

Request for Decision



To: In-Camera Meeting
From: **Corporate Services**
Date: June 10, 2019
Subject: Release of Minutes from In-Camera
Recommendation: **THAT Council release from In-Camera the June 10, 2019 Request for Decision regarding “Release of Minutes from In-Camera”, all minutes relating to the purchase and use of lots A-D on 70th Avenue from February 11, 2019 to May 10, 2019 as attached in Appendix 1, and the Letter-of-Intent signed with BC Housing.**

Background

Some information regarding the purchase of the lots on 70th Avenue has already been released from In-Camera, however there are parts of the original proposal and deliberation on uses for the properties which have not been cleared for release.

Feb 11, 2019 – First discussion of the potential strategic acquisition of 4 lots on the south side of 70th Avenue, and instruction to staff to bring back a report on that acquisition.

Feb 25, 2019 – Report on acquisition of lots, their potential to alleviate the single access to the 19th St. housing development, and inclusion into the west end sector development plan. Resolution I016/19/02/25 to proceed with acquisition.

March 25, 2019 – Discussion of completed acquisition of lots, possible use as community kitchen or temporary construction access for BC Housing.

Resolution I024/19/03/25 has released all information to date.

Resolution I025/19/03/25 instructed staff to offer use of the lots for construction access.

April 8, 2019 – Discussion with BC Housing and BFS which included the proposal to potentially move the 2nd Street project to the 4 lots on 70th Avenue.

April 15, 2019 – Discussion on development costs for 70th Avenue properties, initial letter from BC Housing regarding 70th Avenue, resolution to have staff make a counter-offer (I037/19/04/15)

April 23, 2019 – Discussion on pros and cons of the 70th Avenue and 2nd Street locations, purchase cost of the 2nd Street property, infrastructure requirements at 70th Avenue, resolutions to ask BC Housing to prepare a Letter-of-Intent (I041/19/04/23) and to release from in-camera “that Council has offered the lots to BC Housing” (I042/19/04/23)

April 30, 2019 – Discussion of the Letter-of-Intent from BC Housing with proposed changes. Resolutions to return the Letter-of-Intent to BC Housing with proposed changes. (I046/19/04/30 and I047/19/04/30)

May 10, 2019 – Discussion of revised Letter-of-Intent, resolution to sign Letter-of-Intent regarding the 4 lots on 70th Avenue as presented. (I054/19/05/10)

As part of the process regarding the potential rezoning of the 70th Avenue lots, Staff recommend that the portions of minutes from the listed In-Camera meetings as described above be packaged and released from In-Camera.

Benefits or Impacts

General

Strategic Impact



Community Engagement

- Transparency of process

Policy/Legislation

Attachments

Appendix 1 – Minutes from February 11, 2019, to May 10, 2019, regarding the purchase and use of Lots A,B,C,D on 70th Ave.

Letter-of-Intent with BC Housing, dated May 1, 2019.

Recommendation

THAT Council release from In-Camera the June 10, 2019 Request for Decision regarding “Release of Minutes from In-Camera”, all minutes relating to the purchase and use of lots A-D on 70th Avenue from February 11, 2019 to May 10, 2019 as attached in Appendix 1, and the Letter-of-Intent signed with BC Housing.

Options

1. THAT Council release the minutes from In-Camera as described.
2. THAT Council release a sub-set of the minutes from In-Camera.
3. THAT Council retain the information In-Camera.

Appendix 1

Meeting #: I-2019-03
Date: Monday, February 11, 2019, 10:30 am
Location: 7217 - 4th Street, City Hall Council Chambers

8. INFORMATION ITEMS

- a. Verbal Update - Developments - CC S. 90 (1) (e)
Manager of Development, Planning, and Engineering
19th Street:
- parking lot for the development
 - height of development
 - West End Development Plan and potential development of 70th Avenue
 - potential strategic acquisition of 4 lots on north side of 70th Avenue

Resolution #: I011/19/02/11

Moved by: Krog
Seconded by: Korolek

THAT Council instructs staff to bring back a report to an In-Camera Meeting of Council regarding the potential strategic acquisition of the 4 lots on the south side of 70th Avenue between Dick Bartlett Park and the BC Housing 19th Street Development property that are currently for sale.

Carried

Meeting #: I-2019-04
Date: Monday, February 25, 2019, 5:30 pm
Location: 7217 - 4th Street, City Hall Council Chambers

6. RECOMMENDATIONS FROM STAFF FOR DECISIONS

- a. Proposed acquisition of Lots A, B, C & D 70th Avenue

Development, Engineering & Planning

The Manager of Development, Engineering, and Planning joined the meeting at 5:45pm.

Discussion ensued regarding:

- size of the lots
- inclusion in Area Sector Development Plan for West-End
- current zoning - R1
- possible consolidation of properties
- potential costs of development of road access and services
- potential benefit to BC Housing (BCH) development
- listed property costs
- potential future affordable development for those properties
- decision to offer a maximum of \$64,000 for the properties for the purpose of strategic development opportunities in the West End.

Resolution #: I016/19/02/25

Moved by: Thompson

Seconded by: Moslin

THAT Council direct staff to move forward with the acquisition of four lots legally described as: Lot A, DL 380, SDYD, KAP22999; Lot B, DL 380, SDYD, KAP22999; Lot C, DL 380, SDYD, KAP22999; Lot D, DL 380, SDYD, KAP22999 at a price not higher than \$64,000, for the purpose of West End strategic development opportunities.

Carried

Meeting #: I-2019-05
Date: Monday, March 25, 2019, 5:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

Resolution #: I020/19/03/25

Moved by: Moslin
Seconded by: Zielinski
THAT the agenda be amended to include a discussion on a potential land swap with BC Housing as Item 9.b.

Carried

6. RECOMMENDATIONS FROM STAFF FOR DECISIONS

- b. City's Purchase of Lots A, B, C & D on 70th Avenue - Section 90(1)(e)

Development, Engineering and Planning

The Manager of Development and Engineering joined the meeting at 5:26 pm.

Brief discussion ensued regarding:

- a potential site for the community kitchen on one of the four lots on 70th Ave.
- temporary construction access for BC Housing

Resolution #: I024/19/03/25

Moved by: Moslin
Seconded by: Thompson
THAT all previous in camera Council reports and resolutions respecting the City's acquisition of Lots A, B, C & D on 70th Avenue be released as public municipal records.

Carried

Resolution #: I025/19/03/25

Moved by: Zielinski
Seconded by: Korolek

THAT Council instruct staff to offer the properties to BC Housing for temporary construction access for the 19th Street project.

Carried

9. LATE ITEMS

b. Discussion on Potential Land Swap - CC S. 90 (1) (e)

The order of the agenda was amended to discuss Item 9.b. before 9.a. so the Manager of Development and Engineering would be present.

Staff shared draft renderings for the 2nd street proposal and discussion ensued:

- Development permit would need approval of Council
- BC Housing (BCH) does not need Council approval
- maximum building height defined by bylaw is approximately 59 ft
- potential to use other exterior finish
- concerns about style of roof
- The Mayor advised that he connected with BCH in the morning. The Chief Administrative Officer read a statement from BCH that indicated that BCH is not considering other locations
- West End development and opportunities within the west side of town and new lots on 70th Ave.
- Downtown Business Association explained the other day that they will not challenge BC housing on the 2nd Street project any more.
- potential for brick veneer
- potential for more storage, murals on fence
- BCH will be attending an in-camera meeting on April 8, 2019

- a motion was proposed to offer the four lots on 70th Ave to BCH for a land swap for 2nd street

The Manager of Development and Engineering left the meeting at 6:22 pm.

Resolution #: I027/19/03/25

Moved by: Moslin
 Seconded by: Zielinski

THAT Council offer the recently acquired four lots on 70th Avenue as a land swap to BC Housing; AND THAT staff be instructed to communicate this proposal via email before the end of the Month.

Opposed (1): Taylor

Carried

Meeting #: I-2019-06
Date: Monday, April 8, 2019, 11:00 am
Location: 7217 - 4th Street, City Hall Council Chambers

4. REGISTERED PETITIONS AND DELEGATIONS

a. BC Housing Projects

BC Housing / Boundary Family Services

BC Housing (BCH) and Boundary Family Services (BFS) representatives, the Manager of Development and Engineering, and the two Planning Technicians joined the meeting at 11:15 am.

BCH presented regarding the projects in Grand Forks and discussion ensued regarding:

- definitions of supportive housing terminology
- partnership between BCH, BFS, and Interior Health Authority (IHA)
- support services and funding of services
- reasons for homelessness and housing needs for Grand Forks
- success stories from other municipalities
- behaviour guidelines for residents of the facility

- potential impacts on community if clients do not follow guidelines and are removed from facility
- concerns about past communications, potentials for improvements for the future regarding communications
- potential for other locations in Grand Forks, especially by 19th Street Project
- potential population growth -> BCH advised that facilities are primarily for Grand Forks residents including flood victims. Staff advised that there was already a shortage of roughly 80 homes before the flood.
- concern about the height of the proposed facility
- concern about zoning and definitions in zoning bylaw
- timelines for development, public engagement
- primary renderings of proposed facility
- BCH acknowledged that they would take the proposal to potentially move to the 4 lots on 70th Ave by the 19th Street project under advisement, but BCH would want 1000% of Council support if the location is changed. In addition, servicing and other costs would need to be shared with the City. A rough preliminary cost was estimated at \$500,000.

Meeting #: I-2019-07
Date: Monday, April 15, 2019, 10:00 am
Location: 7217 - 4th Street, City Hall Council Chambers

8. INFORMATION ITEMS

- a. Verbal update on BC Housing projects.

Discussion ensued regarding:

- neighbours in the vicinity of the four lots seem to be aware that the discussion with BC Housing (BCH) regarding a potential land swap is underway
- financial impacts on the City:
 - long term costs and responsibilities once lease expires
 - statutory advertisement and public process requirements
 - not clear if they would be paying grant-in-lieu or paying taxes

- not clear if development cost charges (DCC's) would be impacted
- DCC's are necessary to fund upgrades to sewer crossing
- taxation implications to the public
- potential projects that could be postponed or cancelled to afford this project
- water, sewer, road to cost roughly \$485,000
- letter from BCH and expectations to cost share on infrastructure, most likely 50/50
- concerns with 2nd Street lot not being made available to the City
- potential to lease the lot on 2nd Street from BCH
- potential impact on future development of 70th Avenue
- servicing of development of BCH property off of 19th Street
- concerns about social impacts on the area based on affordable and supported housing being in close proximity with each other
- Downtown Business Association (DBA) members discussed with neighbouring businesses in the vicinity of Kelowna facilities and most problems seemed to be resolved by now.
- potential to release communication regarding negotiations between BCH and the City
- DBA seems to be accepting and reasonable at the time towards the development at 2nd Street
- current BCH proposal is deemed not appropriate
- Imagine Grand Forks report from 2010 envisioned 2nd Street corner as key to economic development of the downtown and revitalization
- potential future development of 70th Ave
- potential counter offer. Staff was directed to negotiate with BCH
- potential press releases
- Council directed Staff to communicate with BCH to ask for a purchase or lease of the 2nd Street property to the City

Resolution #: I036/19/04/15 MOVED / SECONDED

THAT Council directs Staff to negotiate with BC Housing.

Carried

Resolution #: I037/19/04/15 MOVED / SECONDED

THAT Council directs Staff to counter BC Housing's Offer, asking if BC Housing would re-consider selling the 2nd and Central Avenue property to the City, or alternatively to provide a reciprocal 60-year Lease of 2nd and Central land to the City.

Carried

Meeting #: I-2019-08
Date: Tuesday, April 23, 2019, 1:00 pm
Location: 7217 - 4th Street, City Hall Council Chambers

8. INFORMATION ITEMS

- a. BC Housing - 2nd Street - C.C. s.90(1)(e)

Update from Staff

The Chief Financial Officer, the Manager of Development, Engineering, and Planning, and the Planning Technician joined the meeting at 1:10pm and discussion ensued regarding:

- pros and cons regarding locations
- purchase cost of 2nd Street property
- cost of infrastructure at 70th Ave
- potential lift station may be needed at the property due to slope and potential cost
- potential development of 70th Ave infrastructure for future development
- West End Area Sector Development Plan
- leased land, may be exempt from grant in lieu
- form and character may not be Council's decision at that location

- impacts on asset management reserves

2nd Street concerns:

- entrance to the City
- definition of congregate care in zoning Bylaw
- downtown revitalization project could give direction for possible 2nd Street developments in the future if the City purchases the property
- reserve bylaws may need to be amended
- various concerns of the downtown businesses, some seem to be accepting the potential BC Housing development on 2nd Street
- potential impacts on future development in the downtown area
- commercial lot used for housing

Council discussed to release a portion of the discussion from In-Camera and further instructions for staff. Two resolutions were passed.

Resolution #: I041/19/04/23 MOVED / SECONDED

THAT Council instructs staff to continue discussions with BC Housing and ask BC Housing to prepare the Letter of Intent to be reviewed by Council.

Opposed (2): Taylor, and Moslin

Carried

Resolution #: I042/19/04/23 MOVED / SECONDED

THAT Council release from In-Camera that "City Council has offered the four lots A,B,C,D on 70th Ave to BC Housing, and

that negotiations are ongoing; if this proceeds there will be a public process."

Carried

Meeting #: IC2019-09
Date: Tuesday, April 30, 2019, 10:00 am
Location: 7217 - 4th Street, City Hall Council Chambers

7. REQUESTS ARISING FROM CORRESPONDENCE

- a. Letter of Intent - 2nd Street and 70th Avenue

BC Housing Management Commission

During discussion of the Letter of Intent, Council proposed changes to the wording of the document:

- Section A - Defining "The Lands", and correcting the street name for 2nd Street (from Avenue)

A motion was proposed to alter the definition in section C, but there was no seconder.

Councillor Korolek joined the meeting at 10:20am.

Further changes included:

- Section 1.01 - Changing "permit" to "allow", maintaining intent without implying the issuance of a Permit, as a housekeeping item.
- Section 2.04, add words "endeavours to" consider 4th reading within the specified timeline "subject to third party agencies."
- Section 3.01(c) - Change the word "east" to describe the specific property/properties intended.
- Section 3.01(f) - Correct wording of lease terms to avoid ambiguity over which party is paying rent, as a housekeeping item.

Discussion included permits, consents, and timelines in Section 5.01(b).

The City will request a breakdown on the "Throwaway Costs", and ask to include City costs reciprocally. An apparent typo in Section 6.02 was noted.

Following the resolution to return the letter to BC Housing, there was brief discussion over what could be released from in-camera at the public forum the following night; it was determined that until BC Housing confirms the amended agreement that the Letter of Intent remain in-camera.

Resolution #: I046/2019/04/30 MOVED / SECONDED

THAT Council direct staff to respond to the Letter of Intent provided by BC Housing including the discussed and recommended changes.

Carried

Resolution #: I047/2019/04/30 MOVED / SECONDED

THAT the changes to the Letter of Intent formulated by Council be returned to BC Housing for consideration.

Carried

Meeting #: IC2019-10
Date: Friday, May 10, 2019, 10:30 am
Location: 7217 - 4th Street, City Hall Council Chambers

7. REQUESTS ARISING FROM CORRESPONDENCE

- a. Revised Letter-of-Intent Regarding Lots A-D (70th Ave) - s.90(2)(b)

BC Housing

The order of the agenda was varied to discuss item 7.a. last.

The planning technicians joined the meeting at 11:55am and discussion ensued regarding:

- anticipated costs for infrastructure
- anticipated revenues for DCC's
- potential costs for a lift station, which may be required due to grading of site, but will depend on engineering if it is needed
- cost for purchasing 2nd Street and other costs related to 2nd Street property
- potential rezoning options and associated timelines
- potential of comprehensive development zone -> Council directed staff to pursue this option in the report to be presented at the May 21, 2019 Regular Meeting of Council.
- zoning of 2nd Street property
- potential future implications of letter of intent
- amendments to the letter of intent since changes were proposed

The planning technicians left the meeting at 12:25 pm and discussion continued regarding the potential pros and cons of signing the Letter of Intent.

A motion to sign the Letter of Intent with BC Housing was carried.

Resolution #: I054/19/05/10 MOVED / SECONDED

THAT Council signs the Letter of Intent with BC Housing regarding the 4 lots on 70th Avenue as presented.

Opposed (1): Krog

Carried

Report Approval Details

Document Title:	2019-06-10-ReleaseFromInCamera-70thAve.docx
Attachments:	- Letter of Intent - Signed.pdf
Final Approval Date:	Jun 5, 2019

This report and all of its attachments were approved and signed as outlined below:

Daniel Drexler - Jun 5, 2019 - 12:51 PM

No Signature - Task assigned to Diane Heinrich was completed by assistant Daniel Drexler

Diane Heinrich - Jun 5, 2019 - 12:53 PM

This Agreement dated for reference the 1st day of May 2019

BETWEEN:

British Columbia Housing Management Commission

(The "Commission")

AND:

THE CORPORATION OF THE CITY OF GRAND FORKS

(the "City")

WHEREAS:

- A. On behalf of the Commission, the Provincial Housing and Management Corporation ("PRHC") is the registered owner of land in the City, having a civic address of 7382 2nd Street, known as the Lands, which are shown on the plan attached hereto as Schedule "A".
- B. The Commission purchased the Lands for \$179,000 ("Lands Purchase Price") and proposes to develop the Lands for a Supportive Housing project consisting of a 4-story permanent structure of approximately 21,519 sqft., built by modular form of construction and includes an elevator. The building will contain a total of 34 self-contained 1-bedroom units, 2 of which are self-contained wheelchair accessible units. The first floor of the building will include a

commercial kitchen, medical room, office space for staff, and a kitchen and dining room (the "Project").

C. The Lands are presently zoned as "CC" Commercial Core, which zone permits the development and use of the Lands for the Project.

D. The Commission has advanced the Project on the Lands to the stage of tendering and awarding the development of the Project on the Lands. In addition to the Lands Purchase Price, to date, the Commission has expended approximately \$58,000 towards the development of the Project on the Lands, which costs are considered as being unrecoverable as they related specifically to the development of the Project on the Lands ("Thrown Away Costs").

E. The City has approached the Commission and requested that development of the Project be moved to four City owned lots in the City shown on Schedule B, having civic addresses of 1960, 1980, 2026 & 2048 70th Ave Grand Forks and legally described as:

Lot A Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-095

Lot B Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-117

Lot C Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-141

Lot D Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-176

(jointly the "Property").

F. The Property will require a rezoning to permit the development and use of the Property for the Project.

G. The parties wish to cooperate with each other to expedite the rezoning and permitting the development of the Project on the Property within the timelines set out in the Agreement.

H. The Commission and the City have agreed that it is in their mutual interests to enter into an agreement in the form of this Agreement to reflect understandings reached regarding overall use and development of the Project on the Property.

NOW THEREFORE in consideration of the mutual promises set out herein, the parties hereto agree as follows:

1.0 THE LANDS

- I. 1.01 At the time PRHC purchased the Lands, the City acknowledges the Lands were zoned to allow the development of the Project.

2.0 REZONING OF THE PROPERTY

2.01 The City acknowledges that it has requested the Commission to consider a relocation of the Project to the Property and as the City is the owner of the Property, it agrees to forthwith commence, at its cost, an application to consolidate the Property into a single parcel and to rezone the Property to a zone that will permit the development and use of the Property for the Project (the "Rezoning Bylaw"). Without limiting the generality of the foregoing sentence, the City agrees that the zoning amendment bylaw will provide, without variance, for all necessary parking required for the Project on the Property.

2.02 The City further agrees that the Rezoning Bylaw shall be brought before Council for consideration of 1st and 2nd reading within three weeks of the date first written above.

2.03 Should the Rezoning Bylaw receive 1st and 2nd reading within the timeline set out in Section 2.02, the City shall advance the Rezoning Bylaw to a Public Hearing within three weeks of receipt of 1st and 2nd reading.

2.04 The City agrees to present the Rezoning Bylaw for 3rd reading at the first Council meeting after the Public Hearing.

2.05 The City further agrees that, subject to the ultimate time deadline set out in Section 5.1, to consider 4th reading and adoption of the Rezoning Bylaw, within the latter of:

(a) three weeks of 3rd reading; or

(b) the next Council meeting after MOTI approval should that approval not be obtained within the three weeks following 3rd reading referred to in Section 2.05(a).

3.0 DEVELOPMENT OF THE PROPERTY

3.01 Concurrent with the Rezoning Bylaw process set out in Article 2.0, the Commission and the City shall:

- (a) Determine all necessary servicing (roads, water, sewer etc.) required to service the Property necessary for the Project (the "Services");
- (b) Design the Services and agree on a cost sharing formula between the Parties for the Services. It is currently contemplated that the cost of such Services will be divided equally between the City and the Commission;
- (c) Agree to the terms of and prepare a statutory right of way over a portion of the Property to allow pedestrian and vehicular access from the most easterly area within Lots A, B, C & D of the 70th Avenue Property and upon which the Commission has developed a separate family housing project;
- (d) Revise the Project development plans to accommodate the move of the Project from the Lands to the Property;
- (e) Apply for and prepare for issuance a building permit for the Project on the Property. The City agrees that in connection with the building permits referred to in this Section 3.1(e) that no further environmental or other approvals are required, and no land dedication requirements will be imposed, with the Commission's requirements being limited to submission of plans and related standard building permit documents; and
- (f) Agree to the terms of a long term (60 year) lease of the Property from the City to PRHC for nominal rent.

4.0 Non-Fettering of Discretion

4.01 The Commission acknowledges and agrees that despite the City's acknowledgment of the intended rezoning applications set out herein, that all rezoning applications are subject to a public process and nothing herein shall in

any way fetter, limit or restrict the legislative discretion of City Council of the City of Grand Forks.

5.0 PROCESS IN THE EVENT OF FAILURE TO ADOPT REZONING BYLAW

5.01 Despite any provision to the contrary in the Agreement, if the Rezoning Bylaw for the Property, set out in Article 2.0 is not adopted and the agreements and obligations set out in Article 3.0 are not agreed to, approved or issued by June 30, 2019, the City acknowledges and agrees with the Commission that:

(a) the Commission shall be entitled to develop the Lands for the Project;
and

(b) that all permits, permissions consents or otherwise required to be provided by the City in connection of the development of the Project on the Lands shall be issued on or before July 15, 2019.

6.0 PROCESS IN THE EVENT THAT THE PROJECT IS DEVELOPED ON THE PROPERTY

6.01 In the event that the Rezoning Bylaw for the Property, set out in Article 2.0 is adopted and the agreements and obligations set out in Article 3.0 are agreed to, approved or issued by June 30, 2019 the Commission agrees to sell and the City agrees to purchase the Lands for \$237,000 consisting of the Lands Purchase Price of \$179,000 plus \$58,000 for the Costs Thrown Away by the Commission in moving the Project from the Lands to the Property less any costs incurred by the City for surveying and consolidation of the Lots A,B,C & D – 70th Avenue. PRHC to provide the City with a breakdown of the Throw Away Costs.

6.02 The \$58,000, (Cost Thrown Away) less City cost of consolidation and survey fees to Lots A, B, C & D – 70th Avenue, shall be payable on July 15, 2019 and the

\$179,000 (Land Purchase Price) shall be payable on closing which shall be within thirty (30) days after the issuance of a final inspection or occupancy permit for the Project on the Property.

7.0 Mutual Cooperation

7.01 The City and the Commission acknowledge and agree that the nature of this Agreement involves broad understandings that will require further agreements in the future. In recognition of that, each party agrees to act reasonably and cooperate with the other in achieving completion of the various aspects of development and use of Lands and the Property.

8.0 Representation and Assurance

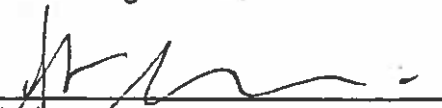
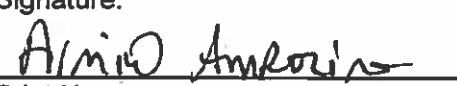
8.01 Each party represents to the other that it has taken all necessary steps to secure approval for execution and delivery of this Agreement and that it is an agreement that is within its lawful authority and binding on it.

9.0 Time is of the Essence

9.01 The parties agree that time shall be considered of the essence in this Agreement

British Columbia Housing Commission

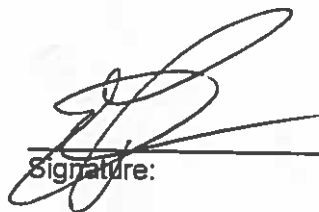
by its
authorized signatories:


_____)
Signature:)

_____)
Print Name:)

C/S

The City of Grand Forks
by its authorized signatories:

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Signature:

BRIAN TAYLOR
Print Name:

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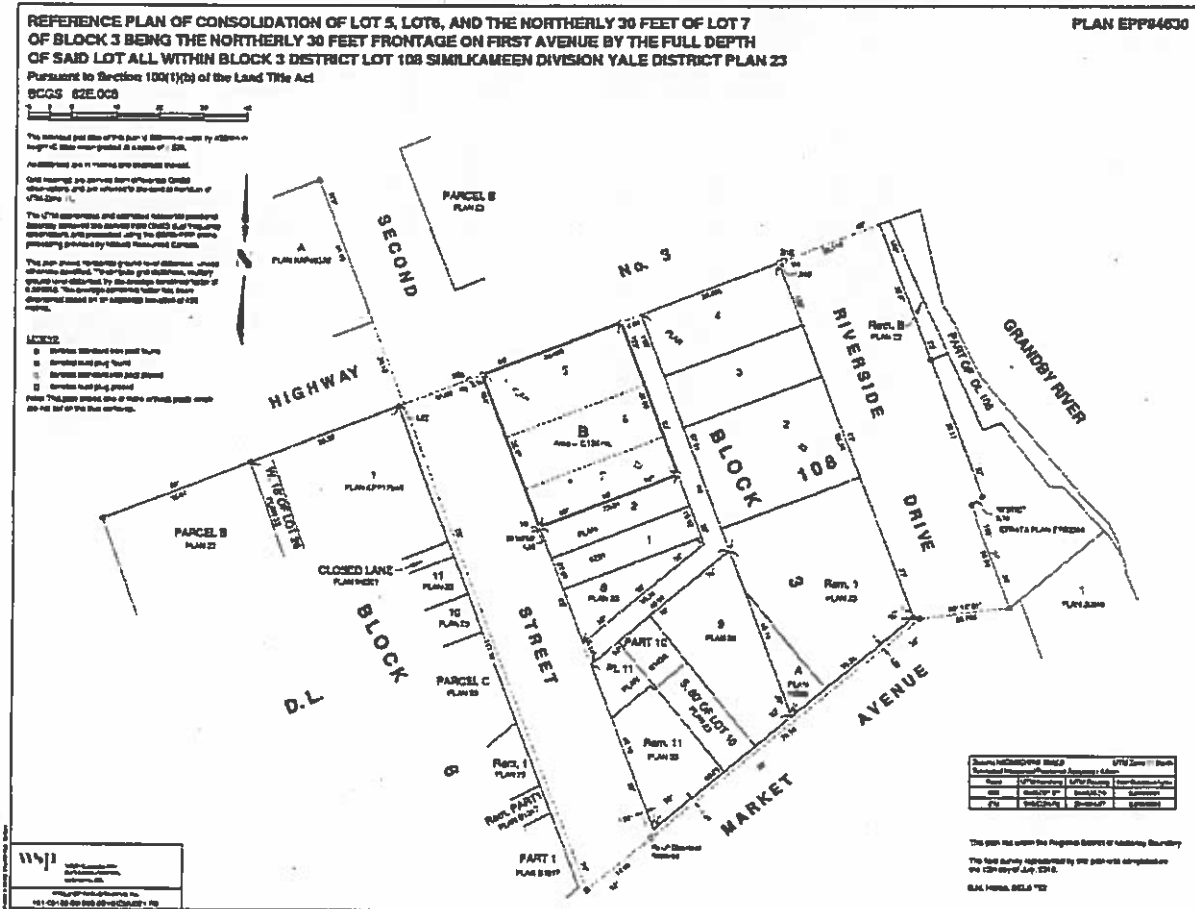
C/S

SCHEDULE "A"

The Lands

7382 2nd Avenue, Grand Forks BC

Lot A District Lot 108 Similkameen Division Yale District Plan EPP84630 PID# 030-602-980



Schedule "B"

The Property

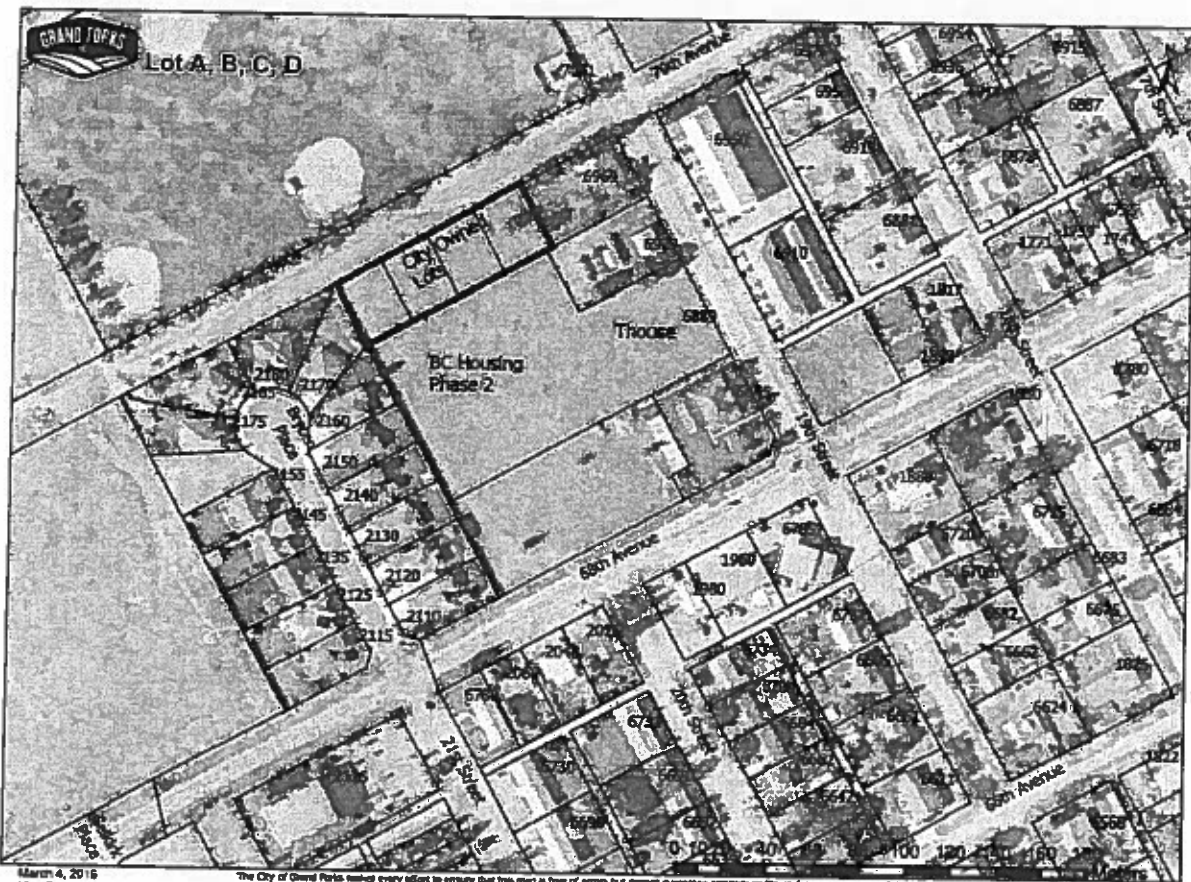
1960, 1980, 2026 & 2048 70th Ave, Grand Forks BC

Lot A Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-095

Lot B Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-117

Lot C Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-141

Lot D Plan KAP22999 District Lot 380 Land District 54 - PID: 006-611-176



March 4, 2016
Map Produced By: Leford Labayette

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