



## PROJECT PROFILE

### GRAND FORKS AFFORDABLE HOUSING

#### BUILDING APPLICATION

Affordable Housing

#### BUILDING TYPE

Volumetric Modules

#### PROJECT LOCATION

Grand Forks, British Columbia

#### BUILDING SIZE

42 Apartment Suites and 10 Townhouses

#### PROJECT TIMELINE

9 Months



# PROJECT HIGHLIGHTS, FEATURES AND BENEFITS

## Background

The City of Grand Forks suffered a disastrous flood in 2018 and many residents were affected. There was a requirement for affordable multi-family housing rentals to support families and seniors during the recovery efforts. We brought our extensive experience across the affordable housing continuum to this design-build project.

## Challenge

We were tasked with the design, manufacturing, transportation, and installation of the affordable, multi-family homes in a timely manner to accommodate the rapid need for housing for the families and seniors affected in the community.

We were also challenged to orient the buildings on the property appropriately to allow for amenity areas and instill a sense of community, with an interior design that allowed for different sizes of apartments while maintaining exterior bedroom windows. The property also needed to be able to manage all storm water on site.

## Results at a Glance

The critical element of having exterior windows on all bedrooms was addressed by creating two townhouse buildings and rotating them on the site, minimizing shadow casting and creating a better community feel.

- Contemporary design with neutral colours and Hardie board siding to suit the surrounding neighbourhood.
- All buildings feature an Insulated Concrete Forms (ICF) Foundation System.
- In total, there are 42 apartment suites (550-750 sq ft each) and 10 townhouses (1,180 sq ft each) with laundry rough-in, private balconies for all units, and a private backyard for each townhouse.
- Common areas include an amenity room, two laundry rooms, and an exterior garden and lawn area.

**Experience peace of mind on your next project.**

Visit [nrbmodular.com](http://nrbmodular.com) or call us at **1.800.465.7594** to find out more information on modular and how it can be a fit for your next project.

