

Appendix A

Temporary Transitional Housing Project at 940 Caledonia City of Victoria / BC Housing / Our Place Society



SITE Civic Address: 951, 953, 963 Green Street & 952 / 958 / 964 Caledonia Ave., Victoria, B.C.
Proposed Site Area: 2,871m² (30,902.8 sq.ft.) Proposed Building Area: 423.6m² (4,560 sq.ft.)
Proposed Temporary Housing Unit Count: 30 units

The City, Our Place Society and BC Housing are collaborating to provide solutions for Victoria's vulnerable populations to increase transitional and temporary housing availability while more permanent housing solutions are being built by BC Housing. A licenced contractor is converting metal shipping containers into 'tiny homes' and installing them on the City lands for the purpose of creating a village with 30 temporary homes and auxiliary temporary mobile structures including washrooms. As transitional housing, the focus is on individuals who are well suited to living independently and are waiting for transition to more permanent provincial housing once it becomes available.

The contractor is building the units for the Greater Victoria Coalition to End Homelessness who are the owners of the units. Under the terms of the installation license between the City and the contractor, the units must be removed by them at the end of the 18-month project and the property restored to its current use supporting parking for Royal Athletic Park and the public. The timing of this project's completion and restoration of the parking should align well with post COVID recovery demands for parking.

The City lands will be licensed to Our Place Society for a term commencing April 15, 2021 and ending on September 18, 2022, which corresponds with the 18-month end date of the temporary use permit issued by the City. Our Place Society is the experienced operator of the site who is under contract to BC Housing for the services of managing the site and wrap around services for 18 months. Under the terms of their license with the City, they are responsible for selecting persons who are well suited to living independently and are waiting for transition to more

permanent provincial housing once it becomes available.

While BC Housing is providing the core funding for programming staff and food, a number of other operational expenditures and site security costs are not covered by BC Housing. To support the project, the City will be incurring these expenses either directly, or through monthly installments to the operator who is incurring the costs:

These expenditures are budgeted as the following:

Type of Expenditure	2021 Budgeted Costs	2022 Budgeted Costs
Operational costs including: 24/7 Security Staff, utilities, telecommunications, garbage, site maintenance, consumables, janitorial supplies and contingency	\$216,000	\$243,000
Start Up - Servicing Installation	\$50,000	
Closure - Removal of Units and decommissioning of site services.		\$17,500
Total	\$266,000	\$260,500