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July 22, 2022

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

To whom it may concern,

Re: Rezoning application for 1961 Douglas Street & 710 Caledonia Avenue

BC Housing has reviewed the City of Victoria's Tenant Assistance Policy (TAP) which is intended to mitigate the potential impacts of displacement of tenants and considered how it may apply to those currently in the existing hotel at 1961 Douglas Street.

The current operation in the existing hotel at 1961 Douglas Street is coordinated as "housing with supports", offering living units and programs to clients at risk of homelessness. These clients are required to sign a program agreement with the operator which allows them to reside at this address. As a result, BC Housing considers these clients to be Program Participants and are therefore not bound by the BC Residential Tenancies Act.

BC Housing recognizes that the current hotel at 1961 Douglas is not intended for long term housing. The operation at the existing hotel was a response to orders to remove individuals experiencing homelessness from Topaz and Pandora parks in the Spring of 2020. BC Housing intends to construct purpose built housing with supports immediately across the street of 1961 Douglas at 722 and 726 Discovery Street, where the clients currently living at the hotel located at 1961 Douglas Street would be relocated. This building will be constructed, and the clients of 1961 Douglas relocated there, prior to the demolition of the existing hotel. BC Housing is willing to commit to this phasing via legal agreement, subject to a satisfactory legal review of the conditions.

BC Housing's current design for the housing with supports to be constructed at 722 and 726 Discovery Street would allow all existing clients at 1961 Douglas Street to move there. As construction will take around 1 to 2 years, some clients currently residing at 1961 Douglas Street may obtain alternative accommodation in that period.

BC Housing is committed to ensuring that those clients currently at 1961 Douglas will be appropriately housed over the long term. If you have any further questions, please do not hesitate to contact me.

Best regards,

Sean Rorison

Sean Rorison

Senior Development Manager

BC Housing Management Commission