

# REQUEST FOR DECISION

## — REGULAR MEETING —



**To:** Mayor and Council

**From:** Manager of Development and Engineering

**Date:** July 17, 2017

**Subject:** Development Permit for Women's Transition House

**Recommendation:** **RESOLVED THAT Council approves 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).**

---

**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 68<sup>th</sup> Ave and 70<sup>th</sup> 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 19<sup>th</sup> 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 wood frame construction, clad in a combination of wood and stucco. BC*



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

# REQUEST FOR DECISION

## — REGULAR MEETING —



*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:**

**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.
-  Short-term economic benefits of construction activities associated with the project, long-term economic benefit of increased tax (grant in lieu) revenue.



Fiscal Accountability



Economic Growth



Community Engagement





Community Liveability

# REQUEST FOR DECISION

## — REGULAR MEETING —



-  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

---

**Recommendation: RESOLVED THAT Council approves 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).**

---

---

**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.

---



Fiscal Accountability



Economic Growth



Community Engagement



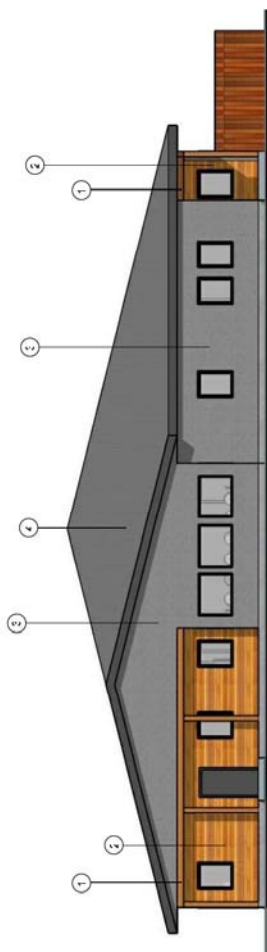
Community Liveability



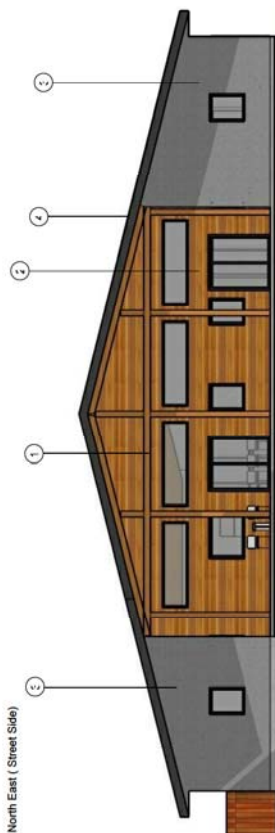




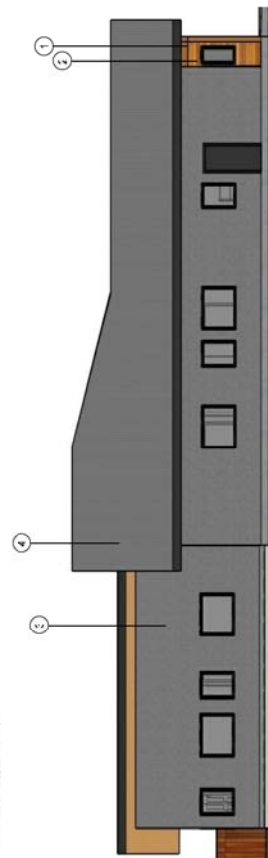
- 1 CLEAR FINISH TIMBER
- 2 CLEAR FINISH T&3 WOOD CLADDING
- 3 CHARCOAL GREY STUCCO
- 4 CHARCOAL GREY CORRUGATED METAL



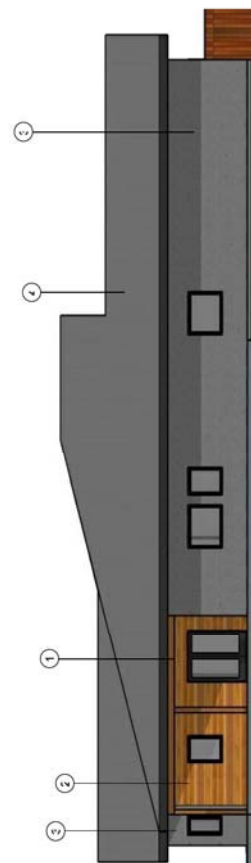
North East ( Street Side)



South West ( yard Side)



South East



South West ( Parking Lot Side )

## **City of Grand Forks Development Permit**



No. 2017DPTH

**ISSUED TO:** (Permittee)

### **Development Proposed**

Development is to be in compliance with the City of Grand Forks zoning Bylaw and includes multi-family development uses.

### **Scope of the Proposal**

1. This Development Permit is issued subject to compliance with all of the bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by the Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below and any and all buildings, structures and other development thereon:  
  
(Property)
3. This permit is not transferrable unless specifically permitted by the Municipality. The authorization to transfer the permit shall, if deemed acceptable, be granted by Council resolution.

### **Terms and Conditions**

4. The issuance of the Development Permit may be subject to completion of a Works and Services Agreement to be executed between (Permittee) and the Corporation of the City of Grand Forks.

Contents of this agreement shall ensure the implementation of Engineering reports completed by Professional Engineers at the Developer's expense, subject to the city's review and acceptance. Requirements identified may include (but not be not limited to) water services, sanitary sewer services, drainage and storm water requirements, street lighting, fire hydrants, frontage upgrade

(sidewalk, curb and gutter) and other requirements per the Grand Forks Subdivision, Development and Servicing Bylaw.

6. The developer shall prepare and follow a construction work plan to the satisfaction of the City of Grand Forks. This shall include:
  - Provision for a pre-construction meeting with city staff and a communications protocol
  - Hours of construction (compliance with Grand Forks Noise Bylaw)
  - Parking of equipment
  - Parking of employee/worker vehicles
  - Dust control
  - Delivery vehicle routes
  - Flagging requirements
  - Other requirements deemed necessary by the City of Grand Forks
7. The developer shall develop the exterior of the property as shown on the attached site plan as Appendix \*\* and Landscape Plan as Appendix \*\* submitted by a Landscape Architect or reputable site designer. The plans illustrate site landscaping, hard surface areas, site access, site lighting, numbers and sizes of off-street parking spaces, accessibility parking spaces required, areas for refuse disposal and pick-up, utility boxes and any other site details. Securities in the form of an Irrevocable Letter of Credit for the provision of landscaping shall be attached.
8. The developer shall follow the “form and character” design in the development of the exterior of the buildings/structures on the site – as shown in drawings attached as Appendix \*\*. Also attached and forming part of Appendix \*\* are the color palette and material board scheme to be followed and any substitutions required will need to closely resemble those attached in Appendix \*\*, subject to approval of the Manager of Engineering and Development Services.
9. Sustainable Development elements to be included as part of the development include:
  - drought resistant (xeriscape) landscaping as shown in Appendix \*\* - Landscape Plan
  - Bio-swale drainage and water conservation measures
  - LED lighting on the site of development
  - Bicycle rack

These actions assist the city in reducing GHG's Greenhouse Gas reductions and sustainable development policies.



10. A monitoring and inspections schedule for work being undertaken and to be completed is required:
  - for matters pertaining to the Works and Services Agreement, these to be included in the said agreement.
  - for matters involving the Landscaping plan and exterior site development these shall be as follows:
    - a) Substantial completion - the amount of the Letter of Credit shall be reduced by the amount agreed upon by the Landscape Architect or reputable site designer and the City of Grand Forks
    - b) Final completion – relinquishing all obligations of the Letter of Credit as amount agreed upon by the Landscape Architect or reputable site designer and the City of Grand Forks.
    - c) Holdback release – final release of 10% securities holdback (item #15) subject to inspection of Landscaping works one year from final completion
11. The Development Permit shall be issued by the City of Grand Forks upon the approval of MOTI – the Ministry of Transportation and Infrastructure) for required access and safe transportation requirements that are associated with the proposed development, if required.
12. Development Cost Charges (DCC's) under the City of Grand Forks Bylaw No. 1425 shall be paid to the city of Grand Forks; due no later than at the Building Permit Approval stage.
13. The development of the site will require a Building Permit to be issued pursuant to BC Building Code and the City's Building Bylaw.
14. The development shall be carried out according to the following time schedule:
  - The development shall commence by and in accordance with an approved Building Permit within (\*\*) of the Municipal Council authorization resolution.
  - Completion of the project not later than **Date**, otherwise the permit shall lapse.
15. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. The condition of the posting of the security is that should the Permittee fail to carry out the development hereby authorized, according to the terms and conditions of this Permit, within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors and any surplus shall be paid over to the Permittee, or should the Permittee carry out the development permitted by this Permit within the time set out above, the security shall be returned to the

Permittee. The security shall be for 100% of the works as shown by the Landscape Plan (Appendix 2) and there shall be a holdback of 10% of securities for one year from the date of final completion.

- (a) Security in the form of bank note or irrevocable letter of credit in the amount of \$\*\*.00.

16. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Development Permit, the Works and Services Agreement (if required) and any plans and specifications attached to the Permit which shall form a part hereof.

17. This Permit is not a Building Permit.

### **Applicants Agreement**

I hereby declare that all of the above requirements and the information compiled in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the permit by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- (a) All actions and proceedings, costs, damages, expenses, claims and demands whatsoever brought, due to the Municipality granting to me the said permit.
- (b) All costs, expenses, claims that may be incurred by the Municipality, if the construction by me of engineering or other types of works as called for by the Permit results in damage to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obligated directly or indirectly in any way or in any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit, the Municipality may without granting any Occupancy Permit for the occupancy and/or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and the Manager of Development and Engineering Services.

Should there be any changes in ownership or legal description of the property, I shall undertake to immediately to notify the Manager of Development Services immediately to avoid any unnecessary delay in processing the application.

\_\_\_\_\_  
Signature of Owner or Authorized Agent ;  
(Permittee)

\_\_\_\_\_  
Date



\_\_\_\_\_  
Print Name in Bold Letters

\_\_\_\_\_  
Telephone Number (s)

*\*Personal information collected on this form is collected for purposes of processing this application and for administration and enforcement. The personal information is collected under the authority of the BC legislature and the City of Grand Forks bylaws.*

**AUTHORIZING RESOLUTION PASSED BY THE COUNCIL** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Manager of Corporate Services  
City of Grand Forks, BC

**APPROVED ON BEHALF OF THE MINISTRY OF TRANSPORTATION AND HIGHWAYS** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_

**ISSUED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Approving Officer  
City of Grand Forks, BC





- Legend**
- Addresses
  - WaterMains
  - WaterHydrants
  - cadastral\_Nov\_2016
  - Sanitary\_Main
  - Sanitary\_Manhole

The City of Grand Forks makes every effort to ensure this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages and costs relating to use of this map or data. Data must not be used for direct marketing or be used in breach of the privacy laws.



1:925

0 10 20 30







Scale 1: 995

## Legal Information

<b>Plan:</b> KAP85777	<b>Section:</b>	<b>Jurs:</b> 210	<b>Lot Area:</b> 2.285
<b>Block:</b>	<b>Township:</b>	<b>Roll:</b> 791005	<b>Area Unit:</b> acr
<b>Lot:</b> 1	<b>Land District:</b> 54	<b>PID:</b> 027-357-635	<b>Width (ft):</b> 0
<b>District Lot:</b> 380	<b>Electoral Area:</b>		<b>Depth (ft):</b> 0
<b>Street:</b> 19TH ST			
<b>Description:</b>			



## **14.2 Multiple-Housing Development Permit Area**

The Multiple-Housing DPA is designated under Section 919.1(1)(f) (form and character of multiple housing residential developments) of the *Local Government Act*.

### Area

The designated areas for the Multiple-Housing DPA are delineated on the Development Permit Area Map (Schedule 'C').

### Justification

Most multiple-housing developments are located in areas next to major roadways, areas next to low density residential use, and areas going through a transition from low density residential to multiple-housing residential use. Because of their prominent size and location, multiple-housing developments can have a significant visual impact on the surrounding area.

Good design guidelines can help ensure that the development enhances the area rather than create an eyesore and source of friction between existing residents and the new development.

The objective of this designation is to ensure that multiple-housing developments are attractive and compatible with the surrounding area.

### **14.2.1 - Conditions For Which a Multiple-Housing Development Permit is Not Required**

The following may be undertaken without a Multiple-Housing Development Permit:

- construction of a single-family dwelling or a duplex;
- internal alterations, which do not affect the outer appearance of the building;
- replacement, upgrading or repair of roofing;
- small additions that result in less than a 25% increase in floor area beyond the floor area that existed at the date adoption of this bylaw;
- alteration of land;
- construction of an accessory building or addition to a multiple-housing residential building that shall not alter patterns or requirements of parking, access, loading, or landscaping on the site;
- painting the exterior of a building;
- replacement of windows; and
- construction of a fence;
- replacement of an existing sign or canopy, where the size and design of the replacement sign or canopy are generally consistent with the sign or canopy being replaced.

### **14.2.2 - Guidelines**

Multiple-housing residential includes all developments with three or more dwelling units per building or lot. Development permits issued in this area shall be in accordance with the following guidelines:



### Buildings and Structures

- .1 The scale, siting and shape of buildings should be consistent with adjacent development and prevailing neighbourhood character;
- .2 Monolithic structures and long expanses of straight walls should be avoided;
- .3 Large buildings should be designed in a way that creates the impression of smaller units and less bulk through the use of building jogs, irregular faces and architectural features such as gables, dormers, balconies, chimneys, special window features, canopies, verandas, porches and railing; and
- .4 Clustering and other creative spatial arrangements with common open areas and facilities are encouraged. These types of housing should be designed to promote visual quality and efficient use of land and building materials.

### Utility Servicing

- .5 All multiple-housing development should be connected to a community water system and a community sewer system.

### Parking/Access

- .6 Parking lots shall be landscaped to provide shade and to enhance the appearance of the overall development. Parking areas with greater than 10 stalls should be broken into smaller groups, divided by landscaping;

- .7 Safe and efficient vehicle entrances and exits, and on-site circulation should be provided; and

- .8 Consideration should be given to safe and efficient pedestrian and bicycle access. Provision shall be made for such features as pedestrian sidewalks or pathways, bicycle lanes and bicycle racks.

### Screening and Landscaping

- .9 The site should be provided with screening in the form of walls, fencing, hedging, planting and other screening materials or a combination of materials in the following areas:

- around outdoor storage areas and waste containers, heating and cooling equipment and other service areas;
- between parking areas and the street; and
- between parking areas and neighbouring properties.

- .10 The site should be provided with landscaping in the following areas:

- along the property edge next to roadways;
- between buildings and parking areas;
- along on-site access roads;
- along the sides of the buildings;
- and in other open space areas not required for parking, access roads or walkways.





### Signage

- .11 Freestanding signage should be low, front lit or unlit, with a landscaped base.
- .12 The general character of signs should be similar in design to the associated building.



## **SECTION 36**

## **R-3 (Multi-Family Residential) Zone**

### **Permitted Uses**

1. The following uses and no others are permitted in an R-3 zone:

- (a) dwelling units;
- (b) religious centres;
- (c) home occupations.

Permitted accessory uses and buildings on any parcel includes the following:

- (d) any accessory building or structures for the above uses.

### **Regulations**

2. On a parcel of land located in an R-3 zone:

#### **Minimum Parcel Size for Subdivision purposes**

- (a) The minimum parcel size is 1,000 square metres (10,800 sq. ft.) and every parcel must be connected to a community sewage and water system.

#### **Number and type of Dwelling Units allowed**

- (b) One of the following types of dwelling units are allowed on a parcel of land in an R-3 zone:
  - (i) multi-family dwellings or;
  - (ii) apartment units.

#### **Height**

- (c) No dwelling shall exceed 15 metres (50 ft) in height.

#### **Setbacks**

- (d) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:
  - (i) 6 metres (20 ft) of a front parcel line;
  - (ii) 1.5 metres (5 ft) of an interior side parcel line;
  - (iii) 4.6 metres (15 ft) of an exterior side parcel line; or
  - (iv) 6 metres (20 ft) of a rear parcel line.

## **SECTION 36**

## **R-3 (Multi-Family Residential) Zone** cont'd

### **Accessory Buildings**

- (e) No accessory building shall have a total floor area greater than 20% of the principal structure;
- (f) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building, to which it is accessory.

### **Lot Area Coverage**

- (g) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory buildings and structures 50%

### **Additional Requirements**

- (h) Home occupations are only allowed in dwellings that are individually owned and have direct access to the City's roadway network;
- (i) The maximum size of any unit in a bare land strata complex shall be 140 square metres (1,500 sq.ft.). The minimum size of any unit in a bare land strata complex shall be 75 square metres (800 sq.ft.);
- (j) ***deleted by Bylaw 1679***
- (k) See Sections 13 to 30A of this bylaw.

# MEMORANDUM



**DATE:** July 17, 2017  
**TO:** Mayor and Council  
**FROM:** Manager of Development and Engineering Services  
**SUBJECT:** Review of Development Permit Area Criteria and Zoning for Women's Transition House

The following table summarizes comments on Development Permit Area guidelines and additional considerations in the Sustainable Community Plan. These interpretive guidelines are in place to benefit the architect or site designer in appropriately developing the site. A review of compatibility of the proposed development with R-3 Multi-Family Residential Zone follows.

Criteria	Comment
.1 scale, siting and shape consistent with adjacent development and neighbourhood character	Single story development is not out of scale with adjacent single family dwellings to north and west and multiple-family residence to south and east across 19 <sup>th</sup> . Shape is not unlike that of large 'rancher' style house.
.2 avoidance of monolithic and long straight walls	Street-facing view has set-back entrances and varies the wall shape, and west side has modified U-shape form with covered patio and positive space. Roof lines are varied.
.3 reduce bulk of large buildings through architectural features and irregular faces	As for 0.2.
.4 clustering with common open areas	Common areas for cooking, meeting, lounging and garden areas make efficient use of the site and are visually attractive from outside the structure.
.5 connection to community water system and community sewer system	The development will be connected to City water and sewer which are both located on the west side of 19 <sup>th</sup> Street adjacent to the development.
.6 landscape parking lots to provide shade and enhance appearance; greater than 10 stalls should be broken up by landscaping	Parking is adjacent building on the north side, providing shade. The 9 parking stalls are below the threshold required for breaking up with landscaping.
.7 Safe and efficient vehicle entrances and exits and on-site circulation	Vehicle access is provided off of 19 <sup>th</sup> Street with. Sufficient room is allocated for two-way access lane if future development requires.
.8 Pedestrian and bicycle access	19 <sup>th</sup> St sidewalk will be maintained with let-



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability



# MEMORANDUM



## Criteria

## Comment

.9 Screening and fencing for storage areas, parking, against adjacent properties

down for driveway and sidewalk extended to entrances. There is room for bike parking adjacent the main entrance on the north east of the building

.10 Landscaping on property edge, between building and parking areas, along on-site access roads, along sides of the buildings, and other open space

Attractive wooden privacy fencing surrounds the south, east and north of the property. The parking area is screened from the roadway and the adjacent residence to the north.

.11 Freestanding signage low, front-lit or unlit, with landscaped base

Xeriscaping as indicated on site plan and renderings. Garden space designated for resident use in back yard.

.12 Character of signs

Signage will be placed on wall against outreach entrance door.

Sign size and character will be low profile and in character with building.

## Additional Sustainable Community Plan Considerations

13.3.5 Encourage the use of new green technologies in building construction; 6.3.2 Support... community-wide reductions in greenhouse gas emissions

PassiveHouse construction utilizes advanced framing, insulation, glazing and ventilation systems to reduce the need for heating and cooling by a margin of 80-90% below Building Code requirements.

13.3.6 Encourage local food production...

On-site garden for residents increases their food security.

“Built form” – Promote infill development, including higher densities, housing variety, special needs, senior’s housing and low income housing;

Proposed development supports safe, secure shelter and support services for women and children at risk of violence and/or who have experienced violence. The project involves collaboration with other levels of governments and a non-profit entity, bringing it in direct alignment with statements in the SCP.

12.3.6 Work collaboratively with publicly funded agencies, other levels of governments and non-profit corporations in the delivery of assisted living and seniors care, special needs and mental and physical disability services.

12.3.7 Work cooperatively with other publicly funded agencies, other levels of governments and non-profit corporations in offering support services and improving housing for the poor, disadvantaged and low income earners.



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability

# MEMORANDUM



## Zoning

The property is in the Multi-Family Residential (R-3) Zone and staff have determined the proposed transition house is compatible with this zone.

Given that 'Transition House' is not a defined use in the Zoning Bylaw, we may look at similar uses in appropriate zones. The Bylaw contains a zone called Community Use Zone (CU) in which "any building or structure operating under a Private-Council partnership agreement" or "congregate care facilities" are permitted uses. No partnership agreements regarding the proposed project exist with Council, and the proposed development is not a congregate care facility.

According to the Zoning Bylaw, a *Congregate Care Facility* means "housing in the form of one or more dwelling units for semi-independent persons within which is provided living and sleeping facilities, meal preparation, laundry services and room cleaning. A congregate care facility may also include such associated uses and services as administrative offices for that particular facility, on-site residential accommodation for support staff, transportation for residents and counselling services. A congregate care facility provides only limited on-site health care services."

This is not a health care facility as identified in the "Community Use Services" definition including (c) "health activities, which includes congregate care facilities, intermediate care facilities, personal care facilities and hospitals." The residents of the Women's Transition House prepare their own meals and do their own laundry in shared facilities. On-site services and programming spaces are shared for the benefit of residents as well as community members through the outreach / support service function of the BWC, similar to services located in a professional office located on the first floor of a condominium or a residence advisory in a college dormitory.

A stronger case may be made that a transition house is a form of multi-family residential in that it provides multiple residences with some shared facilities and amenities. The definition for dwelling unit (pertinent to all zones where dwelling units are permitted) is broad in scope and all inclusive insofar as type and density of dwelling – such as being a single, duplex or multiple dwelling unit. The zoning pertains to land use and there is no distinction made as to "rental" versus "ownership" of units. There is no land use distinction made in the bylaw as to a specific category of use such as for "battered or displaced women (with or without children)", "group home", "half way house" or any other special needs category such as this. The City's professional planner has determined that *the proposed multi-family project, as proposed by the Boundary Women's Coalition, is in compliance with the R-3 Multiple Family Residential Zone.*



Fiscal Accountability



Economic Growth



Community Engagement



Community Liveability



## BOUNDARY TRANSITION HOUSE PROJECT

COMMUNICATIONS LOG AUGUST 12, 2016 – JULY 6, 2017

This log includes any communication led or answered by BC Housing (BCH) or the Boundary Women's Coalition (BWC) regarding the project, and any community support witnessed or gathered to date by both organizations. Please note that BC Housing was subject to a writ period for the weeks surrounding the election (April 2017 – present) until a new ministry is put in place (TBD.)

DATE	SOURCE	TYPE	DETAILS
<b>2016</b>			
August 12	BCH	News release	"\$1 million provincial commitment to replace transition house" <i>see attached PDF</i>
August 17	Editor	Editorial	"Yes, in my neighborhood." – <i>see attached PDF</i>
August 17	Unattributed (City)	Advertorial	"Congratulations Boundary Women's Coalition" – <i>see attached PDF</i>
September 12/14	BCH	Phone calls	Received 2 phone calls from Brycen Place resident with concerns about proposed location for new transition house.
September 21	David Smith	Advertorial	"For the Record – Boundary Women's Coalition Development" – <i>see attached PDF</i>
September 22	Brycen Place neighbours	Letters (7)	Concerns about lack of consultation and zoning. <i>(not included in log to protect privacy.)</i>
September 28	Peter Matheson	Editorial	"Prejudice is unfortunate" – <i>see attached PDF</i>
October 5	Ron Liddle	Letter to Editor	"We should fear family violence" – <i>see attached PDF</i>
<b>2017</b>			
January 9	BCH	Phone calls	Discussed concerns around proposed location with Brycen Place resident.
January 14	Brycen Place neighbour	Letter	Questions around zoning. <i>(not included to protect privacy.)</i>
March 3	Brycen Place neighbour	Letter	Concerns around safety, property values, consultation. <i>(not included to protect privacy.)</i>
April 20 / 27	BCH	Phone calls	Discussed concerns around proposed location with Brycen Place resident.
May – June	BWC	Phone calls & meetings	Received 3 phone calls and had 2 face-to-face meetings with Brycen Place residents.
July 5 & 6	Current neighbours	Feedback forms	Completed feedback forms provided by BWC – <i>see attached forms</i>
July 6	BC Housing	Letter to council	Background on BC Housing Women's Transition Housing and Supports Program – <i>see attached PDF</i>

To summarize the support and opposition received to date:

- 7 neighbors of the proposed location have written letters of concern, one of the neighbours has called BCH five times and BWC three times, resulting in two face-to-face meetings between BWC and two neighbours to discuss concerns and educate on transition houses.
- 9/9 of the current immediate neighbours of the current transition house polled have indicated there has been no effect on their property or day-to-day activities in relation to the transition house. The remaining four neighbours are currently on vacation.





[Find a shelter space »](#)

[Home](#) / [News](#)

# \$1 million provincial commitment to replace transition house

August 12, 2016

GRAND FORKS – The Government of B.C. has committed to replacing six transition house beds to ensure at-risk women and their children fleeing abuse will continue to have a safe and supportive place to live during difficult times.

The lease for Boundary Women's Transition House is set to expire in 2019. In preparation for the end of their lease, the Province has committed \$1 million for the new transition house and has purchased a plot of vacant land in Grand Forks for the development of the six new beds.

The Boundary Women's Coalition will continue to work with BC Housing to develop the proposed project and explore the option of adding second-stage or long-term supportive housing for at-risk women and their children.

The Government of B.C. provides annual operational funding for the six transition house beds, in addition to investing in supports and services to help people who are fleeing abuse to rebuild their lives.

## Quotes:

Linda Larson, MLA for Boundary-Similkameen –

“The B.C. government is proud to make this financial commitment and take steps forward with Boundary Women’s Coalition to ensure women and their children in this area will continue to access services and housing that will help them during a vulnerable time in their lives.”

**Mayor Frank Konrad, City of Grand Forks –**

“The City of Grand Forks is very grateful to the Government of B.C. and BC Housing for committing to replace the six transition house beds for women and children who need assistance in our community. The current women’s transition house has seen great success and the opportunity of having it remain available for those in need is a great benefit to our City.”


**Michelle Croissant, Chair of Boundary Women's Coalition –**


“Our transitional house is a place of ‘hope and a second chance’ for those in our community who are dealing with the complex issues of abuse. We’d like to thank all our partners and the community for their support and understanding in reaching our goal to create safe homes with supportive services for at-risk women in Grand Forks and area.”


**Quick Facts:**

- The B.C. government provides approximately \$32 million annually to support more than 830 spaces in transition and safe houses, as well as second-stage housing through the Women’s Transition House and Supports Program.
- Last year, more than 12,300 women and children fleeing violence were assisted by provincially funded transition houses, second-stage housing and safe homes.
- Transition houses, safe homes, and second stage housing play a critical role in helping women and their children fleeing violence.
- Second Stage housing provides safe housing and supports for women after they leave an abusive relationship. Women can stay for six to 18 months while they prepare for independent living.
- Since 2001, the B.C. government has invested \$4.8 billion to provide affordable housing for low-income individuals, seniors and families.

**Learn More:**

Boundary Women’s Coalition is a non-profit and charitable society in operation since 1992. Their mandate is to work towards eliminating violence and abuse in their communities, and to promote women’s equality through education, events, and community initiatives. To learn more, visit [www.boundarywomenstransitionhouse.com](http://www.boundarywomenstransitionhouse.com) 

To learn more about provincial programs and services to address homelessness, please visit: [www.bchousing.org](http://www.bchousing.org) 

To find out more about the supports and services available to British Columbians who are experiencing violence, visit the Resources section at: [www.saysomethingbc.ca](http://www.saysomethingbc.ca) 

**Media Contact:**

Ally Skinner-Reynolds  
BC Housing  
604 456-8895

---

Housing Assistance

Partner Services

Licensing & Consumer Services

Research Centre

---

Aboriginal

About

Doing Business

Careers

News



---

[Privacy](#) [Glossary](#) [Site Map](#) [Disclaimer](#)

---

 [Website Support](#)

Ed

## iNSIGHT

YOUR NEWS VIEW

### Yes, in my neighbourhood

On Friday, BC Housing in conjunction with the City of Grand Forks and the Boundary Women's Coalition announced a \$1-million investment into a new transition house here in Grand Forks.

This transition house will replace the outdated and too small transition house currently in use.

Too often there is a mentality of "not in my neighbourhood." That in itself is a narrow-minded attitude that should have no place in Grand Forks. Transition homes care for our most vulnerable people: women who have fled violence, often with children in tow. They deserve a safe and accessible place to live. In recent years innovations and funding for transition homes have made them better and safer. The new facility will have support on site 24 hours a day, 7 days a week, and excellent security. It will also foster communities, encourage counselling, and provide a positive environment for women to get help.

This is something we need in Grand Forks, and we need to welcome it with open arms. Gone are the days where we can shove these services (and problems) to the back of our minds and relegate them to far off corners of the city. So yes, in our neighbourhood. Acknowledging these problems is the first step to fixing them.

GOLD  
MEDAL  
WINNER..

### YOUR THOUGHTS?

The *Grand Forks Gazette* welcomes letters to the editor, but we reserve the right to edit letters for clarity, taste, legality and for length. Deadline is the Friday (5 p.m.) prior to next publication.

We require a letter to contain your name, the town you reside in and a daytime phone number (that won't be published) for verification.

### Watching - and I



Growing Up In  
Grand Forks

The Best Place  
on Earth

MILTON ORRIS

The Second World War was in

War. We  
thousand  
men and  
The est  
of Japan  
250,000 liv  
sands mo  
In fact, w





## FROM COUNCIL CHAMBERS

### Deft Developments

#### THANK YOU TELUS

Progress continues on the build out of the new fibre optic network. Residents may notice crews running lines to their houses if they have already signed permission forms. The fibre lines being laid allows us to have a similar service as that offered in larger cities. The first neighbourhood to complete the build process will be offered the upgraded services in September. At the end of the project, Telus will have invested \$8 million in Grand Forks.

#### CONGRATULATIONS BOUNDARY WOMEN'S COALITION

Congratulations to the Boundary Women's Coalition on receiving \$1 million in funding from BC Housing for their new transition house. It is sure to be a beautiful, sustainable and safe environment. The current transition house sees regular use as women and children make key changes to their lives. It's an unfortunate reality that gendered violence exists in our communities. Beyond acknowledging the problem, this project enhances a proven solution. The new building means a stable resource for some of our most vulnerable residents. It will provide a strong platform for their work - creating healthy families.

#### ESSO AND TIM HORTON'S

The Esso and Tim Horton's development is going through the development process which consists of getting a development permit, signing the works and services agreement, and finalizing the land sale. The development permit sets out the requirements for things like the type of landscaping, access to the property, form and character of the building, and environmental considerations. The works and services agreement addresses other infrastructure requirements like water, waste water, and electrical connections. When these are completed then the land sale will go through and development can begin.



## Volunteer of the Year

The City is looking for nominations for the Volunteer of the Year award. If you know someone who is always willing to help the community, please send us their name. The volunteer of the year is recognized at the business awards. Send your nominee to the City of Grand Forks.

## Council Heading

Council will be meeting with two municipalities at the Union of BC Municipalities (UBCM) conference. Topics chosen are Asset Management, Financial Conduct, and homeless and housing. The council will discuss the Liveability strategic priorities of the City of Grand Forks. As a senior government, our Council can share experiences and successes while learning about other municipalities.



Councillors dishing out Canada Day cakes

## Event Madness

The Grand Forks International once again was a success of entertaining and nail biting baseball. The real winner as the visitors spent plenty of time in the businesses.

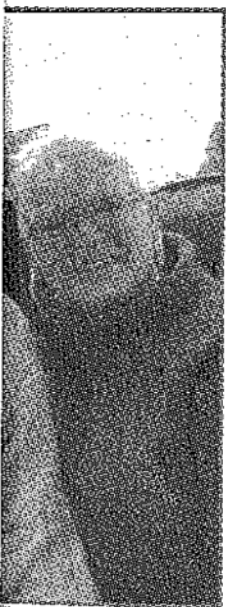
Cannafest rocked the City in early August. People attending over the two days were treated to live music on the lips of thousands of people. The live stream of their bands playing in the Park in the Park had over 240 cars, this year, up significantly from last year. Hungry? Why not stop by their pancake house. August 27 on your way to the Fall Festival will be full again this year with performance activities for all. Look for your Council members be riding in style — but we won't give them afterwards to ask them questions.

## Financial Financial

### TWENTY YEAR FINANCIAL PLAN NOW COMPLETED

The 20-year capital plan balances the City's

ons  
vey  
ne  
son  
lding  
rsary  
s, 1960



## FOR THE RECORD

### BOUNDARY WOMEN'S COALITION DEVELOPMENT

We asked our professional planning consultant, Dave Smith, to look at the zoning of the Boundary Women's Coalition's development. Here is an excerpt of what he had to say:

"Proposed is a short term residential transition house and longer term rental units (20+) for women and their families. At present there has not been a development application filed with the City of Grand Forks, although enquiries have been made respecting a potential proposal. It is my understanding the proposed project is located on Lot 1, District Lot 380, Land District 54 and is zoned R-3 Multi-family Residential. The Zone permits the following uses:

'(a) dwelling units; (b) religious centres; (c) home occupations; (d) any accessory building or structures for the above uses.'

The definition for dwelling unit (pertinent to all zones where dwelling units are permitted) is broad in scope and all-inclusive insofar as type and density of dwelling – such as being a single, duplex or multiple dwelling unit. The zoning pertains to land use and there is no distinction made as to "rental" versus "ownership" of units. There is no land use distinction made in the bylaw as to a specific category of use such as for "battered or displaced women (with or without children)", "group home", "half way house" or any other special category such as this. In view of this, in my opinion the proposed multi-family project, as proposed by the Boundary Women's Coalition, is in compliance with the R-3 Multi-Family Residential Zone."

The City respects the need for an open planning process and encourages residents to keep asking questions as they come up. Please call us at (250) 442-8266 or email [info@grandforks.ca](mailto:info@grandforks.ca).



## Opinion

# Prejudice is unfortunate

I was quite disappointed to see the recent letter to the editor, lobbying against the location of a new transition house.

BC Housing has made a very public statement, in an on-site ceremony, announcing a one-million-dollar funding commitment for the construction of a women's transition house in Grand Forks. This project will provide support for women escaping violence from their partner, parent, children or caregiver.

This residential, transitional housing development will be built in the 19<sup>th</sup> Street area on property purchased by the B.C. government. This project is important to our local economy, our local jobs and, most importantly, our social fabric.

After looking at similar properties for this development, BC Housing considered this parcel ideal: proper zoning, nearby essential services, pedestrian-friendly environment, mixed-residential housing and a diverse neighbourhood.

From letters received by council it seems the main reason for the neighbours' opposition to this project is that it's in the "wrong" location: "...not in [our] newer, up-and-coming residential area. We would like to see it in an area that is not developed..." Ironically, their new cul-de-sac is bordered on both sides by acres of undeveloped, vacant land.

There also seems to be a rather unfortunate prejudice regarding the "demographics" and ages of transition house residents. There is no "demographic" or "look" that defines women who experience violence. These women are daughters, sisters, mothers and grandmothers.

Gender violence does not discriminate about age, social status, education or affluence.

Apparently this handful of lobbyists are hoping to gentrify the affordable, mixed-residential area they invested in, and are projecting that a woman's transition house might threaten that goal. They are lobbying for an unprecedented entitlement to disregard existing zoning and human-rights laws by dictating who would be an "acceptable" neighbour to them.

Zoning bylaws are created exactly for this reason. Grand Forks residents are continually encouraged by the city to be more engaged in these zoning decisions during their open houses and Official Community Plan events. The most recent open house to invite public input into zoning was well publicized, and held just a few months ago.

Zoning maps and definitions are readily available to buyers so they can research what development is permissible in any area. If a buyer does not wish to live next door to this R-3 zone that allows churches with daycares, four-storey apartments with security, children, or multi-family projects such as a condo or transitional housing, accessing that information is considered the buyer's "due diligence" ... before making their investment.

All human rights legislation in Canada includes specific prohibitions against any discrimination in residential accommodation. No one can deny you the right to live somewhere, or discriminate against you in any of the terms of occupancy.

BC Housing is following the same

Guest  
in the Spotlight

PETER MATHESON

Design Consultant to BWC Transitional  
Housing Project (Volunteer)  
Grand Forks

rules that apply to any developer—and to sensationalize this as a "conspiracy, secretive, unacceptable or underhanded" demonstrates a serious misunderstanding of standard project development practices.

There is no reason or obligation for this project to notify, get permission, or consult with neighbours who simply don't want it in their backyard; nor were these same neighbours required to consult, get permission or notify *their* neighbours when they built their own upscale development. A public consultation is required only when a zoning variance is requested.

Through this important government housing project, and with the education, integration and advocacy provided by the Boundary Women's Coalition, we can all work together to break this heartbreaking cycle of discrimination and gender violence.

It requires vigilance, compassion, integrity and education to uphold the legal and human rights of ALL of our citizens—not just the affluent, fortunate, comfortable and privileged.

I think it is the responsibility of all citizens to obtain accurate education about stopping gender violence, and to actively speak out against any form of violence, discrimination, intolerance, stigmatization, harassment or prejudice ...wherever it is encountered.

## Letters to the editor

# We should fear family violence

**Editor, The Gazette:**

Some of the residents in the vicinity of 19<sup>th</sup> Street and 68<sup>th</sup> Avenue are concerned about the plan to build the new transition house and, possibly, second stage housing near their homes.

The householders in the 19<sup>th</sup> and 68<sup>th</sup> area are living in some of the most ideally situated homes in the Boundary. Within easy walking distance, to identify only a few of the wonderful amenities, there is:

- Good grocery shopping.
- Affordable, extremely well-maintained, housing (The Gables) should any friend or member of the family need it.
- Wine making.
- A good cup of espresso.
- Independent and assisted seniors' housing (Silver Kettle).
- Swimming, skateboarding, hockey.
- Subsidized housing for seniors and special needs citizens (Parkside Villa).
- Walks and bike rides into the countryside.
- A good hospital is not very far away.
- The possibility of a Tim Hortons.

And now there will be a

beautiful new transition house and possibly second stage housing available close by should any friend or member of the family need that.

Why would there be any more opposition to a transition house than to seniors' housing or a swimming pool? It is simply one more vital element in what is required to live in a truly vibrant and mutually caring community.

Noise? No more likely than if someone in the neighbourhood enjoys souped-up cars, has a trucking company, or plays the bagpipes.

Violence? The women and children who come to the transition house are moving away from the violence that has been in their lives in neighbourhoods just like 19<sup>th</sup> and 68<sup>th</sup>.

Drugs and drug trafficking? No drug use is accepted in the transition house or in second stage housing. You are worried about drugs and drug trafficking? You should be more worried about who your neighbour might sell his/her house to.

And of course your neighbour is not going to talk to you about who he/she is selling her house to. The property

owner who sold his/her property to BC Housing for the transition house also had no obligation to talk to you.

Living in a neighbourhood like 19<sup>th</sup> and 68<sup>th</sup> that is part of a community like Grand Forks is a little bit like living in an area that is prone to electrical storms. There is a tiny chance you might get electrocuted.

Overall, isn't it great to have all of these wonderful things so handy to your home? Isn't that a huge part of your satisfaction with where you live?

None of us is bad or wrong for the times in our lives when worries and fears about our comfort and safety arise. But building walls and creating exclusion zones won't make anyone be actually safer. There is nothing to actually be fearful of when you are thinking about supporting women and children who are seeking to step away from violence and intimidation in their lives.

Family violence is what there is to be truly frightened of. Unhappily it lives right next door to almost all of us no matter in what neighbourhood we might reside.

**Ron Liddle,  
Christina Lake**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☐ Every day
- ☐ 4 or 5 times a week
- ☒ 3 or fewer times a week 1 or 2 month
- ☐ Don't know

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☐ people
- ☐ NOTHING WRONG WITH IT.

How has your property been affected by BWC as neighbours?

- ☒ Improved
- ☐ No effect
- ☐ Negatively
- ☐ ↑ REAL ESTATE. (FEEL SAFER)

How would you describe our services?

- ☐ Women's shelter
- ☒ Community Services
- ☐ Don't know
- ☐ ADEQUATE SERVICES NEEDED IN COMMUNITY

How would you rate BWC as neighbours?

- ☒ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average
- ☐ Varies NO INTERACTION
- ☐ Poor

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

### Additional Comments

- IN FAVOUR OF IT AND HATE TO SEE IT MOVE  
BEEN HERE OVER 2 YEARS.  
- GLAD THERE IS A PLACE FOR PEOPLE TO GO.





## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☒ Every day
- ☐ 4 or 5 times a week
- ☐ 3 or fewer times a week
- ☐ Don't know

How would you describe our services?

- ☒ Women's shelter
- ☐ Community Services
- ☐ Don't know
- ☐

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☒ people
- ☐

How would you rate BWC as neighbours?

- ☐ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☐ NOT A LOT OF INTERACTION

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average
- ☐ Varies
- ☐ Poor

NOT MET

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date \_\_\_\_\_

Additional Comments

BEEN HERE 10 YEARS

QUIET

NEVER ANY PROBLEMS.

THE CHURCH IS NOISIER THAN THE T-HOUSE.

**identity protected  
for privacy reasons**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☐ Every day
- ☐ 4 or 5 times a week
- ☒ 3 or fewer times a week
- ☐ Don't know

USE THE  
PATH TO  
WALK DOG.

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☒ people
- ☐

COMING/GOING

How would you describe our services?

- ☒ Women's shelter
- ☐ Community Services
- ☐ Don't know
- ☐

How would you rate BWC as neighbours?

- ☒ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☐

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☒ MEET NEW PEOPLE

BEING  
CAUTIOUS

How would you rate the BWC staff?

- ☒ Friendly and helpful
- ☐ Average
- ☐ Varies
- ☐ Poor

FINE  
HUMAN  
BEINGS

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

NONE TO ADD.

**identity protected  
for privacy reasons**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☒ Every day
- ☐ 4 or 5 times a week
- ☐ 3 or fewer times a week
- ☐ Don't know

What do you typically notice about BWC?

- ☒ cars
- ☐ noise
- ☐ flowers
- ☐ people
- ☐

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average
- ☐ Varies
- ☐ Poor

NOT MET

How would you describe our services?

- ☒ Women's shelter
- ☒ Community Services
- ☐ Don't know
- ☐

VERY GOOD

How would you rate BWC as neighbours?

- ☒ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

NONE

NO PROBLEMS ; JUST FINE ; GOOD SERVICE

**identity protected  
for privacy reasons**





## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☐ Every day
- ☐ 4 or 5 times a week
- ☒ 3 or fewer times a week
- ☐ Don't know

How would you describe our services?

- ☐ Women's shelter
- ☐ Community Services
- ☒ Don't know
- ☐

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☒ people
- ☐

How would you rate BWC as neighbours?

- ☐ Consistently positive
- ☒ Generally good
- ☐ Varies daily
- ☐ Poor
- ☐

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average
- ☐ Varies
- ☐ Poor

NOT MET.

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

NONE.

**identity protected  
for privacy reasons**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☐ Every day
- ☐ 4 or 5 times a week
- ☒ 3 or fewer times a week *WALK TO MAILBOX*
- ☐ Don't know

How would you describe our services?

- ☐ Women's shelter
- ☐ Community Services
- ☒ Don't know
- ☐

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☐ people
- ☒ NOTHING

How would you rate BWC as neighbours?

- ☐ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☒ LOW PROFILE IS GOOD

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average *NOT MET.*
- ☐ Varies
- ☐ Poor

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

BEEN HERE A YEAR NO ISSUES AT ALL.

**identity protected  
for privacy reasons**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☐ Every day
- ☐ 4 or 5 times a week
- ☒ 3 or fewer times a week
- ☐ Don't know

How would you describe our services?

- ☒ Women's shelter
- ☐ Community Services
- ☐ Don't know
- ☐

What do you typically notice about BWC?

- ☐ cars
- ☐ noise
- ☐ flowers
- ☐ people

☒ Nothing

How would you rate BWC as neighbours?

- ☒ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☒ NO NOISES / DISTURBANCES

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
- ☐ Average
- ☐ Varies
- ☐ Poor

NOT MET.

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

DONATED CHRISTMAS ITEMS FOR THE WOMEN - QUILTERS

**identity protected  
for privacy reasons**





## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☒ Every day
- ☐ 4 or 5 times a week
- ☐ 3 or fewer times a week
- ☐ Don't know

How would you describe our services?

- ☒ Women's shelter
- ☐ Community Services
- ☐ Don't know
- ☐

What do you typically notice about BWC?

- ☒ cars
- ☐ noise
- ☐ flowers
- ☐ people
- ☒ VERY QUIET.

How would you rate BWC as neighbours?

- ☒ Consistently positive
- ☐ Generally good
- ☐ Varies daily
- ☐ Poor
- ☒ NO BOTHER IN ANY WAY.

How has your property been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved
- ☒ No effect
- ☐ Negatively
- ☐

How would you rate the BWC staff?

- ☐ Friendly and helpful
  - ☐ Average
  - ☐ Varies
  - ☐ Poor
- NOT MET.

Is the BWC T House exterior clean and well kept?

- ☒ Yes
- ☐ No

Date JULY 5, 2017

Additional Comments

VERY GOOD SHELTER. VERY GOOD THING. HOSPITAL CAN HELP.

**identity protected  
for privacy reasons**



## Boundary Women's Coalition Neighbour feedback

Please take a moment to help us illustrate your experience as a neighbor of the Boundary Women's Coalition.

How often do you pass by the Boundary Women's Coalition?

- ☒ Every day DOG WALKING  
☐ 4 or 5 times a week  
☐ 3 or fewer times a week  
☐ Don't know

How would you describe our services?

- ☒ Women's shelter  
☐ Community Services  
☐ Don't know  
☐

What do you typically notice about BWC?

- ☒ cars  
☐ noise  
☐ flowers  
☐ people  
☐

How would you rate BWC as neighbours?

- ☒ Consistently positive  
☐ Generally good  
☐ Varies daily  
☐ Poor  
☐

How has your property been affected by BWC as neighbours?

- ☐ Improved  
☒ No effect  
☐ Negatively  
☐

How has your day-to-day activity been affected by BWC as neighbours?

- ☐ Improved  
☒ No effect  
☐ Negatively  
☐

How would you rate the BWC staff?

- ☐ Friendly and helpful  
☒ Average  
☐ Varies  
☐ Poor

Is the BWC T House exterior clean and well kept?

- ☒ Yes  
☐ No

Date JULY 5, 2017.

Additional Comments

RAKED LEAVES FOR STAFF  
VISITORS IN CHURCH YARD  
ABSOLUTELY NO PROBLEM

**identity protected  
for privacy reasons**

July 6, 2017

City of Grand Forks  
Box 220  
Grand Forks BC V0H 1H0

Dear City of Grand Forks,

Over 30 years ago, communities of women recognized a need to respond to the issue of domestic violence, and voluntarily housed and supported women and their children in private homes. This was the conception of transition houses. This grassroots movement evolved into a network of Violence Against Women (VAW) services, which focus on the prevention and elimination of violence against women through social change, and on other issues relating to women's equality.

On August 1, 2009, administration of the Women's Transition Housing and Supports Program (WTHSP) was transferred from the Ministry of Housing and Social Development to BC Housing, as part of a provincial initiative to strengthen the link between the continuum of housing and women and children at risk of violence.

Currently, there are over 100 transition houses and safe homes in 75 communities across BC providing over 835 safe spaces to women and children fleeing violence. Approximately 175 of these spaces are available in the Interior Region. The Boundary Women's Coalition has operated a transition house in Grand Forks for almost 30 years, with operating funding from BC Housing since 2009. With the lease expiring on the current property in 2019, and the condition of the current house deteriorating with each passing year, BC Housing is eager to see a new house built and the proposed location integrates well into the residential neighborhood.

The process of leaving an abusive relationship is difficult, and often women must leave their homes to keep themselves and their children safe. Therefore, the programs strive to create a safe, supportive, home-like environment for women and children to reside in. The majority of programs are located in residential neighborhoods and in single family homes that have been renovated to accommodate program needs. This transition is far less disruptive to women and children than staying in a hotel/motel room. Women and children who have stayed at transition houses often comment as to how appreciative they are to have access to these programs, as they feel comfortable, safe and like a home should. Having the programs located in residential neighborhoods also assists with keeping the location more confidential and less public.

Since the transfer of the WTHSP to BC Housing, we have received no complaints/concerns from neighbors or community members about any of these programs, including the current location of the Boundary transition house. In fact, many neighborhoods are often considered safer as a result of the transition house being located in their community, as the programs are staffed 24/7, equipped with security systems and local police are aware and respond immediately if needed.

Please don't hesitate to contact me should you have further questions about transition houses.

Kind regards,

Sairoz Sekhon  
Manager, Women's Transition Housing & Supports Program  
BC Housing  
604.439.8582 [ssekhon@bchousing.org](mailto:ssekhon@bchousing.org)