

February 01, 2019

To: Your Worship Mayor Taylor and Members of Council

We respectfully submit the attached Petition regarding the 2nd Street Housing Project as proposed by BC Housing.

We are concerned about the lack of transparency and public input afforded this project. This has lead to confusion for the residents of Grand Forks, both pro and con, as the information is in constant flux. It's hard for the public to sift through the apparent misinformation and the constant changing of large parts of this proposed housing project.

We respectfully request Mayor and Council to stop proceedings on this project and to start Community discussions about what would best suit our little Community.

The signatures have been gathered in under 2 weeks and this is a good barometer of our community as a whole. Residents are not happy with the direction that BCH is trying to force us. As a Community we would like to have a say in the direction the City will take in the future. A good time to start is with this project and to decide what is the best type and location for supportive housing in Grand Forks. We have to provide the best possible support to those in need, but at the same time, we have to rebuild our downtown core businesses who are not yet back to normal. Our small downtown core does not have the capacity to absorb this amount of new resident loading, at this point in time, and this could be detrimental to the survival of a vibrant downtown.

Sincerely, Russ Wark

Russ Wark
1532 Donaldson Drive
Grand Forks, BC V0H 1H0
P.O. Box 1788
250-442-0125

Dear Grand Forks City - Mayor and Council Members

As concerned citizens of Grand Forks we are opposed to the proposed 2nd Street Housing Project. We respectfully ask you to reject this Housing Project. Not because we are anti-housing for the homeless or those that have fallen on hard times, but because we are enthusiastic supporters of a smart planned housing development for those in need. Our most compelling reasons include and are not limited to:

The Current Proposal and Site:

- 1:- Does not comply with the current Parking Bylaw.
- 2:- Is in the wrong location at the entrance to our City.
- 3:- Is being recommended as a "Wet" facility which is not appropriate if we are helping people to recover.
- 4:- The size is larger than the required needs of Grand Forks.
- 5:- Housing addicts with recovering addicts, seniors and elderly is not only unacceptable, it doesn't work. How can children be brought to safely visit their grandparents in a place filled with addicts?
- 6:- It is an inappropriate use of large scale development in an area of instability. The downtown business core has not recovered from last year's devastating flood, and yet the proposed project seeks significant change, contrary to the City of Grand Forks Planning and Development Criteria. The downtown business core will bear the negative impact of this project and currently are against the location, not the project itself.
- 7:- With no additional medical resources to support the increase of addicts that will fill this building means our City and Community will suffer. Lack of Policing, Bylaws and clean up crews, not to mention the devastating environmental impact on our rivers, tourism, business's and more.
- 8:- This proposal lacks the support of the tax payers. While the property owner and developer claim to have held meetings to gather feedback from the community, in reality they did nothing more than tell the community what they were going to do. They did not engage in dialogue or consider or address the concerns of the downtown business community or the rest of the community whose tax dollars will end up funding this either directly or indirectly. There has been zero transparency, and zero dialogue with concerned citizens.
- 9:- It is inconsistent with Public Health, Safety, and General Welfare.
- 10:- It also has insufficient road infrastructure; nearby intersections simply cannot handle the dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.
- 11:- BCH does not deal with additional resources that will be required which means they will fall on the Community.
- 12:- It negatively impacts our green spaces, nature walks, beaches, parks, and downtown restaurants, cafes and shops.
- 13:- The proposal has No "operator". How does anyone make an informed decision without knowing who's going to be running the place?
- 14:- Building in a known Flood Zone with no flood mitigation to date seems a poor decision at best. Who picks up the costs later if another devastating flood occurs?

For the aforementioned reasons, we urge you to vote against this proposed rezoning January 17, 2019 and take the time to come up with a proposal that will work for the best of all of Grand Forks Tax Paying Citizens.

Parking Variance

Petition Presentation Regarding Request for Variance of the Parking Bylaw by BCH for the 2nd Street Housing Proposal

Your Worship, Mayor Taylor and Members of Council, We are here on behalf of members of the Community to request that you consider our petition regarding the 2nd Street Housing Proposal from BCH.

The reasons that we are requesting this action are as follows:

As concerned citizens of Grand Forks we are opposed to the proposed 2nd Street Housing Project. We respectfully ask you to reject this Housing Project. Not because we are anti-housing for the homeless or those that have fallen on hard times, but because we are enthusiastic supporters of a smart planned housing development for those in need.

Our most compelling reasons include and are not limited to:

The Current Proposal and Site:

1. Does not comply with the current Parking Bylaw.
2. Is in the wrong location at the entrance to our City
3. Is being recommended as a "Wet" facility which is not appropriate if we are helping people to recover.
4. The size is larger than the required needs of Grand Forks.
5. Housing addicts with recovering addicts, seniors and elderly is not only unacceptable, it doesn't work. How can children be brought to safely visit their grandparents in a place filled with addicts?
6. It is an inappropriate use of large scale development in an area of instability. The downtown business core has not recovered from last year's devastating flood, and yet the proposed project seeks significant change, contrary to the City of Grand Forks Planning and Development Criteria. The downtown business core will bear the negative impact of this project and they currently are against the location, not the project itself
7. With no additional medical resources to support the increase of addicts that will fill this building; means our City and Community will suffer Lack of Policing, Bylaws and cleanup crews, not to mention the devastating environmental impact on our rivers, tourism, businesses and more.
8. This proposal lacks the support of the tax payers. While the property owner and developer claim to have held meetings to gather feedback from the community, in reality they did nothing more than tell the community what they were going to do. They did not engage in dialogue or consider or address the concerns of the downtown business community or the rest of the community whose tax dollars will end up funding this either directly or indirectly. There has been zero transparency, and zero dialogue with concerned citizens.
9. It is inconsistent with Public Health, Safety, and General Welfare.

10. It also has insufficient road infrastructure; nearby intersections simply cannot handle the dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.

11. BCH does not deal with additional resources that will be required which means they will fall on the Community

12. It negatively impacts our green spaces, nature walks, beaches, parks, and downtown restaurants, cafes and shops.

13. The proposal has No "operator". How does anyone make an informed decision without knowing who's going to be running the place?

14. Building in a known Flood Zone with no flood mitigation to date seems a poor decision at best who picks up the costs later if another devastating flood occurs?

We believe that in approving our request the community will benefit by:

1. Council having more time to consider what's best for the Community of Grand Forks. To date BCH starts in other communities have not turned out very well we don't want to go down the same road they have.

2. To have the time for Town Meetings or discussions with the Community about their concerns, fears, and visions of how our Community should grow.

3. To consider the type of Housing that Grand Forks really needs... it appears to need more housing for seniors than for homeless or addicts.

4. To recognize that having a "Wet" facility doesn't help the addicts and will have a more costly impact on our Community.

5. To investigate how to get the types of support from Interior Health, Mental Health, BC Resources and other organizations to be able to support the number of addicts that will end up in our Community (based on the current proposal).

6. To make sure that Interior Health will fund our Paramedic Teams to the level that may be required (based on the current proposal).

7. To make arrangements with RCMP for proper levels of Policing once a housing project like this is active. (based on the current proposal).

We believe that by not approving our request the result will be:

A disaster like so many other small communities are currently dealing with that have received housing from BCH. That in its current proposal it will cause a greater rift throughout our small Community than we currently have, there is a large divide within the Community and people are passionate about their stand. We are supposed to be living in a democracy. That means we have the right to have a say in the decisions that affect us. We need to come together as a Community and make the hard decisions that will help Grand Forks move forward and become a better Community. If we are truly thinking of what is best for our City and Community, there is no reason at all why we can't stop this process and take the time to plan something much better than what is currently being proposed.

In conclusion, we request that Council for the City of Grand Forks vote down the request for a change in the Parking Bylaw by BCH for the proposed 2nd Street Housing, and that Council for the City of Grand Forks work towards a plan that will better reflect the needs of our Community

Respectfully submitted by:

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Organization: Concerned Citizens of Grand Forks.

Total Signatures on Petition: 1073

Submission Date: February 1, 2019.