

Civil

C100 Conceptual Servicing Plan

Surveyor

33154 Survey Plan

Issued for Development Permit / Temporary Use Permit

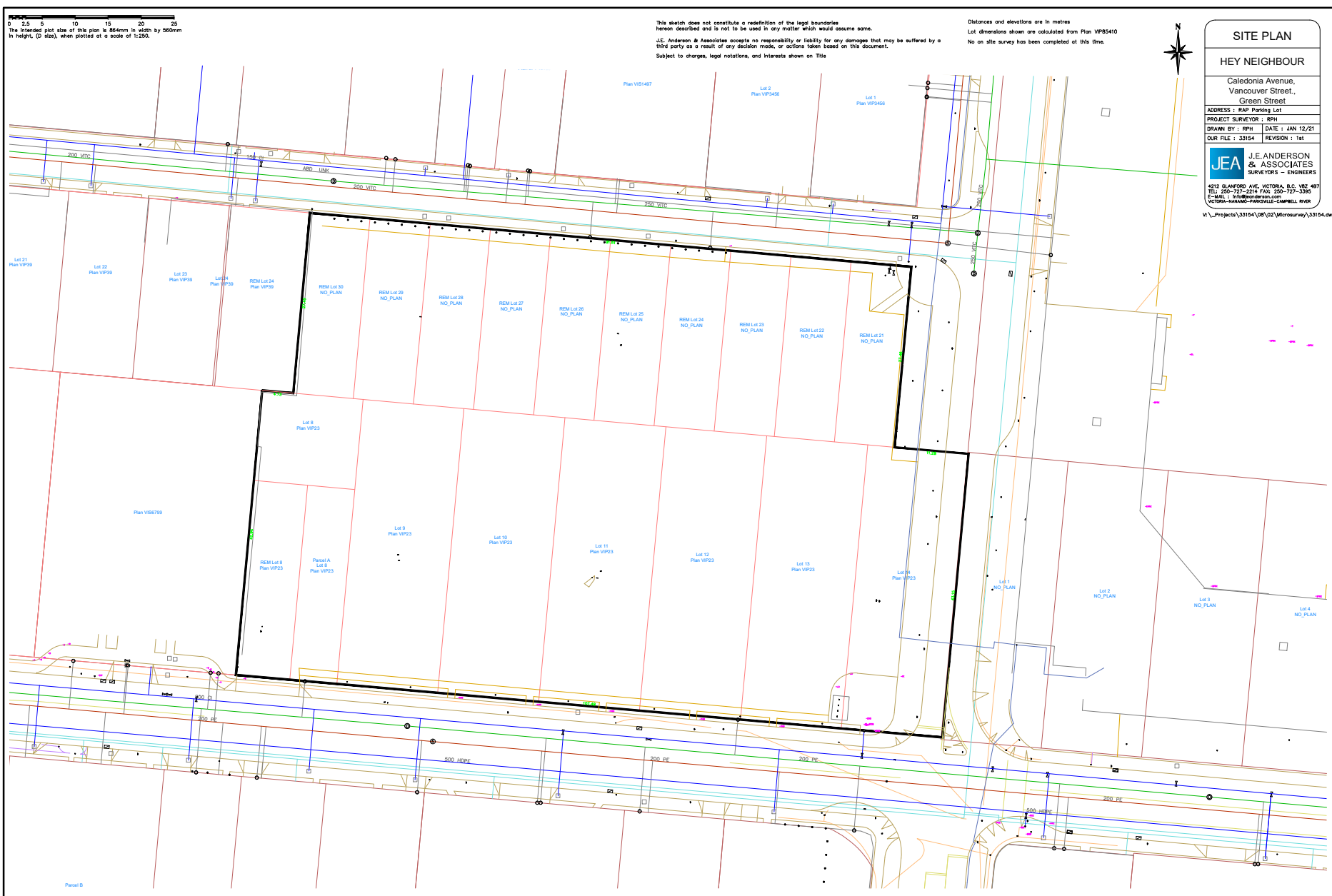
DAU PROJECT # 21-01 | January 29, 2021

Re-submitted on February 11, 2021

ARYZE

D'AMBROSIO
architecture + urbanism





3	Issued of DP / TLP	01/09/2021
2	Issued of Review	01/08/2021
1	Issued of Review	01/05/2021
rev no	description	date
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Survey		
project no	21-01	
drawing title		
date issued	January 22, 2021	
scale		
drawn by	AC	
checked by	FDA	
revision no		sheet no. A0.1



D'AMBROSIO
architecture + urbanism

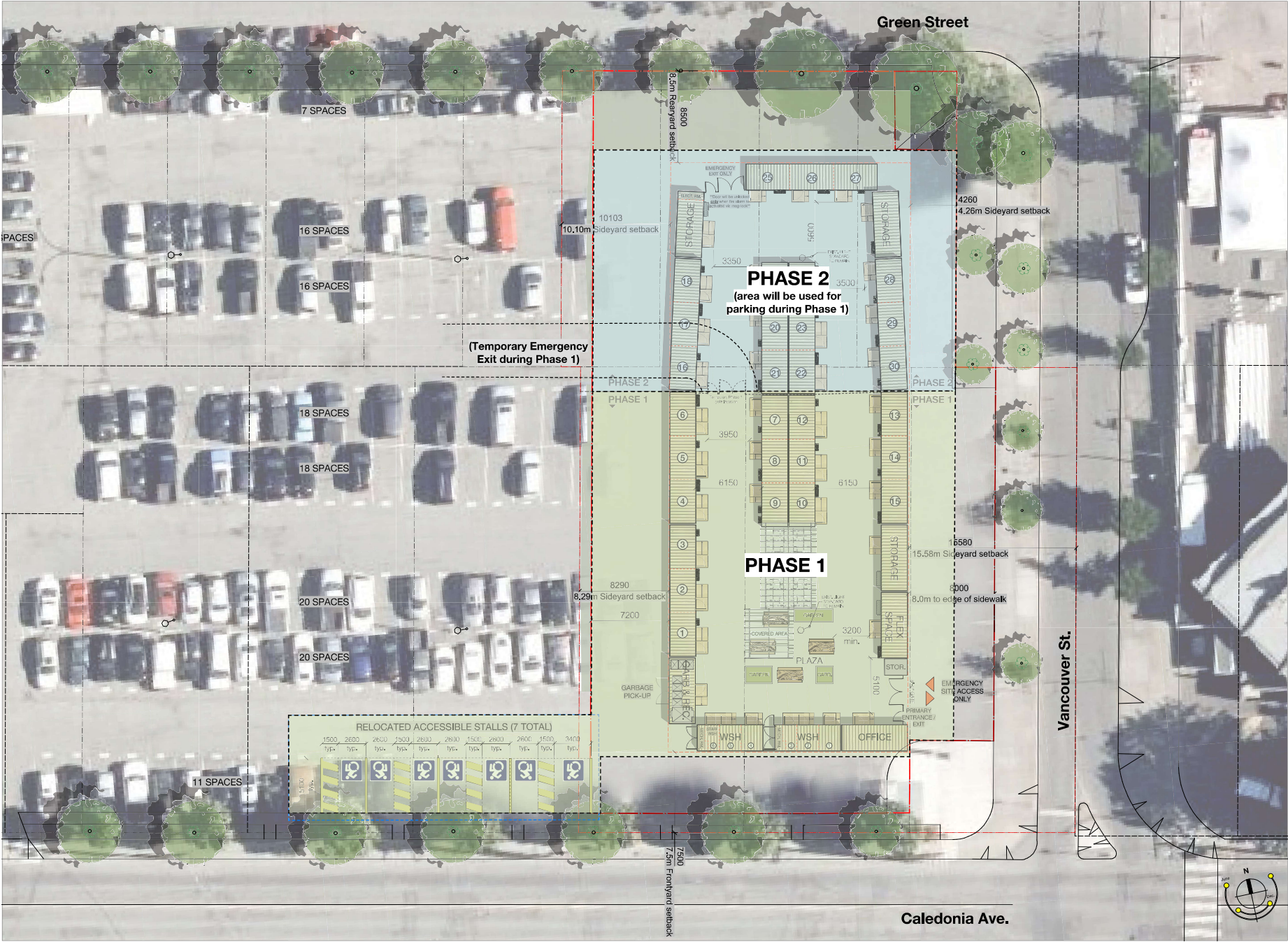
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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

project no.	21-0
drawing title	
date issued	January 22, 202
scale	1:250
drawn by	AC
checked by	FDA
revision no.	sheet no.

SITE	
Civic Address: 951, 953, 963 Green Street & 952 / 958 / 964 Caledonia Ave., Victoria, B.C.	
Site Area: 3,001.05m ² (32,303 sq.ft.) (Area used for all zoning calculations)	
Proposed Project Area: 2,384.2m ² (25,670 sq.ft.)	
Proposed Building Area: 423.6m ² (4,560 sq.ft.)	
Proposed Shelter Unit Count: 30 units	
OFFICIAL COMMUNITY PLAN (as per Official Community Plan July 2020 (Updated February 27 2020))	
OCP Designation: Core Residential	
Development Permit Area: Yes (DP-3 (HC)) Core Mixed-Use Residential	
ZONING	
R-2 Family Dwelling District (as per Zoning Reg. Bylaw 80-159)	
CURRENT / ALLOWABLE	PROPOSED
<p>Use: Parking</p> <p>Minimum Site Area (R-2): 555.0m²</p> <p>Minimum Average Lot Width: 15.0m</p> <p>Maximum Floor Space Ratio (FSR): 0.5 to 1</p> <p>Maximum Site Coverage: 40%</p> <p>Minimum Open Site Space: 30%</p> <p>Maximum Building Height: 7.6m</p> <p>Setbacks:</p> <p>Front Yard (Caledonia Ave): 7.5m</p> <p>Rear Yard (Green St): 10.7m or 35% of lot depth</p> <p>Side Yard (lot): 4.5m</p> <p>Side Yard (flanking, Vancouver): 3.5m or 10% of lot width</p> <p>Existing Off-Street Parking:</p> <p>Parking maintained: 137 spaces</p> <p>Parking being removed: xx</p> <p>Parking being relocated: 7 H/C spaces</p> <p>Required Bicycle Parking:</p> <p>Class 1: 1 space per 25 rooms</p> <p>Class 2: 1 space per 40 rooms</p>	<p>Use: Temporary Emergency Shelter</p> <p>Site Area (R-2): 3,001.05m²</p> <p>Lot Width: 33.7m - 45.0m</p> <p>Floor Space Ratio (FSR): 0.141 to 1</p> <p>Site Coverage: 14.1%</p> <p>Open Site Space: 65%</p> <p>Maximum Building Height: 3.0m</p> <p>Setbacks:</p> <p>Front Yard (Caledonia Ave): 7.5m</p> <p>Rear Yard (Green St): 8.5m</p> <p>Side Yard (lot): 8.22m or 10.10m</p> <p>Side Yard (flanking, Vancouver): 4.26m or 15.8m</p> <p>Existing Off-Street Parking:</p> <p>Parking being accommodated: 5.3 spaces</p> <p>Parking being removed: xx</p> <p>Parking being relocated: 7 H/C spaces</p> <p>Required Bicycle Parking:</p> <p>Class 1: 28 spaces</p> <p>Class 2: 2 spaces</p>





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6	Revised of DP / TUP	02/11/2021
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4	Issued of DP / TUP	02/10/2021
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2	Issued of Review	01/10/2021
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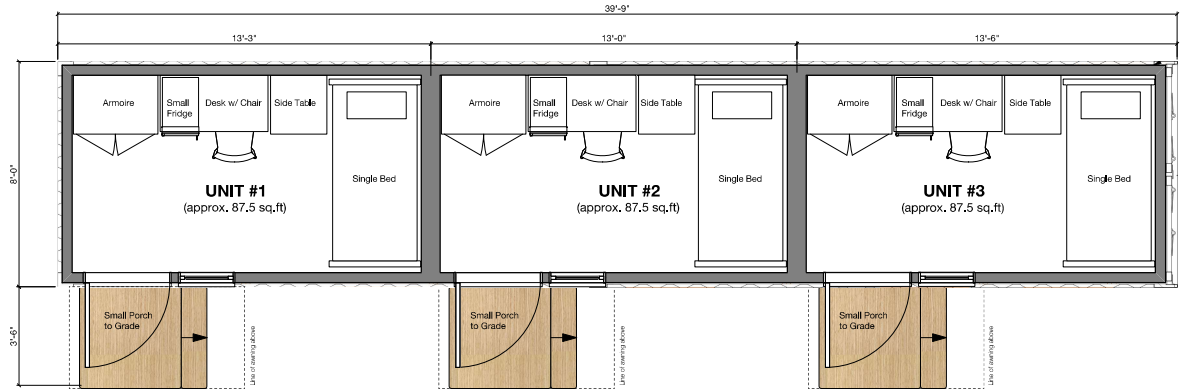
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940 Caledonia Ave

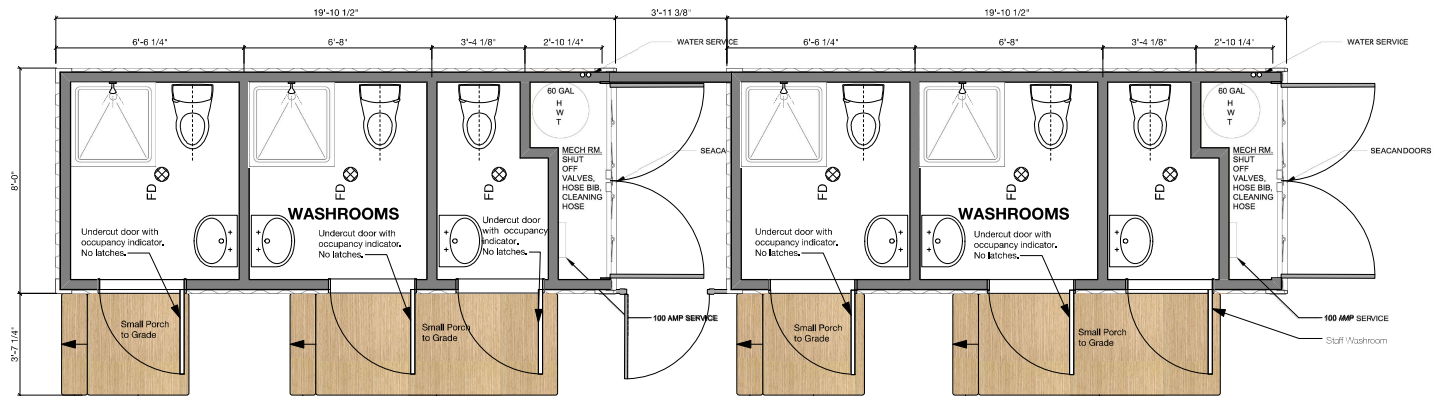
Phasing Plan

project no.	21-01
drawing title	
date issued	January 22, 2021
scale	1:150
drawn by	AC
checked by	FDA
revision no.	sheet no.

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1 CONTAINER PLAN - SLEEPING UNITS (TYPICAL)
Scale 1/25



2 CONTAINER PLAN - WASHROOMS (TYPICAL)
Scale 1/25

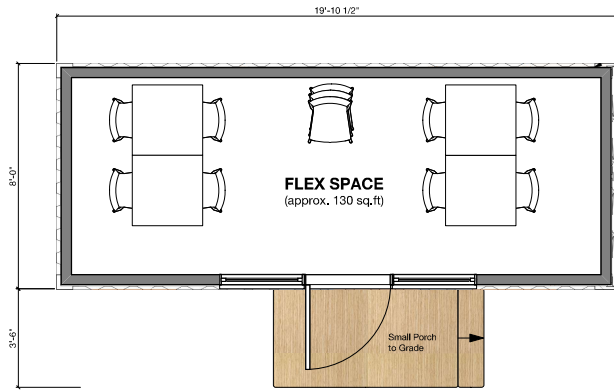
0 1/2" 1/2" 1/2"

rev no	description	date
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5	Revised of DP / TUP	02/08/2021
4	Issued of DP / TUP	02/08/2021
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2	Issued of Review	01/08/2021
1	Issued of Review	01/05/2021

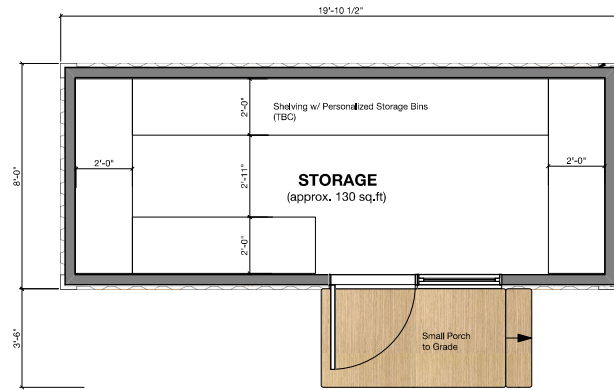
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Container Floor Plans

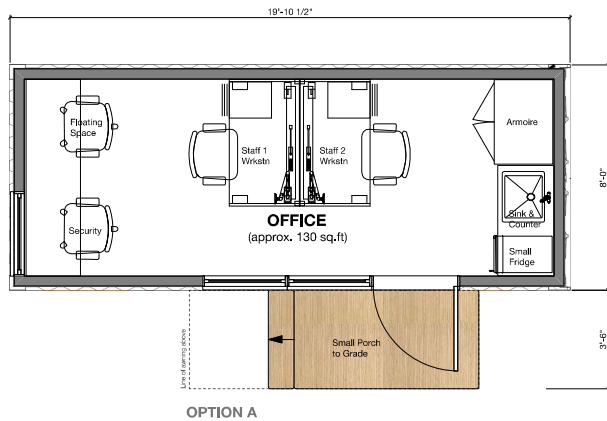
project no.	21-01
drawing title	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.



1 CONTAINER PLAN - FLEX SPACE
Scale 1/25

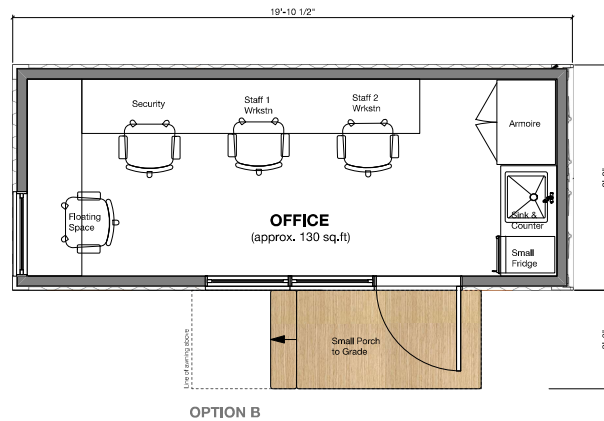


3 CONTAINER PLAN - STORAGE
Scale 1/25



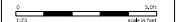
OPTION A

2 CONTAINER PLAN - OFFICE
Scale 1/25



OPTION B

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project name
Hey Neighbour
Temporary Emergency Housing
940 Colleton Ave

Container Floor Plans

project no.	21-01
drawing title	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.



A horizontal scale bar with alternating black and white segments. The left end is labeled '0' and the right end is labeled '50 ft'.

[illegible]

3	Issued of DP / TUP	01/28/202
2	Issued of Review	01/26/202
1	Issued of Review	01/25/202
rev no	description	date

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Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Elevations

project no.	21-0
drawing file	
date issued	January 22, 202
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.

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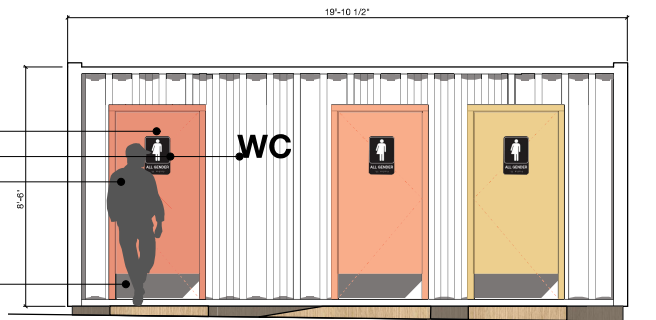


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4	Issued of DP / TUP	02/08/2021
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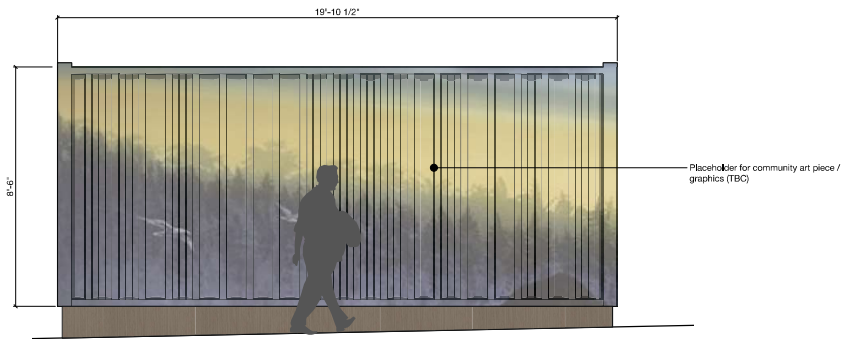
project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container
Elevations / Sections

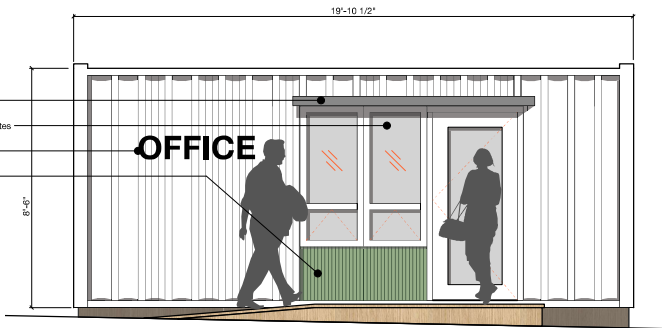
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drawing title	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.



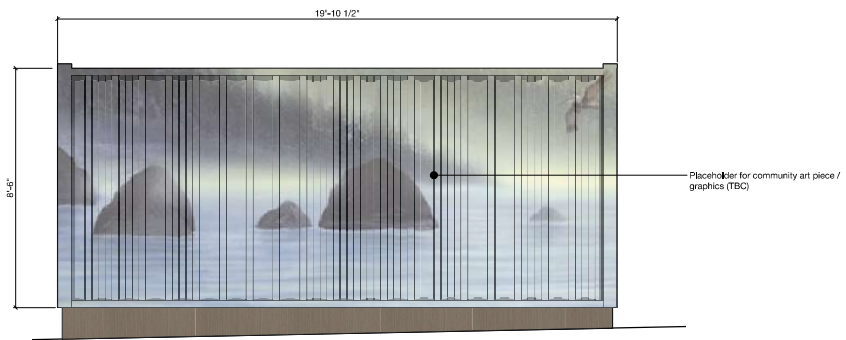
1 TYPICAL CONTAINER ELEVATION (WASHROOMS) - INTERNAL
Scale 1:25



3 TYPICAL CONTAINER ELEVATION (WASHROOMS) - CALEDONIA AVE
Scale 1:25



2 CONTAINER ELEVATION (OFFICE) - INTERNAL
Scale 1:25

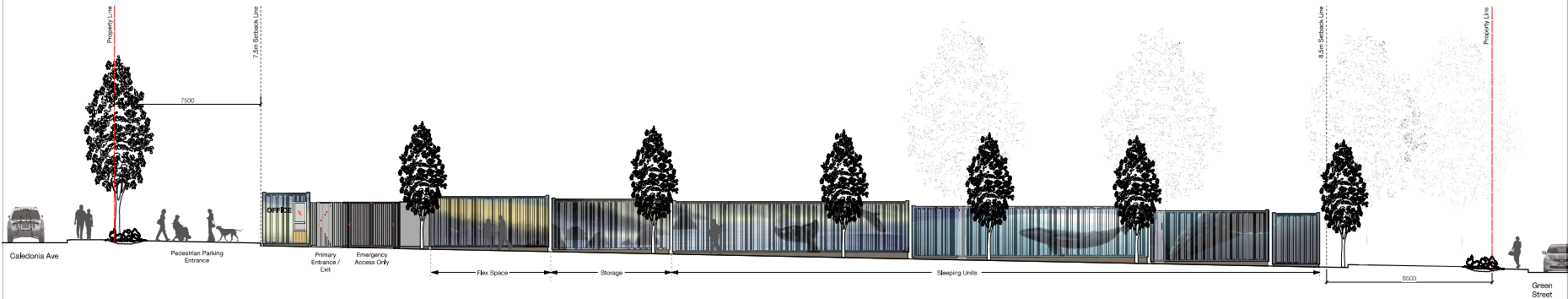


4 CONTAINER ELEVATION (OFFICE) - CALEDONIA AVE
Scale 1:25

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1 CONTAINER ELEVATION INTERNAL (TYPICAL)
Scale: 1:100



2 CONTAINER STREET ELEVATION @ VANCOUVER STREET
Scale: 1:100



rev no	description	date
3	Issued of DP / TUP	01/09/2021
2	Issued of Review	01/08/2021
1	Issued of Review	01/05/2021

project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

Container Street
Elevations

project no.	21-01
drawing file	
date issued	January 22, 2021
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drawn by	AC
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revision no.	sheet no.



****Note:Illustrative sketch only. For details see Architectural and Landscape Drawings.****

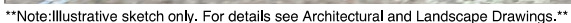
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project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

**Rendering - Aerial view
from Caledonia Ave**

project no.	21-01
drawing file	
date issued	January 22, 2021
scale	
drawn by	AC
checked by	FDA
revision no.	sheet no.



project name
Hey Neighbour
Temporary Emergency Housing
940 Caledonia Ave

project no.	21-0
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3

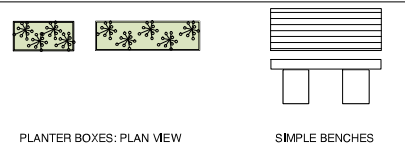
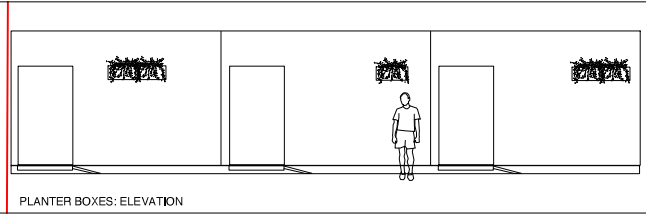
A4.1



Green Street

Vancouver St.

Caledonia Ave.



- SMALL WOOD AND METAL PLANTERS**
- TO BE AFFIXED TO SIDE OF UNITS.
 - HEIGHT ABOVE TYPICAL ARM REACH TO PREVENT USE AS ASHTRAY/GARBAGE



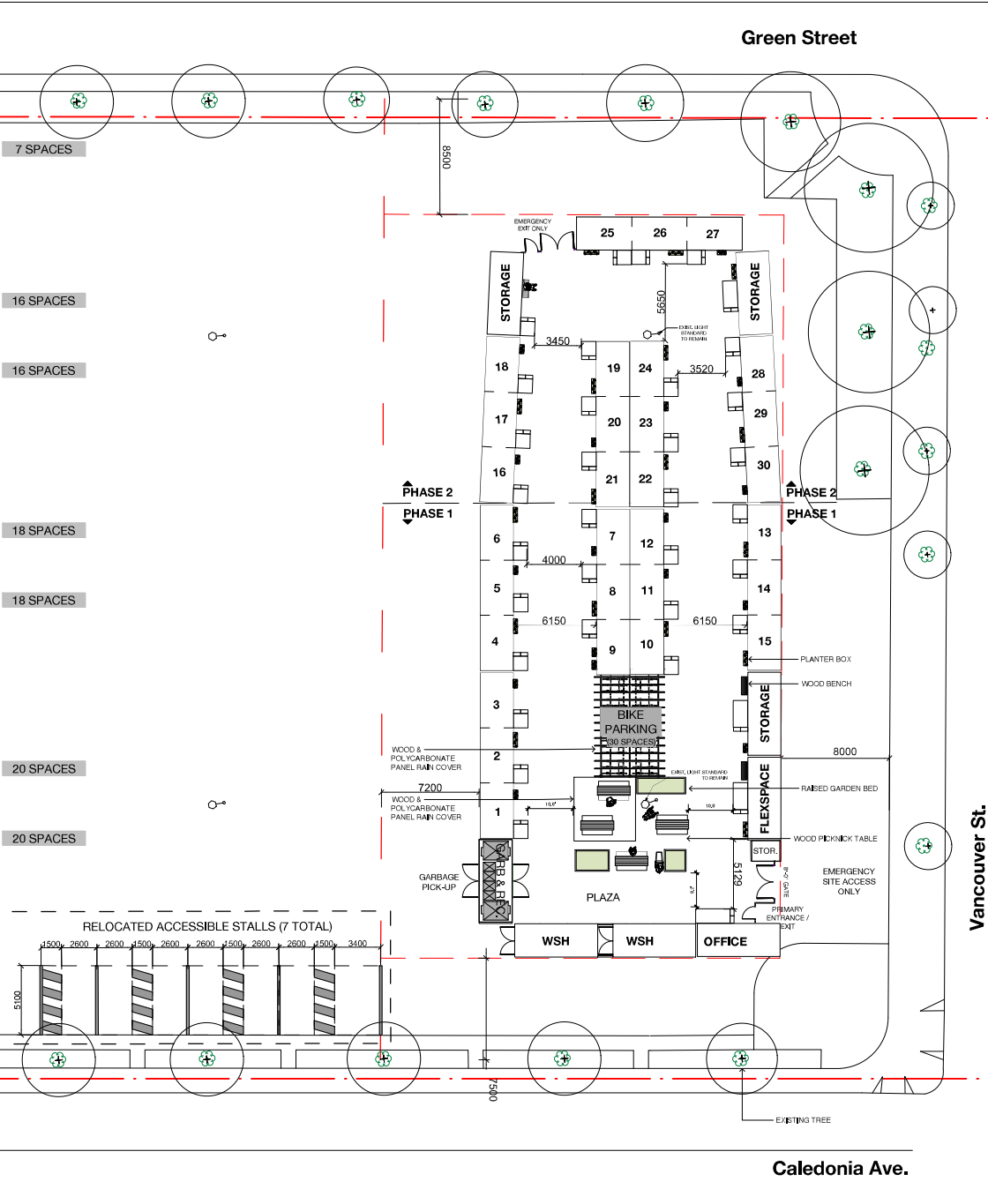
- HARDY DROUGHT TOLERANT PLANTS FOR SMALL PLANTERS:**
- CREEPING ROSEMARY
 - MEXICAN Daisy

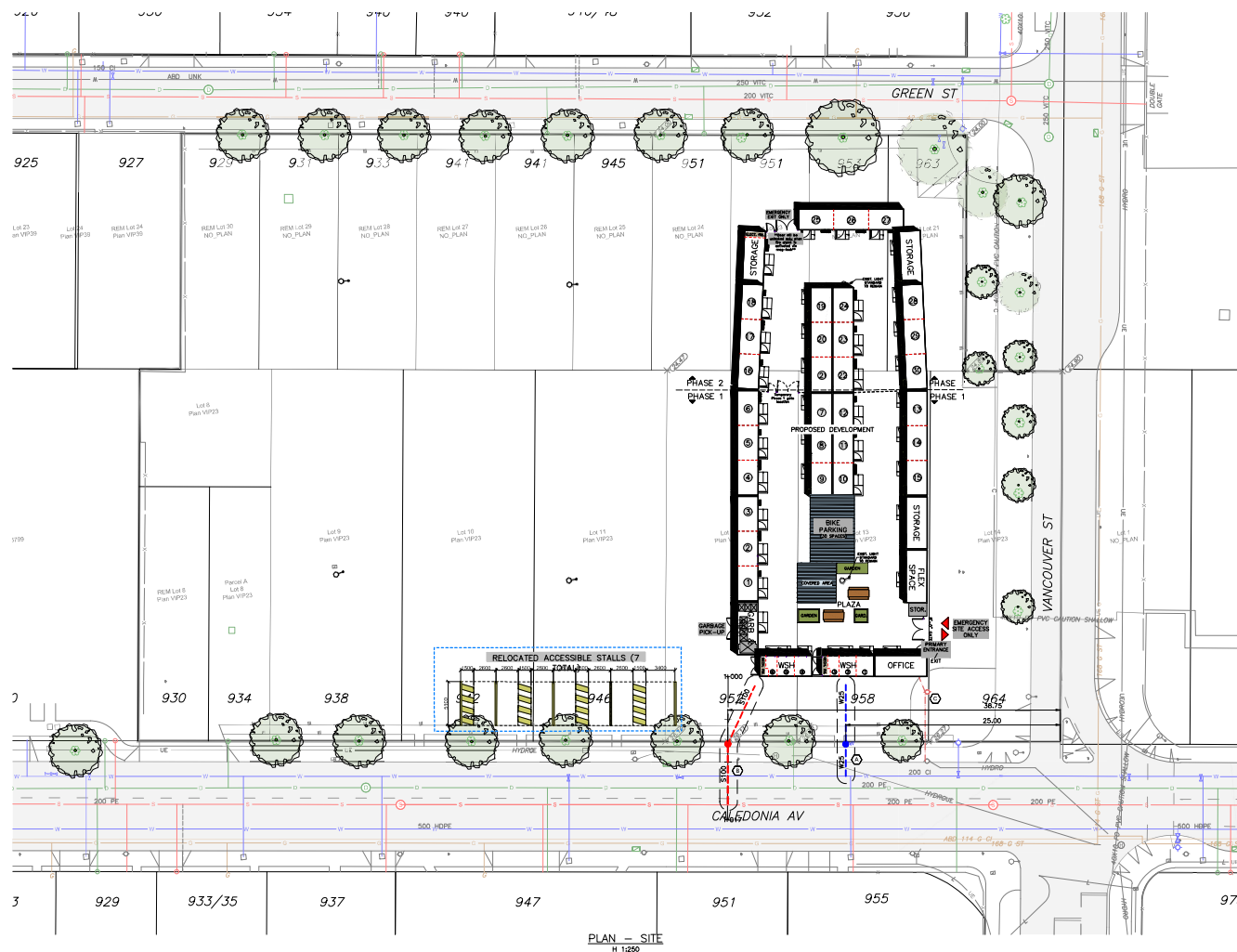


- RAISED GARDEN BEDS**
- TO BE PLANTED WITH EDIBLES



- 8' HIGH WOOD AND METAL FENCING**





February 11, 2021

Mayor and Council
City of Victoria
1 Centennial Square
Victoria, BC V8W 1P6

Re: Temporary Use Permit and Development Permit for 940 Caledonia Ave.

Mayor and Council,

This letter outlines the core content of our application for a Temporary Use Permit to build a transitional tiny home community at 940 Caledonia Avenue. We are requesting that 940 Caledonia Avenue be used as the site for this pilot project transitional tiny home community from March 2021 to September 2022, at the latest.

Project Overview

Hey Neighbour: Making Room, a collaboration between Aryze Developments and the Greater Victoria Coalition to End Homelessness, is a transitional housing pilot project proposed for 940 Caledonia Avenue (the Royal Athletic Park parking lot). The proposed project includes 30 single-occupancy tiny home units built from repurposed shipping containers oriented in a private, enclosed community setting.

We are pursuing this proposal in support of the City of Victoria's March 31st deadline to ensure that everyone currently sheltering in parks is offered an indoor space so that 24/7 sheltering in parks can come to an end. All funds for the capital expenses of this project have been crowdfunded by the citizens of Victoria, along with contributions from local businesses and community organizations who seek to see some of our city's most vulnerable housed in safe, warm and secure conditions.

This community development will provide access to comfortable and safe housing, incorporate public art, and provide opportunities for residents to learn new skills and engage in social enterprises, like bicycle repair shops and community gardens, where they can share their talents and gifts, and participate in the community.

The community will be built in two phases. Phase 1 will include 15 homes and Phase 2 will see the final 15 homes be built. All auxiliary buildings will be a part of Phase 1, and gardening & bike repair space will be introduced in Phase 2.

Each unit in the community is approximately 87 sq. ft. and fully heated, ventilated and insulated for optimal breathability and livability. Designed to include a bed, side table, desk with chair, small fridge, and an armoire, all units are move-in ready and turn-key for the residents. Shared washroom and shower facilities will be located within the enclosed community, along with storage, flex space and on-site office space for the 24/7 operations staff. We are working on a partnership with the Anawim Housing Society to provide residents with access to shower and laundry services at their facility on 973 Caledonia.

The project details are as follows:

- Average Unit Size: 87 sq.ft.
- Single-occupancy 13'-3" tiny home units built inside 40ft x 8ft repurposed shipping containers (three units per seacan) with a 3'-6" small porch to grade with an overhead awning.
- Heated, insulated and ventilated for user comfort
- Include a window and door
- A monitored fire alarm system
- Intentionally setback 8m from the sidewalk at Vancouver Street to facilitate future programming opportunities in partnership with the North Park Neighbourhood Association

Site Design

The formation of the sea can containers was intentionally designed to limit inward visibility to ensure a safe and exclusive environment for the residents. This enclosed design is balanced with community art incorporated throughout the exterior facades, adding beautification to a central location in the North Park neighbourhood.

A gated and controlled single entry/exit maintains security for the community along with a secondary emergency exit, and two emergency vehicle access points ensure the site remains accessible when required.

Transitional Affordable Housing

Homelessness is not just what is visible on the street. It exists when individuals live in abandoned buildings, sleep under bridges, camp in parks, access emergency shelters, or couch surf.

The Canadian Observatory on Homelessness speaks to this range through the four kinds of homelessness identified in its definition, including people who are unsheltered, emergency sheltered, provisionally accommodated and insecurely housed. All of these living situations, from utterly homeless to precariously housed, put people at risk of poor physical, mental and social health.

According to the Canada Mortgage and Housing Company (CMHC) housing is considered to be affordable when a household spends less than 30% of its pre-tax income on adequate shelter. In addition, "the term 'affordable housing' can refer to any part of the housing continuum from temporary emergency

shelters through transitional housing, supportive housing, subsidized housing, market rental housing or market homeownership.”

Effectively addressing homelessness requires a range of approaches that are tailored to individual needs and are provided through a range of programs and services.

Our proposed project is purpose-built transitional housing with 24/7 on-site support, which means it is built to help its residents in gaining the stability, confidence and dignity to eventually seek out other housing options along the housing continuum.

Community Consultation

Community consultation has been a key priority for the transitional tiny home community since day one. The project was envisioned in partnership with the Greater Victoria Coalition to End Homelessness, and immediately upon launching the crowdfunding campaign on December 8th, we shared project materials with the community members sheltering at Central Park. Once we met 50% of our funding goals, we began preliminary design discussions with Our Place, who are the intended operations provider for the project, along with a presentation at a North Park Neighborhood Association meeting to gather feedback from nearby residents.

In summary, this proposed project is intended to provide a comfortable and safe transitional housing solution for some of our city’s most vulnerable. By incorporating thoughtful design elements, we aim to provide optimum livability for the new residents, all in the name of operational success. We look forward to the opportunity to realize this pilot project, and to make a positive contribution to the North Park neighborhood and the city of Victoria as a whole.

Sincerely,



Jared James
Development Manager
ARYZE Developments



Kelly Roth
Executive Director
Greater Victoria Coalition to End Homelessness



February 11, 2021

Leanne Taylor
Senior Planner
Sustainable Planning and Community Development
City of Victoria
1 Centennial Square, Victoria BC V8W 1P6

Dear Leanne,

Please find below an operational overview of how OPS would in broad terms, operate and manage the Hey Neighbour Tiny Home Town:

Intake and The Plan

The intake of residents would be through the CAA process – the centralised placement process for homeless folk getting into housing and overseen by BC Housing – and we would have the right of veto. BC Housing understand and support our desire to have folk with relatively low acuity in the compound as well as folk who are committed to living in community while working on moving to a permanent housing solution.

Essentially from the moment anyone moves in they would begin their plan to move out. We will create a tailormade plan- The Plan - for each resident which will describe their path to permanent housing and what they need to get there – this would include ascertaining their support needs, if any, in terms of mental and physical health, income security, addictions and treatment and employment. BC Housing are hoping to provide each resident with a rent supplement to help make this happen.

Staffing and approach

Staffing would be provided by Our Place in partnership with the Coalition, with Our Place hiring the staff. We intend to provide 24/7 staffing with at least 2 workers during the day and 2 overnight (this could be one Our Place worker and a security guard). Initially (first 6-9 months) there will be 2 outreach workers on during the day and then, once the community is well established, we would move to a model of 1 outreach worker and 1 peer support worker.

We understand that the provincial government is making monies available to Vancouver and Victoria (in total) health authorities to support folk moving in from camps so this may allow us, hopefully, to resource some health worker time at the compound.

We have had several conversations with the Coalition and we have agreed the culture of engagement which will be client centred (the clients will be at the centre of their plan and the source of their solutions, with the workers providing the support to actually make them happen) but within clear parameters and rules like no guests allowed, a single access point and zero tolerance of violence and criminality.

Design

We met with ARYZE and were able to significantly influence the design in ways to make it safer and more comfortable for the residents.

There will be a shower, washroom and laundry block as well as a meeting room/common room and one or two smaller offices for private meetings.

There will be no hotplates in the units and all food will be delivered – there will be a heat up/cook station in the common room area. There will, however, be a small fridge in each unit.

There will be a staff washroom and storage space for janitorial and office supplies.

The entrance will be designed to maximise safety but without being overly institutional, so no Plexiglas.

There will be no overdose prevention site as it is anticipated that most users will use their units. We will provide a peer support safeguard program for this.

Once the draft designs are complete we will have further opportunities for input.

Safety and security

The designer will ensure there are two ventilation points in the units, the front door/window and a ceiling fan (like a bathroom fan) with outside air access. This will certainly improve the ventilation, though not perfect. The units will also need to meet fire code and be subject to an inspection by the fire department. There will be caged hard wired smoke alarms in each unit.

The design will effectively be a metal courtyard which will make it hard to access for non residents. We have also agreed with the designer that there should be a single point of entry/exit which will allow us to strictly control who comes in. The front door will have a camera outside and be on a buzzer system to ensure that only residents and resident related staff can enter the compound.

I hope this information is what you require. If you require any further information or elucidation, please let me know.

Yours sincerely



Julian Daly,
Chief Executive Officer



February 10, 2021

City of Victoria
1 Centennial Square
Victoria, BC
V8W 1P6

BC Housing is pleased to confirm the funding of PEERS Resource Society to ensure all individuals currently sheltering at RAP parking lot and all of the city park sites have completed the housing application forms for relocation.

BC Housing is cognizant of the proposed timeline for the construction of the temporary transitional housing at RAP parking lot, subject to Council's approval and will be preparing a transition plan for this site. BC Housing's intent is to focus on establishing housing plans for each of the individuals at RAP and have a transition plan by the end of February based on the individual needs of each resident at RAP.

Yours truly,

A handwritten signature in black ink that reads "Hartman".

Heidi Hartman

Regional Director, Operations, Vancouver Island Region

Good morning Mayor & Council,

I am writing you today about the news report of Victoria Police seizing weapons in an abandoned tent at the temporary tent camp community at 940 Caledonia Ave. The weapons found by police were a baseball bat with nails in it and two replica firearms.

Please see the news report here: <https://www.cheknews.ca/wooden-bat-with-nails-among-weapons-seized-at-victoria-sheltering-area-744748/>

In my emails below, I outlined that the safety of my strata's residents and North Park residents was paramount. The possibility that homeless thugs could be in our neighbourhood with weapons such as these found by the police at the tent camp is very concerning to the safety of all nearby residents. Why would these homeless campers have these weapons? What would they be trying to do with them, fight each other?

What could be the result if one of these homeless campers decided to attack a North Park resident with one of these weapons? Or decided to make threats to residents while brandishing the firearm? Or decided to destroy property in the neighbourhood with the baseball bat with nails?

The answers to any of these questions would be horrible for the city, my strata's residents and the residents of North Park to find out.

Therefore, I ask, if an abandoned tent can be used to store weapons, then do you think that a shipping container shelter can be used by the homeless campers to store weapons easily as well in the North Park neighbourhood for a longer period of time?

I hope that you are all beginning to understand the type of homeless campers that could be living in these tent camps, and the proposed shipping container shelter at 940 Caledonia Ave, are not the type of homeless campers that should be living in any residential neighbourhood in Victoria at all.

Please reconsider putting the proposed shipping container shelters at 940 Caledonia Ave. The shelters will attract a violent group of homeless campers in the North Park neighbourhood. Please consider the proposed location 2100 to 2200 Government street between Pembroke street and Queens Ave for the shipping container shelters in my email below.

Thank you,

Adit Prasad
Vice President
Calais Strata 1007 Caledonia Ave

From: Adit Prasad [REDACTED]

Sent: January 27, 2021 8:30 PM

To: Lisa Helps (Mayor) <LHelps@victoria.ca>; Marianne Alto (Councillor) <malto@victoria.ca>; stephen.andrew@victoria.ca <stephen.andrew@victoria.ca>; sdubow@victoria.ca <sdubow@victoria.ca>; Ben Isitt (Councillor) <BIsitt@victoria.ca>; jloveday@victoria.ca <jloveday@victoria.ca>; spotts@victoria.ca <spotts@victoria.ca>; cthornton-joe@victoria.ca <cthornton-joe@victoria.ca>; gyoung@victoria.ca <gyoung@victoria.ca>

Cc: mayor@victoria.ca <mayor@victoria.ca>; [REDACTED]

Victoria Mayor and Council

<mayorandcouncil@victoria.ca>; [REDACTED]

Subject: Homeless Death & Tiny Home Community on Caledonia Ave

Good evening Mayor & Council,

I am writing you today about the death of the 30 year old man at the homeless tent camp on the parking lot of Royal Athletic Park (940 Caledonia Ave) and how this man's death in the tent camp can affect the North Park Neighbourhood going forward if the tiny home shipping container community is built at 940 Caledonia Ave. This tent camp is across the street from my strata building on Caledonia Ave.

This death was very tragic and it was caused by a suspected drug over dose in his tent, according to CHEK News.

<https://www.cheknews.ca/hes-loved-calls-to-reopen-arena-shelter-grow-after-victoria-homeless-man-found-dead-738090/#:~:text=WatchFriends%20mourn%20after%20a,next%20to%20Royal%20Athletic%20Park.&text=Dawson%20says%20the%20man%2C%20who,and%20has%20about%2034%20tents.>

This tent camp has no full time onsite supports, so it's unknown if a full time outreach worker was there if his life could have been saved.

This homeless man's death at the tent camp raises the following concerns for the residents of my strata:

- 1) This man's body was found in his tent. If he were in a shipping container home he would likely have more privacy to perform his drug use compared to a tent (there is no full time outreach worker to stop him). We are concerned that these shipping container homes will be used for the homeless to privately consume drugs in our neighbourhood.
- 2) We do not want the North Park Neighbourhood to become known as a place where the homeless can come to hang out in the parking lot to buy and consume drugs (out in the open or inside shipping containers). Who will be there full time to stop that from happening?

3) We do not want to see scenes in the news of our neighbourhood looking like it is a drug haven for the homeless to enjoy unsupervised. This makes our neighbourhood look cheap, dirty and an undesirable place to live and own a home.

4) The safety of our strata residents and other North Park residents is paramount. We have a good working relationship with the Vic PD as well. A drug filled shipping container homeless community across the street from my strata does not seem like a safe idea for the neighbourhood residents.

As a strata, we do support the need for permanent housing solutions for the homeless and we accept and understand the situation of the homeless tent camp in the parking lot until March 31, 2021 as the city has proposed so that the homeless can camp on pavement rather than a wet park field. The North Park neighbourhood is doing its part for the city during this time of housing need for the homeless during the pandemic by accepting the temporary tent camp until March 31st.

Especially now that the Save on Foods Memorial Arena will once again (announced today) be used to house the homeless (approved by BC Housing), our neighbourhood is really accepting the needs of the homeless population. This project was very successful in 2020 and was barely noticeable on Caledonia Ave to the residents of my strata.

But, having shipping container housing in our neighbourhood until September 2022 will be detrimental for the reasons stated above.

As an alternative to the site of 940 Caledonia Ave, may I propose the site of 2100 to 2200 Government street between Pembroke street and Queens Ave that has wall art on the fencing, as the site for a shipping container transitional housing community for the homeless? The reasons that I believe that this is a good site are:

1) There is not much of an existing residential community in this area, or much local businesses except VI Brewery. Local residents will likely not be affected by whatever activities the homeless do in their tiny home community at this location.

2) A few years ago Mayor Helps proposed that this site should be used to build temporary housing for all of Victoria's temporary construction workers who were having a hard time finding housing in the city while they worked to build many new condo towers in the city. So, why not build the shipping container transitional tiny home community for the homeless at this site?

3) This site is large enough for more shipping container homes to be built if the city decides to do so to house the growing homeless population beyond 2022. I'm sure it can be supervised very well by outreach workers as needed, and the fencing helps to control who enters the site (prevent drug trafficking and likely usage).

I hope that Counsellors and Mayor consider this alternative site. Please let me know your thoughts on this alternative site.

Please see my email below for further information and concerns.

Thank you,

Adit Prasad
Vice President
Calais Strata 1007 Caledonia Ave

From: Adit Prasad

Sent: January 10, 2021 10:04 PM

To: Victoria Mayor and Council <mayorandcouncil@victoria.ca>

Cc: mayor@victoria.ca <mayor@victoria.ca>; stephen.andrew@victoria.ca
<stephen.andrew@victoria.ca>; [REDACTED]

April Lawrence

Subject: Reconsider Homeless Tiny Home Community on Caledonia Ave

Good evening City of Victoria Council,

I am writing to you all about my strata's concerns with the city's consideration to accept Aryze Developments' proposal to build 30 housing units by using repurposed shipping containers on the site of 940 Caledonia Ave, the Royal Athletic Park Parking lot. I understand that this site is proposed to be used for this transitional tiny home community from March 2021 to September 2022 and City of Victoria is working with the Greater Victoria Coalition to End Homelessness (GVCEH) and Aryze Developments to build this transitional housing for the homeless using repurposed shipping containers.

As a resident of the Calais Strata on the 1000 block of Caledonia ave, which is directly across from the entrance to Royal Athletic Park and adjacent to the parking lot, I am concerned about the choice of this location because of the safety and security of the owners of my strata building due to the homeless currently living in tents in the parking lot of Royal Athletic Park. Currently the sight of many large tents to provide shelter in the Royal Athletic Park Parking lot and wrapped in temporary fencing is quite an ugly look to our North Park neighbourhood. But we understand that this measure is truly temporary and accept this for the winter season.

My strata already has issues with homeless people committing vandalism of our recycling bins, breaking exterior property of our building such as lights and fences, breaking and entering into our resident's vehicles, refusing to leave our parking area and finding used drug needles on our

strata's property. We accept that is part of living in our vibrant, entertaining and sports filled neighbourhood.

We are concerned that this proposed longer term transitional housing for the homeless of using repurposed shipping containers at 940 Caledonia Ave will:

- 1) Only exacerbate the issues stated above by allowing the homeless residents to stay in the North Park neighbourhood longer and possibly commit property crimes on Caledonia Ave. They are still homeless regardless even if they live in a shipping container temporarily.
- 2) Be used by the homeless residents for the consumption, storage and sale of illegal drugs. We do not want to potentially see a city sponsored illegal drug complex in our neighbourhood, no matter how "pretty" the shipping containers look from the outside.
- 3) Remain at 940 Caledonia Ave even after the latest proposed date of September 2022. What guarantees can the city provide to North Park residents that more homeless people will not be housed in shipping containers at this site and possibly beyond 2022?
- 4) Affect fan attendance of Royals hockey games and Harbourcats baseball games (when they start to play again and fans are allowed to attend), and events at RAP. Our neighbourhood is known as the home of these great Victoria sports teams and RAP events, and the parking lot is used by people who come to the games and events. We would expect games and events to be back hopefully by 2022 with the viability of these teams and events.
- 5) Negatively affect bicycle parking at the covered bicycle lock up at the corner on Vancouver St at Caledonia Ave. It is possible that citizens that bike in the neighbourhood would not feel safe locking their bike up at that bicycle parking spot for fear of the homeless residents stealing their bikes/bike parts. The city spent a lot of money building this bike lock up shelter a few years ago, and now with Vancouver street as dedicated bike traffic only, it would look bad if citizens are afraid to use the bike lock up or even riding their bikes on Vancouver street pass the shipping container shelters for fear of being accosted by the homeless campers.

6) Negatively affect the perception of the North Park neighbourhood as a safe place to live long term, and to buy a home, and sell it at a fair market price. We don't want to see our property values decrease because of this shipping container homeless shelters in our neighbourhood. We don't want the city to turn North Park into a homeless shelter ghetto.

I ask all Counsellors and Mayor to please cancel the plan to turn the site of 940 Caledonia Ave into the shipping container transitional tiny home community for the homeless for the reasons that I've stated above.

The residents of my strata are not against homeless people living in repurposed shipping containers as transitional housing, as this will help with their mental and physical well-being. But we really don't want this transitional housing in our neighbourhood.

As an alternative to the site of 940 Caledonia Ave, may I propose the site of 2100 to 2200 Government street between Pembroke street and Queens Ave that has wall art on the fencing, as the site for a shipping container transitional housing community for the homeless? The reasons that I believe that this is a good site are:

1) There is not much of an existing residential community in this area, or much local businesses except VI Brewery. Local residents will likely not be affected by whatever activities the homeless do in their tiny home community at this location.

2) A few years ago Mayor Helps proposed that this site should be used to build temporary housing for all of Victoria's temporary construction workers who were having a hard time finding housing in the city while they worked to build many new condo towers in the city. So, why not build the shipping container transitional tiny home community for the homeless at this site?

3) This site is large enough for more shipping container homes to be built if the city decides to do so to house the growing homeless population beyond 2022.

I hope that Counsellors and Mayor consider this alternative site.

Also, I would like to remind all Counsellors and Mayor that the newly elected Counsellor, Stephen Andrew, ran his election campaign on a platform that included ending 24/7 camping in parks by homeless people. **Stephen Andrew won the by-election by over 3,000 votes compared to the 2nd place candidate, and presumably, many Victorians agree with Mr. Andrew's stand on ending 24/7 camping in parks by homeless people. All Counsellors and Mayor should consider this by-election result as a very clear and**

strong message from Victorians. The idea of ending 24/7 camping in parks by homeless people can be applied to not allowing homeless people to live in shipping container transitional tiny homes in Royal Athletic Park's parking lot for many months. The parking lot at 940 Caledonia Ave is still part of Royal Athletic Park.

Thank you all for your consideration and I look forward to hearing from all Counsellors and Mayor on this very important issue.

Adit Prasad
Vice President
Calais Strata



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

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V8Y 4Y9
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

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

Tiny Home Project

I'll start with saying that it is a great innovative idea for housing that is needed. I may not think it is the best location especially now that it was announced that Our Place would be running it. I still think the Pandora property that the city owns is a better place for it. My issue is the community consultation process that is proposed for this project.

The parking lot is supposed to be cleared out of campers by March 11th to turn it into a construction site for the tiny homes. The application states that the neighbours may get to comment possibly on the 18th. How can you think that this is acceptable? Construction has already begun and then the neighbours concerns will be heard. That is where my neighbours and my frustrations come from. All along Green street right beside this project none of my neighbours have been approached by anyone, not the city, developers or even the North Park Neighbourhood Association. To say that because the NPNA accepts this does not meet the immediate neighbours concerns when no one was consulted or asked about any concerns they may have. I have never seen a development process done this way anywhere in the city.

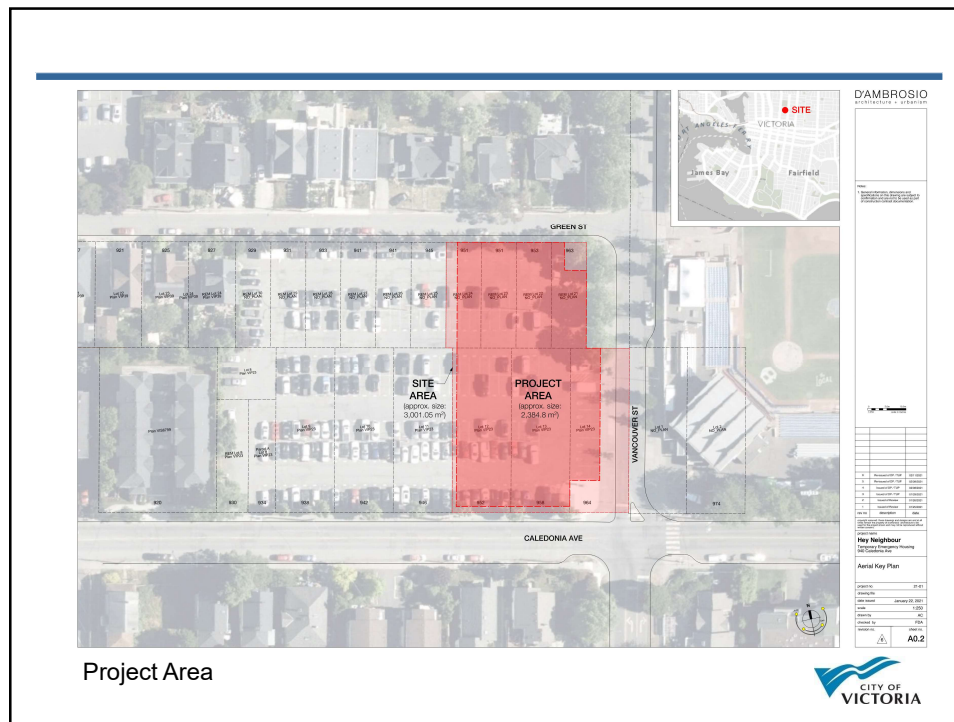
Temporary Use Permit
and
Development Permit with Variances Applications
for
940 Caledonia and 953 and 963 Green Street



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Neighbourhood Context



Properties to the north



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Neighbourhood Context



Properties to the south



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Neighbourhood Context



Royal Athletic Park to the east



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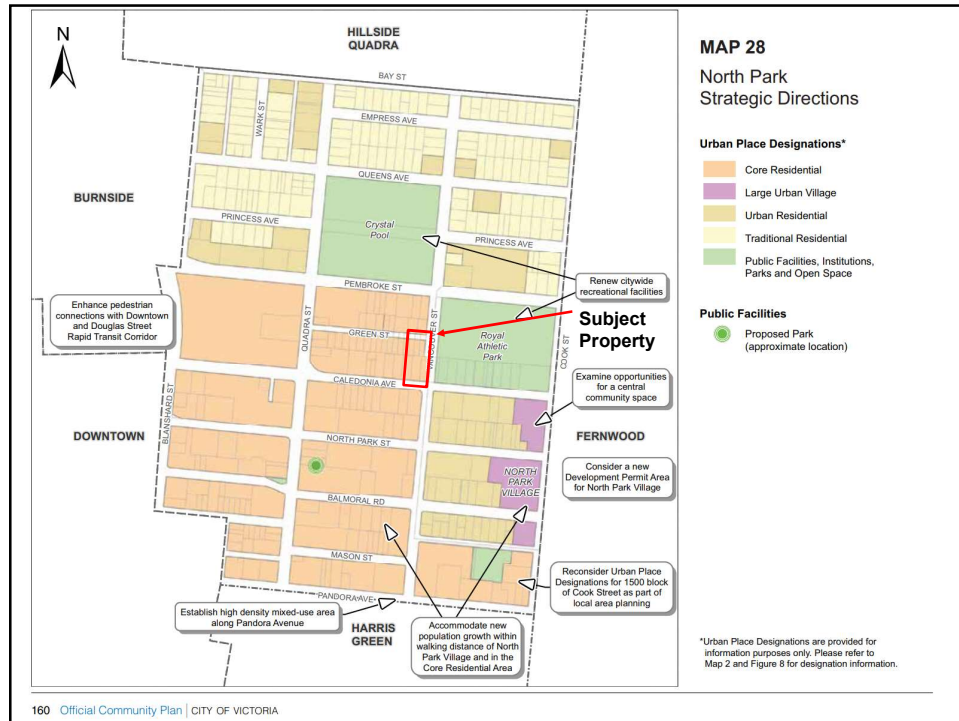
Neighbourhood Context



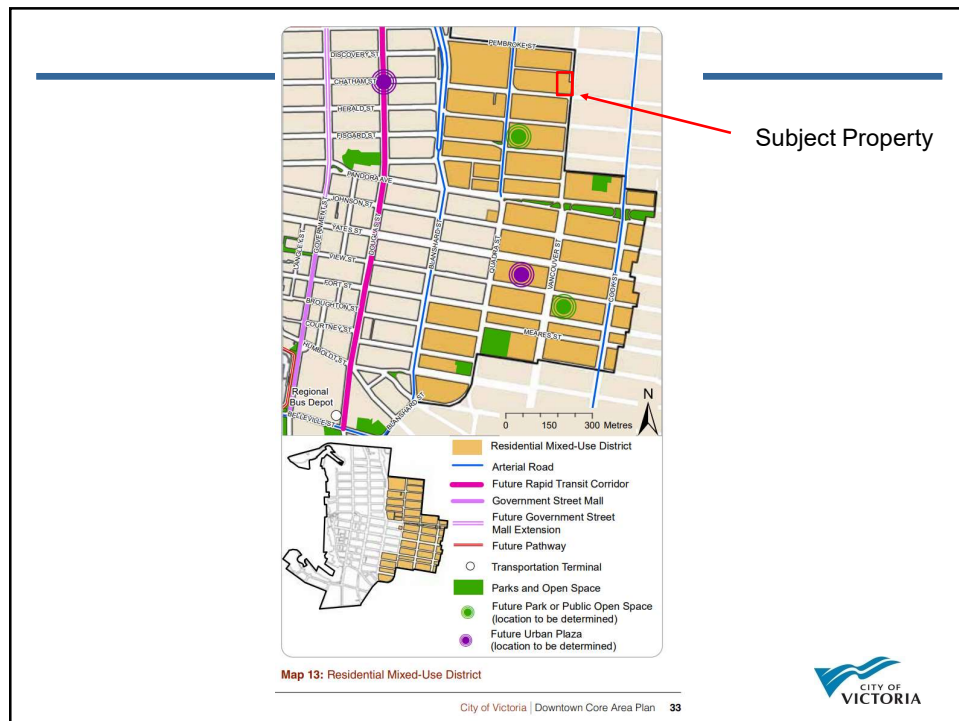
Properties to the west



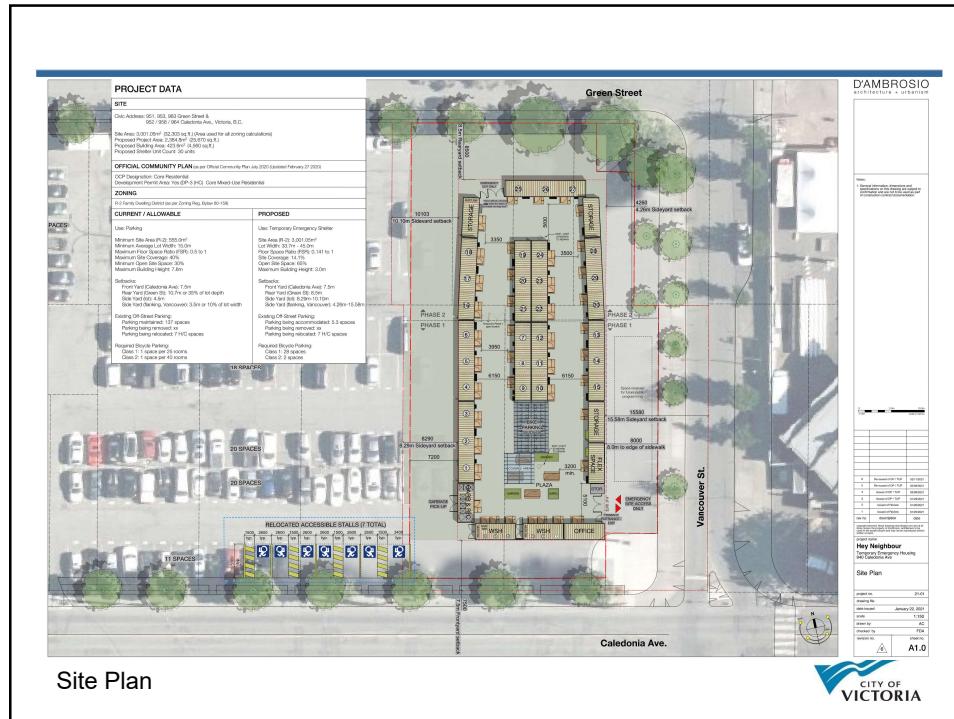
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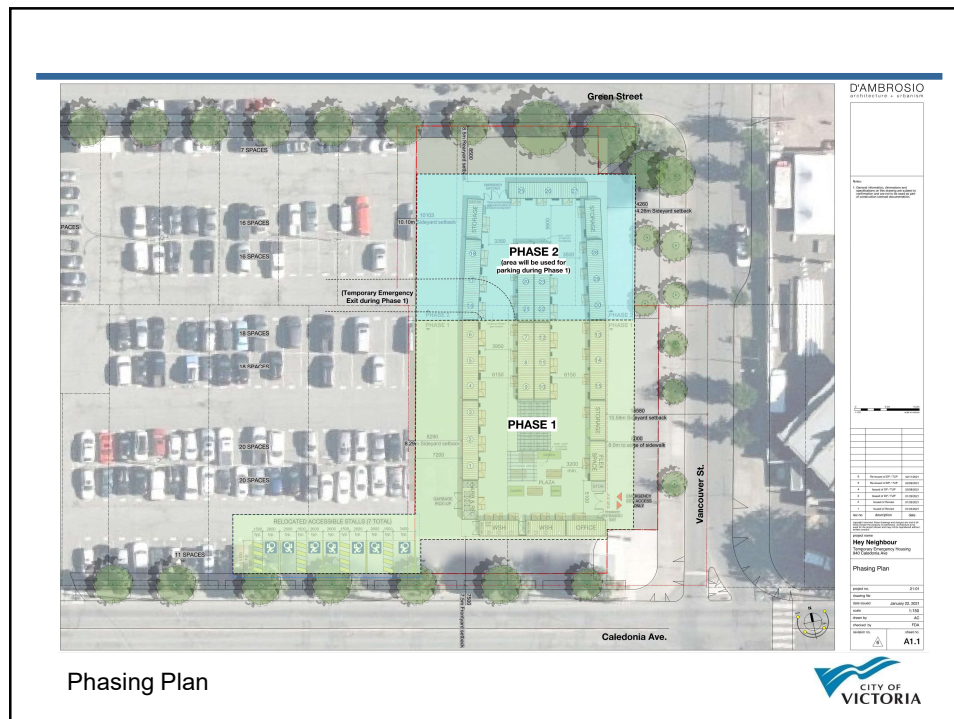
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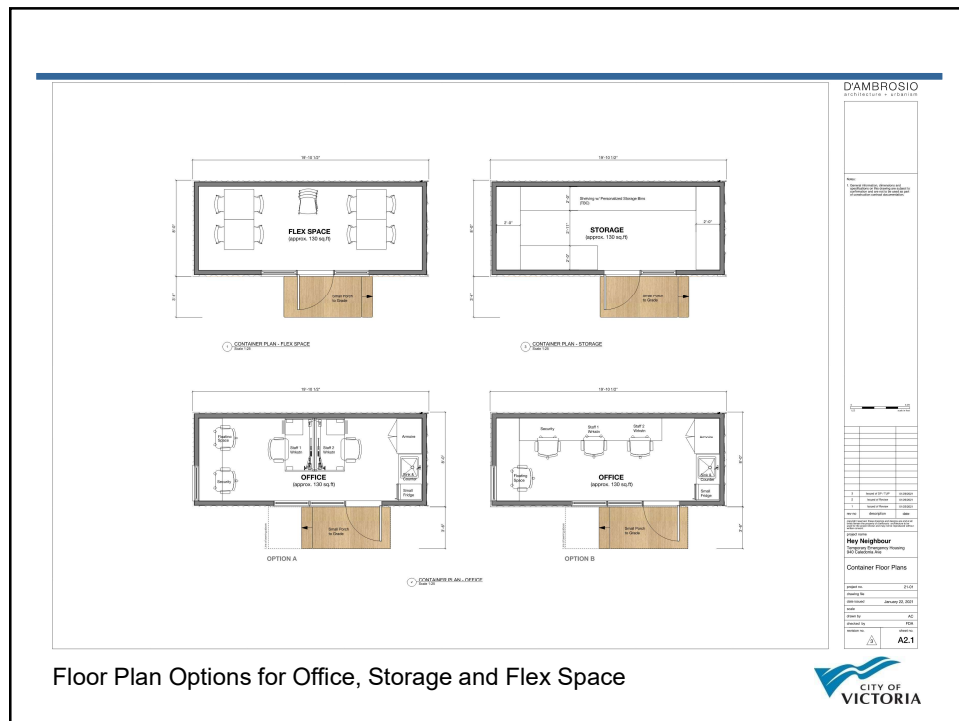
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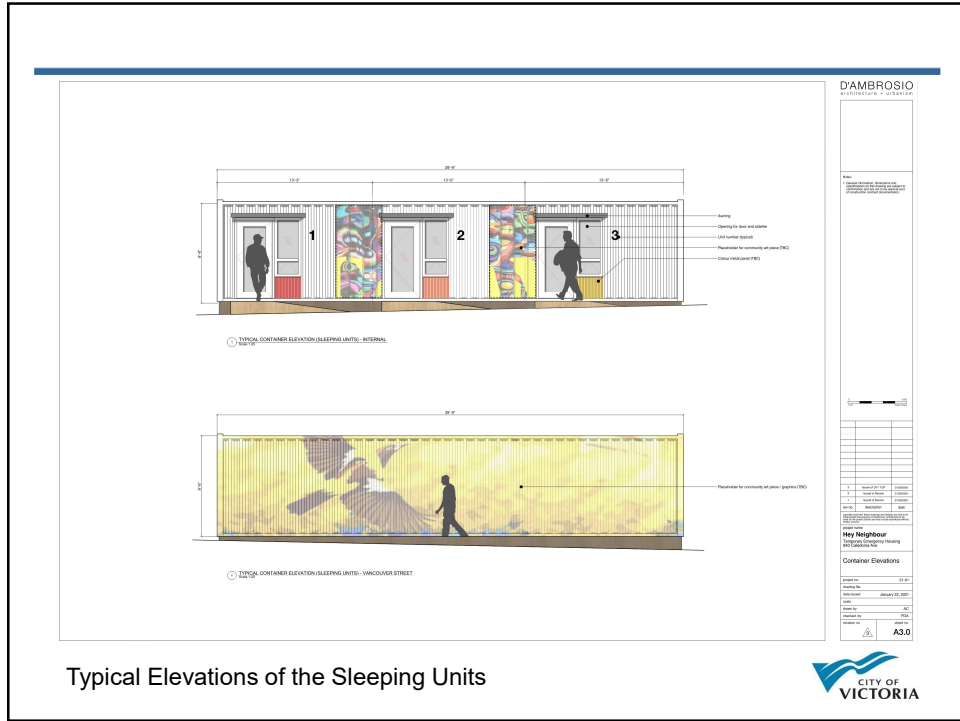
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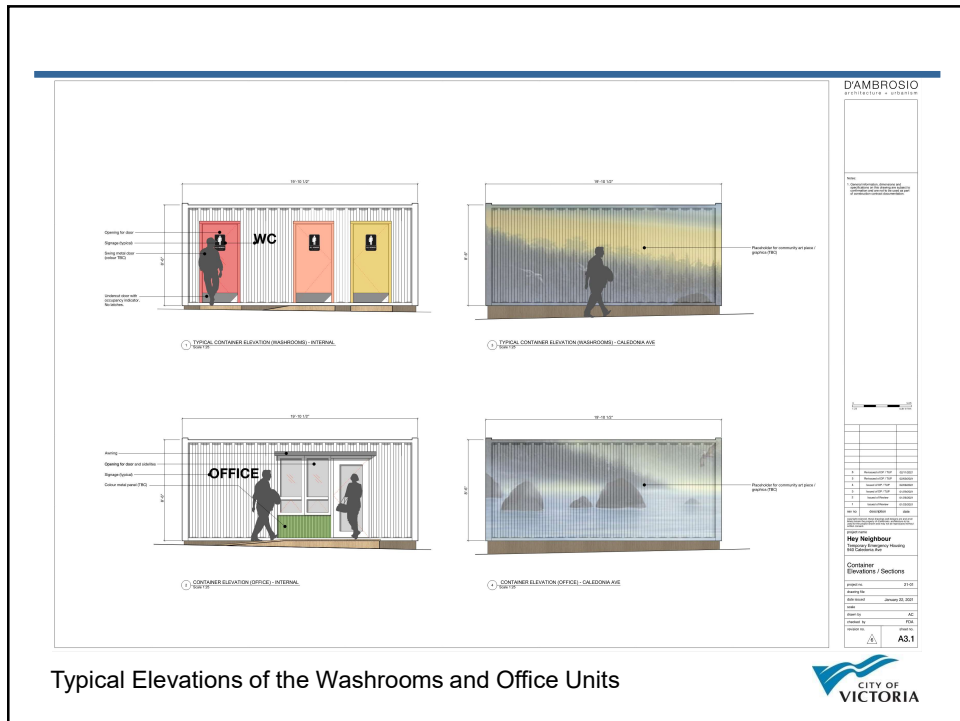
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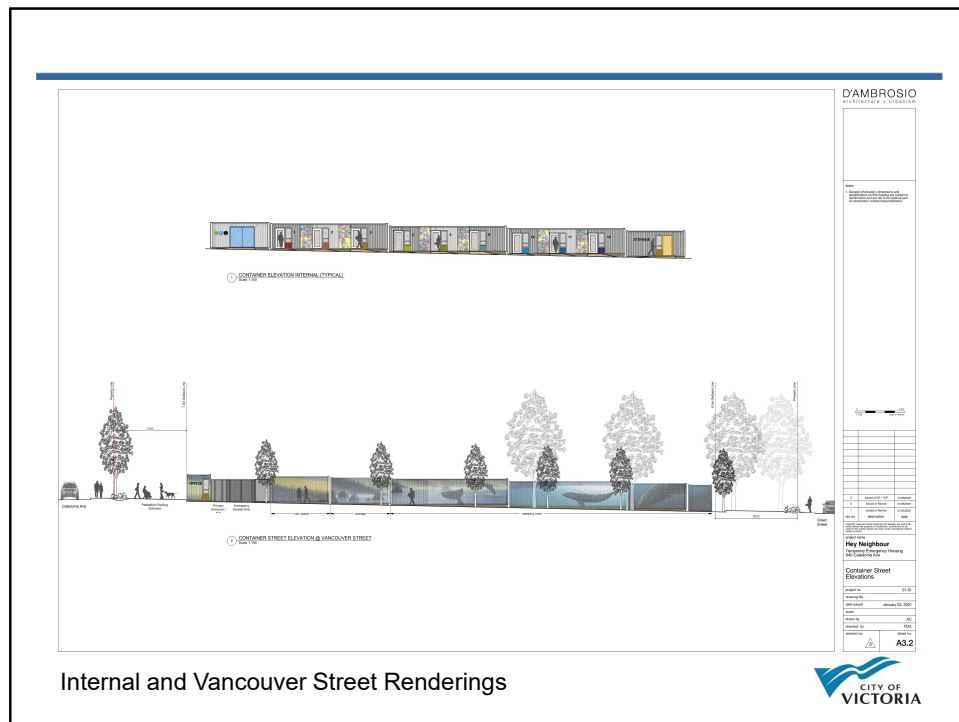
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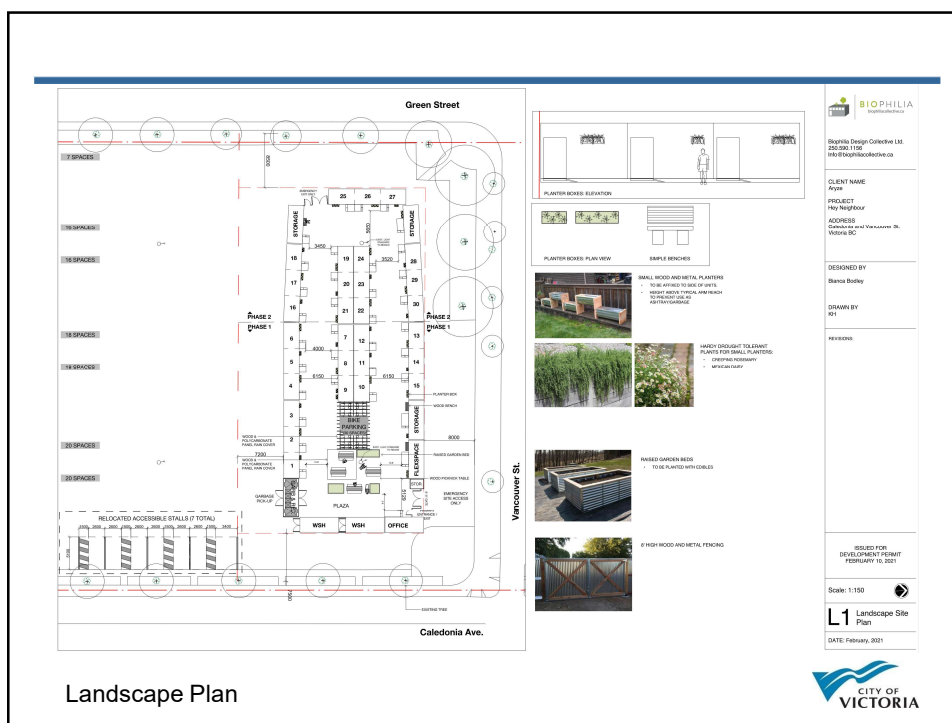


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Landscape Plan

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Financial Implications

That Council consider the following funding contributions:

- **\$61,866** from the remaining balance of the Restart Grant Funding for the installation of water and sewer services and the removal of the units and capping of services when the temporary use permit expires
- **\$110,000** from the 2021 Corporate Contingency Budget to contribute to the estimated 2021 operating costs
- **\$105,000** as part of the 2022 Budget process to contribute to the estimated 2022 operating and closure costs.

20

