

Madison Heiser

From: Madison Heiser
Sent: Thursday, March 18, 2021 4:47 PM
To: Public Hearings
Subject: FW: Update: 940 Caledonia Temporary Use Permit

From: Karen Hoesel [REDACTED]
Date: March 18, 2021 at 3:33:48 PM PDT
To: Councillors [REDACTED]
Cc: Directors [REDACTED], Leanne Taylor [REDACTED], Ryan Morhart [REDACTED]
Subject: Update: 940 Caledonia Temporary Use Permit

Good afternoon Mayor and Councillors,

Council recently considered the Temporary Use Permit application for 940 Caledonia Avenue and 953 and 963 Caledonia at the Committee of the Whole meeting on March 4. In anticipation of the Opportunity for Public Comment this evening, I wanted to share additional information staff received yesterday.

At the COTW meeting, in both the presentation and the report and attachments, this project was described as being constructed and occupied in two phases, with the first 15 units in phase 1 being occupied while phase 2 is under construction. Staff have since received an update from Our Place, the operator, that their preference is to move all the residents into the transitional housing when the project is fully completed. According to Our Place, moving residents in two phases would be very difficult operationally as well as difficult and disruptive for new residents. Given this feedback, a high-level construction timeline has been provided by Aryze. The timeline, included below, shows that Phase 2 will be completed by the end of April at which time all the 30 residents can move in.

Caledonia Site Works

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| • Phase 1 container foundations construction: | March 22 - 26 |
| • Underground utilities, sewer, water & hydro connections: | March 22 - 26 |
| • BC housing washroom delivery: | March 25 |
| • Phase 1 containers delivery: | March 29 - 30 |
| • Phase 1 containers power: | March 30 - 31 |
| • Phase 2 containers completion: | April 30 (ideally fabrication happens at Capital Iron) |

Staff have been advised by the applicant team that they will update Council on this timeline in their presentation at the Opportunity for Public Comment this evening. As this approach is different from what was anticipated at the time of COTW, I hope this information may be of benefit to you in advance of this evening's meeting.

Karen Hoesel
Director | Sustainable Planning & Community Development