

Madison Heiser

From: John Berry [REDACTED]
Sent: Sunday, March 14, 2021 3:13 PM
To: Public Hearings
Subject: Public Hearing - Temp Use Permit 00017 & Dev Permit 000591

Having reviewed the Applications via the city's Development Tracker, and the input of the NPNA, I support the applications, on the condition that the residents of the temporary housing receive 24/7 support and security.

Thank-you,
John Berry
A-929 Caledonia Ave.
[REDACTED]

Madison Heiser

From: Adit Prasad [REDACTED]
Sent: Tuesday, March 16, 2021 2:39 PM
To: Public Hearings
Subject: Public Hearing - Proposed Tiny Home Community 940 Caledonia Ave

Good afternoon City Council,

Please add this email to the March 18th, 2021 Public Hearing on the proposed tiny home community at 940 Caledonia Ave. My strata council is against the proposed site of 940 Caledonia Ave as the location of this tiny home community.

Thank you,

**Adit Prasad
Vice President
Calais Strata 1007 Caledonia Ave**

Hello 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 and that Our Place Society will manage the proposed shipping container community for the homeless at 940 Caledonia Ave.

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 council is against the proposed site of 940 Caledonia Ave as the location of this tiny home community.

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. **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 are concerned about these homes in our neighbourhood, as follows.

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 (or Our Place Society) provide to North Park residents that more homeless people will not be housed in shipping containers at this site and possibly beyond 2022? And that the site will no longer be in existence by September 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 late 2021 or 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.
- 7) Negatively affect Anawim House, the alcohol recovery home and good neighbour to my strata building, because of the potential for alcohol and drug use at the shipping container community could involve residents of Anawim House and their residents could become disruptive to my strata.

How will Our Place Society address and manage these concerns should and when they arise in the North Park neighbourhood? Will Our Place Society's 24 hour on site support services be able to handle these concerns?

As you are likely aware, on January 26, 2021, a 30 year old man died at the homeless tent camp at 940 Caledonia Ave. This death was very tragic and it was caused by a suspected drug over dose in his tent, according to [CHEK News](#).

This homeless man's death at the tent camp raises the following concerns for the residents of my strata with the proposed shipping container community:

- 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. 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). **Potentially clients of Our Place Society's Pandora Ave location coming over to the 940 Caledonia Ave to hang out and potentially buy and consume drugs, perhaps become violent and cause disturbances.**
- 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. Shipping containers give shelter for the homeless residents to potentially engage in prostitution, which would be very undesirable on Caledonia Ave for the neighbourhood residents.
- 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.

How will Our Place Society address and manage these concerns should and when they arise in the North Park neighbourhood? Will Our Place Society's 24 hour on site support services be able to handle these concerns?

As you are likely aware as well, on February 17, 2021 Victoria Police seized 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 [CHEK News](#) report of this incident.

The safety of my strata's residents and North Park residents is 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 Our Place Society, the city, my strata's residents and the residents of North Park to find out.

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 believe that you understand that some of the homeless people that could be living in 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.

How will Our Place Society address and manage these concerns should and when they arise in the North Park neighbourhood? Will Our Place Society's 24 hour on site support services be able to handle these concerns?

I understand that the homeless people that would live at the proposed shipping container shelters will all be approved by BC Housing; therefore, these residents may be deemed respectable and safe enough to live in the North Park neighbourhood. Therefore, these homeless residents would likely be easier for Our Place Society to manage on a day to day basis compared to the clientele currently at the Pandora Ave location. However, having walked by Our Place Society's Pandora Ave location many times, I have the following concerns about how your management of the proposed 940 Caledonia Ave site may be conducted:

1) Many clients of Our Place Society's Pandora Ave location essentially camp in front of the Our Place Society building all day and night, spill out on to Pandora Ave, and make a mess of Pandora Ave. How will Our Place Society's management prevent these issues with new (and existing) clientele on Caledonia Ave? **The site of 940 Caledonia Ave cannot be turned into how Our Place Society's Pandora Ave location looks like almost everyday.** I understand what Our Place Society is asked to deal with at your Pandora Ave location is intense and challenging; but the visual look of that cannot happen on Caledonia Ave.

2) Since Caledonia Ave is a more residential neighbourhood compared to Pandora Ave, residents like the neighbourhood to be reasonably quiet at night while sleeping. We do hear various yells on the avenue at night; but accept it as usually one-off incidents of living in our neighbourhood. Will Our Place Society's proposed management of the site ensure that noise from the shipping container community is kept to a minimum? Potential cries for help in the night will be dealt with swiftly by your 24 hour on-site staff?

Thank you for reading these concerns, I look forward to your responses.

Adit Prasad

Vice President
Calais Strata 1007 Caledonia Ave

Sent from [Outlook](#)

Madison Heiser

From: Legislative Services email
Sent: Wednesday, March 17, 2021 8:17 AM
To: Public Hearings
Subject: FW: Temporary Use Permit - 940 Caledonia - Transitional Housing

From: J Snead [REDACTED]
Sent: Tuesday, March 16, 2021 5:47 PM
To: Legislative Services email <LegislativeServices@victoria.ca>
Subject: Temporary Use Permit - 940 Caledonia - Transitional Housing

To Jocelyn Jenkins, City Manager, City of Victoria

and Chris Coates - City Clerk, City of Victoria

Given that the Community Charter requires elected officials who have an interest in a matter, that constitutes conflict of interest, to declare their conflict, and further requires a council member who may be in a potential conflict to withdraw from any discussions and voting in relation to that matter, can you please advise why Mayor Lisa Helps has not recused herself from the deliberations and voting on the Temporary Use Permit at 940 Caledonia for Transitional Housing?

The following facts indicate that it may be inappropriate for the Mayor to be influencing and voting on the decision before City Council:

1. The transitional housing project is sponsored by the Greater Victoria Coalition to End Homelessness, where the Mayor is Co- Chair of the Board.
2. The fundraising initiative for the project was characterized as a collaboration between Aryze, the Greater Victoria Coalition to End Homelessness, and Mayor Lisa Helps.

Also could you please advise how it is that the contract for the initiative, valued at \$500,000 was awarded to Aryze directly without a transparent, competitive bid process usually required by a publicly funded organization? Usually consultants engaged by a government organization to advise on projects are precluded from bidding on those projects as they would have an unfair advantage in the tendering process.

thank you

Jennifer Snead

Victoria, BC