

Council Member Motion For the Committee of the Whole Meeting of November 14th, 2024

То:	Committee of the Whole	Date:	November 14th, 2024
From:	Councillor Jeremy Caradonna and Councillor Stephen Hammond		
Subject:	Inviting Neighbouring Jurisdictions to Adopt Caledonia Place ("Tiny Town")		

Background

Caledonia Place, formerly known as "Tiny Town," is a modular supportive housing facility that is currently located inside the City of Victoria at 940 Caledonia Avenue. This 30-unit facility has its origins in the pandemic, when the City enabled rapid housing solutions for those experiencing homelessness. The hard assets are owned by BC Housing and the facility is operated by Our Place Society.

The original residents of the facility have now moved on to permanent housing. The current residents have "moved up" to Caledonia Place, after having been stabilized in area shelters for several years. According to VicPD statistics, and community input, the current incarnation of the facility has caused minimal disruptions to the neighbourhood, and is now widely viewed as a successful facility, and is home to a high-barrier population.

The problem is that the facility can no longer remain at 940 Caledonia, as the City will have exhausted the use of its Temporary Use Permits (TUPs) for this site by October of 2025. Further, the original agreement with the neighbourhood was that the facility would be temporary and would eventually wind down or relocate.

Finding a new home for Caledonia Place is crucial for the wellbeing of the vulnerable residents currently living in the facility. By finding a new location for it, the facility could continue to serve as a "flow-through" for those moving up from shelters and into permanent housing. BC Housing has nominally agreed to continue funding the facility, which needs a hardscape of approximately 20,000 square feet, as well as access to plumbing and electrical hookups. Many parking lots and other hardscapes across the region would be suitable for the facility.

Moreover, neighbouring jurisdictions are under growing pressure to take on some of the sheltering and supportive housing responsibilities of the region. Currently, Victoria possesses nearly all of the shelter capacity (~420 people) and 87% of the supportive housing units (over 720 units) across the region. Meanwhile, the Province of BC has given supportive housing targets to numerous CRD jurisdictions (see below; note that Victoria has already approved 216 units of supportive housing since 2023, and therefore is on track to meet and exceed its target). By accepting the facility, which can be easily moved, a neighbouring jurisdiction would make headway towards meeting its provincially imposed targets, and in the case of some jurisdictions, would exceed its target.

City	Housing Target	Supportive Housing Target
Colwood	940	17
View Royal	585	11
North Saanich	419	11
Victoria	4902	102
Saanich	4610	131
Oak Bay	664	20

It is crucial that the planning for the future of Caledonia Place begin now, so that there can be certainty for its residents about its next location. The future move must be done responsibly and in ways that minimize disruptions for vulnerable populations.

Recommendation

That Council direct the Mayor to write to the Mayors and Councils of the 12 neighbouring CRD municipalities, as well as to the leadership of the 3 electoral areas of the Region, and invite their jurisdictions to take on hosting Caledonia Place ("Tiny Town") and, if there is interest in doing so, that the Mayor and City Manager work with BC Housing and Our Place Society on the logistics of relocating the residents and modular assets of the facility in a safe and supportive way prior to October of 2025.

Coun. Jeremy Caradonna

Coun. Stephen Hammond