



The Corporation of the City of Grand Forks

Regular Meeting

AGENDA

Meeting #: R-2019-5
Date: Monday, March 11, 2019, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

1. CALL TO ORDER

2. ADOPTION OF AGENDA

- a. Adopt agenda
March 11, 2019, Regular Meeting agenda

Recommendation

THAT Council adopts the March 11, 2019, Regular Meeting agenda as presented.

3. MINUTES

- a. Adopt minutes - Special to go In-Camera
February 25, 2019, Special to go In-Camera Meeting minutes

4 - 5

Recommendation

THAT Council adopts the February 25, 2019, Special to go In-Camera Meeting minutes as presented.

- b. Adopt minutes - Regular
February 25, 2019, Regular Meeting minutes

6 - 16

Recommendation

THAT Council adopts the February 25, 2019, Regular Meeting minutes as presented.

4. REGISTERED PETITIONS AND DELEGATIONS

5. UNFINISHED BUSINESS

6. REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL

- a. Written Reports of Council
Councillors

17 - 18

Recommendation

THAT all written reports of Council submitted to the March 11, 2019, Regular Meeting be received.

7. REPORT FROM COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY

- a. Verbal Report - RDKB Representative 19 - 19
Verbal report from Council's representative to the Regional District of Kootenay Boundary

Read the RDKB agendas here: <https://rdkb.civicweb.net/filepro/documents/314>

Recommendation

THAT Mayor Taylor's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting be received.

8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

- a. Write-off capital assets 20 - 34
Chief Financial Officer

Recommendation

THAT Council approves the write-off of the building at 7212 Riverside Drive, the 2004 Chevrolet Trailblazer, the liquid sampler from the industrial lift station and three power meters from the electrical switchyard.

- b. Request for support of the Grand Forks Fall Fair 35 - 39
Development, Engineering & Planning

Recommendation

THAT Council allows the Fall Fair Society (FFS) to construct semi-permanent barriers for the Demolition Derby on the east side of the vacant property by Dick Bartlett Park, legally described as Lot 3, Plan KAP32149, District Lot 380 520, SDYD, Except Plan EPP11728.

- c. Development permit No. DP 1906 40 - 56
Development, Engineering & Planning

Proposed 10.02m x 1m (32'-10 5/8" x 39") block letter self-illuminated roof signage on the front of the building, a 1.22m (48") diameter self-illuminated roof signage on the side of the building and a 1.82m x 1.85m (71.75" x 72)

Recommendation

THAT Council approves Development Permit No. 1906 for the following signage for the building located at 7320 4th Street and legally described as Lot A, Plan KAP20156, District Lot 108, Similkameen Division of Yale District: 1) A 10.02m x 1m block letter self illuminated roof sign on the front of the building 2) A 1.22m diameter self illuminated roof sign on the side of the building 3) A 1.82m x 1.85m Free-Standing sign.

- d. Letter of support for Not-for-Profit Housing Capacity Building Grant 57 - 59
Flood Recovery Manager

Recommendation

THAT Council endorses the application by Urban Matters CCC and Boundary Family Services to the Real Estate Foundation of British Columbia for the project "Developing a Backbone Housing Organization in the Boundary".

9. REQUESTS ARISING FROM CORRESPONDENCE

10. INFORMATION ITEMS

- | | | |
|----|--|---------|
| a. | SOII - RCMP
<i>Quarterly Stats for October, November, and December 2018</i> | 60 - 61 |
| b. | SOII - Various Residents
<i>Letters of concern regarding the proposed 5th Street Whispers of Hope soup kitchen location</i> | 62 - 90 |

11. BYLAWS

12. LATE ITEMS

13. QUESTIONS FROM THE PUBLIC AND THE MEDIA

14. ADJOURNMENT



**The Corporation of the City of Grand Forks
Special to go In-Camera Meeting of Council
MINUTES**

Meeting #: SP-2019-04
Date: Monday, February 25, 2019, 5:30 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Absent: Councillor Neil Krog

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer

GALLERY

1. CALL TO ORDER

Mayor Taylor called the February 25, 2019, Special To Go In-Camera Meeting to order at 5:42 pm.

2. IN-CAMERA RESOLUTION

a. Adopt Resolution as per Section 90

Moved by: Thompson

Seconded by: Korolek

THAT Council convene an In-Camera Meeting as outlined under Section 90 of the Community Charter to discuss matters in a closed meeting which are subject to Section 90 (1)

(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

BE IT FURTHER RESOLVED THAT persons, other than members, officers, or other persons to whom Council may deem necessary to conduct City business, will be excluded from the In-Camera Meeting.

Carried

3. LATE ITEMS

4. ADJOURNMENT

The February 25, 2019, Special to go In-Camera Meeting was adjourned at 5:42 pm.

Moved by: Thompson

Seconded by: Eburne-Stoodley

THAT the February 25, 2019, Special to go In-Camera Meeting be adjourned at 5:42 pm.

Carried

Mayor Brian Taylor

Corporate Officer - Daniel Drexler



The Corporation of the City of Grand Forks
Regular Meeting of Council
MINUTES

Meeting #: R-2019-4
Date: Monday, February 25, 2019, 7:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Present: Mayor Brian Taylor
Councillor Zak Eburne-Stoodley
Councillor Cathy Korolek
Councillor Chris Moslin
Councillor Christine Thompson
Councillor Rod Zielinski

Absent: Councillor Neil Krog

Staff: Diane Heinrich - Chief Administrative Officer
Daniel Drexler - Corporate Officer
Kevin McKinnon - Deputy Corporate Officer
Dolores Sheets - Manager of Development & Engineering Services

GALLERY

1. CALL TO ORDER

Mayor Taylor called the February 25, 2019, Regular Meeting to order at 7:03 pm.

2. ADOPTION OF AGENDA

- a. Adopt agenda

February 25, 2019, Regular Meeting agenda

Two additional resolutions were added to section 6.b of the agenda after printing and were presented prior to adoption of the agenda.

Resolution #: R054/19/02/25

Moved by: Korolek

Seconded by: Zielinski

THAT Council adopts the February 25, 2019, Regular Meeting agenda as amended.

Carried

3. MINUTES

- a. Adopt minutes - Special to go In-Camera

February 11, 2019, Special to go In-Camera Meeting minutes

Resolution #: R055/19/02/25

Moved by: Eburne-Stoodley

Seconded by: Korolek

THAT Council adopts the February 11, 2019, Special to go In-Camera Meeting minutes as presented.

Carried

- b. Adopt minutes - Public Hearing

February 11, 2019, Public Hearing Meeting minutes

Resolution #: R056/19/02/25

Moved by: Thompson

Seconded by: Eburne-Stoodley

THAT Council adopts the February 11, 2019, Public Hearing Meeting minutes as presented.

Carried

- c. Adopt minutes - Regular

February 11, 2019, Regular Meeting minutes

Resolution #: R057/19/02/25

Moved by: Korolek

Seconded by: Moslin

THAT Council adopts the February 11, 2019, Regular Meeting minutes as presented.

Carried

4. **REGISTERED PETITIONS AND DELEGATIONS**

5. **UNFINISHED BUSINESS**

6. **REPORTS, QUESTIONS AND INQUIRIES FROM MEMBERS OF COUNCIL**

- a. Written Reports of Council

Councillors

Councillor Moslin noted that reports are due a week prior to the meeting and parts of his report were written with anticipation of work being started. He added that the work preparing for erosion protection was begun some time ago, and that the Department of Fisheries and Oceans gave approval to start work at 3:00pm February 25th with significant conditions attached, after the Mayor and Chief Administrative Officer

engaged support from provincial Parliamentary Secretary Jennifer Rice and Member of Parliament Richard Cannings.

Councillor Korolek noted that she was a volunteer at the Gem Theatre fundraiser and felt the event was a rousing success.

Resolution #: R058/19/02/25

Moved by: Korolek

Seconded by: Zielinski

THAT all written reports of Council submitted to the February 25, 2019, Regular Meeting be received.

Carried

b. Proposed AKBLG Resolutions

Councillor Thompson and Councillor Moslin

Councillors Thompson and Moslin read their proposed resolutions for AKBLG, and Mayor Taylor introduced the two additional resolutions which came forward from a meeting with East-side businesses.

The resolutions were voted on individually.

Councillor Zielinski requested by friendly amendment the addition of the words "small business owners" to the end of Resolution R061 which was agreed to by Mayor Taylor.

Resolution #: R059/19/02/25

Moved by: Thompson

Seconded by: Korolek

THAT Council approves the proposed Association of Kootenay and Boundary Local Governments (AKBLG) resolution as worded below and instructs staff to submit the resolutions before the March 1, 2019, deadline to the AKBLG for consideration and vote at the Annual General Meeting held in April 2019.

"WHEREAS substance use, particularly drug addiction, is considered a mental health issue;

AND WHEREAS smaller communities do not have many of the supports required to assist those wanting to recover from addiction and detox followed by immediate rehabilitation is necessary in order to recover and the wait time between the two can be up to three months;

THEREFORE BE IT RESOLVED THAT the Ministry of Mental Health and Addictions be encouraged to fund more detox and rehabilitation centres throughout the Province, particularly in rural and remote communities."

Carried

Resolution #: R060/19/02/25

Moved by: Moslin

Seconded by: Zielinski

THAT Council approves the proposed Association of Kootenay and Boundary Local Governments (AKBLG) resolution as worded below and instructs staff to submit the resolutions before the March 1, 2019, deadline to the AKBLG for consideration and vote at the Annual General Meeting held in April 2019.

"WHEREAS the City of Grand Forks has been devastated by a recent flood and is challenged to protect and to rebuild its downtown core as a vibrant commercial area;

AND WHEREAS the basic principle of Community Charter is that municipalities and the Provincial government should foster cooperative approaches to matters of mutual interest;

AND WHEREAS BC Housing failed to consult Council about the location or size of supportive housing facilities before land was purchased and designs chosen;

THEREFORE BE IT RESOLVED THAT BC Housing seek local government's approval before land is purchased for supportive housing initiatives."

Carried

Resolution #: R061/19/02/25

Moved by: Taylor

Seconded by: Zielinski

THAT Council approves the proposed Association of Kootenay and Boundary Local Governments (AKBLG) resolution as worded below and instructs staff to submit the resolutions before the March 1, 2019, deadline to the AKBLG for consideration and vote at the Annual General Meeting held in April 2019.

**"WHEREAS many small business owners in rural British Columbia have many different household income sources; and
WHEREAS small businesses form a critical part of rural communities because of the employment, taxes, and services they provide;
THEREFORE BE IT RESOLVED THAT the Province change the
Emergency Program Act and the Disaster Financial Assistance
program to better address the needs of rural British Columbia's
small business owners."**

Carried

Resolution #: R062/19/02/25

Moved by: Taylor

Seconded by: Zielinski

THAT Council approves the proposed Association of Kootenay and Boundary Local Governments (AKBLG) resolution as worded below and instructs staff to submit the resolutions before the March 1, 2019, deadline to the AKBLG for consideration and vote at the Annual General Meeting held in April 2019.

**"WHEREAS many property owners and small businesses were recently affected by floods and fires across British Columbia; and
WHEREAS many of those property owners and small businesses were unable to get insurance coverage, were unable to access that coverage in a timely manner, or were denied insurance coverage from their insurance provider;
THEREFORE BE IT RESOLVED THAT the Ministry of Finance review**

insurance practices in British Columbia to identify ways of to better serve property owners and small businesses affected by disaster."

Carried

7. REPORT FROM COUNCIL'S REPRESENTATIVE TO THE REGIONAL DISTRICT OF KOOTENAY BOUNDARY

a. Verbal Report - RDKB Representative

Verbal report from Council's representative to the Regional District of Kootenay Boundary

Read the RDKB agendas here:

<https://rdkb.civicweb.net/filepro/documents/314>

The Mayor spoke to funding for Search and Rescue and noted the province doesn't fund smaller centres adequately, and also indicated that he is compiling research on the Boundary transit service as discussed at the previous meeting.

Resolution #: R631/19/02/25

Moved by: Korolek

Seconded by: Thompson

THAT Mayor Taylor's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting be received.

Carried

8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

a. Temporary Use Permit Information - Cannabis

Corporate Administration/Planning

Discussion began with the recognition that while recreational cannabis is legal and that at least one license has been applied for, it is difficult to support offering a temporary use permit for something that is not currently legal within federal legislation.

Council sought clarification on the two motions. The Corporate Officer noted the first motion is for medical dispensaries, and the second motion is for recreational products.

There was discussion around the fact that there is a local store currently providing medicinal cannabis, but additional comments were made regarding condoning something that is not currently legal, despite not wanting to deny access to those with medicinal needs.

The Chief Administrative Officer clarified opinions from legal on both motions.

Staff's effort to solve this puzzle was acknowledged.

Council determined that the second proposed resolution, being a resolution to not do something, was unnecessary and withdrew it from the agenda.

Resolution #: R064/19/02/25

Moved by: Moslin

Seconded by: Korolek

THAT Council directs staff to create a Temporary Use Permit (TUP) application form in a one-year increment with options for extension containing a disclaimer that applicants are applying at their own risk of Provincial cannabis retail license denial or legal closure, intended for proponents who are entrepreneurs of the sale of medicinal use Cannabis products and bring back to Council for review.

Opposed (3): Korolek, Thompson, and Zielinski

Defeated

Resolution #: R065/19/02/25

THAT Council determines not to issue Temporary Use Permits to proponents who are applicants for the sale of recreational (non-medicinal) Cannabis products applying to the Provincial Cannabis approval process, as recreational Cannabis retail stores cannot be legally operating prior to the Province issuing those licenses, as the issuance of a Temporary Use Permit may hinder the Provincial Cannabis Licensing Approval.

9. REQUESTS ARISING FROM CORRESPONDENCE

10. INFORMATION ITEMS

11. BYLAWS

- a. Bylaw 2039-A2 - Third Reading – Rezoning from R1 – Residential (Single and Two Family Zone) to CD – 1 (Comprehensive Development 1 Zone) to accommodate a Mobile Home Park and Ecological Reserve – Boundary Drive North (File: ZA1803)

Development, Engineering and Planning

Discussion included:

- Support of the development, noting that it addresses a critical gap in the housing spectrum.
- Compliments to the property owner for making a portion of the development eco-sensitive.
- An amendment was proposed to section 59.3.18 to specify fence of not less than 1.8 metres high, where the original wording called for a fence of not more than 1.8 metres high.

Resolution #: R066/19/02/25

Moved by: Thompson

Seconded by: Moslin

THAT Council gives third reading to Zoning Bylaw Amendment No. 2039-A2 and not proceed to final reading until the servicing agreement, development permit and all other identified issues are resolved to the satisfaction of the City.

Amended

Resolution #: R067/19/02/25

Moved by: Zielinski

Seconded by: Moslin

THAT Zoning Bylaw Amendment No 2039-A2 be amended to change section 59.3.18 from specifying a fence "of not more than 1.8 metres

high" to read a fence "of not less than 1.8 metres high", thereby specifying a minimum height rather than a maximum height.

Carried

Resolution #: R068/19/02/25

Moved by: Thompson

Seconded by: Moslin

THAT Council gives third reading to Zoning Bylaw Amendment No. 2039-A2 as amended by R067/19/02/25 and not proceed to final reading until the servicing agreement, development permit and all other identified issues are resolved to the satisfaction of the City.

Carried

12. LATE ITEMS

13. QUESTIONS FROM THE PUBLIC AND THE MEDIA

Kathleen Saylors (Gazette) asked for clarification on the AKBLG motions regarding east-side business owners.

It was explained that at a recent public meeting it was announced that the East-side businesses had not been included in the DMAF grant, and that group of businesses wanted some level of support for them.

14. ADJOURNMENT

Resolution #: R069/19/02/25

Moved by: Zielinski

THAT the Regular Meeting be adjourned at 7:44 pm.

Mayor Brian Taylor

Dep. Corporate Officer – Kevin McKinnon

DRAFT

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: March 11, 2019
Subject: Reports, Questions and Inquiries from the Members of Council
Recommendation: **THAT all written reports submitted by members of Council be received.**

Background

Under the City's Procedures Bylaw No. 1946, 2013, the Order of Business permits the members of Council to report to the Community on issues, bring community issues for discussion and initiate action through motions of Council, ask questions on matters pertaining to the City Operations and inquire on any issues and reports.

Benefits or Impacts

General

The main advantage of using this approach is to bring the matter before Council on behalf of constituents. Immediate action might result in inordinate amount of resource inadvertently directed without specific approval in the financial plan.

Strategic Impact



Community Engagement

- Members of Council may ask questions, seek clarification and report on issues.

Policy/Legislation

Procedure Bylaw No. 1946, 2013

Recommendation

THAT all written reports submitted by members of Council be received.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

March 11th, 2019 Councillor Moslin's Report

The last two weeks have seen significant progress on the BFR Team's initial infrastructure project: the armouring of South Ruckle. Trucks are rolling daily carrying rocks and fill to the excavator working on the newly built road along the water's edge. Shortly, these highly skilled workers will begin to place the large 'toe rocks' that will support the rock rip rap up to the top of the existing shoreline. Despite persistent permitting challenges, inspections and plan revisions, this project is on schedule to provide shoreline protection for this vulnerable neighborhood.

But there is hard news as well from the BFR Team. Council received a delegation from concerned businesses along Highway 3 east of town. These people were deeply disappointed when they found out that their properties were not going to be part of the DMAF grant application to the federal government. This means their hopes for 'buy outs' or flood mitigation infrastructure to protect their properties have been put off until future grant applications can provide relief. Council was reminded quite strongly that this group of businesses is not on the 'edge' of our town but actually an important commercial and visitor 'anchor' for our town. Council assured the group that we are working hard to bring their struggles with DFA and insurance companies to provincial awareness. The group should also know that Council is continuing to consider other ways to sustain these important businesses.

Six members of Council drove to Kimberley this past week to take part in the Local Government Leadership Academy for elected officials. This conference was aimed at the newly elected. There were over 120 delegates from around the Kootenay's and half of them were newly elected. Topics were wide ranging: from chairing public hearings to asset management to current legal issues. We gained new insights from these sessions into the difficult tasks facing this council.

And finally, I would like to congratulate the Boundary Musical and Theater Society on their outstanding production of Mamma Mia. It has been one of my greatest joys to watch our local theater groups master challenging performing arts. Often families contribute more than one member and the production becomes a whole town effort that builds spirit and resilience and joy. A special thank-you to Councillor Zak Eburne-Stoodley for his part as the technical director. Bravo, BMTS!

Request for Decision



To: Regular Meeting
From: **Procedure Bylaw / Corporate Services**
Date: March 11, 2019
Subject: Report – from the Council's Representative to the Regional District of Kootenay Boundary
Recommendation: **THAT Mayor Taylor's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting, be received.**

Background

Under the City's Procedures Bylaw No. 1946, 2013, the Order of Business permits the City's representative to the Regional District of Kootenay to report to Council and the Community on issues, and actions of the Regional District of Kootenay Boundary.

Benefits or Impacts

General

The main advantage is that all of Council and the Public is provided with information on the Regional District of Kootenay Boundary.

Strategic Impact



Community Engagement

- Information sharing with members of Council and the Public regarding regional issues.

Policy/Legislation

Procedure Bylaw No. 1946, 2013

Recommendation

THAT Mayor Taylor's report on the activities of the Regional District of Kootenay Boundary, given verbally at this meeting, be received.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Request for Decision



To: Regular Meeting
From: Chief Financial Officer
Date: March 11, 2019
Subject: Write-off capital assets
Recommendation: **THAT Council approves the write-off of the building at 7212 Riverside Drive, the 2004 Chevrolet Trailblazer, the liquid sampler from the industrial lift station and three power meters from the electrical switchyard.**

Background

Tangible Capital Asset Policy 804-A1 requires the approval of Council for a write-off of capital assets which are obsolete or no longer useful. The policy allows staff to record a disposal of assets for proceeds without Council approval, but does not directly address involuntarily disposals. Under Public Sector Accounting Standards, these assets are required to be removed from the balance sheet in 2018. Staff is therefore requesting Council's approval as a formality to ensure compliance with the City's policy.

The details of the values and loss amounts for these assets are as follows:

Building at 7212 Riverside Drive - demolished

Net Book Value \$102,889; Loss (including disposal costs) \$135,354

2004 Trailblazer - damaged and written off by ICBC in 2016

Net Book Value = Loss on disposal \$2,000

Liquid Sampler - damaged by flood; replaced under insurance policy

Net Book Value = Loss on disposal \$9,600

Electrical Power Meters - damaged by flood; replaced under insurance policy

Net Book Value = Loss on disposal \$10,388

Benefits or Impacts

General

Write-off of these assets is mandated by Public Sector Accounting Standards; Council approval is required under the City's Tangible Capital Asset Policy 804-A1.



Fiscal Responsibility

- The total loss on disposal for these assets is \$157,342, which will be recorded as expense for the 2018 fiscal year.

Policy/Legislation

Public Sector Accounting Board Section PS 3150
City of Grand Forks Tangible Capital Asset Policy 804-A1

Attachments

City of Grand Forks Tangible Capital Asset Policy 804-A1

Recommendation

THAT Council approves the write-off of the building at 7212 Riverside Drive, the 2004 Chevrolet Trailblazer, the liquid sampler from the industrial lift station and three power meters from the electrical switchyard.

Options

1. THAT Council accepts the recommendation.
2. THAT Council does not accept the recommendation.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	Write-off capital assets.docx
Attachments:	- 804-A1 - Tangible Capital Assets.pdf
Final Approval Date:	Feb 28, 2019

This report and all of its attachments were approved and signed as outlined below:

Diane Heinrich - Feb 28, 2019 - 1:50 PM

THE CITY OF GRAND FORKS			
POLICY TITLE: Tangible Capital Assets		POLICY NO: 804-A1	
EFFECTIVE DATE: August 18, 2014		SUPERSEDES: 804	
APPROVAL: Council		PAGE: 1 of 12	

POLICY:

The City of Grand Forks will record, account and disclose of its capital assets in accordance with the Public Sector Accounting Board (PSAB) requirements and this policy.

POLICY OBJECTIVE:

Under the *Community Charter*, the Municipality is required to comply with the financial reporting requirements of the Public Sector Accounting Board (PSAB).

The objective of this policy is to promote sound asset management and accounting for tangible capital assets ("TCA") by establishing a framework for the accounting of the Municipality's TCAs in accordance with PSAB 3150 Tangible Capital Assets. Accordingly, this policy should be considered within the overall context, constraints and requirements of PS3150, which remains the senior authoritative document.

DEFINITIONS

All definitions are taken from PSAB 3150 (as at June 24, 2009) and are included here for ease of reference only; the reader should refer to section 3150 to ensure the definitions remain current.

Tangible Capital Assets: Are non-financial assets having physical substance that:

- Are held for use in the production or supply of goods or services, for rental to others, for administrative purposes or for the development, construction, maintenance or repair of other tangible capital assets,
- Have useful economic lives extending beyond an accounting period,
- Are to be used on a continuing basis, and
- Are not for sale in the ordinary course of operations.

Cost: The gross amount of consideration given up, and directly attributable to, the acquisition, construction, development or betterment of a TCA. Capital grants would not be netted against the cost of the related TCA.

Betterments: A cost incurred to enhance the service potential of a TCA. Service potential is the output or service capacity of the TCA. Service potential may be enhanced when:

- There is an increase in the previously assessed physical output or service capacity,
- Where associated operating costs are lowered,
- The useful life of the property is extended, or
- The quality of the output is improved.

Fair Value: The amount of the consideration that would be agreed upon in an arms length transaction between knowledgeable, willing parties who are under no compulsion to act.

Useful Life: An estimate of either the period over which a TCA is expected to be used, or the number of production or similar units that can be obtained from the TCA. The life of a TCA can extend beyond an asset's useful life to the government. In general the life of a TCA, other than land, is finite and is normally the shortest of the physical, technological, commercial or legal life.

Amortization: A charge to expenditures for the use of a capital asset.

PRINCIPLES

Overarching principles that guide development, interpretation and implementation of the policy.

- The purpose of this policy is for the benefit of the City as a whole; for the users of the City's financial statements and managers of the City's tangible capital assets.
- The cost associated with data collection and storage is balanced with the benefits achieved by users of the data and reports. Materiality and costs vs. benefits is considered.
- The City's capital budget items comply with PSAB 3150 and criteria in this policy.
- All legislation applicable to municipalities will be complied with.
- Financial, operational and information limitations are considered.
- Reporting requirements and deadlines will be met.

POLICY FRAMEWORK

Included in this framework are policies for

- financial accountability
- valuation and measurement
- classification
- recognition

- capitalization thresholds
- segregation and pooling
- work in progress
- write-downs, write-offs, betterments
- amortization
- trade-ins and
- disposal
- presentation and disclosure.

Additional guidelines relating to the purchase and disposal of assets are contained in the City's Contracting Authority and Purchasing Policy 802 and Asset Disposal 804/805.

Financial Accountability

1. Departments are responsible for maintaining tangible capital asset information as provided through the application of these policies.
2. Departments are required to record and report periodic changes in tangible capital assets to the Finance Department consistent with the application of these policies.
3. Departments are required to verify tangible capital assets under their control through the completion of periodic physical counts. A reconciliation of each physical count to the Finance Department's accounting records should be completed as a part of this process.
4. It is policy that physical counts on moveable tangible capital assets are conducted at least annually and verification of non-moveable tangible capital assets be conducted at least every three years.
5. Departments are required to maintain tangible capital information such as location, usage, condition and maintenance records and ensure that proper control of tangible capital assets is maintained.
6. Departments are required to submit periodic tangible capital asset information in the designated format as requested by the Finance Department.
7. The Finance Department is responsible for monitoring the application of this policy and updating the policy on a regular basis.
8. The Finance Department is responsible for facilitating the approval of the capital budget and accounting for tangible capital assets in accordance with this policy, including the application of proper capitalization, categorization and amortization policies of the tangible capital assets.

9. The Finance Department is responsible for the accurate recording and reporting of tangible capital assets in the financial statements of the Corporation of the City of Grand Forks.

Valuation and Measurement

Purchased and constructed TCAs are valued and recorded at cost.

1. Costs for a purchase would include all direct purchase costs such as: purchase price, cost of installation, design and engineering fees, legal fees, survey costs, site preparation costs, freight charges, transportation insurance costs and duties.
2. Cost for constructed assets would include all direct construction costs (equipment, material and labor charges) and directly related overhead.
3. Direct costs DO NOT include:
 - General studies not related to a specific capital works (such as Service Master Plans that detail how to maintain an asset or asset category, or future capital works planning).
 - Carrying costs, such as interest charges on debt incurred to finance the construction, during the period of active construction to the date of substantial completion.
 - Costs for staff (and related operating costs) that perform administrative and managerial functions with respect to the capital works. This would include the management of the overall capital works program including the planning and tendering of works, grant application completion and development and management of related funding structures such as development cost charges.
- Direct costs DO include:
 - Third party costs incurred in anticipation of specific projects such as grant applications (whether approved or not), preliminary design or engineering works, appraisal costs, applications fees, handling and storage costs, advertising, public open houses etc.. These costs may be incurred a number of years prior to the works being approved and started. These costs are capitalized as Work In Progress until such time as the works are completed, or the costs are written off.
 - Costs for City staff who work directly on the construction of the capital works, such as installing a new water main. Costs would include salary, benefits and an allocation of directly related overhead (public works cost center costs for management, building & equipment, training etc.).
 - Costs for City equipment used directly on the construction of the capital works. Such costs are allocated through the use of equipment charge out rates times actual time spent on the capital work.

4. Costs of betterments are considered to be part of the cost of a TCA and are added to the recorded cost of the related asset.
5. Leased TCAs are valued and recorded in accordance with Public Sector Guidelines PSG-2 -Leased Tangible Capital Assets.
6. Contributed or donated TCAs are
 - Valued and recorded at ***fair value*** at the date of contribution. Where an estimate of fair value cannot be made, the TCA is valued and recorded at \$1.00.
 - TCAs contributed in lieu of a developer charge or as part of the normal development process (contribution of infrastructure upon development of a subdivision)

Classification

The level of detail of capital assets maintained by the City is dependent on costs of data collection and storage vs benefit.

1. Primary Asset Classification:

The primary classification breaks down the assets into the various government functions as follows:

- General Government
- Protective Services – Fire
- Protective Services - Other
- Transportation
- Sanitary Sewer System
- Storm Sewer System
- Water System
- Electrical System
- Recreation & Culture
- Development Services
- Cemetery
- Other

2. Secondary Asset Classification:

The secondary classification breaks down each asset function into various asset types. The asset types and the assets included in each type, are the same* as that detailed in the Ministry of Municipal Affairs, Local Government Infrastructure and Finance Division, May 2008, *Guide to the Amortization of Tangible Capital Assets*.

The asset types are summarized below (see Attachment A for more details).

- Land
- Land Improvements
- Buildings & Other Structures
- Furniture, Equipment and Technology
- Vehicles
- Transportation Infrastructure
- Water Infrastructure
- Sanitary Sewer Infrastructure
- Electrical Infrastructure
- Storm Sewer Infrastructure
- Other.

Recognition and Capitalization Thresholds

1. Tangible capital assets are recognized on the date of receipt of the capital goods, or when the asset is put into use for capital construction projects referred to as the “in-service date”. During construction capital work is classified as Work in Progress.
2. Capitalization Thresholds – Thresholds apply to the total cost of the purchased or constructed asset put into use. Future refinement to threshold levels may be necessary

<u>Asset Classification</u>	<u>Threshold</u>
Land	All
Land Improvements	>= \$5,000.00
Buildings & Other Structures	>= \$5,000.00
Furniture, Equipment and Technology	>= \$5,000.00
Vehicles	>= \$5,000.00
Infrastructure Assets	>=\$10,000.00
Other	>= \$5,000.00
Work-in-Progress	All

3. TCAs not meeting the above thresholds are expensed.

Segmentation and Pooling

The total aggregate cost of a capital asset is segmented into components based on useful life. See following table for asset segmentation.

<u>Asset Classification</u>	<u>Level of Segmentation and/or Pooling</u>
Land	Segment by each legal parcel held.
Land Improvements	Segment by individual asset.
Buildings & Other Structures	<p><u>Generally</u> pooled by envelope, roof cover, interior finishes, and services (see Attachment A for a summary of what is included in each pool). May elect to further segment material, distinct components (eg.: electrical, flooring, interior finish etc.) to partially or fully replace the respective pool.</p> <p>The degree of segmentation for each building should be based on the value of the building (net book value) and variances in the useful lives of the various components. In general, a higher value and significant variances in useful lives would lead to greater segmentation.</p> <p>Older buildings owned prior to Jan/1/2009 will be initially accounted for on a single asset basis and converted to a component basis (pooled components or individual material components) as the components are replaced in future years.</p>
Furniture, Equipment and Technology	Similar assets will be pooled when the individual asset value is less than \$5,000 but when acquired in the same year as other like assets where the total value of the like assets purchased in the year exceeds \$5,000. Assets in these pools will be disposed of using the deemed disposition method.**
Motor Vehicles	<p>Segment by individual asset.</p> <p>Apparatus and equipment added to a vehicle will be accounted for as part of the Vehicle (single asset) if it is expected to have a useful life similar to that of the Vehicle. If its useful life is significantly different it may be recorded as a separate asset and classified under Furniture, Equipment and Technology.</p>
Infrastructure Assets	<p>Vertical Assets – segment by individual asset and further break into components as deemed appropriate by the Finance Officer.</p> <p>Linear Assets – segment by:</p> <ul style="list-style-type: none"> • Major type as defined in terms of the assets specifications (ex. collector road, rural road etc.) • Then breakdown by length (typically road name measured from center line to centerline)

****Deemed disposition** – assets in this pool may be replaced on a regular basis but the administrative costs to separately track and account for each acquisition and disposal

transaction would be prohibitive. In these situations, the total additions are recorded and amortized over the applicable estimated useful life. The asset is assumed or deemed to have been disposed of in the last year of its estimated useful life. At the deemed disposition, the full cost of the addition and the related accumulated amortization is removed from the accounting records.

Work in Progress

1. Work-in-progress includes all current construction or development in progress on all tangible capital assets. These are costs incurred to construct a tangible capital asset before it is available for use. Accumulation of these costs cease when the asset is put into service.
2. All work-in-progress costs are to be reported separately under the work-in-progress asset category. As assets or significant portions of assets become available for service, they must be transferred to the regular asset categories for similar assets.
3. Where an asset has been constructed or developed, the estimated cost of the asset to final completion should be compared with the threshold for the asset category, to determine whether the asset would meet the minimum requirements to be considered a tangible capital asset.
4. Interest costs, incurred during the construction or development of tangible capital assets until the asset is ready for use and the asset is transferred to a regular asset category, may be added to the capitalized asset cost base.
5. Where a tangible capital asset is being constructed the department will clearly identify all costs related to the work and communicate these costs to the Finance Department.

Write-Downs

1. Where it can be objectively estimated that a reduction in a tangible capital asset's useful life or service potential has occurred, and the reduction is expected to be permanent, then the tangible capital asset should be written down to the revised estimate.
2. A write-down shall not be reversed.
3. All write-downs must be approved by Council, with a copy of the approval forwarded to the Finance Department.

Write-Offs

1. When an asset is no longer useful or it is obsolete then it may be written off. When a write-off occurs, the historic cost of the asset and the related accumulated amortization are reduced to zero. Any remaining net book value of the asset becomes an expense in the accounting period.
2. Costs of projects that have been abandoned or indefinitely postponed should be written off in the period of abandonment or indefinite postponement.
3. All write-downs must be approved by Council, with a copy of the approval forwarded to the Finance Department.

Betterments

1. Betterments, which extend the useful life or improve the efficiency of the asset and meet the capitalization threshold of the asset class to which it relates, must be added to the historical cost and amortized.

Amortization

1. Amortization is a non cash expense for the use of the capital asset and is allocated based on its useful life. See Attachment A for Useful Life Estimates.
2. All assets, except land and work in progress assets, are amortized.
3. The amortization basis is straight line basis over the assets useful life, less salvage value if material.
4. Amortization begins on the first day of the month following purchase or construction completion.

Trade-Ins

1. Capital assets may be disposed of by trading them in.

Disposals

1. On disposal of a tangible capital asset, the asset and its associated accumulated amortization are to reduced to zero, and any gain or loss on disposal is recorded as a revenue or expense for the period.

Presentation and Disclosure

1. The City will present in accordance with PSAB
 - a. Cost of the asset
 - b. Additions to the assets
 - c. Disposals of the asset
 - d. Write downs
 - e. Amortization
 - f. Net book value
2. The City's annual audited financial statements will disclose
 - a. Method used to determine asset costs
 - b. Amortization
 - c. Estimated useful life of asset

Living Document

This policy is established to set guidelines for determining the valuation, classification, amortization rates and life expectancy of assets. It is recognized that not all assets will fall within the guidelines established, and from time to time there may be value in capitalizing assets that fall below the established thresholds, or to change the amortization method and expected useful economic life, or to account for an asset outside of an established pool. When determining the method for recording an asset, the City will consider the usefulness of the resulting information and the cost versus the benefit of collecting and maintaining it.

RELATED POLICIES

Policy No#	Policy Name
802	Contracting Authority & Purchasing
805	Asset Disposal

APPROVED BY:	DATE:
---------------------	--------------

ATTACHMENT A

SECONDARY ASSET CLASSIFICATION DETAILS

- Land - All land, except held for resale. Includes parkland, land for City facilities and land under roads and sidewalks.
- Land Improvements - All land improvements which will generally decay or break-down over time. Includes: landscaping, lighting (not street-lights), park infrastructure (tennis courts, outdoor pool, playing fields, playground equipment, fencing etc.), etc.
- Buildings & Other Structures - All buildings, arenas, stadiums etc. Includes the envelope/structure (including all studies, architectural and engineering services etc.), roof cover, services (plumbing, HVAC electrical etc.), and interiors (fittings and fixtures, elevators, ceiling/floor/wall finishes, doors etc.). Other structures include: retaining walls and parking structures (parkades).
- Furniture, Equipment and Technology - Includes tools, apparatus, computer equipment, office equipment, furniture and fixtures, vehicle attachments, library books, phone system, etc. May be installed in a building but can be moved and re-installed in another location.
- Vehicles – Insured, means of transportation.
- Transportation Infrastructure – Includes roads (roadway, sidewalks, meridians, signage and curb and gutter), street lights, parking lots (but not parkades), alleys, bike and jogging paths, tunnels, bridges, and noise reduction berms.
- Water Infrastructure – Includes supply, distribution and treatment infrastructure.
- Sanitary Sewer Infrastructure – Includes collection, treatment and discharge infrastructure.
- Storm Sewer Infrastructure – Includes culverts and storm drains.
- Other – Includes assets not included in the other categories.

<u>Secondary Asset Classification</u>	<u>Useful Life</u>
Land Improvements	
Playground Equipment	15-20
Fencing	40-50
Artificial Turf Field	10-12
Washrooms	40-50
Building Structure	40-75
Building Improvements	
Exterior envelope	30-40
Services - HVAC systems, Electric/Plumbing/Fire	10-20
Roofs	15-20
Furniture, Equipment and Technology	
Public Works and Parks Equipment	7-10
Fire Services Equipment	15-20
Office Furniture, Fixtures & Equipment	5-20
Information Systems - Hardware	4-5
Information Systems - Software	5-10
Telephone System	7-10
Motor Vehicles	
Cars and Trucks	5-10
Fire Trucks	15-20
Infrastructure Assets	
Transportation	10-100
Water	10-100
Sewer	10-100
Storm Sewer	10-100

Request for Decision



To: Regular Meeting
From: **Development, Engineering & Planning**
Date: March 11, 2019
Subject: Request for support of the Grand Forks Fall Fair
Recommendation: **THAT Council allows the Fall Fair Society (FFS) to construct semi-permanent barriers for the Demolition Derby on the east side of the vacant property by Dick Bartlett Park, legally described as Lot 3, Plan KAP32149, District Lot 380 520, SDYD, Except Plan EPP11728.**

Background

At the February 11, 2019 Committee of the Whole Meeting, the Fall Fair Society (FFS) put forth the following requests:

- a) for the City to purchase metal fencing panels for event fencing; and
- b) to potentially allow the Fall Fair Society to construct semi-permanent barriers for the Demolition Derby on the empty property by Dick Bartlett Park (Figure 1).

The Committee of the whole asked staff to bring back a report and recommendations to a Regular Meeting of Council.

Staff reviewed the request for fencing and determined that there is a plan to purchase 100-120' of construction fencing this year to secure dig sites when working on underground infrastructure. The demolition derby will require hundreds of feet more to fence the track and seating area. Other events have not requested this type of fencing in the past as snow fence has shown adequate for beer gardens and other events. Staff do not recommend this purchase as it could compete with a private company's ability to provide this service to the community. The fencing the City will have on hand can be made available to the Fall Fair Society if no digs are in progress at that time.

The Fall Fair Society has sourced approximately 90 preformed concrete barriers, similar to Figure 2, that they intend to use for the semi-permanent infrastructure for the Demolition Derby arena. If circumstances change and the City requires the use of the property or desires to dispose of the property, the FFS, at the City's request, will remove the barriers and leave the property in its current condition. Staff would work with the FFS to determine the best configuration of the derby arena to not limit the potential for future development on the western portion of the property, if the need arises.

Figure 1.



Figure 2.



Background

General

Supporting a local volunteer group in their efforts to lower their financial burden on a popular and growing event that attracts people to the community.

Strategic Impact



Community Engagement

- Engaging with stakeholders and the public in open meetings to encourage open discussion.



Community Livability

- Collaboration with a grass roots organization to better understand their needs in the community and working to find a solution.



Economic Growth

- Fostering a vibrant economic environment by fostering a relationship with a community stakeholder to better promote the City.



Fiscal Responsibility

- Using a vacant property to promote a popular event that draws people to the community.

Policy/Legislation

Grand Forks Strategic Plan 2015-2019, Official Community Plan

Attachments

N/A

Recommendation

THAT Council allows the Fall Fair Society (FFS) to construct semi-permanent barriers for the Demolition Derby on the east side of the vacant property by Dick Bartlett Park, legally described as Lot 3, Plan KAP32149, District Lot 380 520, SDYD, Except Plan EPP11728.

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	2019-03-11 Fall Fair semi-permanent barrier and fencing.docx
Attachments:	
Final Approval Date:	Mar 1, 2019

This report and all of its attachments were approved and signed as outlined below:

Diane Heinrich - Mar 1, 2019 - 11:45 AM

Request for Decision



To: Regular Meeting

From: **Development, Engineering & Planning**

Date: March 11, 2019

Subject: Development permit No. DP1906 Proposed 10.02m x 1m (32'-10 5/8" x 39") block letter self-illuminated roof signage on the front of the building, a 1.22m (48") diameter self-illuminated roof signage on the side of the building and a 1.82m x 1.85m (71.75" x

Recommendation: **THAT Council approves Development Permit No. 1906 for the following signage for the building located at 7320 4th Street and legally described as Lot A, Plan KAP20156, District Lot 108, Similkameen Division of Yale District:**

- 1) A 10.02m x 1m block letter self illuminated roof sign on the front of the building**
- 2) A 1.22m diameter self illuminated roof sign on the side of the building**
- 3) A 1.82m x 1.85m Free-Standing sign.**

Background

The existing tenant, "The Bargain Shop," has vacated this premise and is being replaced by a new tenant, "Dollarama."

The applicant has applied for a Development Permit to replace the existing Bargain Shop branded roof signage with Dollarama branded roof signage.

The existing front facing roof signage is illuminated by a pendant light bar. The existing roof signage on the side facing roof is not illuminated. Neither the existing nor the proposed Free-Standing signage appears to be illuminated.

The new Dollarama proposed roof signs for both the front and the side of the building are self-illuminated, meaning that the lighting is integral to the signage.

Ownership:

Owner:
BOUNDARY PARK SHOPPING
CENTRE LTD
703 Ebert Avenue
Coquitlam, BC, V3J 7P8
V4H 4V8

Agent:
Not Applicable

Zoning and Policy Context

The property is 2.004 acres (0.811 hectare) in size.

The property is zoned Core Commercial (CC) in Schedule A of the Zoning bylaw. As shown in Table 1 below the property is designated Commercial Core in Schedule B of the Official Community Plan (OCP). The property is in the Historic Downtown Development Permit Area (HD) as shown on Schedule C of the OCP.

Table 1 Property Zoning & OCP Summary			
	Current Zoning	OCP Designation Sch. B	OCP Development Permit Area Sch. C
7320 4 th Street	CC	CC – Commercial Core	HD – Historic Downtown Development Permit Area

Other than the change in the signage and repainting of the building, no external changes are proposed for the building.

Much of the heritage resources that exist in Grand Forks are located in the Historic Downtown area. Council would like to ensure that the heritage resources in the City of Grand Forks are protected, preserved and promoted.

In the Historic Downtown (HD) Development Permit Area (DPA) a commercial development permit is required when replacing an existing sign or canopy where the size and design of the replacement sign or canopy are generally not consistent with the sign or canopy being replaced. Although the location of the signs is generally the same, there are significant differences in the method of illumination of the signs, the type of signs and the size of the signs.

Table 2 below highlights the design guidelines for signs in the HD DPA.

The applicant's rationale in support of the new signage is attached as Appendix A.

There are several buildings in the vicinity of the historic downtown that have lighting similar to that proposed by the applicant. These signs, in general, do not follow the DPA guidelines nor do they follow the general theme in the Hobson report. The presence of these signs does not necessarily give rise to ignoring the intent of the DPA guidelines.

Table 2 - Guidelines for Development Historic Downtown Development Permit Area (“DPA”)	
Development Permit Area Guideline	Comments
1. Historic signs should be maintained if found to be a character defining element of the place;	The existing sign, which does not project from the roof face and is illuminated by a pendant light bar, is more consistent with a historic downtown character as generally described in the 1986 Hobson Report.
2. Lighting should be permanent and should respect the heritage values and character defining elements of the building.	Although not shown in the proposed design heritage style lighting fixtures are available.
3. Lighting that highlights the architecture of the building is encouraged, but that avoids light pollution in the sky.	The existing light avoids light pollution in the sky while the proposed lighting does not. See appendix D

Benefits or Impacts

General

The development is one of the larger retail spaces in the historic downtown. The redevelopment of the space offers an opportunity to continue to expand on the heritage character of the downtown core as evidenced by the new signage and lighting on the Art Gallery.

Strategic Impact



Community Engagement

- The public will have an opportunity to comment on the Development Permit

Policy/Legislation

Zoning Bylaw, Official Community Plan, Dobson Report.

Attachments

Appendix A

Page 1: Applicant's Letter in support of the Development Permit Application.

Appendix B

Page 1-3: Development Permit Application

Appendix C

Page 1-5: Dominion Sign Package
Appendix D
Page 1-2: Existing & Proposed Signage.

Recommendation

THAT Council approves Development Permit No. 1906 for the following signage for the building located at 7320 4th Street and legally described as Lot A, Plan KAP20156, District Lot 108, Similkameen Division of Yale District:

- 1) A 10.02m x 1m block letter self illuminated roof sign on the front of the building**
- 2) A 1.22m diameter self illuminated roof sign on the side of the building**
- 3) A 1.82m x 1.85m Free-Standing sign.**

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	2019-03-11-DP1906_7320_4th_St_Dollarama_RFD2.docx
Attachments:	- 20190311-DP1906-7320_4th_St_Sign_App_A.pdf - 20190311-DP1906-7320_4th_St_Sign_App_B.pdf - 20190311-DP1906-7320_4th_St_Sign_App_C.pdf - 20190311-DP1906-7320_4th_Street_Existing_App_D_Rev01.pdf
Final Approval Date:	Mar 1, 2019

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Mar 1, 2019 - 1:25 PM

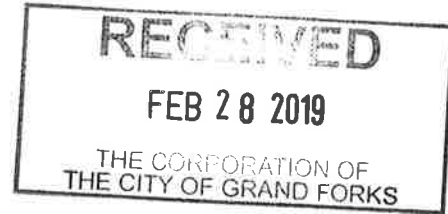
Diane Heinrich - Mar 1, 2019 - 1:36 PM

APPENDIX A

Boundary Park Shopping Centre Ltd.

February 28, 2019

City of Grand Forks
7217 4th Street
Grand Forks, BC
VOH 1H0



Attention: Mr. Leford Lafayette

Dear Leford,

Re: **Boundary Park Shopping Centre**
Application for Development Permit, Tenant Signage

Further to our conversations and application for the above, we would appreciate this letter being included in support of our application to permit the requisite signage for a new retailer we're pleased to welcome to the shopping centre and downtown Grand Forks. Specifically, individual and illuminated signage is being requested for the bulkhead above the recently vacated premises at the shopping centre, which will enable Dollarama, one of Canada's largest and fastest growing retailers, to successfully locate in the space.

We believe we share a common interest with the City of Grand Forks - to attract and retain first class retail and other businesses to the downtown core so as to promote its position as the preeminent node in the trade area. Making reasonable accommodations to national retailers to advance this goal is warranted and is consistent with the signage permissions provided to similar scale organizations in the vicinity, including the Grand Forks Credit Union, Home Hardware, CIBC, amongst others. The signage requested for Dollarama in this instance is prototypical to its business model, provides illumination to its brand, and conveys a commitment to the market in promoting its business.

While our views may differ somewhat on the specific heritage value of the shopping centre, we do note it was constructed in the 1960's and do not believe the signage requested offends the intent of what the City is trying to achieve in preserving and enhancing the character of the downtown. Urban areas have light, and we believe the illuminated signage before you for consideration will advance our common goals.

For the aforementioned reasons, we request the application be approved. Should yourself or Council wish to discuss, please let me know and I will certainly make myself available at your convenience. Thank you for your consideration.

Yours truly,



R. B. Sinclair

THE CORPORATION OF THE CITY OF GRAND FORKS

7217 - 4TH STREET, BOX 220 · GRAND FORKS, BC V0H 1H0 · FAX 250-442-8000 · TELEPHONE 250-442-8266



Settle down.

DEVELOPMENT PERMIT APPLICATION

APPLICATION FEE \$200.00 File No. 09-4100-20- DP19056 Receipt No. 0000219
176

Application Type

- | | |
|---|--|
| <input type="checkbox"/> Multiple-Housing Development Permit Area | <input type="checkbox"/> Environmentally Sensitive Area |
| <input type="checkbox"/> Hillside Development | <input type="checkbox"/> Light Industrial |
| <input type="checkbox"/> Commercial Development | <input type="checkbox"/> Heritage Corridor |
| <input checked="" type="checkbox"/> Historic Downtown | <input type="checkbox"/> Donaldson Drive Transition District |
| <input type="checkbox"/> Garden Suite | <input type="checkbox"/> Tiny House on Wheels |

Applicant Information

Registered Owner(s): Boundary Park Shopping centre Ltd.
703

Please note: If the applicant is other than the registered owner(s), an Agent's Authorization form is required.

Owner's Mailing Address:

703 E Burt Ave
COQUITLAM BC V3J 7P8

E-mail Address: RSINCLAIR Telephone: 604 872 1660
@URBANEX.NET

Property Information

Legal Description: Lot A, PLAN KAP20156
DL 108, SDYD

P.I.D.: 005439086

Civic Address of Property: 7320 4th Street

Current Zoning: CC

Current OCP Designation: Commercial

Development Proposal

Summary of Proposal:

Application for INDIVIDUAL cut
Illuminated signage to conform
with locations across CANADA.

Provides continuity of signage
to maximize marketing punch

Submission Requirements:

Please submit the following information with this application:

- 1) A legible site plan, drawn to scale, showing the following:
 - a) The boundaries and dimensions of the subject property;
 - b) The location, setbacks and dimensions of the proposed and existing buildings;
 - c) The location of off-street parking; and,
 - d) The location of roads, lanes, pedestrian access routes, screening, landscaping and fencing.
- 2) Photos or elevation plans showing height, exterior finishing and colour, windows and doors, roof pitch and other design elements.
- 3) Certificate of Title.
- 4) Site Profile Form.
- 5) All form and character Development Permits require the following:
 - a) Building Elevations.
 - b) Landscape Plan.
 - c) Colour Renderings.
 - d) Design Rationale.
 - e) Variance Rationale.
 - f) Building Materials / Sample Board.

6) All Hillside Development Permits may require the following (confirm with City staff):

- a) Slope Analysis.
- b) Geotechnical Report.
- c) Environmental Assessment.
- d) Tree Management Plan.
- e) Rain Water (Storm Water) Management Plan.

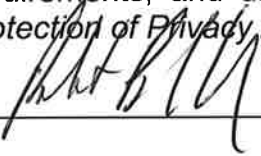
7) All Environmental Development Permits require the following (confirm with City staff):

- a) Riparian Area Assessment (For watercourse setback variances).
- b) Environmental Assessment (For all other variances).

Please note that upon City Council's approval of this development permit application, you must apply for and obtain a building permit before starting construction.

Applicant Acknowledgement

I, the undersigned, make this application to the City of Grand Forks, have fulfilled the application requirements, and understand that this application is subject to the *Freedom of Information and Protection of Privacy Act* of BC.



Applicant's signature

Jan 31 2019
Date

Thank you for providing information about your proposal.

If you have any questions, please contact City staff at (250) 442-8266 or planning@grandforks.ca.



Parcel Report

Thursday, January 31, 2019



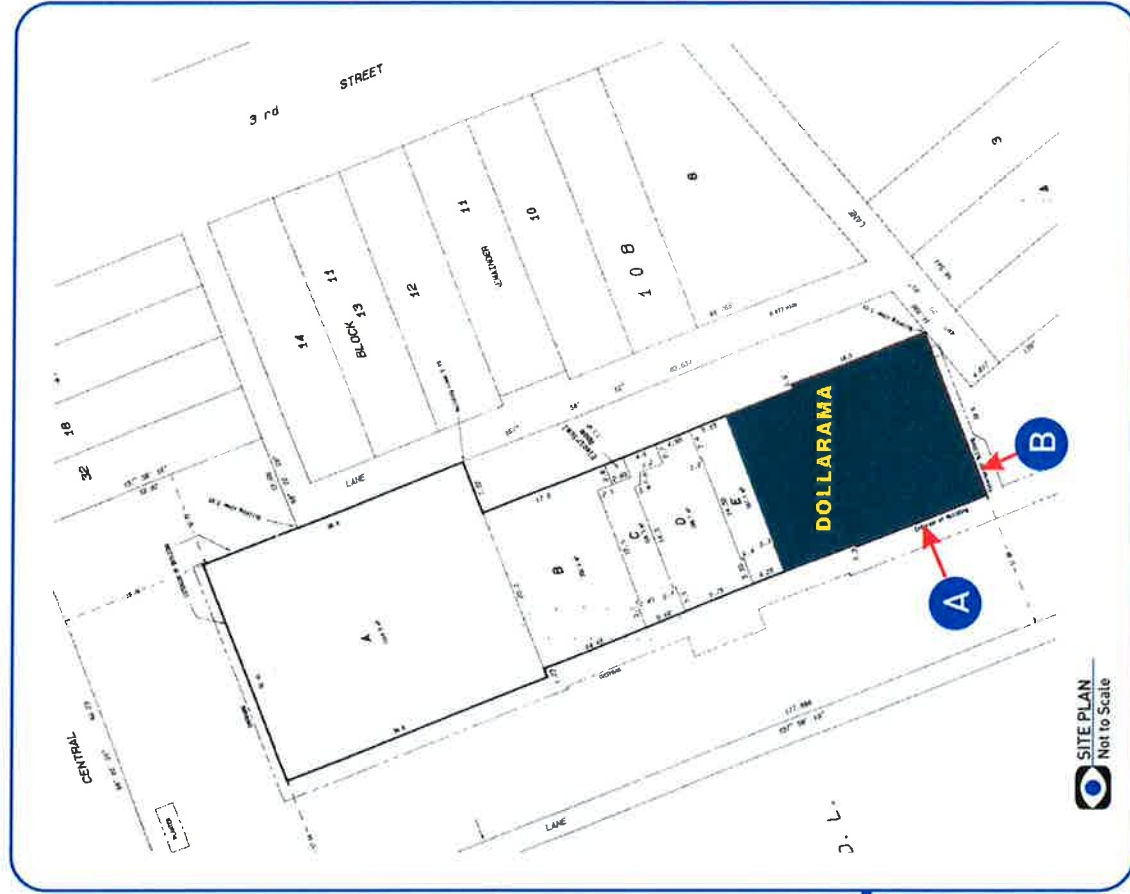
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Legal Information

Plan: KAP20156	Section:	Jurs: 210	Lot Area: 2.004
Block:	Township:	Roll: 119000	Area Unit: acr
Lot: A	Land District: 54	PID: 005439086	Width (ft):
District Lot: 108	Electoral Area: City of Grand Forks		Depth (ft):
Street: 7320 4TH ST			
Description: Lot A, Plan KAP20156, District Lot 108, Similkameen Div of Yale Land District			

DOLLARAMA \$1

SIGNAGE PROJECT
GRAND FORKS, BC



FILES NO.	
CUSTOMER	DOLLARAMA
ADDRESS	7320 4TH STREET GRAND FORKS, BC V0H 1H0
DATE	13/08/2018
REVISIONS	R21 240* 19-12-2018 General/ New Proposal R31 40* 19-12-2018 General/ New Proposal R41 60* 31-01-2019 General
CUMULATED DRAWING TIME	450*
REPRESENTATIVE	NATHALIE MASSE
DESIGNER	NICOLE TREMBLAY
APPROBATION	
NOTE	1. DOMINION SIGNS retains sole title to all royalties of the attached work and reserves the right to copy the said work, wholly or in part, in any material format. 2. Colors illustrated in this drawing are for reference only and may vary in the corresponding charts for exact shades. 3. ALL SIGNS IS APPROVED: OU CANADA
DRAWING	004-1962-R4
PAGE	0-004
DOMINION SIGNS <small>WE CAN HELP YOU FIND THE RIGHT SIGNAGE SOLUTION</small> <small>TEL: 1-800-363-2244 • WWW.DOMINIONSIGNS.COM</small>	

SIGNS LOCATION A 4TH STREET B MARKET AVENUE (FACING PARKING)



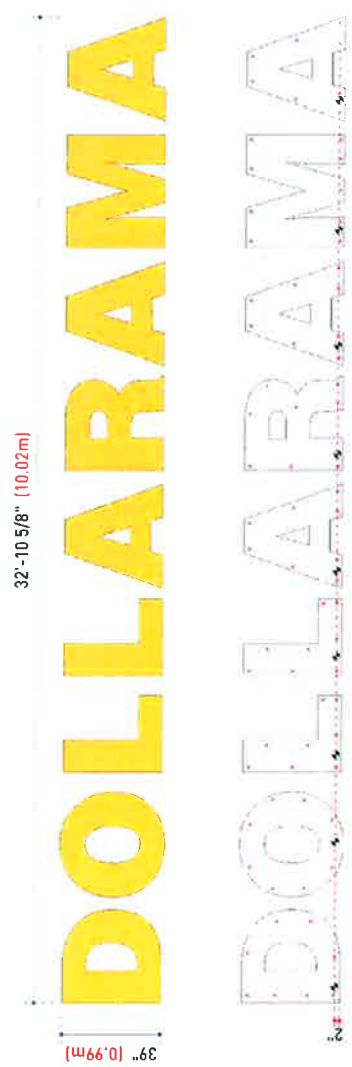
SIGNS LOCATION



EXISTING

FILES NO.	
CUSTOMER	DOLLARAMA
ADDRESS	7320 4TH STREET GRAND FORKS, BC V0H 1H0
DATE	13/08/2018
REVISIONS	R2/ 240• 19-12-2018 General/ New Proposal R3/ 40• 19-12-2018 General/ New Proposal R4/ 60• 31-01-2019 General
CUMULATED DRAWING TIME	450•
REPRESENTATIVE	NATHALIE MASSE
DESIGNER	NICOLE TREMBLAY
APPROBATION	
NOTE	1. DOMINION SIGNS retains sole title to all royalties of the attached work and reserves the right to copy the work, wholly or in part, in any material format. 2. Colors illustrated in this drawing may differ from the actual colors in the corresponding chart, for exact shades. 3. ALL SIGNS IS APPROVED OU CANADA
DRAWING	DD4-1942-R4
PAGE:	1/4
DOMINION SIGNS	FEAST YOUR EYE
1-800-433-2345	WWW.DOMINIONSIGNS.COM

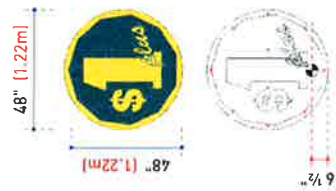
1X ILLUMINATED CHANNEL LETTERS A 4TH STREET



SIGN ELEVATION
Scale: 1/4" = 1'-0"

AREA		SIGN WEIGHT : 170 LBS
S.F.	S.M.	
106.88	9.93	

1X ILLUMINATED CHANNEL LOGO B MARKET AVENUE (FACING PARKING)



SIGN ELEVATION
Scale: 1/4" = 1'-0"

AREA		SIGN WEIGHT : 45 LBS
S.F.	S.M.	
25	2.32	

LEGEND:

- ALUMINIUM LETTERS & LOGO PAINTED
- 1" FOR LETTERS / 2" FOR LOGO BLACK SYLVATRIM
- 3/16" THK. YELLOW ACRYLIC DIFFUSER FACES WITH VINYL ON SURFACE FOR THE LOGO
- WHITE LED
- 120 VOLTS / 20 AMP. POWER SUPPLY
- 2-14 BX CABLE / 10'-0" LONG REQUIRED PER LETTERS AND FOR THE LOGO
- SELF-TAP TEK SCREW OR AS PER SITE CONDITIONS 6 MIN. FOR LETTERS / 8 MIN. FOR LOGO
- EXISTING CORRUGATED METAL WALL & PLYWOOD BACKING BEHIND SIGNS
- TWO (2) ACCESS DOOR REQUIRED UNDER BULKHEAD (BY OTHERS)

COLORS:

- YELLOW PLASTIC DIFFUSER
- PLASKOLITE OPTIC #2037
- GREEN BM RAINFOREST FOLIAGE #2040-10
- GREEN "3M" VINYL #3430-76

FILES/NO

CUSTOMER
DOLLARAMA

ADDRESS
7320 4th STREET
GRAND FORKS, BC
V0H 1H0

DATE
13/08/2018

REVISIONS

NO	DATE	DESCRIPTION
R21	24-01-19-12-2018	General/ New Proposal
R31	40-01-19-12-2018	General/ New Proposal
R41	60-01-31-01-2019	General

SIMULATED DRAWING TIME
450"

REPRESENTATIVE
NATHALIE MASSE

DESIGNER
NICOLE TREMBLAY

APPROVAL

NOTE

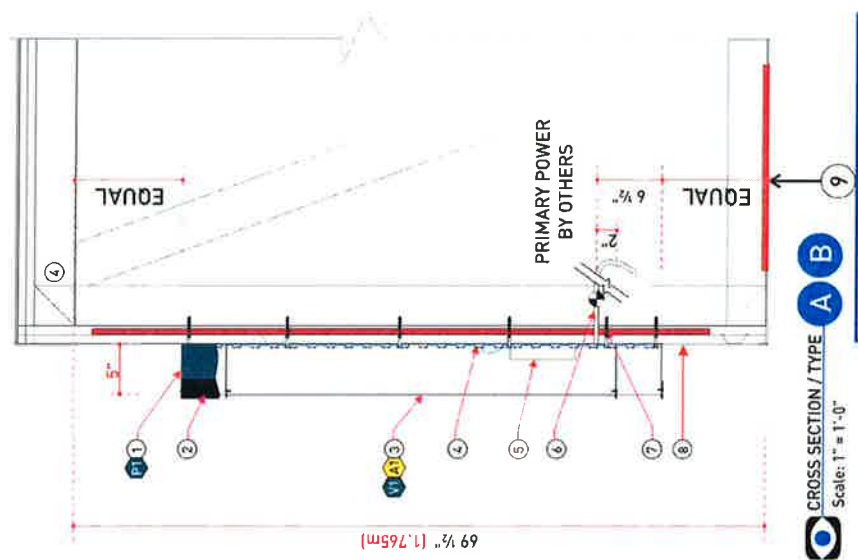
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- Colors will be printed in this drawing as they appear on the computer screen. Please refer to the corresponding chart for the exact shades.
- ALL SIGNS IS APPROVED:

CANADA

004-1962-R4

PAGE
2/4

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ACCESS HATCHES REQUIRED UNDER THE BULKHEAD BY OTHERS

IMPORTANT

REPLACEMENT FACES FOR EXISTING PYLON

PYLON 1 / CROWSNEST HWY & 4TH AVE.

93 1/4" FACE



34 7/8" FACE
8 1/2" FACE
15"



SIGN ELEVATION

Scale: 3/4" = 1'-0"

2X

LEGEND:

1 3/16" THK. WHITE PIGMENTED POLYCARBONATE FACES WITH VINYL'S APPLIED ON SURFACE

EXISTING DIVIDERS AND RETAINERS (2" FACE), REMAIN THE SAME

• 3/16" THK. HANGING STRIPES ON THE BACK & BOTTOM REQUIRED

• "DOLLARAMA" SECTION TO BE RELAMP (FLUORESCENT LAMPS REQUIRED)

COLORS:

1 GREEN VINYL "3M" #3630-76

12 YELLOW VINYL "3M" #3630-15



FACES LOCATION



EXISTING

FILES NO.	
CUSTOMER	DOLLARAMA
ADDRESS	7320 4th STREET GRAND FORKS, BC V0H 1H0
DATE	13/08/2018
REVISIONS	R2) 240• 19-12-2018 General/ New Proposal R3) 40• 19-12-2018 General/ New Proposal R4) 60• 31-01-2019 General
CUMULATED DRAWING TIME	450•
REPRESENTATIVE	NATHALIE MASSE
DRAWN BY	NICOLE TREMBLAY
APPROVED BY	
NOTE	1. DOMINION SIGNS retains sole title to all royalties of the design and the associated exclusive rights to produce or copy the said work, whole or in part, in any material format. 2. Colors illustrated in this drawing are for reference only and are not to be used for the corresponding charts for each project. 3. ALL WORK IS APPROVED BY US CANADA
DRAWING	004, 1962-R4
PAGE:	3/4
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APPENDIX C 5/5

REPLACEMENT FACES FOR EXISTING PYLON

PYLON 2 / 4TH AVE. & MARKET AVE. CORNER

71 3/4" FACE



72 3/4" FACE

6 1/2"

42"

SIGN ELEVATION
Scale: 3/4" = 1'-0"



2X

LEGEND:

- ① 3/16" THK. WHITE PIGMENTED POLYCARBONATE FACES WITH VINYL APPLIED ON SURFACE
- EXISTING DIVIDERS AND RETAINERS EX-12 11" FACEL TO BE REPAINTED P1
- 3/16" THK. HANGING STRIPES ON THE BACK & BOTTOM REQUIRED
- "DOLLARAMA" SECTION TO BE RELAMP (FLUORESCENT LAMPS REQUIRED)

COLORS:

- P1 PAINTED BLACK
- 1 GREEN VINYL "3M" #3630-76
- 12 YELLOW VINYL "3M" #3630-15



FACES LOCATION

EXISTING

FILES NO.	
CUSTOMER	DOLLARAMA
ADDRESS	7320 4TH STREET GRAND FORKS, BC V0H 1H0
DATE	13/08/2018
REVISIONS	R2/ 240• 19-12-2018 General/ New Proposal R3/ 40• 19-12-2018 General/ New Proposal R4/ 60• 31-01-2019 General
CUMULATED DRAWING TIME	450•
REPRESENTATIVE	NATHALIE MASSE
DESIGNER	NICOLE TREMBLAY
APPROBATION	
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PAGE	4/4

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Request for Decision



To: Regular Meeting

From: **Flood Recovery Manager**

Date: March 11, 2019

Subject: Letter of support for Not-for-Profit Housing Capacity Building Grant

Recommendation: **THAT Council endorses the application by Urban Matters CCC and Boundary Family Services to the Real Estate Foundation of British Columbia for the project “Developing a Backbone Housing Organization in the Boundary”**

Background

Urban Matters CCC (Community Contribution Corporation) works with the Regional District of Kootenay Boundary and Boundary Flood Recovery Team to support housing recovery. Capacity among non-profit housing organizations has been identified as a key risk to housing recovery as well as meeting the ongoing needs in the community for affordable, supported, seniors or special needs housing.

Urban Matters has recommended regional non-profits work together to align and coordinate their efforts to explore opportunities for gaining efficiencies, reduce duplication of staff and volunteer functions, and identify governance options to deliver some housing services or functions in a shared manner through, for example, a 'backbone organization'. Urban Matters has donated \$40,000 to the Regional District of Kootenay Boundary to contribute towards a coordinator hosted by a local community organization. Together with Boundary Family Services, Urban Matters has applied to the Real Estate Foundation of British Columbia for a grant of \$35,000 to leverage that contribution to create a local position to build capacity and develop governance and alignment options for regional housing non-profit organizations.

Specific planned deliverables include:

- Convening multi-stakeholder meetings
- Asset review and governance planning
- Organizational business planning and strategic planning

Boundary Flood Recovery is requesting that Council provides a resolution endorsing the application.

Benefits or Impacts

Supports strong and efficient partnerships to enable housing recovery and long-term housing capacity development in Grand Forks and the Boundary.

Policy/Legislation

This initiative is line with the Official Community Plan Bylaw 1919-A2 objective 4.2.2: Encourage and support the development of affordable housing for low-income families, individuals, seniors and those with disabilities; and policy 4.3.10: Support non-profit organizations in their work of sponsoring, development and managing housing projects and addressing housing needs of homeless and at-risk families and individuals.

Attachments

n/a

Recommendation

THAT Council endorses the application by Urban Matters CCC and Boundary Family Services to the Real Estate Foundation of British Columbia for the project “Developing a Backbone Housing Organization in the Boundary”

Options

1. THAT Council accepts the report.
2. THAT Council does not accept the report.
3. THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	20190311BFR_HousingRecoverySupport.docx
Attachments:	
Final Approval Date:	Mar 6, 2019

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Diane Heinrich was completed by assistant Daniel Drexler

Diane Heinrich - Mar 6, 2019 - 1:55 PM



**GRAND FORKS DETACHMENT
MAYOR'S REPORT
QUARTER 4, 2018**



Grand Forks RCMP Detachment

1608 Central Ave

Box 370

Grand Forks, B.C.

Telephone (250) 442-8288 Fax (250) 442-3919

City of Grand Forks

Mayor TAYLOR and Council

PO Box 220

Grand Forks, B.C. V0H 1H0

January 29, 2019

Dear Mayor TAYLOR and Council

RE: Quarterly Crime Statistics - October / November / December

FILE CODE
WE4 R5 - GF RCMP Quarterly Stats - Oct., Nov., Dec

CRIME CATEGORIES	GRAND FORKS Q4 2017	GRAND FORKS Q4 2018	CHRISTINA LAKE Q4 2017	CHRISTINA LAKE Q4 2018	RURAL Q4 2017	RURAL Q4 2018	GF DET TOTALS Q4 2017	GF DET TOTALS Q4 2018
Homicide / Attempted Homicide	0	0	0	0	0	0	0	0
Assaults	7	10	1	0	1	3	9	13
Sexual Offences	1	0	0	0	0	0	1	0
Robbery	1	0	0	0	0	0	1	0
Auto Theft	5	4	1	0	1	1	7	5
Break and Enters	18	8	0	3	6	1	24	12
Theft From Motor Vehicle	6	13	0	1	1	1	7	15
Drug Investigations	5	0	1	1	3	0	9	1
TOTAL PERSONS/VIOLENT CC	16	15	1	0	2	4	19	19
TOTAL PROPERTY CC	71	61	2	8	22	11	95	80
TOTAL OTHER CC	28	22	1	2	0	1	29	25
TOTAL CRIMINAL CODE (CC)	115	98	4	10	24	16	143	124
TOTAL CALLS FOR SERVICE	463	399	66	75	138	136	667	610



GRAND FORKS DETACHMENT MAYOR'S REPORT QUARTER 4, 2018

TRAFFIC AND IMPAIRED	GRAND FORKS Q4 2017	GRAND FORKS Q4 2018	CHRISTINA LAKE Q4 2017	CHRISTINA LAKE Q4 2018	RURAL Q4 2017	RURAL Q4 2018	GF DET TOTALS Q4 2017	GF DET TOTALS Q4 2018
Motor Vehicle Collisions	12	7	6	6	20	16	38	29
Motor Vehicle Collisions W Fatal	0	0	0	0	1	0	1	0
Impaired Driving - CC	1	0	0	0	1	0	2	0
Impaired Driving - MVA (IRPs)	3	3	1	0	1	2	5	5

COMMUNITY	GRAND FORKS Q4 2017	GRAND FORKS Q4 2018	CHRISTINA LAKE Q4 2017	CHRISTINA LAKE Q4 2018	RURAL Q4 2017	RURAL Q4 2018	GF DET TOTALS Q4 2017	GF DET TOTALS Q4 2018
Files with youth negative contacts	0	2	1	0	1	0	2	2
Mental Health Related Calls	13	18	8	3	4	10	25	31
Files involving Alcohol / Drugs	30	23	3	5	9	6	42	34
Domestic Violence Files	2	3	0	0	1	0	3	3

Should you have any questions or concerns, or should you wish to discuss these statistics, please do not hesitate to contact me at 250-442-8288.

Yours truly,


Calvin DEMERAIS, R/Cst., NCO I/C
Grand Forks RCMP Detachment

2/26/2019

Commercial Building Owner/Businesswoman

Shelagh Walker [REDACTED]

Grand Forks BC VOH 1H0

RECEIVED

FEB 28 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

Brian Taylor
C/O City Hall
7217 4th Street
Grand Forks, BC VOH 1H0

Attention: Mayor in Counsel

It has been brought to my attention that Whispers of Hope entered into a lease with [REDACTED], commercial building owner of 7229 5th Street with the intention of running a Soup Kitchen. See attachment 1 of a letter stating the WOH intention and intention to lease. This was hand delivered to me at my commercial building [REDACTED] just yesterday. I'm a firm believer in "Win-Win" relationships for our community. This does not foster a "Win-Win" situation for my intended business plans. If the soup kitchen opens it will be detrimental to my business, the surrounding businesses, Gyro Park, the park outside City Hall, and the Splash Park, including all of City Park. The Wispers Of Hope association has proven themselves to be irresponsible in the past and cannot be allowed to create a "Win-Lose" situation where the community will suffer. I'm firm that 7229 5th Street is not an appropriate location for this Soup Kitchen because of the following:

1. The past history of heroin / fentanyl needles left all over surrounding area. See Attachment 2. The reality you cannot find needles in snow and in Grand Forks, BC we experience snow 6-8 months of the year. [REDACTED] kids playing in nearby park making snow men and Snow Angels. It is not reasonable to deprive the children of the community of this simple pleasure.
2. The WOH association has proved themselves irresponsible in neglecting to manage the outside of their facility. They remove people from the inside as needed, but the people they removed only go so far as to camp outside and occupy nearby areas. I have concerns these people who are removed will start to occupy the sidewalk, common areas on MY property and roof surrounding MY building [REDACTED]. This is not an acceptable location and I do not have training to deal with people who have proved in the past to be violent, have drug addictions, or individuals that are suffering from with-drawl symptoms. It will be very traumatic for me or my family to find someone who has slit their wrists or overdosed outside my side entrance or that has taken up residence on the roof of my building. Keeping homeless people off my roof has been an issue in the past. It is unfair to expect me and my customers to keep my door shut at all times to avoid theft, and also unfair to expect me to deal with difficult and high risk individuals when I don't have a social work degree, nor do I have anger management training, nor do I have training in how to deal with drug addicted individuals who will be venting to me, my family and my customers about their current emotional and mental challenges. I will be especially offended if my daughter [REDACTED] has to witness some violence, or a death.
3. It is especially cruel to me to have this Soup Kitchen next door as my plans and vision included:
 - having a 'family orientated' business offering services that would encourage families to walk up from the Splash Park to buy ice cream, bikinis, or flip flops, during the summer months and;
 - Having a seasonal room. I've already purchased about 30 Halloween costumes for next year

FILE CODE

WEY
C/O - Whispers of Hope
Walker, Shelagh re
Agenda Page 62 of 90
Location

- I've been practicing making cupcakes and birthday cakes for children. If the parents want to throw a birthday party at the splash park, I might provide the service of making unique Birthday Cakes. (probably made off-site in a commercial kitchen elsewhere but a longer term goal)
 - Possibly a drop-in daycare service provided by a certified caregiver between 11-2 so Mom's can go for lunch (Summer Time ONLY)
 - I currently have a room dedicated to studio related activities where I paint with acrylic and create children's books and do photography. See attachment for Birch Tree series in progress and camel paintings for my next children's book.
 - I perceive my commercial building as a very small, but very diverse center for art, children and culture. [REDACTED] my books I planned on reading/selling to the kids)
 - I had planned on giving free story time for children and toddlers (My own books)
 - I had plans to host something similar to 'Paint Night' for adults, but instead the kids would bring a sippy cup and paint. It would be called "Paint and Sippy Cup Night"
 - I also had plans for adult based activities including Wine Tasting (my own wine and also collaborating with other local breweries or wineries, selling my own honey, and my own art work during December and allowing others to rent a small space for their own craft.
 - Weekly art shows in the fall or early spring to give new and emerging artists the spot light!
 - My ideas for business are not fixed and are evolving but I do know whatever it evolves into will have a positive impact on our community and the children. The children being priority.
 - Providing services and products to people also want a safe place to shop and drop off their kids. If the soup kitchen goes in next door I don't think they will feel safe coming [REDACTED]
4. It is not a 'responsible' action for the counsel to approve the WOH Association Soup Kitchen at 7229 5th Street because it is will deter potential investors and retail customers to this neighborhood
 5. The City cannot allow people who don't have proper training in dealing with addictions provide support to individuals who have proved to be a nuisance in the past. We need the homeless, mentally ill and drug addicted individuals to be taken care of people who are licensed and certified in rehabilitation. Feeding hungry people has always been on my priority too. But I believe in a different approach that does not include allowing people who previously 'failed' to be responsible in the past, repeat their atrocities in yet another quadrant of the city. See Attachment 3 for evidence of garbage, needles and increased homeless population.
 6. I also have concerns that if the WOH association set up next door, it will increase the dog population that will be frequenting my sidewalk. I have small children coming and going so I don't think it's particularly safe to have big dogs tied to my railing or sitting unleashed waiting for their owner to come out of the soup kitchen. Dogs get territorial and dogs bite and children do not listen to adults that say don't touch. I don't want my own children being bit or my customer's children.

A potentially "Win-Win" situation could be serving food and coffee at the Seniors Center or other location. I propose finding a location for LOCAL Seniors ONLY. People who are NOT seniors and who suffer for addictions could be housed and fed elsewhere, away from the children, parks, and commercial areas. It is NOT ok to foster and approve a situation that has proved to fail. The entire staff at City Hall is well aware that in the past it created piles of litter, tents, luggage, garbage, 'homeless individuals' with nowhere to go, needles, and dangerous drugs like fentanyl became the culture on the surrounding streets and parks. Fentanyl in front of my store or in the alley adjacent to my store is NOT acceptable. A small piece of Fentanyl merely the size of a grain of salt can kill an adult let alone a toddler or baby who is teething and constantly putting things in his mouth. I am terrified for [REDACTED] children and this cannot be approved or allowed to happen.

My understanding is that 7229 5th Street is NOT zoned for a soup kitchen. My understanding is that my Party Wall agreement that I have with the owner of 7229 5th Street, gives me the right to approve or disapprove the proposed construction, plumbing and renovations they have planned. Yesterday the Board Members of WOH verbally expressed their intent to do extensive renovations, build a fence on top of their building and mine. This fence was to be built along my party wall and surrounding areas. I DO NOT APPROVE any permits, construction, fencing, or zoning changes to the attached building. My Party Wall agreement is also supported by the common laws of the LAND TITLE ACT. These changes that the WOH are proposing will cause me financial and emotional stress. My insurance will increase, my anxiety will increase as the safety for my children and customers will diminish, and I will constantly worry the patrons of 7229 5th street will start a fire, or leave fentanyl somewhere that [REDACTED] toddler [REDACTED] will pick up and put in his mouth. [REDACTED] I feel very strongly it is NOT acceptable to approve 7229 5th street as a location for this activity. I'm confident there are other buildings away from children and parks that are currently for lease. [REDACTED] children and others deserve a safe place to walk and play. We as business owners deserve a happy, healthy, safe environment to run a business that will attract, not deter investors. We deserve a "Win-Win" situation. The seniors CAN win, the businesses CAN prosper, and the hungry CAN get fed. But the soup kitchen needs a different location. 7229 5th Street is not an acceptable or safe option.

Yours Truly,

[REDACTED]

Commercial Building Owner/Businesswoman

Shelagh Walker [REDACTED]



Dear Residents,

Our organization is new to the neighbourhood, as we have just signed a lease for 7229 5th street, previously the Little House of Bohemia Yoga Studio. We plan to set up our Community Kitchen and are still working on all the necessary permits and licenses.

We as a group believe strongly in access to basic necessities, nutrition, and comradery to keep our community healthy. We have been working with the community to strengthen relationships and gather feedback to ensure that our services are understood and welcomed. If you have not done so already, I encourage you to visit our website and see more about our projects, governance, and even news articles about us over the years: www.whispersofhope.ca

We empathize with those who have concerns, and would especially like to hear from you. Our policies have always been strong against criminal activity or any aggressive or threatening behaviour, and thankfully we don't encounter much of either. As a public service we see a diverse group of citizens and families using our facilities. We believe in inclusivity and the right to fair and equal treatment, regardless of anyone's background, and instead base our reaction on an individual's actions in or around our facility. We stand strong behind our "right to refuse service to anyone" and will not hesitate to use it. In addition to our policies and management of the space, we also include measures such as surveillance and lighting, and strong relationships with health service providers, RCMP, and neighbours to ensure our space is respected and clean even outside operating hours. Prevention is better than cure.

As a Community Kitchen, we rely on involvement from everyone in some shape or form. We encourage volunteerism, donations, and even thoughtful feedback as it all contributes to the positive wellbeing of our organization and community as a whole. If you support our efforts and want to get involved please get in touch with us. And, if you don't support our initiatives, please reach out to us and tell us how you feel and what you want to see. If there is any way we can improve our services we are motivated to do it!

I can best be reached via email at: whispers.coordinator@gmail.com
or during our Thrift Store hours at: 250-442-2006

Respectfully,

Melissa Shulga

Center Coordinator

Whispers of Hope Benevolence Association

www.whispersofhope.ca

Thrift Store - 7463 3rd St. - Phone: 250-442-2006
Hours: Mon-Fri 9a-4p, Sat 10a-2p, Sun Closed

whispers.coordinator@gmail.com
www.whispersofhope.ca



Fentanyl?
Heroin?



Photos from Previous
Whisper's of Hope location..





From: S Walker [REDACTED]
Sent: March 4, 2019 11:37 AM
To: Brian Taylor; Zak Eburne-Stoodley; Neil Krog; Chris Moslin; Christine Thompson; Rod Zielinski; David Bruce; kkorolek@grandforks.ca; Info
Subject: Funeral Home Too Close To 7229 5th Street For It To Be A Respectful Location for Whispers Of Hope
Attachments: Funeral Home Too Close for Homeless Population - March 4th.docx.pdf

Attention: Mayor Brian Taylor and Counsel Members

Please read the attached letter as it is an emotional plea from me that our city keep dignity and respect for our dying and grieving citizens of Grand Forks, BC.

Shelagh Walker (Senger)
[REDACTED]

FILE CODE
Walker, Shelagh
WE3 + CIO - re Whispers Proposal
(Businesses...) too close to
Funeral Home
Agenda Page 69 of 90

March 4, 2019

Shelagh Walker
Resident of Grand Forks
[REDACTED]

Grand Forks BC V0H 1H0

Mayor and Counsel Members
C/O
City Hall
7217 4th Street
Grand Forks BC V0H 1H0



Attention: Mayor and Counsel

Subject: Location for WOH next to Funeral Home & Crematorium
Disrespectful to Grieving Family Members and in
violation of Cemetery and Funeral Services Act

It has been brought to my attention that there is a law that prevents people congregating outside a funeral home. In fact people are not allowed to congregate within 100m of a funeral home and I can understand why. I have personally had the unpleasant experience of losing two people who were very near and dear to me. I can assure you it is both a traumatic and extremely painful experience even when handled with dignity and respect. Before my Mother's death we went together to the Grand Forks Funeral Home & Cremation Centre so she could discuss with staff what her options were after she died. This was a difficult and emotional time, but she wanted to have these discussions before she died so that her family would have less worry and stress after she passed. She was the sweetest woman I ever knew.

My father also recently passed away as well, and once again I found myself sitting down with the directors at the funeral home, discussing what arrangements were to be made. Discussing cremation is very challenging for anyone.

During the weeks that passed before and after, myself and my entire family were beyond grief. Tears kept welling up in our eyes. Conversations turned into episodes of crying, hugging, then fits of crying again. Sometimes conversations that wouldn't normally spark and argument would cause people to erupt in anger then followed by fits of crying. It's a time when people are 'overly sensitive' to comments or actions that might seem normal to others, and their emotions should be handled with respect and care.

During our meetings, I would find I had moments of composure, and also moments where I needed to go outside, sit at the park bench across the street, wipe my own tears, then head back into the funeral home to continue the extremely difficult conversations.

To no surprise – I am horrified that anyone is even considering 7229 5th Street as an appropriate option for the Whispers Of Hope to open up a Soup Kitchen. I have been hearing stories about people congregating in their old location, leaving feces, dirty toilet paper, needles, tents, sleeping bags, and piles of garbage in nearby areas and parks. I have seen the photos and heard the testimony of many people. I can't even imagine once person who would think it was appropriate to have this located adjacent to a Funeral Home and Crematorium. The conflicts and violence that occurred at their old location cannot be allowed to repeat themselves anywhere

near the funeral home. I personally know it would have been beyond disrespect if we had to deal with violence or conflicts caused by homeless when I was grieving.

I did also notice we have a law to prevent disrespectful things like this from happening. And it would seem rightfully so. It will be a huge disrespect to the members of this town if we allow homeless people to congregate outside our funeral home and in the park across the street, which is usually where the grieving go to contain their composure and meet up with loved ones before they enter the facility at 475 Market Ave.

The law Funeral and Services Act states that people may NOT congregate within 100m of a funeral home. It also carries a fine up to \$10,000.00 which I feel should be charged to the City if they approve such a knowingly disrespectful and unaccountable group to operate at 7229 5th Street.

I am truly speaking from the heart. I am very empathetic to hungry people and homeless. I have guilt even eating a burger the last few days without thinking about the current situation and I too want solutions. I have found myself driving by the warming station and driving around nearby lots on Donaldson that sit empty. Can facilities with trained and certified social workers be built on those empty lots? Are they zoned for a soup kitchen? Can a plan be put together for a solution to be on Donaldson? I believe it will also have challenges, but to allow Whispers of Hope to set up next to our funeral home and family orientated Splash Parks just seems very inappropriate which I am sure is obvious to most, but others might need convincing if they are not opening their mind to other solutions that are less degrading to the dying and grieving population of Grand Forks.

Please take some time to drive around. There are many open lots in Grand Forks that are for sale. Two of which are on Donaldson in close proximity to the Food Bank and Warming Centre. It would be only a short walk for individuals in need to get food and a hot meal. I grew up in this town and moved back in April 2018. I love this town and want to keep it a respectful place where we give grieving individuals a clean, quiet, respectful place to grieve and a place where we give the dying the feeling of dignity when they walk into the funeral home to express their last wishes.

Yours Truly,

Shelagh Walker

Resident of Grand Forks

cc.:info@grandforks.ca; Cathy Korolek (ckorolek@grandforks.ca); Neil Krog (nkrog@grandforks.ca); Christine Thompson (cthompson@grandforks.ca), Rod Zielinski (Rzielinski@grandforks.ca); Dave Bruce (dbruce@grandforks.ca)

March 5, 2019

Commercial Building Owner/Businesswoman and Resident
Shelagh Walker [REDACTED]

Grand Forks BC V0H 1H0

Mayor and Counsel Members
C/O
City Hall
7217 4th Street
Grand Forks, BC V0H 1H0



Attention: Brian Taylor and Counsel

Subject: Solution (Have Ultimate Hockey Relocate to 7229 5th)

This is the third letter I am writing to the 'Mayor' and 'Counsel Members'. While writing my first letter I felt panicked and scared. I wanted to express how concerned I was that my building would become a fire hazard if WOH moved in next door to me and felt concerns for my own safety and for my kid's safety. While writing my second letter I felt 'Angry' at the violations that WOH campers and garbage might pose to grieving people transporting urns and coffins, or those attending a funeral service. In writing my third letter, I feel a little relieved and have a feeling that I might have found a solution for relocating WOH Soup Kitchen. Please try have an open mind.

I feel I have a solution that would solve some of the issues surrounding people being upset about Whispers Of Hope moving into 7229 5th Street with the intention of opening a Soup Kitchen. As I previously mentioned, I personally feel its disrespectful to the dead and grieving to allow WOH to foster an environment that might encourage garbage, rubble, tents, and groups of people to congregate during funerals or transportation of bodies/urns. There are laws that currently prohibit such violations with fines of up to \$10,000. People are not allowed to do the following:

1. Leave garbage 100 m of a funeral home
2. Cause a disturbance 100m from a funeral home
3. Gather in groups 100m from a funeral home

This however, would be very hard to enforce as it will be hard to make anyone accountable. However, I do have a suggested solution and path forward to prevent the disrespect and also so that my own building doesn't become an eye sore and fire hazard. I suggest the following:

1. Have someone contact the owners of the Ultimate Hockey Store in Grand Forks, currently located next to the Whispers of Hope Thrift Store and ask him if he will give up his lease to the Whispers of Hope Soup Kitchen.
2. Then have the Ultimate Hockey Store relocate next to my commercial building at 7223 5th Street where we can both commence with children and toddler related activities where the walk-by traffic supports the Splash Park. And the Splash Park traffic supports our business endeavors.

Page | 1

3. Everyone should be happy if this happens. [REDACTED] will have a renter and generate monthly income, the Soup Kitchen will be located next to their affiliated counterpart, patrons can also pick up warm jackets and household items all in a more discreet location where MOST IMPORTANT, the people going to the Soup Kitchen will feel more comfortable and less under scrutiny. It's a discreet area, slightly off the beaten path and is close to the doctor's clinic, mental health clinic and shopping.
4. I would also like to say that the proposed switch allows for the odd camper and for small groups of people to wait for the soup kitchen to open in a more discreet area. Perhaps the WOH Association can put up a decorative fence in the alley with some picnic tables. That option doesn't exist here at [REDACTED] 7229 5th Street as there is NO area behind our buildings and just a small sidewalk out front. Unfortunately if things are located here, patrons and groups of people WILL congregate within 100 m of the Funeral Home.
5. If the 'Switch' is a success, we could also consider building a beach at the end of the road (behind the Dr. Clinic) as it leads directly to the river with a bathroom and shower in a hut so that homeless have some self-respect and dignity. There they could have some stairs to the beach and a wharf. This would be a new beach, but it looks like something that would be appreciated by all.
6. The people who come to the Soup Kitchen would have the wonderful option to hang around in the WOH Thrift Store when the soup kitchen is closed to get warm until a bus or other source can get them food or to a warming center and can also be a check-in place for when the kitchen is closed instead of having people at the park or on top of my building [REDACTED].
7. Perhaps less people with addictions would frequent the soup house if we could also build a multi-step detox facility where the old wild life hall used to be (20 odd years ago). It is my understanding that we have a 'Club House' down Riverside, but one must get 'clean' first and stop doing all drugs to enter. I think a facility to assist people getting off of drugs is MUCH needed. Perhaps a mobile building could be hauled to the old parking lot at the old Wild Life Hall location and the water and sewer could be re-attached. I think ideally the area could be fenced and people who check-in could commit to signing a waiver/contract to finish a full detox and agree to be locked in until it is complete. With showers and a few perks it might attract people to join and regain their dignity and control over substances. I do strongly feel the detox centre should not be affiliated to Whispers Of Hope. The detox centre should have new strategies, new staff and be proven leaders in their area of expertise.

At the very least we should commit to the Hockey Store relocating to 7229 5th Street and the Soup Kitchen taking over the Ultimate Hockey Store lease and then see how the other steps unfold. This should be the #1 priority to be actioned and discussed as it is a very sensible solution and action can be taken quite quickly to relocate the Hockey Store.

I think an effective model for getting people off of drugs can be built in this town and should be built in others to prevent people all moving here as we need to support locals first. I read an article the other day that there is a new implant that can be placed under the skin in the upper arm to assist people to get off opium based drugs and heroin and I do see more hope after reading this article.

I too want to be compassionate and care about people who are hungry, tired, cold, confused and feel hopeless. I want to be a part of the solution. In the future I hope I can assist more with volunteering and possibly donate a sea can to be converted for some sort of use if it is applied to my suggested model. Perhaps a Sea Can can be used for a bathroom or shower? Perhaps I can run a non-certified colour therapy

painting class and on occasion bring in a certified colour therapy instructor for people with addictions to contribute to the 'Well Being' of our locals. The possibilities are endless if we band together.

We need solutions, ideas and brainstorming and I think we will get there if we all try be diplomatic, sit down for coffee and listen to each other. I am trying to have an open mind and hope that the WOH Association too will have an open mind and switch locations with the Hockey Store so that we can have family orientated activities here at City Park, up on 5th, and also keep the parks and streets free of disruptions to people who are grieving or transporting a casket.

In the mean-time, I am still putting out a plea to 'not approve' the permits and licenses for the WOH moving into 7229, 5th Street as I KNOW we have options and that we will find them a more suitable home that will allow us up here on 5th to compliment the Splash Park, City Park and the 'well-being' of children and families that will assist with our revitalization of this gem of a town. Let's keep Grand Forks beautiful and healthy!

I can be reached to discuss the issues at any time. I would enjoy getting out for coffee with almost anyone as long as it is for a diplomatic and constructive brainstorming or conversations to clarify statements I have made.

Yours Truly,

Commercial Building Owner/Businesswoman and Resident

Shelagh Walker [REDACTED]

cc.:info@grandforks.ca; Cathy Korolek (ckorolek@grandforks.ca); Neil Krog (nkrog@grandforks.ca); Christine Thompson (cthompson@grandforks.ca), Rod Zielinski (Rzielinski@grandforks.ca); Dave Bruce (dbruce@grandforks.ca)

From: Win Black [REDACTED]
Sent: March 4, 2019 10:28 PM
To: Info; Brian Taylor; Zak Eburne-Stoodley; Cathy Korolek; Neil Krog; Chris Moslin; Christine Thompson; rzelinski@grandforks.ca
Subject: Whispers of Hope proposed soup kitchen
Attachments: Letter to councillors.docx; WOH1011.jpg

Dear Mayor and Councillors, Please read and give consideration to my attached letter outlining concerns about the proposed Whispers of Hope soup kitchen.

Thank you
Andy and Win Black



FILE CODE

WE3
or C/O - re Whispers proposed
(Businesses...) soup kitchen
Black, Andy & Win

March 4, 2019

To: Mayor Brian Taylor and Councillors

Re: Whispers of Hope proposed Community Kitchen location



I call your attention to the attached letter supposedly distributed to our neighbourhood, by the Whispers of Hope Benevolent Society. Although my wife and I own property and live in the immediate neighbourhood, we received this at a meeting of concerned citizens and not from Whispers of Hope, I assume their understanding of what a neighbourhood is, is limited to a few metres radius of their proposed base of operation. Obviously, the fact that I am writing this letter indicates that we have concerns about this. Our concerns are both personal and community related. We have experienced firsthand the impact of the influx of “clients” that the Whispers of Hope attracts when they were operating in their previous location. We have been broken into and robbed at least three times that we are aware of. Not surprising is that none of this happened before or after the Whispers of Hope was active.

Anyone with eyes in their head and willing to take the bold step of seeing past the cloak of “political correctness” will remember the travesty of the Whispers of Hope’s last site of operation. From their own publication they say they will “... base our reaction on an individual’s actions in and around our facility” and “... ensure our space is respected and clean even outside of operating hours”.

I have to assume that means they were perfectly ok with destruction of public and private property, thefts, drug dealing, drug consumption, garbage dumping, public defecation and urination and a multitude of other activities taking place in the vicinity, that demonstrates the utter disrespect of their clients for everything, including themselves.

There is no reason to believe that the new hub of these activities will be different this time, except for the fact that the open space is much smaller so these activities will spread into the surrounding residential neighbourhood and parks. I fear for the safety of my family and property should this happen.

I would also refer you to the City of Grand Forks web site. If you can take the time to read it, the web site paints a pretty picture of what a visitor, new resident or potential business investor to Grand Forks might expect to experience by coming to Grand Forks.

“Welcome Home – original peaceful living”

“The City aims to grow and strengthen the business community in Grand Forks through business retention, expansion and attraction.”

“Whether your industry is tourism, retail, agriculture, arts, recreation, forestry or manufacturing, Grand Forks offers a wealth of opportunities for your business.”

By allowing and encouraging the Whispers of Hope to operate in the downtown core of Grand Forks you would be also be encouraging these potential visitors and businesses to just “pass on by” to the nearest city that actually delivers on what they offer to businesses, visitors and residents.

Our city deserves to grow and thrive. Downtown re-vitalization is essential to getting us back on track. Turning Grand Forks into what has been described as a “homeless hub” is probably the best way to completely crush any hope of doing this.

While the deserving citizens of Grand Forks in need, should certainly be accommodated in a caring and respectful way, it should be done in such a way to allow the City to continue to grow and flourish as well as meeting their needs, without attracting “needy” people from around the province.

My wife and I have lived and worked here for 40 years. We raised our family here. We own property and pay taxes. Until the last few years we enjoyed many of the benefits that living in this beautiful small community had to offer.

If this plan to allow Whispers of Hope to open a new facility in the downtown core, and all that this could bring with it, is allowed, we feel that it will negatively impact the city's ability to recover and revitalize.

Based on our experience from the Whispers of Hope Soup Kitchen that was located on Riverside, we believe that the proposed Soup Kitchen on 5th Street will only serve to encourage marginalized individuals with drug addictions and criminal behavior to congregate in this area to an even greater degree than currently, which in turn, will subject the residents and businesses to even more problems. For that reason, on behalf of family, friends, neighbors, downtown business owners, and other concerned citizens of Grand Forks, we implore you to use whatever means necessary to ensure that Whispers of Hope not be allowed to operate their Community Kitchen in its proposed location on 5th Street.

Sincerely

Andy and Win Black



Dear Residents,

Our organization is new to the neighbourhood, as we have just signed a lease for 7229 5th street, previously the Little House of Bohemia Yoga Studio. We plan to set up our Community Kitchen and are still working on all the necessary permits and licenses.

We as a group believe strongly in access to basic necessities, nutrition, and comradery to keep our community healthy. We have been working with the community to strengthen relationships and gather feedback to ensure that our services are understood and welcomed. If you have not done so already, I encourage you to visit our website and see more about our projects, governance, and even news articles about us over the years: www.whispersofhope.ca

We empathize with those who have concerns, and would especially like to hear from you. Our policies have always been strong against criminal activity or any aggressive or threatening behaviour, and thankfully we don't encounter much of either. As a public service we see a diverse group of citizens and families using our facilities. We believe in inclusivity and the right to fair and equal treatment, regardless of anyone's background, and instead base our reaction on an individual's actions in or around our facility. We stand strong behind our "right to refuse service to anyone" and will not hesitate to use it. In addition to our policies and management of the space, we also include measures such as surveillance and lighting, and strong relationships with health service providers, RCMP, and neighbours to ensure our space is respected and clean even outside operating hours. Prevention is better than cure.

As a Community Kitchen, we rely on involvement from everyone in some shape or form. We encourage volunteerism, donations, and even thoughtful feedback as it all contributes to the positive wellbeing of our organization and community as a whole. If you support our efforts and want to get involved please get in touch with us. And, if you don't support our initiatives, please reach out to us and tell us how you feel and what you want to see. If there is any way we can improve our services we are motivated to do it!

I can best be reached via email at: whispers.coordinator@gmail.com
or during our Thrift Store hours at: 250-442-2006

Respectfully,

Melissa Shulga

Center Coordinator

Whispers of Hope Benevolence Association

www.whispersofhope.ca

Thrift Store - 7463 3rd St. - Phone: 250-442-2006
Hours: Mon-Fri 9a-4p, Sat 10a-2p, Sun Closed

whispers.coordinator@gmail.com
www.whispersofhope.ca

RECEIVED

MAR 5 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

From: Glynis Andersson <[REDACTED]>
Sent: March 5, 2019 10:58 AM
To: Info
Cc: Brian Taylor; Zak Eburne-Stoodley; Cathy Korolek; Neil Krog; Christine Thompson; rzelinski@grandforks.ca
Subject: Letter re. Whispers of Hope Proposed Community Soup Kitchen location

To: Mayor, Brian Taylor, and Council Members
From: Glynis Andersson
Date: March 4, 2019

Re: Whispers of Hope Proposed Community Kitchen at 7229 - 5th Street

My husband and I first settled in Grand Forks about 7 years ago. We came here, not for work, or for family reasons, but simply because we fell in love with the beauty of the valley, and the friendliness of the people. We were proud of our new home and often told our friends and family what a great little town this was.

Fast forward to present day: It grieves me that for the most part, I am ashamed to say that I live here, and I am hesitant to invite friends or family to come for a visit. "Why?", you might ask. Because almost every day, I am witnessing the behavior of people who have no desire to conform or abide by the rules, no respect for others or their property, and obviously, no loyalty to this town and the people who work so hard trying to make it a great place to live.

We have personally experienced homeless camps on our property, seeing addicts shooting up drugs in front of our house, having garbage dumped on our property, having our property stolen, finding drug needles and dumped clothing, etc. only meters from our property, and being spoken with abusively by people who didn't even live in the neighborhood. On different occasions, we called the bylaw officer and/or the police, but we were repeatedly told that nothing could be done.

We attended the large meeting at the high school about a year or two ago - the one where Sargeant Fenske told all the frustrated residents in attendance how little power the RCMP actually have to arrest the offending individuals, how understaffed the Grand Forks detachment is, yet how vigilantism in any form, would not be tolerated. It seems very ironic to me that almost any type of offensive behaviour against an individual and/or his or her property is routinely tolerated, but defending one's person or property by whatever means necessary is not tolerated.

Over time, we have heard story after story from friends, neighbors, and acquaintances here in Grand Forks, how they were victims of crime, verbal abuse, and even violent assault.

So, I ask you now, when are we, the respectable property owners and business owners who contribute so much both financially and otherwise, to the flourishing of our town, going to have our voices heard? I hope your answer is, "Today", because as residents in the downtown area, we have had so much taken away from us, including rights as fundamental as feeling safe walking around town, and the security of knowing our children and grandchildren are safe playing in the park.

FILE CODE

WEB
+ C10 - re Whispers of Hope
Andersson, Glynis
Proposed
Kitchen
Agenda Page 79 of 90

Having described in detail the challenges my family, friends, and neighbors, have faced over the last few years living in the downtown area, I turn now to the proposed location for the Whispers of Hope Community Soup Kitchen on 5th Street. ***Based on our experience from the Whispers of Hope Soup Kitchen that was located on Riverside, we believe that the proposed Soup Kitchen on 5th Street will only serve to encourage marginalized individuals with drug addictions and criminal behavior to congregate in this area to an even greater degree than currently, which in turn, will subject the residents and businesses to even more problems. For that reason, on behalf of family, friends, neighbors, downtown business owners, and other concerned citizens of Grand Forks, I implore you to use whatever means necessary to ensure that Whispers of Hope not be allowed to operate their Community Kitchen in its proposed location on 5th Street.***

I thank you, Mayor and Council for taking the time to read and consider this letter.

Respectfully,

Glynis Andersson

To: Mayor Brian Taylor, and Council Members



Date: March 4, 2019

I have lived at our home [REDACTED] since 2004 and, as a single parent, raised my son there. My partner, [REDACTED] has lived there since 2010. We love the location of our home, particularly the proximity to shops and City Park and we felt safe, day and night, living here, so safe that we didn't feel the need to lock our doors at times when we were out or leaving our bedroom door open to the outside while we slept, summer and winter. We enjoy taking part in all the events put on in and around the downtown area, such as Park in the Park, Family Day, Canada Day, Outdoor Movie Nights and Music in the Park. Our family and friends have used the Municipal Campground over the years when they've come to visit, always commenting on the natural beauty of our valley and friendliness of the people. Our grandchildren and other young family members love coming to our home because it is so close to the Waterpark and Playground, as well as the enjoyment of our local school children who take many field trips in and around our downtown core and City Park. We find there's nothing better than hearing child's laughter at play. All things that bring people, local and tourists, to our beautiful downtown core.

We have always had and expected minor issues when living in the downtown area, normal, every day issues, like the noise from people using the path from 5th Street to the back alley and we've had to deal with people on rooftops of the businesses on 5th Avenue at various times, day or night. However, when Whispers and BETHS opened on Riverside, we witnessed a major influx of walking traffic in our back alley, along with drug use and deals going down, on in and behind our home and the 5th Street businesses, the homeless trying to set up their camps behind Nick's Feed, behind our shed and on the roofs of the 5th Street buildings, garbage and drug paraphernalia thrown in and around our property and use our property as their personal toilet. We have been one of the lucky ones to date who only have had insignificant things taken from our yard. The most disturbing incident was being woken up at 1:30 in the morning to see the silhouette of a known drug user and prolific thief standing at our open back door staring at us as we slept. But we have also seen, in this past year, a major decline in this traffic and incidents with the closure of Whispers and BETHS. We thought we were over the worst of things, even with a known drug house on our block.

We were not the only ones to notice the changes. Our family and friends have commented on them too when they've come to visit. They are now wary or afraid to use the Municipal Campground, let alone come to Grand Forks, because of the drug and criminal population in the park and surrounding area, the stories they've heard of the abusive behaviour and assaults to visitors in our downtown area. They used to trumpet what a great place we had, not any more because of the reputation Grand Forks is getting beyond our border.

Personally, of course we do not want to have the Community Kitchen located in our backyard, both literally and figuratively. Our sense of safety and security is completely gone. We are going to have to put out major expense, in a very short time period, to protect our home from the drug and criminal elements that we have witnessed Whispers of Hope attracts. We also have major concerns with the proposed location for our City's economic recovery and revitalization from the devastating floods, fires. These concerns are due to the mismanagement and operations from the previous Whispers of Hope/BETHS location and their lack of accountability and responsibility of their clientele in and around the Riverside facility. Their latest plan that they are now only sharing with residence is the same old, same old they tried on the community in the past.

FILE CODE

Godlien, Darling re
Agenda Page 81 of 90
WE3 C/O - Whispers Proposed Location
(Businesses)

We understand that there are currently no current zoning areas to deal with Community Kitchens and Shelters in the City of Grand Forks Bylaws and strongly believe that it would be in the best interests of the community, for all involved, both for and against, that the City find a proper area to zone through public consultation for Community Kitchens and Shelters, away from the very establishments that are essential for the growth and prosperity of our City. And if, as representatives of Whispers stated to us, 80% of their clientele are seniors who use the Kitchen, then let's work together to find a solution to help those seniors find the nourishment and companionship they lack. We need to engage our young people, families, and empty nesters to take part in socializing and helping our seniors. High school students require 30 volunteer hours to graduate. Why can't we, the City and the School Board come up with a program for our students to get their hours in a volunteer for this program? And have a program like Coffee with Cops that includes the RCMP, Council the community, to have regular meet and greets, like other communities have done in this province. Many of the talks we've had with people of late are about how they feel their concerns and voices are not being heard by our elected representatives. We need to start having open, honest and transparent dialogue so people start engaging more with each other in a positive way. Let's bring this community together and make Grand Forks the City that others want to emulate, not avoid.

So, with regards to above and based on our experience from the Whispers of Hope Soup Kitchen that was located on Riverside, we believe that the proposed Community Soup Kitchen on 5th Street will only serve to encourage marginalized individuals with drug addictions and criminal behavior to congregate in this area to an even greater degree than currently, which in turn, will subject the residents and businesses to even more problems. For that reason, on behalf of family, friends, neighbors, downtown businessowners, and other concerned citizens of Grand Forks, we implore you to use whatever means necessary to ensure that Whispers of Hope not be allowed to operate their Community Kitchen in its proposed location on 5th Street and that the City locate a proper area to zone Community Kitchens and Shelters that will not be detrimental to the growth of Grand Forks.

We thank you for taking your time to read about our concerns and requests.

Yours sincerely,

Dianna Darling and Arnie Godlien.

Dakoda Darling
Justice Institute of BC Tactical Crime Analysis Student



Critical Considerations for Development of Soup Kitchen or Community Kitchen and Housing First Program within Downtown Grand Forks

Executive Summary

The location of a soup kitchen or community kitchen downtown will likely increase the risks of individuals to encounter substances that carry infectious diseases. Property crime and commercial break and enters likely to rise if a soup kitchen or community kitchen is located downtown or near residential neighbourhoods. Housing First Shelter Programs highly likely to reduce participant alcohol and drug dependence with proper supportive programs.

Soup Kitchen/Community Kitchen Discussion

If soup kitchen or community kitchen (Kitchen) is located downtown it is highly likely individuals and children will encounter improperly discarded drug supplies that may carry infectious diseases. Infectious incurable diseases and drug use highly correlate with homelessness¹. "Drug users in settings of soup kitchens beyond the reach of traditional drug treatment and AIDS prevention programs"².

It is likely homeless will have greater access to alcohol if Kitchen is located near downtown. Heavy alcohol consumption among soup kitchen attendees range from 30 to 38%³. Multiple liquor stores and bars located within the downtown core. Money from panhandling is mainly spent on drugs and alcohol, but lower than some have suggested⁴.

Wet Shelter/Housing First Program Discussion

Reducing homelessness in Grand Forks will likely lead to a decrease in crime. Homelessness is highly correlated with more serious indictable offences⁵. Crime rates among homeless can be reduced if provided adequate housing opportunities⁶. Homeless shelters can reduce rates of breaking and entering of commercial establishments by 34% but can increase property crime rates by 56%⁸. Grand Forks crime rates have been increasing for the past 2 years (see Annex A for crime trends and patterns). Drop of 37% in crime rates in Quarter 4 of 2018 likely due to May 2018 flood. It is unknown how homelessness has affected Grand Forks current crime trends.

Within 3-5 years, residents of wet-shelters may significantly reduce their alcohol consumption⁹. HFP can reduce incarceration rates and provide better health care opportunities¹⁰.

For a wet shelter or HFP to be successful in a rural community like Grand Forks, additional interventions will be needed. Moving into HFP is the critical time for the most

FILE CODE
Darling, Dakota
WET - re: Wet Shelter Soup Kitchen
TC10 - re: Wet Shelter Soup Kitchen
(Businesses) Analytical Report
Agenda Page 83 of 90

effective substance abuse intervention programming¹¹. HFP in rural communities can be effective on reducing substance dependence with additional intervention programs¹².

Large financial investment required for adequate HFP in rural communities¹³. Grand Forks still rebuilding the downtown core from the 2018 flood. Budgeting for an HFP requires consideration for program staffing, Intensive Case Management teams (ICM), and Assertive Community Treatment teams (ACT)¹⁴. It is beyond the scope of this report to recommend specific program models for participants as each participant will require a different program. Boundary Community Health Centre and BC Mental Health & Substance Use Services may provide additional insights and recommendations for effective ICM and ACT models for participants of an HFP. “BC Mental Health & Substance Use Services works with regional health authorities and key stakeholders to ensure BC adults have access to specialized mental health and substance use services they need, when they need them, regardless of where they live”¹⁵.

Additional Comments

Scientific studies have not fully explored the effects of homelessness, wet homeless shelters, or soup kitchens/community kitchen within rural areas such as Grand Forks. If Grand Forks implements a Housing First Program, then crime rates will decrease if there are additional substance abuse programs that target high risk individuals. If soup kitchen is built within Grand Forks near downtown core, then additional supports will need to be implemented to deter crime and keep the community safe. If additional supports for a Kitchen and shelter are not implemented, then additional industries, such as tourism, may see reduced business.

Source Reliability: 9

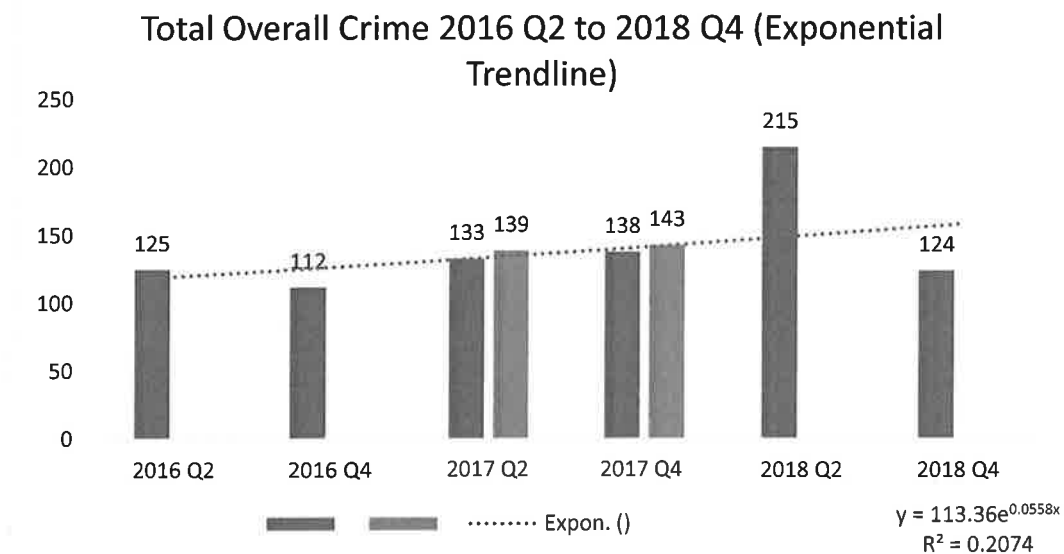
Analytic Confidence: 7

For additional questions or comments, contact the author:



Annex A

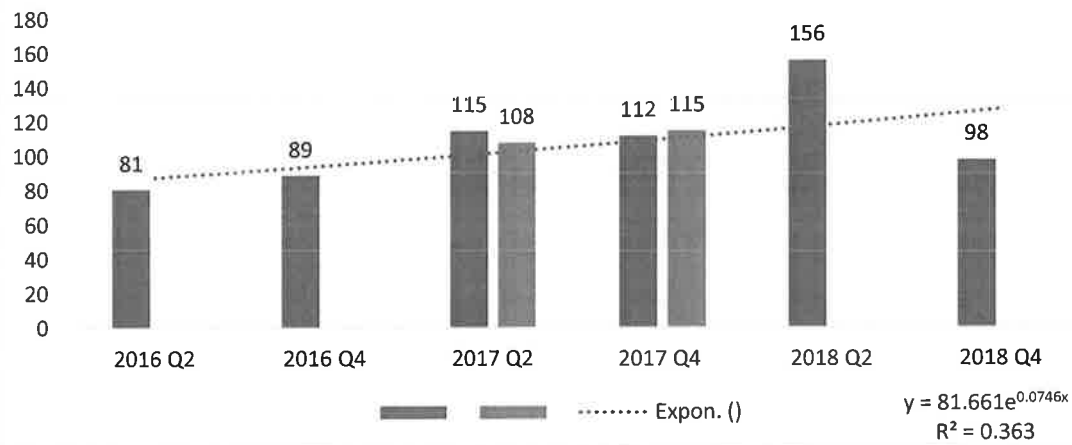
Grand Forks Crime Stats and Trends



Totals for All Criminal Code

2016 Q2	125	
2016 Q4	112	
2017 Q2	133	139
2017 Q4	138	143
2018 Q2	215	
2018 Q4	124	

Total Grand Forks Crime 2016 Q2 to 2018 Q4 (Exponential Trendline)



Totals for All Grand Forks

Crimes

2016 Q2	81	
2016 Q4	89	
2017 Q2	115	108
2017 Q4	112	115
2018 Q2	156	
2018 Q4	98	

Percentage Change Grand

Forks Total Crime

Between Q2 2016 and Q4

2018

21%

Percentage Change Grand

Forks Total Crime

Between Q2 2016 and Q2

2018

93%

Percentage Change Grand

Forks Total Crime

Between Q2 2018 and Q4

2018

-37%

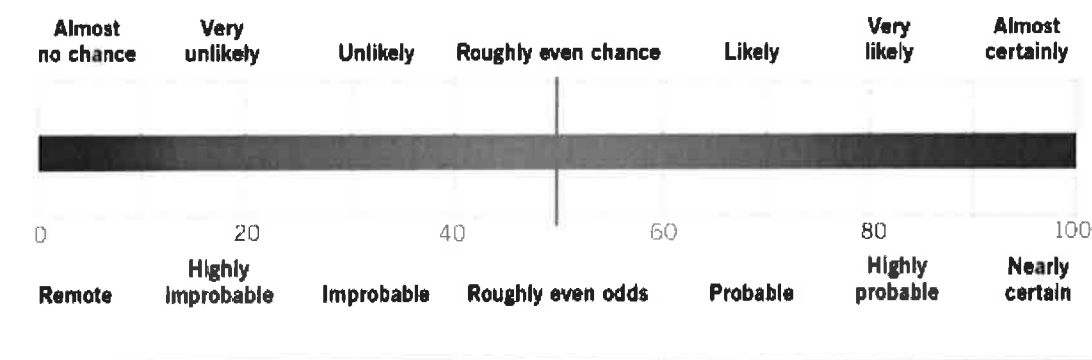
Annex B

Words of Estimative Probability

“Estimative language consists of two elements: judgements about the likelihood of developments or events occurring and levels of confidence in the sources and analytic reasoning supporting the judgements. Judgements are not intended to imply that we have proof that shows something to be a fact. Assessments are based on collected information, which is often incomplete or fragmentary, as well as logic, argumentation, and precedents.”¹⁶

“Judgements of Likelihood: The chart below approximates how judgements of likelihood correlate with percentages. Unless otherwise stated, judgements are not derived via statistical analysis. Terms such as ‘probable’ and ‘likely’ convey analytic assessments.”¹⁷

Percent



Endnotes

¹ Schilling, R. F., El-Bassel, N., & Gilbert, L. (1992). Drug Use and AIDS Risks in a Soup Kitchen Population. *Social Work*, 37(4), 353–358. Retrieved from <https://0-search-ebshost-com.orca.douglascollege.ca/login.aspx?direct=true&db=i3h&AN=9208176025&site=ehost-live&scope=site>

² Ibid.

³ Rash, C. J., Petry, N. M., Alessi, S. M., & Barnett, N. P. (2018). Monitoring Alcohol Use in Heavy Drinking Soup Kitchen Attendees. *Alcohol (Fayetteville, N.Y.)*. <https://doi.org/10.1016/j.alcohol.2018.10.001>

⁴ Bose, R., & Hwang, S. W. (2002). Income and spending patterns among panhandlers. *CMAJ : Canadian Medical Association journal = journal de l'Association medicale canadienne*, 167(5), 477-9. Retrieved March 2, 2019 from <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC121964/>

⁵ Burton, B., Pollio, D. E., & North, C. S. (2018). A longitudinal study of housing status and crime in a homeless population. *Annals Of Clinical Psychiatry: Official Journal Of The American Academy Of Clinical Psychiatrists*, 30(4), 280–288. Retrieved from <https://0-search-ebshost-com.orca.douglascollege.ca/login.aspx?direct=true&db=mnh&AN=30372505&site=ehost-live&scope=site>

⁶ Ibid.

⁷ Schmid, T. (2018, May 23). No link between homeless villages and crime rates, Guardian review suggests. *The Guardian*, Retrieved February 27, 2019 from <https://www.theguardian.com/us-news/2018/may/23/homeless-villages-crime-rate-seattle-portland>

⁸ Faraji, S.-L., Ridgeway, G., & Wu, Y. (2018). Effect of emergency winter homeless shelters on property crime. *Journal of Experimental Criminology*, 14(2), 129–140. <https://doi.org/10.1007/s11292-017-9320-4>

⁹ Green, J. & Alamenciak T. (2013, March 8). Wet shelters limit options for city's alcoholics. *The Star*. Retrieved March 2, 2019 from https://www.thestar.com/life/health_wellness/news_research/2013/03/08/wet_shelters_limit_options_for_citys_alcoholics.html

¹⁰ Ibid.

¹¹ Clifasefi, S. L., Collins, S. E., Torres, N. I., Grazioli, V. S., & Mackelprang, J. L. (2016). Housing First, but What Comes Second? A Qualitative Study of Resident, Staff and Management Perspectives on Single-Site Housing First Program Enhancement. *Journal of Community Psychology*, 44(7), 845–855. <https://doi.org/10.1002/jcop.21812>

¹² Gaetz, S. Scott, F. Gulliver, T. (2013). Housing First in Canada: Supporting Communities to End Homelessness. *Canadian Homelessness Research Network: The Homeless Hub*. Retrieved March 2, 2019 from <https://www.homelesshub.ca/sites/default/files/HousingFirstInCanada.pdf>

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Provincial Health Services Authority. (n.d.). BC Mental Health & Substance Use Services. Retrieved March 3, 2019 from http://www.phsa.ca/our-services/programs-services/bc-mental-health-substance-use-services?fbclid=IwAR2uDRMI6GGP-a3uk1mmeU2_Rw9queid0o1E5gwbI1Ef6q28YUw1wjiA1r4

¹⁶ Intelligence Community Assessment. (2017, January 6). Assessing Russian Activities and Intentions in Recent US Elections. *Office of the Director of National Intelligence*. Retrieved March 2, 2019 from <https://assets.documentcloud.org/documents/3254237/Russia-Hack-Report.pdf>

¹⁷ Ibid.

¹⁸ Ibid.

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MAR · 6 2019

THE CORPORATION OF
THE CITY OF GRAND FORKS

Attention: Mayor Brian Taylor and Grand Forks City Counsel
From: Janice Lavergne and Donald Robinson - [REDACTED]

Recently it has come to our attention that Whispers of Hope Benevolent Society has proposed locating their "Soup Kitchen " at 7229 -5th St.

Our property is located up the hill above Nicks Feeds and is separated from the residences on 72nd Ave by a fire lane where we have lived for 25 years.

Some of our concerns about the location of this enterprise is the safety of pedestrians and vehicle traffic.

The volume of pedestrians that use the lane to access the downtown area is staggering including school children from Perly Elementary and the Little Kids Daycare.

With regards to the traffic problems that may occur, that section of 5th St is very busy with pedestrians crossing, Funeral traffic, large trucks delivering to Nicks Feeds, motor homes accessing City Campground and other citizens accessing City Hall, Credit Union, Post Office etc.

Having a facility located at this address where 50-60 guests are being served on a daily basis(max. Capacity 30) would indicated that a large number of people maybe congregating around the premises, Lois Hagen park, the lane besides Nicks Feed and also the roadway. At some point accidents will happen.

We believe that as a community we have a responsibility to help the less fortunate but we don't believe this location is suitable for this venture and all concerned.

We would ask City Counsel to "DENY WHISPERS OF HOPE A LICENCE FOR THIS LOCATION "

Thank You

Janice Lavergne, Donald Robinson

FILE CODE

WEB + CIO - Robinson, Lavergne
(Businesses...) re Whispers Soup
Kitchen location