

Request for Decision



To: Committee of the Whole

From: **Planning and Development**

Date: June 27, 2022

Subject: Third Reading of the Grand Forks Official Community Plan Bylaw 2089, 2022

Recommendation: **THAT Council gives third reading to the Grand Forks Official Community Plan Bylaw No. 2089, 2022, and THAT Council gives first, second and third reading to the City of Grand Forks Official Community Plan Repeal Bylaw No. 1919-R; and THAT Council determines that the legislated and desired level of public consultation and agency feedback was sufficient.**

Purpose

For Council to consider feedback received since second reading including Public Hearing and consider giving third reading to the OCP Bylaw.

Background

On May 30, Council gave First and Second Reading to the Official Community Plan Bylaw No. 2089, 2022, and directed staff to initiate advertising, agency referrals and advertising for the public hearing to be held on June 13th. Council held the public hearing on June 13th and received no further input. Extensive background materials are attached for reference, including agency referral responses and the May 30th 'What We Heard' report.

Summary of Submissions (Agency Referral Feedback)

The Department sent referral requests, based on the draft OCP introduced to Council, to agency representatives on April 29, 2022 (regional First Nations, RCMP, School District 51, BC Ambulance Service, Interior Health, provincial agencies, the Regional District of Kootenay Boundary, utility operators, and irrigation and improvement districts as well as local economic development groups). The following table summarizes referral feedback received.

Authority	Topic	Nature of Feedback
Interior Health Authority	Healthy Built Environment	Supportive of the extent of Healthy Built Environment principles in OCP, including compact, walkable communities, support for diversity of housing type and tenure, and protection and integration of the natural environment. IHA recommends referencing the Boundary and Area Food and Agriculture Plan for

		policies to include such as permanent fair ground and community-accessible food storage and distribution areas.
Ministry of Agriculture and Agricultural Land Commission	Agriculture & Food	Supportive of policies conserving and supporting agriculture in Agricultural Land Reserve (ALR). Recommends reducing density in ALR to 2 units per hectare in accordance with their policies. Recommends specific changes in development permit guidelines and neighbourhood descriptions for clarity and to not impose any regulatory burdens on ALC land.
Ministry of Forests	Habitat / Regional Biologist	Supports the overall goals and policies, with some specific policy suggestions: requiring a Qualified Environmental Professional for assessing danger trees and flammable vegetation prior to removal to ensure wildlife habitat values are considered.
RDKB	Planning and Development	RDKB Rural Grand Forks / Area 'D' Electoral Area Advisory Planning Commission. Staff report attached for reference. RDKB staff sees many consistencies between the proposed OCP and RDKB land use designations, and no conflicts were identified, so their interests were deemed unaffected. The Advisory Planning Commission supported the plan and had no further comments to add. Watershed planning supportive of natural asset, riparian, and ecosystem-based approaches. Recommends including further Source Water Protection, water conservation / re-use, drought management, and xeriscaping policies and guidelines.

Public Hearing

Staff published the Notice of Public Hearing per legislated requirements, and there were no submissions and no speakers. Given the opportunities for input provided in the previous month, including the 61 survey results summarized in the attached 'What we Heard' report, staff recommend that the feedback received through the informal and formal processes is sufficient for Council to proceed with third reading. All legislated requirements regarding agency referral and public notice were adhered to.

Summary of Identified Changes for Third Reading

The Department undertook an extensive review of the draft OCP after introduction on May 9th and First Reading on May 30th, including preliminary legal consultation, review by all managers, public feedback, and external agency referrals. Some of the changes were technical in nature (i.e., changing a Development Permit Area boundary based on technical input), while the majority were housekeeping changes to make OCP policies and Development Permit Area policies and guidelines more consistent in tone and content, and less repetitious between sections. This is intended to make the OCP easier to understand and apply.

During staff review after First and Second Reading, staff identified a number of changes that were ‘in progress’ and not included in the May 30th draft or the draft for Public Hearing. These changes are now mostly complete, and staff are finalizing a few housekeeping and layout changes for final reading.

For the draft for Public Hearing, staff made minor adjustments and clarifications in Land Use and Density, as shown detailed in the attached OCP Draft and Revised Land Use map. For clarity, these are:

- Changed Agriculture / Rural Residential density to 2.0 units per hectare from 2.5 units per hectare, bringing in line with Agricultural Land Commission feedback.
- Added current institutional uses to Land Use Map.
- Added Mixed-Use Corridor Land Use designation along Donaldson Drive to bring in line with mixed land use and to correct mapping error.
- Made Land Use Map corrections adjacent 2nd St & 68th Ave, south of Priede Memorial Bridge, adjacent Dick Bartlett Park, and south of 68th Ave near 27th St.

Without any feedback from the Public Hearing, staff recommends “locking in” any further changes to Land Use or Density until a future amendment is brought forward. Any completed changes since Second Reading in Use or Density in the current draft are underlined below.

Section	Topic / Change	% Done
Table of Contents	Update page and section numbers in TOC	100%
Table of Contents	Add Appendices to Table of Contents	100%
Document production	Final layout adjustments for third reading	100%
General	Made policies and guidelines in clear language (active voice, removing “shall” phrasing and general de-cluttering); removed imperial units to make consistent with zoning bylaw	100%
1 Vision and guiding principles	Update land use map to reflect minor housekeeping changes and corrections identified to land use areas.	100%
All Development Permit Areas	Separated policies (for the City) from guidelines (for the developer) within each section; made language more consistent between sections; clarified application requirements and exemptions. Ensured Local Government Act DPA purpose is explicit in each section.	100%
All DPAs	Added additional clarifications on exemptions and applicability under DPA policies (steep slopes, floodplain, sensitive ecosystem, and form and character); added additional ‘guidelines’ for developers consistent with feedback, legal input and best practices.	100%
2 General Environmental DPA Policies	General DPA policies and guidelines streamlined to include all exemptions and Qualified Professional requirements in one place to reduce duplication in	100%

Section	Topic / Change	% Done
	individual Environmental DPAs; added guideline regarding assessing wildlife habitat values of danger trees / flammable vegetation per Ministry of Forests Habitat Biologist's recommendations.	
2 Floodplain DPA	Simplified section to only have one map, simplified and reduced duplication of policies, and added guidelines to support further risk reduction on the part of the developer. Updated the map to reflect simpler structure	100%
2 Steep Slopes DPA	Changed slope definition and setback to make more consistent with existing OCP (30% slope of 10 m or greater horizontal distance, 15 m setback to define DPA area); clarified exemptions, for instance to remove DP requirements around industrial fill piles, dikes etc.; updated map to reflect changes and clean up map processing errors; added guidelines to minimize slope disturbance and maintain or restore vegetation	100%
2 Sensitive Ecosystem/ Riparian DPA	Simplified from two maps to one map showing sensitive ecosystems and the DPA buffer; clarified exemptions and guidelines due to feedback.	100%
2 Groundwater Protection DPA	Flagged for future amendment after adoption	100%
3 Neighbourhoods	Density – lowered minimum density in residential neighbourhood areas to an amount consistent with small lot residential, <u>lowered Agricultural / Rural to 2 units per hectare</u> to be consistent with Agricultural Land Commission	100%
4 District DPA	Adjust district DPA boundaries, include heavy industry in industrial and airport DPA	100%
6 Community wide	Clarify Greenhouse Gas emission policies (agency feedback, public feedback)	100%
5 Connecting the City	Add regional sand and gravel resources map (linked to RDKB map for reference)	100%
General	Additional comments from existing feedback, agency review and public hearing based on internal review and identified in this table for the report for 3 rd reading	100%
Housing Analysis	Update reference / content from housing needs assessment and census analysis as appropriate	90%
General / document production	Update internal and external cross-links; refer to 11x17 map schedules directly as official maps instead of 8.5x11 maps (there for convenience); manage page flow and white space in document layout; replace any repeated photos.	100%
Sanitary service map	Update to correct sanitary sewer service area.	100%

Section	Topic / Change	% Done
Map numbering	Cross link document to ensure all maps are labeled and numbered correctly	100%
5 Connecting the City	Consider adding electrical utility map and policies (future amendment)	10%
Pathways and trails map	For future amendment: update to reflect internal edits to trail, path and sidewalk system, and include Sensitive Ecosystems as background.	40%
Glossary and definitions	Update definitions based on usage in document (future amendment)	40%
Glossary and definitions	Insert table of acronyms and table of common metric to imperial conversions in the document (as per Zoning Bylaw)(future amendment)	0%

Point of Decision

At this time, Council's point of decision is to consider information received and determine whether to proceed with third reading of the OCP bylaw. The scope of engagement was intended to be 'confirmatory' of the direction of the OCP, and the combination of open house, survey, stakeholder referrals and Public Hearing were designed to capture the broad cross section of community interests. At the time of third reading of the draft bylaw, Council is being asked to confirm by resolution that the scope of public engagement across the entire OCP was sufficient for fulfilling its objectives and satisfied all legislated requirements.

It is important to note that the OCP is a 'living document' that from time to time may be amended by request for OCP amendment to an individual property, or during Council-led updates that are meant to clarify and resolve any issues discovered during implementation.

Proposed adoption timeline

Activity	Date
Agency and internal referrals	April 29 th
Public Survey	May 9 th – 23 rd
Open House	May 18 th
Request for Decision for 1 st & 2 nd Reading	May 30 th
Formal ALC Referral	May 30 th
Notice of Public Hearing Advertisement	June 1 st and June 8 th
Deadline for written submissions Public Hearing	June 10 th , 12:00 p.m.
Public Hearing	June 13 th
Third Reading	June 27 th
Final Reading	July 11 th

- Schedule 'B' Map Package
- Draft Repeal Bylaw no. 1919-R to repeal the current OCP and all amendments
- Land Use Map revisions from Second Reading to Public Hearing

- Staff report for First and Second Reading
-

Benefits or Impacts

General

Provides an updated framework for long range planning in Grand Forks, promoting growth and development while safeguarding natural assets and making smart investment in infrastructure.

Finances

- As future City bylaws, policies and projects are required to be consistent with the OCP, careful consideration was given to potential financial impacts on the capital plan, staffing levels, or new contracted work that may be required in implementation
- Property owners within Development Permit Areas may have increased requirements to obtain professional reports from engineers, geoscientists, biologists, or others

Strategic Impact

- Revise and update the OCP, considering emerging issues
- Support initiatives to revitalize, beautify and improve Grand Forks
- Implement a strategy for supporting various forms of housing
- Increase support for active transportation

Risk Assessment

Compliance: Local Government Act

Risk Impact: Medium to high. As future City bylaws must be consistent with the OCP, care must be taken to ensure the scope of works and regulations considered in this OCP are within the means and capacity of the City to undertake.

Internal Control Process: Internal and external consultation; legal review; legislative procedures including required consultation and agency referrals were followed.

Next Steps

- Pending Council resolution for third reading, staff intend to bring the final reading to July 11th.

Attachments

- Draft Official Community Plan Bylaw no. 2089
 - o Schedule 'A' Official Community Plan
 - Appendix '1' Master Plan Requirements
 - Appendix '2' Land and Housing Analysis
 - o Schedule 'B' Map Package
- Draft Repeal Bylaw no. 1919-R to repeal the current OCP and all amendments

- Agency Referral Feedback
 - May 30, 2022 First & Second Reading RFD
 - 'What we heard' report from May 2022 engagement
 - 'What we heard' report from summer 2021 engagement
-

Recommendation

THAT Council gives third reading to the Grand Forks Official Community Plan Bylaw No. 2089, 2022, and

THAT Council gives first, second and third reading to the City of Grand Forks Official Community Plan Repeal Bylaw No. 1919-R; and

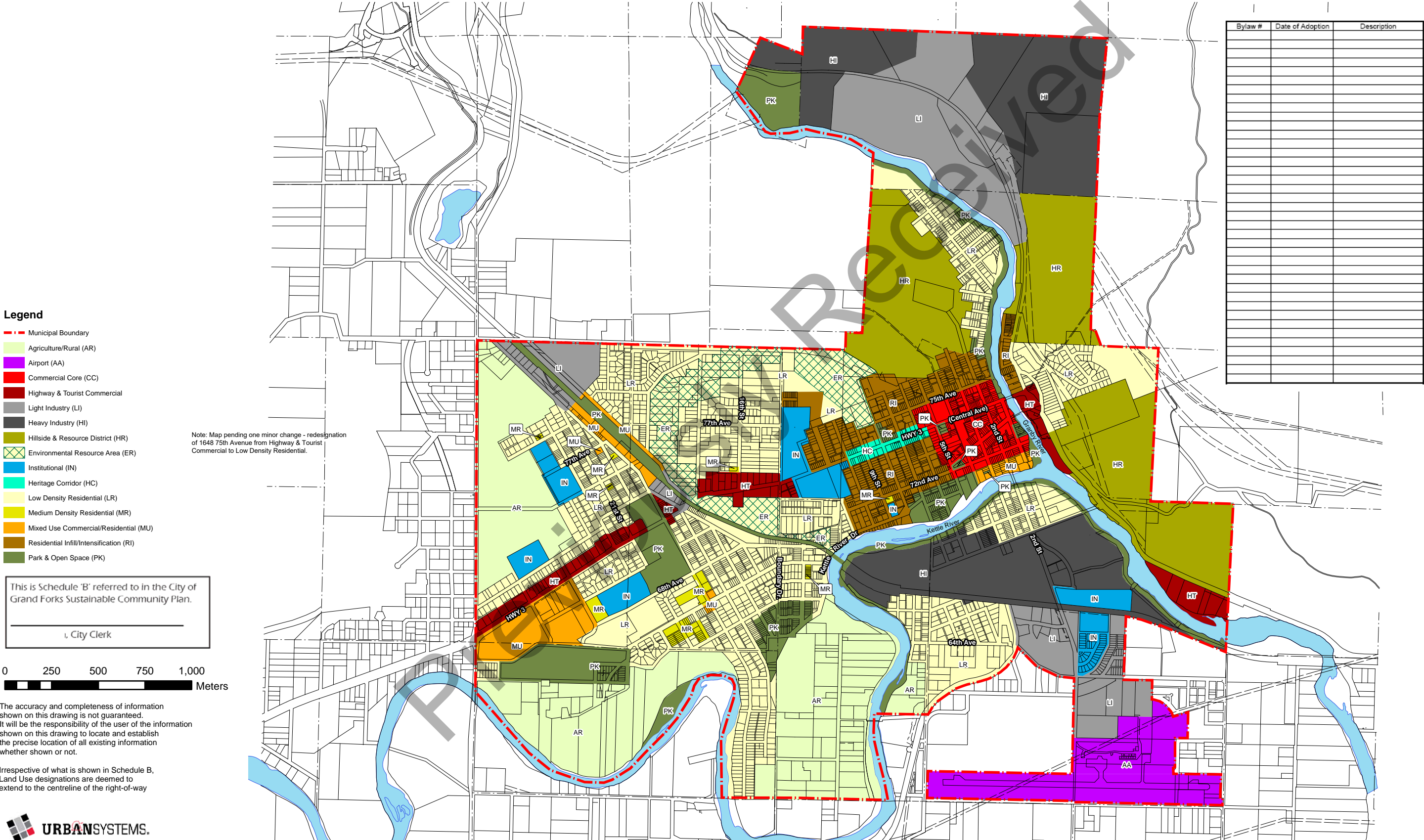
THAT Council determines that the legislated and desired level of public consultation and agency feedback was sufficient.

Options

1. Council could resolve to include further adjustments in the OCP prior to final reading, or to send the report back to staff for further information before giving third and final reading. Staff have not recommended this as the timeline and consideration for developing the OCP has been sufficient to develop a thorough update. Further adjustments can be brought to future amending bylaws following the standard legislative process.



OFFICIAL COMMUNITY PLAN



Schedule 'B' Land Use Map



June 7, 2022

Graham Watt
Manager of Strategic Initiatives and Flood Recovery
City of Grand Forks
Via E-mail: gwatt@grandforks.ca

Dear Graham Watt:

Re: City of Grand Forks Official Community Plan Update Bylaw No. 2089, 2022

Thank you for providing the opportunity for the Ministry of Agriculture and Food (Ministry) to comment on The City of Grand Forks (City) 2022 Official Community Plan (OCP) update. From an agricultural perspective, the Ministry offers the following comments:

Overall, Ministry staff appreciate the time and effort that City staff have devoted to this OCP update. Despite the limited amount of Agricultural Land Reserve (ALR) land within the City's boundary, Ministry staff are pleased to see that agriculture is supported within the ALR and that there is a clear intent to minimize negative impacts on agricultural operations.

Neighbourhood Land Use Policies

3.8 Agricultural/Rural Residential Neighbourhood

Currently, Map 1: Land Use Designations contains an AG – Agricultural/Rural designation as well as a RN – Residential Neighbourhood designation. Section 3.8 of the OCP, however, refers to an Agricultural/Rural Residential Neighbourhood while section 3.7 refers to a Residential Neighbourhood. For clarity to the reader, the City is encouraged to use consistent language throughout the OCP by referring to the AG designation as either "Agricultural/Rural" or "Agricultural/Rural Residential Neighbourhood".

Characteristics

"Development within this area may include single-detached residential and residential accessory dwellings..."

As you may know, in July 2021, the B.C. government approved amendments to the ALR Use Regulation that will permit second residences on ALR parcels based on certain conditions. The amendments came into effect on December 31, 2021.

The following two links contain a press release pertaining to this initiative as well as a guidance document about the new rules that will allow a second residence on ALR parcels.

[News release - Increasing housing flexibility in the ALR](#)

[Guidance Material about New Rules that will allow a Second Residence on certain ALR Parcels](#)

Policy 3.8.2 – Agricultural/Rural Residential

“Overall density should be less than 2.5 units per ha.”

As written, it is unclear what 2.5 units per ha entails. Given the above provided information on residences in the ALR, the City may wish to provide additional clarity regarding housing in the ALR by including the following wording shown in bold below:

*Overall density should be less than 2.5 units per ha **and less than 2 units per ha on properties in the ALR.***

District Development Permit Areas

Landscaping & Screening Policy 4.8.24

“Development of lots adjacent to the ALR shall provide an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide or designed and installed satisfactory to the ALC and the City. The ALC A.3 Airborne Particle and Visual Screen Buffer include deciduous or coniferous trees, shrubs, and fencing.”

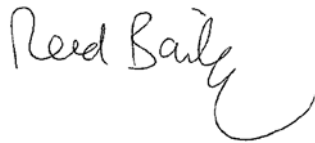
Ministry staff note that the above referenced A.3 Airborne Particle and Visual Screen Buffer is contained within the Agricultural Land Commission’s March 1993 Landscaped Buffer Specifications. While portions of this document are still relevant, much of the content has been updated and replaced by The Ministry’s [Guide to Edge Planning](#). As such, the City may wish to be less specific and use the following alternative language:

*Development of lots adjacent to the ALR shall provide ~~an ALC A.3 Airborne Particle and Visual Screen Buffer that is a minimum of 15m wide~~ **vegetated buffer in accordance with the Ministry of Agriculture and Foods’ Guide to Edge Planning and/or the ALCs Landscape Buffer Specifications, or a buffer that is** designed and installed satisfactory to the ALC **and/or Ministry of Agriculture and Food** and the City. ~~The ALC A.3 Airborne Particle and Visual Screen Buffer include deciduous or coniferous trees, shrubs, and fencing.~~*

Please contact Ministry staff if you have any questions regarding the above comments.

Thank you for the opportunity to provide comments from an agricultural perspective with respect to this file.

Sincerely,



Reed Bailey
Land Use Planner
778-698-3455
reed.bailey@gov.bc.ca



Philip Gyug
Regional Agrologist
250-378-0573
Philip.Gyug@gov.bc.ca

Cc: Agricultural Land Commission – ALC.Referrals@gov.bc.ca

Previously Received

From: [FCBC Cranbrook FLNR:EX](#)
To: [Graham Watt](#)
Subject: FW: City of Grand Forks Official Community Plan Update - External Agency Referral
Date: June 1, 2022 12:59:59
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image001.png](#)

CAUTION: External Email - Check before you click!

Good Afternoon Graham,

Please review response below from Tia Scott-Joe in Nelson BC.

Cheers,



Kristin Gendron (she/her),
Client Service Representative
FrontCounter BC | Ministry of Forests
1902 Theatre Road | Cranbrook, BC V1C 7G1
Phone: 250-426-1766
[FrontCounter BC Website](#) | Toll-Free Contact Centre: 1-877-855-3222

From: ENV Nelson Referrals ENV:EX <ENVNelsonReferrals@gov.bc.ca>
Sent: May 20, 2022 5:13 PM
To: FCBC Cranbrook FLNR:EX <FCBC.CBK@gov.bc.ca>
Subject: RE: City of Grand Forks Official Community Plan Update - External Agency Referral

Good afternoon,

After reviewing your referral our biologist, Lindsey Dewart, has the following comments:

The environmental goals and policies outlined in the plan are reasonable. I understand why there are exemptions and variances in place for development permits, but I would suggest there be a requirement added for a QEP to assess danger trees and flammable vegetation prior to removal.

The plan states that healthy, mature trees and vegetation shall be retained where possible, but dead standing trees should also be retained where possible. Cavity nesting species require dead standing trees for nesting and there is a need to retain these cavity trees for blue-listed species if they are not an immediate danger to the property owner. Any dead standing tree may be classified as a potential danger tree or flammable vegetation, even if it presents relatively low risk and high wildlife value. I recommend a QEP should assess the risk of retaining the tree prior to removal.

Additionally, the BISS should be consulted before invasive species removal to ensure the appropriate

method is being used for a particular species. Further, the BISS should also be consulted prior to invasive species remediation to ensure that invasive or non-native seed is not used to achieve the objectives.

If you have questions please direct them to Lindsey Dewart at Lindsey.Dewart@gov.bc.ca.

Thank you.

Tia Scott-Joe
Administrative Assistant
Ministry of Forests
Resource Management – Kootenay Boundary Region
#401-333 Victoria Street, Nelson, BC V1L 4K3
Phone: (778)671-9193
Email: (Tia.D.ScottJoe@gov.bc.ca)



From: FCBC Cranbrook FLNR:EX <FCBC.CBK@gov.bc.ca>

Sent: May 3, 2022 2:53 PM

Subject: FW: City of Grand Forks Official Community [Plan Update](#) - External Agency Referral

Over to you for review.

Thanks

From: FrontCounter BC FLNR:EX <FrontCounterBC@gov.bc.ca>

May 24, 2022

Graham Watt
Manager of Strategic Initiatives / Flood Recovery
City of Grand Forks / Boundary Flood Recovery

Sent via email: gwatt@grandforks.ca

Re: Draft Grand Forks Official Community Plan

We are pleased to have the opportunity to comment on the draft Official Community Plan (OCP) for the City of Grand Forks.

Our health is determined by a variety of factors including the built, social, economic and natural environments in which we live. When updating Official Community Plans, communities have the opportunity to improve the future health status of residents by promoting healthy built environment principles through their long-range plans.

Supporting a healthy built environment is an evidence-based approach to plan and build our built environments in a way that has a positive impact on our physical, mental and social health. In a healthy community, people can easily connect with each other and with a variety of day-to-day services. Residents can easily walk and/or cycle to daily amenities, such as schools, workplaces, recreational facilities and grocery stores, and roads and pathways are perceived to be safe, accessible, aesthetically appealing and well connected. Natural elements are also protected and incorporated into the built environment and there is a consideration for climate adaptation and resiliency.

The [Healthy Built Environment \(HBE\) Linkages Toolkit](#) is a resource that links planning principles to health outcomes focusing on five core features: Neighborhood Design, Transportation Networks, Natural Environments, Food Systems and Housing. Including these principles in community planning has been shown to increase physical and social activity of residents, which decreases stress, body mass index and unintentional injury and increases social cohesion and mental health.

City of Grand Forks OCP and HBE Linkages

We are pleased to see that this OCP incorporates many of the healthy built environment principles as described in the Toolkit. The community vision and principles show a strong commitment to healthy community development in Grand Forks and consideration of the inclusion and diversity of all community members.

We would specifically like to recognize the plan areas and policies that support the following:

- **Complete, compact and connected community design** – By focusing development and infill in and around the downtown/market district, community hubs and neighbourhood nodes, which are connected by safe active transportation routes, the City can positively influence social well-being and physical health.

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

- **Support for diversity of housing type and tenure** – As mentioned in the Plan, housing that is affordable and attainable for all City residents supports a diverse and inclusive community that improves the quality of life for everyone. We are pleased to see the specific policies related to incentivizing the provision of affordable housing, collaborating with senior levels of government and non-profits for supportive housing projects and supporting an advisory committee to assess and make recommendations regarding housing needs.
- **Protection and integration of the natural environment** – As we continue to experience the impacts of climate change and extreme weather events, we are pleased to see natural asset management and learnings from the 2018 flood events integrated into the Plan. The inclusion of climate resiliency planning policies throughout the Plan and the subsequent implementation of the Plan will positively contribute to the health of the community as evidenced by the [links between climate change and health](#).

To strengthen the Plan further from a population health perspective, we suggest the following considerations:

- In Section 6.8 -Agriculture and Food Security, there could be policies that consider the regional work that has already occurred on the topic such as the [Boundary and Area Food and Agriculture Plan](#). Within this plan, there are specific recommendations for Grand Forks such as determining a location for a permanent fair ground for food distribution and agri-tourism and supporting existing community-accessible food storage areas.
- As part of implementation activities listed in Section 7.0, we suggest considering key indicators to be used to report on progress of the implementation of the OCP and alignment with Council's strategic priorities. As an example, we worked with City of Kamloops to develop key indicators related to their OCP goals and policies which could be adapted for use in Grand Forks – [see page 10 for list on indicators](#).

A key role of our team is to support the development of healthy public policies in communities. We noted that there might be opportunities for collaboration between our team and the City of Grand Forks on future planning projects mentioned in this Plan. This may include further development of an implementation and reporting plan, development of a Grand Forks Climate Action Plan or participation as part of an Affordable Housing Advisory Committee. As future development occurs as laid out in the OCP, there may also be opportunities to work together to update existing bylaws such the [Smoke Free Bylaw](#) to consider new areas of density and development patterns.

If you have any questions, comments or require more resources, please feel free to contact me directly or use our group email address HBE@interiorhealth.ca

Sincerely,



Kady Hunter, MPH
Community Health Facilitator
Healthy Communities, Healthy Families

We recognize and acknowledge that we are collectively gathered on the traditional, ancestral, and unceded territories of the seven Interior Region First Nations, where we live, learn, collaborate, and work together. This region is also home to 15 Chartered Métis Communities. It is with humility that we continue to strengthen our relationships with First Nation, Métis, and Inuit peoples across the Interior.

Request for Decision



To: Committee of the Whole
From: **Planning and Development**
Date: May 30, 2022
Subject: First and Second Reading of the Grand Forks Official Community Plan Bylaw 2089, 2022
Recommendation: **THAT Council gives first and second reading to the Grand Forks Official Community Plan Bylaw No. 2089, 2022; and further, THAT Council direct staff to hold the public hearing on June 13th, 2022, and undertake all required advertising and agency referrals.**

Purpose

For Council to review key findings from public consultation on the draft Official Community Plan from May 9th to May 23rd and to consider giving first and second reading.

Background - Scope of OCP Update

The City of Grand Forks Strategic Plan 2019 indicated that revising and updating the OCP based on emerging issues was a strategic priority. In August of 2020, Council participated in a workshop which explored this strategic priority and considered various themes for investigation in the OCP update process.

The original scope was seen to be a major amendment focused on core themes identified by Council, requirements of the Local Government Act, and community priorities. In late 2020, Council directed staff to undertake four key topic areas (Market District, Housing, Form and Character and a number of housekeeping items for a major update of the OCP:

R242/20/10/05 THAT Council accepts the proposed scope and process of updates to be made to the Official Community Plan (Bylaw No. 1919, 2011); AND THAT Council directs staff to proceed with the proposed scope and process of updates.

Below is the proposed scope from the resolution above:

1. Legislated and Related Requirements
 - a. Housing needs
 - b. Infrastructure (including active transportation)
 - c. Natural hazards / environmentally sensitive to development
 - d. Other requirements (greenhouse gas objectives and strategy)
2. Council Priorities (areas of particular emphasis within OCP)
 - a. Market district concept

- b. Housing, including social and supportive housing
 - Supplemental marketing materials for attainable infill options in the OCP
 - c. Setting form and character definitions and expectations
 - d. Active transportation policies and objectives
3. General Housekeeping
- a. Improve clarity, brevity, utility and specificity of intent, objective and policy statements
 - b. Simplify and streamline OCP document structure
 - c. Update and align density regulations in the OCP with Zoning Bylaw
 - d. Provide direction for alignment of OCP elements in Zoning Bylaw and other planning documents
 - e. Develop implementation plan for existing amendments and current updates

Scope refinement and initial feedback

In February of 2021, Staff identified that other planning projects aligned with the OCP update and provided an update memo on the OCP that aligned several projects (OCP update; Wayfinding Strategic Plan; Development Cost Charges Bylaw update; and OCP, Zoning and Park Dedication bylaw amendments related to land use changes under the Flood Mitigation Program.) The memo identified the items in the proposed OCP scope that were either directed by the above resolution, or were legislated requirements, grant requirements, Strategic Plan directives, or other council resolutions. As a result, the scope of the OCP update moved more towards a major re-write with a new structure.

The OCP project team (MVH Urban Planning and Design) and staff undertook an engagement and planning program, as identified in the attached 'What-we-heard' report. Early project feedback identified from initial engagement complemented and reinforced the Council priorities:

- 1) More housing options, including innovative housing ideas for everyone (all ages, household types & incomes)
- 2) Preservation of heritage, neighbourhood character, and trees
- 3) Community cohesion and togetherness
- 4) Trail systems, improving trail connections, and making moving through the community easier
- 5) Creating a downtown vibe as a community hub which is pedestrian friendly, offers a variety of services and stores, and supports local businesses.

The geographic character of the community itself became an organizing principle for the new OCP: the relationship and connections between the Market District, Greater Downtown, Community Hubs and 'Neighbourhood Nodes' – focusing new investment and density where infrastructure, transportation corridors, and existing density make for natural connections and 'place-making'.

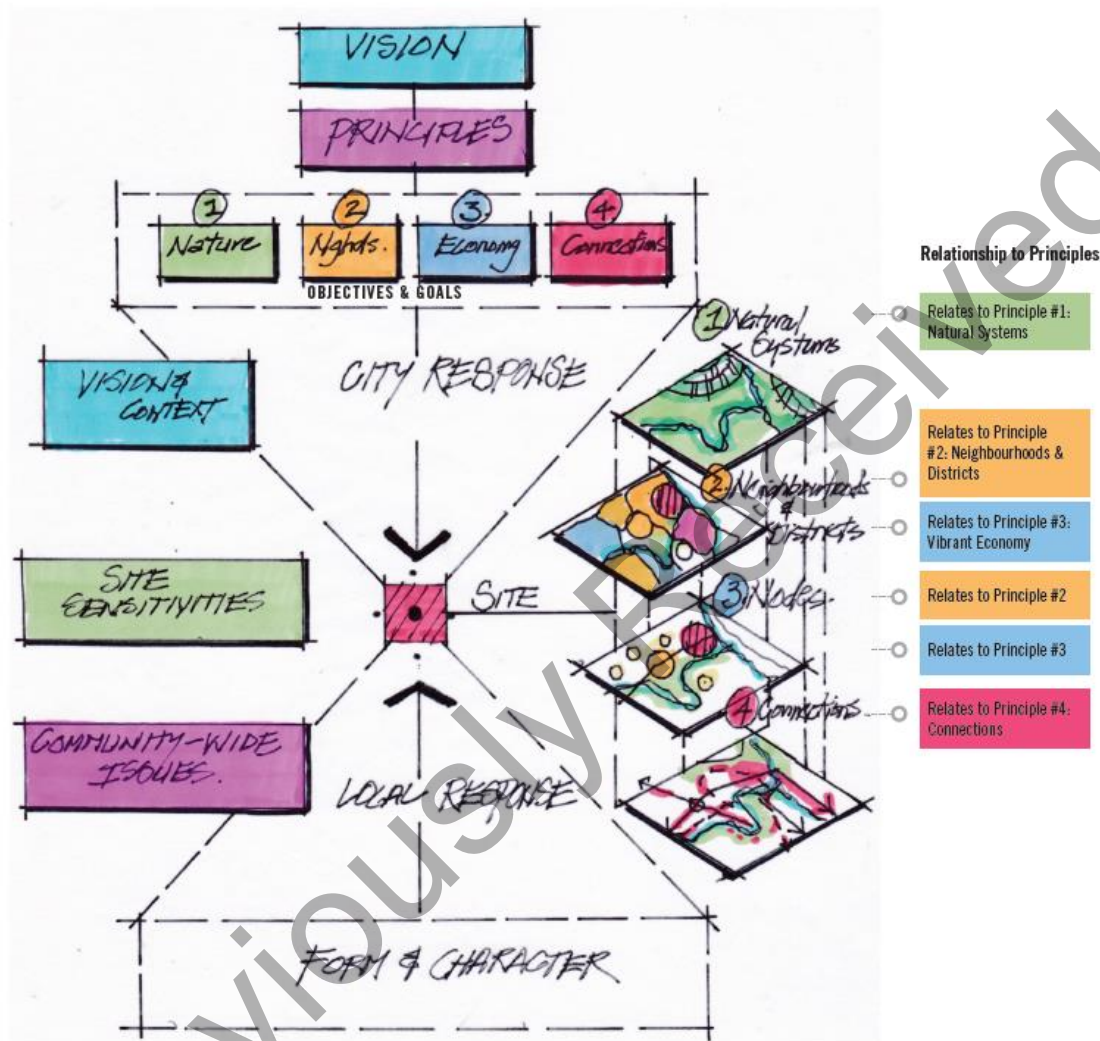


Figure 1: OCP Structure

Two other key themes that form organizing principles for the OCP were noted: the experience of the 2018 flood and the City's evolving understanding of its natural assets, hazards, and sensitive ecosystems; and the importance of focusing growth and development to make best use of and enhance the sustainability of our infrastructure and community connections.

Environmental policies: natural assets and natural hazards

The new understanding of flood hazard in the community due to the 2018 flood and completion of flood hazard studies, new floodplain mapping, and the flood mitigation program studies has indicated the need to conserve natural assets and manage exposure to hazards in the community.

The draft OCP is structured to highlight the role of green infrastructure, specifically the connectivity between the community and the function of ecosystems including wetlands, forests, grasslands, floodplains, parks, soil, and interactions with the aquifer.

This focus now forms a core basis for long range planning in the OCP. New policies and updated Development Permit Areas work to enhance natural assets and protect sensitive ecosystems from negative impacts of development, while protecting the community and public and private assets from natural hazards such as flooding, erosion, and fire.

In some cases this means there will be more constraints to land development that would need to be addressed by qualified professionals before parcels (in floodplains, near wetlands, and on steep slopes, for instance) may be developed.

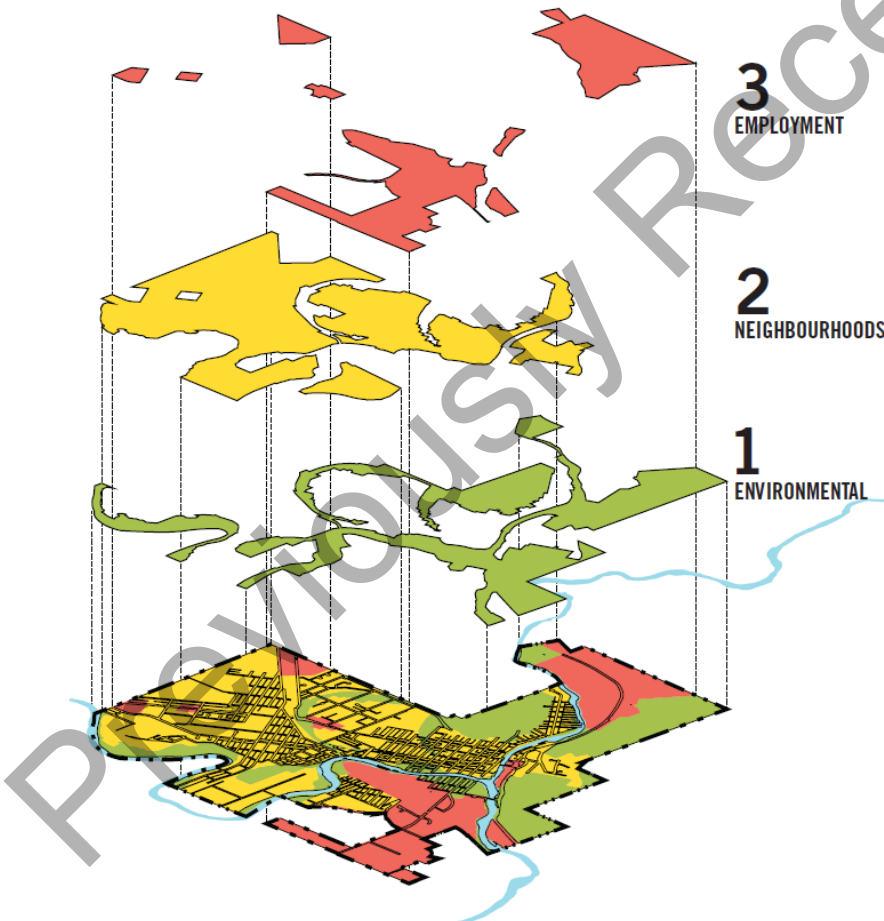


Figure 2: Grand Forks Land Use Strategy

Community development infrastructure policies

This major theme recognizes and enhances the structure and function of the community within this landscape, notably the role of downtown, core neighbourhoods, community hubs and neighbourhood nodes.

This creates the following structural and policy elements for the draft OCP:

- Recognition of specific policy areas for downtown / market district, community hubs, neighbourhood nodes, and the highway corridor
- Focusing development and infill in and around these hubs and nodes
- Supporting and enabling infill and redevelopment at a moderate density throughout neighbourhoods
- Major new focus on active transportation and walkability, and connecting neighbourhoods to community, recreation, and natural areas
- Framework for ongoing improvements in asset management, greenhouse gas emission reduction, “connecting the community” and enabling long-term financial sustainability for provision of infrastructure and utilities

The OCP team also completely updated the maps and graphics in the OCP, bringing them into alignment with the City’s brand and reflecting community priorities identified through the engagement program.

Engagement Program

Legislative Requirements for Consultation and Engagement

The Local Government Act (s. 475) requires that a community undertaking an OCP “provide(s) one or more opportunities it considers appropriate for consultation with persons, organizations, and authorities it considers will be affected”

Broadly, affected members of the public include residents of the City and surrounding rural area, in addition to regional government services, School District 51, local irrigation and improvement districts, provincial agencies, and regional First Nations. There are also numerous non-profits in the region that represent specific interests in the community. The current engagement program has reached out broadly to the community and specifically to agencies, government organizations, non-profits, and First Nations.

In addition, Council’s responsibilities during an OCP adoption are several:

- An affirmative vote of the majority (4) of all Council members at every reading
- Consideration of the impact and interaction of the City’s Financial Plan and any waste management plan
- Referral to the Agricultural Land Commission after first reading and before public hearing
- Document these steps by resolution so it is recorded in meeting minutes; or as recitals in the OCP bylaw

Previous Engagement

During development of the draft OCP, the planning team undertook outreach with several specific engagement opportunities, including:

- Broad community outreach through the Community Circles kits (more than 600 distributed), as advertised in the Gazette, on Facebook, and the City website, as well as at in-person events

- Workshops on wayfinding to support downtown development and trail connections
- Booth at Grand Forks Farmer's Market
- Public open house at City Park
- Market Avenue Roundtable
- 'Thought Exchange Forum' with business community held through Community Futures Boundary

While not specifically directed at the OCP, the North Ruckle Floodplain Restoration Charrette also engaged community members and stakeholders, who provided input about floodplain land use and restoration priorities. The results of that process will be provided in a separate report.

Consultation and Engagement Activities

The planning team conducted the following engagement in support of completion of the OCP:

- Feedback survey (advertised broadly and sent specifically to participants from 2021 engagement sessions)
- Hybrid online and in-person open house, with presentations from the planning team, Q&A, and feedback opportunities
- Internal and agency referrals to gather staff and government organization feedback
- Scheduling of formal public hearing process for June 13th

Key Findings of Engagement

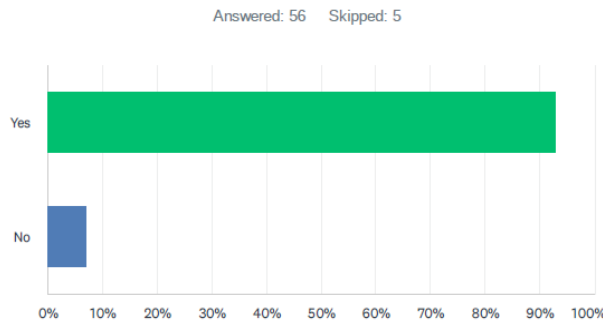
A summary of results from the open house and survey are presented in the attached 'What we heard report' for May 2022. Feedback was received verbally from 12 online and in-person open house participants, and completed surveys were received from 61 respondents. Key findings are shared here.

Synopsis: No major challenges were presented to the overall vision, theme, or balance of land use policies or Development Permit Area guidelines. There was a high level of support for the policies shown in the results of the survey questions, and the range of comments provide a snapshot of the diversity of opinions and ideas from those in the community being engaged by the City's planning work.

Overall, the vision received an average rating of 76%, with 88% of respondents in favour of the vision. The four guiding principles also had a high average rating (78%), with 98% of respondents in favour.

Respondents generally supported the approach to neighbourhoods and nodes, approach to addressing housing challenges, and directing most commercial uses to the

Q7 Do you understand the neighbourhoods and nodes approach?



93% of respondents understand the neighbourhoods and nodes approach

downtown core.

There was broad general support for the form and character of development throughout the neighbourhoods, though some respondents expressed that infill housing needn't just be the status quo to achieve higher density:

- *there may be lots that would allow for a more creative development with not following the "status quo" of the neighbourhood. by allowing this type of creative development better infill and higher density may be able to be provided"*

There was overall support for having development and activities concentrated downtown, but several participants also expressed that the open West End neighbourhoods along the highway would be able to support larger forms of development. This tension will need to be addressed with sound planning practices.

Respondents mostly fell into the 'just right' category of level of strictness of policies and guidelines regarding Floodplain, Steep Slopes, and Riparian Area and Sensitive Ecosystem DPAs. Respondents were mostly neutral regarding tree protection, supporting the City's measures to conserve trees but not overall supporting greater levels of tree protection on private land. In spite of the general sentiment, some respondents voiced strong concern over cutting danger trees, while some focused on FireSmart guidelines providing the greatest support for retaining trees, for example:

- *"Don't allow replacement of beautiful old trees with spindly little ones or shrubs. Require the builders to retain as many old and large trees as possible"*
- *"FireSmart planning is as important as retaining and maintaining trees"*

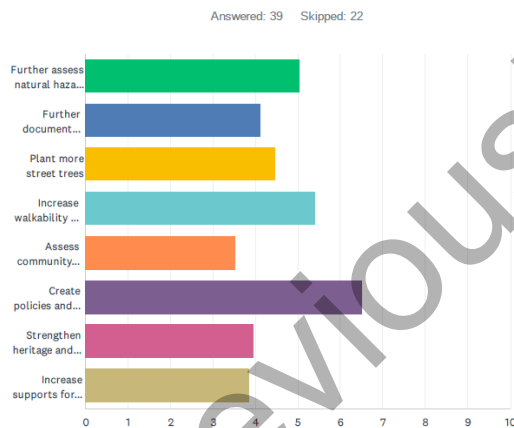
Respondents were also mostly neutral on greenhouse gas emissions, though individual responses showed a range of understanding of the issues:

- “Encourage walking, cycling and replacing old buildings with more efficient designs”
- “Any changes we make here to try and go to net-zero will only cost taxpayers more money and won’t actually do anything to help with climate change”

Respondents showed a high level of support (81% average) for bringing in stricter regulations to land use and development in vulnerable groundwater areas, which has been identified as a consideration for a future OCP amendment once background research and expert input is completed.

Given the large number of potential priorities for further work in the OCP, the survey asked respondents to rank the major strategic directions in the OCP. There was very even support for the different priorities, but attainable and affordable housing, walkability and bikeability, and assessing natural hazards and reducing risk (including wildfire) were considered the top three priorities:

Q27 There are many policies identified in the OCP which require resources and time to complete, whether they are capital projects needing further funding or they are policies or bylaw needing extensive engagement and review. Of the topic areas identified in this OCP, which do you consider to be the highest priority to address in the next five years? (Please rank your choices with #1 being your highest priority)



Respondents indicated the following in order of priority:

- 1) Create policies and regulations that support and enable the construction of attainable and affordable housing
- 2) Increase walkability and bikeability and calm traffic
- 3) Further assess natural hazards and reduce risks
- 4) Plant more street trees
- 5) Further document sensitive ecosystems and natural areas and increase protection
- 6) Strengthen heritage and aesthetic values of downtown and the highway three corridor
- 7) Increase supports for arts and culture
- 8) Assess community greenhouse gas emissions and increase efforts to reduce emissions

- A single comment was received that we need more time for engagement.

Point of decision

At this time, Council’s point of decision is to consider providing first and second reading of the draft bylaw, in recognition that, in addition to the changes noted in the OCP Changes Summary attachment, further changes may be required based on third-party agency referrals, legal review, and/or public feedback at the Public Hearing. It is standard practice to see a number of changes between first and third reading of an OCP, and this resolution will allow moving forward to Public Hearing to conclude the formal feedback process.

The present scope of engagement was intended to be 'confirmatory' of the direction of the OCP, and the combination of open house, survey, stakeholder referrals and Public Hearing were designed to capture the broad cross section of community interests. At the time of third reading of the draft bylaw, Council will be asked to confirm by resolution that the scope of public engagement across the entire OCP was sufficient for fulfilling its objectives.

Proposed adoption timeline

Activity	Date
Agency and internal referrals	April 29 th
Public Survey	May 9 th – 23 rd
Open House	May 18 th
Request for Decision for 1 st & 2 nd Reading	May 30 th
Formal ALC Referral	May 30 th
Notice of Public Hearing Advertisement	June 1 st and June 8 th
Deadline for written submissions Public Hearing	June 10 th , 12:00 p.m.
Public Hearing	June 13 th
Third Reading	June 13 th or June 27 th
Final Reading	June 27 th

Benefits or Impacts

General

Provides an updated framework for long range planning in Grand Forks, promoting growth and development while safeguarding natural assets and making smart investment in infrastructure.

Finances

- As future City bylaws, policies and projects are required to be consistent with the OCP, careful consideration should be given to potential financial impacts on the capital plan, staffing levels, or new contracted work that may be required in implementation
- Property owners within Development Permit Areas may have increased requirements to obtain professional reports from engineers, geoscientists, biologists, or others

Strategic Impact

- Revise and update the OCP, considering emerging issues
- Support initiatives to revitalize, beautify and improve Grand Forks
- Implement a strategy for supporting various forms of housing
- Increase support for active transportation

Risk Assessment

Compliance: Local Government Act

Risk Impact: Medium to high. As future City bylaws must be consistent with the OCP, care must be taken to ensure the scope of works and regulations considered in this OCP are within the means and capacity of the City to undertake.

Internal Control Process: Internal and external consultation; legal review; Staff will follow the legislative procedures including required consultation.

Next Steps

- Submit Referral to ALC
- Public Hearing
- Third reading and final reading

Attachments

- Draft Official Community Plan Bylaw no. 2089
 - o Schedule 'A' Official Community Plan
 - o Schedule 'B' Map Package
 - o Appendix '1' Master Plan Requirements
 - o Appendix '2' Housing Analysis
 - Draft Repeal Bylaw no. 1919-R to repeal the current OCP and all amendments
 - 'What we heard' report from summer 2021 engagement
 - 'What we heard' report from May 2022 engagement (late attachment to collect all feedback)
 - Table of Changes between May 9th Draft and 1st/2nd Reading Draft and proposed changes
-

Recommendation

THAT Council gives first and second reading to the Grand Forks Official Community Plan Bylaw No. 2089, 2022; and further, THAT Council direct staff to hold the public hearing on June 13th, 2022, and undertake all required advertising and agency referrals.

Options

1. Council could extend the community feedback period on the draft plan and schedule public hearing June 27th instead of June 13th. While this would provide further opportunities for public engagement and agency feedback, final adoption could extend well into summer with risks to process due to vacation schedules or other matters. It is not recommended to extend adoption into late summer due to the approach of local government elections.

What We Heard Report

Official Community Plan Update - May 2022



OVERVIEW

The City of Grand Forks has completed its final engagement phase of the Official Community Plan (OCP) Update with a focus on public review and input on the draft OCP. Our main theme for the community was: *do these policies reflect your values, and do they work to create the community that you want to live in?*

Feedback was primarily collected through a public survey from May 9 – 23, 2022, available online and in paper copy. During this time, a hybrid format Open House was hosted on May 18 at Selkirk College with an online webinar component. There was a total of 9 people in-person and 3 online. 61 survey responses were received from the community – a summary of responses is included within this report.

Synopsis: No major challenges were presented to the overall vision, theme, or balance of land use policies or Development Permit Area guidelines. There was a high level of support for the policies shown in the results of the survey questions, and the range of comments provide a snapshot of the diversity of opinions and ideas from those in the community being engaged by the City's planning work.

PROJECT TIMELINE

Project Timeline	
Project Start	April 2021
Community Engagement <i>In-Person Engagement</i>	June – October 2021 <i>June & September</i>
Wayfinding Strategy Meeting	<i>June 14 2021</i> <i>4 – 5:30 pm</i>
Farmer's Market	<i>June 15 2021</i> <i>8:00 am – 1:00 pm</i>
Public Open House @ City Park Market Ave. Roundtable	<i>June 16 2021</i> <i>5:00 – 7:00 pm</i>
What We Heard Report <i>Summary of information collected during June engagement, Community Circles Survey responses, and Thought Exchange online platform</i>	<i>Early August 2021</i>
Draft Plan & Consultation	May 2022
May Hybrid Engagement Community Survey	<i>May 9 – 23</i>

	<i>Public Open House What We Heard Report</i>	<i>May 18 End of May</i>
Plan Approval Process		June – July 2022
	<i>First Reading by Council</i>	<i>End of May 2022</i>
	<i>Public Hearing</i>	<i>June 2022</i>
	<i>Final Readings & Adoption by Council</i>	<i>July 2022</i>



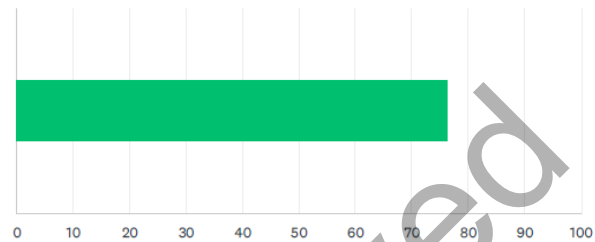
SURVEY HIGHLIGHTS

Vision

Grand Forks is a thriving, future-looking city with unique neighbourhoods and a distinctive downtown. As a community, we strive to be inclusive and diverse, provide necessary housing and jobs, support the development of trails and well-connected green infrastructure, and protect our environmental assets and the Grand Forks community through sound climate change planning.

Q3 Do you support this vision for Grand Forks?

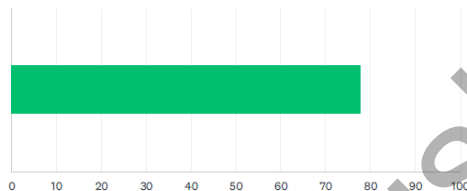
Answered: 61 Skipped: 0



Average response of 76% with 88% of respondents in favour of the vision.

Q5 Do you support these four key guiding principles as the foundation for the OCP?

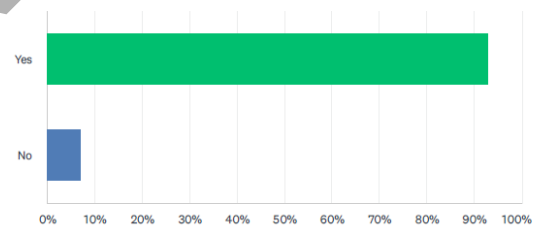
Answered: 60 Skipped: 1



78% of respondents support the draft Guiding Principles for Grand Forks

Q7 Do you understand the neighbourhoods and nodes approach?

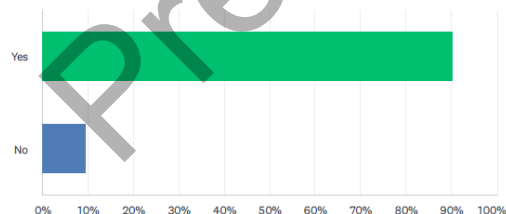
Answered: 56 Skipped: 5



93% of respondents understand the neighbourhoods and nodes approach

Q10 Do you support the draft OCP's approach to addressing the City's housing challenges?

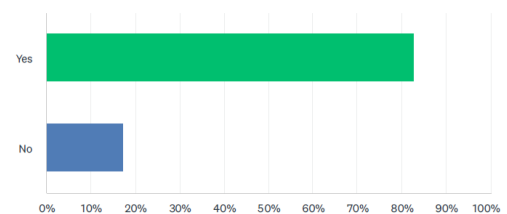
Answered: 52 Skipped: 9



90% of respondents support the draft OCP's approach to addressing housing challenges

Q12 Do you support, where appropriate, directing most commercial and related development downtown rather than on highway commercial areas?

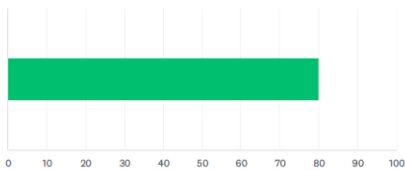
Answered: 52 Skipped: 9



83% of respondents support directing most commercial to the downtown core

Q13 The “Downtown Core” is identified to be the focus for the City’s commercial and community activities, with access from all transportation modes. This will encourage the Market District to be a City-wide gathering place. Do you support this approach?

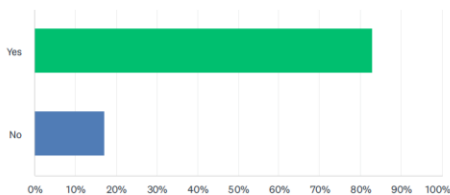
Answered: 51 Skipped: 10



80% of respondents support the draft OCP’s approach to encouraging the Market District to be a City-wide gathering place

Q18 Are these tree retention and expansion measures enough? What other measures could be considered to support the City’s urban trees?

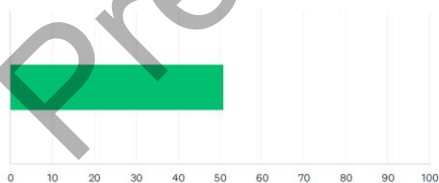
Answered: 41 Skipped: 20



83% of respondents agree that the tree retention and expansion measures are enough, and 79% agree that the measures are enough to promote urban trees outside of public land (Q19)

Q22 The Riparian Area and Sensitive Ecosystem DPA (see draft OCP Section 2.7) is intended to protect natural systems and ecosystem health, retain natural stormwater capacity and water quality, and promote human health and safety. It requires more information from a qualified environmental professional to ensure limited impact on these lands before development can proceed. The DPA was determined using environmental best practices. How appropriate are these regulations:

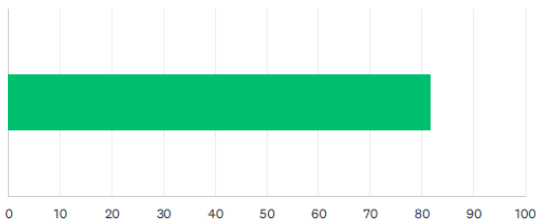
Answered: 40 Skipped: 21



Most respondents fell into the “just right” category on a scale of “not strict enough” to “too strict” for the Riparian Area & Sensitive Ecosystem DPA

Q15 How much do you support these policies

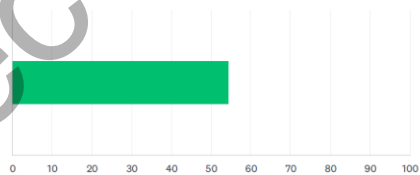
Answered: 48 Skipped: 13



82% of respondents strongly support active transportation policies and development guidelines.

Q21 Floodplain and Steep Slopes DPAs (see draft OCP Sections 2.5 and 2.6) are intended to protect life and property by requiring more information from a qualified professional (engineer) to ensure safety before development of these lands can proceed. They are determined using environmental best practices. How appropriate are these regulations:

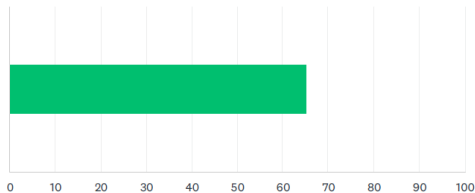
Answered: 40 Skipped: 21



Most respondents fell into the “just right” category on a scale of “not strict enough” to “too strict” for the Floodplain & Steep Slopes DPA

Q24 Due to the increasing climate crisis and strong levels of commitment by senior governments, the OCP sets a target of net zero emissions in City and community-wide emissions by 2050. Do you support the policies outlined in the draft OCP which correspond to a reduction in greenhouse gases?

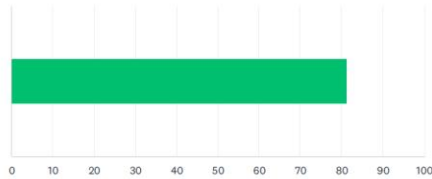
Answered: 37 Skipped: 24



Most respondents fell into the “neutral” category on a scale of “strongly oppose” to “too strongly support” for the GHG related policies

Q26 Grand Forks gets all of its drinking water from a few groundwater wells that are within the Grand Forks Aquifer (see draft OCP page 102 / Map 16). These wells are only separated from the surface by sand and gravel. The Grand Forks Aquifer is vulnerable to pollution from surface land uses and activities. How much do you support bringing stricter regulations to land use and development in vulnerable groundwater areas (e.g. water well capture areas)? For example, this might mean further regulating land uses such as gas stations or industrial uses in these areas

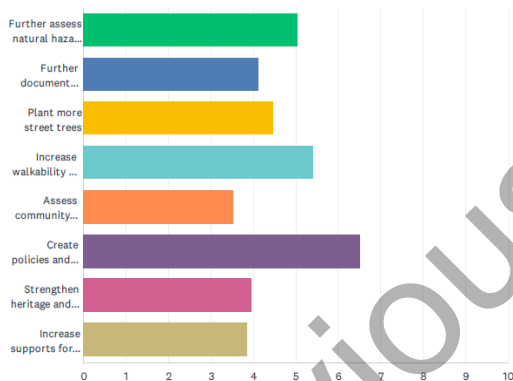
Answered: 41 Skipped: 20



81% of respondents support bringing stricter regulations to land use and development in vulnerable groundwater areas

Q27 There are many policies identified in the OCP which require resources and time to complete, whether they are capital projects needing further funding or they are policies or bylaw needing extensive engagement and review. Of the topic areas identified in this OCP, which do you consider to be the highest priority to address in the next five years? (Please rank your choices with #1 being your highest priority)

Answered: 39 Skipped: 22



Respondents indicated the following in order of priority:

- 1) Create policies and regulations that support and enable the construction of attainable and affordable housing
- 2) Increase walkability and bikeability and calm traffic
- 3) Further assess natural hazards and reduce risks
- 4) Plant more street trees
- 5) Further document sensitive ecosystems and natural areas and increase protection
- 6) Strengthen heritage and aesthetic values of downtown and the highway three corridor
- 7) Increase supports for arts and culture
- 8) Assess community greenhouse gas emissions and increase efforts to reduce emissions

COMMUNITY FEEDBACK

COMMERCIAL DEVELOPMENT

Most citizens are supportive of the downtown core being a commercial hub, but would prefer to see larger commercial developments (i.e. larger box stores) concentrated away from the Market District (e.g. concentrate these developments near Extra Foods). When asked for additional comments regarding the future of commercial development, respondents indicated:

- *"There isn't enough room Downtown for most possible commercial development. This compounds a problem that currently exists where rentals of commercial buildings downtown are much higher than in the west end (for example)"*
- *"Downtown cannot support much more than it does, except attracting business to existing infrastructure, especially in light of the flood. Keep downtown quaint and build new developments on highway"*
- *"I think a lot more could exist along the highway on the west side of town. If we ever get any large box stores they should be approved for there and not for the downtown area"*
- *"A concentrated area that encourages community members to congregate and mingle is more welcoming. It also makes it accessible by walking"*

ENVIRONMENTAL POLICIES

Citizens have indicated that the Floodplain & Steep Slopes DPA and the Riparian Area & Sensitive Ecosystem DPA regulations are "just right" with respondents falling in the middle of a scale from "not strict enough" to "too strict"

Greenhouse Gas Emission Reduction: Respondents feel neutral support (65 / 100) towards the policies outlined in the OCP which correspond to a reduction in greenhouse gases.

When asked if these climate change measures are enough and what other measures the City can take, respondents indicated:

- *"Encourage walking, cycling and replacing old buildings with more efficient designs"*
- *"More neighbourhood commercial to allow for convenience stores and walkability"*
- *"Any changes we make here to try and go to net-zero will only cost taxpayers more money and won't actually do anything to help with climate change"*
- *"I support the idea of being net zero, however, in order for us to actually become net zero, there are many factors that need to be addressed, and I don't think that the technology is ready yet, nor do I believe that the identified measures are enough"*

FORM & CHARACTER OF DEVELOPMENT

The survey asked for feedback on other design guidelines that should apply to fitting larger residential buildings into existing areas. Respondents indicated:

- *"Limit allowed area of impervious surface"*
- *"Best use of space. although site design (similar design as other buildings) is important, there may be lots that would allow for a more creative development with not following the "status quo" of the neighbourhood. by allowing this type of creative development better infill and higher density may be able to be provided"*
- *"Firesafe cladding and roofing materials. Require xeriscape landscaping"*
- *"Don't allow replacement of beautiful old trees with spindly little ones or shrubs. Require the builders to retain as many old and large trees as possible"*
- *"Firesmart planning is as important as retaining and maintaining trees"*
- *"Create a heritage tree inventory"*

HOUSING

The policies included within the OCP are strongly supported by citizens. Respondents indicated:

- *"More flexibility required for alternative housing solutions"*
- *"As long as there is at least an equal amount of affordable housing"*
- *"This is a tough one, I do feel we need more affordable housing. However, when you purchased a home, and the land use was set as R1 and next thing you know its R2+. This could devalue your home greatly. Creating more affordable housing pockets, in areas where amenities are more accessible is key"*
- *"As long as developers maintain a reasonable character of neighbourhood"*
- *"Make it easier to create rental suites"*
- *"Density and community connection are key"*

TRANSPORTATION

Citizens were asked to identify gaps in the proposed active transportation network in the OCP. The community strongly supports the active transportation policies. Respondents indicated:

- *"The population is aging, and transit will be necessary soon"*
- *"Some of those trails are in fact on shared streets. More effort should be made to have trails/streets that are dedicated to active transportation"*
- *"We have plenty of trails. I think improving sidewalks/ensuring all roadways have adequate sidewalks is much more important than installing additional trails"*

KEY POINTS FROM MAY 18 OPEN HOUSE

Participant contributions in the open house largely mirrored the more structured feedback provided by the survey. Key points of feedback included:

- Need for higher density in the downtown area
- Recognition of larger vehicle parking needs downtown.
- Recognition of importance of Arts, Culture and Social Development organizations and ongoing City support
- Need for clearer, simpler language about applicability of DPAs so that, for instance, there isn't confusion about what triggers form and character development permits, or ideas that the presence of an environmental or hazard development permit area means that land is 'sterilized'
- There was also technical feedback on definitions, appendices and other material that reflected the "85% draft" nature of the document at this time.

- A single comment was provided that more time for consultation was needed

Previously Received

What We Heard Report

Official Community Plan Update - June 2021



OVERVIEW

The City of Grand Forks is currently in the engagement phase of the Official Community Plan (OCP) Update. Previously updated in 2011, public involvement in the Grand Forks OCP Update is key to ensure chosen strategies, policies and regulations reflect citizens' current vision for their community and address present-day concerns. The OCP Update Project began in April 2021, with an anticipated completion date of December 2021.

With COVID-19 restrictions easing up, the first round of public engagement was conducted in person over three days. From June 14-16, 2021, the OCP team explored the City, met with City staff, engaged stakeholders, and hosted two public events: one at the Farmer's Market on the morning of June 15, and one dual event at City Park and Market Avenue on the evening of June 16. As this was the initial round of public engagement, the focus was on both education and awareness of the OCP Update process and to gain a better understanding of the community's priorities within the four key focus areas. Community Circles Kits, an interactive booklet and survey designed to get citizens thinking about their community, were handed out to hundreds of businesses and citizens during the June engagement.

The *four key topic areas* as identified by Council include:

- Market District concept (a vibrant downtown core)
- Housing
- Form and character definitions and expectations (the look and design of buildings in your community)
- Active transportation (walking, cycling, rolling) policies and objectives (e.g. trail networks)



FARMER'S MARKET BOOTH JUNE 15



CITY PARK PUBLIC OPEN HOUSE JUNE 16

PROJECT TIMELINE

Project Timeline	
Project Start	April 2021
Community Engagement <i>In-Person Engagement</i>	June – October 2021 <i>June & September</i>
<i>Wayfinding Strategy Meeting</i>	<i>June 14</i> <i>4 – 5:30 pm</i>
<i>Farmer's Market</i>	<i>June 15</i> <i>8:00 am – 1:00 pm</i>
<i>Public Open House @ City Park</i> <i>Market Ave. Roundtable</i>	<i>June 16</i> <i>5:00 – 7:00 pm</i>
<i>What We Heard Report</i> <i>Summary of information collected during June engagement, Community Circles Survey responses, and Thought Exchange online platform</i>	<i>Early August</i>
<i>September Engagement Week</i> <i>OCP Engagement</i> <i>North Ruckle Design Charette</i>	<i>Sept 20 – 25</i>

<i>What We Heard Report</i>	
Draft Plan & Consultation	September - October 2021
Plan Approval Process	November – December 2021
<i>First Reading by Council</i>	<i>November</i>
<i>Public Hearing</i>	<i>December</i>
<i>Final Readings & Adoption by Council</i>	<i>December</i>

JUNE ENGAGEMENT FORMAT

Wayfinding Strategy Workshop (June 14, 2021): A group of stakeholders worked together to identify key areas for improvement to wayfinding throughout the City. Placemaking, interactivity, and landmarks were some of the key areas covered to help make Grand Forks more inviting and easier to navigate for residents and tourists alike.

Farmer's Market (June 15, 2021): an informational booth was set up to chat with community members about planning and the OCP, Community Circles Kits were distributed, and the Public Open House was promoted. Notes and ideas were recorded during conversations with community members. Approximately 35 people attended the booth.

Public Open House & Market Ave. Roundtable (June 16, 2021): At City Park, interactive informational boards were presented to discuss the four key priority areas. Participants could identify key areas on a series of maps and give feedback using sticky notes. A roundtable discussion took place on Market Ave. with business owners. Combined over 50 citizens attended these events.

Community Circles Kits were dropped off to 17 businesses on Market Ave. and surrounding area, as well as locations such as the Silver Kettle Cottages and John A. Hutton Elementary school. Over 600 Kits were distributed.

Thought Exchange Forum: Through Community Futures Boundary, an online forum was designed to bring together the Grand Forks Business Community to discuss thoughts, ideas, and issues affecting the downtown core.

KEY THEMES

As a team, we managed to get lots of meaningful feedback from the community and are seeing some key themes and ideas emerge, including:

1. More housing options, including innovative housing ideas for everyone (all ages, household types & incomes)
2. Preservation of heritage, neighbourhood character, and trees
3. Community cohesion and togetherness
4. Trail systems, trail connections (or lack thereof) and an easier way to move around the city
5. Downtown vibe: create a community hub which is pedestrian friendly, offers a variety in services and stores, and supports local businesses



COMMUNITY FEEDBACK

It's easy to see that community members in Grand Forks value having a tight-knit community rooted in nature, where trails are accessible and allow access to the rivers, recreation opportunities, and beautiful spaces throughout the valley. Being a smaller community, fostering a sense of connectedness where neighbours and local businesses can be friendly and supportive is important.

The following is a more detailed list of feedback received from the Community.

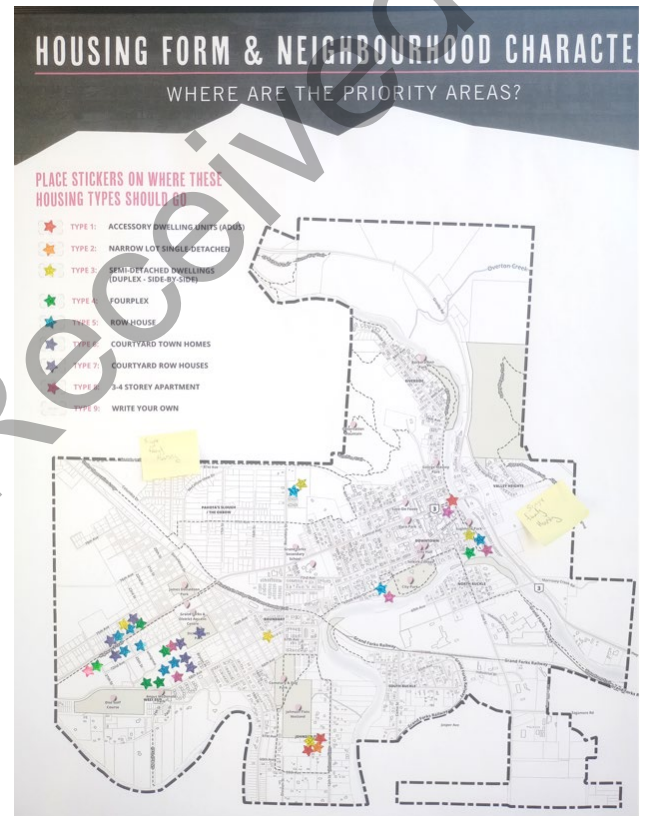
1. More innovative housing options for everyone

- Affordable duplexes, townhomes, and condominiums in the \$200,000 - \$300,000 range
- Mixed-use developments (live-work) and pocket neighbourhoods with common greenspace
- Non-profit / co-op housing options
- Tiny homes / tiny home complexes
- Multi-family / multi-unit options
- Options for seniors to "age in place" in independent housing. Extended care for seniors.

- Laneway homes and legal suites, infill options throughout Grand Forks
- Innovative, sustainable housing with solar, grey water use, permaculture
- Affordable ownership and rental options
- Availability of contractors / development to build homes in a timely manner
- The community needs solutions for homelessness, other communities can work as examples
- Variety of housing which includes options for families that need more than 2-3 bedrooms

2. Preservation of heritage, character, and trees

- Improve the look and character of the City and neighbourhoods
- Foster and maintain a unique architectural language
- New development should be done right to blend in with the heritage of the community
- Tree lined streets, green space, parks, and community gardens throughout different neighbourhoods
- Preservation and encouragement of shade trees
- Trees help to mitigate fumes and noise throughout the community
- Mitigation of the effects of the "Heat Dome", and other climate effects, by planting more trees
- A green City working towards less pollution, factoring the environment into design solutions
- Celebrate Doukhobor, Indigenous, and settler heritage throughout the community
- Celebrate the heritage of the Granby and Kettle rivers

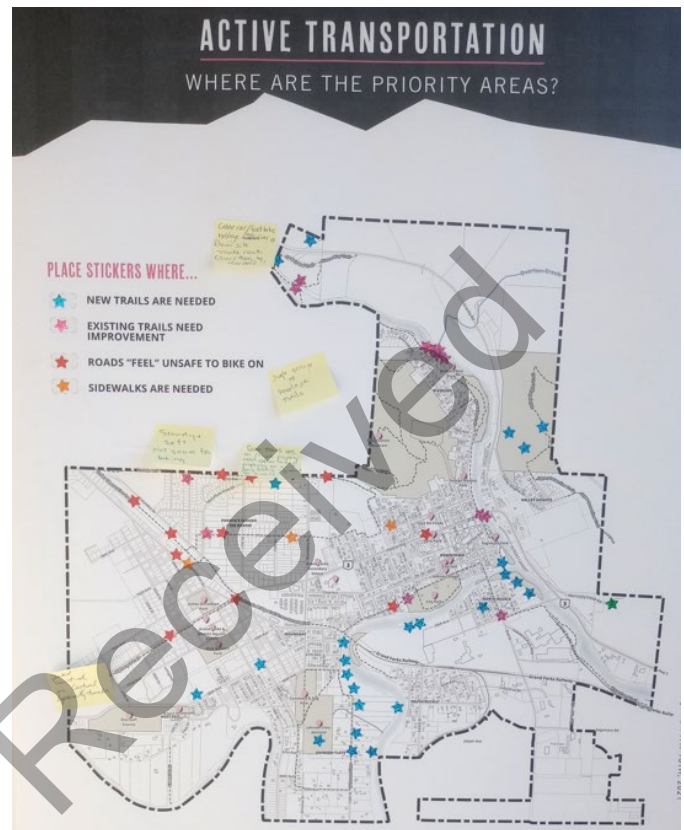


3. Community cohesion and togetherness

- Plan for climate change with creative and adaptable solutions
- Unify the community and the downtown core
- Encourage neighbourhood / corner stores
- Opportunities for good jobs, education, health care
- Ways to get involved in the community and enjoy the recreation opportunities and downtown of Grand Forks
- Farmers Market at a community hub for local food and gathering place
- Community needs to continue to work to foster togetherness, continue to celebrate the City
- Opportunities to interact with the community which one wouldn't find in a big city

4. Trail systems and an easier way to move around the city

- Trail network to connect the east and west sides of the city and access the river
- Better access to trails for those with mobility challenges
- Investment into sidewalk maintenance
- Make trails more 'official' with better connectivity, better street trail infrastructure such as one-way streets with a lane for non-motorized traffic
- Better lighting for using trails at night and for safety
- Investment for more trails including machine-built trails
- Hardpack trail along 77th with speed reduction, safe crossings at the highway
- Look for solutions to building trails other than asphalt to allow for water permeability
- More trail options to get pedestrians and cyclists off the road and away from busy intersections
- Access to public transit



5. Downtown vibe: create a community hub which is pedestrian friendly, offers a variety in services and stores, and supports local businesses

- Foster more arts and culture, night life, and public space programming including events on Market Ave. and in City Park
- Creation of a plaza downtown to host events
- Biking and hiking theme, promoting the outdoor culture of the community. Tie this into wayfinding.
- Better signage to get around Grand Forks and for people to park and walk 2-3 blocks into the downtown core
- Pedestrian and cycling infrastructure, Market Ave. as a pedestrian street with patios and cafes – but not closed for the entire week!
- Use of empty lots, higher density, better infrastructure
- More businesses which fill in the gaps of missing amenities

- Unique style that is Grand Forks, buildings with lots of windows, landscaping which can survive the local deer population, funky, modern, vibrant
- Support local businesses – no high rises, strip malls, or large commercial enterprises
- Access in west Grand Forks to big box conveniences which provide amenities that do not compete with downtown
- Direct larger stores to a Highway Commercial area
- Beautification of the downtown core, surrounding area, and gateway to the east



NEXT STEPS

The OCP Team has taken all compiled feedback from the community and is working on updating the Official Community Plan. This includes updating maps, refining City goals and principles, defining a future land use strategy, and thinking about the community's vision forward. The updated draft OCP will be presented to the community in September for feedback, both in-person and in digital format. Our next round of in-person engagement is scheduled to take place September 20 – 21, 2021. Stay tuned on your email, or the City website (grandforks.ca/OCP), for details and ways to get involved.

Thank you for your participation in this important process. We look forward to seeing you again!