



City of Victoria  
1 Centennial Square  
Victoria BC V8W 1P6

February 9, 2021

**RE: NPNA Comments on TUP No. 00017 and DP Application No. 00591 / 940 Caledonia Ave**

Dear Mayor and Council,

I'm writing today on behalf of the North Park Neighbourhood Association (NPNA) regarding the Temporary Use Permit (TUP) and Development Permit Applications for 940 Caledonia Avenue.

The NPNA appreciates being involved in early conversations regarding this project and having the opportunity to provide input. This letter is to reiterate some of the points we have made in the past and to respond to the proposed site plans and elevations. In addition to the land use/design comments below, we would also like to reiterate the importance of proactive engagement with the community/neighbours to ensure the success of this project. As suggested previously, a good neighbour agreement and working group (consisting of City staff, the developer, both housed and unhoused residents, and any service providers involved) is desirable to address and manage issues as they begin/before they arise. We would like to reiterate our request for a designated City staff member who can be a point of contact for the NPNA/neighbourhood as the project develops.

Below you will find our land use/design comments:

- The siting/location of the village looks appropriate as it minimizes impact and exposure to nearby residents. The NPNA appreciates that previous comments were taken into account and the proposed village is stepped back from Vancouver Street, allowing for future programming. The NPNA is interested in activating that space with food trucks and other place-making initiatives and the proposed site plan would allow for this.
- The proposed elevations also look appropriate. The NPNA supports having murals on the exterior walls, especially along the longest, public-facing side facing Vancouver Street. The NPNA supports commissioning a local artist(s) (from North Park or Hillside-Quadra), preferably someone from an equity-seeking group such as someone with lived experience with homelessness.
- The single point of entry/exit is supportable to minimize the comings/goings of people not residing in the tiny home village. Our hope is that this design, in combination with an

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experienced operator, will minimize negative impacts on the surrounding neighbourhood (such as late-night noise and opportunistic criminal activity).

We would also like to flag both the construction/setup process and eventual occupancy. As we are all aware, there are currently individuals living in the RAP parking lot in tents. The NPNA would like to emphasize that this process needs to be carefully considered to ensure a safe and smooth transition for those currently living in tents and for those who will move into the tiny homes. This will require ongoing communication and cooperation between the City, the developer, the third-party operator, and current and future residents. The NPNA would appreciate being kept up to date on what this process will look like.

Thank you,

Eleni Gibson

Land Use Planning Advisor, North Park Neighbourhood Association

Cc: North Park Neighbourhood Association Board  
City of Victoria Sustainable Planning and Community Development  
Sarah Murray, Executive Director, North Park Neighbourhood Association

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