

REQUEST FOR DECISION

— COMMITTEE OF THE WHOLE —



To: Committee of the Whole
From: Manager of Development and Engineering
Date: July 17, 2017
Subject: Development Permit for Women's Transition House
Recommendation: **RESOLVED THAT the Committee of the Whole recommends to Council to approve the Development Permit for the Women's Transition House to be located on Lot 1, District Lot 380 SDYD Plan KAP85777 (19th Street north of 68th Avenue), and refers the decision to the August 21 Regular Meeting of Council.**

Background: The City has received a Development Permit application from Cover Architectural Collaborative Inc. (*Cover*) for a proposed women's transition house to be located on Lot 1, District Lot 380 SDYD Plan KAP85777 (19th Street between 68th Ave and 70th Ave).

The subject property is an undeveloped 'L'-shaped level lot approximately 0.923 hectares in size. There is ready access to water, sewer and electrical services. The proposed building site is on the easterly portion of the property against 19th Street, and the development is a single-story wood frame building with parking and amenity space.

The transition house will be operated by the Boundary Women's Coalition and will provide a minimum of six transition house beds that ensure safe, secure shelter and support services for women and children at risk of violence and/or who have experienced violence. The current transition house is an aging building that has continuing maintenance issues and is insufficient for the BWC's requirements for the transition house.

The subject property is in the Multi-Family Residential (R-3) Zone (Bylaw 1606) and the Multiple-Housing Development Permit Area in the 2011 Sustainable Community Plan (Bylaw 1919). The Development Permit Area establishes guidelines to ensure multiple-housing developments are attractive and visually compatible with the surrounding area.

Form and Character: The following statement from Lukas Armstrong, Principal with *Cover* and agent for the development, outlines the intent for the building in terms of use, form and character, and sustainability:

The new Transition House, developed with BC Housing and the Boundary Women's Coalition, will be a single story residential building with offices for support staff. It will also contain outreach offices. The building design will be



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wood frame construction, clad in a combination of wood and stucco. BC Housing has required that the building reach Step 4 of the new energy guidelines recently released by the province. Cover Architecture intends that the building go one step better and achieve Passive House (PH) Certification. PH certification results in a building that uses 80-90% less energy than code level construction, for approximately a 10% increase in construction costs. There is also the potential to achieve NetZero Energy through the use of solar panels, if there is budget to do so. The super insulated walls and the high performance windows result in a very acoustically quiet building, with zero drafts. The advance Heat Recovery Ventilators ensure high levels of oxygen in every room with minimal heat loss. The advanced envelope results in a building with a 200+ year lifespan, and the exterior finishes will be zero maintenance. There will be the potential to capture storm water on site to assist with irrigation, although landscape elements will be developed using xeriscaping strategies. There is the intention to include a garden on site for use by the clients.

This Development Permit Area designation deals only with issues of “form and character” and related – Council authority is firmly limited to feedback on these considerations. Staff have reviewed DPA criteria and determined that the proposed development exceeds the stated requirements, and further shows how collaborative efforts can build a model of sustainability, inclusivity and community development envisioned in the Sustainable Community Plan. In addition to DPA issues department staff have reviewed the requirements of the Zoning Bylaw and consider the proposed use to be compatible with R-3 zoning (see the attached Development Permit Area and Zoning Review document for further details).

Benefits or Impacts of the Recommendation:

General: The proposed development

Policy/Legislation: The development complies with the Sustainable Community Plan, the Subdivision, Development and Servicing Bylaw and the Zoning Bylaw as well as all applicable provincial and federal laws.

Strategic Impact:

-  The sustainability and energy/emissions reduction features in the proposed development align with Council’s Strategic Priority of not allowing short-term financial benefits to override long-term impacts and considering the triple bottom line: social, environmental and economic factors.



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-  Short-term economic benefits of construction activities associated with the project, long-term economic benefit of increased tax (grant in lieu) revenue.
-  This project is in alignment with the City of Grand Forks Sustainable Community Plan, which is a plan built by the community for the community.
-  The proposed development is a strong example of inclusive, sustainable development that meets community needs and is in alignment with Council's Strategic Plan objective of advocating for our most vulnerable residents while working with partners to ensure a long-term solution.

Attachments:

- Site plan showing
 - Boundaries and dimensions of the subject property
 - Location of the proposed building
 - Location of off-street parking facility, including bicycle parking
 - Location of access road and proposed fences and landscape screening
 - Location of garbage facility and site lighting
- Colour rendered elevations including materials, colours, sign specifications, window trim, and canopies.
- Draft Development Permit
- Overview map; parcel report
- Excerpts from Sustainable Community Plan and Zoning Bylaw
- SCP / Zoning Bylaw Analysis
- Communications Log

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- OPTIONS:**
1. Council could choose to support the recommendation.
 2. Council could choose to not support the recommendation.
 3. Council could choose to refer the report back to staff for more information.
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