

**F.1.b.c      940 Caledonia Avenue and 953 and 963 Green Street -  
Temporary use Permit Application No. 00023**

*Councillor Thornton-Joe recused herself at 12:09 a.m in order to avoid a perception of bias as she is a Board member on the Aboriginal Coalition to End Homelessness.*

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:  
“That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing 3 years from the date of this resolution and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”

FOR (7): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts

OPPOSED (1): Councillor Young

**CARRIED (8 TO 1)**

**E.1 940 Caledonia Avenue and 953 and 963 Green Street - Temporary use Permit Application No. 00023**

Committee received a report dated July 14, 2022, from the Director of Sustainable Planning and Community Development regarding an application to renew the Temporary Use Permit (TUP) for an additional six months (October 2022 to March 2023) and permit 30 single-occupancy tiny home units as temporary transitional housing (known as Tiny Town) on a portion of the Royal Athletic Park (RAP) parking lot located at 940 Caledonia Avenue and 953 and 963 Green Street.

*Committee discussed the following:*

- *Duration of extension*
- *Development interest of parcel*
- *BC Housing's commitment*
- *Input from North Park community*
- *Cost of operation and site staffing*
- *Consideration of rezoning parcel in future*
- *Ensuring security and sustainability of residents*
- *Concern of uncertainty to renters, and funders*

**Moved By** Mayor Helps  
**Seconded By** Councillor Alto

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: "That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing six months from the date of this resolution."

**Amendment:**

**Moved By** Councillor Isitt  
**Seconded By** Councillor Dubow

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: "That Council authorize the



issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:

- a. Plans date stamped June 1, 2022.
- b. The Temporary Use Permit lapsing ~~six months~~ **three years** from the date of this resolution.”

**Amendment to the amendment:**

**Moved By** Councillor Isitt

**Seconded By** Mayor Helps

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution **and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”**

**CARRIED UNANIMOUSLY**

**On the amendment:**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: “That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution **and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation.”**

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**

**On the main motion as amended:**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows: "That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:
  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing three years from the date of this resolution and that the City consult with the North Park Neighbourhood Association, BC Housing and the service provider before considering an extension of the License of Occupation beyond March 2023, and report to Council in an open meeting on the results of that consultation."

FOR (8): Mayor Helps, Councillor Alto, Councillor Andrew, Councillor Dubow, Councillor Isitt, Councillor Loveday, Councillor Potts and Councillor Thornton-Joe  
OPPOSED (1): Councillor Young

**CARRIED (8 to 1)**



## **Committee of the Whole Report**

### **For the Meeting of July 28, 2022**

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**To:** Committee of the Whole **Date:** July 14, 2022

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

**Subject:** **Temporary use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street**

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### **RECOMMENDATION**

1. That Council waive the standard practice of holding an opportunity for public comment for this application but direct staff to continue other standard practices related to sign posting and public notification, including a request for written commentary to come back to Council for consideration prior to issuing the Temporary Use Permit.
2. And subject to the required notification and advertising, Council consider issuing the Temporary Use Permit as follows:

“That Council authorize the issuance of Temporary Use Permit Application No. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:

  - a. Plans date stamped June 1, 2022.
  - b. The Temporary Use Permit lapsing six months from the date of this resolution.”

### **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.

### **EXECUTIVE SUMMARY**

The purpose of this report is to present Council with information, analysis and recommendations for a Temporary Use Permit (TUP) Application for the properties located at 940 Caledonia Avenue and 953 and 963 Green Street. The proposal is to renew the TUP for an additional six months (October 2022 to March 2023) and continue operating the 30 single-occupancy tiny home units as temporary transitional housing (known as Tiny Town) on a portion of the Royal Athletic Park (RAP) parking lot.

The following points were considered in assessing these applications:

- The temporary transitional housing provides comfortable and safe housing for people at risk of homelessness.
- 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 project 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 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 and the *North Park Local Plan, 1996*, which support residential uses on the subject properties.
- The site continues to foster a sense of place 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.

## **BACKGROUND**

### **Description of Proposal**

This proposal is to renew the Temporary Use Permit (TUP) for an additional six months (October 2022 to March 2023) and permit 30 single-occupancy tiny home units as temporary transitional housing (known as Tiny Town) on a portion of the Royal Athletic Park (RAP) parking lot located at 940 Caledonia Avenue and 953 and 963 Green Street. The proposal utilizes approximately 2385m<sup>2</sup> of the existing parking lot and the remainder of the site continues to function as surface parking. There are no proposed changes to the development.

### **Affordable Housing**

The 30 dwelling units increases the overall supply of temporary transitional housing in the area.

### **Sustainability**

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

- each unit is fully heated, ventilated and insulated for optimal breathability and liveability
- community gardens on site for residents to grow food
- planters throughout the site 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 applicant has installed bicycle parking in the courtyard area, which supports active transportation.

## 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, or a single-family dwelling with a garden suite or secondary suite.

## Relevant History

On March 18, 2021, Council approved a TUP for a period of 18 months and a Development Permit with Variances application to permit the construction of temporary, purpose-built transitional housing on a portion of the RAP parking lot. The current TUP expires on September 18, 2022. The applicant has applied to extend the TUP for an additional six months. The *Local Government Act* gives a local government the authority to approve a one-time renewal of a TUP for up to three years.

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on June 6, 2022, the application was referred for a 30-day comment period to the North Park CALUC. A letter dated July 6, 2022 is attached to this report.

An Opportunity for Public Comment is not a legislative requirement for TUPs under the *Local Government Act*. Each municipality in British Columbia has the authority to determine if there should be a public forum associated with the approval of temporary use permits. The City's *Land Use Procedures Bylaw* states the following with respect to the City's requirements for an Opportunity for Public Comment:

*31. Council may provide an opportunity for public comment before passing a resolution to issue:*

- a. a development variance permit, other than a permit that varies a bylaw under Section 528 of the Local Government Act;*
- b. a development permit with variances;*
- c. a heritage alteration permit with variances;*
- d. a temporary use permit.*

Council may wish to consider waiving the Opportunity for Public Comment for this TUP application to allow this project to advance to the point of final Council consideration. This would facilitate not only the continued operation of 30 units of transitional housing that are the subject of this TUP but would allow the current residents to stay in their temporary homes for an additional six months while the Greater Victoria Coalition to End Homelessness help each individual to find permanent housing.

While the staff recommendation includes the necessary language to waive the Opportunity for Public Comment, all other aspects of the process that ensure transparency and notification of the public would be maintained. The *Local Government Act* requires that a notice be placed in a newspaper and that mailed notice be provided within the distance specified in the City's bylaws for TUPs. In this instance, notification requirements involve adjacent properties, therefore, consistent with the City's *Land Use Procedures Bylaw*, mailed notice would be sent to owners and occupiers of the subject site and adjacent properties. This notice would still invite recipients to provide written comments on the proposal if they felt inclined. Also, in accordance with the City's *Land Use Procedures Bylaw*, a sign would be posted on the property notifying the public of

Council's upcoming consideration of the matter along with an invitation to provide written feedback.

If Council would prefer to hold an Opportunity for Public Comment on this application, then the alternate motion is structured accordingly for Council's consideration.

## **ANALYSIS**

### **Official Community Plan**

The *Official Community Plan*, 2012 (OCP) Urban Place Designation of the subject properties is Core Residential, which supports residential uses on the subject properties.

The 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 project would not be possible without strong partnerships between the City, BC Housing, Greater Victoria Coalition to End Homelessness and Our Place Society, and the support and commitment of various stakeholder groups.

The OCP also 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 near amenities and services in the neighbourhood. The site layout and the design of each unit (contains a single bed, small fridge, desk, side table and armoire) is safe and secure, and meets the needs of the residents.

### **Downtown Core Area Plan**

The subject properties are within the Residential Mixed-Use District in the DCAP, which supports residential uses on the site. 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 Local Plan**

The *North Park Local Plan*, 1996 identifies the subject properties as a residential mixed-use district, which supports residential buildings on the site.

### **Other Considerations**

#### **Housing Operation Framework**

While the residents are living in the transitional housing, the Greater Victoria Coalition to End Homelessness is working with each individual to help them find permanent housing and connect them with support services and employment agencies.

Our Place Society provides staffing on site in partnership with the Greater Victoria Coalition to end Homelessness. The Society provides 24/7 staffing with a site supervisor and two employees on site during the day and two employees overnight. Meals are delivered to the residents twice a day (breakfast and dinner), no guests are permitted within the housing development, and there is zero tolerance of violence and criminal activity. There is a controlled residential entryway (buzzer system) and surveillance cameras were installed throughout the site.

## **Financial Implications**

BC Housing has committed to continuing funding support services for the temporary transitional housing until March 31, 2023, through a partnership with the City and Our Place Society (letter attached).

To extend the project beyond September 2022, the City requires additional funding for both the utilities and maintenance, and site security. An opportunity to apply for further grant funding through a 2022 intake of the Strengthening Communities Fund presented itself, and on April 14, 2022, Council approved the costs related to extending Tiny Town within its overall grant application. Subsequently, an application was submitted by the April 22, 2022, deadline. It is anticipated that the City will be informed whether the grant request is approved by August 2022.

## **CONCLUSIONS**

The proposal to renew the TUP is supportable and continues to further advance several housing-related policies and objectives outlined in the OCP and DCAP. Extending the TUP for an additional six months would allow the current residents to stay in their homes while the Greater Victoria Coalition to End Homelessness helps each individual find permanent housing options. Staff recommend for Council's consideration that the requirement for an Opportunity for Public Comment is waived.

## **ALTERNATE MOTION**

### Option One - Hold an Opportunity for Public Comment

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. 00023 for 940 Caledonia Avenue and 953 and 963 Green Street, in accordance with:

- a. Plans date stamped June 1, 2022.
- b. The Temporary Use Permit lapsing six months from the date of this resolution.”

### Option Two - Decline

That Council decline TUP Application No. 00023 for the property located at 00023 for 940 Caledonia Avenue and 953 and 963 Green Street.

Respectfully submitted,

Leanne Taylor  
Senior Planner  
Development Services Division

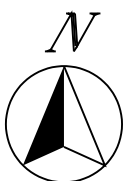
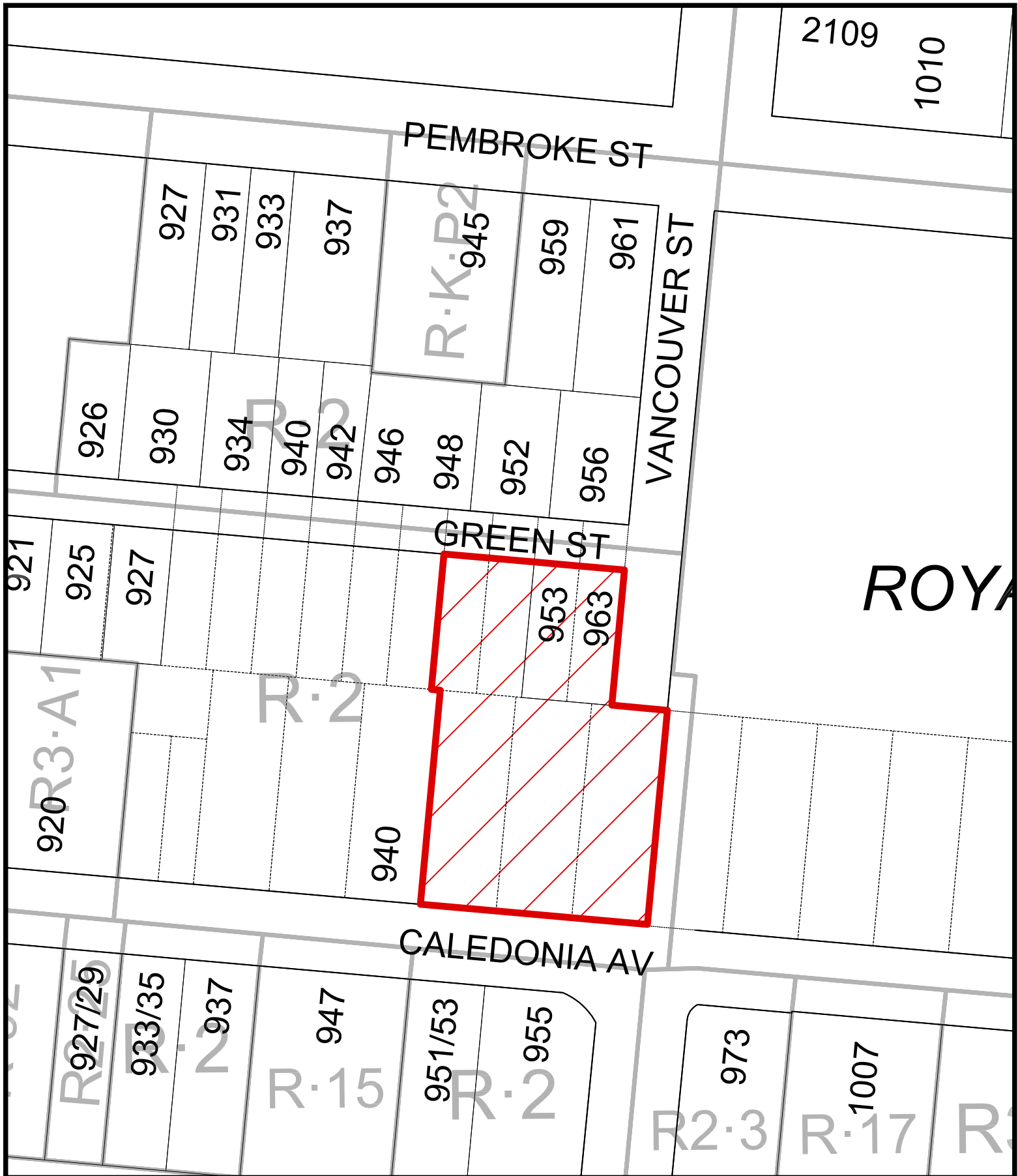
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 1, 2022
- Attachment D: Letter to Mayor and Council dated May 24, 2022
- Attachment E: Letter from Our Place dated June 1, 2022
- Attachment F: Letter from BC Housing dated April 6, 2022
- Attachment G: Letter from North Park CALUC dated July 6, 2022.

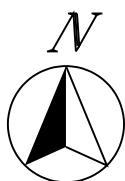




940 Caledonia Avenue  
Temporary Use Permit No.00023







940 Caledonia Avenue  
Temporary Use Permit No.00023







# Hey Neighbour

## Temporary Emergency Housing

Victoria, B.C.

### Contacts

**Developer**  
Aryze Developments Inc.  
1839 Fairfield Rd  
Victoria, BC  
V8S 1G9

**Architect**  
D'Ambrosio architecture + urbanism  
2960 Jutland Road  
Victoria, BC  
V8T 5K2  
T: (250) 384-2400

**Landscape Architect**  
Biophilia Design Collective Ltd.  
1608 Camosun St  
Victoria, BC  
V8T 3E6  
T: (250) 590-1156

**Civil / Surveyor**  
J.E. Anderson & Associates  
4212 Glanford Avenue  
Victoria, BC  
V8Z 4B7  
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

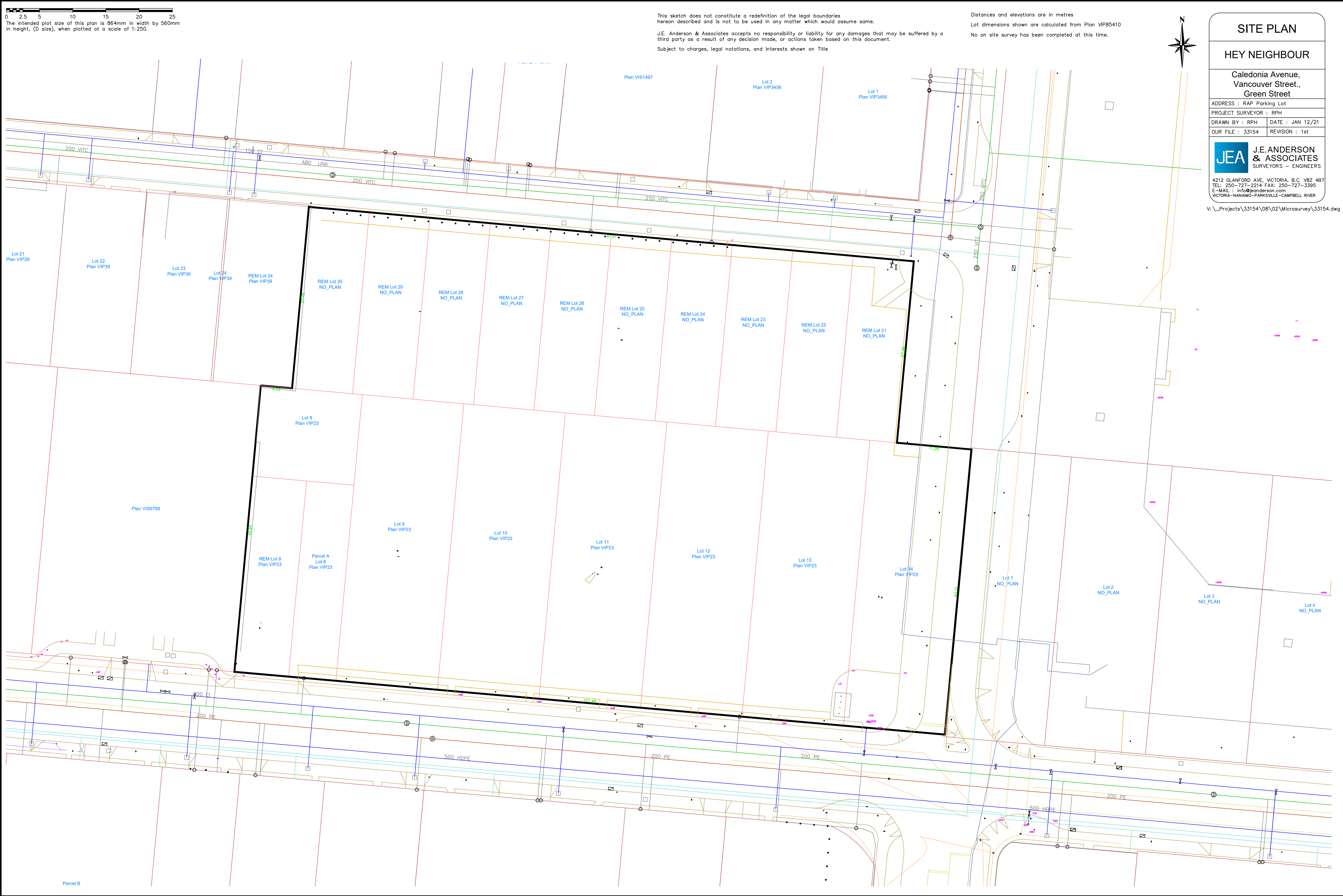
DAU PROJECT # 21-01 | January 29, 2021  
Re-submitted on February 11, 2021

ARYZE

D'AMBROSIO  
architecture + urbanism







Notes:

1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.

|   |                    |            |
|---|--------------------|------------|
| 3 | Issued of DP / TUP | 01/29/2021 |
| 2 | Issued of Review   | 01/26/2021 |
| 1 | Issued of Review   | 01/25/2021 |


| rev no | description | date |
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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Survey

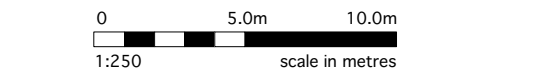
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| 6      | Re-issued of DP / TUP | 02/11/2021 |
| 5      | Re-issued of DP / TUP | 02/09/2021 |
| 4      | Issued of DP / TUP    | 02/08/2021 |
| 3      | Issued of DP / TUP    | 01/29/2021 |
| 2      | Issued of Review      | 01/26/2021 |
| 1      | Issued of Review      | 01/25/2021 |
| rev no | description           | date       |

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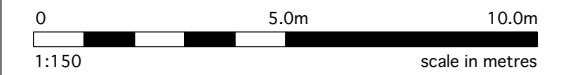
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**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

**Aerial Key Plan**

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| project no.  | 21-01            |
| drawing file |                  |
| date issued  | January 22, 2021 |
| scale        | 1:250            |
| drawn by     | AC               |
| checked by   | FDA              |
| revision no. | sheet no.        |



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| 6 | Re-issued of DP / TUP | 02/11/2021 |
| 5 | Re-issued of DP / TUP | 02/09/2021 |
| 4 | Issued of DP / TUP    | 02/08/2021 |
| 3 | Issued of DP / TUP    | 01/29/2021 |
| 2 | Issued of Review      | 01/26/2021 |
| 1 | Issued of Review      | 01/25/2021 |

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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Site Plan

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

PROJECT DATA

SITE

Civic Address: 951, 953, 963 Green Street &  
952 / 958 / 964 Caledonia Ave., Victoria, B.C.

Site Area: 3,001.05m<sup>2</sup> (32,303 sq.ft.) (Area used for all zoning calculations)  
Proposed Project Area: 2,384.8m<sup>2</sup> (25,670 sq.ft.)  
Proposed Building Area: 423.6m<sup>2</sup> (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

Use: Parking

Minimum Site Area (R-2): 555.0m<sup>2</sup>  
Minimum Average Lot Width: 15.0m  
Maximum Floor Space Ratio (FSR): 0.5 to 1  
Maximum Site Coverage: 40%  
Minimum Open Site Space: 30%  
Maximum Building Height: 7.6m

Setbacks:

Front Yard (Caledonia Ave): 7.5m  
Rear Yard (Green St): 10.7m or 35% of lot depth  
Side Yard (lot): 4.5m  
Side Yard (flanking, Vancouver): 3.5m or 10% of lot width

Existing Off-Street Parking:

Parking maintained: 137 spaces  
Parking being removed: xx  
Parking being relocated: 7 H/C spaces

Required Bicycle Parking:

Class 1: 1 space per 25 rooms  
Class 2: 1 space per 40 rooms

PROPOSED

Use: Temporary Emergency Shelter

Site Area (R-2): 3,001.05m<sup>2</sup>  
Lot Width: 33.7m - 45.0m  
Floor Space Ratio (FSR): 0.141 to 1  
Site Coverage: 14.1%  
Open Site Space: 65%  
Maximum Building Height: 3.0m

Setbacks:

Front Yard (Caledonia Ave): 7.5m  
Rear Yard (Green St): 8.5m  
Side Yard (lot): 8.29m-10.10m  
Side Yard (flanking, Vancouver): 4.26m-15.58m

Existing Off-Street Parking:

Parking being accommodated: 5.3 spaces  
Parking being removed: xx  
Parking being relocated: 7 H/C spaces

Required Bicycle Parking:

Class 1: 28 spaces  
Class 2: 2 spaces

18 SPACES

20 SPACES

20 SPACES

11 SPACES

RELOCATED ACCESSIBLE STALLS (7 TOTAL)

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5100 typ.

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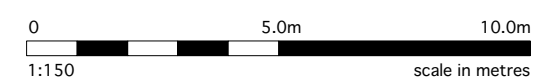
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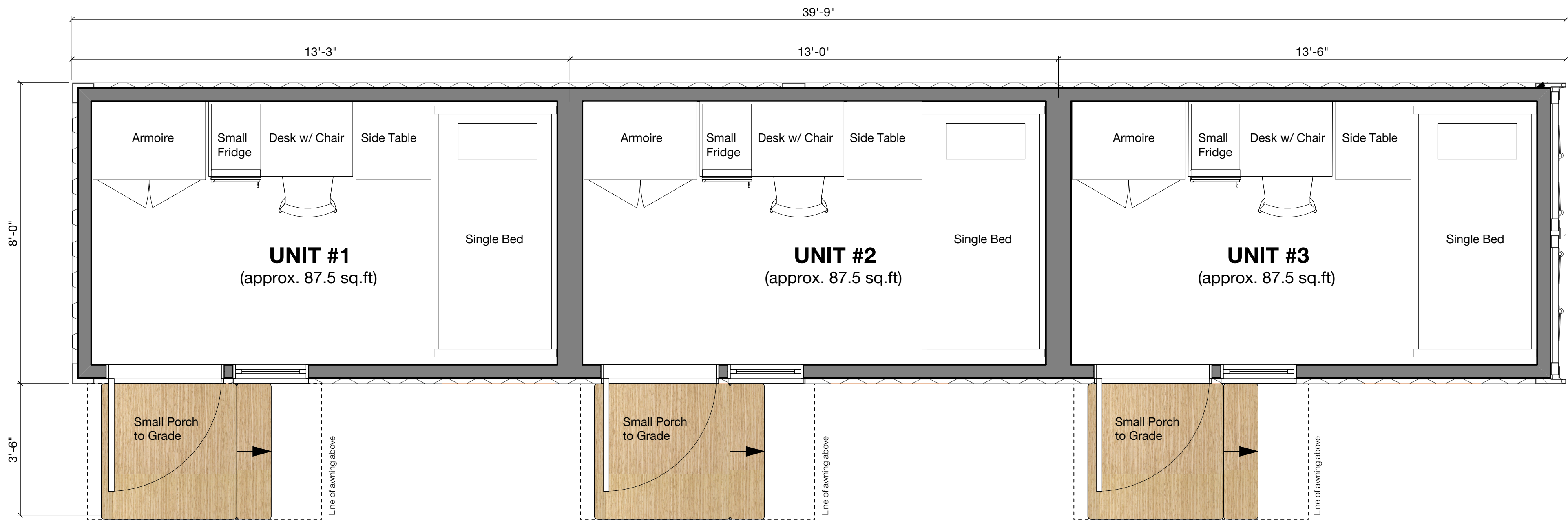
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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

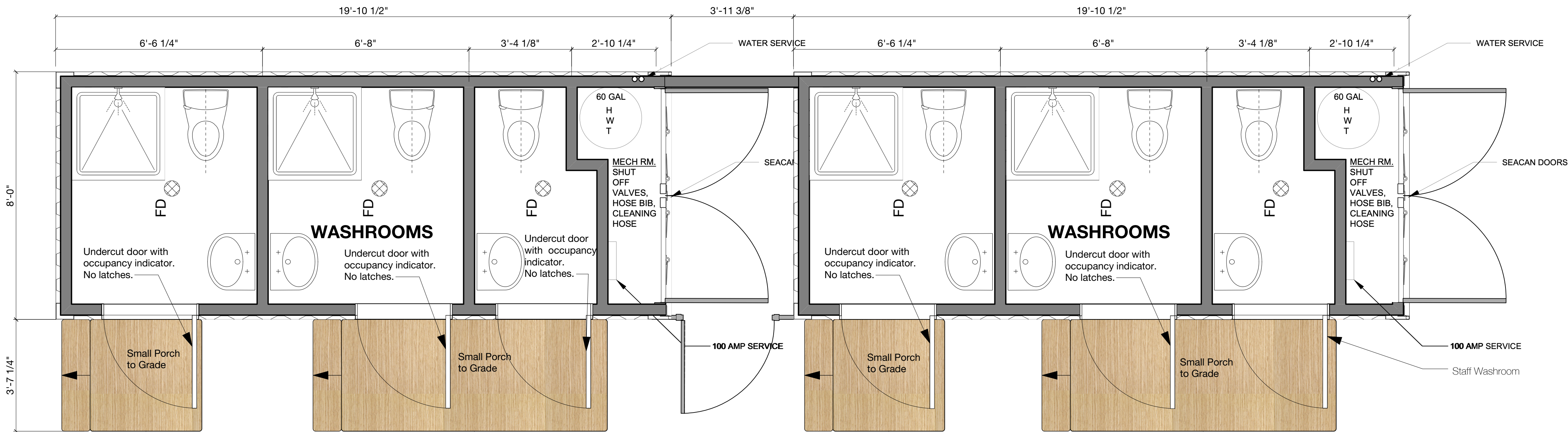
## Phasing Plan

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



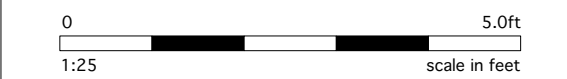


1 CONTAINER PLAN - SLEEPING UNITS (TYPICAL)  
Scale 1:25



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

Notes:  
1. General information, dimensions and specifications on this drawing are subject to confirmation and are not to be used as part of construction contract documentation.



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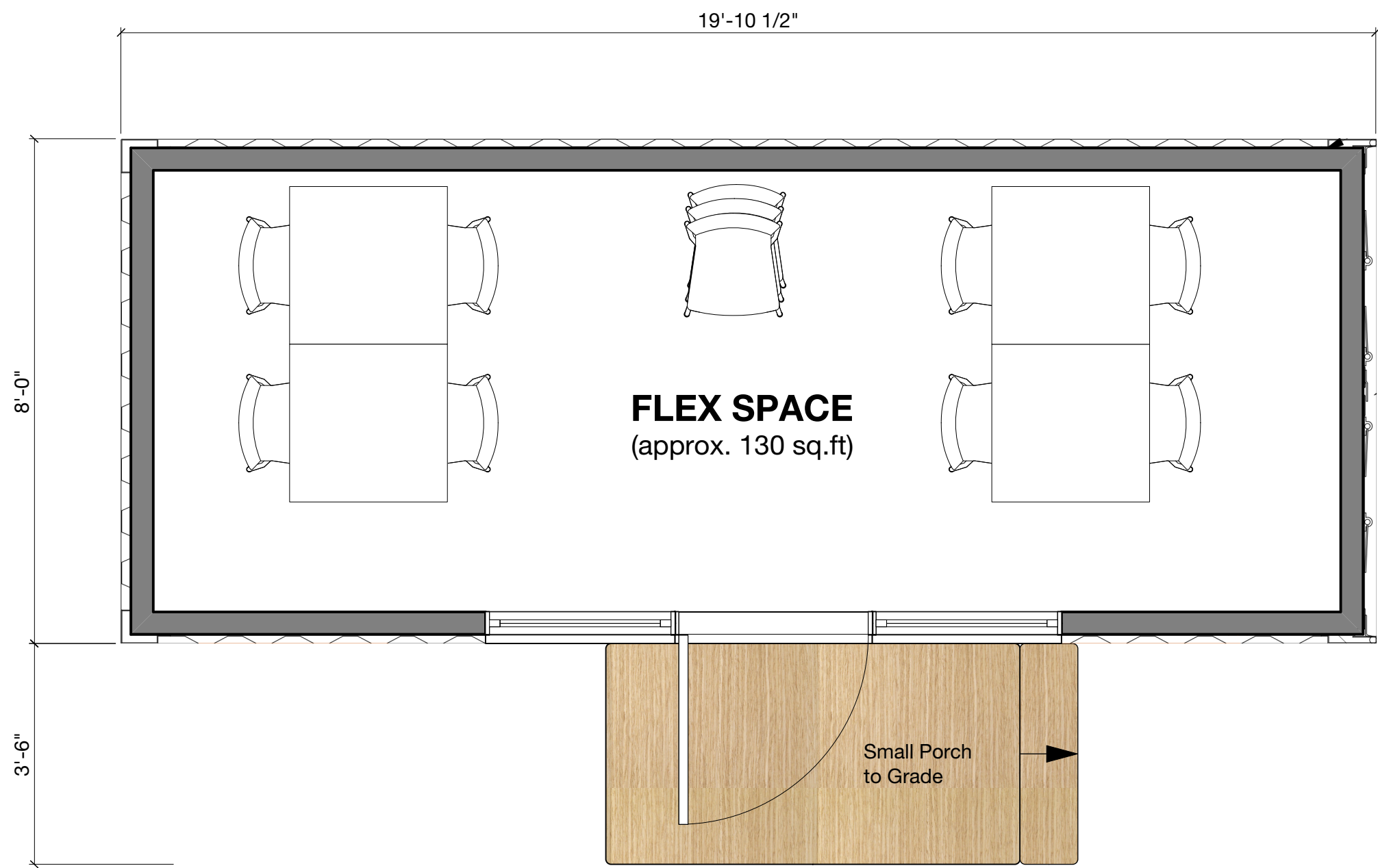
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940 Caledonia Ave

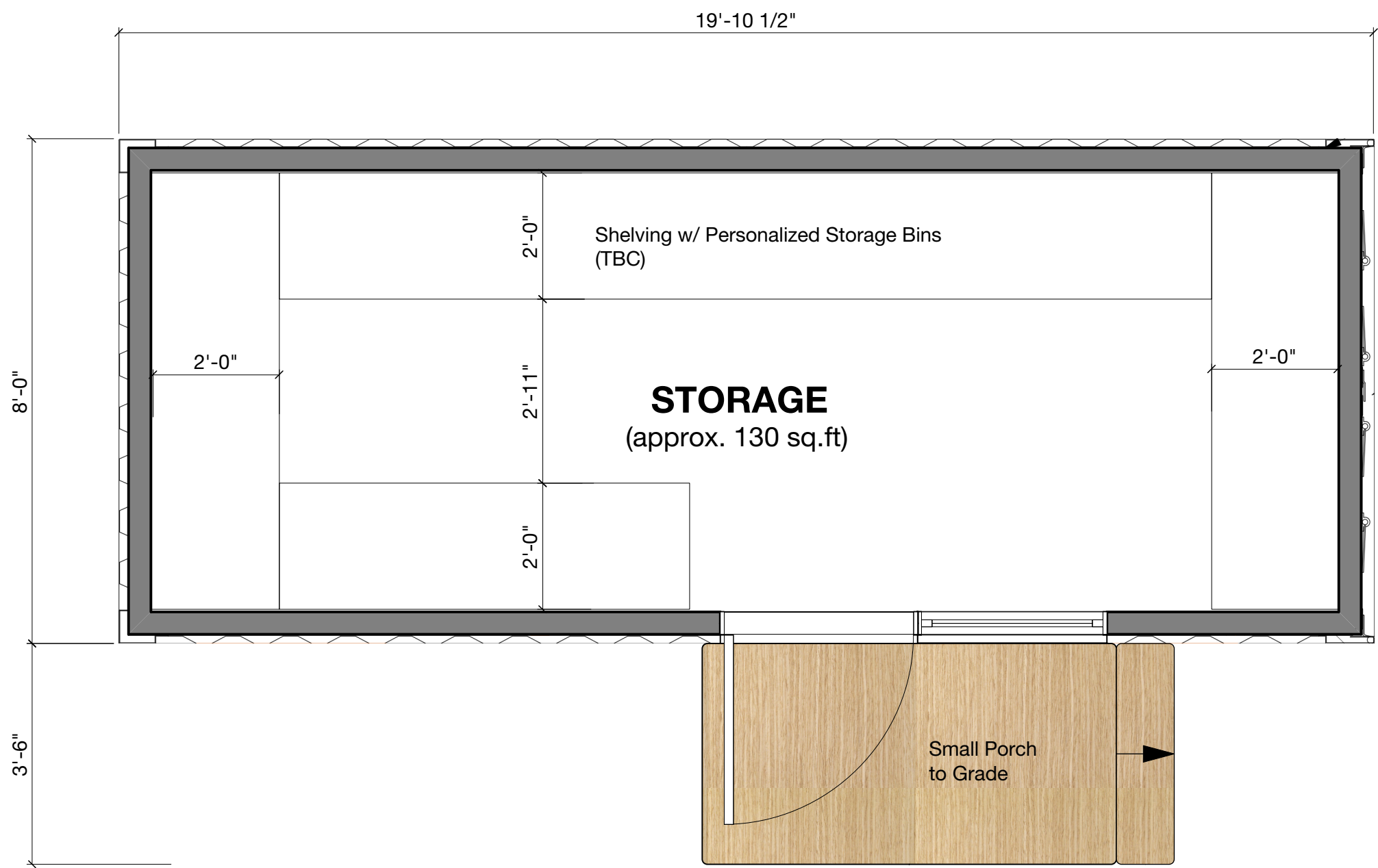
## Container Floor Plans

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| project no.  | 21-01            |
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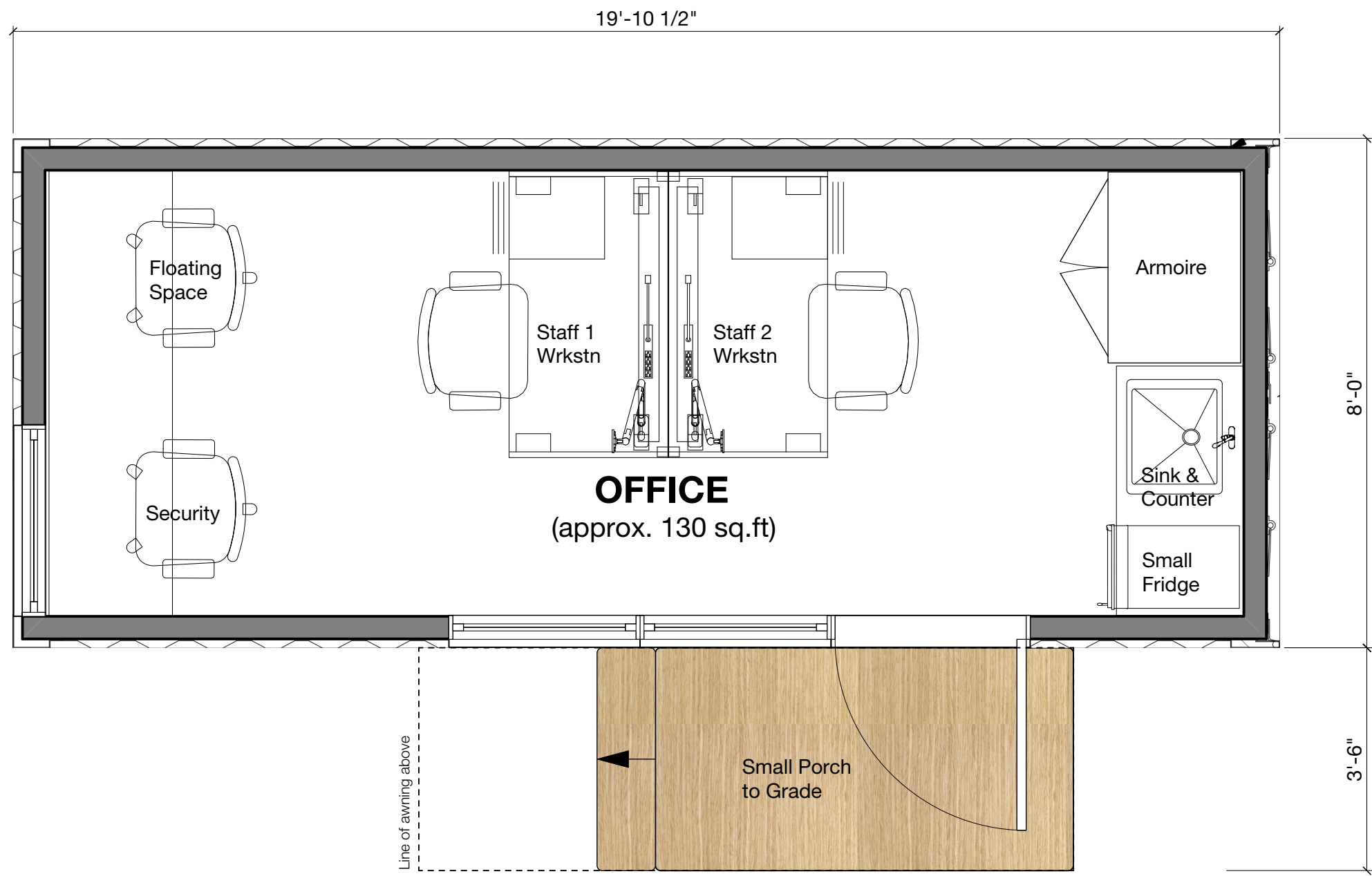




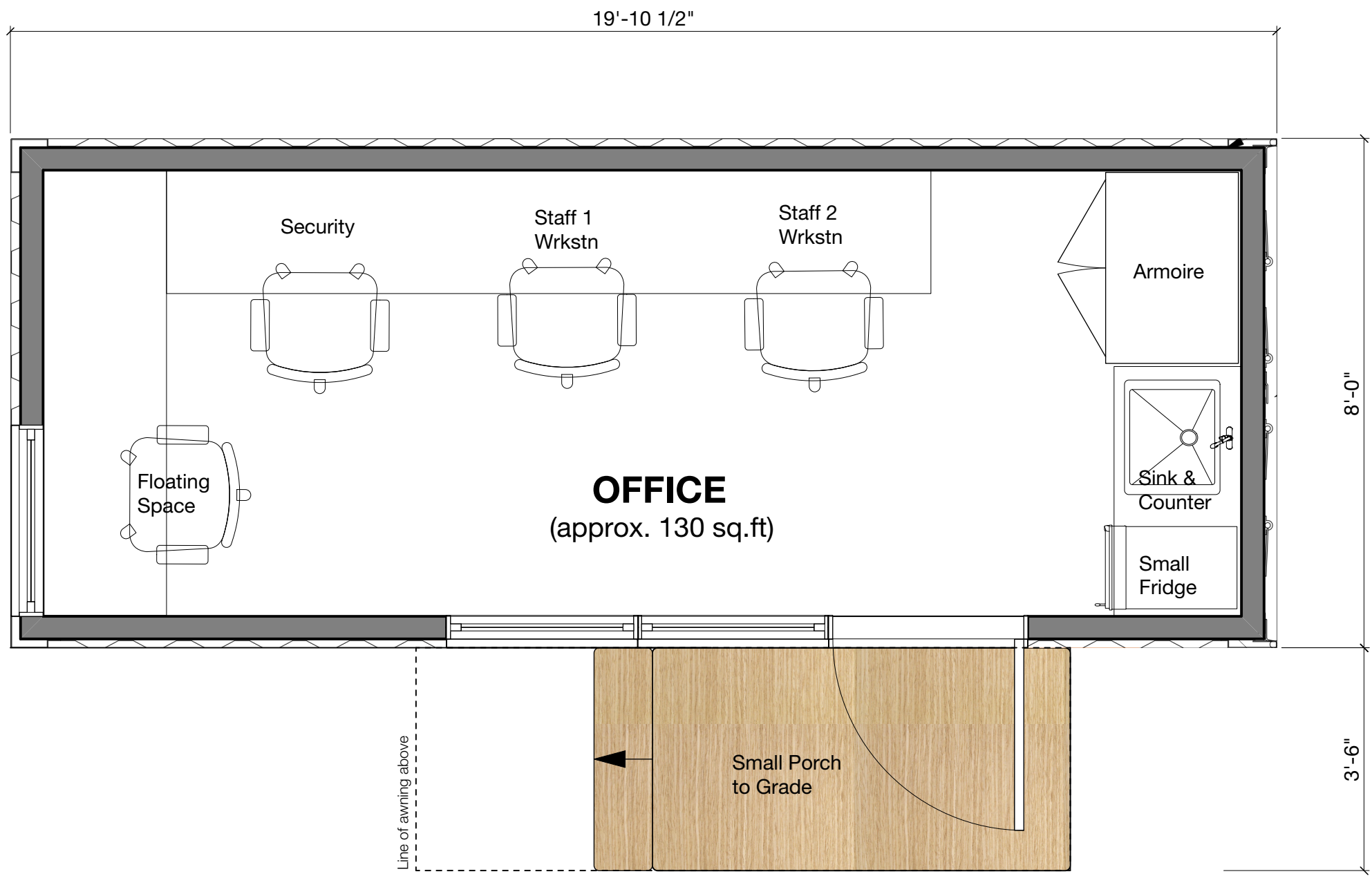
1 CONTAINER PLAN - FLEX SPACE  
Scale 1:25



3 CONTAINER PLAN - STORAGE  
Scale 1:25



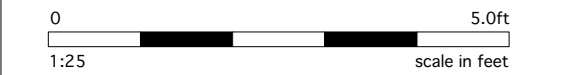
OPTION A



OPTION B

2 CONTAINER PLAN - OFFICE  
Scale 1:25

Notes:  
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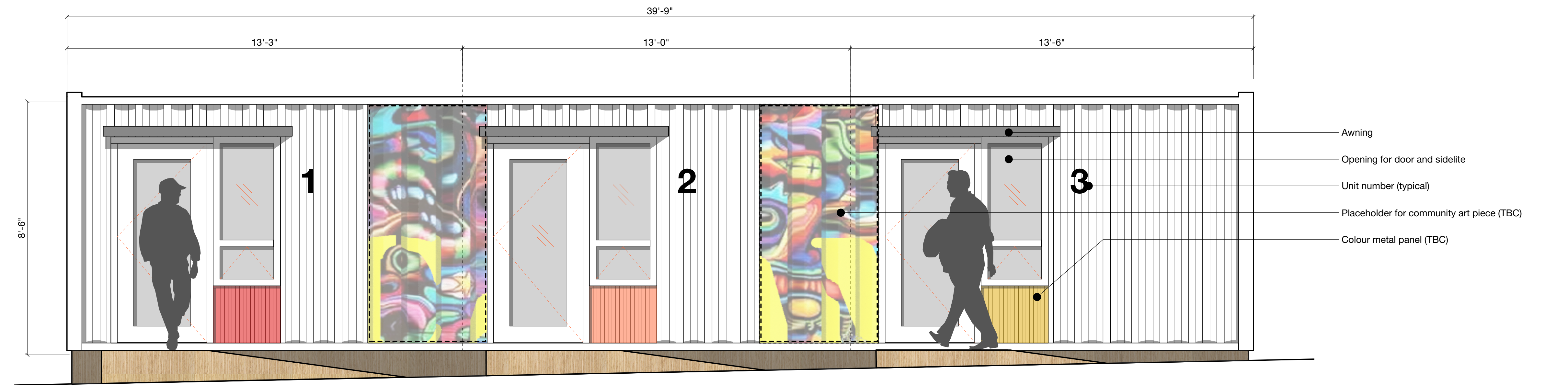
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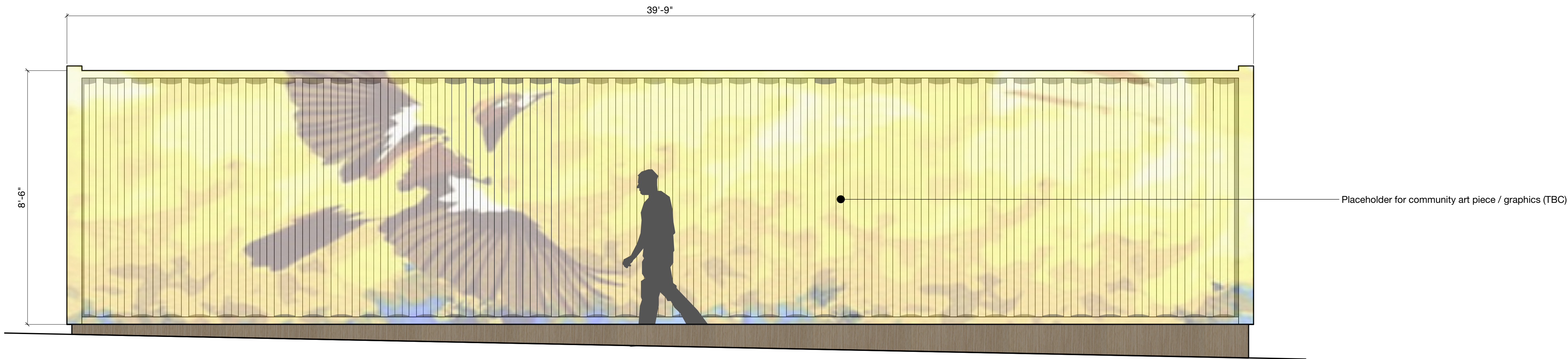
project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Container Floor Plans

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| project no.  | 21-01            |
| drawing file |                  |
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| revision no. | sheet no.        |



1 TYPICAL CONTAINER ELEVATION (SLEEPING UNITS) - INTERNAL  
Scale 1:25



2 TYPICAL CONTAINER ELEVATION (SLEEPING UNITS) - VANCOUVER STREET  
Scale 1:25

Notes:  
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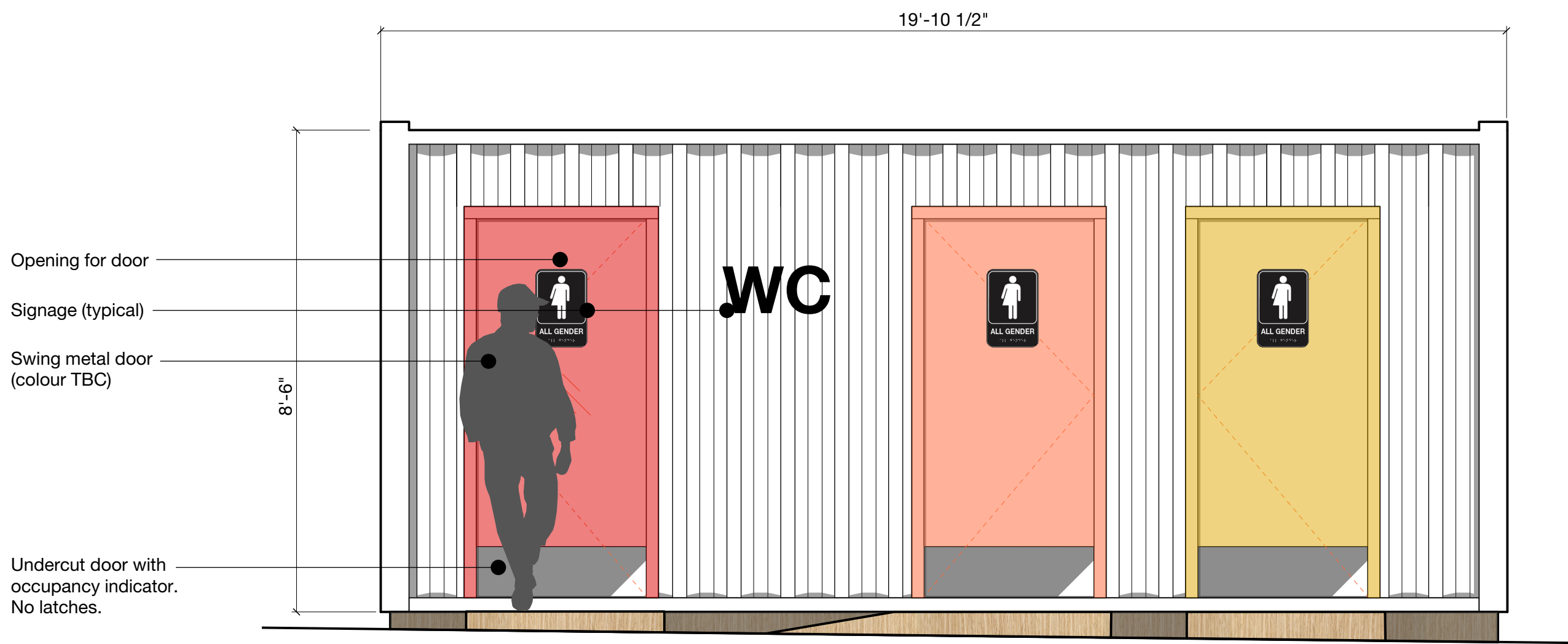
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940 Caledonia Ave

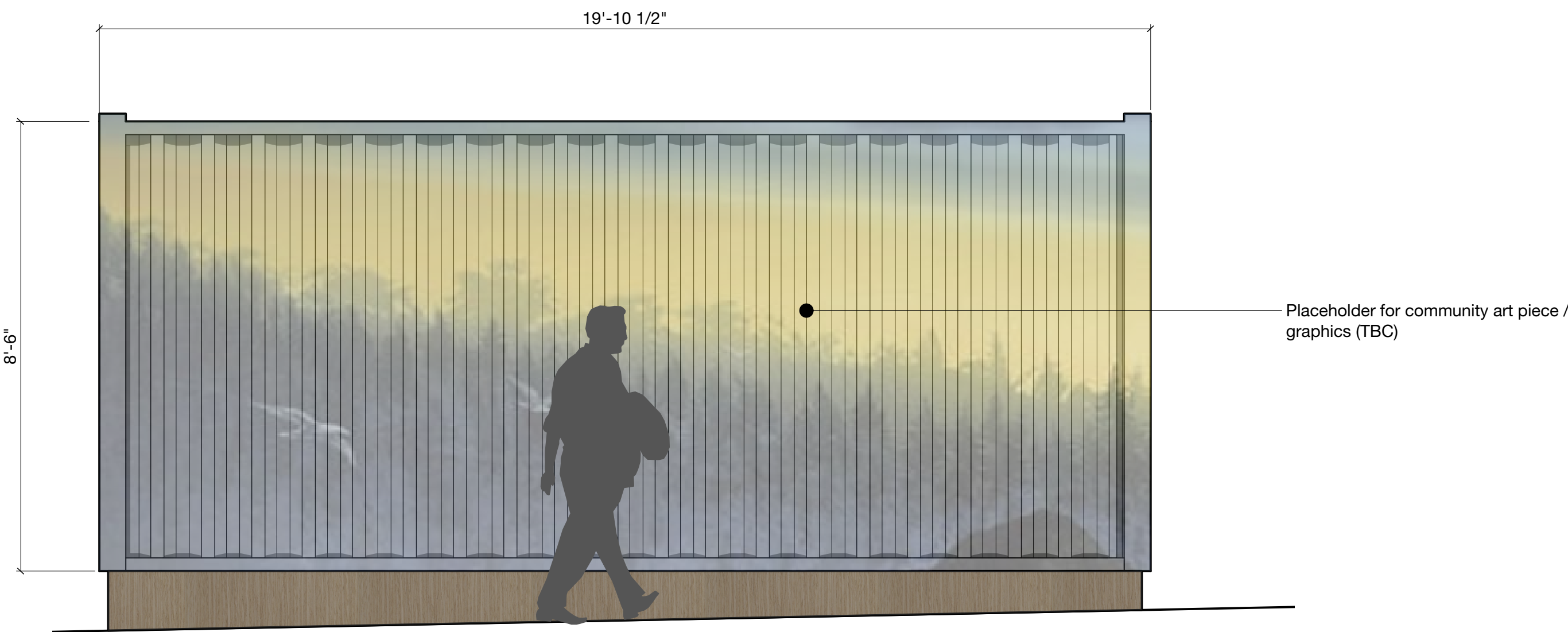
Container Elevations

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| date issued  | January 22, 2021 |
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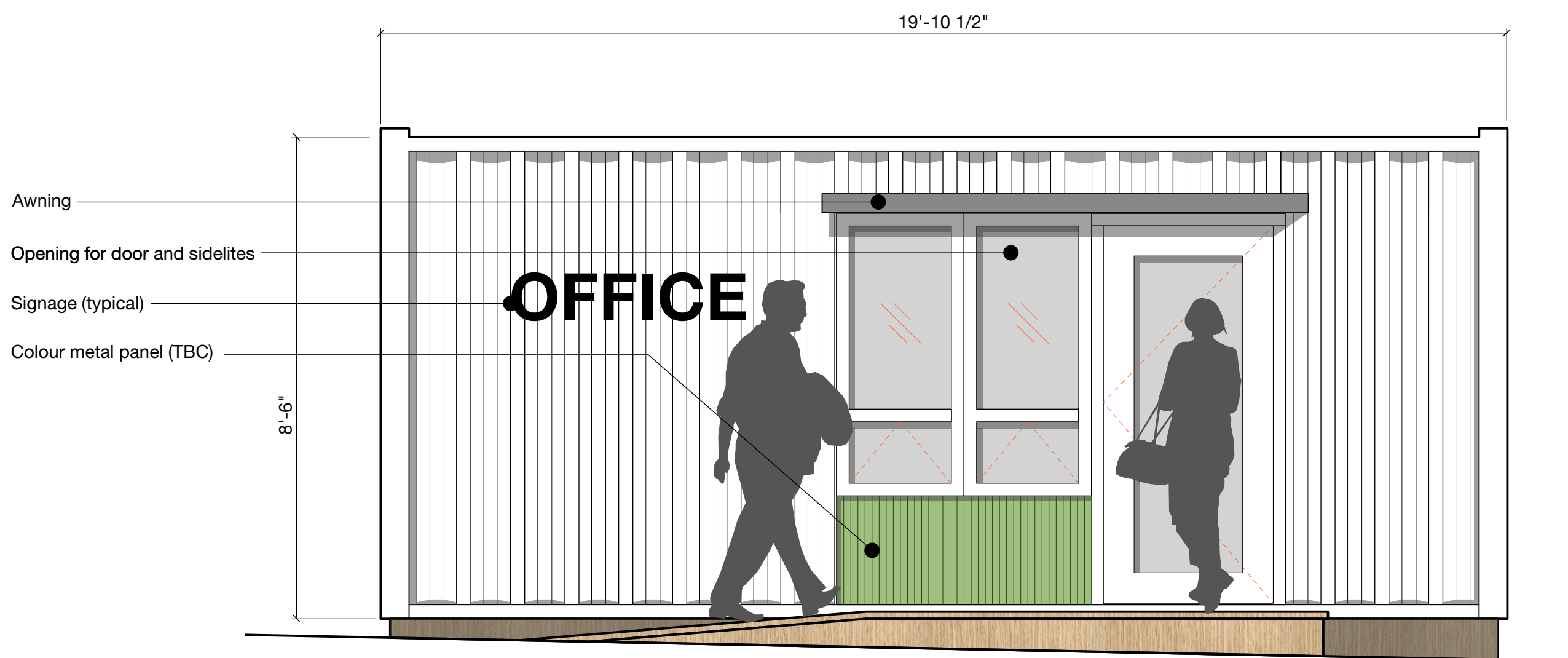




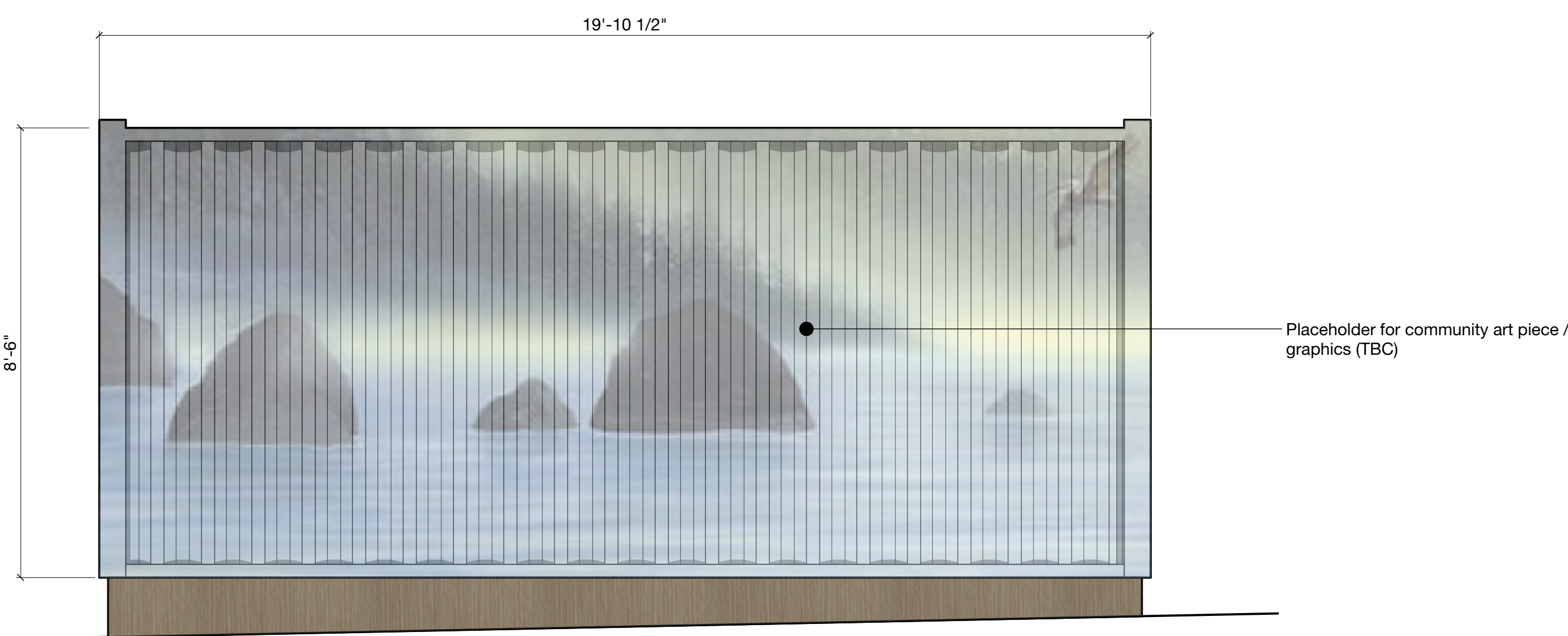
1 TYPICAL CONTAINER ELEVATION (WASHROOMS) - INTERNAL  
Scale 1:25



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

Notes:

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0 5.0ft  
1:25 scale in feet

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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Container  
Elevations / Sections

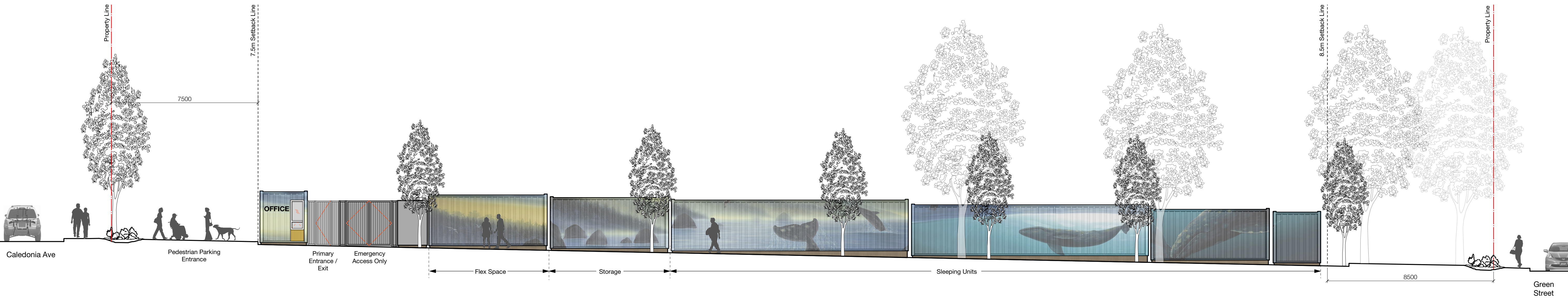
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1 CONTAINER ELEVATION INTERNAL (TYPICAL)  
Scale 1:100



2 CONTAINER STREET ELEVATION @ VANCOUVER STREET  
Scale 1:100

0 5.0m  
1:100 scale in metres

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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Container Street  
Elevations

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| project no.  | 21-01            |
| drawing file |                  |
| date issued  | January 22, 2021 |
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\*\*Note: Illustrative sketch only. For details see Architectural and Landscape Drawings. \*\*

Notes:  
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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

Rendering - Aerial view  
from Caledonia Ave

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| project no.  | 21-01            |
| drawing file |                  |
| date issued  | January 22, 2021 |
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project name  
**Hey Neighbour**  
Temporary Emergency Housing  
940 Caledonia Ave

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

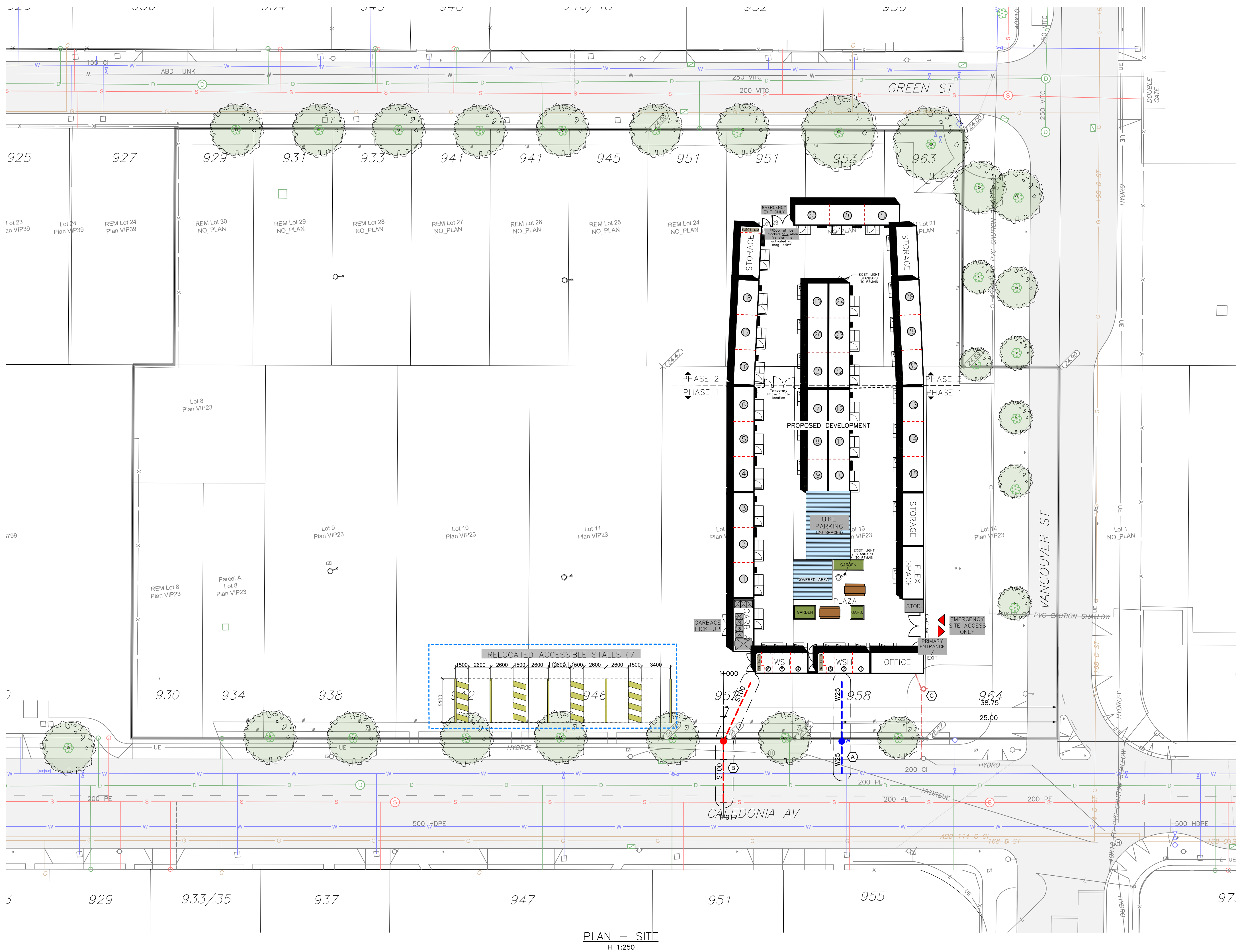




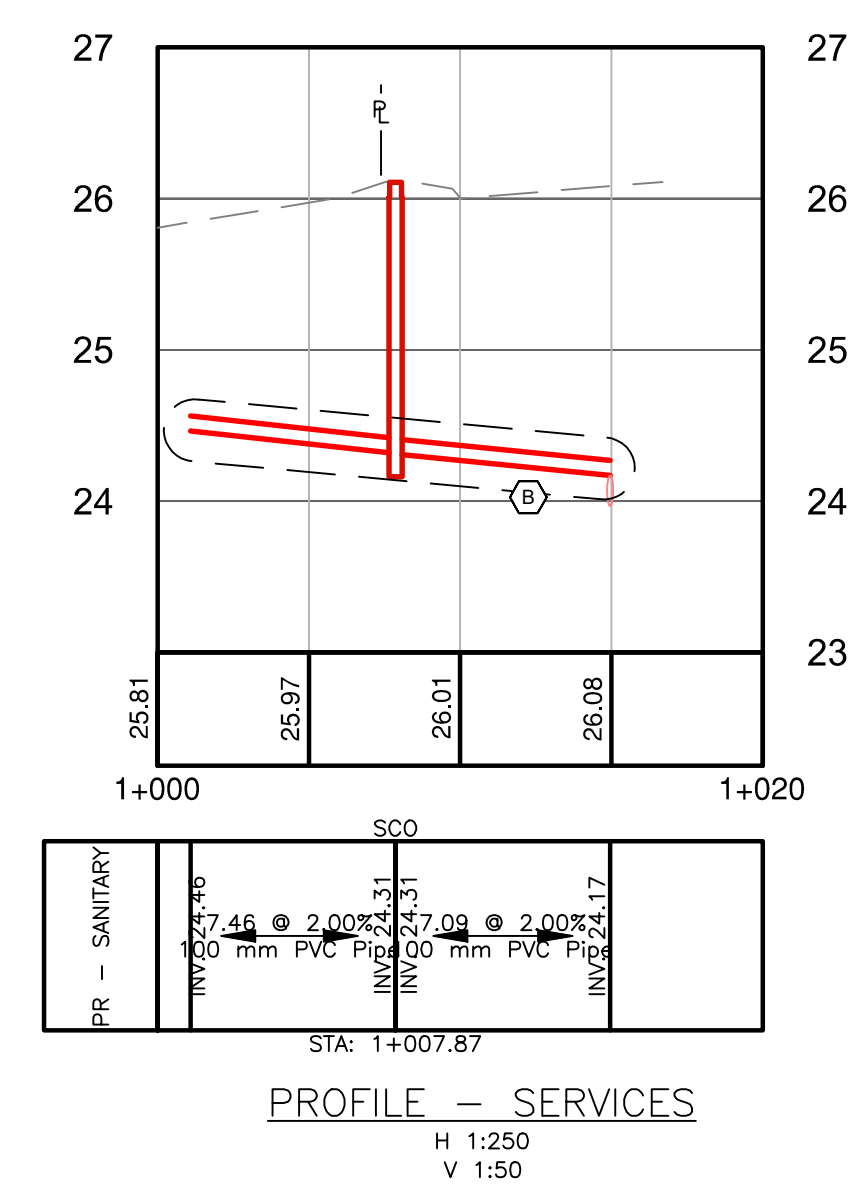
- 8' HIGH WOOD AND METAL FENCING

DATE: February, 2021





- CONSTRUCTION NOTES:**
- (A) CITY OF VICTORIA TO INSTALL 25mm WATER SERVICE.
  - (B) CITY TO INSTALL 100mm SANITARY SERVICE.
  - (C) CONTRACTOR TO COORDINATE WITH UTILITIES AS REQUIRED. EXACT LOCATION TO BE CONFIRMED BY HYDRO.



**940 CALEDONIA  
HEY NEIGHBOUR  
TEMPORARY EMERGENCY  
HOUSING  
SITE SERVICING**

Scale  
horiz. 1:250 Scale  
vert. 1:50  
Sheet 1 of 1  
Eng. Project No. 33154

**J E A** J E ANDERSON &  
ASSOCIATES  
SURVEYORS - ENGINEERS  
VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
PHONE: 250-727-2214 info@jeanderson.com

**ISSUED FOR TUP/DP**





May 24, 2022

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

Re: Temporary Use Permit for 940 Caledonia Ave.

Madam Mayor and City Council,

The Greater Victoria Coalition to End Homelessness is requesting an extension to the Temporary Use Permit for the Tiny Town Community located at 940 Caledonia Avenue. We are requesting that 940 Caledonia Avenue continue to be used as the site for the transitional tiny home community from October 2022 to March 2023, at the latest. This extension would allow the Greater Victoria Coalition to End Homelessness more time to plan the relocation of the residents of Tiny Town.

Each tiny home continues to provide a comfortable and safe transitional housing solution for each resident and the success of the project continues to positively impact each neighbour living there as well as transforming minds and hearts in the community.

Tiny Town celebrated its 1<sup>st</sup> anniversary, on May 13<sup>th</sup>. Supported by a GVCEH Talking Circle, the residents of Tiny Town have found a community they can rely on, an enhanced sense of well-being and have experienced a significant improvement in their lives.

This project has been transformative by addressing the needs of persons experiencing homelessness and transformational to our community. We thank you for your consideration and look forward to your positive response.

With our deepest appreciation and gratitude.

Jeff Bray, Co-Chair GVCEH

Sylvia Ceacero, Executive Director GVCEH



Wednesday, June 1, 2022

Dear Mayor and Council

Re: Tiny Town Extension

The Our Place Board agreed on the 20<sup>th</sup> April, 2022, an extension to the operation of the Tiny Town project until March, 2023, and no further. Their agreement is contingent on there being the same funding arrangement, confirmed in writing, as is currently in place with BC Housing for those 6 months as well as appropriate resources being made available for the physical improvements needed to the buildings for that period.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Julian Daly', with a stylized, wavy line extending from the end.

Julian Daly  
CEO



April 6, 2022

Peter Rantucci  
Head of Strategic Real Estate Office  
City Hall  
1 Centennial Square  
Victoria BC, V8W 1P6

Re: Tiny Homes

Dear Peter,

Please accept this letter as confirmation of BC Housings' commitment to continuing funding support services for the Tiny Homes project until March 31, 2023, through a partnership between the City of Victoria and Our Place Society.

Sincerely,

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

Heidi Hartman  
Executive Director, Supportive Housing and Homelessness  
Regional Director, Operations, Vancouver Island Region



@WeAreNorthPark



www.npna.ca



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9




---

**Re: North Park Neighbourhood Association – Letter of Support for 940 Caledonia Avenue  
Temporary Use Permit Renewal**

July 6th, 2022

We acknowledge with gratitude that we are living, working, and collaborating on the homelands of the Lekwungen Peoples, known today as the Songhees and Esquimalt First Nations.

The North Park Neighbourhood Association ([NPNA](#)) board of directors and land use committee wish to express our support for the renewal of the Temporary Use Permit (TUP) for the Tiny Home Community at 940 Caledonia Avenue until March 2023. The NPNA has not received any significant complaints or ongoing concerns to warrant opposing the TUP extension.

Since March 18, 2021, when the original TUP was approved, the Tiny Homes community has integrated well into the neighbourhood. Our Place, as the operators, has collaborated effectively with the City, onsite Paladin security, the Community Advisory Committee (CAC), Bylaw, Police, neighbouring businesses and residents, and on-site service providers to provide a well-managed supportive housing community. Tiny Homes has provided valuable resources and essential housing for Victoria's most vulnerable community. This supportive housing project has been integrated successfully within the North Park neighbourhood, providing the necessary resources for individuals experiencing homelessness. We understand the dire need for housing and hope that the current tenants are being prioritized for permanent housing as soon as it is available. This transitional housing model has proven to be a successful pilot and demonstrates a low-impact, replicable model that we hope is adopted in municipalities across the CRD.

However, while we support the TUP extension, the NPNA does have concerns. We want to acknowledge a newly established encampment that has been developing outside the Tiny Homes community since June 21, 2022. We understand that this encampment began as a protest by several current Tiny Homes community members in response to the no-visitor policy at Tiny Homes and all Our Place sites. It has grown more prominent in the past few days. Neither the NPNA nor the residents, businesses, and visitors in North Park wish to see a return of encampments. We expect Our Place, as the operators, to collaborate effectively with the City, Paladin security, the Community Advisory Committee (CAC), Bylaw, Police, and on-site service providers to work collaboratively with the individuals in the encampment to resolve and end this encampment respectfully and peacefully.



@WeAreNorthPark



[www.npna.ca](http://www.npna.ca)



North Park Neighbourhood Association

PO Box 661, #185-911 Yates Street,

Victoria, BC, V8V 4Y9



We understand that the housing needed for the current residents of the Tiny Homes community to move into is not yet ready. The NPNA would appreciate further clarification that Tiny Homes will not be used to retain new tenants once the current tenants are permanently housed and the TUP is expired. We hope to see the City, in collaboration with Our Place, resolve the encampment surrounding the Tiny Homes to get resolved as soon as possible. For this reason, we would support a TUP of up to one year (September 2023) if BC Housing and/or the operator felt it was necessary and would improve outcomes and stability for the residents.

Sincerely,

**Board of Directors**

North Park Neighbourhood  
Association

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**Courtenay Miller**

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2022

CITY OF VICTORIA | Sustainable Planning &amp; Community Development

# Temporary Use Permit Application No. 00023

For 940 Caledonia Avenue and 953 and 963 Green Street

COMMITTEE OF THE WHOLE | July 28, 2022



1

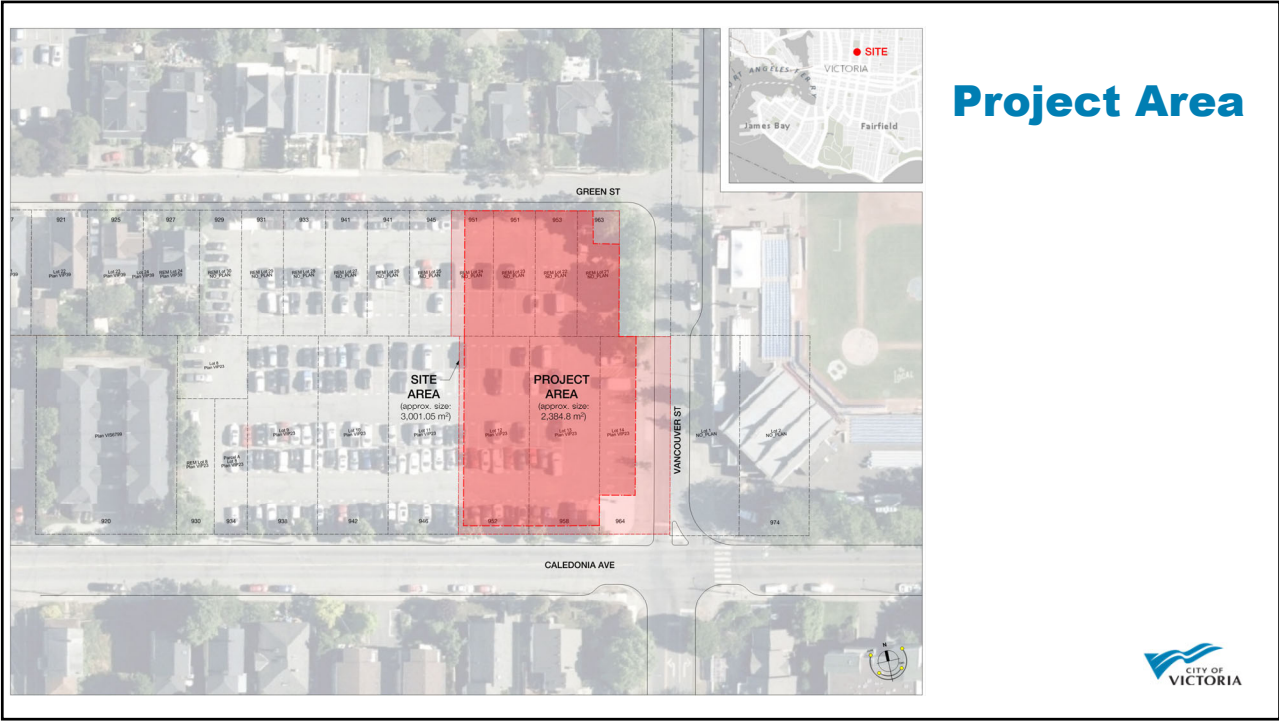


## Aerial Photo

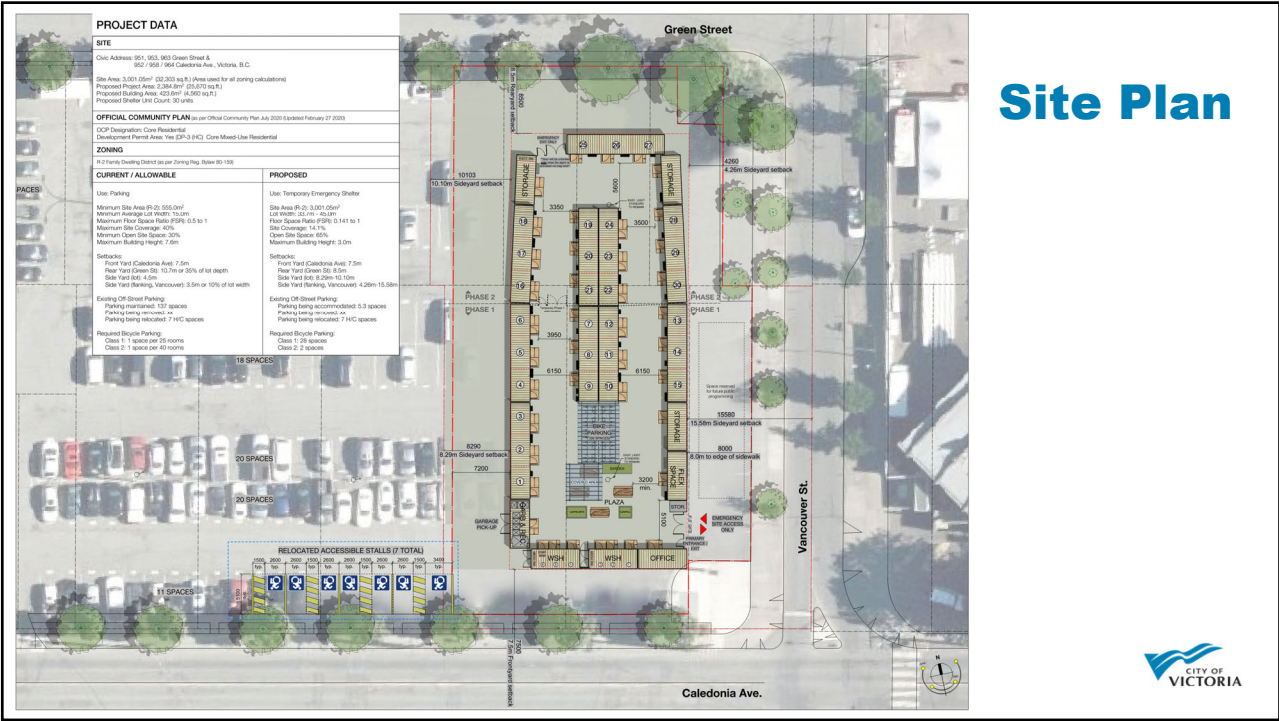


2





3



4



## Existing Tiny Town (exterior)



5



## Existing Tiny Town (interior)



6