



# The Corporation of the City of Grand Forks

## Regular Meeting

### ADDENDUM

Meeting #: R-2019-11  
Date: Monday, June 10, 2019, 7:00 pm  
Location: 7217 - 4th Street, City Hall Council Chambers

Pages

### 3. MINUTES

- \*c. Adopt minutes - Public Hearing  
June 5, 2019, Public Hearing Meeting minutes
- Minutes to follow later as an addendum.

2 - 7

#### Recommendation

THAT Council adopts the June 5, 2019, Public Hearing Meeting minutes as presented.

### 8. RECOMMENDATIONS FROM STAFF FOR DECISIONS

- \*f. Revised resolution for UBCM Housing Needs Report grant application  
Development, Engineering & Planning

8 - 10

#### Recommendation

THAT Council rescind Resolution #: R185/19/05/21.

#### Recommendation

THAT Council supports the Regional District Of Kootenay Boundary making an application to UBCM for a regional housing needs report, AND FURTHER THAT Council approves the Regional District of Kootenay Boundary to receive and manage the grant funding on behalf of the City of Grand Forks.

### 11. BYLAWS

- \*e. Bylaw 2039-A6 - Third Reading, Rezoning from R1 – Residential to CD – 2  
Comprehensive Development – City Owned Lots A, B, C and D on 70th Avenue  
Development, Engineering and Planning

11 - 181

#### Recommendation

THAT Council, after due consideration of community input and results of the Public Hearing, considers Zoning Bylaw Amendment No. 2039-A6 for third reading.



**The Corporation of the City of Grand Forks**  
**Public Hearing of Council**  
**MINUTES**

**PH-2019-03**

**Wednesday, June 5, 2019, 3:00 pm**

**7217 - 4th Street, City Hall Council Chambers**

Present: Mayor Brian Taylor  
Councillor Cathy Korolek  
Councillor Chris Moslin  
Councillor Christine Thompson  
Councillor Rod Zielinski

Absent: Councillor Zak Eburne-Stoodley (*recused*)  
Councillor Neil Krog

Staff: Diane Heinrich - Chief Administrative Officer  
Daniel Drexler - Corporate Officer  
Kevin McKinnon - Deputy Corporate Officer  
Daphne Popoff - Corporate Administrative Assistant  
Dolores Sheets - Manager of Development & Engineering Services  
Wendy Whelan - Temp. Planning/Dev. Tech. 2  
Leford Lafayette - Temp. Planning/Dev.  
George Seigler - Dep. Fire Chief/Dep. Mgr. Emerg. Services

**GALLERY**

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## 1. **Call to Order**

Mayor Taylor called the June 5, 2019, Public Hearing to order at 3:11 pm.

Councillor Thompson read the introductory statements:

(a) The purpose of this Hearing is to consider certain bylaws which, if adopted, shall amend the City of Grand Forks Zoning Bylaw No. 2039.

(b) All persons who believe that their interest in property within the boundaries of the City is affected by the proposed bylaw(s) shall be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw(s) that are the subject of this Hearing. No one will be or should feel discouraged or prevented from making their views known. This Hearing is open to the public and all representations to Council form part of the public record. A live video and audio feed may be broadcast and recorded by GFTV.

(c) All information, correspondence, petitions or reports that have been received concerning the subject bylaws have been made available to the public. The correspondence and petitions received after May 22, 2019 (date of notification) and before noon today are available for inspection during the course of this hearing and are located on the information table in the foyer of the Council Chamber.

(d) Members of Council may ask questions, if they so wish; however, the main function of Council members is to listen to the views of the public. It is not the function of Council to debate the merits of the proposed bylaw with individual citizens or with each other at this Hearing.

(e) Council debate on the proposed bylaw(s) is scheduled to take place during the next Regular Council meeting after the conclusion of this Hearing, June 10, 2019. It should be noted, however, that for some items a final decision may not be able to be reached at that meeting.

(f) It must be emphasized that Council will not receive any representation from the applicant or members of the public after conclusion of this Hearing.

(g) During a Public Hearing, people sometimes become enthusiastic or emotional. Regardless of whether you favour or oppose any application or argument, please refrain from applause or other expressions of emotion. Restraint enables others whose views may or may not coincide with your own to exercise their right to express their views and have them heard in as impartial a forum as possible.

## 2. **Notification of Meeting**

The Corporate Officer will affirm that Notice of Public Hearing was given in compliance with Section 466 of the *Local Government Act*.

## 3. **Individual Bylaw Submissions**

- a. Bylaw 2039-A6-ZA1904-LotsABCD 70th Ave-Public Hearing Memo  
Development, Engineering and Planning

### **Public comments:**

- Clayton Kube (5775 Beatrice Street) OPPOSED, stated that he came from a similar location, does not want this to happen again
- Frances Allen (2170 Brycen Place) OPPOSED, read a statement regarding concerns for development in this area, worked at a hospital, help required but is not available in this community, transition housing
- Jaymes Croken (7170-19th Street) OPPOSED, spoke in regard to his written submission, development near a transition house, mental health and substance abuse, stores available for dispensing medication
- Al Olsen (2180 Brycen Place) OPPOSED, read a statement regarding zoning regulations, Whispers of Hope, transition house, personal property, 2nd Street property, services available for hard-to-house, current resources
- Scott Davis (6969-19th Street) OPPOSED, spoke in regard to Petition submitted, households living in fear, read an article from Nanaimo, increased task force not available
- Bernie Bartkowski (8091 Pineview Crescent) OPPOSED, spoke in regard to personal property and vandalism, does not want to live in fear
- Peter Demski (9385 Granby Road) has a low-income trailer park up the Granby for 10 years and is offering a solution by selling part of his land to BC Housing for development
- Chris Hammett (2450-65th Avenue) OPPOSED, spoke in regard to the women's shelter, 2nd Street location, no 'wet' facility, no capacity in this City to solve the problems, other community problems
- Neil Macgregor (2185 Brycen Place) OPPOSED, stated that Councillors chose to be in their positions, Council's choice and responsibility, people



did not know about the 70th Avenue location plan, cost to taxpayers, transparency, fire truck and water meters for community

- Gilbert Cunningham (3505 Carson Road) OPPOSED, has a business within City limits near Warming Centre, police officers' limitations, facilities for recovering required, should not be within City limits, addicts need a sense of accomplishment and work

- Ritch Rappel (5415 Almond Gardens Road) OPPOSED, infrastructure and support services not available, same cycle just continuing, not to isolate people in small communities, BC Housing attempts do not work

- Kay Barnfield (7225 Boundary Drive) OPPOSED, inquired as to what a 'wet' facility was, how many units, how would it be monitored, other facilities such as Hardy View and Broadacres, more policing

- Roly Russell (7541-11th Street) OPPOSED, read his written submission regarding supportive housing, spoke in regard to cost savings issues for development, safety for community

- Jesse Ritco (2068-68 Avenue) OPPOSED, inquired as to tax impact from this development, how many people would be 'imported' to this community, decision of this location, increased risk of danger to community, increase in police force, family safety concerns, location not suitable

- Pamela Kennedy (7531 Donaldson Drive) OPPOSED, believes this type of project should not be in this City at all, safety for community, BC Housing units security will not help the people in the community, harm reduction is not working, cannot keep bringing in more people with needs, has to be dealt with one by one

- Cindy Anthony (223 Winnipeg Avenue) OPPOSED, spoke in regard to the transition house, cannabis sales location bylaw, suggestion for another location - Victorian Motel on Hwy 3

- Gillian James (2175 Brycen Place) OPPOSED, read a statement regarding location, infrastructure, taxpayers, zoning in residential area, BC Housing

- Nigel James (2175 Brycen Place) spoke in regard to the Community Charter and the laws, BC Government and Grand Forks working together, provincial resources

**Mayor Taylor called a recess of the Public Hearing at 4:39 pm.**

**Mayor Taylor reconvened the Public Hearing at 4:45 pm.**

- Laura Savinkoff (8210 Outlook Road) IN FAVOUR, stated that all comments are negative, on an international scale these facilities work, people require help, people drink in their homes, homelessness

**Deputy Corporate Officer read submissions by email.**

- Abe Martens (6715-18th Street) OPPOSED, told a story of his experience with a homeless addicted person, facility proposed requires help in place for these people, fear in community and for family

- James Tyler (2165 Brycen Place) OPPOSED, spoke in regard to the statement 'not in my backyard', 2nd Street, location of 70th Avenue, lots of questions still to answer, cleanup of facility, who will be running this housing, rushed decision

**Deputy Corporate Officer read submissions submitted during the Public Hearing.**

- Lizanne Eastwood (6969-19th Street) OPPOSED, read a statement regarding safety for children, seniors, and other residents in the proposed area, other location possibilities, comprehensive study of neighborhood, homeless population 'point in time count', future of Grand Forks, fear

**Deputy Corporate Officer read submissions submitted during the Public Hearing.**

- Marion Duralia (7583 Granby Road) OPPOSED, spoke in regard to lack of services for addictions or mental illnesses, high safety risk to visitors utilizing public recreation facilities, BC Housing, life-long resident

- Gloria Koch (5955 Kenmore Road) OPPOSED, spoke in regard to BC Housing dictatorship, duty to Grand Forks citizens, safety, serving community

**Deputy Corporate Officer read submissions by email.**

**4. Adjournment**

The June 5, 2019, Public Hearing was adjourned at 6:00 pm.

**5. Procedure on each Bylaw Submission**

(a) Brief description of the application by City Staff (Planning Department);

(b) The Chair will request that the Corporate Officer indicate all information, correspondence, petitions or reports received for the record.

- (c) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (d) The Chair will call for representation from the public in attendance as follows:
- i. The microphone at the delegates table has been provided for any person(s) wishing to make representation at the Hearing.
  - ii. The Chair will recognize ONLY speakers at the delegation table.
  - iii. Those who wish to speak concerning the proposed bylaw should, at the appropriate time, commence their address to the Chair and the meeting by clearly stating their name and residential address.
  - iv. Speakers are limited to 5 minutes to present their remarks. At the discretion of the Chair, a speaker may be permitted a second opportunity to present new information, but only after all other members of the public have been heard a first time.
- (e) Once the public has had an opportunity to comment, the applicant shall be given an opportunity to respond to any questions raised. The applicant shall be requested to keep the response to a total of 10 minutes maximum.
- (f) Questions of staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the next Regular Meeting, unless for clarification.
- (g) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, etc.) to assist in their presentation. Please ask staff for assistance prior to the Hearing if required. Powerpoint, video, or other digital presentations will not be accepted during a Public Hearing.

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Mayor Brian Taylor

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Corporate Administrative Assistant -  
Daphne Popoff

# Request for Decision



To: Regular Meeting  
From: **Development, Engineering & Planning**  
Date: June 10, 2019  
Subject: Revised resolution for UBCM Housing Needs Report grant application

Recommendation: **RESOLVED THAT Council rescind Resolution #:  
R185/19/05/21,**

**AND;**

**RESOLVED THAT Council supports the Regional District Of Kootenay Boundary making an application to UBCM for a regional housing needs report,**

**AND FURTHER:**

**RESOLVED THAT Council approves the Regional District of Kootenay Boundary to receive and manage the grant funding on behalf of the City of Grand Forks.**

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## Background

At the May 21, 2019 Regular Meeting of Council, staff presented a recommendation to Council to support the Regional District of Kootenay Boundary in applying for and managing grant funding for a regional housing needs assessment initiative. At that meeting, staff advised Council that the resolution needed to be amended to reflect the requirements as described in the grant application guidelines. The resolution was amended as per the guidelines and was passed by Council. Staff have since received notice that the resolution needs to be amended as above to meet the grant application requirement.

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## Benefits or Impacts

### General

Providing the correct wording in the resolution will enhance opportunity for success of the grant application.

## Attachments

N/A

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### **Recommendation**

**RESOLVED THAT Council rescind Resolution #: R185/19/05/21,**

**AND;**

**RESOLVED THAT Council supports the Regional District Of Kootenay Boundary making an application to UBCM for a regional housing needs report,**

**AND FURTHER:**

**RESOLVED THAT Council approves the Regional District of Kootenay Boundary to receive and manage the grant funding on behalf of the City of Grand Forks.**

### **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:	2019-06-10 Revised Resolution_Housing Needs Study Grant.docx
Attachments:	
Final Approval Date:	Jun 7, 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 - Jun 7, 2019 - 12:42 PM**

# Request for Decision



To: Regular Meeting

From: **Development, Engineering and Planning**

Date: June 10, 2019

Subject: Third Reading - Bylaw No. 2039-A6, Rezoning from R1 – Residential to CD – 2 Comprehensive Development – City Owned Lots A, B, C and D on 70th Avenue (FILE: ZA1904).

Recommendation: **THAT Council, after due consideration of community input and results of the Public Hearing, considers Zoning Bylaw Amendment No. 2039-A6 for third reading.**

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## Background

On May 21, 2019, Council gave first and second reading to Zoning Bylaw Amendment No. 2030-A6 which would rezone 0.28 hectares on 70<sup>th</sup> Avenue from R1 (Residential – Single & Two Family) to CD 2 (Comprehensive Development 2) to accommodate a supportive housing project and other community uses.

The proposed rezoning moved forward to public notification and public hearing. As a result, the City received numerous submissions in opposition, copies of which were transmitted to City Council by way of a memo on May 31, 2019. A statutory public hearing was held on June 5, 2019 at which Council received and heard the views of the community about the proposed rezoning. A report on the results of both the notification process and public hearing will be provided to City Council under separate cover.

Council is obligated to consider the views of the community along with site suitability, cost implications and community benefits. If the proposed bylaw is given 3<sup>rd</sup> reading, it will proceed as outlined in the table below. If the bylaw does not pass 3<sup>rd</sup> reading, the zoning on the site will remain R1 and BC Housing may proceed with a development permit application on the 2<sup>nd</sup> Street site.

If the bylaw receives 3<sup>rd</sup> reading, it may proceed as follows:

Date	Activity
May 21 <sup>st</sup>	Council considers the zoning bylaw amendment for 1 <sup>st</sup> and 2 <sup>nd</sup> reading.
May 22 <sup>nd</sup> & May 29 <sup>th</sup>	Notice of the zoning bylaw amendment advertised in the Gazette. Property owners within 30m of the site notified of public hearing.
June 5 <sup>th</sup>	Public Hearing (3pm-6pm in Council Chambers).

Date	Activity
June 10 <sup>th</sup>	<b><i>Council considers zoning bylaw amendment for 3<sup>rd</sup> reading (Regular Council meeting at 7pm).</i></b>
June 11 <sup>th</sup>	Zoning bylaw amendment forwarded to Ministry of Transportation and Infrastructure (MOTI) for approval/signature.
June 24 <sup>th</sup>	Zoning bylaw amendment receives 4 <sup>th</sup> and final readings.

## Conclusion

In accordance with City Council's directive to facilitate a three- or four-story supportive housing project specific to this site, Zoning Bylaw Amendment No. 2039-A6 (see Appendix "A") was drafted and is under consideration for 3<sup>rd</sup> reading.

After reviewing and considering community input (along with site suitability, cost implications and community benefits), Council can either give the rezoning bylaw 3<sup>rd</sup> reading or not. If 3<sup>rd</sup> reading is not endorsed, the supportive housing project may proceed to development permit application on the 2<sup>nd</sup> Street site.

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## Benefits or Impacts

### Strategic Impact



#### Community Engagement

- The zoning amendment proposal and public hearing were advertised twice in the local paper and landowners within 30 metres of the proposal were notified.



#### Community Livability

- The rezoning of this site to CD-2 (Comprehensive Development) will allow for land uses consistent with community and public benefit.



#### Economic Growth

- The rezoning may increase the value and development potential of the site especially with respect to community-related development.



#### Fiscal Responsibility

- The rezoning itself does not involve financial commitments. However, if the supportive housing project goes forward, Council will be committed to providing an estimated \$500,000 toward the project.
- This may entail bylaw amendments to the Financial Plan and other arrangements to secure the financial commitments agreed to between BC Housing and the City.

## Policy/Legislation

The Local Government Act, the Official Community Plan and the Zoning Bylaw.



## Attachments

Appendix A: Bylaw No. 2039-A6 (Zoning Bylaw Amendment).

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## Recommendation

**THAT Council, after due consideration of community input and results of the Public Hearing, considers Zoning Bylaw Amendment No. 2039-A6 for third reading.**

## Options

1. THAT Council gives Bylaw 2039-A6 3<sup>rd</sup> reading.
2. THAT Council does not give Bylaw 2039-A6 3<sup>rd</sup> reading.
3. THAT Council refers the matter back to staff for further information.

**Appendix “A”**  
**Zoning Bylaw Amendment No. 2039-A6**

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**THE CORPORATION OF THE CITY OF GRAND FORKS**

**Bylaw No. 2039-A6**

**A Bylaw to Amend the City of Grand Forks**  
**Zoning Bylaw No. 2039, 2019.**

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The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as “**Zoning Bylaw Amendment No. 2039-A6, 2019**”.
2. Zoning Bylaw No. 2039 is amended as follows:
  - a. **ADD** to Section 2. Definitions, under subsection 2.1, in alphabetic order, a new definition as follows:

**“Supportive Housing** means housing consisting of dwellings with support services onsite that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking and transportation.”
  - b. **ADD** to subsection 26.10, Table 2: Class of Building/Use: Required Number of Spaces, under Congregate care and rest homes, “*and other housing with supportive services*”.
  - c. **INSERT** under Part VI Zones, a new subsection 59.4 “CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70<sup>th</sup> Avenue)”, as follows:

59.4 CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70<sup>th</sup> Avenue)

59.4.1 Every subsection in Section 59.4 refers to the CD-2 (Comprehensive Development) Zone.

59.4.2 Location: This zone applies to Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; and, Lot D, DL 380, SDYD, KAP22999 (as may or may not be consolidated).

59.4.3 Intent: The intent of this zone is to allow for the development of community uses and a supportive housing project on lands owned by the City on 70<sup>th</sup> Avenue.

59.4.4 The following uses and no others are permitted:

    - (a) libraries;
    - (b) museums;

- (c) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
- (d) post office;
- (e) community events centre;
- (f) community use service;
- (g) open space passive recreational areas;
- (h) municipal, local government or educational buildings, day care centers;
- (i) senior citizen complexes, senior activity centres and congregate care facilities;
- (j) any building or structure operating under a private-municipal partnership agreement;
- (k) supportive housing developed and operated under a provincial-municipal partnership agreement.

59.4.5 Permitted accessory uses, and buildings include:

- (a) buildings or structures accessory to a permitted use.

59.4.6 There is no minimum parcel size.

59.4.7 No accessory building shall have a floor area greater than 50% of the principal structure.

59.4.8 No building or structure shall exceed 18 metres in height, except fire halls.

59.4.9 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- (a) 6 metres of a front parcel line;
- (b) 1.5 metres of an interior side parcel line;
- (c) 3 metres of an exterior side parcel line, or
- (d) 6 metres of a rear parcel line.

59.4.10 See Sections 12 to 33 of this bylaw.

- d. The properties legally described as Lot A, Plan KAP22999, District Lot 3080 SDYD and Lot B, Plan KAP22999, District Lot 3080 SDYD and Lot C, KAP22999, District Lot 3080 SDYD and Lot D, KAP22999, District Lot 3080 SDYD, as shown shaded in the sketch plan attached hereto as Schedule 1 are hereby rezoned from R1 (Single & Two Family Residential 1) to CD 2 (Comprehensive Development 2).
- e. Schedule "A" Land Use Zoning Map is hereby amended accordingly.

Read a **FIRST** time this 21<sup>st</sup> day of May, 2019.

Read a **SECOND** time this 21<sup>st</sup> day of May, 2019.

Read a **THIRD** time this        day of        , 2019.

Approved by the Ministry of Transportation  
Pursuant to Section 52 of the Transportation  
Act this      day of                      , 2019

\_\_\_\_\_  
Approving Officer, Ministry of Transportation

**FINALLY ADOPTED** this      day of                      , 2019.

\_\_\_\_\_  
Mayor Brian Taylor

\_\_\_\_\_  
Corporate Officer Daniel Drexler

**C E R T I F I C A T E**

I hereby certify the foregoing to be a true copy of Bylaw No. 2039-A6 as passed by the Council of the City of Grand Forks on the      day of                      , 2019.

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Corporate Officer of the Corporation of the  
City of Grand Forks

**Schedule A**

**Zoning Bylaw No. 2039-A6**



### Report Approval Details

Document Title:	2019-05-10 Bylaw 2039-A6 Lots ABCD 70th Ave 3rd Reading.docx
Attachments:	
Final Approval Date:	Jun 4, 2019

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

**Dolores Sheets - Jun 4, 2019 - 11:43 AM**

**Diane Heinrich - Jun 4, 2019 - 1:47 PM**

# Memo



To: Regular Meeting  
From: **Corporate Services**  
Date: 2019-06-06  
Subject: Public Hearing Regarding Bylaw 2039-A6

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## Background

On June 5, 2019, a Public Hearing was convened to allow Council to receive feedback from residents regarding the proposed zoning amendment for lots A-D in the 2000 block of 70<sup>th</sup> Avenue.

This report shall be kept as the public record as required by Section 465 (5) of the *Local Government Act*.

The background information report prepared for Council prior to the hearing is attached to this report as Appendix A. The background report had appendices of its own which have been renumbered and moved elsewhere within this summary report.

A copy of the proposed bylaw, Bylaw 2039-A6, has been attached as Appendix B.

At the start of the Public Hearing, Council was advised that statutory requirements regarding notification of the public hearing had been met with newspaper advertisements on May 22 and 29, and notification letters sent to property owners within 30 meters of the site. Copies of the notifications are attached as Appendix C.

There were 41 pieces of correspondence submitted before the meeting, with 33 in opposition to the proposed amendment, 1 in favour, and 7 comments that were either unclear or opposed to both the 70<sup>th</sup> Ave and 2<sup>nd</sup> St locations. Comments received before noon were distributed to Council in advance of the meeting and are attached as Appendix D.

Prior to the Public Hearing, a petition was delivered to the office of the Corporate Officer and received in accordance with Section 82 of the *Community Charter*.

A copy of the petition, with addresses and signatures redacted, has been attached as an appendix to this memo. Due to time constraints, Corporate Services was not able to verify full names, residential addresses, and signatures for each petitioner in the petition nor whether these items were correctly represented by each individual, although 5 non-residential addresses, 2 duplicate names, and 15 names with missing or incomplete street addresses were identified.



Despite not having verified each individual address, the following is an estimated breakdown:

Valid Signatures per Section 82 : 598

Grand Forks (City) : 488

Grand Forks (Area D) : 74

Christina Lake: 10

Greenwood: 3

The petition has been attached as Appendix E.

All correspondence received during the course of the Public Hearing, whether submitted electronically or in-person, was read to Council to form part of the official record. Those 21 written statements, along with a printed copy of one verbal statement which was provided for the record, form Appendix F of this report.

22 people registered to speak before Council at the public hearing. The list of speakers and addresses is attached as Appendix G. Their comments are summarized in the Public Hearing Minutes, and listed in Appendix H.

Table 1 summarizes the comments received before and during the Public Hearing. Where no clear indication was discerned regarding support or opposition *specifically to Zoning Amendment Bylaw 2039-A6*, those comments were counted as “unclear”. Readers are encouraged to review the source documents to determine intent.

Feedback Type	In Favour	In Opposition	Unclear
Correspondence received prior to hearing (Appendix D)	1	33	7
Petition (Appendix E)	N/A	598	N/A
Correspondence received during the hearing (Appendix F)	1	16	4
Speakers addressing the hearing (Appendix G)	1	21	

Table 1

**Appendices:**

Appendix A – Background Information Report

Appendix B – Proposed Bylaw 2039-A6

Appendix C – Statutory Notifications

Appendix D – Correspondence Received Prior to Hearing

Appendix E – Petition

Appendix F – Correspondence Received During Hearing

Appendix G – List of Registered Speakers

Appendix H -- Comments from Registered Speakers

# Memo



To: City Council  
From: **Development, Engineering and Planning**  
Date: 2019-05-31  
Subject: BACKGROUND INFORMATION for Public Hearing on June 5, 2019 - Bylaw 2039-A6 Proposed Rezoning from R1 to CD-2 to accommodate a 4-storey supportive housing project

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## Background

On May 21, 2019, Council gave first and second reading to Bylaw 2039-A6 (as amended at the meeting to include a definition for "supportive housing"). A copy of Bylaw 2039-A6 is attached in Appendix "A" for Council's reference.

As per the statutory requirements for public hearings, a notice was advertised twice (May 22<sup>nd</sup> and 29<sup>th</sup>, 2019) in the Grand Forks Gazette. A notification letter was also sent to property owners within 30 metres of the site. Copies of the newspaper ads and letter to residents are attached in Appendix "B".

## Submissions Received

In response to the notice of public hearing, the City received 22 written submissions (as of May 31, 2019) respecting the proposed bylaw. All of the submissions indicate opposition to the rezoning of the 70<sup>th</sup> Street site. Copies of these submissions are in Appendix "C".

The concerns expressed in the submissions can be grouped into reoccurring themes, which may be summarized as follows:

### Land Use Conflict and Safety Concerns

- The site is located near a major recreational area (arena, swimming pool, skateboard park and sports fields) used by children, families and seniors. A supportive housing project would endanger the quality of life and safety for the residents, especially the children.
- The site is too close to vulnerable people staying at the Transition House and in the BC Housing rental project currently under construction.
- There is a possibility that the women and children living at the Transition House would be fleeing abusive relationships from potential residents of the supportive housing.
- Concern that the residents of the housing may have court ordered restrictions about being near children's play areas.
- Concern about the tenant screening process, as certain drugs and addictions cannot be evaluated on site thus presenting a risk to the people in the Transition House and apartments adjacent.
- This is one of the few areas of town that are family/child friendly and introducing additional risks to the children is not appropriate.

- Cannabis retail stores must be located 100 metres from a Community Use zone, and so should “barrier free” facilities.
- A 4-storey building at this location does not fit into the neighbourhood. The proposed height (almost double than existing) gives rise to concerns about the form of the building.
- The supportive housing project must be “Fit for Purpose” meaning it should be designed to fit into Grand Forks from the beginning.
- The project should be built on 2<sup>nd</sup> Street but preferably nowhere in the City.
- Supportive housing should be located away from the downtown core.
- Concern regarding parking for there is already parking congestion in the area.
- The existing new housing project has impacts on the Transition House and this will result in more impacts. The project is needed but should be located near the services it needs.

### **Policing Concerns**

- The City has major policing issues and this project will exacerbate the problem by causing additional police call outs.
- The RCMP is understaffed and doesn’t have the capacity to take on more demands created from this project.

### **Social Issues**

- The influx of additional people to Grand Forks will cause additional hardships on the community which is already suffering and trying to recover from a devastating flood.
- There are not enough support services in the community to serve potential residents of the supportive housing facility.
- The project will deter people (particularly young people) from moving to Grand Forks.
- Given the negative impacts of the warming centre, a “no barrier” approach has been proven not to work.
- There appears to be no more that 15 local homeless/addicted individuals in Grand Forks yet this facility will have 32 units.
- As a community of only 4,000 people, there are limited social, counselling and medical services. There is no transit and the police are already overstretched.
- Needle use and safety for retirees are main issues.
- BC Housing does not represent the Grand Forks ratepayers, while City Council does.
- Concern that Council is focusing on homeless people from other locations when the flood victims and downtown merchants need attention.

### **Servicing and Cost Concerns**

- Questions as to how the water and sewer will be funded and if these systems have the capacity to handle the project. The capacity of the sewer system on 19<sup>th</sup> Street and 69<sup>th</sup> Avenue needs to be resolved.
- Concern regarding the use of taxpayer’s money to fund this project and infrastructure required when other developers are required to pay the full cost. \$500,000 is too much for the taxpayers to pay for this facility.
- If the project is built, existing taxpayers will leave the Community thereby reducing the tax base.
- The project will be a drain on all city services such as police, ambulance, hospital, city staff, garbage control and safety.

### **Community Suggestions and Alternatives**

- Suggest using the site for access to the existing housing project and a playground.

- Another location would be better and priority should be given for residents of Grand Forks.
- Suggest locating the project at the base of Moto, behind Motel 99 or at the old Pope & Talbot office site, which are closer to services needed by the residents of the supportive housing project.
- There appear to be only 10 to 15 potential occupants for the proposed project and therefore people from out of town will occupy the remainder of the 34 units, which puts additional pressure on policing and health workers. An alternative arrangement for the existing "at risk" people should be considered.
- A comprehensive impact study should be undertaken before any decision is made, including a time and place count of the homeless population.
- More community consultation is required and the project should be located on lands already zoned to accommodate it.
- A moratorium on all provincial social services should be put in place until the community has recovered from the flood, an enumeration of the homeless is conducted to determine need, a community plan has been developed with community input, and until a suitable location for supportive housing can be found that is supported by the community.
- The rezoning is proceeding too fast without the courtesy of open meetings, questions answered and respect.

## **Next Steps**

Council will hear additional comments and receive additional written submissions at the public hearing on June 5<sup>th</sup>, 2019 (3 to 6pm). A protocol for conducting the public hearing has been established as per the brochure attached in Appendix "D".

The bylaw is scheduled to be considered for 3<sup>rd</sup> reading on June 10, 2019. If the bylaw does not receive third reading, the supportive housing project cannot proceed on this site. It may then proceed to development permit application on the 2<sup>nd</sup> Street site.

If passed, the bylaw will be transmitted to the Ministry of Transportation and Infrastructure for approval (because the site is within 800 metres of Highway No. 3), and subsequently could be considered for final reading on June 24<sup>th</sup>. After this, the supportive housing project could move forward with development review and building permits. It would be prudent to finalize the servicing, infrastructure and cost sharing/funding arrangements prior to final reading.

## **Conclusion**

The statutory notification requirements for the public hearing respecting Bylaw No. 2039-A6 have been fulfilled. As of May 31, 2019, 22 submissions in opposition of the bylaw have been received.

In accordance Section 465 of the Local Government Act, "all persons who believe that their interest in property is affected by the proposed bylaw must be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaw that is the subject of the hearing". Numerous submissions have been received and Council will further hear from the community at the public hearing on June 5<sup>th</sup>, 2019. After due consideration of community input, site suitability, cost implications and community benefits, Council will consider the bylaw for 3<sup>rd</sup> reading at its regular meeting on June 10<sup>th</sup>, 2019.

---

## **Attachments**

Appendix "A": Draft Bylaw No. 2039-A6 (as amended)  
Appendix "B": Copy of ads in the Grand Forks Gazette and copy of letter sent to residents  
Appendix "C": Copy of written submissions received (as of May 31<sup>st</sup>, 2019)  
Appendix "D": Public Hearing Brochure

**Appendix "A"**  
**Proposed Zoning Bylaw Amendment No. 2039-A6 (File: ZA 1904)**  
**As amended at the Council Meeting of May 21, 2019**

---

**THE CORPORATION OF THE CITY OF GRAND FORKS**

**Bylaw No. 2039-A6**

**A Bylaw to Amend the City of Grand Forks**  
**Zoning Bylaw No. 2039, 2019.**

=====

The Corporation of the City of Grand Forks **ENACTS** as follows:

1. This bylaw may be cited for all purposes as "**Zoning Bylaw Amendment No. 2039-A6, 2019**".
2. Zoning Bylaw No. 2039 is amended as follows:
  - a. **ADD** to Section 2. Definitions, under subsection 2.1, in alphabetic order, a new definition as follows:

Amendment  
at 1<sup>st</sup> & 2<sup>nd</sup>  
reading

**"Supportive Housing** means housing consisting of dwellings with support services onsite that may or may not include collective dining facilities, laundry facilities, counselling, educational services, homemaking and transportation."

- b. **ADD** to subsection 26.10, Table 2: Class of Building/Use: Required Number of Spaces, under Congregate care and rest homes, "*and other housing with supportive services*".
    - c. **INSERT** under Part VI Zones, a new subsection 59.4 "CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70<sup>th</sup> Avenue)", as follows:

59.4 CD-2 (Comprehensive Development 2) Zone (City-Owned Lands on 70<sup>th</sup> Avenue)

59.4.1 Every subsection in Section 59.4 refers to the CD-2 (Comprehensive Development) Zone.

59.4.2 Location: This zone applies to Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; and, Lot D, DL 380, SDYD, KAP22999 (as may or may not be consolidated).

59.4.3 Intent: The intent of this zone is to allow for the development of community uses and a supportive housing project on lands owned by the City on 70<sup>th</sup> Avenue.

59.4.4 The following uses and no others are permitted:

- (a) libraries;
      - (b) museums;
      - (c) hospital, including medical clinic, dental clinic, ambulance station, rest home or private hospitals;
      - (d) post office;

- (e) community events centre;
- (f) community use service;
- (g) open space passive recreational areas;
- (h) municipal, local government or educational buildings, day care centers;
- (i) senior citizen complexes, senior activity centres and congregate care facilities;
- (j) any building or structure operating under a private-municipal partnership agreement;
- (k) supportive housing developed and operated under a provincial-municipal partnership agreement.

59.4.5 Permitted accessory uses, and buildings include:

- (a) buildings or structures accessory to a permitted use.

59.4.6 There is no minimum parcel size.

59.4.7 No accessory building shall have a floor area greater than 50% of the principal structure.

59.4.8 No building or structure shall exceed 18 metres in height, except fire halls.

59.4.9 Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

- (a) 6 metres of a front parcel line;
- (b) 1.5 metres of an interior side parcel line;
- (c) 3 metres of an exterior side parcel line, or
- (d) 6 metres of a rear parcel line.

59.4.10 See Sections 12 to 33 of this bylaw.

- d. The properties legally described as Lot A, Plan KAP22999, District Lot 3080 SDYD and Lot B, Plan KAP22999, District Lot 3080 SDYD and Lot C, KAP22999, District Lot 3080 SDYD and Lot D, KAP22999, District Lot 3080 SDYD, as shown shaded in the sketch plan attached hereto as Schedule 1 are hereby rezoned from R1 (Single & Two Family Residential 1) to CD 2 (Comprehensive Development 2).
- e. Schedule "A" Land Use Zoning Map is hereby amended accordingly.

Read a **FIRST** time this 21<sup>st</sup> day of May, 2019.

Read a **SECOND** time this 21<sup>st</sup> day of May, 2019.

Read a **THIRD** time this        day of        , 2019.

Approved by the Ministry of Transportation  
Pursuant to Section 52 of the Transportation  
Act this        day of        , 2019

\_\_\_\_\_  
Approving Officer, Ministry of Transportation

**FINALLY ADOPTED** this      day of      , 2019.

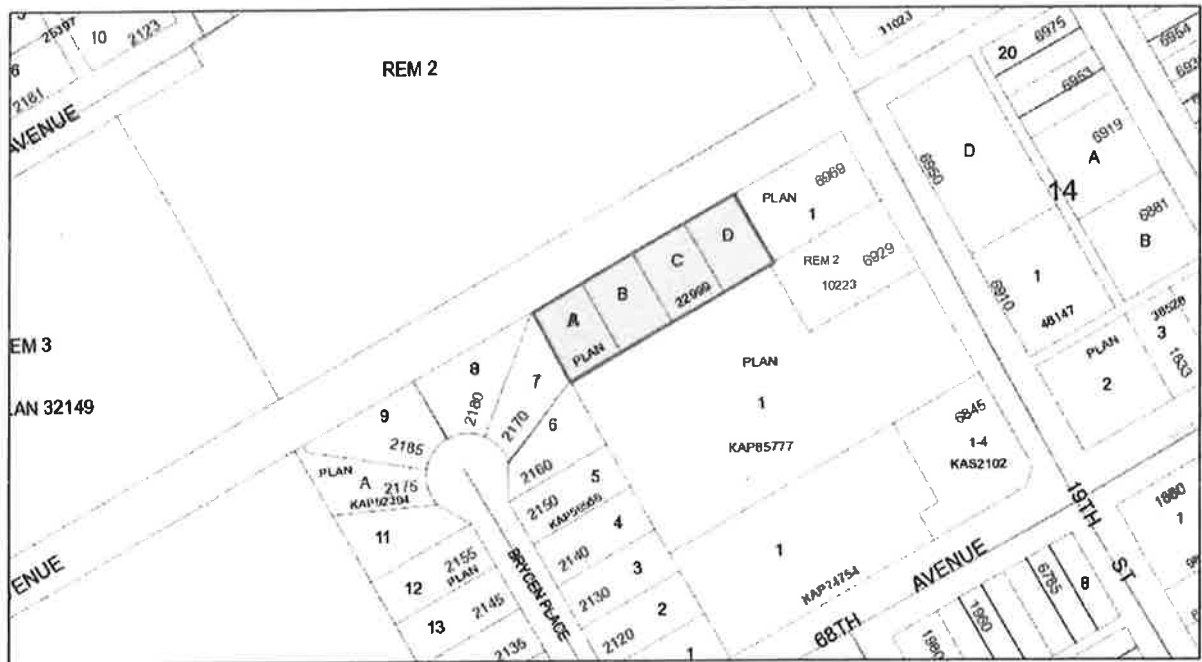
\_\_\_\_\_  
Mayor Brian Taylor

\_\_\_\_\_  
Corporate Officer Daniel Drexler



**Schedule A**

**Zoning Bylaw No. 2039-A6**





Settle down.

## THE CORPORATION OF THE CITY OF GRAND FORKS

### **NOTICE OF ZONING BYLAW AMENDMENT**

**TAKE NOTICE THAT** pursuant to the *Local Government Act*, the City of Grand Forks is considering Bylaw No. 2039-A6 to amend the Zoning Bylaw to rezone property on the 2000 Block of 70th Avenue (south of Dick Bartlett Park), legally described as Lot A, B, C and D, DL 380, SDYD, Plan KAP22999, from the current R-1 (Residential Single and Two-Family) zone to CD-2 (Comprehensive Development 2) zone, to accommodate a 34 unit supportive housing development and other community uses of benefit to the residents of Grand Forks.

**TAKE FURTHER NOTICE THAT** Council for the City of Grand Forks will hear any public input with respect to the above mentioned proposal at a Public Hearing scheduled for June 5th, 2019 at 3:00pm upstairs in Council Chamber of City Hall located at 7217 - 4th Street, Grand Forks, B.C.

**PROPERTY LOCATION:** South side of 2000 Block of 70th Avenue (south of Dick Bartlett Park).



A draft copy of Bylaw No. 2039-A6 may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until June 4th, 2019 at City Hall, 7217 - 4th Street, Grand Forks, B.C.

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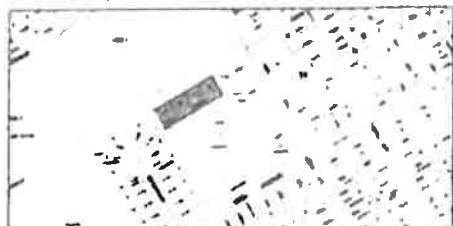


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### THE CORPORATION OF THE CITY OF GRAND FORKS NOTICE OF TEMPORARY USE PERMIT

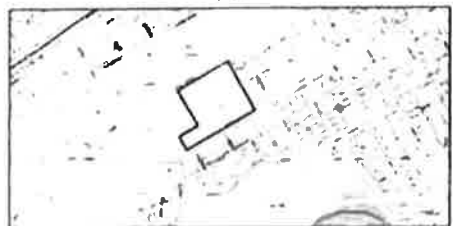
**TAKE NOTICE THAT** pursuant to the Local Government Act, the City of Grand Forks is considering issuing a Temporary Use Permit to allow a temporary day-use parking area for Cannafest patrons on a property zoned R1 - Single and Two Family Residential Zone, located on the 2200 Block of 68th Avenue, legally described as Parcel Z, Plan KAP35 District Lot 380 Land District 54, except Plans 10223, KAP47308 and KAP58956; PID 008-288-701.

The intended purpose is to accommodate daytime parking in an organized, monitored and enclosed area during the three day Cannafest Music Festival in August. The permit would be valid for a period of three years, potentially renewable for an additional three years.

**TAKE FURTHER NOTICE THAT** Council for the City of Grand Forks will consider this decision at the Regular Meeting at 7:00, June 10th, 2019 upstairs in Council Chambers of City Hall located at 7217 - 4th Street, Grand Forks, B.C.

**APPLICANT:** 1185487 BC Ltd.

**PROPERTY LOCATION:** 2200 Block of 68th Avenue (west of Bryan Place), Grand Forks, B.C.



A copy of the Report regarding the Temporary Use Permit may be inspected between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday (excluding holidays) until 4:00 p.m. on June 10th, 2019 at City Hall, and on the website at <http://www.grandforks.ca/development-engineering-planning/>.

Dolores Sheels  
Manager of Development & Engineering

# BOUNDARY BUSINESS DIRECTORY

## ACCOUNTANTS

### KH BURCH KIENTZ

Chartered Professional Accountants  
619 Central Ave., Grand Forks, B.C.  
Ph: 250-442-2121

### Lia Azhure Inc.

Chartered Professional Accountant  
250-442-0141  
7157 - 3rd Street

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### Christine Brooks Bookkeeping

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## REQUEST FOR PROPOSALS Cleaning Crew

The board of the Grand Forks International (2001) is seeking proposals for a stadium cleaning crew for June 25 through to July 1, 2019. This is an evening shift (approx. 3 hours) that begins as soon as the last game ends. There will also be one shift on the evening of June 22.

Job responsibilities include:

- cleaning of James Donaldson Park
- Collect garbage from main stadium, all bleachers and inside ball park grounds and dispose in containers outside of park fence
- Sweep and power wash main grandstand, all bleachers, and Right Field Tavern
- Secure grounds and lock up gates at night

Skills required:

- Operate gas leaf blowers
- Operation of hoses
- Work efficiently, without supervision
- Must be responsible
- Must be bondable

Please indicate in your bid if you will be providing your own tools; i.e. garbage bags, leaf blowers, brooms etc., or if you require the GFI to provide them.

Deadline for proposals has been extended to June 6, 2019. Mail to: PO Box 2082, Grand Forks BC V0H 1H0 or Email to: [gilbaseballsociety@gmail.com](mailto:gilbaseballsociety@gmail.com)

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Ron: 250-442-7635  
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## Legal Notices

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# THE CORPORATION OF THE CITY OF GRAND FORKS

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



May 22, 2019

Dear Property Owner or Tenant:

## **Notice of Proposed Zoning Bylaw Amendment (Rezoning)**

**Property Location:** South side of 2000 Block of 70<sup>th</sup> Avenue (South of Dick Bartlett Park)

**Legal Description:** Lot A, B, C and D, DL 380, SDYD, Plan KAP22999

**Applicant:** City Initiated (City-Owned Lands)

As you are the registered owner or occupier of property located near the property mentioned above, please be advised that Council for the Corporation of the City of Grand Forks will hear public input with respect to the above mentioned proposal at a Public Hearing scheduled for Wednesday, June 5<sup>th</sup>, 2019 at 3:00 p.m., upstairs in the Council Chambers of City Hall, located at 7217 - 4<sup>th</sup> Street, Grand Forks, B.C. Please note that additional seating will be made available.

The zoning bylaw amendment proposes to rezone the above mentioned property from R-1 (Residential Single and Two-Family) zone to CD-2 (Comprehensive Development 2) zone, to accommodate a 34 unit supportive housing development and other community uses of benefit to the residents of Grand Forks.

If you have any comments or concerns regarding this proposed bylaw amendment, please send your written submission to City Hall, email your comments to [wwhelen@grandforks.ca](mailto:wwhelen@grandforks.ca) by Monday June 3<sup>rd</sup>, 2019, or contact us by phone at 250-442-8266.

Further information with respect to the proposed zoning bylaw amendment may be obtained from the undersigned, at City Hall, 7217 - 4<sup>th</sup> Street from Monday to Friday (excluding weekends and holidays) from 9:00 a.m. to 4:00 p.m. until June 4<sup>th</sup>, 2019.

Yours truly,

Wendy Whelen  
Development, Engineering and Planning  
City of Grand Forks  
250-442-8266

Attachment: Notice of Zoning Bylaw Amendment No. 2039-A6

Appendix D - Correspondence Received Prior to Hearing

Received May 21, 2019  
WE4 & C10 Misc.  
circ: Daniel

**From:** Lizanne Eastwood  
**To:** Info  
**Subject:** Attn: Diane Heinrich - Please consider the children  
**Date:** May 20, 2019 10:03:58 AM

---

To Mayor and Council of Grand Forks, BC,

These are the concerns of the the Residents of the West End Neighbourhood, 19th St/70th Ave area.

We would like to bring to your attention that this area of Grand Forks is a unique recreational jewel used by multi-generational residents of Grand Forks. On any given day you can see children riding their bikes to school, dog walkers of all ages, seniors from Silver Kettle and Parkside Villa going for walks, families coming to play ball, soccer players, skateboarders, families utilizing the pool and arena and the new gymnastics club. We fear that by putting the newly proposed "No Barriers" facility on the 4 lots at 70th and adjacent to 19th, that you will be endangering the quality of life and safety for the residents and most particularly the children from this area.

With the new 52 units of low-income housing (which is sure to house many new families with children) and the new Women's Transition house (where women and children will be fleeing violence and recovering from traumatic situations) it seems short-sighted to be considering the building of a "No Barriers" facility in such close proximity to vulnerable seniors, young families, and children. This is a potential disaster for the community.

Grand Forks already has major policing issues, and we are currently struggling with the lack of a full police force and a rise in petty crime and drug problems. We feel like the situation will only become more dire as there will undoubtedly be an increase in the number of call-outs.

We, the residents, would like to offer an alternative that will be a winning situation for all. We would ask you to please seriously consider taking the 4 recently purchased lots, use part of the land to build a road in and out of the low-income housing complex and use the remaining land to build a children's playground. There is no other playground within easy walking distance, it would be utilized by the children of the new low-income housing, the apartments on 19th St, The Gables and other families recreating in the area.

We also propose that BC Housing take a look at other options for the location of the "No Barriers" facility, away from residential neighbourhoods and the children and families that will be affected. Options could include the base of Moto or the area behind the Motel 99 or the area where the old Pope & Talbot office sat. These options would all be closer to the services that Ann Howard has said are necessary; mental health, Service BC, Dr's clinic, pharmacies, Soup Kitchen. If proximity to services is paramount for this project, we don't see the proposed 70th and 19th St. site as fulfilling her mandate. There has been an argument stating that BC Housing refuses to look at other options, they are looking at these lots rather than 2nd St, so they can and should look at other sites. A comprehensive impact study on the neighbourhood should be conducted before any decision is made

We believe that in the panic to remove this kind of a facility from the gateway to our city on 2nd St, that not enough thought has been put into this proposal of 19thSt/70thAve. To have a

"No Barriers" facility in such close proximity to so many families, seniors and young children, the arena, pool, skate park and ball parks makes no sense if we consider that children will be playing in this area. It does make sense to spend more time determining exactly what Grand Forks needs and where best to fulfill that need. A time and place count of our homeless population would be a great place to start. In the meantime, we have the perfect area to create a safe play space for current families, new families that will be moving into the low-income housing, children and the seniors that spend time in the area.

Again,...please consider the children when making your decision as well as the future of our little town.

Respectfully yours,  
Lizanne Eastwood  
Citizens for a Better Grand Forks  
[REDACTED]



Virus-free. [www.avg.com](http://www.avg.com)

**From:** [pat henke](#)  
**To:** [Info](#)  
**Cc:** [Brian Taylor](#); [Zak Eburne-Stoodley](#); [Cathy Korolek](#); [Neil Krog](#); [Chris Moslin](#); [Christine Thompson](#); [Rod Zielinski](#)  
**Subject:** Rezoning lots on 70th Ave.  
**Date:** May 20, 2019 6:02:23 PM

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I am writing regarding the proposed rezoning of the 4 lots on 70th Avenue. As a ratepayer in Grand Forks I have grave concerns.

The site selected to build a facility for hard to house residents near a women and children's transition house, a subsidized housing facility, a skate board park, children's play fields, swimming pool and arena.

There is the possibility that the woman and children who live at the transition house could be fleeing abusive relationships involving potential residents at the proposed hard to house facility.

Requirements for cannabis retail overlay states, no building or structure may be within 100 meters of the nearest parcel boundary of a lot in a community use zone, yet a hard to house facility may be built within a few meters of sports fields.

Subsidized housing is open to a range of individuals, including those most in need, such as seniors, people with physical disabilities, single parent families with children and Aboriginal people. These vulnerable residents could be preyed upon or put at risk by the hard to house residents.

The issue of under-staffed RCMP is a concern. Our current officers workload is stretched to the limit and they are not in a position to take on more policing, especially when so many of the new housing units are for the hard to house or vulnerable individuals.

Other locations away from residential areas have been offered, why haven't they been considered?

Who is going to pay for the development of the infrastructure for the hard to house facility. In the past the City water and sewer division of public works had concerns about the capacity of the sewer system on 19th Street and 68th Avenue Has this been resolved?

As per Public Hearing (Part 26, Division 1, Local Government Act)

Councilors must keep an open mind, listen to all points of view and be willing to accept a persuasive presentation. Conflict of interest and bias must be avoided. Councilors must act in good faith.

Sincerely,  
Pat Henke,  
Grand Forks,  
B.C.



**From:** Paul and/or Anne  
**To:** Info; Brian Taylor; Zak Eburne-Stoodley; Cathy Korolick; Neil Krog; Chris Moslin; Christine Thompson; rzielinski@grandforks.ca  
**Subject:** In protest of the Re-Zoning of the 4 lots by 70th, as well as the building of a No Barrier facility within the area.  
**Date:** May 20, 2019 9:07:54 PM

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This email is being addressed to from 2 taxpayers in the region.... Anne Palmer and Paul Allan

Mayor and Council of Grand Forks, BC,

These are the concerns of the the Residents of the West End Neighbourhood, 19th St/70th Ave area.

We would like to bring to your attention that this area of Grand Forks is a unique recreational jewel used by multi-generational residents of Grand Forks. On any given day you can see children riding their bikes to school, dog walkers of all ages, seniors from Silver Kettle and Parkside Villa going for walks, families coming to play ball, soccer players, skateboarders, families utilizing the pool and arena and the new gymnastics club. We fear that by putting the newly proposed "No Barriers" facility on the 4 lots at 70th and adjacent to 19th, that you will be endangering the quality of life and safety for the residents and most particularly the children from this area.

With the new 52 units of low-income housing (which is sure to house many new families with children) and the new Women's Transition house (where women and children will be fleeing violence and recovering from traumatic situations) it seems short-sighted to be considering the building of a "No Barriers" facility in such close proximity to vulnerable seniors, young families, and children. This is a potential disaster for the community.

Grand Forks already has major policing issues, and we are currently struggling with the lack of a full police force and a rise in petty crime and drug problems. We feel like the situation will only become more dire as there will undoubtedly be an increase in the number of call-outs.

We, the residents, would like to offer an alternative that will be a winning situation for all. We ~~would ask you to please seriously consider taking the 4 recently purchased lots, use part of the~~ land to build a road in and out of the low-income housing complex and use the remaining land to build a children's playground. There is no other playground within easy walking distance, it would be utilized by the children of the new low-income housing, the apartments on 19th St, The Gables and other families recreating in the area.

We also propose that BC Housing take a look at other options for the location of the "No Barriers" facility, away from residential neighbourhoods and the children and families that will be affected. Options could include the base of Moto or the area where the old Pope & Talbot office sat. These options would all be closer to the services that Ann Howard has said are necessary; mental health, Service BC, Dr's clinic, pharmacies, Soup Kitchen. If proximity to services is paramount for this project, we don't see the proposed 70th and 19th St. site as fulfilling her mandate. There has been an argument stating that BC Housing refuses to look at other options, they are looking at these lots rather than 2nd St, so they can and should look at other sites. A comprehensive impact study on the neighbourhood should be conducted before any decision is made

We believe that in the panic to remove this kind of a facility from the gateway to our city on 2nd St, that not enough thought has been put into this proposal of 19thSt/70thAve. To have a "No Barriers" facility in such close proximity to so many families, seniors and young children, the arena, pool, skate park and ballparks makes no sense if we consider that children will be playing in this area. It does make sense to spend more time determining exactly what Grand Forks needs and where best to fulfill that need. A time and place count of our homeless population would be a great place to start. In the meantime, we have the perfect area to create a safe play space for current families, new families that will be moving into the low-income housing, children and the seniors that spend time in the area.

Again, please consider the children when making your decision as well as the future of our little town.

Sincerely,  
Anne Palmer  
Paul Allan

**From:** Al & Joan  
**To:** [zestoodiev@grandforks.ca](mailto:zestoodiev@grandforks.ca); [ckoroiek@grandforks.ca](mailto:ckoroiek@grandforks.ca); Nell Krog; Chris Moslin; Christine Thompson; Rod Zielinski; [btaylor@grandforks.ca](mailto:btaylor@grandforks.ca)  
**Subject:** Proposed rezoning for Hard to House at 70th street

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Mayor and council, I would like to take this opportunity to advise you of my serious concerns regarding the above proposal. I have over 30 years of policing experience some of which was in this community. I find it unbelievable that consideration is being given to place hard to house residents along side of a woman's shelter. Placement of these two services in this close of proximity must lead to grave concerns for the safety those in the women's shelter. These victims have already been severely traumatized and should not be subjected to the potential for further abuse.

In addition the proposed area is adjacent to public area containing ball diamond which are used by the youth and adults of this community. The issues and problems that are known to be associated with the Hard to House would lead to serious health and safety risks for these individuals. In addition the youth skate board park and our pool and arena are also in this immediate area.

The Low Cost Housing project is also being constructed at this time in this same area. These residents by the vary nature of the conditions of occupation will be seniors and the more vulnerable. It would therefore be very inappropriate to add further risk to these residents by placing a Hard to House project adjacent.

I understand that originally this residence was to be placed downtown however the citizens in that area raised their concerns and opposition which you have accepted and now are using our taxpayer money to fund the development of a residential area which does not suit the needs of the area of community as a whole. Why should we the taxpayer use our funds to develop the infrastructure ~~when other developers who attempted to develop this area were told by the city that they would be~~ held responsible for all costs.

You have promised community consultation prior to any decision and I would request that you follow through with your promise. Why do we not consider other properties that already have approved zoning for this project.

As per our Community Charter I would ask that each of you examine your position of this and ask "Am I truly looking at this with a open mind to community concerns being presented"

Thank You for consideration,

Citizens for a better Grand Forks

Al and Joan Olsen

May 20, 2019

Mayor and Council,

This is the first time I have ever felt compelled to write to any council regarding action they are proposing to take. Like many, many others in our community I have strong reservations about the re-zoning of the four lots on 70th Avenue for a hard to house/supportive housing facility. There are no 'good' locations for such a project, but there are better options than 70<sup>th</sup> Avenue.

The fact is that this would be within a very short distance of a women's transition house, new low-income housing, the recreation centre and adjacent playing fields used extensively by children of all ages. The nearby skateboard park is busy every day and most of the children are playing without adult supervision. It would be naïve to believe they will never be approached by any of the supportive housing residents or drug dealers who prey on the addicted and children. How are the new residents of the apartment building and town houses (who we are told will be mostly single parent families with children, seniors, persons with disabilities and Aboriginal people) going to feel when they realise there is a no barrier addiction/homeless shelter in their backyard? The City has partnered with BCH and has a responsibility to make their new living accommodation a safe place and, frankly, an addiction/homeless shelter does not fit that description. All the assurances in the world will not make people feel safe.

BC Housing has assisted the area in building the above housing, but it is a step too far to put an addiction/homeless shelter on the same lot. We have been led to believe that BC Housing is very determined to get this re-zoning approved and the public feels they are being bull dozed by them. However, it is you, the Mayor and Council, who have the final say. You are representing the community and I have no doubt you have heard loud and clear (the public certainly has) that this location is absolutely the wrong place for such a facility. Additionally, we understand a new zone definition has been introduced as the current ones do not cover this proposed facility. We are also told the application asks that the building height limit be 60 feet, that is almost double the current limit. What form and type does that follow?

At a recent meeting we were advised that there are no more than fifteen local homeless/addicted individuals, yet this facility will have about 32 units. Nearly two-thirds of our local homeless say they will not live at the new facility. If BCH brings in homeless/addicted individuals from elsewhere how can they be sure they will adapt to a very rural community of 4000 with limited social, counselling and medical services as well as no transit whatsoever? Our police force is understrength and overstretched, our local medical services can barely service the current population.

My questions to you are:

- In view of the proposed location what assurances can you give that BCH has researched the backgrounds of these individuals regarding any court ordered restrictions regarding being near children's playgrounds etc.?
- If the individuals are local, do they have connections to the women and children in the adjacent Transition House, all of whom are extremely vulnerable?
- Why is this re-zoning being so rushed? It is a huge change for the residents in the area and they are deserving of the courtesy of open meetings, questions answered and respect.

- Who is going to pay for the facility infrastructure and construction of 70th Avenue? When other developers have wanted to build on the four lots, they have been quoted fees that make any development prohibitive. They have been also advised that 70<sup>th</sup> Avenue has to be constructed right through to the Gables. Will BCH be picking up these costs?

Unfortunately, there has been a lot of misinformation, rumours and apparently untruths told about these new builds. Council may have been discussing the matter for some time, but as many of the meetings are In Camera, even the most ardent follower of Council proceedings is in the dark.

I would urge you to consider turning down this rezoning application or, at the very least, put it in abeyance for some time so that a rational, non-emotional and fully informed discussion can take place between Council and the GF ratepayers. Nobody questioned the need for the Transition House or low-income housing, but a hard to house/supportive housing facility is another matter. If this is built, the location is key to its' acceptance in the community.

BC Housing does not represent the GF ratepayers and once the facilities are built and passed on to a non-profit or other organization to operate, they basically have no interest in the outcome. While BCH will claim this is untrue, anecdotal evidence strongly supports this supposition.

As I mentioned earlier, you are the final arbiters of this re-zoning application and I strongly encourage you to turn it down. It is the wrong facility in the wrong place. Please represent the ratepayers of Grand Forks and not BCH.

Sincerely,

Gillian James

**From:** Sharon  
**To:** Info; Brian Taylor; Zak Eburne-Stoodley; Cathy Korolek; Neil Krog; Chris Moslin; Christine Thompson; Rod Zielinski  
**Subject:** 2nd Street Housing  
**Date:** May 22, 2019 8:03:26 PM

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We should not be providing support for anyone who refuses treatment for drug or alcohol addictions. As this is enabling their bad decisions.

I would rather see supportive housing away from the downtown core.

I do not currently feel safe shopping downtown due to all the drug issues, theft, & homeless and the 2nd street project will only make this worse.

As a girl I grew up here. I felt safe. I would go for walks alone. I never had an incident.

I encouraged my daughter and her family to relocate to Grand Forks. She moved here along with her husband and three daughters.

My granddaughter (10 years old) was walking home from Perley School and a man "Ian" ran out of the bushes and chased her on the TransCanada trail.

She will no longer go for walks and is suffering from PTSD, due to the above event.

Another family member was at Gyro park with her 4 year old daughter. When a drunk man exposed his penis to them.

I do not feel safe living in Grand Forks.

Please, housing or no housing, keep the people safe and do not encourage or enable theft and drug use in our town.

Sharon Savitskoff  
[REDACTED]

Laurie Edburn

Grand Forks, BC  
VCH 1K4

RECEIVED

MAY 23 2019

THE CORPORATION OF  
THE CITY OF GRAND FORKS

May 23/2019

Dear Mayor & City Council

Regarding: June 5<sup>th</sup> public meeting (housing)

I would like to attend please and  
hope you decide to choose a  
larger forum than city hall, so that  
I may have an ear to matters  
that affect us all, in person.

The issue the public has, all of us,  
is needle use, in a place to call  
home.

I also believe that Grand Forks  
is a place retired people are looking  
to come.

Perhaps finding other locations for  
housing can still be looked at.  
As well, a question, to BC housing  
on residents of Grand Forks being  
placed in this housing, before people  
from out of town.

**FILE CODE**

W34  
4C10 - Edburn, Laurie  
re Housing Concerns  
(11/2/04) 21.1.2.10th

P.S.

Thanks for the suggestion Neil, we are listening.

Thank you for your time & service,  
Laurie Edburn

May 23, 2019  
WE4 & C10 Misc.  
circ: Wendy

**From:** [Richard & Sandra Mathers](#)  
**To:** [Info](#)  
**Subject:** New Contact Form submission from Richard & Sandra Mathers  
**Date:** May 23, 2019 12:02:25 PM

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**Your Name**

Richard & Sandra Mathers



**Subject**

Proposed Homeless Shelter (located on 70th Ave.)

**Your Message**

Mayor Taylor and Council

After attending the council meeting of May 21, 2019, we are shocked at the direction the Mayor & Council have taken concerning the location of the proposed homeless shelter on 70th Ave. adjacent to the city's center of Rec. Facilities. There could not be a worse location. In fact, this city should not have such lodging at all. Why are you focussing on homeless people from other locations in B.C. when our own citizens need your attention. Have you forgotten the flood victims and downtown merchants of last springs flood?

If the city's intention is to house homeless from outside our community, consider this. A drain on our human resources such as: policing, ambulance service, hospital due to drug ODs, city manpower who are constantly cleaning up the mess that is left by those homeless that will choose not to stay in such a facility, the waste of our beautiful recreational spaces due to discarded needles garbage and just the presence of these people is scary for anyone with children. I am not saying all homeless people are bad in the way I have described but don't be fooled, there will be crime and general problems the likes of which this city has never seen nor will be able to handle. It is your task to convince BC Housing, this is not the city for a homeless shelter. WE will stand behind you.

There are other aspects of a homeless shelter on 70th Ave. to consider. Consider the trickle down effect of current residents leaving the community. This is already happening in Brycen Place and soon to be in Selkirk Place. Can this city afford to lose it's tax base? We feel our taxes should be used firstly for our own.

I could go on but will not and just leave you with some final thoughts. Sandra and I were born in Grand Forks and have planned to spend our lives here. Should the homeless center be built on 70th Ave., we will reconsider. BC Housing has the option of building this facility on 2nd st. If it has to be built, let it be there. It should not be near a residential are. What were you thinking? Squash this now. No homeless housing in Grand Forks anywhere.

Respectfully  
Richard & Sandra Mathers





22 May 2019

**To the Mayor and Council members of Grand Forks City Hall**

I have spent considerable time trying to understand why reasonably intelligent people would even remotely consider allowing a facility that accommodates “hard to house” individuals to be built in a residential neighbourhood. These individuals have a range of addiction issues that makes them subject to unstable and dangerous activities and should not be living in a residential neighbourhood. The installation of this facility in the close proximity of the children’s skate park, the aquatic centre, multiple ball parks and the Silver Kettle senior’s facility defies all logic.

The supporters of this project will say that all residents in the supportive housing facility will be screened and only those who want help will be accepted. This is an outright lie as there is no screening process available that can accurately evaluate addicts of certain drugs. It is impossible for you or anyone to be able to identify the mental stability or drug induced outbursts these individuals will be capable of. If you think you know, you are lying to yourselves and the citizens of Grand Forks. If you allow this “no barrier /low-barrier” facility to exist in the same area as the Women’s Safe Transition House and the new apartments for low income families you must realize that you will be exposing all of them to the centre of the drug culture. Drug dealers follow drug addicts.

I will not argue that a properly managed and staffed facility is needed for those in Grand Forks who are fighting drug and alcohol addiction. They need the support of properly trained professionals. Giving them a place to sleep and warm meal is only extending their agony.

This development reminds me of an old engineering phrase that was taught to me many years ago, “Fit for Purpose”. This supportive housing project must be “Fit for Purpose” for Grand Forks and all the residents of Grand Forks. Failure to get this right at the beginning will result in a destructive issue that may never be resolved and it could have unimaginable negative impacts of Grand Forks and the people who love to call it home.

All I can do is ask that each and every one of you put egos and political affiliations aside and vote on the re-zoning issue with the best interest for Grand Forks and its citizens.

I have confidence that you will make the right decision.

Thank you

Lennard G. Keith  
Grand Forks, BC

**From:** Dave Savitskoff  
**Subject:** No barriers housing on 70th St  
**Date:** May 24, 2019 10:59:50 AM

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I would like to voice my concerns over the proposed location of the no barriers housing project on 70th St.

I am not unsympathetic to the need for this type of housing, however I do feel that the location proposed has not been very well thought out.

As a father of a 4 year old there are not very many locations in Grand Forks that are child/family friendly. These limited locations include the skate park/arena/aquatic center, the schools and city park. Putting the new housing near one of the few family friendly locations in town seems short sighted.

This will effect every parent in town, every school regularly takes the kids to that area for skating or swimming. I dread what might happen as my son will be going to Kindergarten next year and will be a part of these trips. If this sounds melodramatic, please be aware in my family I've had two nieces already affected by this. One of the homeless exposed himself to one of my nieces, a four year old girl and another one chased my other niece, a teenage girl, down the trans Canada trail to the point she's scared to be walk alone. Although we'd all like to see them fix their lives, in the current state they are a threat to our kids and location of the facility needs to be carefully considered.

This isn't even touching on the fact that you are putting a facility close to the women's shelter. A place where many of the residents are going to escape violence and drugs. Something that would now be in close proximity to them.

I hope you seriously reconsider the location you are proposing and realize what you are potentially doing to the families in this community and the women in the shelter

Sincerely yours,  
Dave Savitskoff  
A concerned parent.

May 21, 2019

City of Grand Forks, Mayor and Council

I am writing with a few of many concerns I have regarding the re-zoning of the 4 lots on 70<sup>th</sup> Avenue for a facility for the hard to house.

The safety of those in the subsidized housing, woman and children in the transition house, children in the adjacent play fields as well as skate board park, pool, arena and curling rink. They are all at risk.

Cannabis Retail Overlay; 100m from the nearest parcel boundary of a lot in a Community Use Zone. Yet you are proposing to re-zone 70<sup>th</sup> Avenue lots to house a no barrier facility.

You are accommodating BCH not the citizens of Grand Forks.

Councillors must keep an open mind, listen to all points of view and be willing to accept a persuasive presentation. Conflict of interest and bias must be avoided. Councillors must act in good faith.

Are you going to represent the ratepayers of the City of Grand Forks?  
This will effect all of us. You have the final say.

*Pamela Macgregor*

Pamela Macgregor  
Citizens For A Better Grand Forks

**From:** Pamela Macgregor  
**To:** Christine Thompson; Cathy Korolek; Neil Krog; Rod Zielinski; Chris Moslin; Zak Eburne-Stoodley; Info  
**Subject:** Election platforms  
**Date:** May 26, 2019 12:53:51 PM

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## **Make your councilors accountable as this is what they had to say when they asked for our votes....**

### **Zak Eburne-Stoodley**

"... Asking Grand Forks residents to support him in his dream of helping lead this beautiful city into the future

"This is a gem among communities," he said. "I can't imagine living anywhere else. With your help, I will be a fresh voice on city council. I will work hard for you and make sure your voice is heard."

We need to make Grand Forks affordable, efficient, and safe.

### **Cathy Korolek**

I am also liaison to the Downtown Business Association

I left the bank to start my business, Heart n' Sole Quilts, which I brought with me. Eighteen years of meeting and sharing my passion of quilting

Our businesses need our support to reopen and thrive

### **Neil Krog**

Although we appreciate the willingness to invest, we need a made in Grand Forks solution not a cookie cutter designed for a bigger city.

We need to get everyone that was flooded out of their home, the owners, landlords, and renters back into housing before we worry about any project not specifically designed for them.

### **Chris Moslin**

There are three critical tasks that the next council must complete:

The first task is to install the dikes, rip rap and berms necessary to reduce the flooding risk.

The second task the provincial government has given us is to create supportive and low rent

housing. This housing must 'fit' our community or it won't be sustainable.

The third task is to re-imagine our heritage downtown core to delight our visitors and to show boat our community culture.

-

**Christine Thompson**

"... is our opportunity to come together as a community to support one another and to rebuild an inviting place for people to move to, or to visit.

I assure you that if elected, I will continue to be fiscally responsible with your tax dollars as I have been in the previous four years. I will not make promises that I cannot keep.

-

**Rod Zielinski**

Dealing with our lack of housing will be an issue that council will have to understand fully to move forward with any long term development that fits the community. Council must hear the community's thoughts and feelings on our present situation, proposed flood recovery plans and path to the future. It is with a community involved planning process that we can create a city with a future for all residents now and for many generations to come.

May 20, 2019

Mayor and Council,

This will be the first time i have written to Council. I have not always felt the same as council on past decisions but thought Council went into the process with an open mind and was doing what was best for the city and rate payers. This letter is to do with the 70<sup>th</sup> Ave. Rezoning of the 4 lots so B.C. Housing will be able to construct a 32 unit hard to house supportive housing facility. I do not believe there is any good location in Grand Forks for such a facility. But as many have pointed out to you their safety concerns which are first and paramount for our community of the 70<sup>th</sup> ave site. I am also concerned of the message this council is sending to the rate payers and to people looking to move into Grand Forks.

To change zoning from R1 to CU and say putting a hard to house supportive housing project on this property is good for the city ( which means you think is good for the rate payers) makes no sense what so ever. At this time a person wanting to put a Cannabis store in G. F. must be 100 meters from CU zoned property this is, I believe, is to protect our children. Yet this council wants to allow hard drug use in a building on CU zoned property and next to CU zoned children's playing fields , skate board park, swimming pool , arena, That is not protecting our children.

Zoning bylaws and city plans are a way to help people moving into an area decide on where in the community they want to buy or build and to help protect the rate payers way of life and investments. . By changing zoning on the 4 lots on 70<sup>th</sup> Ave. you are going against the very nature of the zoning bylaw.

To also change the height restriction in CU is totally against our city plan and what our city has been working for . To put a 4 story building, the most above ground floors of any building that will be in Grand Forks, into this area, and on CU zoned property just does not fit.

If you go ahead with the rezoning change you are not helping to bring in new people to this community you are chasing people out.

It is also a rumour that city staff are not in favour of this site. So to change 70<sup>th</sup> Ave. zoning and allow this project to be built, is a knee jerk reaction that is politically motivated and not a decision that is good for the city.

Neil Macgregor  
Citizens For A Better Grand Forks

May 26, 2019

The Honourable, Selina Robinson  
Minister of Housing  
Room 310 Parliament Buildings,  
Victoria, BC  
V8V 1X4

Via: Email MAH.Minister@gov.bc.ca

Dear Minister Robinson:

**Re: Supportive Housing in Grand Forks BC**

I am writing to implore you to help our City still trying to recover from the devastating flood 2018 but which is being torn apart by the actions and strong-arm tactics of BC Housing. Our Council's focus should be on the recovery and infrastructure rebuild of Grand Forks, instead they have had to turn their attention on the supportive housing issue and the concerns voiced by most residents in the City of Grand Forks and the bullying of BC Housing.

We are currently in a fight for the survival of Grand Forks. We have a population of 4000 people with little job development for those in search of employment to meet the current level of income to pay deal with the constantly rising costs to cover basic necessities. The influx of people being sent to Grand Forks to fill the low income and supportive housing accommodations will only cause further hardship on people already residing in Grand Forks. We are being inundated with social support services in the way of no barrier supportive housing with units that far exceeds our current need, a shelter that is being funded by BCH and must be run as a no barrier, anything goes facility and a soup kitchen which has a record of attracting and allowing an anything goes clientele. They do not and will not take responsibility for being the source of bringing undesirables to our area. We have a police force that is seriously undermanned, 10 to 15 prolific thieves who are labeled homeless and who suffer from drug addiction and mental health issues, and little to no support services, rehabilitation or programs to offer to these people. It has been confirmed that of the 10 prolifics that stay at the Warming Centre/Shelter, a number will not seek accommodations at the Supportive Housing facility

As our downtown core is still attempting to recover from the flooding which took place last year, the federal government has rejected Grand Fork's bid for an infrastructure upgrade grant. That means we will not see dikes, ditches, drainage, sewer back flow prevention etc., so our City is likely to flood again. Business owners have just been given the news that the Red Cross has denied their applications for flood relief funds which they were promised at the start of the recovery process. Before the flooding and when the shelter and soup kitchen were located in the downtown area, our business owners had to deal with vagrancy, drug paraphernalia, thefts and feces by those who were drawn to our City because word was they could get food and shelter at these no rules establishments.

When the Citizens were told that BC Housing bought, under a numbered company, land that is located at the east entrance to our downtown area, they rallied around our business owners and signed a petition against this facility which was presented to our MLA, Linda Larson. We were then informed, after the fact, that the Whispers of Hope soup kitchen was going to open at the opposite end of our downtown core which is the gateway to our municipal campground and proximity to our children's water park. The warming Centre is attempting, with funding and support from BC Housing and under

the umbrella of Whispers of Hope, is attempting to lease a recently closed store as their permanent shelter. This is on another corner to the entrance of our downtown core.

Our City Council has been working overtime with BCH to try and find an alternative location better suited for the facility but were rejected at every turn until the City owned land next to the low-income housing facility being built by BCH was offered. They are currently in negotiations regarding this site but it comes with its own set of issues and the area that is now being proposed is in a residential area, which also is home to the low income housing currently being built by BCH, the women's shelter, skate park and recreational facilities. The community was misled to believe that these low-income housing units were going to be offered to those who were affected by the flood. We have since learned that this is not the case. They will be offered to those who qualify from Prince George to Creston.

Our police force is seriously undermanned for the issues which are now plaguing our City. We are an 11-member detachment with, at last notification, only 4 active members now. The RCMP are having to attend at the Shelter several times a day daily. Where we once felt safe in our homes, we no longer have that sense of security due to the addicted standing at our door staring at us while we were sleeping, a recent violent home invasion, thefts, assaults on our townspeople. We must worry about who's on the other side of the door as a resident was assaulted in a home invasion. The Warming Centre has open drug use and deals happening in plain sight while the residents deal with the comings and goings of the drug addicted night and day, they harbor criminals and allow stolen property to be stored at their facility. The residents also deal with threats of violence and intimidation from the clientele of the Warming Centre because of their reporting issues to the proper authorities. They have admitted that there are only 10 to 15 occupants who use the shelter and will be offered the rooms being built for the supportive housing facility, yet we are getting 34 units. This means we will be getting the hard to house from other communities which will put additional pressure on our RCMP, health and welfare workers, of which we are seriously lacking.

Grand Forks needs a chance to breath. We are at the breaking point for our survival. Where, one year ago, we were all brought together as one in our fight to save our community, our neighbourhoods, our neighbours, we are now being pitted against each other as to who is better suited to have the unenviable privilege to have the no barrier housing facility in their neighbourhood. There are threats of vigilantism and civil disobedience.

In concluding, I would like to say that I, and many other Grand Forks citizens believe that you and your colleagues, as elected officials and/or public servants, with the power to make and reverse decisions, hold the fate of our community in your hands. We therefore beseech you to immediately impose a moratorium on all social support services under the auspices of the Province that have been planned for Grand Forks, until such time as: 1) our community has substantially recovered from the flood; 2) an enumeration of the homeless (sheltered and unsheltered) has been conducted demonstrating a need for housing for the hard to house; 3) a coherent and well-defined overall community plan has been developed taking into account other established and planned social support services in our community, and this plan has been communicated to the citizens of Grand Forks; and 4) a location that would be amenable to all stakeholders is found (should it be determined that the benefit of a low-barrier housing facility would outweigh any inherent risks to the community at large).



I would like to thank you for the time you have taken to read this letter and for the consideration of the contents herein. I look forward to your reply.

Respectfully,

Dianna Darling  
Citizen for a Better Grand Forks  


ccc: Premier John Horgan, Premier@gov.bc.ca

Andrew Wilkinson, Leader of the Opposition, andrew.wilkinson.MLA@leg.bc.ca

Dr. Andrew Weaver, Green Party Leader, andrew.weaver.MLA@leg.bc.ca

Shayne Ramsay, CEO, BC Housing, bchceo@bchousing.org

Ann Howard, Regional Director, BC Housing, interiorregion@bchousing.org

Linda Larsen, MLA, Grand Forks, Linda.larson.MLA@leg.bc.ca

MP Richard Canning, richard.canning@parl.gc.ca

Global BC News, ViewerContactBC@globalnews.ca, tips@GlobalTVBC.com

Global Okanagan, ViewerContactOkanagan@globalnews.ca, okanagan@globalnews.ca

Castanet.net, news@castanet.net

Grands Forks Gazette, jensen.edwards@grandforksgazette.ca

Chris Walker, daybreakkelowna@cbc.ca

City of Grand Forks, info@grandforks.ca, btaylor@grandforks.ca, zestoodley@grandforks.ca,  
ckorolek@grandforks.ca, nkrog@grandforks.ca, cmoslin@grandforks.ca, cthompson@grandforks.ca,  
rzielinski@grandforks.ca

**From:** Vicki Tyler  
**To:** Info  
**Subject:** Fwd: Hard to house project proposal  
**Date:** May 26, 2019 8:53:05 PM

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Sent from my iPhone

Begin forwarded message:

**From:** Vicki Tyler [REDACTED]  
**Date:** May 20, 2019 at 20:32:14 PDT  
**To:** [zestoodley@grandforks.ca](mailto:zestoodley@grandforks.ca), [ckorolek@grandforks.ca](mailto:ckorolek@grandforks.ca), [nkrog@grandforks.ca](mailto:nkrog@grandforks.ca),  
[emoslin@grandforks.ca](mailto:emoslin@grandforks.ca), [cthompson@grandforks.ca](mailto:cthompson@grandforks.ca), [rzielinski@grandforks.ca](mailto:rzielinski@grandforks.ca),  
[btaylor@grandforks.ca](mailto:btaylor@grandforks.ca)  
**Subject:** Hard to house project proposal

I am writing regarding the proposed rezoning of the 4 lots on 70<sup>th</sup> Avenue. As a ratepayer in Grand Forks I have grave concerns.

The site selected to build a facility for hard to house residents near a women and children's transition house, a subsidized housing facility, a skate board park, children's play fields, swimming pool and arena.

There is the possibility that the woman and children who live at the transition house could be fleeing abusive relationships involving potential residents at the proposed hard to house facility.

Requirements for cannabis retail overlay states, no building or structure may be within 100 meters of the nearest parcel boundary of a lot in a community use zone, yet a hard to house facility may be built within a few meters of sports fields.

Subsidized housing is open to a range of individuals, including those most in need, such as seniors, people with physical disabilities, single parent families with children and Aboriginal people. These vulnerable residents could be preyed upon or put at risk by the hard to house residents.

The issue of under-staffed RCMP is a concern. Our current officers workload is stretched to the limit and they are not in a position to take on more policing, especially when so many of the new housing units are for the hard to house or vulnerable individuals.

Other locations away from residential areas have been offered, why haven't they been considered?

Who is going to pay for the development of the infrastructure for the hard to house facility. In the past the City water and sewer division of public works had concerns about the capacity of the sewer system on 19<sup>th</sup> Street and 68<sup>th</sup> Avenue. Has this been resolved?

As per Public Hearing (Part 26, Division 1, Local Government Act)

Councilors must keep an open mind, listen to all points of view and be willing to accept a persuasive presentation. Conflict of interest and bias must be avoided. Councilors must act in good faith.

Citizens for a better Grand Forks

**From:** diane pillet  
**To:** diane pillet  
**Subject:** Supportive Housing in Grand Forks, B. C.  
**Date:** May 27, 2019 7:47:34 PM

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re; Supportive Housing in Grand Forks, BC

Many citizens from Grand Forks, BC have recently been sending you letters opposing the low-barrier housing slated for either 2nd Street/Highway #3 or 70th Avenue. Many of the letters have made excellent points for their opposition so I won't repeat what you have already read (although I agree 100% with the letters).

Instead, I will write to you as a grandmother who has 4 grandchildren in different parts of BC. Since moving to Grand Forks over 20 years ago I have watched the deterioration of this small interior city of 4000. It went from a vital and industrious city to one struggling first of all with the 2018 flood which is still impacting the area, to an increasing population of homeless and drug addicts which has led to vandalism, defecation in the downtown area, assault on its citizens, needles in our parks and business establishments, tent cities near the downtown core, and visible overdoses where young children are exposed .

I had at one time hoped that my family could move here where the climate, friendliness and many youth activities would benefit their lifestyle. Now, however, I would not even try to encourage them to come here. Besides the conditions mentioned above, there is the diminishing support facilities; hospital, doctors, mental and drug treatment centres, under-staffing of RCMP, lack of jobs, and closures of downtown businesses, all of which is not amendable to uprooting themselves to come here. And that truly saddens me both as a grandmother and as a citizen of this fair city which needs a younger population to revitalize it. To build low-barrier/wet facility homes will impact the areas negatively as outlined in many letters send to you.

I encourage you to reconsider your decision to build the low-barrier housing until a proper study has been made, impose a moratorium on all social support services under the auspices of the Province that have been planned for Grand Forks, until such time as: 1) our community has substantially recovered from the flood; 2) an enumeration of the homeless (sheltered and unsheltered) has been conducted demonstrating a need for housing for the hard to house; 3) a coherent and well-defined overall community plan has been developed taking into account other established and planned social support services in our community, and this plan has been communicated to the citizens of Grand Forks; and 4) a location that would be amenable to all stakeholders is found (should it be determined that the benefit of a low-barrier housing facility would outweigh any inherent risks to the community at large).

In summation, I am 100% against low-barrier housing in either 2nd Street or 70th Avenue locations.

Sincerely, Diane Pillet Grand Forks, BC

**From:** Valery Rogers  
**To:** [MAH.Minister@gov.bc.ca](mailto:MAH.Minister@gov.bc.ca)  
**Cc:** [Premier@gov.bc.ca](mailto:Premier@gov.bc.ca); [andrew.weaver.MLA@leg.bc.ca](mailto:andrew.weaver.MLA@leg.bc.ca); [linda.larson.MLA@leg.bc.ca](mailto:linda.larson.MLA@leg.bc.ca); [katrine.conroy.MLA@leg.bc.ca](mailto:katrine.conroy.MLA@leg.bc.ca); [david.eby.MLA@leg.bc.ca](mailto:david.eby.MLA@leg.bc.ca); [richard.canning@parl.gc.ca](mailto:richard.canning@parl.gc.ca); [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca); [jean-yves.duclos@parl.gc.ca](mailto:jean-yves.duclos@parl.gc.ca); Info: Brian Taylor; Zak Eburne-Stoodley; Cathy Korolek; Neil Krog; Chris Moslin; Christine Thompson; Rod Ziellinski; [bhceo@bchousing.org](mailto:bhceo@bchousing.org); [interiorregion@bchousing.org](mailto:interiorregion@bchousing.org); [ViewerContactBC@globalnews.ca](mailto:ViewerContactBC@globalnews.ca); [tips@globaltvbc.com](mailto:tips@globaltvbc.com); [ViewerContactOkanagan@globalnews.ca](mailto:ViewerContactOkanagan@globalnews.ca); [okanagan@globalnews.ca](mailto:okanagan@globalnews.ca); [news@castanet.net](mailto:news@castanet.net); [jensen.edwards@grandforksgazette.ca](mailto:jensen.edwards@grandforksgazette.ca); [daybreakkelowna@cbc.ca](mailto:daybreakkelowna@cbc.ca)  
**Subject:** Supportive Housing in Grand Forks, B.C.  
**Date:** May 29, 2019 5:20:34 PM

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May 30, 2019

The Honourable, Selina Robinson Minister of Housing  
Room 310 Parliament Buildings, Victoria, BC V8V 1X4

Via: Email [MAH.Minister@gov.bc.ca](mailto:MAH.Minister@gov.bc.ca)

Dear Minister Robinson:

Re: Supportive Housing in Grand Forks BC

I am writing to implore you to help our City still trying to recover from the devastating flood of 2018 but which is being torn apart by the actions and strong-arm tactics of BC Housing. Our Council's focus should be on the recovery and infrastructure rebuild of Grand Forks but instead have had to concentrate their attention to the supportive housing issue and the concerns voiced by most residents in the City of Grand Forks and the bullying of BC Housing.

We are currently in a fight for the survival of Grand Forks. We have a population of 4000 people with little job development for those in search of employment to meet the current level of income to deal with the constantly rising costs to cover basic necessities. The influx of people that will be sent to Grand Forks to fill the low income and supportive housing accommodations will only cause further hardship on people already residing in Grand Fork to find adequate employment. We are being inundated with social support services in the way of no barrier supportive housing with units that far exceeds our current need, a shelter that is being funded by BCH which houses 10 to 15 people a night and must be run as a no barrier, anything goes facility and a soup kitchen which has a record of attracting and allowing an anything goes clientele. They do not and will not take responsibility for being the source of bringing undesirables to our area. We have a police force that is seriously undermanned for the needs of the City, 10 or so prolific thieves from the Grand Forks area who are labeled homeless and who suffer from drug addiction and mental health issues, and little to no support services, rehabilitation or other programs to offer to these people. It has been confirmed that of the 10 prolific's that stay at the Warming Centre/Shelter, a number will not seek accommodations at the Supportive Housing facility

As our downtown core is still attempting to recover from the flooding which took place last year, the Federal Government has rejected Grand Fork's bid for an infrastructure upgrade grant. That means we will not see dikes, ditches, drainage, sewer back flow prevention etc., so our City is likely to flood again. Business owners have just been given the news that the Red Cross has denied their applications for flood relief funds which they were promised at the start of the recovery process. Before the flooding and when the shelter and soup kitchen were located in the downtown area, our business owners had to deal with vagrancy, drug paraphernalia, thefts and fecal matter on sidewalks outside their businesses by those who were drawn to our City because word was they could get food and shelter at these no rules establishments.

When the Citizens were told that BC Housing bought (under a numbered company) land that is located at the east entrance to our downtown area, they rallied around our business owners and signed a petition against this facility which was presented to our MLA, Linda Larson. We were then informed, after the fact, that the Whispers of Hope soup kitchen was going to open at the opposite end of our downtown core which is the gateway to our municipal campground and proximity to our children's water park. The Warming Centre is now attempting, with funding and

(repeat)

support from BC Housing and under the umbrella of Whispers of Hope, is attempting to secure a facility on another corner to our downtown core

Our City Council has been working overtime with BCH to try and find an alternative location better suited for the facility but were rejected at every turn until the City owned land next to the low-income housing facility being built by BCH was offered. They are currently in negotiations regarding this site but it comes with its own set of issues and the area that is now being proposed is in a residential area, which also is home to the low income housing currently being built by BCH, the women's shelter, skate park and recreational facilities. We and Council are being told by BCH that it is one lot or the other, no exceptions. The community was misled to believe that these low-income housing units were going to be offered to those who were affected by the flood. We have since learned that this is not the case. They will be offered to those who qualify from Prince George to Creston. We have been told by BCH that it is either the location by the Women's Transition House or the Downtown location, period.

Our police force is seriously undermanned for the issues which are now plaguing our City. We are an 11- member detachment, with 8 active members now. The RCMP are having to attend at the Shelter several times a day daily as well as deal with other areas where these problem people congregate. Where I once felt safe in my homes, we no longer have that sense of security due to an addicted individual standing at our door staring at us while we were sleeping, thefts, assaults on our townspeople. We must worry about who's on the other side of the door as a resident was assaulted recently in a violent home invasion. The Warming Centre has open drug use and deals happening in plain sight while the residents deal with the comings and goings of the drug addicted night and day, they harbor criminals and allow stolen property to be stored at their facility. The residents in that area also deal with threats of violence and intimidation from the clientele of the Warming Centre because of their reporting issues to the proper authorities. They have admitted that there are only 10 occupants who use the shelter and will be offered the rooms being built but a number will not seek accommodations at the Supportive Housing facility, yet we are getting a 34 unit complex. This means we will be getting the hard to house from other communities which will put additional pressure on our RCMP, health and welfare workers, of which we are seriously lacking.

Grand Forks needs a chance to breath. We are at the breaking point for our survival. Where, one year ago, we were all brought together as one in our fight to save our community, our neighbourhoods, our neighbours, we are now being pitted against each other as to who is better suited to have the unenviable privilege to have the no barrier housing facility in their neighbourhood. There are threats of vigilantism and civil disobedience.

In conclusion, I would like to say that I, and many other Grand Forks citizens believe that you and your colleagues, as elected officials and/or public servants, with the power to make and reverse decisions, hold the fate of our community in your hands. We therefore beseech you to immediately impose a moratorium on all social support services under the auspices of the Province that have been planned for Grand Forks, until such time as: 1) our community has substantially recovered from the flood; 2) an enumeration of the homeless (sheltered and unsheltered) has been conducted demonstrating a need for housing for the hard to house; 3) a coherent and well-defined overall community plan has been developed taking into account other established and planned social support services in our community, and this plan has been communicated to the citizens of Grand Forks; and 4) a location that would be amenable to all stakeholders is found (should it be determined that the benefit of a low-barrier housing facility would outweigh any inherent risks to the community at large.

I would like to thank you for the time you have taken to read this letter and for the consideration of the contents herein. I look forward to your reply.

Respectfully,

Valery Rogers

Citizen in the City of Grand Forks B.C.

Tim Poste

Grand Forks, B.C. V0H 1H0

May 30, 2019

Dear Mayor Taylor and Councillors Mr. Eburne-Stoodley, Ms. Korolek, Mr. Krog, Mr. Moslin, Ms. Thompson and Mr. Zielinski,

My name is Tim Poste. I am writing this letter as a constituent. I am firmly against the construction of a no or low barrier housing facility within the city limits of Grand Forks. I strongly urge you to vote "no" to rezoning the lots on 70<sup>th</sup> St. (or anywhere else) to accommodate projects of this nature.

Grand Forks residents are currently enduring the impact of a no barrier Warming Centre. Previous to the Warming Centre, we endured the impact of an ill-managed shelter and soup kitchen at the hands of a local non-profit charitable society. A society that operates with no barriers and relative impunity. The impact on the community has not been favourable. As a result, we now have a well-defined precedent of negative outcomes that stem from a no barrier approach. This precedent virtually guarantees that if constructed, this no barrier supportive housing facility will expose current residents of the area, future residents of the low-income housing facility as well as those utilizing the women's shelter to a high degree of unnecessary risk.

It's become common knowledge that theft and violence have increased notably in our community. We continually witness ecological abuses to our riverbanks, abuses to public spaces and city amenities such as the Spray Park and City Park, as well as general abuse towards our citizens by many of the people utilizing the existing no barrier services. Our RCMP detachment is under staffed. Our judicial system will not pursue charges or litigation against those with mental health and/or drug addiction challenges. Our drug rehabilitation and mental health services are woefully inadequate. Without these fundamental services, our community simply does not have the resources available to facilitate any form of support for such a program.

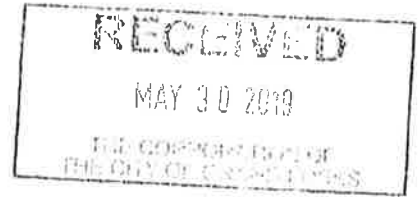
Furthermore, we continue to witness the multiple negative ramifications of these facilities throughout many communities in B.C. This is not myth. It is fact. And my position on this subject is not coming from a place of misguided, uneducated fear. It's very clear that in their current format, these projects do not work for the betterment of any community. Nor do they provide any long-term benefit for the people they're designed to assist. Again, we have a well-defined factual precedent that we can easily reference and should not ignore.

As a taxpaying constituent I am thoroughly opposed to absorbing any municipal tax increases that will support such an ill-conceived program. I urge you to vote "no" to any rezoning and to any future initiatives that will accommodate a no or low barrier housing facility in Grand Forks.

Respectfully,

Tim Poste

**Subject:** Fwd: Development of property on 2000 70th Ave  
**From:** Shirley [REDACTED]  
**To:** [REDACTED]  
**Date:** Wednesday, May 29, 2019 11:03 PM



Sent from my iPad

Begin forwarded message:

**From:** Shirley [REDACTED]  
**Date:** May 28, 2019 at 10:16:34 PM PDT  
**To:** shirley kopan [REDACTED]  
**Subject:** Development of property on 2000 70th Ave

Dear Mayor & Council.

I as a tax payer feel the cost of \$500,000.00 to develop that area is an expense, I'm not willing to approve. Yes we need an entrance to the low income housing area as the drive way by my property on 19 St is not adequate. It should be strictly for the women's shelter. Why did the Gov't not look Into this before construction started and the building Inspector review the plans before hand.???

Safety of the children , (who will inspect the grounds for needles and syringes.???)The small children often run around on the grass bare feet. All our facilities are far to close to that type of housing. When the proposed building would be right across the road from the park ,it could be a disaster waiting to happen. Why would you want to take any chances. Also within a block is the pool, arena, skate park and other ball diamonds and the women's shelter that also may house children.

With no barriers ,this new building may house drug Addicts, alcoholics and many others that may be undesirables for this congested area and could also attract other drug

**FILE CODE**  
 Kopan, Shirley  
 WELC - re Housing Concerns  
 (misc) on 7/20/19

29/05/2019



users

With many seniors and low income families , everyone  
Will be more vulnerable. Please rethink this plan the road  
access needs to go ahead.

I also have a concern about the number of parking spaces.

I just have to look across the street on 19th to see cars everywhere because  
they don't have enough parking.

Reconsideration is a must

Sincerely

Shirley Kopan

Sent from my iPad

29/05/2019



## BOUNDARY WOMEN'S COALITION

Box 181, Grand Forks, BC V0H 1H0  
Phone: 250-442-3131 Fax: 250-442-3600  
Website: [www.bwcbc.ca](http://www.bwcbc.ca)

29 May 2019

Grand Forks City Council, Grand Forks, BC V0H 1H0  
Submitted via email to: [info@grandforks.ca](mailto:info@grandforks.ca)

Regarding the Supportive Housing Hard-to-House Project originally planned for  
2<sup>nd</sup> Street Grand Forks.

Dear Councillors

First, I would like to make it very clear that our organization is wholly supportive of this project for Grand Forks. Housing citizens who are vulnerable because of multiple health (both physical and mental) challenges, including addictions, and those experiencing homelessness is responsible, economically astute and in simple terms, the right thing to do. To this point, we are all likely in agreement.

The troublesome question is "Where should the program be located." Thank you for holding a public hearing to listen to the concerns people and groups have.

As you are well aware, our new Transition House is sharing land with the newest BC Housing building project – several dozen units of affordable housing. We are not yet sure how having all those units adjacent to our program will impact us – but we do know there will be an impact. Locating yet another project so close to us is troubling to contemplate. Having so many people with so many complex needs in a cluster does not seem wise, so we state our objection to building this project adjacent to our location, primarily because of safety concerns.

We know that most of the services which residents of this proposed program will need to access (apart from the hospital) are in the downtown area: the doctor's clinic, mental health services, second hand stores and other affordable shopping options, Service BC, "welfare" offices, Ministry of Family and Children offices, Selkirk College. We favour choosing a location for the program which provides easier access to all these services..

Thank you for considering our point of view. If you have any questions, I am happy to help in any way I can.

Warm regards,

Diana Carr  
Interim Administrator  
Boundary Women's Coalitio

Please see attached :  
Additional information to accompany  
the letter I send via email last week  
from Boundary Women's Coalition.



A brief survey of other cities (Vancouver  
but also more rural Kootenay and  
Okanagan ones) shows that their  
supportive housing programs are  
located • near transit

- close to services being used by program participants
- near affordable shopping.

In other words "downtown"  
At least Vancouver, and likely other centres  
have enshrined this "location" priority  
in policy to ensure that the program  
is effective.

Diana Carr  
Boundary Women's Coalition.

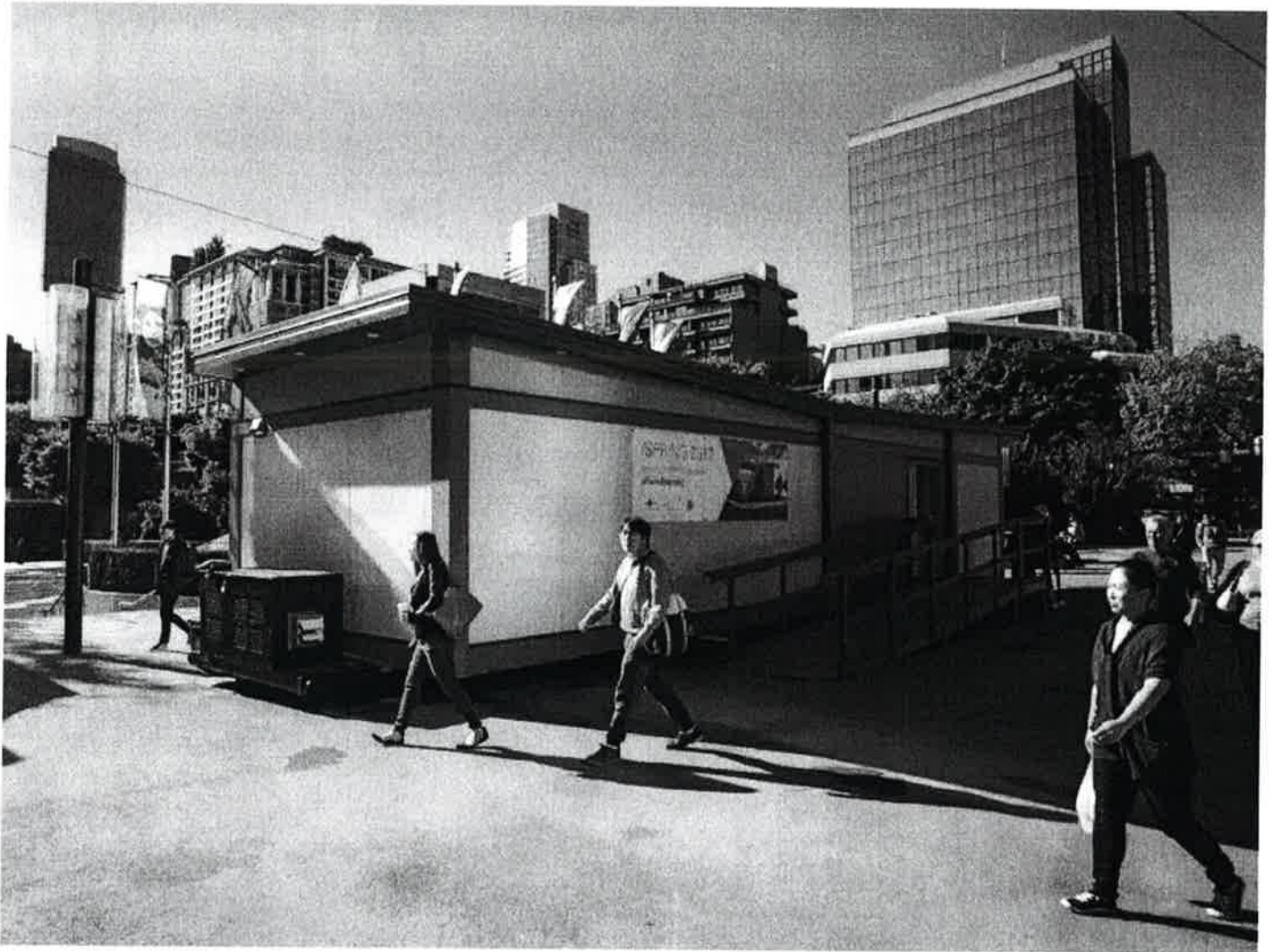


# Opinion: Homeless shelter residents are 'neighbours, not strangers'

*from a business leader.*  
*Written by Downtown Vancouver Business Improvement Assoc President & CEO - Charles Gauthier.*

*604.685.7811*

CHARLES GAUTHIER ([HTTPS://VANCOUVERSUN.COM/AUTHOR/CHARLES-GAUTHIER](https://vancouver.sun.com/author/charles-gauthier)) Updated: November 13, 2017



*BEN NELMS / THE CANADIAN PRESS*

Homelessness throughout Metro Vancouver, according to the 2017 homeless count undertaken in March of this year, has increased by 30 per cent

since 2014. That is a shocking number when compared to the 6.5-per-cent population growth the region experienced between 2011 and 2016.

We can all agree that homelessness is getting worse, not better, and efforts to house those in need must be stepped up. The provincial government and Vancouver City Hall are poised to do just that with the addition of 600 modular housing units within the next six months in Vancouver alone. Understandably, some residents are fearful about the prospect of welcoming and living alongside a much-maligned and marginalized population, but our experience in downtown Vancouver has yielded some interesting results and lessons learned.

Our journey began in late 2008 when the newly elected Vision Vancouver civic government committed to opening more winter shelter beds throughout downtown, with funding support from the then-Liberal provincial government. The shelters would be “low barrier,” meaning that the homeless could bring their personal belongings and pets in from the cold.

Prior to the shelters being opened in December 2008, the doorways, alcoves and frontages of many retail storefronts throughout the city were “de facto” the homes of the homeless. Incidents of trespassing on private property, open drug dealing and drug use and aggressive panhandling were at an all-time high within the Downtown Vancouver BIA's 90-block district.

However, soon after the shelters opened, and while they were in operation, these indicators started to plummet. Trespassing on private property fell by 80 per cent; aggressive panhandling fell by 58 per cent; visible homelessness, meaning people sleeping on the sidewalks, fell by 52 per cent; open drug dealing fell by 73 per cent and open drug use fell by 78 per cent.

With the closure of these seasonal shelters, most indicators crept back up slowly, but surprisingly not to the previous levels that we had witnessed. I credit this to the “wrap-around” services offered to and accepted by homeless people once they walked through the doors of the shelter — access to meals, counselling, treatment and more stable, long-term and secure housing. To our surprise, incidents of aggressive panhandling, open drug dealing and open drug use continued to decline.

What we learned from this is that the winter shelters are an important gateway to connect the homeless to services that they may not otherwise access, and this one-stop-shop approach is effective.

Secondly, the temporal nature of the shelters, although playing a critical role to get people out of the cold, is not a viable, long-term solution to homelessness. There needs to be a range of housing options from shelters to SROs to supportive housing. And yes, modular housing units are part of the equation because these pre-fabricated units can be added to the housing inventory much quicker than designing, obtaining approvals and constructing a permanent building. Like Lego pieces, more modular units can be added to the building or the entire building can be disassembled and relocated to another site.

Lastly, we continue to benefit from having an ongoing dialogue with everyone involved in delivering and living in supportive housing so that concerns can be addressed and misconceptions laid to rest. As reported in the above-mentioned homeless count, 50 per cent of these people had been in the same community more than 10 years.

These people are our neighbours, not strangers.

*Charles Gauthier is president and CEO of the Downtown Vancouver Business Improvement Association.*

[CLICK HERE \(mailto:vanweb@postmedia.com\)](mailto:vanweb@postmedia.com) to report a typo.

*Is there more to this story? We'd like to hear from you about this or any other stories you think we should know about. Email [vantips@postmedia.com \(mailto:vantips@postmedia.com\)](mailto:vantips@postmedia.com).*

## TRENDING IN CANADA

()

### **Braid: While tax crisis council sort of plans**

Here's how inept elected officials — and I do mean Calgary city...

*from City of Vancouver website*

## Neighbours meeting neighbours

Learn about communities connecting around Vancouver's temporary modular housing.

### Margaret Mitchell Place



Margaret Mitchell Place hosted a community gathering with temporary modular housing tenants and their neighbours in September 2018.

A food truck supplied grilled-cheese sandwiches and neighbours baked a large, homemade chocolate cake. A First Nations drum circle kicked off the event. The songs express an appreciation for life, sustenance, and healing.

One 19-year-old temporary modular housing tenant took a photo of herself with her new neighbours to send to her parents, who live in Northwest BC. Another tenant was there with his partner, who is expecting a baby. He expressed appreciation for the two meals they are receiving daily at the building.

A neighbour made the building's new residents gift bags, including a handmade card, chocolate, dishcloths, and a framed photo she had taken. The nearby co-op residents painted a large card and filled it with welcome messages.

In the new temporary modular housing, tenants receive the right supports tailored to meet their individual needs so they can reconnect with their communities and rebuild their lives.

## Sarah Ross House



Sarah Ross House opened its doors to the community in November 2018. Neighbours gathered inside to meet the residents and enjoy some treats, including homemade bannock tacos. Children coloured at an art table prepped for the event.

Neighbouring families brought cookies and members of a nearby seniors' society each donated a mug from their cupboard, collecting 100 mugs in total. One resident, who is deaf, put her doll artwork out on tables for neighbours to see.

Tenants at Sarah Ross House talked about how they came to live in the temporary modular housing. One man spoke about having Parkinson's disease and how he needed housing after he could no longer work his job as a boat painter.

A woman mentioned she had a house, but lost her job and just couldn't afford to pay for her home anymore. She stayed with friends and spent some nights on the street before moving into the Kaslo building.

Another woman said she couldn't stop crying when she first moved into the modular housing this past summer because everyone was being so nice to her. She also appreciates that the building takes pets so she can keep her cat, "Champ."

An 81-year-old senior said she previously spent most nights sitting at a bus stop on Kingsway, trying to stay safe.

Many people experiencing homelessness carry everything on their backs and are afraid to fall asleep, for fear their possessions will be stolen. Creating safe, warm housing for people experiencing homelessness in our community continues to be a top priority for the City and the Province.



**From:** Angela Senger  
**To:** Info  
**Cc:** [linda.larson.MLA@leg.bc.ca](mailto:linda.larson.MLA@leg.bc.ca); Info; Brian Taylor; Zak Eburne-Stoodley; Cathy Korolek; Neil Krog; Chris Moslin; Christine Thompson; [interiorregion@bchousing.org](mailto:interiorregion@bchousing.org); [ViewerContactBC@globalnews.ca](mailto:ViewerContactBC@globalnews.ca); [tips@globaltvbc.com](mailto:tips@globaltvbc.com); [ViewerContactOkanagan@globalnews.ca](mailto:ViewerContactOkanagan@globalnews.ca); [okanagan@globalnews.ca](mailto:okanagan@globalnews.ca); [daybreakkelowna@cbc.ca](mailto:daybreakkelowna@cbc.ca); [andrew.weaver.MLA@leg.bc.ca](mailto:andrew.weaver.MLA@leg.bc.ca); [andrew.wilkinson.mla@leg.bc.ca](mailto:andrew.wilkinson.mla@leg.bc.ca); [davidLametti@parl.gc.ca](mailto:davidLametti@parl.gc.ca)  
**Subject:** Stop the BCH low barriers housing in Grand Forks BC!  
**Date:** May 30, 2019 8:56:29 PM

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To the Mayor, councillors and City of Grand Forks B.C., BCHousing and the Province of BC:

I am writing as a concerned citizen of our beautiful little city with my objections about the proposed 34 or so no barriers housing unit slated for either 2nd Street or the alternate 70th Ave, locations, in Grand Forks B.C. I am the mother of a recovering addict that has spent the better part of six years in the battle with drug addiction. I've seen first hand how destructive and disruptive an addicts lifestyle is for a family and a community as a whole! Many of us as parents in this community have taken a stance against enabling our family members in order that they learn for themselves that they will be fending for themselves if they don't choose change! We stopped enabling them in order to allow them to see for themselves what their lives will be like without the support of their loved ones! It generally takes a hard fall before an addict chooses to pick themselves up and ask for help. Generally they need to experience the very ugly side of living before they are ready to reach out. The ugly side is homelessness, usually surrounded by the very people they don't want to become ie: thieves, prostitutes, drug dealers and very unstable dangerous people.

My experience with active drug addicts is that they don't care about anybody but themselves, they rage, lashout, threaten people and destroy property. They horde garbage and leave it behind for others to clean up, whether they are housed or not. They roam neighborhoods generally at night and take anything they can carry even if it's useless to them. They steal from our businesses on a daily basis and they steal from each other.

In my own bleeding heart years, before I wised up, I housed and fed people that had nothing other than their addiction. At one time I felt for them and thought my care and compassion would help them. I was soo wrong, all I got for my kindness was a mess including, all of my tools and valuables stolen, thousands of dollars in the destruction of part of my home, an unfathomable amount of garbage and discarded items to take to the dump, ill health and a depleted bank account! Not one of those people chose to get clean although the offer to help them get there was always an option. It's unfathomable and deplorable that this council or our BC government would think that enabling in any capacity will help anyone! My grandkids deserve better then this to look forward to as some sort of role model for how their lives could go! Wise up! Advocate for laws to be followed, not overlooked! Advocate for services, for our community! Advocate for everyone not just a few!

I think the biggest issue that our community has in regards to the 34 unit no barriers facility, is that we are being led to believe that somehow the needed supports that we don't even have now will miraculously appear! If those supports are available then why don't we already have them? The limited system we have now is already stressed, and it is limited! Anybody that wants help should have full access to all of the services necessary for healthy long term recovery but we don't have that here. We have a group of people here right now that won't and don't even take advantage of what little we do have now. How is increasing those numbers in this little community going help? Supporting someone that has made the decision to get clean and stay clean is a full time job, not just someone in an on-site office directing people to the mental health office. It's not just about housing and feeding and testing their drugs and it's definitely not going to work by housing people with the desire to move forward with active using addicts. Then there begs the question of what happens to the people that end up not being able to function as a cooperative housing resident? They end up back on the street in a little city that they have no ties to or regard for because they were brought here to fill the spaces? It could end up being a revolving door for all we know and that is not what this town wants. This whole issue is not about whether or not we want to help people, there are very few people that don't want to help people but it's more of a case of, realistically can we? But with that said it is a guarantee that we will not just sit back and tolerate the crime, threats, abuse and disruption brought on us by certain individuals!

To sum it up: We do not need any kind of low barriers housing in Grand Forks at any location! It still absolutely baffles my mind that our city councillors, and our Mayor thought in any way shape or form that trying to move it to

70th ave beside the parks and recreation, family housing and seniors housing might be a good idea is unconscionable! We already have a no barriers housing facility in the old bus depot! All of our local drug addicts that want housing are already there! The ones that don't want housing are not! Importing more problems into this community is unconscionable! Seniors and recovering addicts don't want any part of a facility that allows active drug use! BCH is already funding the shelter as a no barriers 24hour facility with meals! Why can't they implement rules and services? What are they waiting for? NO to a 34 unit no or low barriers facility in this community!

Sent from my iPad

Grand Forks, BC V0H 1H0  
May 30, 2019

Attention:

[Selina.Robinson.MLA@leg.bc.ca](mailto:Selina.Robinson.MLA@leg.bc.ca)  
[richard.cannings@parl.gc.ca](mailto:richard.cannings@parl.gc.ca)  
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Brian Taylor  
Zak Eburne-Stoodley  
Cathy Korolek  
Neil Krog  
Chris Moslin  
Christine Thompson  
Rod Zielinski

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[complaintresolution@bchousing.org](mailto:complaintresolution@bchousing.org)

SUBJECT: Homeless Housing Proposed for 2<sup>nd</sup> or 19<sup>th</sup> Street Grand Forks, BC

I am writing in response to everything's no happening in Grand Forks BC right now.

I moved here almost three years ago as my husband got employment in the city and we loved the town and being able to move from the bustle of city living with our family. I am disgusted how our poor town has been kicked down especially in light of the flood one year ago.

When we first moved here, it was definitely not the dissent between residents there is now. We had a heck of a time finding housing and wondered why nothing was being done by council to address the issue of working people not being able to find housing. Three years later and still nothing. We are now being bullied into accepting "no barrier (just say it as it is already....homeless addicts who refuse to change)"housing. We already have low income housing, which, by the way, I will wait till the dust settles to see if local people even get to move in there. Lots of us know how your waiting lists are set up. Move down the list and cram them in regardless if they are from the community or not. I actually think not one local person will benefit from this housing at all. I am not against the low income housing, just at the area and the way BCH went around it. You do not put low income housing backed up to higher end homes. You just don't.

This city does not have access to facilities to garner homeless housing. And the fact that our current Mayor, (which I don't feel has any qualifications to be in this chair after hearing his long term plans), has publicly stated that he wants the housing to be a safe place for them to CONTINUE their behaviour. I am sorry, drugs are illegal and I for one do not want my hard earned overly taxed money supporting people to continue to do drugs, steal from tax paying residents at will, and bully, wreak havoc and cause a nuisance in Grand Forks.

When the town flooded, residents helped sandbag and such and others made meals to feed volunteers. These homeless people ate at every meal served until someone suggested no meal unless even an hour of helping out first. These people care nothing for our citizens and continue to steal and leave drug paraphernalia laying everywhere. I will not support rewarding these people. Which leads me to the useless warming center and return of WOH soup kitchen. It is shameful to know that

57,000 a month is going to drug addicts who refuse to work and are stealing from people in town on top of expecting handouts like the warming center.

I would be affected by either place the homeless housing is placed and I am hard against either location. My business is one street over from the initial proposed location and I can assure you that it is not good for businesses downtown. I have had brush ins with the "hard to house" and it they have no respect for the hard work and long hours small business puts in to try and make a go of our businesses. I have had many long conversations with business owners who feel threatened of their livelihoods like I do. We all have our own experiences with these people and each one has left its own mark with our feeling vulnerable and unsafe with many of us working alone in our businesses. We would need to ramp up security to protect our stuff and it is not easy to pay for such things when our budgets are stretched thin to begin with.

As far as my opposition to the 70 Street location, many other people have voiced opposition to the location for the same reasons I am. Too close to playgrounds and areas children frequent, elderly live in the area and already feel vulnerable to theft and other imposition. Also, homeless drug addicts should not be homed on the same place where families with small children, elderly people and a women's transition house are already placed. Low income are trying to get above the stigma and protect their children and putting them next door to illegal behavior is not protecting children and people fighting to get a better life for themselves.

And, lets be honest. I know, and a lot of people know that your wait lists are not in favour of the residents of the community that these homes are built. They go down a master list and move people from where ever they are to the new development. Chances of a local obtaining a home in even this low income housing is longer odds than winning a lottery.

Just last night my husband and I were sitting in our back yard. We watched one of the known individuals from town riding up the back alley obviously scoping the yards for goods to most likely come back and take after dark. We have had our gas tank drained several times since last fall. At first, thinking we maybe didn't fill it when we thought, but realizing we needed to buy a locking gas cap to keep our vehicle safe from theft again. I hear all the time from people who have encountered these individuals already this spring as the warmer weather has brought them out to check out yards and garages for goods, bottles and other things for selling for quick cash.

It disgusts me to see that city council is so focused on the homeless drug addicts they are turning their backs on the flood victims, the struggling businesses in the downtown after the flooding, and planning on how to bring in new business and bringing more people to town that have skills and business ideas that will help Grand Forks grow. Not to mention, how to bring in funding and companies that will build complexes, apartments or townhouses for people just wanting to have a rental for their homes so they can work, go to school or retire in the area. These are much more constructive areas to spend money, time and effort to grow grand forks and bring in people that will add to the tax base and not take away from.

Which brings me to my next point. Why should we as city taxpayers, be forced to pony up \$500,000 to help with this displaced housing? BC housing wants this, not hardworking citizens who are struggling to maintain businesses, raise kids and keep afloat financially with the rising costs of everything. We are taxed to death and to be forced to pay money to people who refuse to work and who only want to do drugs and wreak havoc is unfair and ridiculous. That 500,000 could be used to

upgrade areas that need extra work from the floods to ensure flooding doesn't

Page 3

happen again. I am not in favour of using money from my hard earned dollars to let the displaced have, as you worded it last meeting, "give them a safe place to continue their lifestyle". Did you, Mr. Mayor, even hear yourself? Their lifestyle is destructive and affects our community negatively and is a tax drain on us, your source of income as Mayor. Yes, we, the citizens of Grand Forks, pay your salary and as such, you are hired to work in the best interest of us and do what's best for this city. I can assure you, this homeless housing is far from the best interest of this city. We need economic viability for a broader tax base. A tax base that will bring in more services, business and people to continue to work hard to make Grand Forks a better place for our children and people to live. Bringing this monstrosity to this town will do nothing except pick more money out of the pockets of hardworking, taxpayers that will be forced to live in the droughtland of poverty that will follow this facility.

I know that I could probably bring up issue after issue in regards to people that have had negative dealings with the homeless in this town, but I want to say that there is more people opposed to this homeless development at all than are for it. We have way too many facilities that are enabling their lifestyle and doing nothing to change it. If it were housing for people of Grand Forks in general, I am all in, but this, this place where as the Mayor has stated, "the people can continue to live their lifestyle", then I and many others behind me will continue to shout loud and clear, "Not in this town". Take care of those that are working, retired and paying taxes, not the ones who are draining our pockets.

Sincerely,

Tonya Bartley

Resident near 19<sup>th</sup> Street &

Business Owner on 3<sup>rd</sup> Street



M Andersov

Grand Forks BC

Mayor and Councilors

Attention: Supportive Housing

RECEIVED

JUN 03 2019

THE CORPORATION OF  
THE CITY OF GRAND FORKS

This is what supportive housing will entail, **Wet Housing**: Housing where tenants are not expected to abstain from using alcohol and other drugs, and where entering rehabilitation program is not a requirement. Tenants have access to recovery services and get to decide if and when they use these services.

To put it in ANY residential area is ludicrous. Thinking of putting this next to our recreational area and seniors will come with dire consequences. This type of place belongs where services are located which is normally near the downtown core. However, does Grand Forks have any adequate service in place?

Shaken my head.....

<https://dailycollegian.com/2016/03/wet-shelters-helping-or-harming-the-homeless/>

Wet shelters, which allow homeless residents to engage in some form of drinking, are receiving attention for the methods in which they allow residents to drink on their premises.

Alcoholism is indeed one of the deadliest addictions in the nation. According to the Center for Disease Control (CDC), excessive alcohol use led to around 90,000 deaths each year in the U.S. This included homicide while intoxicated, drinking and driving deaths, alcohol poisoning and other accidents. The idea behind wet shelters was to bring chronic and severe alcoholics into the system, hoping to maneuver them from housing to treatment. The goal is to take alcoholics off of the street and bring them to a safe place to stay and drink under supervision.

In theory, this is a great idea. In some aspects, it works well, too. For example, one Seattle study showed that residents of wet shelters decreased their intake of alcoholic beverages over two years from 20 drinks per day to 12. Another study showed that the average individual in a Seattle wet housing program cost the city only a quarter of what they used to before entering the system.

However, there are many very real and relevant drawbacks to wet shelters. For one, a study by the Winston Churchill Memorial Trust showed that a number of those in wet housing ultimately

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C/O - Concerns of Supportive  
(misc 000) Housing  
Agenda Page 74 of 181

drink themselves to death. In addition, Rehabs.com reported that wet shelters do not require residents to undergo any form of counseling or treatment. This is almost counterintuitive to the idea of getting chronic, severe alcoholics into the system. Drinking an unlimited amount throughout the night may allow them to drink comfortably, but there is no guarantee of rehabilitation.

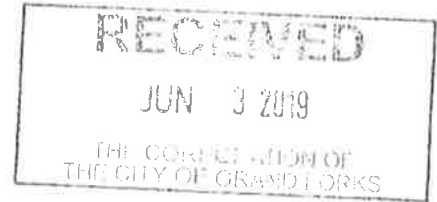
Another vulnerability of wet shelters is that they can perpetuate an unsafe environment, both within the shelter and on the streets. The National Council on Alcoholism and Drug Dependence found that 40 percent of all violent crimes today involved alcohol. In addition, the World Health Organization reported that, "Alcohol use directly affects cognitive and physical function, reducing self-control and leaving individuals less capable of negotiating a non-violent resolution." This has manifested itself within the shelter at Craig's Place just last week, where a woman grabbed at the neck during a conflict, according to the Daily Hampshire Gazette. Another incident occurred in Amherst Center earlier in the week, when two shelter residents engaged in a violent fight during the daytime in front of Antonio's. These are just some of the many calls involving alcohol induced violence in Amherst. For those who must stay at Craig's Place who are not under any influence, merely seeking a safe place to stay, these instances of violence affect the safety of the shelter every day.

In addition to the perpetuation of violent conflict, wet shelters, at least in the case of Craig's Place in Amherst, do not require rehab meetings or contain rehabilitation facilities on-site. I am no expert in chronic alcoholism, so I will take experts' advice that allowing moderate amounts of drinking instead of quitting cold turkey is a more effective solution to alcoholism. However, there is no "moderation" within wet shelters. You may drink however much you want throughout the night, store your alcohol safely and take it out into public the next day with you. No one is trying to enforce counseling or solutions to substance abuse issues within the shelter. I do not necessarily disagree with the institution of wet shelters. However, these shelters as they currently stand are not helping with the problem so much as perpetuating substance abuse on a constant and daily basis. If wet shelters remain in place in Amherst, a rehabilitation or at least a counseling requirement should be in place, along with supervision and moderation of drinking—enough to ward off deadly withdrawal symptoms but not enough to cause excessive disorientation and violence. This is the only way to ensure safety of the homeless population while at least trying to keep people from hurting themselves, others or drinking themselves to death.

A black rectangular box redacting the signature of M Andersov.

M Andersov

[REDACTED]  
Grand Forks BC VOH 1H0



**Re: 70<sup>th</sup> Ave project (Supportive Housing)**

I am writing to indicate I am opposed to the proposed supportive housing on 70<sup>th</sup> Ave. There are no services or amenities near this area. This location has many vulnerable, seniors, children, a recreational area and the Women's Shelter situated near the proposed site. I am not sure who on Council or any of the community groups that were involved in this decision are qualified to decide to relocate the project to 70<sup>th</sup> Ave.

The City's website refers to frequently asked questions in regards to the supportive housing, "Isn't the proposed 70<sup>th</sup> Avenue site too close to family and other community facilities? There are sports fields and other recreation facilities immediately to the north of this site. BC Housing advises that there will be 24/7 security on site as well as cameras and 24 hour workers. There will also be an operating contract with the local non-profit operator, with strict operating procedures.

It is kind of BC Housing that there is 24/7 security on site, what about off site security for the residents, seniors and children using the area? The City of Grand Forks owns the lot next to Silver kettle (Community Zoned) and it is intended for the use of a future School. If this still applies then why would you consider a supportive housing project next to a school?

It is not the citizen's job to find an alternative location, what you have done with this proposed project is bad judgment, done hasty and is unwarranted.

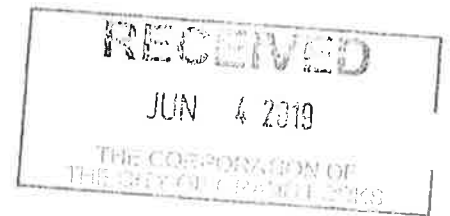
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CJO - Concerns of 70<sup>th</sup> Ave.  
(misc) Project  
Agenda Page 76 of 181



Grand Forks BC V0H 1H0



May 31, 2019

To: Mayor Brian Taylor; Councillors: Zak Eburne-Stoodley, Cathy Korolek, Neil Krog, Chris Moslin, Christine Thompson, Rod Zielinski; Wendy Whelen (Development, Engineering and Planning)

**Re: Notice of Proposed Zoning Bylaw Amendment (Rezoning) 70<sup>th</sup> Avenue Grand Forks BC**

We are taking this opportunity to respond and comment as we received our official notice to rezone the 4 lots on 70<sup>th</sup> Avenue to accommodate a 34 unit supportive housing development.

Often common sense prevails in these circumstances and people question if those that make these decisions are qualified or knowledgeable to do so. Was a feasibility study done by a professional to determine the appropriate placement of a supportive housing development? Or was it simply an easy fix or an impulsive trade without doing any due diligence?

The area proposed for the supportive housing is adjoining to the property of the new development (low to moderate income housing) that will accommodate families, seniors and individuals with mobility issues. The Women's Shelter also currently resides on the same property. The proposed area for this site is next to Dick Bartlett Park which is actively used. It is common to see children, ball teams, rugby and soccer participants using the park. Teams from the GFI practice in the field. The park is used as a camp site for Cannafest and the Fall Fair. Situated near the proposed supportive housing project is a skateboard park, aquatic center, curling rink and arena. Many seniors, families and children walk and bike along 70<sup>th</sup> Avenue. At times the west end properties are used for carnivals. This area is surrounded by the new 52-unit development from BC Housing, a Women's Shelter, 3 large apartment complexes, 7 businesses, 16 townhouses, Silver Kettle Villa/Parkside Villa and several single-family homes. The vacant lots facing the west side (13 plus acres) are zoned for future use for R1 and R2 homes. Residents who built or bought in the area did so with the understanding of what type of future development would be. Today, the proposed 4 lots are in a residential area which currently has the highest density of population in the smallest residential area in Grand Forks.

In this proposed area 52 units of social housing will house more than 100 people. At no time will these people have input for the supportive housing project (Wet Facility). We talk about protecting the most vulnerable people: seniors, women fleeing violence, children and families. How are we protecting them next to a wet facility? The City's rezoning notice indicated, "...to accommodate a 34-unit housing development and other community uses of benefit to the residents of Grand Forks." If the City wants to benefit the community, develop a second emergency access for the social housing project or donate the lots to families that lost their property from the floods. That would be a benefit to the residents of Grand Forks!

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(Misc) re 70<sup>th</sup> Ave. Page 77 of 88

BC Housing owns the property on 2<sup>nd</sup> street where the project is proposed today. Businesses are in an upheaval and people voiced their opinions that the area is the gateway of our City. Chris Thompson indicated at a recent council meeting, "(she) hopes and is confident this development will not cause the concerns the community may be anticipating, later adding that the facility is only proposed to house 10 or 12 hard-to-house clients". This opinion was based after her and other councillors had the opportunity to see supportive housing projects in the downtown core of Kelowna. The new proposed facility would update and complement the downtown core and would not be unsightly, unlike the Imperial Motel that is part of the gateway to our City as well. Our Development, Engineering and Planning Department will work hand in hand with BC Housing to ensure the form and character and vegetation options for the proposed site are done adequately.

For businesses to threaten they will close or pull out of the area is sad. Many are apprehensive by the development. Those businesses that are not currently operating are due to the flooding and not due to the proposed supportive housing on 2<sup>nd</sup> street. Residents in Grand Forks will continue to support the businesses daily as they have done so for years. Consumers use professional offices, shop and eat at variety of businesses. Tourists will continue to come into the downtown area because of events, such as the GFI, Cannafest and local tournaments which support the shops, restaurants and hotels. Grand Fork businesses today are benefiting from the project on 19<sup>th</sup> Street as many of the out of town workers use hotels, shop locally and patron our local restaurants. As will the tourists from the GFI and Cannafest.

Supportive housing is commonly used by people that do not have their own transportation. Grand Forks does not have public transportation. There is a 30 to 45-minute walk from 70<sup>th</sup> Avenue to the downtown core. Much of the services and amenities needed are in the downtown area and include the Medical Clinic, Mental Health, Community Health, BC Services, Financial Institutions, Counseling, Court House, Legal Services, Selkirk College, and Community Soup Kitchen etc. We often talk about green space as it is limited on 2<sup>nd</sup> street. However, those that live in apartments in the downtown core have limited green space and it becomes the people's new norm. We have complexes that already exist like this in Grand Forks, next to Dr. Gregory (Condos), across the Legion (Apartments) and kitty corner to 2<sup>nd</sup> street (Apartments) all have no green spaces.

In making your decision to have supportive housing development on 70<sup>th</sup> Avenue

- Did you take into consideration that the condos next to the City Park are further away from 2<sup>nd</sup> Street than Silver Kettle, Parkside Villa, 3 Apartment complexes, 16 Townhouses and 7 businesses would be to the proposed site on 70<sup>th</sup> Avenue?
- Did you take into consideration that there are less seniors and children that live in the downtown core than in the proposed area on 70<sup>th</sup> Avenue?
- Did you take into consideration that at least half of the small business owners do not reside within the City limits?
- Did you take into consideration that most of the residents that signed the petition opposed to the 2<sup>nd</sup> street project were in fact those that live in a residential area?
- Did you take into consideration that there are no public parks on 2<sup>nd</sup> street?
- Did you take into consideration that there is no low income housing or a Women's Shelter on 2<sup>nd</sup> Street?

- Did you take into consideration that businesses don't have back yards or live in their businesses 7 days a week 24 hours a day unlike residents?
- Did you take into consideration that it is not uncommon for a business to have security systems in place versus those in a residential area?
- Did you take into consideration that the public may no longer use the park and recreational area because of public safety and concerns?
- Did you take into consideration that the values of all homes in the area could be negatively impacted; people will no longer consider it to be a desirable area to live?
- Did you take into consideration how many residents live at Silver Kettle or the Parkside Villa?
- Did you take into consideration that the residential area is just as vulnerable as the downtown core?
- Did you take into consideration the density of the surrounding area on 70<sup>th</sup> Avenue?
- Did you take into consideration that all amenities and services for supportive housing are in the downtown core?
- Did you take into consideration that most using supportive housing have no transportation?

Council said they are willing to be open- minded and will listen to the people. Looking back at the councillors election platforms, each assuring the public that voted for them indicating as follows:

**Zak Eburne-Stoodley:** "I will work hard for you and make sure your voice is heard. We need to make Grand Forks affordable, efficient, and safe." The people are asking to be heard and we need those that are the most vulnerable which include our children, seniors and women fleeing violence are protected foremost.

**Cathy Korolek:** "Our businesses need our support to reopen and thrive." The residences and tourists are supporting the businesses and will continue to do so.

**Neil Krog:** "...We need a made in Grand Forks solution not a cookie cutter designed for a bigger city." How do you justify putting another project in a high dense residential area that houses seniors, families, children and Women fleeing violence is not a cookie cutter solution designed for a bigger City?

**Chris Moslin:** "...To create supportive and low rent housing. This housing must 'fit' our community or it won't be sustainable." How does this supportive housing fit in a dense residential area? Will this be sustainable for the nearby residents, park and recreational area? Will the Boundary residents and tourists alike continue to enjoy the park and recreational area as they have done so for years?

**Christine Thompson:** "...this is our opportunity to come together as a community to support one another and to rebuild an inviting place for people to move to, or to visit. I assure you that if elected, I will continue to be fiscally responsible with your tax dollars as I have been in the previous four years. I will not make promises that I cannot keep." People are moving away from our community, taxes for some have become unattainable. The City wants to spend tax dollars in the upwards of 500K! Is that fiscally responsible? Will the 70th Avenue project hinder development in the area as it will no longer be inviting areas that people want to live, thrive or build near?

**Rod Zielinski:** "Dealing with our lack of housing will be an issue that council will have to understand fully to move forward with any long-term development that fits the community. Council must hear the community's thoughts and feelings on our present situation, proposed flood recovery plans and path to the future. It is with a community involved planning process that we can create a city with a future for all residents now and for many generations to come." The community is involved today with the planning process. We agree that the residents want Grand Forks to be a place to live and visit for generations to come! Proper planning and implementation of development should not impact residential, parks and recreational areas.

This proposal on 70<sup>th</sup> Avenue was not directed by BC Housing. It was done solely by the City. To place any supportive housing project in any residential area, no one would have imagined the idea. We can only hope the City will come to their senses and protect the people within their community. If the City cannot find an alternative site for the supportive housing project and the only choice is the 2<sup>nd</sup> Street location, the lesser evil for the placement of the supportive housing, would be in the downtown core. The positive is we have a new start to our revitalization program in our downtown core thanks to BC Housing.

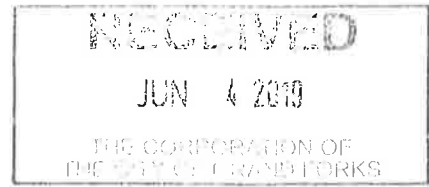
Respectfully submitted,



Connie Hajdasz



Wayne Hajdasz



To Mayor Brian Taylor

cc. Councillors: Neil Krog, Rod Zeilinski, Chris Moslin, Christine Thompson, Cathy Korolek & Zak Eburne-Stoodley

Re: BC Housings, Supportive Housing Project

Mr. Taylor, I am writing to you today to express my deep concerns with respect to the supportive housing project proposed for the City of Grand Forks. This type of housing project for the "hard to house" does not belong in a small town. Frankly they do not belong anywhere while they are being run as they are, but in a small city like Grand Forks, where we have a severe lack of policing resources, nor the budget to enforce our bylaws, the types of people this project will attract is going to destroy this small city

Mr. Taylor, you have a responsibility to support your honest, law abiding tax paying citizens, yet it seems you are putting your focus on supporting the activities of a small group of drug addicted criminals. Perhaps you feel, the city needs the influx of BC housing money, however let me explain to you why this is a very short sighted view.

The people of this town have compassion. The opening of the warming center was thought to be necessary during the winter months, however this center has had no rules and the tax payers who live near that warming center have had a terrible winter and now spring, fearing for their persons, their property, and their sense of well-being. The sense of well-being of the community at large has been destroyed. You must know what is going on and yet the center remains open with no rules, and its inhabitants continue to commit crimes, ignore bylaws, and generally disrupt lives. Every similar facility in every city is having the same issues with rampant crime in the surrounding areas. Why therefore should you or we expect anything different if you triple the number of these individuals in our midst with the 34 unit proposed facility that I believe you have the power to stop by enforcing zoning bylaws on the downtown location and not offering the 70<sup>th</sup> street location at all.

I can only assume you are an intelligent man, given your position therefore you must know that enabling these individuals with free housing, free meals and free paycheques only exacerbates the problem. The majority of these individuals and the individuals that will follow them to fill up the supportive housing project have no desire and certainly no incentive to change their ways.

When my wife and I were making our decision in 2017 as to where we would like to retire, we found Grand Forks and thought it was a fantastic little town. I was doing my research on every aspect of the town and was aware of the issues with Whispers of Hope and Beths as well as the tents set up on the riverfront, but also was aware that the former mayor and council was for the tax paying citizens and was in the process of shutting down these enabling facilities. Therefore we made the decision to purchase our retirement home in Grand Forks.

I believe my wife and I are exactly the kinds of new citizens a town like Grand Forks wishes to attract. We have purchased a nice home and pay a good deal of tax. We are both members of the Grand Forks

FILE CODE  
C10 - Lennox, Kevin & Linda  
for Supportive Housing  
(MISC000) Project  
Agenda Page 81 of 181

community choir, we both go to the rec center at least 2 to 3 times a week, I have joined the curling club and pay my dues, we prefer to shop local as much as possible, we attend theatre and events and eat in the towns restaurants,. In short we and others like us contribute to the prosperity and well-being of Grand Forks.

I can tell you with certainty, that if I was researching Grand Forks today, and became aware of what is happening (and I would have as will most others) my wife and I would have taken a pass on Grand Forks. Even though other cities have similar problems, Grand Forks is just too small to deal with these issues and the town is physically too small to even get away from the criminal activity. As a result my wife and I have discussed moving away from Grand Forks and finding a new home and town/city for our retirement. It is certainly not our first choice, or I would not even bother to write to you, however if the 34 unit facility goes ahead and the current problem increases as most believe it will, it will become a very real possibility for us and I suspect many others like us.

Mr. Mayor if you continue as you are, aiding and abetting and therefore pitting a small number of criminals against the honest tax paying citizens, and business owners, who without us, this town cannot survive, the word will spread, that Grand Forks is unsafe, undesirable and that businesses in Grand Forks are shutting their doors.

Savvy retirees and potential business start-ups will see what is happening as they look to social media to get a pulse of the town and as they visit Grand Forks and talk to people in restaurants, bars and other businesses and find out firsthand what is happening. This is exactly what my wife and I did in 2017 before making the decision to come here.

It is bad now under your guidance and I cannot imagine what it will be like here if you allow a 34 room facility for the hard to house. Let's get real Mr. Mayor, the term hard to house generally refers to an unmotivated individual, collecting a publicly funded pay cheque, typically on a hard drug and typically committing crimes against the citizenry to support their drug habits. These people are often aggressive and pose a physical threat as well.

It's time to stand up for your 4000 honest tax paying citizens, before those honest tax paying citizens decide they have had enough of this town. Grand Forks needs to attract new tax payers and business supporters and business start-ups, not tax drainers who instill fear in the general population.

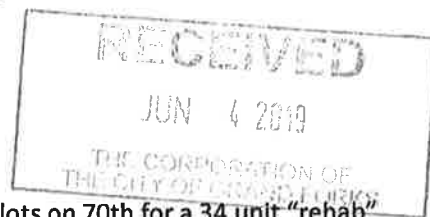
What you do next will write your legacy. Are you the Mayor who supports good honest citizens and helped Grand Forks grow, or will you be the Mayor that destroyed Grand Forks?

With Respect

Kevin and Linda Lennox

Grand Forks B.C

**From:** Sharon Marshall [REDACTED]  
**Sent:** June 1, 2019 7:17 AM  
**To:** Info  
**Subject:** Rezoning



To Mayor Taylor & Council

I am a property owner in the city of G F and am extremely opposed to rezoning the 4 lots on 70th for a 34 unit "rehab" house. It is ridiculous to even consider situating such a facility beside the ball park; swimming pool; Arena & skate board park- beside what used to be a very nice residential area.

I would prefer that such a unit NOT be built here at all. Our hospital, ambulance; and policing are not set up for the added burden. This will also put the children and adults more at risk- let's try to keep Grand Forks a safe place for children to grow up and for adults to feel safe walking.

Surely the citizens of Grand Forks DO have a say in what happens here!

Sincerely Sharon Marshall

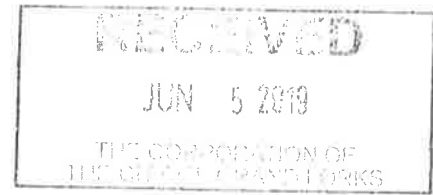
Sent from my iPhone

**FILE CODE**

Marshall, Sharon  
C/O - Re 70th Ave  
(Misc 000) Rezoning Project

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**From:** Ken Makortoff [REDACTED]  
**Sent:** June 5, 2019 8:22 AM  
**To:** Info  
**Subject:** Fwd: Supportive Housing



### **Supportive Housing**

Grand Forks Counsel

We want to express our concerns regarding rezoning the supportive housing development to the 70th street location.

This is the most ludicrous idea any counsel has ever considered. There are many young children that play in the ball fields, swimming pool and skate park and you think it is a good idea having a bunch of drugged out people next door to them. Give your heads a shake.

It's bad enough you have let the BCH develop the low income high rise next to Brycen Place and have them peering into their backyards. Why could this not have been built next to the other low income development The Gables.

What is happening to our beautiful small town is an absolute shame and you are allowing this. It's time to stand up and say no to this development anywhere in Grand Forks. We do not need anymore drugged out vagrants coming to our town. Stop this now!!!

Ken & Lana Makortoff

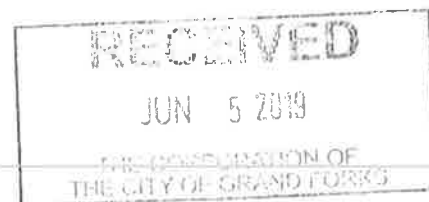
Sent from my iPhone



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**From:** Linda Clifton [REDACTED]  
**Sent:** June 4, 2019 3:40 PM  
**To:** Info; linda.larson.MLA@leg.bc.ca; premier@gov.bc.ca; andrew.wilkinson.MLA@leg.ca; andrew.weaver.MLA@leg.ca; complaintresolution@bchousing.org  
**Subject:** Letter for the June 5th Public Meeting re: Opposition to amending Zoning Bylaw # 2039-A36 to accommodate a 34 unit "No Barriers" supportive housing development.  
**Attachments:** Rezoning.docx

Linda Clifton ...resident  
[REDACTED]  
Grand Forks, BC



June 1, 2019

info@grandforks.ca

To Councillors ...

- Zak Stoodley
- Cathy Korolek
- Neil Krog
- Chris Moslin
- Chris Thompson
- Rod Zielinski &

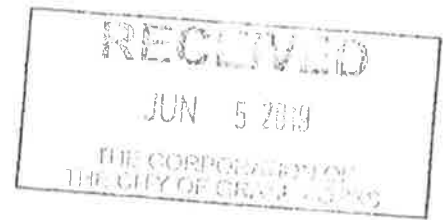
Mayor Brian Taylor

Cc to:	Linda Larson, MLA for Boundary-Similkimeen	<a href="mailto:linda.larson.MLA@leg.bc.ca">linda.larson.MLA@leg.bc.ca</a>
	BC Premier, John Horgan	<a href="mailto:premier@gov.bc.ca">premier@gov.bc.ca</a>
	Andrew Wilkinson, Liberal Leader	<a href="mailto:andrew.wilkinson.MLA@leg.bc.ca">andrew.wilkinson.MLA@leg.bc.ca</a>
	Andrew Weaver, Green Party Leader	<a href="mailto:andrew.weaver.MLA@leg.bc.ca">andrew.weaver.MLA@leg.bc.ca</a>
	BC Housing Complaints	<a href="mailto:complaintresolution@bchousing.org">complaintresolution@bchousing.org</a>

Re: Grand Forks BC ... Bylaw no 2039-A6 to amend the Zoning Bylaw to rezone property on the 2000 Block of 70<sup>th</sup> Avenue, legally described as Lot A,B,C and D from the current R-1 to CD2 to accommodate a 34 unit "NO BARRIERS" supportive housing development.

I am not in favour of having this type of unit in our small community period, but am writing to strongly oppose the rezoning of the above property to accommodate it in this particular area ...for many reasons:

1. It is **FISCALLY IRRESPONSIBLE** ... As a community of 4000 people, whose tax rates have climbed considerably in the last few years, the terms agreed upon between BCH and the City of Grand Forks to locate the facility on this property would cost our city ratepayers dearly. The agreed upon 50/50 cost sharing for infrastructure of over \$500,000 plus having to purchase BCH's property on 2<sup>nd</sup> St for \$179,000 and reimbursing them for the \$58,000, costs already incurred, would weigh heavily on this community, who are still trying to recover from the floods in 2018. I understand BCH would not be paying taxes to the City, but giving grants in lieu of... Hmmm ... more costs for the ratepayers??? Like I said ... fiscally irresponsible! At least if BCH were to build the facility on 2<sup>nd</sup> St, the cost would be less for the ratepayers as the infrastructure is already in place ... and the city would not be having to purchase a piece of property that may take years to sell.



2. **SAFETY RISK ...** This housing would be right next to our local ball parks, our skate park, our aquatic Centre, our curling rink and our arena. This is a high density sports area that our local youth frequent. Our Women's Transition Residence will be right next door as well, which is putting the vulnerable inhabitants at risk. It is a safety risk for our senior citizens residing at Silver Kettle Village ... also those residents of Parkside Villa and the new unnamed low-income apartments south of the proposed supportive housing. How anyone could possibly think this would be a good place to house the "hard to house" is a total mystery to me!
3. **NO SUPPORTIVE SERVICES ...** This housing would not be located near any supportive services needed by these individuals. The Boundary Medical Clinic, Mental Health & Addiction Services, Service BC and accessibility for Alcohol and Narcotic counselling are all located in the downtown core.
4. **OVERLOAD TO OUR CURRENT RCMP/PARAMEDICS/INTERIOR HEALTH & MENTAL HEALTH's workload.** Living next to a 36 year retired RCMP veteran, he has tried to bring to light what "WILL" happen as he has lived and worked in many small communities having to deal with the problems that come with these types of individuals.

In closing, please know I strongly object to the proposed site for this supportive housing development and beg you to reconsider and rescind the motion to rezone these lots.

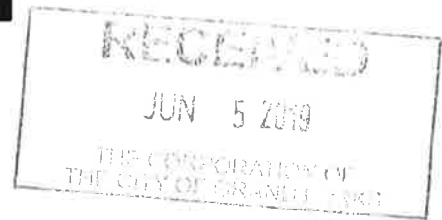
As a further note, I am hoping you, as our councillors, will keep in mind the best interests of our community as a whole and will be open to persuasive arguments during the public meeting. Indications at the last council meeting were that some councillors had their minds made up already. Show the citizens of Grand Forks that you can make a "RIGHT" decision. Don't let BCH bully you!

Linda Clifton

Citizens For A Better Grand Forks ...

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**From:** wendy Butterfield [REDACTED]  
**Sent:** June 4, 2019 9:49 PM  
**To:** Info  
**Subject:** To Mayor & City Council



Re: the 'no barriers' facility at 70th Avenue location

I am very much against putting a facility for the difficult to home smack-dab in the middle of so many family oriented facilities. You have the women's transition housing, the brand new housing for low income families and seniors as well as established neighbourhoods. It also backs on major recreational facilities.

I am also not crazy about it going back to the 2nd Street location because that is a prime intersection for tourists to decide if they are going to stop in Grand Forks or just carry on. I would be very happy to see it re-located to the old Whispers site. (I believe if the building is built to code it survive any flood issues). I remember the time and energy that went into the search for the BETHS facility. Unfortunately things have not changed over the years. These people in need have to be able to access the clinic, Service BC, the banks and post office.

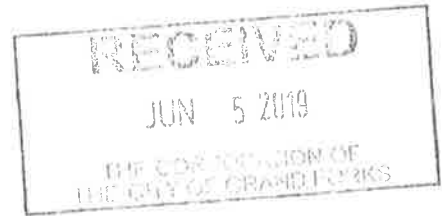
I appreciate that Mayor and Council are asking for community input.

Wendy Butterfield  
[REDACTED]

Sent from my iPad

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**From:** Anna Lactin [REDACTED]  
**Sent:** June 4, 2019 9:23 PM  
**To:** Info  
**Subject:** Public Hearing re: No Barriers Facility



Dear Mayor & Council,

Please accept this letter in **OPPOSITION** to the "No Barriers" facility being placed in the West End Neighbourhood, 19th St/70th Ave area.

This is a family neighborhood with many vulnerable people living within it, children, seniors, etc.. In fact, everyone is vulnerable to the ravages of drug addicts. I would like to see the Province spend OUR money building treatment centers first, before any type of 'no barrier' housing.

Sincerely,

Anna Lactin  
Grand Forks, BC

**From:** brendamarylynn [REDACTED]  
**Sent:** June 4, 2019 7:45 PM  
**To:** Info  
**Subject:** serious concerns about the proposed supportive housing



I have grave concerns about the proposed supportive housing project going up on the 70th Street location. I feel that many vulnerable residents will be at high risk as the project is so close to residential areas where there are both seniors and children including in the low income housing and Women's Transition housing going up in that same area. There is a skate park, ball parks, an arena and swimming pools and already our young people have been robbed while playing at the skate park. I myself am a senior with physical challenges and I find it terrifying that there have been several break-ins in my area on 18th St. including my own home and also valuable items stolen from our yard.

It also concerns me that the housing will be so close to camping areas for tourists flocking to Grand Forks for the GFI fastball tournament and Cannafest. These events provide a huge boost for businesses in our community which is vital for their economic growth. With the wet project as well as the warming center so close to these venues I fear that it will turn off and deter tourists from taking any chances to stay here. I have already heard of three different groups will not be returning for their annual visit once they heard of the situation here. It may be only three at the moment but we all know how word spreads.

Another important thing that worries me deeply is the fact that in a (heartfelt) desire to help these addicted and hard to house people we are actually, in fact, enabling them by putting every possible thing in place to allow them to quite comfortably continue with their addiction with no consequence which really gives them no real incentive to pursue the help and go through all of the things that it takes to actually get clean. It is indeed heartbreaking to see all these people who maybe at one time were full of possibilities deteriorate and that is hard. But maybe we should all go to a public Al-Anon Meeting and hear the stories and learning how detrimental enabling an addict actually is. Unfortunately the fact is that in order to provide any kind of effective help for the addict, the addict has to really want the help and most of the time that addict has to hit their rock bottom first and then make the journey to recovery. So by enabling them we are actually cheating them from recovery and sentence them to a lifetime of active addiction. And a COMMUNITY AT PERMANENT RISK. Think about it....

I think that it is the cart before the horse scenario and we, as a community, need to STEP BACK and really think this through and come up with a viable plan and then take the necessary steps to identify our goals and then making wise and intelligent decisions

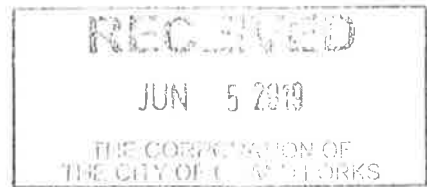
TOGETHER AS A COMMUNITY to execute and make those goals a positive reality.

Thank you for the opportunity to speak.

Brenda Hennebry

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**From:** Darcy Skerritt [REDACTED]  
**Sent:** June 4, 2019 10:40 PM  
**To:** Info  
**Subject:** Just say no



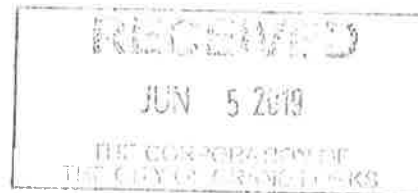
Mayor and councillors

Just a quick response to the hard to house issue. I have no doubt that grand forks needs low income and senior housing but I and many others feel we are not prepared for hard to house individuals. Mental health and our police force cannot deal with what will become of grand forks if you let this happen. It is not only wrong but you will be putting the residence in danger. I was at the last council meeting and heard the comments that some of you were losing sleep over this. That is because you feel it is wrong as well. Setting these drug addiction individuals up next to a women's shelter and low income as well as a park, playground, pool and skate park is absolutely insane. You do have the power to say no and should.

Thank you  
Darcy and Molly Skerritt

[REDACTED]

**From:** Adam kalesnikoff [REDACTED]  
**Sent:** June 4, 2019 10:04 PM  
**To:** Info  
**Subject:** Supportive housing



To whom it may concern,

I am opposed to the the zoning proposition for the BC housing project.

For starters, the location is frowned upon due to the high amount of public services in the area. With the baseball diamonds, pool, skate park, curling rink, and the arena located in the area, this creates an issue for the general public. The majority of those public users being children.

Even if the project were to move forward in the original location at the corner of 2nd st and hwy 33, it still doesn't make sense for our community.

We do not have the services available that would be needed for this type of housing project. With the lack of doctors, policing, addiction specialists, and mental health professionals, our community does not work well as a "hub" for this type of project.

BC housing has the full intention to build a larger than needed project to fill to capacity. With that in mind, they would need to import people to fill those rooms who potentially do not add value to our community. In communities past, these projects attract people who do not contribute to their community.

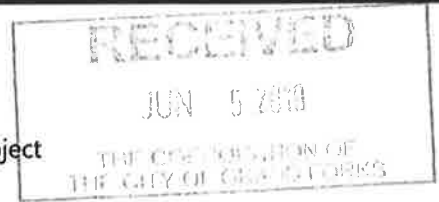
Grand Forks has been known for its beauty, and people. If we move forward with a project of this, this will hurt our growing economy with potential new civilians of our great community. I urge you all to sit back, and truly think about what this sized supportive housing project would do to our beautiful town.

With concern,  
Adam Kalesnikoff

Sent from my iPhone



**From:** Hunter Wey [REDACTED]  
**Sent:** June 4, 2019 9:56 PM  
**To:** Info  
**Subject:** 70 the ave supportive / no barriers housing project



I am in opposition of this project. BC housing has put the city of Grand Forks against each other. No matter where this project is proposed to go the majority of that area will be against it.

The City of Grand Forks does not have the supportive services these people will require. The police, doctors and other health professionals are already maxed out. Does BC housing have a budget or plan to bring more professionals to town?

Furthermore, the proposed location at 70th ave is not an appropriate location; the public services in that vicinity are to vulnerable to the people that will be staying at this no barriers facility. There is a pool, arena, skate park, low income housing ,seniors housing ,women's transitional housing and residential houses.

As well the fiances that will be required to move the project from 2nd St to 70th Ave is non negotiable. The people of Grand Forks already pay provincial taxes by personal taxation and provincial amounts of property taxation. Now the City wants to add 750k to the financial budget to move the project. If BC housing really wanted to move they would waive that financial burden on the City.

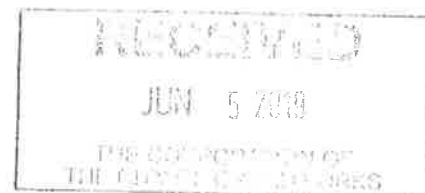
Lastly the City of Grand Forks needs to keep fighting back to BC housing we do not have the capacity to support this project. We need the BC government to know that this project will be better sulted In a place with the capacity to support this type service. You can not compare us to areas such as Kelowna and Penticton our population is a percentage of those cities with the closest big city Trail, an hour and a half away

We the people should vote and if passed as a majority buy the 2nd Street lot from BC housing and tell them to assess this project in a City where they have the capacity to support this type of housing.

Sincerely,

Hunter Wey

**From:** Emma Wey [REDACTED]  
**Sent:** June 4, 2019 11:28 PM  
**To:** Info  
**Subject:** proposed zoning amendment for 70th Ave property



Dear City Council:

I am writing to express my opposition to the proposed zoning bylaw amendment to allow the Supportive Housing Project to relocate to the 70th Ave property.

I am concerned that if the 70th Ave property was rezoned to allow the Supportive Housing Project, it would put many vulnerable properties and residents at risk of violence and crime.

Within a 2 km radius of the 70th Ave block, are both of the elementary schools, the high school, Silver Kettle Seniors home, numerous recreation facilities (including the skate park, aquatic center, ball fields, curling rink and arena), as well as a large proportion of residential family homes, including higher valued neighborhoods.

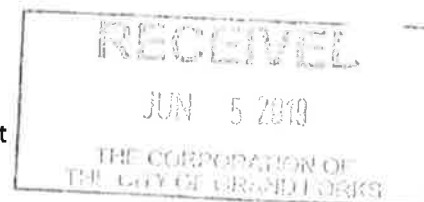
The supportive housing project would provide housing to individuals with substance abuse disorders. As a healthcare professional, I know there is a clear and substantial association between substance use and violence and crime. Rezoning the 70th Ave property to allow the Supportive Housing project would increase crime and violence in this area which is highly utilized and populated by children, families, and seniors.

6 years ago I "Settled Down" in Grand Forks because it felt like a safe place to raise our children. If the Supportive Housing was built on the 70th Ave property, I would no longer feel safe in my neighborhood.

Respectfully,

Emma Wey

**From:** Jaymes Croken [REDACTED]  
**Sent:** June 5, 2019 8:46 AM  
**To:** Info  
**Subject:** Zoning Amendment for 70th Ave Proposed Development



Dear Mayor and City Council,

I am writing you today to voice concerns over the proposed rezoning of the lots on 70th Ave. It is my personal belief that the suitability of the proposed site is lacking and poses many dangers and disadvantages to the community around the site, but also to the potential inhabitants. The size of the project as well as access to support services is also of concern, however there ways to mitigate those issues.

The community around the area may negatively affected due to the proximity of vulnerable populations; particularly the women's safe house and the children's play area and parks.

The target population that uses the women's safe house include women who may be fleeing abusing relationships, and putting a low-barrier supportive housing facility so close to the shelter, as well as potentially sharing an access route, could directly put those women at risk of contacting the people they are attempting to flee. Also having the low-barrier facility so close to the women's shelter may make some women feel unsafe with staying there or even contacting the support service, for fear of abusers or acquaintances of abusers being close by, particularly while they are in a vulnerable state of mind or physical situation.

The proposed location on 70th Ave leaves much to be desired as far as the potential supportive housing inhabitants being close to community support services. A large portion of the residents in supportive housing initiatives may have substance abuse issues, which they are often trying to heal from. Almost all treatment programs are reliant upon medications, including suboxone and methadone. These medications are offered through local pharmacies, but primarily through Pharmasave or Save-On downtown and generally in single daily doses that are taken while supervised by a pharmacist. In fact, everyone who starts a treatment program must start by taking the medications everyday, witnessed by a pharmacist until they have shown consistency and can graduate to the next treatment step. This presents an issue as the Extra Foods pharmacy is only open 6 days a week and no holidays. Inevitably this leads to one of two things, either multiple days worth of medications are given for the weekend or holiday, or people skip their medications for those days, potentially causing them to relapse or overdose.

These medications are highly effective and need to be made as accessible as possible to those that need them.

As well, methadone in particular poses a not insignificant risk of overdose and death when more than a single daily dose is taken at one time. Overdoses because of this are a reality and this has happened in Grand Forks already.

I believe that having supportive housing and a medication dispensing location that is open 7 days a week and holidays in close proximity to each other is important to the success of the people in the treatment program. As well, not needing to dispense multiple days worth of methadone at a time can help prevent diversion, overdoses and deaths.

In addition to medication based treatments, the public health office, medical clinic, community kitchen and Service BC office are all located downtown. These are all vital services that people who need community

support access on a frequent basis. Furthermore, currently there are 4 AA and NA groups in Grand Forks and the majority of them meet in the Holy Trinity Church on 7th St.

Deliberately putting a supportive housing facility far away from these services forces the residents, who generally lack reliable transportation, to make the trek on foot each time they need them. That problem is even worse for those with physical disabilities who may not be able to access the services at all if they are too far away. For reference, the walking distance following the shortest route from the 2000 block of 70th Ave to Service BC is 2.1km each way (this route also goes directly beside the municipal campground), making a round trip 4.2km or about 50 minutes of walking.

Lastly I would like to point out a potential legal problem that may affect people who reside on 70th Ave, due to the very close proximity to Dick Bartlett Park.

Section 10 (2) (iii) of the Controlled Drugs and Substances Act outlines that the court must consider relevant aggravating factors for specific drug offences, which include being ... "in or near a school, on or near school grounds or in or near any other public place usually frequented by persons under the age of 18 years..."

I believe that if the proposed location on 70th Ave is used for supportive housing, the residents of that facility may be dealt with more harshly by the criminal justice system than if another location was used that was not in such close proximity to a park. If the ultimate goal for residents of a supportive housing facility is recovery and not incarceration, then a different location should be chosen.

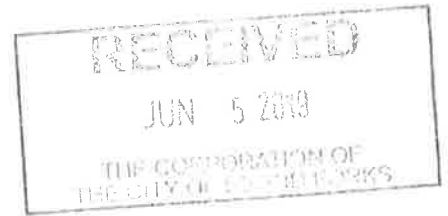
The content of this letter is my own personal opinion and does not reflect an opinion or position of my employer or any associated organizations.

Sincerely,  
Jaymes Croken



Virus-free. [www.avast.com](http://www.avast.com)

**From:** Juliana Chadwick [REDACTED]  
**Sent:** June 5, 2019 9:11 AM  
**To:** Info  
**Subject:** June 5 Public Hearing



For inclusion in the public hearing of June 5 Council Meeting -

Attention; Ms. Heinrich and Council

I am in favor of low income housing for seniors, veterans and local families. Grand Forks must come first.

I am **not** in favor of any "homeless" or recovery-type housing of any kind in Grand Forks. We do not have the services or facilities or knowledge to treat any of these people. There are towns better equipped to deal with this. We need services and doctors for Grand Forks residents.

I am not in favor of any "warming" shelter that stays open year round. This is ridiculous and undermines the very context of a shelter for cold weather.

The shelter has become a joke. Young people leaving home because we are enabling them. We need a stronger police force and presence and we need to save our small town.

Seniors - who encompass 59 percent of the population of this town are being neglected. They have no centre. There is no safe place for seniors to gather. There is no social network for seniors.

That, is a travesty.

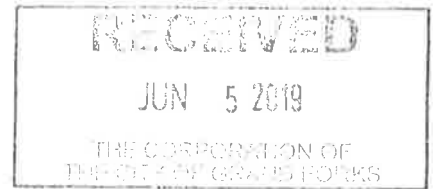
Council were elected for the people, and by the people to enact the wills of the people. You cannot have a personal agenda, the agenda is ours, people have the power not the politicians.

Stop enabling the drug addicted and homeless, you will never be able to help them.

I am a senior and on the Grand Forks Seniors Society, but this is a personal note and does not speak for the society.

Thanks you,  
Juliana and Wayne Chadwick  
[REDACTED]

**From:** Lorna Konkin [REDACTED]  
**Sent:** June 5, 2019 9:45 AM  
**To:** Info  
**Subject:** "No Barriers" Facility at 19th St/70th Ave



**To Whom It May Concern:**

We are senior citizens who reside at Silver Kettle and are VERY opposed to having a "No Barriers" facility at 19th St and 70th Ave. We both daily walking in that vicinity.

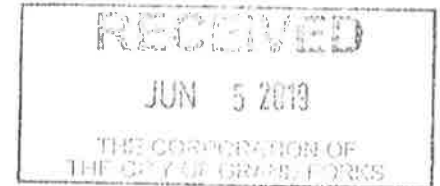
Has anyone considered the facility out in Almond Gardens that used to be for people with disabilities? It has been empty for years. It isn't near playgrounds or other community facilities.

Thank you for reading our letter.  
Lorna and Jack Konkin

Sent from Outlook

Kerri Poste

Grand Forks, BC,



June 4, 2019

Dear Mr Mayor Taylor, Councillors Mr. Eburne-Stoodley, Ms. Korolek, Mr. Krog, Mr. Moslin, Ms. Thompson, and Mr. Zielinski,

This letter is sent to you to implore you to vote 'no' to rezoning the lots on 70<sup>th</sup> Ave, or anywhere else within our small community that could be considered for accommodating similar projects. Being a constituent in this, what was a beautiful town with growth potential, for the past 6yrs I am firmly against the construction or allowance of a no or low barriers housing facility anywhere within the city of Grand Forks or surrounding area at any time.

Unfortunately I've witnessed the downward spiral this town has been on for the past couple of years, and accommodating these types of projects will further the demise of our beautiful town. Our residents and business sectors are still recovering from the flooding last year, and there is still a long way to go. There is so much more potential here, at this point in time, to support the re-growth of our town and businesses that is sorely being missed. The seniors still have nowhere to go, and many homeless from the flood have received no assistance or support from the city or government. However there seems to be a great deal of focus on supporting the drug addicted population instead, of which we are still uncertain of how many we actually have since no counts have been done like there have been in other communities. We intrinsically had a handful of people, longer term residence of Grand Forks, perhaps 10-12, and they are the ones receiving all the support from the government, and supported by the municipality through the actions (or lacktherof) of our Mayor and council. Unfortunately now there are many others coming from other communities because they've heard of the free accommodation and food that is supplied to them without any barriers imposed. It is well known that violence and crime rates to our businesses, residential areas, and citizens has increased in the presence of these no barriers facilities, and the types of individuals these facilities draw, the ramifications are exponential. Grand Forks simply does not have the the resources required within the community to be able to support any developments and programs of this nature. Our town is already greatly suffering in the area of support services, our RCMP are understaffed, drug rehabilitation and mental health programs are almost non-existent, let alone the extra time involved for our paramedic units and healthcare units, it's all taking a strain on our residents and community as a whole. This is simply an unsuccessful housing model that we've seen proven over and over again consistently failing the communities throughout B.C..

Additionally, as a taxpayer in this community, I understand from what has been revealed by the city thus far, that if the 70<sup>th</sup> Ave. project is approved, there will be infrastructure costs expected to be absorbed by the constituents. To this I am fully and completely opposed. Our small town is in much need of infrastructure upgrades in so many areas as it is. We've had to live with this failing infrastructure year in, year out. Why are these not being tended to first? What have we been paying taxes for if not to cover some of those expenses. So instead of adding more financial burden to our tax bill, and accommodating the infrastructure costs strictly for this BC Housing project, how about dealing with the much needed existing infrastructure upgrades first.

In addition, regarding my complete opposition of contributing to infrastructure costs on this project, or any others like it anywhere in the Grand Forks area: I consider myself very fortunate to be able to live in this beautiful area, and afford to be an independent home owner. However, as it stands I am on fixed income, as are many residents in this community. As such, covering monthly payments is already a stretch, the income covers the essentials and that is all. There is no extra financial room at the end of the month, and I live very

minimally. Any further imposed taxation will leave such a financial strain on my own household to be in the red every month, and as you can imagine, at that pace it won't be long before I will no longer be able to continue to be a contributing taxpayer in this town. Not long and I would lose the potential I have to continue being an independent home owner, and be required to be added to the waiting list to live in one of the low income developments. This seems very backwards to me, and counter productive towards building a strong taxpayer base, and strong economy in this area. I am well aware that I am not the only one in this position within the constituent population of the City of Grand Forks. Certainly creating more homeless or burdening lower income people cannot be the vision of this municipal government.

Therefore, I question the intentions of our Mayor and Council and what their vision for the future of our town holds. As far as growth and development for our town, installing and supporting these ill conceived projects without due diligence and support systems in place is simply backwards. Inviting more violence, crime, abuse of our citizens and our ecological systems; losing taxpayers because people are fearful for their safety and are intolerant of being overlooked, unheard, disrespected, and living in a town so unsupportive of their basic human rights to live safely and be protected by the ones in power to do so; losing taxpayer base because businesses will be unable to effectively operate due to the increase in criminal activity and the fallout consequences of allowing these types of developments anywhere into our community or surrounding area; and taxing the population to support these developments with the potential of causing residents to bear more financial burden with the potential of losing their homes or livelihood; all of this is certainly not the way forward.

Let's instead focus on providing more freedom for our towns people, rather than restrictions, crime, harassment, fear, seclusion, and increased financial burden. Let's provide safety, services, and areas for our children, families, seniors, and business growth so our economy can grow, so our town can be strong, so we can rebuild even better than we were before. Let's look at putting parks and playgrounds and green space in the area of these 4 70<sup>th</sup> Ave lots, or anything else along those lines that would accommodate the families and seniors that live nearby while also benefiting the whole community (including the newly developing low income housing units).

These individuals deserve better, and you're doing them a great disservice by housing them without the needed resources to move forward and improve themselves. Denying them the opportunity to receive the mental and physical assistance they need, the detox and rehabilitation services they require, and job initiatives if they desire to do so is simply archaic, enabling, and inhumane.

I urge you to be leaders in this crisis, to do better for these individuals, to demand better for them, better for the taxpayers, the businesses, the families, the seniors, the children, and the restructuring and strengthening of development for the future of our town and vote 'no' to re-zoning to accommodate this development, and all other future initiatives within Grand Forks.

Thank you for taking the time and effort to seriously consider our concerns. With all due respect, we can do better for this town!

Sincerely,

A black rectangular redaction box covering the signature of Kerri Poste.

Kerri Poste



  
Grand Forks BC V0H 1H0



June 4, 2019

To: Mayor Brian Taylor; Councillor Zak Eburne-Stoodley, Councillor Cathy Korolek, Councillor Neil Krog, Councillor Chris Moslin, Councillor Christine Thompson and Councillor Rod Zielinski;  
Wendy Whelen, Development, Engineering and Planning

**Re: Notice of Proposed Zoning Bylaw Amendment (Rezoning) 2000 Block of 70<sup>th</sup> Avenue, Grand Forks**

I am **NOT** in support of this location for development of supportive housing.

The decision to consider this location is short-sighted, lacks common-sense and neglects to consider the following:

- Lack of services provided by qualified professionals **IN** the community to support individuals with addictions and/or mental illness
- High safety risks for families, children, senior citizens and the vulnerable residing near 70<sup>th</sup> Avenue
- High safety risks to residents and visitors utilizing Grand Forks Aquatic Centre, Skate Park, Jack Goddard Arena, Dick Bartlett Park, James Donaldson Park and nearby businesses/services
- High safety risk to women and children utilizing the Women's Shelter
- Impact to the residents and community already dealing with Flood Recovery

Furthermore, I do **NOT** support the location on 2<sup>nd</sup> Street as I feel there are other options. It would be beneficial to form a committee of stakeholders to determine the feasibility of any and all future developments due to the direct impact to the community. BC Housing represents housing projects. The City needs to represent the citizens and community to ensure no one will be negatively impacted.

**BC Housing or the City Council will not bully the citizens!**

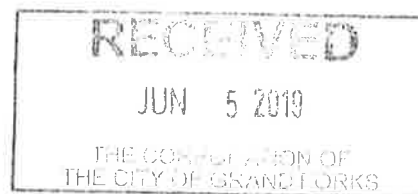
Sincerely,

  
Marion Duralia  
Life-long Resident of 51 Years

**From:** Donna Cleary [REDACTED]  
**Sent:** June 5, 2019 11:45 AM  
**To:** Info  
**Subject:** New Contact Form submission from Donna Cleary

**Your Name**

Donna Cleary  
[REDACTED]



**Your Message**

To Mayor and Council of Grand Forks, BC,

These are the concerns of the the Residents of the West End Neighbourhood, 19th St/70th Ave area.

We would like to bring to your attention that this area of Grand Forks is a unique recreational jewel used by multi-generational residents of Grand Forks. On any given day you can see children riding their bikes to school, dog walkers of all ages, seniors from Silver Kettle and Parkside Villa going for walks, families coming to play ball, soccer players, skateboarders, families utilizing the pool and arena and the new gymnastics club. We fear that by putting the newly proposed "No Barriers" facility on the 4 lots at 70th and adjacent to 19th, that you will be endangering the quality of life and safety for the residents and most particularly the children from this area.

With the new 52 units of low-income housing (which is sure to house many new families with children) and the new Women's Transition house (where women and children will be fleeing violence and recovering from traumatic situations) it seems short-sighted to be considering the building of a "No Barriers" facility in such close proximity to vulnerable seniors, young families, and children. This is a potential disaster for the community.

Grand Forks already has major policing issues, and we are currently struggling with the lack of a full police force and a rise in petty crime and drug problems. We feel like the situation will only become more dire as there will undoubtedly be an increase in the number of call-outs.

We, the residents, would like to offer an alternative that will be a winning situation for all. We would ask you to please seriously consider taking the 4 recently purchased lots, use part of the land to build a road in and out of the low-income housing complex and use the remaining land to build a children's playground. There is no other playground within easy walking distance, it would be utilized by the children of the new low-income housing, the apartments on 19th St, The Gables and other families recreating in the area.

We also propose that BC Housing take a look at other options for the location of the "No Barriers" facility, away from residential neighbourhoods and the children and families that will be affected. There must be other options would be closer to the services that Ann Howard has said are necessary; mental health, Service BC, Dr's clinic, pharmacies, Soup Kitchen. If proximity to services is paramount for this project, we don't see the proposed 70th and 19th St. site as fulfilling her mandate. There has been an argument stating that BC Housing refuses to look at other options, they are looking at these lots rather than 2nd St, so they can and should look at other sites. A comprehensive impact study on the neighbourhood should be conducted before any decision is made

We believe that in the panic to remove this kind of a facility from the gateway to our city on 2nd St, that not enough thought has been put into this proposal of 19thSt/70thAve. To have a "No Barriers" facility in such close proximity to so many families, seniors and young children, the arena, pool, skate park and ball parks makes no sense if we consider that children will be playing in this area. It does make sense to spend more time determining exactly what Grand Forks needs and where best to fulfill that need. A time and place count of our homeless population would be a great place to start. In the meantime, we have the perfect area to create a safe play space for current families, new families that will be moving into the low-income housing, children and the seniors that spend time in the area.  
We need services first, housing second.

Again,...please consider the children when making your decision as well as the future of our little town.

Respectfully yours,

Donna Cleary  
Citizens for a Better Grand Forks

# Memo



To: Public Hearing  
From: Corporate Services  
Date: 2019-06-05  
Subject: Receipt of Petition for Public Hearing

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## Background

On June 5, 2019, a petition was delivered to the office of the Corporate Officer and received in accordance with Section 82 of the *Community Charter*.

Section 82 of the *Community Charter* states:

- (1) A petition to a council is deemed to be presented to council when it is filed with the corporate officer.
- (2) A petition to a council must include the full name and residential address of each petitioner.

Under the Freedom of Information and Protection of Privacy Act (FOIPPA), the City is not able to display the full addresses and signatures publicly. If Council wishes, staff can provide a hard copy of the petition.

Due to time constraints, Corporate Services was not able to verify full names, residential addresses, and signatures for each petitioner in the petition nor whether these items were correctly represented by each individual, although 5 non-residential addresses, 2 duplicate names, and 15 names with missing or incomplete street addresses were identified.

Despite not having verified each individual address, the following is an estimated breakdown:

Valid Signatures per Section 82 : 598  
Grand Forks (City) : 488  
Grand Forks (Area D) : 74  
Christina Lake: 10  
Greenwood: 3

All information pertaining to the petition is attached and was delivered by Scott Davis along prior to the deadline for inclusion in the correspondence summary for the Public Hearing on June 5.

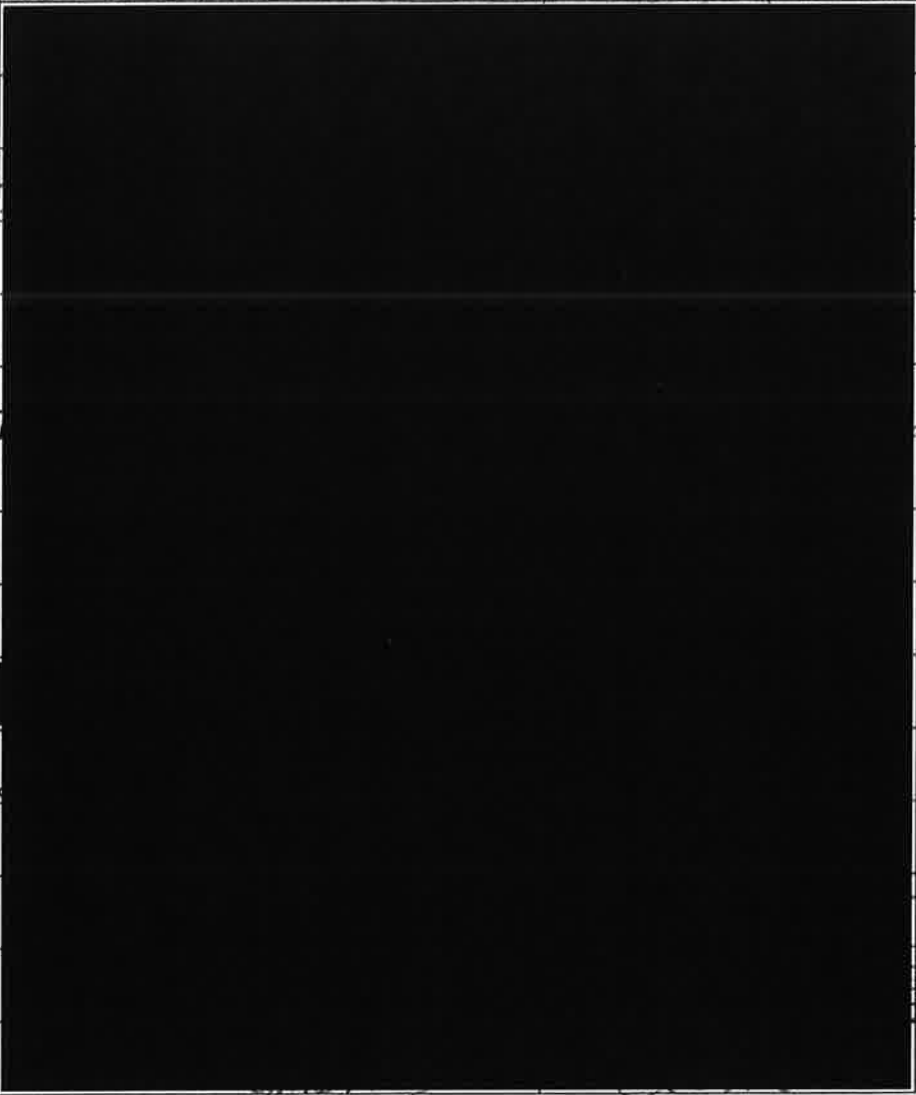
Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Kerri Poste		
Anne McKay		
Ray McFEELEY		
Tanis Xingui		
Hughett Kihl		
James J. Stabill		
Viola Stabill		
Elizabeth Jwica		
EVELYN KABA		
MABEL CHERNOFF		
LORNA KOKIN		
JACK KOKIN		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
CAROL ENGLISH		
VICKI BEKKER		
BOB GILLESPIE		
KAREN GILLESPIE		
Amy McPherson		
OLEG HOODIKOFF		
Cecilia Hamanishi		
KEN HAMAMISHI		
LIL POPOFF		
[REDACTED]		
[REDACTED]		
Dane Barker		
Chris Peterson		
Wendy Greichen		
Russell Greichen		
M. GATEMAN		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Tracey Lloyd		
Sandra Benwell		
Shauna Lum		
Carol Kuoch		
Corey Lynn		
Cathy Kistner		
Heather Tresnick		
CONNIE HAJDASZ		
Tracy Noseworthy		
Mel Haffner		
John McPhee		
Donna McPhee		
MARION DURALLA		
Susan Proudman		
Nicole Tarricotte		



Concerned Residents of Grand Forks BC




# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Stacy Hallstrom		
DEVIN HALLSTROM		
Jesse Denamy		
Earl Denamy		
Cory Hansen		
Dolores Hansen		
Perry Hansen		
TONY & TERRY CURSINOFF		
TERRY CURSINOFF		
DAVE SEVOREBRIGGS		
Richard Friessen		
Merrie Ferguson		
Norma Smith		
Clayton Cooper		
Christopher Wolfram		



Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Nicki Jo Wolfram		
LANI GREYSON		
Jarrell Kent		
Barb Weger		
Tim Corcoran		
Shirlene Newman		
Garth Johnson		
Carol Kibben		
DALE NYLANDER		
B. Lady's Miller		
Debbie Bork		
Amanda Bork		
Kathy Liles		
		
Lorna Blatteau		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
JIM GOERTZEN		
PAT GOERTZEN		
Will Bowen		
Greg Carney		
Mikaila Deere		
Curtis Sartor		
J. Lynn Whyte		
LARRY WHITE		
Pamela Kennedy		
Andy Van der ...		
Beatrix Kennedy		
Justus Van Euyk		
Ed Broome		
D. Hagan		
Sharon K. Maggion		

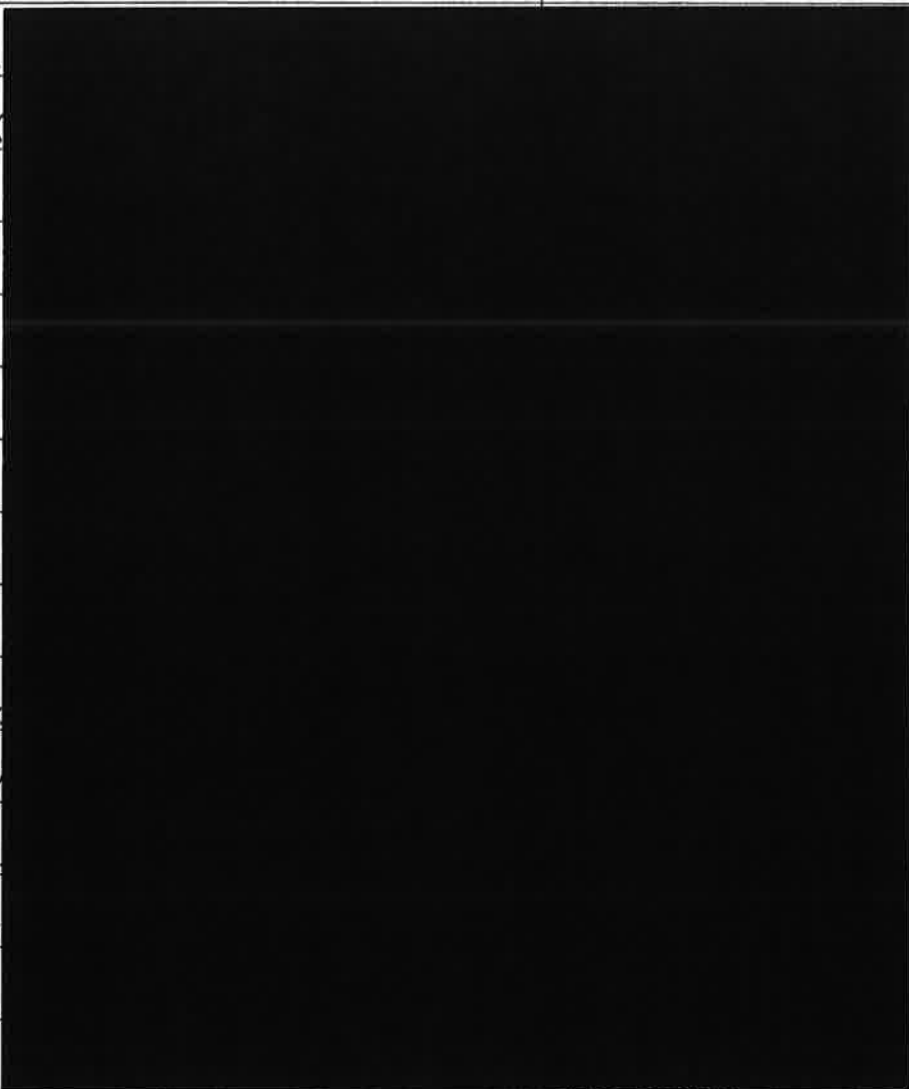
Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
CAROLE NAYKENS		
WILLIAM W. DERGOUSSOFF		
JOHN (JACK) DERGOUSSOFF		
P. DERGOUSSOFF		
B. LAKTIN		
C. LAKTIN		
L. POPOFF		
D. Woods		
Gwen Thompson		
Patricia Tedman		
Larry Ballard		
Pat Ballard		
Lois Taylor		
FRANK SOROKA		
Dave Soroka		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
STEPHANIE DASILVA		
Angelina Starchuk		
Devin Anderson		
Brodie Hall		
E. L. Hill		
Kathleen Oistel		
Corey FLODELL		
Jen Holmes		
Ralph White		
Lorraine Dawson		
Bill SALEWICK		
WAXIE RIEBERGER		
Lonny Grayson		
Monica Nasmyth		
GRADSON COOPER		

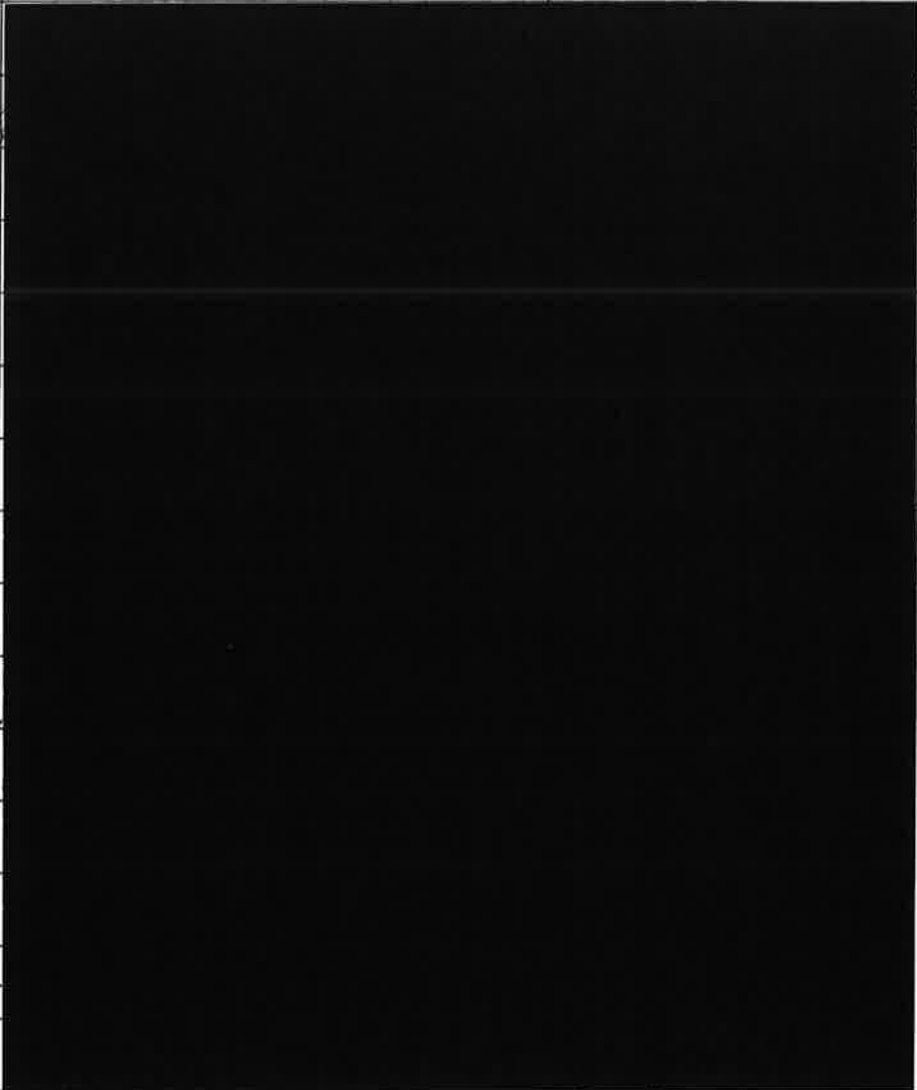
Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Tracy Marshall		
Roy Crockett		
BRENDA BARTH		
Franki Shon		
Luann Campbell		
Zoe Boyd Walker		
Flora Baker		
Adam KALESWICK		
Kyle Sebastian		
Meagan Savaria		
Julien Farmin		
Steve Smith		
Sharon Stange		
Dore Voiker		
Chris Hockstra		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
WAYNE THLOS		
PAT. LEWIS		
Jan deHaan		
LISSA SCALES		
Richard Moore		
Chris Moore		
JAMES TYLER		
VICKI TYLER		
Joan Olson		
AK OLSEN		
Darryl Pepple		
DEBORAH FLANAGAN		
TINA FLANAGAN		
Anna Spensh		
Jakob Spensh		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Frances Allen		
NEIL MACGREGOR		
Pamela Macgregor		
GILIAN JAMES		
NIGEL JAMES		
MARVIN LEROY		
C. LEROY		
J. ZILKE		
Melina Van Hoogervest		
Justin Van Hoogervest		
Sean Humphreys		
WALLY SOFONOFF		
Sharla Cunningham		
SHIRLEY KAP		
SCOTT DAVIS		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
B. Cathcart		
D. Kenyon		
C. KENYON		
Michelle Venn		
Patti Papoul		
		ELAINE MARTENS
ROY HINDER		
Melanie Nelson		
Coby Palmer		
H. M.		
R. Nyström		
PETER GEORGE		
VIRGINIA OSBORNE		
CRIS SALVIN		
Tessa Novak		



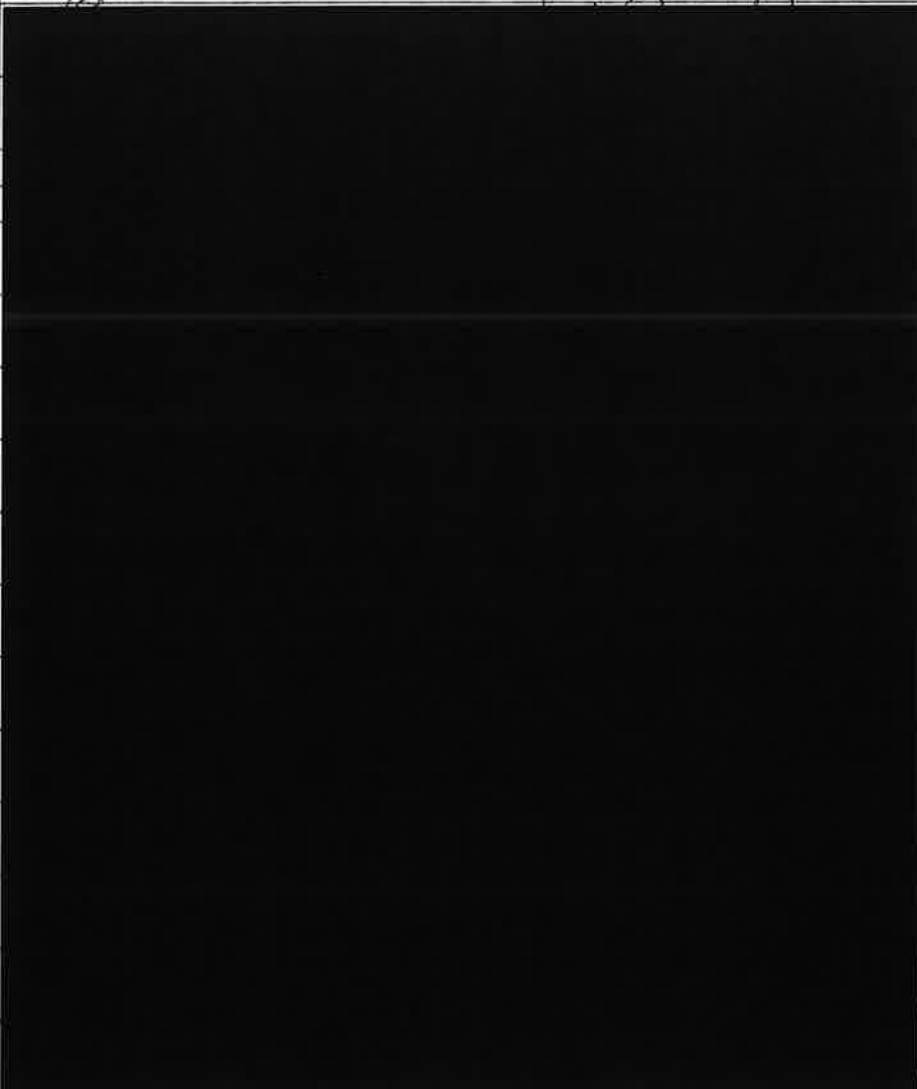

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Lizanne Eastwood		
JESSE RITTO		
Kendall Hiebert		
Jennifer O'Brien		
Michael Windsor		
HAROLD WALTERS		
Jamie McKaig		
Marlene Nichols		
LARRY JAMES		
PETER NAAYKENS		
Andy Buchinski		
K. WEIBORE		
IAN BARNFIELD		
VAL MANTTA		
MARY LAKTIN		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Tami Boff		
LOUISE BASSETT		
Tom Basset		
Murray Behl		
Shirley Grouz		
GORDON KEITH		
D Keith		
Colleen McKing		
Brian McGraw		
Kelly Pearce		
Kayden McGraw		
Hedmar Guntmer		
AARON GUNTMER		
Colleen FRASER		
Jeff Fraser		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Evelyn Deverson		
Starra Margerison		
APRIL STARCHUK		
MARK STARCHUK		
JOANNE SEMINOFF		
JOHN SEMINOFF		
DAN DEVERSON		
SHARON MARSH		
Brian 1x1200		
Alfreda Eimer		
CAROL EIMER		
CASSANDRA PERROT		
Colin Perrot		
Kim Kuntz		

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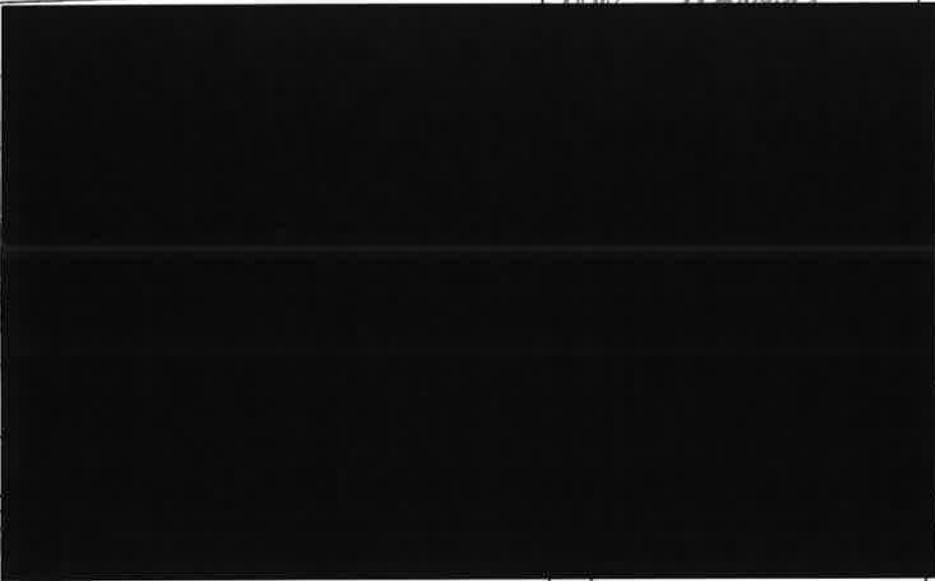

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
HELEN CRAGO	[REDACTED]	[REDACTED]
DORIS DUTOFF	[REDACTED]	[REDACTED]
Hubert Koenig	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
M. HERIOT	[REDACTED]	[REDACTED]
ALICE DAVIS	[REDACTED]	[REDACTED]
Jean Hammond	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
Nancy O'Brien	[REDACTED]	[REDACTED]
SUSAN POSTE	[REDACTED]	[REDACTED]

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Chelsie Chambers		
Nicole Larson		
Chris Dawson		
Samantha Moore		
Adrienne Rieberger		
Chelsie Resman		
Jenna Jacobson		
Yelina Churchill		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

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Name (Printed)	Street Address (Printed)	Signature
Free Demmon		
ELIZ MARTIN		
Warren McKay		
Erin Stavenjord		
ROB STAVENJORD		



Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Eaton		
5 Martin		
STEWART		
DON BELUEA		
Bonny Popoff		
John Popoff		
Hansen Lapierre		



Concerned Residents of Grand Forks BC  
**Petition to Prevent the Rezoning of 2000  
 Block of 70th Avenue to Accommodate  
 Supporting Housing**

Name (Printed)	Street Address (Printed)	Signature
P. NEWTON		
Tan R. Macgregor		
G. McINTOSH		
Kristal Smith		
PAT BLEW		
Liam Grant		
May Lungle		
		



Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing



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Concerned Residents of Grand Forks BC  
**Petition to Prevent the Rezoning of 2000  
 Block of 70th Avenue to Accommodate  
 Supporting Housing**

Name (Printed)	Street Address (Printed)	Signature
Brehanna Jones		
Karen Hildebrandt		
Doug Wille		
Deek Schalkows		
Lorise Rodriguez		
mitchel Petersen		
GEORGE WENK		
Ena Weiland		

Concerned Residents of Grand Forks BC


# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Jane Morton		
Shannon Fredericks		
DAN PINSKE		
Darwyn F. Meyer		
Julie Alexander		
Linda Shilling		
Vince Evers		
Chantel Evers		
Rick Evers		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

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Name (Printed)	Street Address (Printed)	Signature
Anne Byers		
B.I. BIRCHDAVIS		
WENDY FEHL		
Diane Pillet		
Angela Rockwell		
DOROTHY DE LEON		


Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
KATHERINE BORSEY		
Jenna Campbell		
Angelica Herlihy		
Jessie Denisoff		
Sarah Unruh		
Cherisse Bartlett		
Shane Weinberger		
Roman Wyllie		
Kennedy Abetkoff		
Courtney Abetkoff		
Natalie Erdmann		
Mike Tollis		
Gail Horne		
Nathan Hein		
Jana Butler		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
KIRSTIN MYERS		
JUSTIN HALL		
BOB EGLI		
GEO. KINAKIM		
Bob Challen		
DON HENKE		
Zij Carlos		
GARY WRIGLEY		
DALE BABAKIOFF		
Tim Reiler		
Fiona Clement		
Ann Thompson		
R. SPRAGG		
H.G. SPERDUTOFF		
E HANCHAR		



Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
STEVE LAUTON		
PAT HENKE		
Robin Maclean		
GREG PAY		
Kelly Finchem		
Georgel Vetter		
TASHA HARSHENIN		
Ron POPE		
Sherry Shields		
SEIJI MATSUO		
SARAH MATSUO		
MARK PRIOR		
Willy Prior		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Chris Knox		
Thomas McRay		
Markus Reichelt		
John Kingma		
Tim Poste		
Sherri Poste		
Michelle Armstrong		
Ken McKinnon		
Jeannette McNeegan		
William Van Dusen		
John Stoolman		
Ron Popoff		
ANNA KONKEN		
Kristina Squarbrick		
marcel Squarbrick		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Tara Dean		
GRANT BURNARD		
Erin Peach		
Ben Peach		
Debbie Mark		
BOBBE MARK		
<del>TARA L. RESHEKOFF</del>		
Dana Pankoff		
Reagan R		
ANDREA YALLITS		
April Hanna		
Mina Parsons		
JESSE PLOTNIKOFF		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Ron HooGE		
IRIS HOOGE		
Pat Moore		
Neil Semeroff		
Christy Semeroff		
Emma Wey		
Loy Wey		
Sandra Mathers		
RICHARD MATHERS		
JOHN NELSON		
David Buschzk		
Sharon FONT.		
Dale Nordstrom		
LEN WALLACE		
Barb Peters		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
GARRY PETERS		
Wm Palm		
CAROLINE PALM		
LYLE-DEB BARZ		
PAUL GALLAGHER		
DAT SAMPI E		
Sim NGUY		
JUSTIN DOCKENADER		
RAY MURPHY		
TWYLA NORDSTROM		
JOHN BESPUR		
FRED CLARK		
PATTI HUTTON		
Susan Harrison		
Natasha Soroka		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing


Name (Printed)	Street Address (Printed)	Signature
RON MIX		
ROBERTAINE		
LIZ MARTIN		
Olga Mix		
Shirley Almond		
A Almond		
Russ Harvath		
Brenda Atchison		
Chandler McNeil		
ROBERT STAUHOFF		
DEBBIE STORTZ		
Gerald Bartley		
Tonya Bartley		
LARA KRISTEN		
JOHN STORNE		

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Anne Verigin C. Dandy		
DIANA Anthony		
Tyson Orser		
Flonda Miller		
Ron MILLER		
STEVE CHAMBERS		
Cathy Astoroff		
Chris Astoroff		
Sam Horvath		
DEWIDE DALLIBAR		
RON DALLIBAR		
Scott Gunko		
Sandra Raffoul		
MARGARET WERNICK		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
F WERNICK		
R DUFF		
P. STRUKOFF		
Bob Hartson		
Jacques du Toit		
ELAINE LEA		
Zoe Lawson		
Kyle Lazeroff		
Paul Allan		
H. Ria Dyck		
Gabrielle Messier		
DARYL McNEVIN		
Kyle McNevin		
Sidney Kelly		
Les Rogers		



**VOID**

Concerned Residents of Grand Forks BC

**Petition to Prevent the Rezoning of 2000  
Block of 70th Avenue to Accommodate  
Supporting Housing**

---



Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
R. Alcock		
Sherry Tetlock		
NEIL BALL		
WILA BALL		
Anril		
JAMES BATH		
Deborah Bath		
Tanya Walt		
Jon deLan		
BOB MERLEY		
Karan Moore		
ELIZABETH Pater		
Wayne Hajdasz		
GORDON REED		
CECILÉ REED		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Kimi Reid		
Deborah Dierckens		
Sandy Whitlock		
Ellen Androsoff		
GRACE GOODERHAM		
BOO VATCHER		
Tesse Alberts		
Billy L. MarA		
IRIAN M <sup>o</sup> ANDREW		
RAUER BRAKMANN		
Seija Brakmann		
PAULA STODSHINOFF		
TIM STODSHINOFF		
B. RYDER		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
tsia Vaiken		
Burk Faust		
Craig Nystrom		
Linda Nystrom		
Kevin Horne		
Colin Doel		
JASON FLAHERTY		
Michelle Hermanson		
Karen Pouchak		
Grant Frost		
Rachelle Smith		
Bryan Romaine		
James Kincaid		
Andrew Bashor		
Glenda Bashor		

Concerned Residents of Grand Forks BC

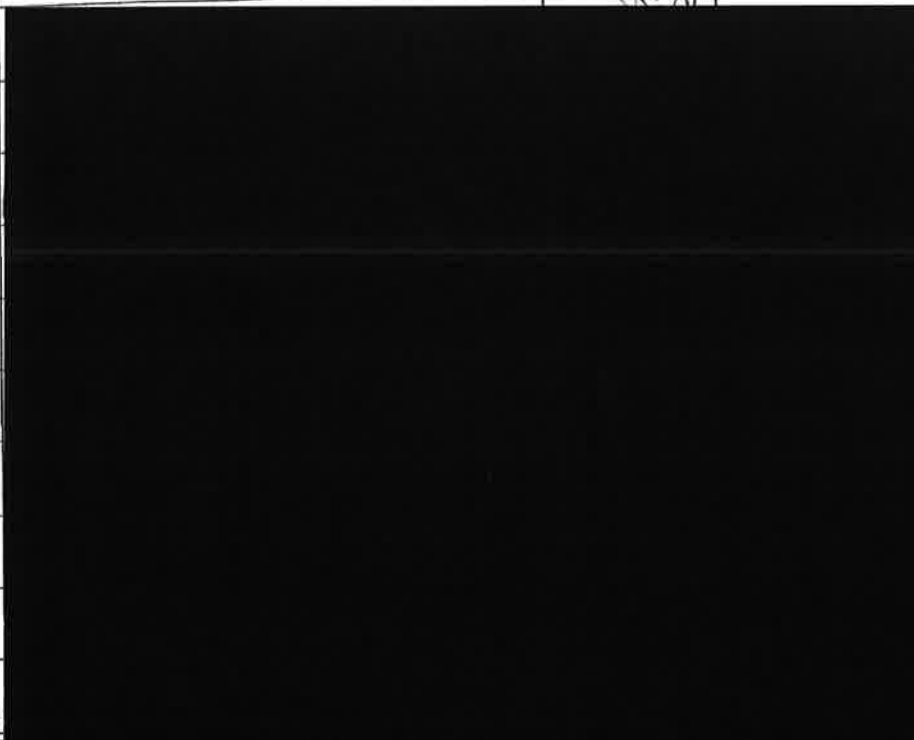



# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

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Name (Printed)	Street Address (Printed)	Signature
RANDY HUSTON		
DAVE SANITSKY		
Mari Joy mazo		
Fred Haver		
Brandon Drexler		
Glenn Clark		
MARK EWSINE		
Robin Duke		
NICK LUXFORD		
Zoe Crook		
Michael Arnold		
CARL MORSE		
SKYOR MARK		
Glen Spence		
Brant Beliveau		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
JOSEPH GONZAGA		
Reece Bryden		
Landon Warwaruk		
Mike Pepe		
Sarah Harris		
Kim Holt		
Mate Kuhl		
Greg Tevesz		
Carson Stealey		
Armeny Steiner		
		
David Edwards		
Ashley Tomlinson		
Michael Manferny		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
BRENN BOYER		
ANNE PALMER		
Darlene Clark		
RICHARD BUTCHER		
GAIL BUTCHER		
KIM E FEDERIO		
L. HAMMETT		
Walt Boles		
MORETTA BOLES		
Ann Brooks		
Loraine Payne		
Richard Payne		
Harold Wishnow		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Nancy Wisniewski		
Gene Kurnswe		
JACK KOCHTAL		
E BOISVENUE		
A. WILKIE		
Elisabeth		
Ken Chernoff		
Sue Anderson		
Dale R. Poirier		
A. J. LANE		
DOONIE DICKERSON		
MARY ZAITSOFF		
William W. Jones		
FRED FOFONOFF		
Deb FOFONOFF		




Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
Lentina Kupa		
KEN A. DAVIDOFF		
ILAN DAVIDOFF		
JACKIE BECKOFF		
Tyler Messina		
SHAWN THORSON		
Valene Horkoff		
RoseMarie Lesjak		
D MOLEAN		
GORDON L STANUC		
NOLAN McGUIRE		
Drew McGirr		
Carrie Soukoreff		
Jane Paetz		
ANNA GONZAGA		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

Name (Printed)	Street Address (Printed)	Signature
April McDonald		
Leta Bule		
N ROBINSON		
K Weyck		
Chris Hammer		
Shekhar Choudh		
ANNE PRICE		
DAVE LACHURE		
Judith Gerd		
GLORIA FORMANOFF		
S. SALMI		
Guth		
Cody Zorn		
G. NOVOTNY		

Concerned Residents of Grand Forks BC

# Petition to Prevent the Rezoning of 2000 Block of 70th Avenue to Accommodate Supporting Housing

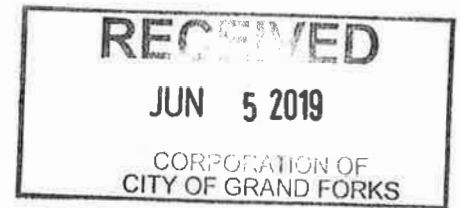
on

Name (Printed)	Street Address (Printed)	Signature
Dave Eveldkinoff		
Carol Grosse		
Paulette Gillett		
Kathy Rodger		
Wilmer Rodger		
Doree Anderso		
Brian Johnson		
Paul KofTineff		
Mae Tkach		
J. Thack		
Pat Kane		
Aliza Haines		
LAUREEN McLEAN		
Eilish Bobicki		
Jordan Lund		

## Appendix F - Correspondence Received During Hearing

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**From:** Robert <be1647@hotmail.com>  
**Sent:** June 5, 2019 2:22 PM  
**To:** Info  
**Subject:** Homeless Shelters



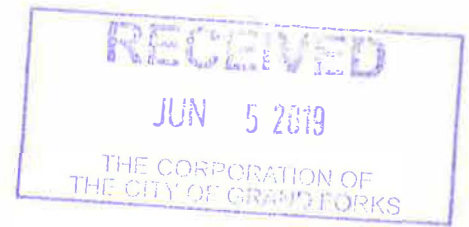
According to the Gazette, it appears that the fight with the Province is over regarding them forcing large Homeless Shelters in our Town. (I might add, a fight that our Mayor did not participate in)

All that is left to decide is where it will be built, 2 nd St or 70<sup>th</sup> avenue. Again the Mayor is on the wrong side as a large building in the Downtown on 2<sup>nd</sup> will wipe out even more of our businesses, as being experienced in Vernon. Not only will break-ins and theft rise, (confirmed by GF RCMP) but just the appearance of many homeless harassing customers will hurt many businesses. Can't the Mayor see that the Down town Buildings are already half empty.

70<sup>th</sup> Avenue is the best of two terribly dealt hands.

All that is left for us to do is respond at the ballot box during the next elections, both at the Municipal level and of course show the Provincial NDP that we are not "Children of the Province" as the Mayor's Development Manager Delores Sheets suggested in the Feb. 13 Gazette.

**From:** Michelle Mallette <msmallette@gmail.com>  
**Sent:** June 5, 2019 1:47 PM  
**To:** Info  
**Subject:** 70th St. Multi-lot rezoning



Dear Mayor Taylor and Council:

I am a full-time resident of Grand Forks, living on 8th Street near Central. I cannot attend today's public hearing as I had planned, but wish to express my opposition to the rezoning. The original 2nd Street location is a better one for housing a vulnerable population, nearer to services such as medical offices, Service B.C./Canada, pharmacies, the library, thrift stores and the new Whispers of Hope kitchen.

I support this effort to give a hand up to those struggling with addiction and homelessness. Safe shelter is a critical first step on the road to wellness. Ensuring that shelter is correctly located is an important factor as well.

Kind regards,

Michelle Mallette  
7320 8th St  
Grand Forks

---

**From:** Sandy Whitlock <sadiew@telus.net>  
**Sent:** June 5, 2019 2:35 PM  
**To:** Info  
**Subject:** New Contact Form submission from Sandy Whitlock

Your Name

Sandy Whitlock

Your Email

sadiew@telus.net <mailto:sadiew@telus.net>

Your Phone #

(250) 442-0840

Subject

Low-barrier supportive housing on 70th avenue across from Dick Bartlett Park

Your Message

It is my opinion that a low-barrier supportive housing should not be placed at the location that is being proposed on 70th avenue across from Dick Bartlett Park.

Since it seems there is not much choice, I don't think this type of housing should be so far away from downtown as not all residents of such would be able to drive or have access to the downtown.

I don't think its right to place this type of housing in a family neighborhood where there are children just by making an amendment to the present zoning of these lots.

Further, I believe this plan will not allow the people who would live there the proper mental health that they may need.

If this facility has to be built anywhere, it should be on 2nd street in town which would be far more accessible to those living in this low-barrier supportive housing.

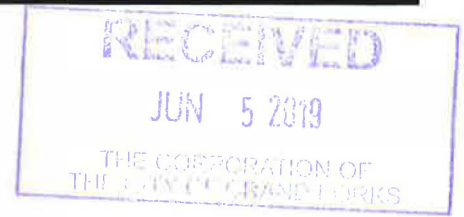
In looking at other towns who have done this, check the rise in crime rate.

How many more mental health workers and RCMP will be hired to handle the rise in Crime?

Sincerely and thanks for listening,

Sandy Whitlock

**From:** Donna Cleary <dlcleary@hotmail.com>  
**Sent:** June 5, 2019 1:39 PM  
**To:** Info  
**Subject:** New Contact Form submission from Donna Cleary



**Your Name**

Donna Cleary

**Your Email**

[dlcleary@hotmail.com](mailto:dlcleary@hotmail.com)

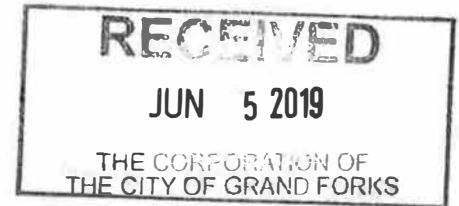
**Subject**

No Barrier housing

**Your Message**

It's not a smart place for it and I sure don't want it on 2nd. I want to make it clear that we (my husband and myself) don't want it!  
WE DON'T WANT IT ANYWHERE! We do not have enough support services for an already struggling community.  
WE JUST SAY NO!

**From:** d semenoff <dsemenoff@yahoo.com>  
**Sent:** June 5, 2019 2:57 PM  
**To:** Info  
**Cc:** M + D  
**Subject:** Submission for Public Hearing - June 5, 2019



Submission for Public Hearing - June 5, 2019

Dear Mayor and Council,

It is our understanding that today you are collecting information to be considered in making a decision about whether to change the zoning at 70th Avenue in order to accommodate a wet housing facility there. We contribute the following for your consideration:

Could this new wet housing facility attract more people who are having troubles to Grand Forks? We are still in flood recovery, so dealing with more problems just makes things more difficult for our community.

We do not have drug detox and treatment facilities available and accessible here for when people are ready to let go of their addictions. (Drug addicts who don't have detox facilities available when they are ready for them are known to go back to their addictions.)

Our family and other flood survivors have repeatedly been victims of thievery since the flood and are wanting increased safety for our community. We are wanting the justice system to be examined to see what can be done to discourage thievery and make Grand Forks safer for citizens and their property.

If the provincial government is going to build a wet housing facility here, despite our concerns, then we ask that the following considerations be made:

**2nd Street:**

- location creates a first impression for visitors/tourists arriving downtown
- area was flooded in May 2018 and is still at risk of flooding
- did not receive provincial or federal assistance for flood protecting the area
- businesses in the area were flooded and are still in recovery
- family residential area is one block north of the location
- concerns about having drug availability nearby
- concerns about the effects of children and tourists seeing people ingesting drugs in public
- concerns about needles in the parks nearby
- concerns about unpredictable behaviour from those on drugs
- concerns about increased thievery and vandalism in the area adding to the burden of businesses and citizens still in flood recovery
- concerns about the vulnerability of properties in the area when downtown is mostly deserted after hours in evenings when businesses are closed

**QUESTIONS:**

- would the provincial government make a commitment to funding flood protection for the downtown area?



- would the wet facility residents be welcomed and also be guided to take good care of the housing facility and also the properties nearby?
- what would be done to increase property safety of the nearby businesses when they are closed, and who would pay for that?
- would someone be hired to regularly scan the public areas (including parks) nearby for needles, and who would pay for that?
- would the wet facility residents be restricted from ingesting drugs in public places? ... and from leaving drug debris lying around in public places?
- would it be explained to the wet facility residents that the housing is a gift from BC taxpayers, and would the residents receive guidance in being responsible contributing members of the neighbourhood and community?

#### **70th Avenue:**

- busy residential area surrounded by families and citizens of all ages
- although there may be more watchful eyes during the day, residents in the area have concerns about safety - especially for people who are more vulnerable, such as children and the elderly
- concerns about having drug availability nearby
- concerns about the effects of children seeing people ingesting drugs in public
- concerns about needles in the parks nearby
- concerns about unpredictable behaviour from those on drugs

#### **QUESTIONS:**

- would BC Housing contribute 50% of the costs for bringing water, sewer and electrical hookups to the area?
- would the wet facility residents be welcomed and also be guided to take good care of the housing facility and also the properties nearby?
- would someone be hired to regularly scan the public areas nearby for needles, and who would pay for that?
- would the wet facility residents be restricted from ingesting drugs in public places? ... and from leaving drug debris lying around in public places?
- would it be explained to the wet facility residents that the housing is a gift from BC taxpayers, and would the residents receive guidance in being responsible contributing members of the neighbourhood and community?

Finally, we ask that City Council create a committee to examine what can be done to improve our provincial/federal/local justice system in order to increase our community's safety from acts of thievery.

We want a justice system that gives the clear message that thievery is unacceptable and will not be tolerated:

- items must be returned in same condition, or money and/or services must be given to the victim to make up for things taken, mess made, and psychological effects (feeling violated)
- community service hours to make up for law enforcement and judicial costs dealing with the thievery and vandalism
- must live separately from society if are found to repeatedly pose a hazard to society

Thank you for your consideration. Hoping for our community to be a healthy, happy and safe place for all our residents and businesses.

Sincerely,

Donna Semenoff (residing near proposed 2nd Street property)

Elizabeth Semenoff (residing near proposed 70th Avenue property)

## Daniel Drexler

---

**From:** Melissa Shaw <melissa\_shaw@hotmail.com>  
**Sent:** June 5, 2019 3:26 PM  
**To:** Info  
**Subject:** Input for public hearing

Dear Mayor and Council,

My name is Melissa Shaw and I live at 1319 72nd Avenue in Grand Forks. I am a teacher at Perley Elementary, and started working there in 2006.

I have a concern about the housing developments you are discussing in a hearing today, and I just wanted to alert you to some changes afoot in public education funding that might impact your deliberations.

Right now, schools are funded largely according to two calculations: the number of kids enrolled and the number of those kids with special needs (with more funding provided for kids whose needs are greater).

But we are hearing rumblings of changes looming, as the BC Public School Employers' Association lobbies to see funding allocated instead on the basis of provincial averages. That would mean that rather than funding my school for precisely the number of children we serve with autism, for example, we would receive the funding calculated according to the average number of kids with autism per school, province wide.

The problem with this shift is that for whatever reason, Grand Forks has unusually high numbers of kids with special needs. If I understand correctly, we currently attract and actually need more funding than the provincial average. If BCPSEA is successful in their lobbying efforts and a new funding formula is legislated, we stand to lose much needed staff, services and supports in our schools.

This difficulty would be seriously compounded by an influx of new families to our community who bring children with high-level needs to our schools. While we are always delighted to welcome new children to Grand Forks, we also need to make sure we can give them the education they deserve. Research has shown that children who live or have been living in poverty, are exposed to drugs and/or alcohol in the womb, or have experienced trauma in their early years bring significantly higher levels of special needs to school.

It worries me that one hand of the provincial government would encourage vulnerable families to relocate to Grand Forks, while another looks to reduce the levels of funding in our schools.

I hope you can see how these housing developments could significantly impact our community schools, and I hope you are able to make decisions that help us do right by children.

Sincerely,  
Melissa Shaw

## Daniel Drexler

---

**From:** Kevin Lennox <klennox14@gmail.com>  
**Sent:** June 5, 2019 5:54 PM  
**To:** Info  
**Subject:** Outcomes from this meeting

Mr. Mayor, having heard almost 100% of your citizens opposing any form of no barriers housing, is one of the possible outcomes that this project will be cancelled entirely, or is council only going to decide where the no barriers facility will be located based on this feedback

Kevin Lennox  
7004 1st street Grand Forks BC

June 3, 2019

To the Grand Forks Mayor and Council,

Re: Grand Forks City Council letter-of-intent with BC Housing; public hearing comment.

In consideration of the principle that the residents of the City of Grand Forks and Rural Grand Forks (Area 'D', RDKB) have a combined and entangled interest in issues related to housing (as they do for workforce development, recreation, business development, transportation and many other issues), I take this opportunity to share my personal views on the proposed relocation of the proposed 2<sup>nd</sup> street supportive housing project to 70<sup>th</sup> street. These comments are the views of myself, not provided to the Regional District for endorsement, yet through my lens as the local government official elected to represent the approximately 3200 residents that live in all directions beyond City limits.

First, I acknowledge with gratitude that after years and years of identifying our housing needs, and discussing the challenges that we have around homelessness and mental health, that The City of Grand Forks has been successful in receiving two housing projects from the Province.

I urge reconsideration of this proposed relocation, and speak against adoption of the letter-of-intent as it is presented, for the following reasons that I believe result in 70<sup>th</sup> avenue location resulting in material risk of negative social impacts and increased costs, concurrent with potentially decrease in positive benefits from the ultimate desired outcomes.

I use a collaborative outcome map<sup>1</sup>, created by the Capital Regional District for a large metropolitan area (Greater Victoria) to guide my thoughts on the process and interventions that we might take as local government to address the ultimate goal, as stated in the document and presumably shared between our two local governments: "Communities throughout the region are safe, healthy, vibrant, welcoming and supporting of people [...]". I feel as though the large cluster of benefits listed therein (the blue circles) are more positively impacted by the proposed 2<sup>nd</sup> street location than they are by relocation to the 70<sup>th</sup> Avenue, for the following four reasons:

1. Embedding supportive housing in the community is key to success of such projects. The 70th street location appears to locate a cluster of supportive housing in one small neighbourhood, which does less to embed supportive housing and more to isolate those projects, causing risk of lower community benefits. This is absolutely my primary concern.
2. The cost savings of not having to use taxes to pay for \$58,000 of "thrown away costs" could be used to further advance housing needs or to simply reduce necessary tax requisitions. This same logic applies to the other costs associated with the project such as servicing et cetera that will be borne by the City.
3. There is value to having construction of a new building in a highly visible lot that has remained vacant for some time, presuming your form and character policies are being met.
4. If mobility or other issues prohibit the 70<sup>th</sup> Ave location from meeting the needs of 'housing where it is needed' for the population currently experiencing homelessness in the downtown area, the issues of community safety and overdose risk may remain higher than if those supportive housing units were in a location closer to the downtown core. In essence, the targeted goals will be less well met.

It is clear that Council is saddled with no clear easy decision here, and certainly all options are tied to a great deal of complexity and uncertainty around outcomes. I respect the challenge of the decision, and simply want to contribute my thoughts that there is some additional danger tied to placement of this project at the 70<sup>th</sup> Avenue location, and that the second street location may prove to be better for the vibrancy and development of our community. Regardless, I wish you fortitude for the decision-making process ahead.

Sincerely, and with respect for the difficult decision in front of you,

Roly Russell

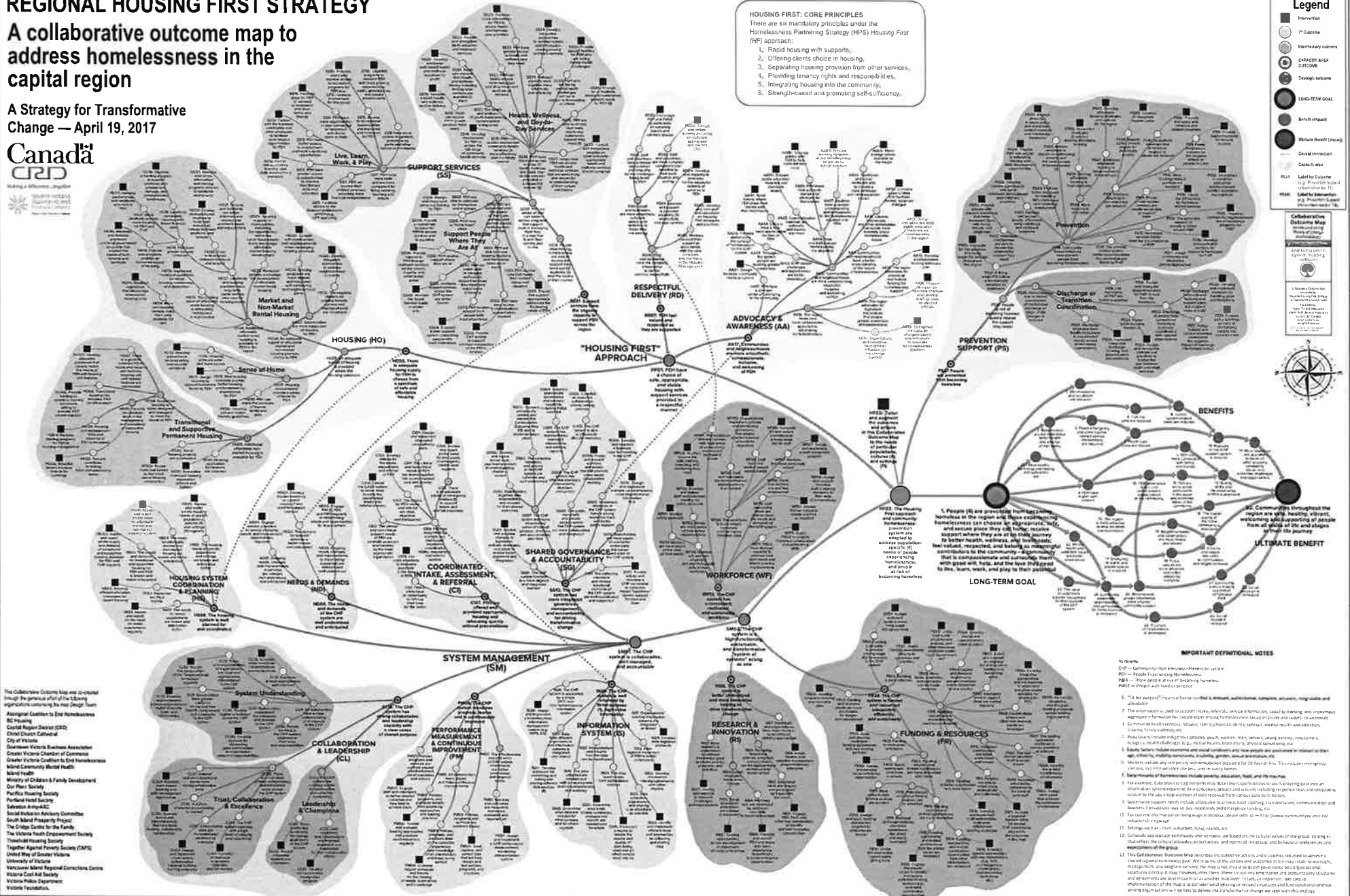
Electoral Area Director for Rural Grand Forks, Area 'D'.

1. [https://www.crd.bc.ca/docs/default-source/housing-pdf/housing-planning-and-programs/20170410-604p-rhfs-om-\(57x39in\)-lowerres.pdf?sfvrsn=57331fca\\_2](https://www.crd.bc.ca/docs/default-source/housing-pdf/housing-planning-and-programs/20170410-604p-rhfs-om-(57x39in)-lowerres.pdf?sfvrsn=57331fca_2)

# REGIONAL HOUSING FIRST STRATEGY

A collaborative outcome map to address homelessness in the capital region

A Strategy for Transformative Change — April 19, 2017





Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

LARRY BESPLUC

Residential Street Address:

2330 MOUNTAIN PL.  
GRAND FORKS B.C.

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I AM OPPOSED TO THE PLACEMENT  
OF HARD TO HOUSE (NO BARRIERS)  
HOUSING THAT IS GOING NEAR THE  
DICK BARTLET PARK.

THIS IS NOT GOOD FOR OUR  
COMMUNITY AND I DON'T SEE  
HOW GRAND FORKS WILL BE THE  
SAME PLACE IT WAS BEFORE.  
IT IS  
BECAUSE OF CITY COUNSEL'S VIEW  
TO NO BARRIERS THAT WE WILL  
BE LEAVING, <sup>HOUSING</sup>

OUR HOUSE IS CURRENTLY UP FOR  
SALE,

I NO LONGER WISH TO LIVE HERE.



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

HAROLD WATERS

Residential Street Address:

6718 18<sup>TH</sup> ST

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

WHAT ARE YOU PEOPLE THINKING?  
AN ENTIRE RESIDENTIAL AREA IS BEING  
PUT AT RISK!



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

MARGARET WERNICK

Residential Street Address:

7104 - 19<sup>th</sup> STREET

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I am concerned with the potential cost of this project. i.e.: Cost of 4 lots, cost to buy out BCH and cost of upgrading 70<sup>th</sup> Ave. also where is the funds coming from?

Also, on going costs related to borrowing if needed, cost of grub cleaning if needed & potential extra security.





# Public Hearing – June 5, 2019 Zoning Bylaw Amendment 2039-A6

## Written Feedback

Name:

Tom + Louise

Residential Street Address:

7744-18 St.

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I fail to see how bringing Drugies into town will help Grand Forks.

I sounds like we have no choice legal action against BC. Housing would at least delay or make B.C. Housing be honest.



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

LOUISE BASSETT

Residential Street Address:

7744-18 St. G.F.

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I do not like the idea of bringing more  
DRUG ADICTS on and home less people into  
GrandForks. and that is what will happen  
if there are more housing than what  
there is already here.



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

RICH & RHONDA RAPPEL

Residential Street Address:

5415 ALMOND GARDENS RD

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

THE REZONING IS NOT IN THE BEST INTEREST  
OF THE COMMUNITY OF GRAND FORKS, THE CITIZENS  
OR THE PEOPLE THAT WILL BE HOUSED IN THE  
SUPPORTIVE HOUSING DEVELOPMENT. THROUGH  
MY WORK WITH AN MBA IN COMMUNITY ECONOMIC  
DEVELOPMENT (CED) & SPECIFIC WORK WITH THE  
HOPKINSON MISSION, ASSISTED HOUSING FAILS IN SMALL  
CENTERS WITHOUT ADEQUATE SUPPORT SERVICES.  
EVERYTHING IS FINE FROM 7:00AM TO 10:00PM  
ON ANY GIVEN DAY. IN THE HOURS FROM  
10:00PM TO 7:00AM NONE OF THE SMALL  
COMMUNITIES CAN PROVIDE SUPPORT TO THESE  
FOLK THAT NEED HOUSING & OTHER SUPPORT  
SERVICES.



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

Shonda Lappel

Residential Street Address:

3415 Almond Garden Road.

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

These "homeless" are not an asset to this community. Many are from other areas. By making centres for them to go their drugs you are enabling illicit behavior. You are not helping anyone. They will never "get clean" while being supplied with housing food clothes needles etc. It is a long process to "get clean" and cannot be done while they are in the presence of other using addicts. No to all of this. They are experiencing high crime rates. The beautiful river walk is check full of excrement and is unsafe for anyone and their families to walk along the river. They are paying for their drugs and all of their behaviour and I don't need or want to pay. I raised my family, perhaps it is time they

are given some ultimatums.

Work for your welfare -

To bring these accommodations into this small community is irresponsible and the governments way of kicking the can down the road.

Two things seem to be forgotten by most of these government people.

① responsibility

② accountability

It is time to stop enabling



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

Lorraine O'Connor

Residential Street Address:

4060 Victoria Rd.  
Grand Forks

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

Please Keep Grand Forks Safe by NOT having  
a Hard to House Projected.

I have lived here 37 years, raised my kids and worked  
in Health Care. A beautiful town and people with trust  
and caring. Please do not mix those who need help  
with those that are dealing with addiction and criminal  
behavior.

We need in our town more health care, mental health  
policing, and rehabilitation for those with addictions.

I am scared for those residents who can not defend  
themselves against those who choose to live against societal  
rules.

I am retired now, and for the first time, have  
grave concerns about Grand Forks and my choice  
and decisions to stay.

Lorraine



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

LISSA SCALES

Residential Street Address:

2026 - 68<sup>th</sup> AVE.

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I am extremely concerned about the zoning bylaw amendment 2039-A6. I live right across the street from the units and only a block from the new ~~proposed~~ bylaw amendment. Such a public place should not be used to build a no-barriers building. It is a danger to ALL children/seniors and public in general. Stop Now by NOT rezoning the land. We don't want or need such a project in G.F. ~~of~~ Also we do NOT have the means to deal with this project.

Lissa Scales.









Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

MARGOT BAILEY

Residential Street Address:

2230 SELKIRK PLACE

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I am in opposition to the re-zoning.  
The close proximity of the Womens Shelter,  
Recreation Center, Parks, and low income  
housing is my reasoning.



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

Tom Sprado

Residential Street Address:

2230 Selkirk Place  
Grand Forks, BC

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I Do not support the project in both locations  
However, caught in a Rock and a hard place  
And had to choose → I would choose 2nd St.

Do not let BC Housing build on 70th

I do not support Municipal Tax dollars  
Funding a Provincial Project.

I pay provincial TAX - projects like this must be  
Funded 100% by provincial TAX - Not Municipal TAX.

Another  
option  
The building worth of Hospital (empty buildy - Abandoned)  
should be bought by BC Housing and upgrade  
using 100% provincial funding that I pay  
Taxes for.

Do not Rezone 70th street



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

ALINE SMITH

Residential Street Address:

17 STREET

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

BC housing has the "tax paying" residents between a rock & a hard place. They have left us no choice but to follow one path of least resistance, but in my opinion, still the WRONG Path.

This year our "taxes" went up 25% to \$4000.00! ~~How~~ When we called to question the reasoning, we were told "this" is what you have to pay to live here & in this location. OK, fine..... BUT.... this also means we are paying this cost to <sup>deal</sup> put up with issues that are beyond our control & /or comfort zone.

Neither 19<sup>th</sup> or 2nd<sup>nd</sup> are appropriate areas for the proposed housing structure. We as tax payers for the city/province SHOULD have more say? ~~At the~~ we moved here 1 1/2 yrs ago and if this proposed housing goes through, many like us will ~~feel~~ have no choice but to relocate ourselves. ~~who will pay the taxes then.~~

There are so many more risks than rewards to this.

Safety, Security, ~~etc~~ aesthetics, tourism, etc.  
These will no doubt be highlighted as time goes on if this is to be followed through.

There is no denying that homelessness & the needs are there, but there are so many other areas for ~~provision~~ ~~provision~~.

It is a known fact that aiding in this way does "not" work in regard to rehabilitation etc.

Please watch the documentary  
"SEATTLE IS DYING"

\* Just like Grandfork will \*



Public Hearing – June 5, 2019  
Zoning Bylaw Amendment 2039-A6

Written Feedback

Name:

LYLE BARR

Residential Street Address:

2355 MOUNTAIN PLACE

I am writing

☐ In Favour Of

☒ In Opposition To

the Proposed Amendment

I do not wish to speak, but would like to submit written comments:

I do not understand why City Council is spending ~~so~~ so much of their time and so much of my (ours) tax money to satisfy and accomodate a handful of tenants if you will that have been controlling the proceedings of council for over a year when there are a huge amount of other issues our fair and fine regular residents need attended to. These individuals would not be put in their "normal" environment on 72 RD AVE but it would upset those voters beyond their expectations. Certainly there is a better area suited for this project. Give us our city back is the majority perception around of including myself. Please do the proper thing!

## Appendix G - Registered Speakers

Kube	Clayton	5775 Beatrice St.
Allen	Frances	2170 Brycen Place
Croken	Jaymes	7170 19th St.
Olsen	Al	2180 Brycen Place
Davis	Scott	6969 19th St.
Bartkowski	Bernie	8091 Pineview Cresc.
Demski	Peter	9385 Granby Rd.
Hammett	Chris	2450 65th Ave.
Macgregor	Neil	2185 Brycen Place
Cunningham	Gilbert L.	3505 Carson Rd.
Rappel	Ritch	5415 Almond Gardens Rd.
Barnfield	Kay	7225 Boundary Dr.
Russell	Roly	7541 11th St.
Ritco	Jesse	2068 68th Ave.
Kennedy	Pamela	7531 Donaldson Dr.
Anthony	Cindy	223 Winnipeg Ave.
James	Gillian	2175 Brycen Place
James	Nigel	2175 Brycen Place
Savinkoff	Laura	8210 Outlook Rd.
Martens	Abe	6715 18th St.
Tyler	James	2165 Brycen Place
Eastwood	Lizanne	6969 19th St.
Duralia	Marion	7583 Granby Rd.
Koch	Gloria	5955 Kenmore Rd.

## **APPENDIX H : Summary of Comments from Registered Speakers**

### **Public comments:**

- Clayton Kube (5775 Beatrice Street) OPPOSED, stated that he came from a similar location, does not want this to happen again
- Frances Allen (2170 Brycen Place) OPPOSED, read a statement regarding concerns for development in this area, worked at a hospital, help required but is not available in this community, transition housing
- Jaymes Croken (7170-19th Street) OPPOSED, spoke in regard to his written submission, development near a transition house, mental health and substance abuse, stores available for dispensing medication
- Al Olsen (2180 Brycen Place) OPPOSED, read a statement regarding zoning regulations, Whispers of Hope, transition house, personal property, 2nd Street property, services available for hard-to-house, current resources
- Scott Davis (6969-19th Street) OPPOSED, spoke in regard to Petition submitted, households living in fear, read an article from Nanaimo, increased task force not available
- Bernie Bartkowski (8091 Pineview Crescent) OPPOSED, spoke in regard to personal property and vandalism, does not want to live in fear
- Peter Demski (9385 Granby Road) has a low-income trailer park up the Granby for 10 years and is offering a solution by selling part of his land to BC Housing for development
- Chris Hammett (2450-65th Avenue) OPPOSED, spoke in regard to the women's shelter, 2nd Street location, no 'wet' facility, no capacity in this City to solve the problems, other community problems
- Neil Macgregor (2185 Brycen Place) OPPOSED, stated that Councillors chose to be in their positions, Council's choice and responsibility, people did not know about the 70th Avenue location plan, cost to taxpayers, transparency, fire truck and water meters for community
- Gilbert Cunningham (3505 Carson Road) OPPOSED, has a business within City limits near Warming Centre, police officers' limitations, facilities for recovering required, should not be within City limits, addicts need a sense of accomplishment and work

- Ritch Rappel (5415 Almond Gardens Road) OPPOSED, infrastructure and support services not available, same cycle just continuing, not to isolate people in small communities, BC Housing attempts do not work
- Kay Barnfield (7225 Boundary Drive) OPPOSED, inquired as to what a 'wet' facility was, how many units, how would it be monitored, other facilities such as Hardy View and Broadacres, more policing
- Roly Russell (7541-11th Street) OPPOSED, read his written submission regarding supportive housing, spoke in regard to cost savings issues for development, safety for community
- Jesse Ritco (2068-68 Avenue) OPPOSED, inquired as to tax impact from this development, how many people would be 'imported' to this community, decision of this location, increased risk of danger to community, increase in police force, family safety concerns, location not suitable
- Pamela Kennedy (7531 Donaldson Drive) OPPOSED, believes this type of project should not be in this City at all, safety for community, BC Housing units security will not help the people in the community, harm reduction is not working, cannot keep bringing in more people with needs, has to be dealt with one by one
- Cindy Anthony (223 Winnipeg Avenue) OPPOSED, spoke in regard to the transition house, cannabis sales location bylaw, suggestion for another location - Victorian Motel on Hwy 3
- Gillian James (2175 Brycen Place) OPPOSED, read a statement regarding location, infrastructure, taxpayers, zoning in residential area, BC Housing
- Nigel James (2175 Brycen Place) spoke in regard to the Community Charter and the laws, BC Government and Grand Forks working together, provincial resources
- Laura Savinkoff (8210 Outlook Road) IN FAVOUR, stated that all comments are negative, on an international scale these facilities work, people require help, people drink in their homes, homelessness
- Abe Martens (6715-18th Street) OPPOSED, told a story of his experience with a homeless addicted person, facility proposed requires help in place for these people, fear in community and for family



- James Tyler (2165 Brycen Place) OPPOSED, spoke in regard to the statement 'not in my backyard', 2nd Street, location of 70th Avenue, lots of questions still to answer, cleanup of facility, who will be running this housing, rushed decision
- Lizanne Eastwood (6969-19th Street) OPPOSED, read a statement regarding safety for children, seniors, and other residents in the proposed area, other location possibilities, comprehensive study of neighborhood, homeless population 'point in time count', future of Grand Forks, fear
- Marion Duralia (7583 Granby Road) OPPOSED, spoke in regard to lack of services for addictions or mental illnesses, high safety risk to visitors utilizing public recreation facilities, BC Housing, life-long resident
- Gloria Koch (5955 Kenmore Road) OPPOSED, spoke in regard to BC Housing dictatorship, duty to Grand Forks citizens, safety, serving community