
Subject: FW: Harmony House Rezoning Zelkwas Ave
Attachments: Feb 12 21 Letter to Council from Project Partners_Signed.pdf

From: Hillary Morgan
Sent: Friday, February 12, 2021 3:45 PM
Subject: Harmony House Rezoning Zelkwas Ave

This email originated from outside the organization. Do not click on links or open attachments unless you recognize and trust the sender and know the content is safe.

Good Afternoon Mayor and Council,

I am writing regarding the proposed rezoning on Zelkwas Avenue to facilitate the expansion of Harmony House that is scheduled for 3rd Reading on February 22nd. Harmony House is a supportive housing program for women and their newborn children. I represent M'akola Development Services, who is serving as the development consultant for this work. Attached is a letter from the project partners explaining the community engagement process that we carried out as part of this rezoning process and how we have responded to the concerns that we heard. This letter has also been shared with Legislative Services and the Planning Department to be included in the Council agenda.

The enclosed letter includes an offer from the project partners to provide a comfort letter prior to final reading confirming that the building will **be a maximum height of two storeys**. We hope this letters and the enclosed attachments provides clarity and answers any questions you may have.

More information can be found on BC Housing's Lets Talk webpage (<https://letstalkhousingbc.ca/prince-george-zelkwas>). The webpage includes the following documents:

- Neighbourhood Handout (delivered to neighbourhood yesterday):
<https://letstalkhousingbc.ca/17449/widgets/71995/documents/49964>
- Engagement Summary Report: <https://letstalkhousingbc.ca/17449/widgets/71995/documents/49927>
- FAQs: <https://letstalkhousingbc.ca/17449/widgets/71995/documents/49928>
- Report summarizing the impacts of affordable housing on surrounding property values:
<https://letstalkhousingbc.ca/17449/widgets/71995/documents/43779>

If you have any questions regarding the proposal, please contact me at this email or the number below.

Thank you for your time and I hope you all enjoy a restful long weekend.

Thanks,



Hillary Morgan, MPlan, RPP, MCIP

Northern Region

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February 12, 2021

VIA ELECTRONIC DELIVERY

City of Prince George Mayor and Council
1100 Patricia Blvd.
Prince George, V2M 7G2

Re: Rezoning 606/614/622 Zelkwas Avenue, Phoenix Transition House

Dear Mayor Hall and Members of Council,

We are writing regarding the rezoning application on Zelkwas Avenue to facilitate the expansion of Harmony House. We represent the partners in this project, which include:

- Phoenix Transition Society – Operator
- BC Housing – Funder
- M'akola Development Services – Development Consultant
- Trinity United Church – Land Owner

Harmony House's mission is to provide supports to pregnant women and new mothers who are struggling with trauma, mental health, or substance misuse. Harmony House is operated by the Phoenix Transition Society and has been operating their six-bedroom house and providing services for women and their children over the last four years. To date, almost 100 women have entered the program with ***89% successfully completing the program and living independently with their children.***

The success of Harmony House is attributed to their unique program that focuses on strengthening the bond between mother and child and promoting the women's confidence by teaching life and parenting skills in a non-judgemental and caring environment. Harmony House includes 24/7 staffing and a Registered Nurse on staff. The proposed rezoning would facilitate a new building to allow Harmony House to expand and accommodate the long wait list of women awaiting a space. The proposed development would be funded and owned by BC Housing through a 60-year lease agreement with Trinity United Church. BC Housing funding includes operational funding for the Phoenix Transition Society to operate the building and the Harmony House program.

To expand Harmony House's capacity and effectively address demand for services, Harmony House is proposing a building that will be a **maximum two storeys** in height. The ground floor of the proposed building will operate the Harmony House program and the second floor will include independent living units. When women complete the Harmony House program, they can move to the second floor with their children for up to 18 months. The building will allow the women and their children to transition from supported housing on the ground floor to independent living with some supports on the second floor, ultimately preparing them for long-term independent living.

As is outlined in the application letter for this rezoning, the project partners have always planned community engagement for this project. The project partners goal was to engage with the community prior to 3rd Reading. Throughout the summer of 2020 the project partners worked to develop a shared vision for the use and program for the building.

The project team planned to engage in Fall 2020, but due to the provincial election, BC Housing could not start the engagement process for the project. As a result, community engagement was delayed. In late November, after the provincial election, BC Housing launched a webpage to provide accessible information about this development. This webpage is still live and includes project updates as the development moves forward:

<https://letstalkhousingbc.ca/prince-george-zelkwas>

The project team hoped to host in-person engagement, but due to COVID-19 this was not a safe option. On December 2nd and 3rd, 2020 BC Housing hosted four Zoom engagement sessions for stakeholders and neighbours on December 2nd and 3rd, 2020. BC Housing mailed invitations and an information to neighbours within 100 m of the proposed development and included information about the engagement sessions on their webpage.

The virtual engagement sessions were structured to host small groups (6-10 people) and were facilitated by a neutral, third party professional. During the virtual engagement sessions representatives from BC Housing, M'akola Development Services and Phoenix Transition Society responded to residents' questions and concerns.

The feedback received during the engagement sessions is summarized in an **Engagement Summary Report** (enclosed). In addition, a **Neighbourhood Handout** (enclosed) was delivered to neighbours on February 11, 2021 to provide neighbours with additional information and direct them to the Engagement Summary Report on the BC Housing webpage.

Below are the top three themes and a summary of responses provided by the project partners during the virtual engagement sessions:

- 1. Noise (19%)** – *The program is enclosed indoors, and BC Housing has requirements for acoustic suppression material that will ensure that noise does not travel from the building to neighbouring properties. There will be an outdoor play area for children that will be fenced, and we do not anticipate noise from this play space to significantly impact surrounding properties.*
- 2. Public Safety (14%)** - *The building will have staff on-site 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. The Society has extensive experience in providing services and supports of this nature to women and children. Any visitors to the site must be approved by the Society and visits are monitored by staff. The interior and exterior of the building will also be monitored with cameras and the property will be fenced along the west, south and eastern edges. Harmony House is not a drop-in facility that will draw new clients daily. Harmony House is a program that women and their newborns are referred to through health care and service providers and participate in for approximately six months to two years.*
- 3. Building Design (14%)** – *The building is being designed by an architectural team and the design is currently being developed. The draft design is for a two-storey building and a key goal of the design team is to construct a building that fits into the neighbourhood and feels like a home. Harmony House needs to feel like a home and avoid any institutional design features, as 90% of the Harmony House clients are Indigenous.*

To address concerns about height and design, the project partners have moved away from a building using modular technology to stick frame that provides more flexibility to construct a building that blends in with the community and feels like home. The project partners have also confirmed that they are willing to provide a comfort letter stating the project will be built to a maximum height of 2 storeys. If Council wishes to add the comfort letter requirement as a recommendation, the project partners will ensure that the comfort letter is provided prior to Final Reading.

We are confident that the proposed building and program will be a positive change in the neighbourhood. We have received letters of support from various other transition housing providers across northern BC, who have provided stories whereby residents who were originally opposed to the development became strong supporters and volunteers with their organization. We hope the same will be true for Harmony House. Harmony House has the support of many medical professionals in the north and helps women from all over northern BC overcome barriers to become confident and capable mothers. Ultimately, Harmony House aims to stop the cycle of poverty at its root by providing newborns and their mothers with the support and skills they to be healthy and successful.

Please contact Hillary Morgan at hmorgan@makoladev.com if you have any questions.

Sincerely,

Hillary Morgan, RPP MCIP
Planner, M'akola
Development Services

Rev. Bob K. Fillier BA
MDiv DMin
Trinity United Church

Maria Brouwer, RN
Phoenix Transition
Society

Shaan Desai,
Development Manager
BC Housing

Encl. BC Housing Engagement Summary Report
Neighbourhood Handout (Delivered February 11, 2021 and available online at BC Housing's Let's Talk webpage)

Engagement Summary Report



BC HOUSING



Virtual Neighbourhood Meetings

December 1st - 3rd 2020

Proposed Transition and Second Stage Housing

606 Zelkwas Street - Harmony House

Prince George, B.C.

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Appendix 3: Virtual Neighbourhood Meeting Presentation: Questions Asked

Appendix 4: Let's Talk Housing BC – Online Comments Received

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1.0 PURPOSE

This report provides a record of the neighbour information sessions organized by BC Housing in partnership with the Phoenix Transition Society, M’akola Development Services, and Trinity United Church on December 1st, 2nd and 3rd, 2020. The purpose of this engagement was to facilitate a dialogue with neighbours to the proposed site and collect public feedback on the development of a new transition and second stage housing for women and their children in Prince George, B.C. The engagement period was open from November 19, 2020 to December 18, 2020.

In total four sessions were hosted. The first session was by invitation-only and was sent to stakeholders and municipal council representatives. The following three sessions were open to the public and presented an opportunity for stakeholders and the public to learn more about the initiative, ask questions and provide input. In addition to these sessions, BC Housing launched a Let’s Talk Housing portal to serve as a central location for residents to access to information about the proposed development. Community members were encouraged to submit their questions or comments through the Let’s Talk Housing portal, or by email to BC Housing. The emails received are listed in **Appendix 5**.

Figure 1 depicts the numerical breakdown of each engagement method. In addition to this engagement, two pieces of correspondence were received and responded to prior to the public engagement process launching (See Appendix 5).

Figure 1: Engagement Breakdown



This report includes:

- A summary of the virtual neighbour meeting sessions;
- An analysis of the feedback received; and
- A discussion on how issues and concerns identified by the public will be addressed throughout this project.

The report will be shared with the City of Prince George, and a redacted version of the report (without online feedback to protect personal information) will be made available to the public.

2.0 BACKGROUND

BC Housing would lease part of the Trinity United Church property at 606 Zelkwas Street, Prince George for a term of 60 years. Although the size of the development has yet to be confirmed, it will meet the City's bylaw requirements, and be designed to suit the neighbourhood and feel like a home for the women and children it serves.

2.1 The Need

The Phoenix Transition Society currently operates a housing program called Harmony House, a safe house whose mission is to provide supports to pregnant women and new mothers struggling with mental health, addiction or trauma. Since January 2017, 81 women have gone through the Harmony House program. Harmony House currently has room for six women and their children, and there is high demand and a long wait list for services. This newly proposed project would expand current operations to meet the growing need in Prince George.

2.2 The Opportunity

If approved, the proposed development at 606 Zelkwas Street would provide a new space for Harmony House's operations and new independent homes for women who have finished the Harmony House program. The development would provide transition housing and second stage housing for women and children. Transition housing functions as one large home that includes private bedrooms and bathrooms with a shared kitchen and a common indoor and outdoor spaces. Women and children would live in transition housing for six months to one year. Second stage housing includes self-contained suites for independent living and would house women and children for up to 18 months. Phoenix Transition Society would operate and manage the new homes and supports, which include teaching parenting, social and life skills, as well as providing counseling and support to work through trauma and maintain sobriety.

Construction is anticipated to being in the Spring of 2021 with the development being fully operational by Summer 2022.

The project partners and their roles are outlined below.

1. **Trinity United Church** would provide the land to B.C. Housing on a 60-year lease. Once the 60-year term is up, the land and improvements would return to the ownership of the Trinity United Church.
2. **BC Housing** is leading the application to develop the site and would fund construction and operations for the development.
3. **Phoenix Transition Society** would operate and manage the new homes and supports, which would include parenting training, life skills development, and more.

3.0 TIMELINE

This property is in the middle of the rezoning process. This process requires three City Council meetings that include four Readings. On August 17th, 2020, the City of Prince George reviewed and approved First and Second Readings. Public engagement was conducted prior to Third reading. Due to the current COVID-19 restrictions, all engagement was conducted online.

The public engagement process was open for four weeks, from November 19, 2020 to December 18, 2020. Originally the project team planned to engage in Fall 2020, but due to the provincial election call the engagement process was delayed to December 2020. The project team hosted the sessions in early December to avoid overlap with Christmas holidays.



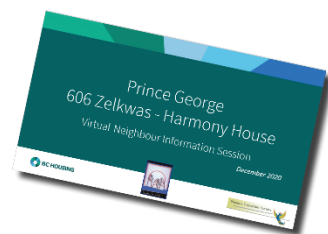
1. Letter to Neighbours

A neighbour letter and fact sheet was sent to addresses within a 100 metre radius from 606, 614, and 622 Zelkwas Street informing people of the proposed development. It invited residents and businesses to join the online discussion sessions. It also listed the email address and the link to the Let's Talk Housing website to provide their input or ask questions. This letter can be found in **Appendix 1**.



2. Community Webinars

Four virtual neighbour meeting sessions were held using Zoom, with panelists representing BC Housing, M'akola Development Services, Phoenix Transition Society, Trinity United Church, and the City of Prince George. In total, 12 people attended the virtual meetings. The presentation slides for the meetings can be found in **Appendix 2**.



3. Let's Talk Housing BC: [Prince George - 606 Zelkwas - Harmony House | Let's Talk Housing BC](#)

This digital platform launched on November 19th, 2020 and allowed community members to access more information on the development as well as key dates for the engagement sessions. Over the course of the engagement, the platform hosted 99 people, with 16 people downloading documents. A full breakdown of the Let's Talk Housing site can be viewed in **Appendix 4**.



4.0 COMMUNITY INFORMATION SESSIONS SUMMARY

BC Housing and the project partners hosted one Stakeholder meeting on December 1st, 2020, from 2:00pm-3:00pm. In addition, there were three online virtual neighbourhood meetings on the following dates:

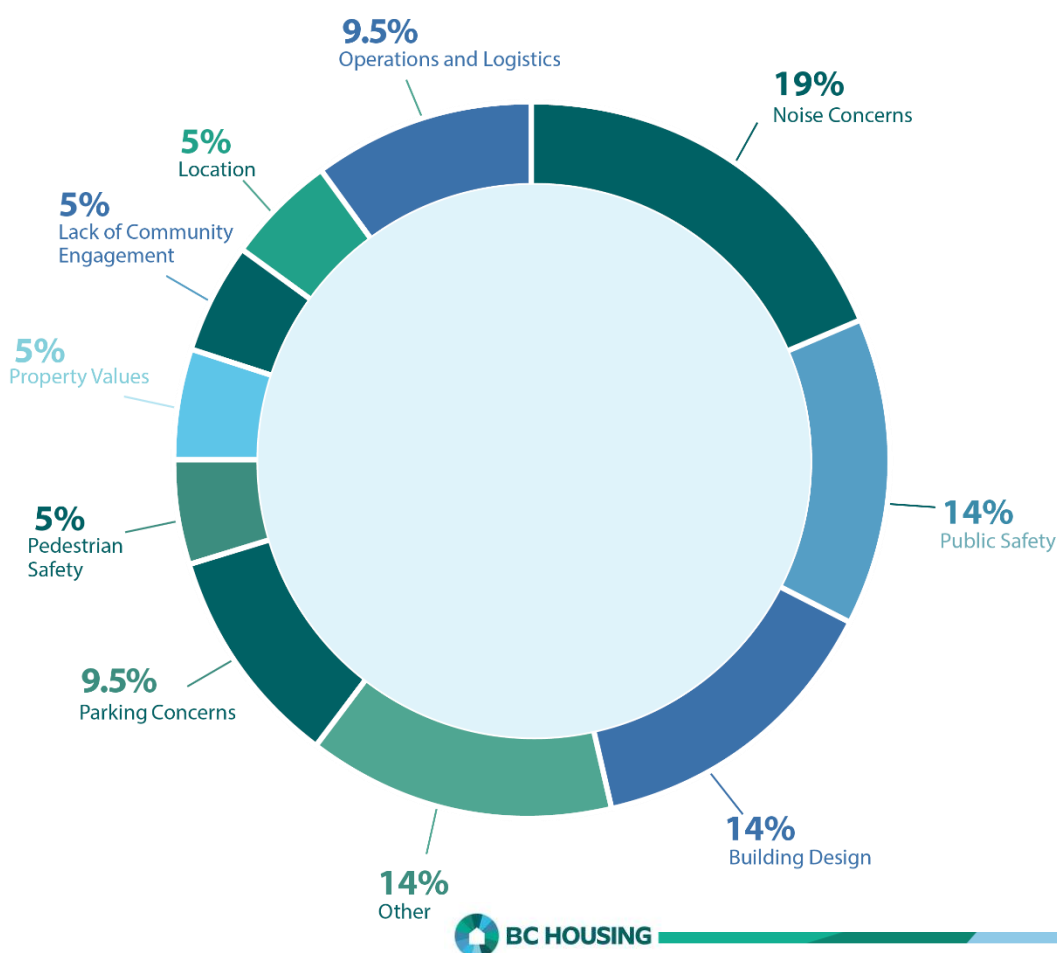
1. Wednesday, December 2nd – 6:00pm to 7:00pm
2. Thursday, December 3rd – 12:00pm to 1:00pm
3. Thursday, December 3rd – 6:00pm to 7:00pm

In total 12 people attended the sessions. The presentation slides can be found in **Appendix 2**. A detailed list of the questions asked during the session can be found in **Appendix 3**.

5.0 QUESTIONS ASKED

Generally, the sessions had a respectful tone and all the project partners were available to respond to questions. We received positive feedback about the need for the housing in Prince George and the new housing being welcome in the neighbourhood. A breakdown of questions posed during the engagement sessions is noted in **Figure 2**. The majority (4) of the questions asked were related to noise concerns from the development. Participants also asked about the effects of this development on the overall safety of the neighbourhood, as well as the design features that were being considered.

Figure 2: Breakdown of Questions





5.1 Noise Concerns (19%)

Several residents raised concerns about how the proposed transition and second stage housing would affect the noise levels in the local neighbourhood with the addition of new families and children.

One question was also raised about the noise levels during construction.

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As part of BC Housing's Design Guidelines, the use of acoustic suppression material is recommended, and would be incorporated into the building design.

There would not be any significant change in the noise level outside the housing as most of the residents are pregnant women or mothers with infants. There may be instances of children playing in the greenspace on the site, but this would be in alignment with the regular noise in the neighbourhood. This green space would be fenced, which would limit the transfer of noise to surrounding properties.

For construction, the project would take approximately one year to complete. It would meet the City of Prince George's noise bylaw requirements for construction and would be executed in alignment with a sound construction management plan to minimize overall impact.



5.2 Public Safety (14%)

Community members wondered how this development would affect comfort levels in the neighbourhood. They were worried that they would feel less safe, or that the development would contribute to existing drug use in the area.

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The Phoenix Transition Society would be responsible for property and operations management. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. The Society has extensive experience in providing services and supports of this nature to women and children. Any visitors to the site must be approved by the Society and visits are monitored by staff. The interior and exterior of the building would also be monitored with cameras and the property would be fenced along the west, south and eastern edges.

The new development would serve as a home that offers the occupants a safe space to bond and connect with their infants. There is no anticipation of significant impact on the community from the housing.



5.3 Building Design (14%)

There were a few questions concerning the design of the building, and how it would blend into the neighbourhood considering its size.



Participants asked whether the building would be fenced off and if a new road would be constructed for access.

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The building is being designed by an architecture team and would meet BC Housing's Design Guidelines and City of Prince George bylaw requirements. It is important that the building feels like a home and avoids institutional design features.

The number of units would be confirmed through the design process, but a key goal of the project partners is to create a building that fits into the neighbourhood. The preliminary draft design is a two-storey building and it is important to BC Housing and the project partners that the height be limited to two storeys to ensure that the building fits into the surrounding neighbourhood. Originally the building was planned to be constructed with modular building technology, but after receiving initial neighbourhood feedback, BC Housing changed to a stick build to allow for great efficiency and ensure the project fits within the neighbourhood.

The draft design includes a fence surrounding the north, south, and east edge of the property and vehicle access would be through the existing access point that the Church currently uses (off Union Street). This would be confirmed during the design stage. Significant traffic impacts are not expected, as it would mostly be staff accessing the building and it is unlikely that many of the residents would have vehicles.



5.4 Parking Concerns (9.5%)

Participants inquired into the parking considerations for the building. There were concerns about the impact it could have on the already limited parking availability in the area.

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The proposed design would aim to minimize parking impacts to the area. Most of the occupants would not have cars. The plan does not call for additional roads or access points. The project team aims to meet the City of Prince George Zoning Bylaw's parking requirements and if they are not met we would seek a variance for parking.



5.5 Operations and Logistics (9.5%)

Participants asked about the length of time women would be allowed to stay in Harmony House.

--

The women and children would live in transition housing for six months to one year. Second stage housing includes self-contained suites for independent living and would house women and children for up to 18 months.



5.6 Pedestrian Safety (5%)

Participants inquired into whether this project would include upgrades to the current pedestrian walkways.

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Improvements to surrounding site infrastructure are dictated by the City of Prince George Subdivision and Servicing Bylaw and would be confirmed when we apply for a building permit. Given that there are currently no sidewalks along Zelkwas Ave or Union Street, we anticipate that the City would not require us to install sidewalks (as they would not be connected to a broader network). Installing a new sidewalk network in the neighbourhood would be addressed by the City's utilities division for consideration for capital projects for the future.



5.7 Property Value (5%)

Residents raised concerns about the effects this development might have on their property value.

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Research completed in 2019 of 13 BC supportive housing sites showed that property values immediately surrounding 10 sites either kept pace or surpassed surrounding municipal trends. Property values for the other three sites were not notably different compared to municipal trends. The Exploring Impacts of Non-Market Housing on Surrounding Property Values takes data from across the province:
<https://www.bchousing.org/research-centre/library/community-acceptance/property-values-case-study-series&sortType=sortByDate>



5.8 Lack of Community Engagement (5%)

Community members shared that they felt there had not been an adequate community engagement process and that decisions regarding the development up until this point were made without their input.

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BC Housing recognizes the delay in engaging the community as there was the provincial call to election and all engagements were put on hold.

BC Housing has since reached out to the community to provide more information and collect input as part of this process. A neighbour letter and fact sheet were sent to a 100-metre radius from the site informing people of the upcoming process and opportunities for further input. We held stakeholder and public online information sessions with panelists representing BC Housing, M'akola Development Services, the City of Prince George, Trinity United Church, and the Phoenix Transition Society.



5.9 Location (5%)

Community members were concerned about the developments location's proximity to a liquor store and the potential risk for alcohol consumption.

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The property is ideally located near the services and amenities these women and children need to feel at home. A grocery store, retail outlets and other services and amenities are all within walking distance. Parks and transit services are also easily accessible.

The “Other” category includes questions about the potential to provide doula services for the women, the potential for future expansion of the building, and the history of the Church's involvement with the community.

APPENDIX 1

LETTER TO NEIGHBOURS AND FACT SHEET

PRINCE GEORGE, BC

November 18, 2020

Dear neighbour,

We are writing today to provide information about a proposal for a new housing development located on the vacant lot behind Trinity United Church at 606/614/622 Zelkwas Avenue. BC Housing has been working with the Phoenix Transition Society and Trinity United Church to build new stable, affordable housing for women and their children in Prince George.

The proposed housing would be operated by the Phoenix Transition Society, an experienced non-profit that offers temporary housing for women and women with their children who are at risk of violence. Phoenix Transition Society currently operates Harmony House, a safe house whose mission is to provide supports to pregnant women and new mothers struggling with mental health, addiction or trauma. The proposed development would provide a new space for Harmony House's current operations and new independent homes for women who have finished the Harmony House program.

The location was chosen based on proximity to the services and amenities that these women and families need to feel at home. The proposed development would include 24/7 staffing. BC Housing, the Phoenix Transition Society and the Trinity United Church are looking to develop a building that is two storeys, fits into the surrounding neighbourhood and serves an important need in the community.

We understand neighbours will want an opportunity to learn about the development and ask questions. BC Housing and our partners invite you to participate in one of three small group dialogues to learn more about Phoenix Transition Society and Harmony House, ask questions and provide feedback. Due to COVID-19 restrictions, the engagement sessions will be hosted online.

These sessions require registration. Please email communityrelations@bchousing.org to register for one of the sessions listed below.

1. Wednesday, December 2 – 6:00pm to 7:00pm (virtual session)
2. Thursday, December 3 – 12:00pm to 1:00pm (virtual session)
3. Thursday, December 3 – 6:00pm to 7:00pm (virtual session)

You can visit <https://letstalkhousingbc.ca/prince-george-zelkwas> to learn more about the proposal, ask questions and provide feedback.

You can also email feedback or questions to communityrelations@bchousing.org.

Prince George Harmony House



The proposal

BC Housing has been working with the Phoenix Transition Society and Trinity United Church to build stable, affordable housing for women and their children in Prince George. The proposed development would be built on the vacant lot behind Trinity United Church at 606/614/622 Zelkwas Avenue. The proposed development will accommodate women who are pregnant or recently gave birth and require a safe place to raise their children and develop life and parenting skills. The building would be a maximum of two storeys and include both transition and second stage housing.



What is transition housing?

Transition houses provide safe, temporary 24/7 staffed shelter. Most transition houses are residential homes in confidential locations where women and families live communally. Support workers in these homes provide emotional support, crisis intervention and safety planning.

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.

What is second stage housing?

Second stage housing is for women who are at risk of violence or have experienced violence, and provides a private, secure, affordable apartment or townhouse where women and accompanied children can live safely and independently, typically for 6-18 months. Staff are available to provide emotional support, safety planning and referrals. Second-stage housing helps women make plans for independent living.

Who would live here?

The Phoenix Transition Society would operate the development following the same model as their existing Harmony House.

Harmony House is a safe house whose mission is to provide supports to pregnant women and new mothers struggling with mental health, addiction or trauma.

Harmony House currently has room for six women and their children. The proposed development would provide a new space for Harmony House's current operations and new independent homes for women who have finished the Harmony House program.



Why this location?

The property is ideally located near the services and amenities these women and children need to feel at home. A grocery store, retail outlets and other services and amenities are all within walking distance. Parks and transit services are also easily accessible.

The building would be designed to feel like a home and fit in with the surrounding neighbourhood.

Next steps & Timeline

BC Housing has applied to rezone the property. In order to provide the neighbourhood with an opportunity to learn more about the proposal and provide feedback, BC Housing will hold three virtual neighbour information sessions. Due to COVID-19 restrictions, these information sessions will be held virtually. These sessions require registration. Please email communityrelations@bchousing.org to register for one of these sessions:

1. **Wednesday, December 2 – 6:00 to 7:00pm**
2. **Thursday, December 3 – 12:00 to 1:00pm**
3. **Thursday, December 3 – 6:00 to 7:00pm**

A summary report of feedback collected before December 18, 2020 will be provided to the City of Prince George as part of the rezoning process.

If the rezoning is approved, BC Housing would aim to begin construction in Spring 2021.



Partners

- BC Housing would fund the construction and provide operating budget for the housing.
- The Phoenix Transition Society would operate the housing and provide support services to residents.



Phoenix Transition Society

The Phoenix Transition Society is a non-profit society that offers temporary shelter/housing for women and women with their children who have experienced and/or at risk of abuse and violence.

The Phoenix Transition Society has an established history in the community as the operator of the current Harmony House, as well as Phoenix House and Celynn House also located in Prince George.

How can I provide input?



Email
communityrelations@bchousing.org



Participate in a virtual
neighbour information
session

Visit
[LetsTalkHousingBC.ca/
prince-george-zelkwas](https://LetsTalkHousingBC.ca/prince-george-zelkwas)

APPENDIX 2

VIRTUAL MEETING PRESENTATION SLIDES

Prince George 606 Zelkwas - Harmony House

Virtual Neighbour Information Session

December 2020



Today's agenda

- Welcome & Introductions
- Housekeeping
- Presentation & Discussion
- Next Steps





Women's Transition Housing Fund

- \$734 million over 10 years
- 1,500 new homes for women
- Transition houses provide safe, temporary 24/7 shelter for women and children who are at risk of or who have experienced violence
- Second stage housing provides a private, secure affordable apartment or townhouse



The proposal

- Two storey building that looks and feels like a home
- Both transition and second stage housing for women who are pregnant or recently gave birth and require a safe place to raise their children and develop life and parenting skills
- Number of units will be confirmed through the design process



The need for this housing in Prince George

- There are women and families living in our community who are fleeing violence
- We have a long waitlist for supports provided by Harmony House



Phoenix Transition Society

- Work to support women and children during their healing journey. We do this in a caring, safe and respectful atmosphere that facilitates personal discovery of mind, body and spirit.
- Harmony House provides 24-hour staffing consisting of a registered nurse, trained early childhood education workers, and experienced support workers.



Trinity United Church

- Founded on January 1, 2018 when Knox United and St. Andrew's United merged into one new congregation.
- Providing land for this project



The Development Process



Official Community Plan

- The site is a “**Growth Priority Area**”
- The future land use of the subject property is designated “**Neighbourhood Central Residential**”
- The OCP states that “...*Within neighbourhood centres, residential areas are anticipated to infill and densify in comparison to the surrounding neighbourhoods*”



Official Community Plan – Housing Policy

- Policy 7.5.9: Permit affordable housing and/or special needs housing, including non-market rental, supportive housing and transitional housing, to be located in all residential areas.
- Objective 7.5.2: Support development of a full range of housing types and tenures so that people of all ages, income levels and abilities have housing choices throughout the community.
- Objective 7.5.3: Support development of new affordable housing along the housing continuum.
- Objective 7.5.5: Support a Housing First approach to the elimination of homelessness.



Surrounding Zoning

- The surrounding area includes zoning that permits a maximum height ranging from ~32 ft (10 m) ~39 ft (12 m)
- The proposed RM3 zone permits a maximum height of ~39 ft (12 m) and allows 3 storeys
- The project partners seek to construct a building that is maximum 2-storeys and in scale with the surrounding neighbourhood.



Proposed Development Height:

- 2 storeys
- 25 to 27 feet (7.5 to 8.25 m)



**This slide is for illustration only and the information is based on construction standards*

Process & next steps



Community and
stakeholder outreach

Winter 2020



Construction

Spring 2021



Residents move
into the new
housing

Spring/
Summer
2022

More questions or comments?

- Visit Let's Talk Housing BC website:
letstalkhousingbc.ca/prince-george-zelkwas
- Submit inquiries through
communityrelations@bchousing.org



APPENDIX 3

VIRTUAL MEETING QUESTIONS ASKED

Engagement 2
What are the parking considerations for this facility?
What is the construction timeline and what will be the noise disruptions from the project?
What are the implications on the noise of the community?
As the inhabitants for the facility are women fleeing violence are there any impacts on the safety of the neighbourhood if the women are pursued by the abuser?
Are the women free leave the facility unsupervised?
What will the noise level be in the neighbourhood from the activities of the families on the site?
Will there be a safe pedestrian crosswalk as we have had some close calls?
There is a drug use issue in the surrounding area and what will be the impact of this on the facility and the neighbourhood?
How will sound within the building be addressed through the building design?
Engagement 3
Is the facility going to be fenced in or will there be a new road access?
Is there an opportunity to have a space to provide health services or a midwife/doula for the occupants?
Is there going to be an expansion to the units after the construction?
How long are the women allowed to stay at the facility?
Engagement 4:
Since there is a shopping place close by has there been consideration to consumption of alcohol due to access to the liquor store?
How will the complex blend into the neighbourhood when it is a 14 unit complex with 2 storeys?
How has the Church been supporting vulnerable populations in the community?
How will the structure fit into the massing of the neighbourhood?
How has the community been engaged during the consultation during the rezoning and development process?
What will be the impact on the property value of the neighbourhoods?
How will the parking be impacted? There is limited parking and how will the Church visitors be able to access parking during meeting times?
What will be the impact on the health and well-being of the neighbourhood?

APPENDIX 4

LET'S TALK WEBSITE SUMMARY

Summary Report

14 November 2018 - 29 December 2020

Let's Talk Housing BC

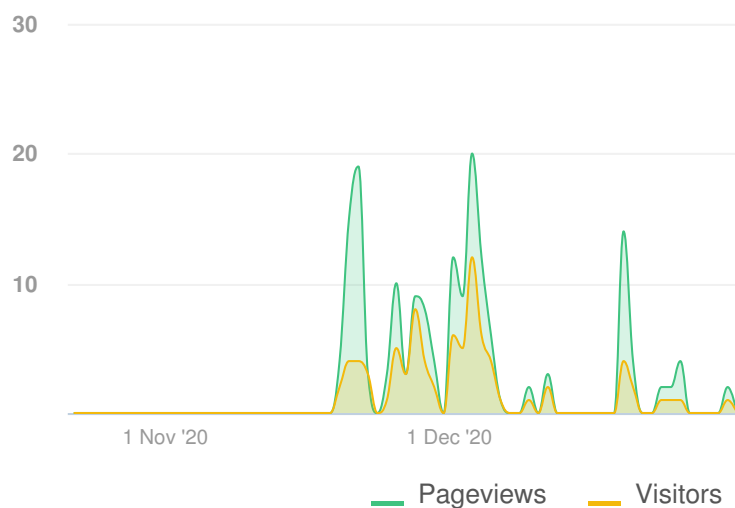
PROJECTS SELECTED: 1

Prince George - 606 Zelkwas - Harmony House

FULL LIST AT THE END OF THE REPORT



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
99	12	
NEW REGISTRATIONS		
1		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
2	14	61

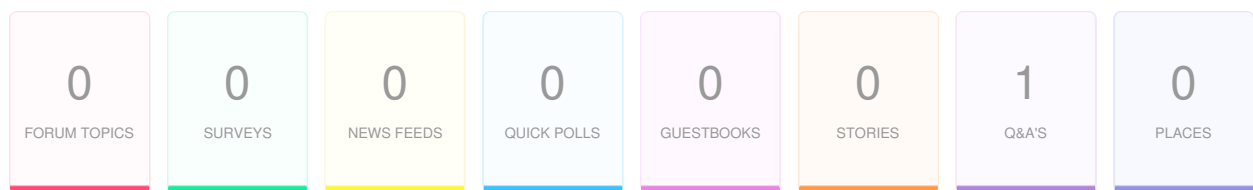
PARTICIPANT SUMMARY

ENGAGED	2 ENGAGED PARTICIPANTS				(%)
		Registered	Unverified	Anonymous	
INFORMED	Contributed on Forums	0	0	0	Prince George - 606 Zelkwas... 2 (3.3%)
	Participated in Surveys	0	0	0	
	Contributed to Newsfeeds	0	0	0	
	Participated in Quick Polls	0	0	0	
AWARE	Posted on Guestbooks	0	0	0	
	Contributed to Stories	0	0	0	
	Asked Questions	1	1	0	
	Placed Pins on Places	0	0	0	
	Contributed to Ideas	0	0	0	
* A single engaged participant can perform multiple actions				* Calculated as a percentage of total visits to the Project	

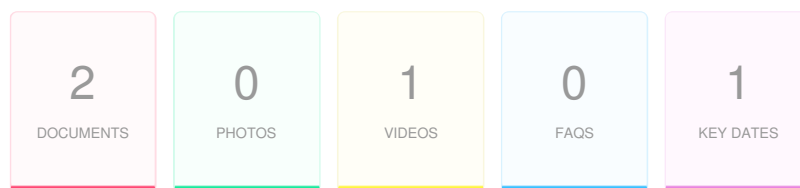
ENGAGED	14 INFORMED PARTICIPANTS				(%)
		Participants			
INFORMED	Viewed a video	1			Prince George - 606 Zelkwas... 14 (23.0%)
	Viewed a photo	0			
	Downloaded a document	9			
	Visited the Key Dates page	6			
AWARE	Visited an FAQ list Page	0			
	Visited Instagram Page	0			
	Visited Multiple Project Pages	11			
	Contributed to a tool (engaged)	2			
* A single informed participant can perform multiple actions				* Calculated as a percentage of total visits to the Project	

ENGAGED	61 AWARE PARTICIPANTS				
		Participants			
INFORMED	Visited at least one Page	61			Prince George - 606 Zelkwas... 61
AWARE					
* Aware user could have also performed an Informed or Engaged Action				* Total list of unique visitors to the project	

ENGAGEMENT TOOLS SUMMARY



INFORMATION WIDGET SUMMARY



DOCUMENTS	
2	Documents
9	Visitors
16	Downloads

TOP 3 DOCUMENTS BASED ON DOWNLOADS	
10 Downloads	6 Downloads
Harmony House Fact Sheet.pdf	Property Values Supplements Overview

VIDEOS	
1	Videos
1	Visitors
1	Views

TOP 3 VIDEOS BASED ON VIEWS	
1 Views	
Harmony House	

KEY DATES	
1	Key Dates
6	Visitors
8	Views

TOP 3 KEY DATES BASED ON VIEWS	
8 Views	
Prince George - 606 Zelkwas - Harmony House	

TRAFFIC SOURCES OVERVIEW

REFERRER URL	Visits
www.google.com	10
m.facebook.com	3
android-app	2
www.bchousing.org	2

SELECTED PROJECTS - FULL LIST

PROJECT TITLE	AWARE	INFORMED	ENGAGED
Prince George - 606 Zelkwas - Harmony House	61	14	2

APPENDIX 5

EMAILS RECEIVED

The following table summarizes emails that were received during the formal engagement period.

Date	Question	Response
December 3 rd , 2020	I never received the zoom link and really want to show my support as a neighbour for this project. I hope I can get the zoom link in time for noon meeting otherwise I hope I can get it for the evening one.	No response required.
	COVID-19 is showing us the cracks in our communities and culture. Before the pandemic, 1 in 3 women experienced physical or sexual violence, mostly by an intimate partner. Data collected so far show an increase in calls to domestic violence helplines since the outbreak of COVID-19. More than ever our community needs these services. I would be honoured to share my neighbourhood with women and children trying to make a stronger and safer life.	Thank you for your email and your support for this exciting and important project. All responses we have received would be included in an engagement summary provided to the City of Prince George as part of the rezoning process.

The table below summarizes correspondence that was received prior to the public engagement process.

Date	Correspondence Received	Response
September 18, 2020	Concerns about when public engagement would occur as well as concerns about the density, impacts on parking and traffic, drug use, and operations of the development	M'akola Development Services responded to this email advising that the provincial election resulted in a delay in public engagement and provided assurance that public engagement would occur. The response also clarified roles of project partners and the timeline for the rezoning process and provided assurance that the project team seeks to design a building that has a residential-feel and fits into the surrounding neighbourhood. No response was received and the individual did not attend any public information sessions.
October 17, 2020	A concerned resident contacted M'akola Development Services by telephone to inquire about the proposed development and opportunities for public engagement.	M'akola Development Services responded via phone to explain that public engagement was delayed due to the provincial election and that an engagement process would occur prior to 3 rd Reading.

FAQS

Q) How will you ensure the safety of staff, residents and the neighbourhood?

The Phoenix Transition Society would be responsible for operating the program and property management. The building would have staff onsite 24 hours a day, 7 days a week to ensure that residents are supported and that any concerns are addressed in a timely manner. The Phoenix Transition Society has extensive experience in providing services and supports of this nature to women and children. Any visitors to the site must be approved by the Society and visits are monitored by staff. The interior and exterior of the building would also be monitored with cameras and the property would be fenced along the west, south and eastern edges.

Q) How long do residents stay at Harmony House?

Women who are pregnant or just gave birth stay for six months to one year to complete the Harmony House program. After completing the program, women and their children can move into the independent living units for up to 18 months.

Q) Why this location? Wouldn't a site further from other residences be safer?

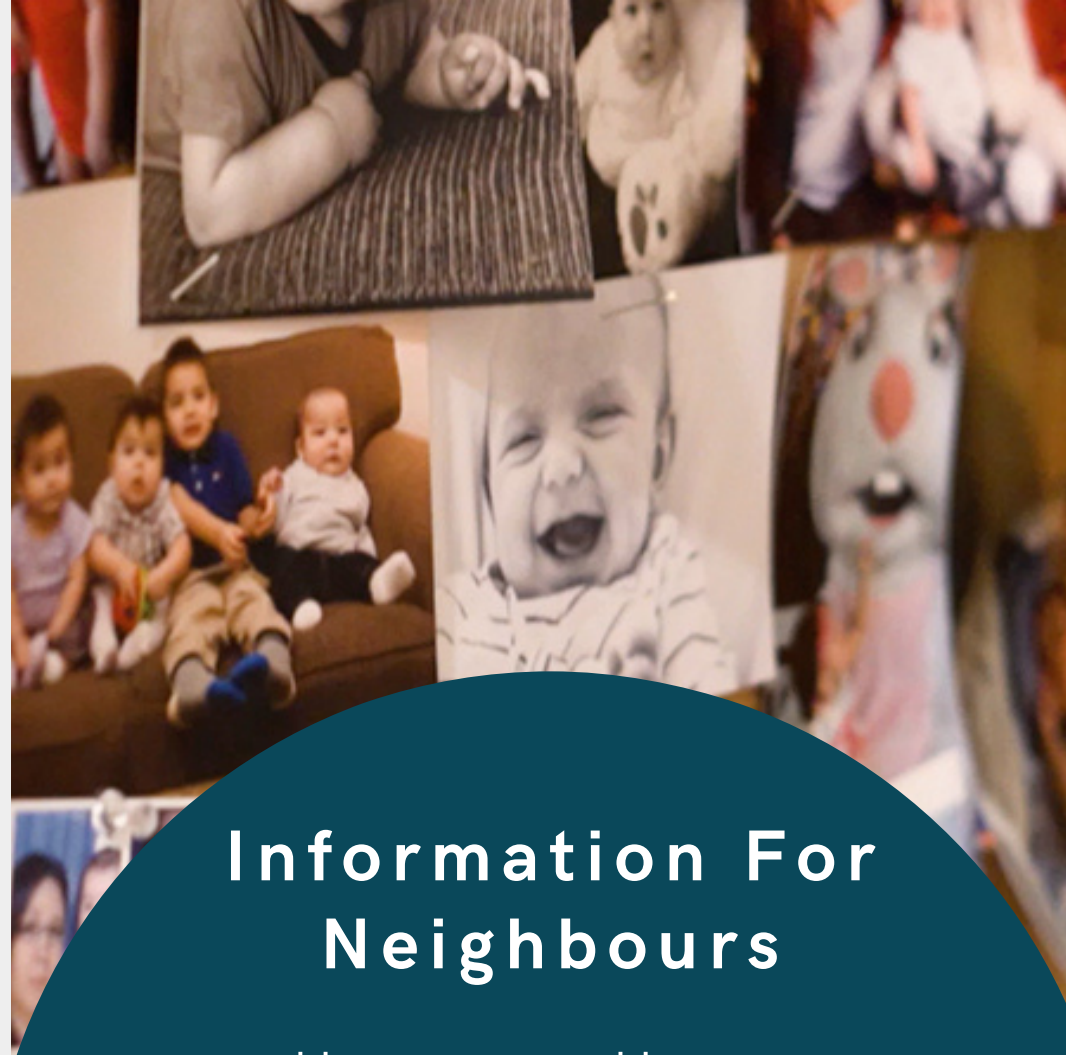
The property is ideally located near shops and services, in a pedestrian-friendly environment. Most supportive housing developments are in residential neighborhoods. Harmony House strives to create a safe, supportive environment for women and children to call home.

Information For Neighbours

Harmony House
Rezoning Application
Zelkwas Avenue

Phoenix Transition Society

"Working Towards Eliminating Violence Against Women and Children"



In December 2020, we hosted four virtual community and stakeholder engagement sessions. Unfortunately we were not able to host any in-person sessions due to COVID-19. The findings from the virtual engagement sessions are available on BC Housing's Let's Talk webpage:

<https://letstalkhousingbc.ca/prince-george-zelkwas>

A summary of what we heard during the virtual engagement sessions will be shared with the City of Prince George as part of the rezoning process.

If you were not able to participate in these sessions or have any questions about the proposed development, please email:

communityrelations@bchousing.org

What is Harmony House?

Harmony House provides a home and supports to pregnant women and new mothers who are struggling with trauma, mental health, or substance misuse.

Harmony House currently operates a home in Prince George for six women and their children. The proposed development would provide a new space for Harmony House's current operations and new independent homes for women who have finished the Harmony House program.

How does it work?

Harmony House offers a unique program that provides 24/7 staffing and focuses on strengthening the bond between mother and child and promoting the women's confidence by teaching life and parenting skills in a non-judgmental and caring environment.

Harmony House has successfully been operating their six-bedroom house for four years and has served nearly 100 women. Harmony House has a long waitlist and serves women from across northern British Columbia.

89% of the women who participated in Harmony House have successfully gone through the program and are living independently with their children.

What is being proposed?

The proposed development would be built on the vacant lot behind Trinity United Church at 606 Zelkwas Avenue. The ground floor will operate the Harmony House program and the second floor will include independent living units. When women complete the Harmony House program they can move into the independent living units with their children. The building will be designed to feel like a home and will be a maximum of two-stores.

