

## Appendix 2

### Request for Use of City-Owned Properties

My wife and I bought our retirement home on Brycen Place seven years ago. We have met a lot of nice people in the community and love Grand Forks.

Brycen Place used to be one of the preferred areas to live in Grand Forks. Since B.C. Housing started construction on Raven Place, Brycen Place (adjacent) has lost four long time families/home-owners/tax payers. Some had previously been thinking about relocating, but it didn't take long before the construction in their back yards solidified the decision to sell while they still could. There are several more neighbors in the process of selling/listing their homes.

Unfortunately, one of the biggest eye sores in this area is the community garden behind the aquatic centre. I'm sure the City and volunteers had good intentions. Sadly, people willing to lend a hand to see this project to fruition seem few and far between. If the residents of Raven Place want a garden, I'm sure they'd be welcomed with open arms by the persons involved with the aquatic centre project. It's within walking distance from Raven Place for anyone that would like to get dirt under their fingernails!

Any children residing at Raven Place have access to the skating rink, aquatic centre, ball parks, skate park and playgrounds along with the rest of the children in Grand Forks. Questions associated with the proposed play area would be a) who would be on the hook to pay for equipment, etc., b) would it be fenced for access to just Raven Place, and c) who would be responsible for upkeep/maintenance?

Last year it was made abundantly clear by the citizens of Grand Forks that the wet facility proposed by B.C. Housing for the four lots adjacent to Raven Place was not viable. At the time, Council suggested that if a wet facility was not acceptable, perhaps a green space would work. This was also turned down by the citizens, and that a better use for these lots that now belong to the tax payers be thought through.

In short, [REDACTED] of [REDACTED] Brycen Place hereby go on record as saying a definite **NO** to the request for use of City-owned properties for residents of Raven Place. Our main concern is that there are other multi-family dwellings/apartment buildings in Grand Forks and to our knowledge none of these housing developments have received preferential treatment for their residents. Another concern is if there were expenses incurred for a gazebo/play area/raised gardens might they be passed along to Grand Forks tax payers. This would not be acceptable.

Hi Dolores

Thank you

Received a phone call from [REDACTED] of [REDACTED] Brycen Place at 1:12 pm on May 6, 2020.

[REDACTED] did not have the ability to easily submit something in writing so asked if I could take the information and pass it on to Council. We discussed [REDACTED] comments at length and I read back to [REDACTED] what I would submit to Council.

[REDACTED] is in favour of the park/amenity space but is not in favour of it being open to only the citizens of Raven Place [REDACTED] said [REDACTED] would be quite dismayed (!!!) if [REDACTED] could not access and enjoy the space, meet the neighbours and watch the children play [REDACTED] suggested that the amenity space between Brycen Place and the apartment building could also be a shared space so the neighbours could meet and get to know each other. [REDACTED] also said [REDACTED] looks forward to a neighbourhood meet and greet to get to know the folks living in Raven Place.

**From:** [REDACTED]  
**To:** [Dolores Sheets](#)  
**Cc:** [Info](#); [Brian Taylor](#); [Zak Eburne-Stoodley](#); [Cathy Korolek](#); [Neil Krog](#); [Chris Moslin](#); [Rod Zielinski](#); [Christine Thompson](#)  
**Subject:** BFSS proposal for 70th Avenue lots  
**Date:** Thursday, May 14, 2020 9:36:46 AM  
**Attachments:** [Raven Place proposed playground.docx](#)

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[REDACTED]  
**Grand Forks, BC**

May 11, 2020

Dolores Sheets  
Manager of Development, Engineering and Planning  
City of Grand Forks

Dear Ms. Sheets,

A neighbour provided me with a copy of your letter regarding the request by BFSS for Raven Place to use the four city-owned lots on 70<sup>th</sup> Avenue. As very little information was shared in your letter, I would appreciate your reply to my questions listed below.

The absence of foresight by all concerned, but especially BC Housing, when Raven Place was planned and then developed was stunning. The entrance/exit, lack of green space, plus the aspect of the buildings all led to questions as to BCH's competence. It is disappointing that what could have been a much nicer development went ahead without more thought as to the finished product.

The families who live at Raven Place are sorely lacking green space and a playground for the children. The two gazebos bordering on Brycen Place are used extensively, sometimes until late at night. The suggestion by BFSS to use the four city lots on 70<sup>th</sup> Avenue is interesting. I have several concerns/questions regarding their use, some of which I have listed below.

- Does the current zoning allow for this proposed use?
- Are the lots to be sold, leased or is there some other plan?
- If sold who would be the purchaser? Would the purchase price cover what the taxpayers paid for them?
- Will the facilities be for the sole use of Raven Place?
- Will the area be fenced so that the only entrance is from Raven Place?
- Will there be set times for use of the facility or would a 'quiet time' be imposed?
- Who would carry the liability insurance?
- Will there be any expense to city taxpayers?

If this proposal goes ahead, I am anxious it is carried out thoughtfully and blends in with the surrounding recreational area and residential housing.

I look forward to receiving your response.

Sincerely,

[REDACTED]

[REDACTED]

Copies: City Councillors and City of Grand Forks



Grand Forks B.C.

[REDACTED] VOH 1160

May 9-20

Deborah Skits

City of Grand Forks B.C.

In regards to your letter requesting that  
Lots A, B, C & D on 70 Ave be used as green  
space for BFSS

I as owner of adjacent land, I totally  
disagree with the proposal. There is a  
park within 100 ft of Raven Place in  
which all residents from town are free  
to use

when Raven Place was under  
construction, no one even considered a  
second driveway which was critical  
The women's shelter does not have any  
privacy and the daily traffic is just  
ridiculous. Instead of a greenspace,  
we could use another exit from Raven  
Place to 70 Ave. It would be a much  
better use of the land. Please consider

yours truly  
[REDACTED]

May 13, 2020

Attn: Dolores Sheets

Dear Dolores,

As property owners near the City lots located on 70th Ave we have grave concerns regarding the use of these lots by the occupants of Raven Place.

When the issue of a land swap was brought up last year, both members of council and residents of the area introduced the idea of putting a City parkette on those lots. This would be a park for the residents of the **whole** city, not just Raven Place. We still think that is a very good idea, and hope that the city in its wisdom will follow through on this plan. This would **not** include moving the gazebos onto the 4 lots.

A city parkette would benefit the residents of Raven Place, Sunnyview Apartments, the condos on 19th and the townhouses on 21st and 22nd Streets as well as children attending ball games with their families.

The request that is being put forward is not feasible. Raven Place already has green space on the Westside of the property. If BC Housing, under the management of BFSS wants its residents to have more green space they only have to walk minutes in any direction to have access to the ball park, the river and walking trails. The Community Garden exists just across the black train bridge and the Learning Garden is a stone's throw from Raven Place. The City has already invested considerable money into the Learning Garden; it seems like a perfect fit for the residents of Raven Place to work on gardening with volunteer supervision.

When I, (Elizabeth) lived in the townhouses on 21st street, across the road from Raven Place, I rented a community garden plot for \$15 for the season and accessed the green space all around for daily walks. I do not understand why the residents of Raven Place could not do the same.

Your letter clearly states that the neighbours adjacent to Raven Place have concerns (complaints). Why in the world do you think it would be OK to move the problem from the south end of the property to the north end of the property, affecting a different group of neighbours. We personally witness, on a daily basis, the residents smoking and drinking in the Gazebos, and have heard from residents that it is non-stop partying. We think that it would behoove BFSS and the property manager to enforce a curfew on the space so that neighbours would not be bothered past 10:00 at night.

On a final note, both [REDACTED] and I have found BC Housing to be a terrible neighbour. They did not follow through on any of our complaints regarding cracked tile in our bathroom due to the heavy pounding during construction, or the damage to our driveway due to the compaction of the parking lot (4 times) at The Transition House. As well, despite asking BC Housing, through

[REDACTED], to plant evergreen trees that would have afforded privacy for both Raven Place and ourselves, there has been no action. We feel that if BC Housing gets a foothold on the 4 city lots, there will be no taking them back.

In conclusion, both [REDACTED] and I are vehemently opposed to moving the Gazebos from Raven Place onto the 4 city lots.

Yours respectfully,

[REDACTED]  
[REDACTED]  
[REDACTED]

Grand Forks, BC V0H 1H0

[REDACTED]  
[REDACTED]