

October 31, 2025

Dear Mayor and Councillors,

***Re: River Run Homes Taken and Demolished to Benefit a Developer***

River Run families request a discussion with City Council regarding our ongoing situation.

Ever since the City sold Eau Claire Market to Harvard Developments, the City and Harvard have discussed our property behind closed doors. Our homes were taken to benefit Harvard, under a City Director of Real Estate & Development Services (“REDS”) who has worked for Harvard.

A September 7, 2007 Herald article reports: “*Harvard Developments, a full-service real estate development company focusing primarily on assets in western Canada, has also hired Campbell Berry away from the city’s corporate properties department to work in a variety of development roles.*” A dispute arose, with Mr. Berry, Development Manager for Harvard, and the City claiming Harvard could construct a tower an inch from River Run, blocking the families’ front entrance.



Years later, Mr. Berry returned to the City. In 2020, he became the REDS Director. Also in 2020, the City started to depict the Green Line train veering off 2<sup>nd</sup> Street into River Run, creating a pretext for expropriation, while the City and Harvard’s dispute against the families was ongoing.

The City refers to our expropriation as “*proactive*”, because there never was an approved, fully funded plan to build transit on our property. Any potential transit use for our property was always speculative. In contrast, Harvard’s benefit from the destruction of our homes was always certain.

The City is now turning our private property into greenspace, transforming Harvard’s planned multi-tower development into a more valuable waterfront project, built right next to the River Run property line – *achieving what Mr. Berry wanted for Harvard when he worked for Harvard.*

Council voted to expropriate in late 2023. That discussion and vote occurred behind closed doors. As such, we don’t know whether Council was informed of: (i) Mr. Berry’s conflict of interest; (ii) the ongoing litigation with the City and Harvard against the families; or (iii) that billions in cost overruns made the Green Line project, and any potential transit use for River Run, uncertain.

We ask Council to do something that leadership in Administration has never done: ***talk to us.*** A candid conversation may help you to better understand the facts and may empower you to explore options to lead this challenging situation toward a fair conclusion.

– ***River Run Families Committee (Patrick, Joel and Tom)***