



GROUP

A BETTER

TENT CITY

**PLAN
405**

April 6, 2020

OUR TEAM



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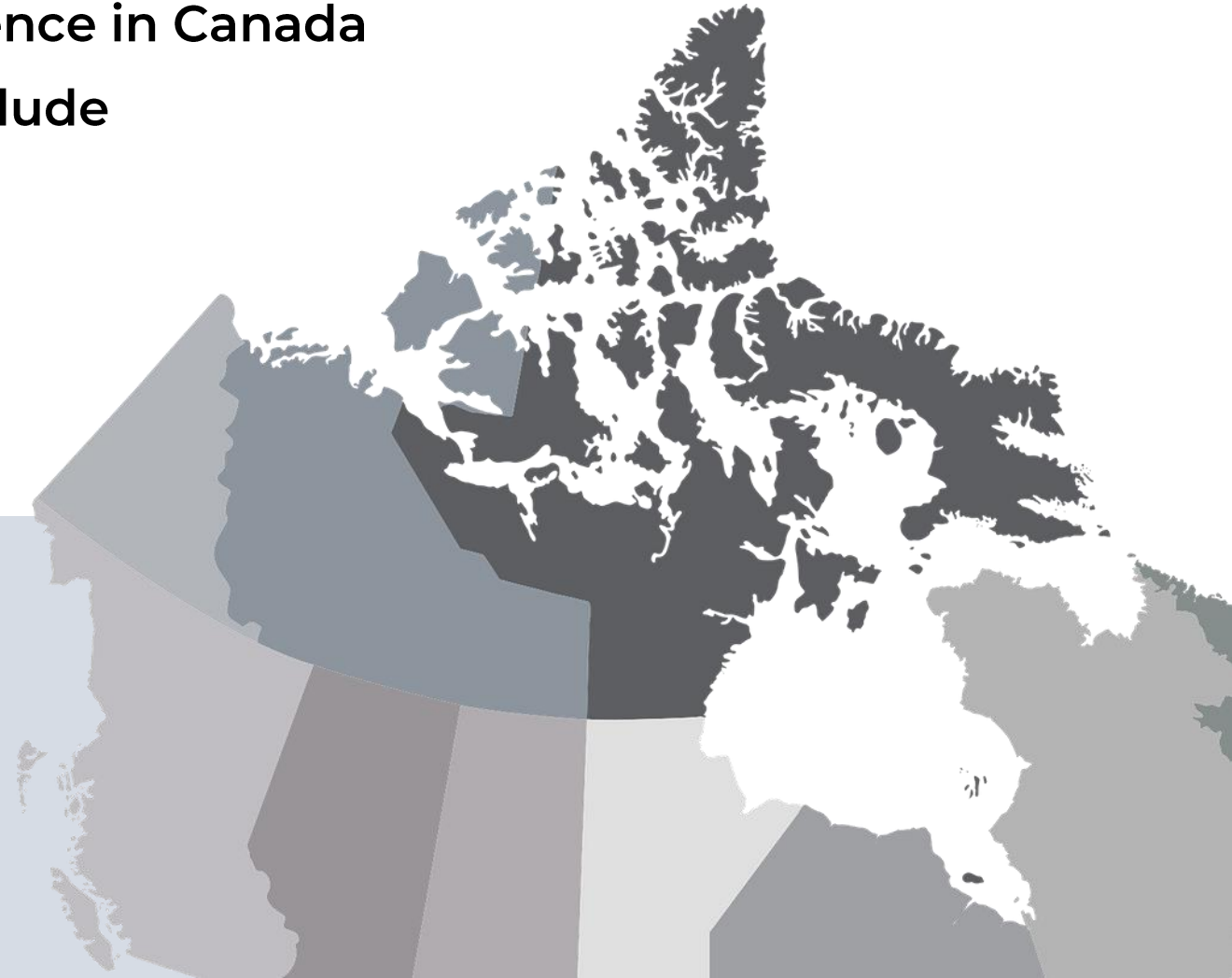
TODAY'S AGENDA

- 1 Our Project & Approach
- 2 Homelessness In Canada
- 3 Policy Framework Analysis
- 4 Proposed Community Design & Functionality
- 5 Replicability and Transferability
- 6 Financial Considerations
- 7 Final Recommendations

THE PROBLEM

- Homelessness is increasing in prevalence in Canada
- Factors influencing homelessness include
 - Poor physical or mental health
 - Domestic abuse
 - Employment conditions
 - A lack of affordable housing

*As a result,
unsanctioned tent
cities are on the rise
across the nation.*



A Better Tent City Concept:

- ✓ Adequate shelter
- ✓ Semi-permanent structures
- ✓ Temporary use of land that is planned for development
- ✓ Community and empowerment



OUR PROJECT

1001 King Street East

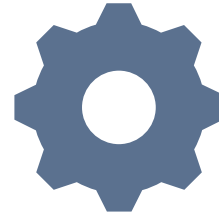




Phase 1
Research



Phase 2
Analysis



Phase 3
Planning



Phase 4
Conclusions

APPROACH



KEY FINDINGS

Homelessness in Canada and Waterloo Region

- **The drivers of homelessness are complex;** addiction and mental health challenges are increasingly common factors
- **For every \$10 invested** towards housing chronically homeless individuals results in a **savings of approximately \$21**
- Policy, programs and initiatives relating to homelessness have been implemented locally and across Canada

Canada 

Ontario



Region of Waterloo



HOMELESSNESS IN WATERLOO REGION

- Homelessness is **on the rise** in Waterloo
- In 2018, it was estimated that **on any given night**, there were:
 - 175 chronically homeless individuals
 - 175 episodically homeless individuals
 - 40 unsheltered individuals
- **Gentrification and housing affordability** are major factors for homelessness in KW



***Municipal initiatives have used
the “Housing First” approach.***



ANALYSIS

Region of Waterloo and City of Kitchener Planning Policy

41 Ardelt Place

- Designated Employment and Heavy Industrial
- Municipal Comprehensive Review is required to permit residential



The lot is deemed unfit and unsafe for a Better Tent City

1001 King Street East

- Zoned for mixed-use
- Setbacks, density, and other standards do not meet Zoning By-law 2019-051 requirements



A planning intervention is required; project is feasible

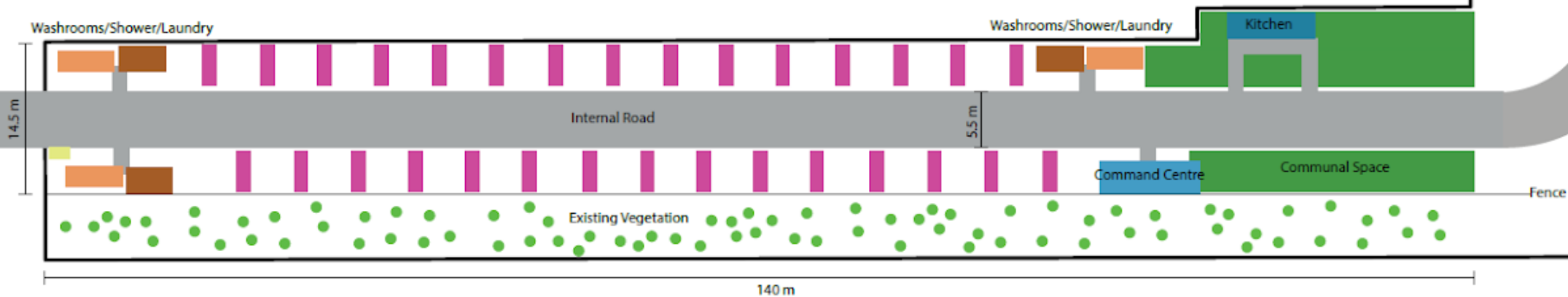
41 Ardelt Place

SITE PLAN

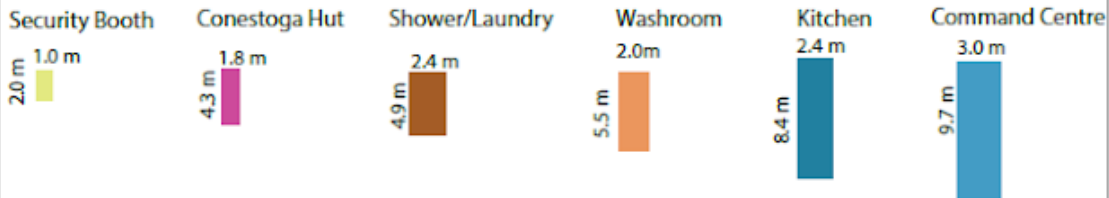
Amenity Type	Quantity
Conestoga Hut	30
Kitchen Trailer	1
Shower & Laundry Combination	3
Washroom Trailer	3



Ardelt Ave



Structure Details

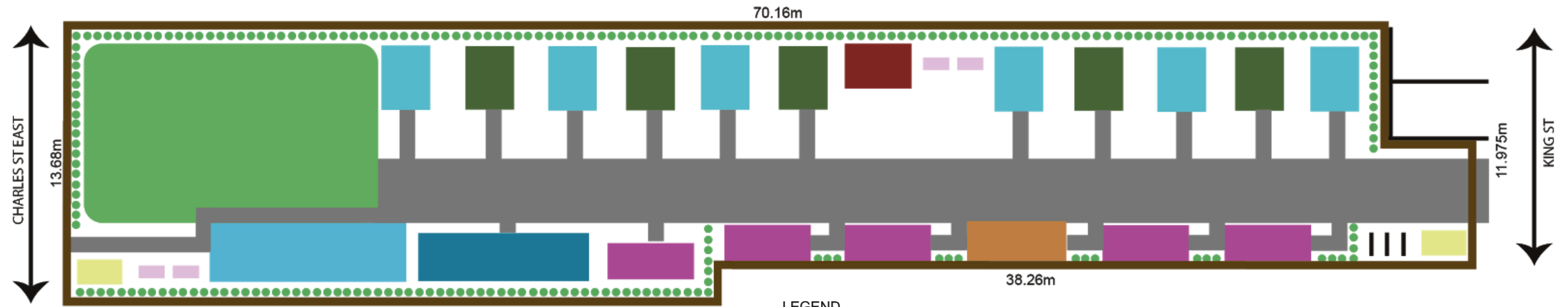


Legend



1001 King Street East

SITE PLAN



LEGEND

 COMMAND CENTRE 3m x 9.75m	 WASHROOM 2.1m x 3.96m
 SHIPPING CONTAINER 2.43m x 3m	 LOCKER 1m x 3.5m
 KITCHEN 8.4m x 2.43m	 SLEEPING CABIN 2.43m x 3.05m
 SHOWER AND LAUNDRY 4.88m x 1.98m	 OPEN SPACE
 CONESTOGA HUTS 1.82m x 4.27m	 VEGETATION
 SECURITY BOOTH 2m x 1m	 PARKING 2.5m x 5.5m
 DRIVEWAY 3m	 BIKE RACKS
	 FENCE

Personal Unit Type	Quantity
Conestoga Hut	5
Modified Shipping Container	5
Sleeping Cabin	6
Total Units	16



1001 King Street East
From King Street looking into the site

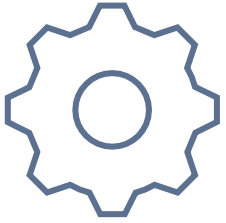


1001 King Street East
Washrooms and Personal Units



1001 King Street East

From the green space facing the kitchen and command center



PROJECT FUNCTIONALITY

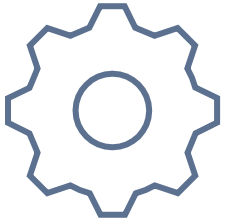
GOALS

- Maintain order and structure
- Foster a sense of inclusion
- Empower the community within the site



TOOLS

- On-site security and a Site Manager
- Community Guidelines
- Basic amenities: shared spaces, electricity, support services, etc.



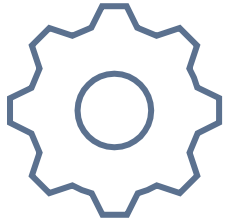
REPLICABILITY & TRANSFERABILITY

Modifiable features to accommodate future Better Tent City communities:

- ✓ Community Guidelines
- ✓ Eligibility requirements
- ✓ Community maintenance
- ✓ Community configuration



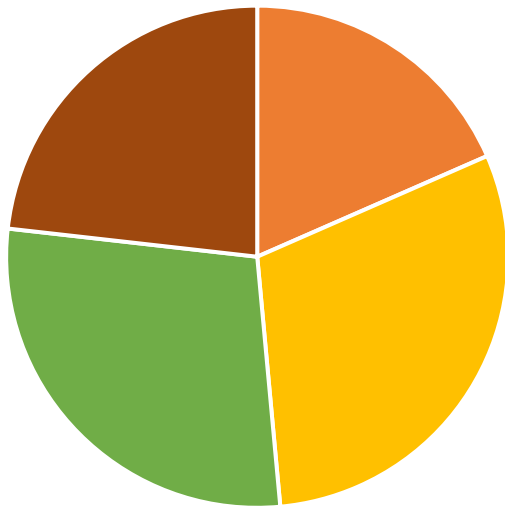
The proposed Better Tent City is designed to be malleable and adaptable to various site conditions.



PROJECT FINANCIALS

Capital Costs

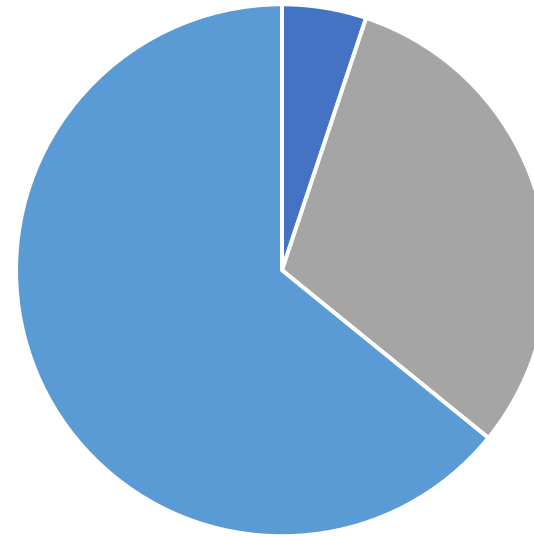
\$170,665



■ Shelter ■ Hygiene
■ Kitchen ■ Amenities

Monthly Costs

\$9,370



■ Utilities ■ Food ■ Staff

Monthly Revenue

\$9,370



From residents
\$480

+

From grants & fundraising
\$8,890



FINAL RECOMMENDATIONS

PLANNING

Application for a
Temporary Use By-law

FINANCIAL

Medium service budget
Balance between
service provisions and
project feasibility

REPLICABILITY

Standard structures
Flexible community
configurations
Range of budget
options

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- Nadine & Alvin
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- Ron Doyle
- Tom Kaufman



UNIVERSITY OF WATERLOO
FACULTY OF ENVIRONMENT
School of Planning



THANK YOU!

QUESTIONS?