

City of Maple Ridge

***COUNCIL WORKSHOP MEETING AGENDA***

***April 17, 2018***

***5:30 p.m.***

***Blaney Room***

**ADDENDUM**

**4.0 *UNFINISHED AND NEW BUSINESS***

**4.4 Mussallem Residence Donation**

Staff report dated April 17, 2018 recommending the acceptance of the Mussallem Residence for relocation to the Maple Ridge Cemetery along with a contribution from BC Housing and an additional contribution from an anonymous donor.

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

**4.4**

|                 |   |                      |                |
|-----------------|---|----------------------|----------------|
| <b>TO:</b>      | Her Worship Mayor Nicole Read<br>and Members of Council | <b>MEETING DATE:</b> | April 17, 2018 |
| <b>FROM:</b>    | Chief Administrative Officer                            | <b>DOC NO:</b>       | 1927940        |
|                 |   | <b>MEETING:</b>      | Workshop       |
| <b>SUBJECT:</b> | Mussallem Residence Donation                            |                      |                |

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#### **EXECUTIVE SUMMARY:**

On April 3, 2018, Council directed that staff accept the Mussallem Residence for relocation to the Maple Ridge Cemetery, on condition that the funds provided by BC Housing are sufficient to move, restore, service and repurpose the building. Since that decision, BC Housing has offered to contribute \$250,000.00 toward this purpose, and an anonymous donor has offered an additional \$100,000.00. This equals a \$350,000.00 contribution which will cover the majority if not all of the costs associated with this work.

#### **RECOMMENDATION:**

That staff be directed to accept the Mussallem Residence for relocation to the Maple Ridge Cemetery along with a \$250,000.00 contribution from BC Housing and an additional \$100,000.00 from an anonymous donor.

#### **DISCUSSION:**

**a) Background Context:**

The Province of BC recently purchased three properties on Royal Crescent in the Town Centre to construct modular temporary housing for people who are currently homeless within the community. The existing house on site has heritage value and is listed on the Heritage Resources of Maple Ridge inventory. The house has no legal protection, and is not on the Community Heritage Register.

BC Housing initially offered to donate the house to the City for relocation and also to contribute the funds it would have cost to have the house demolished. The recommendation endorsed by Council, was that the City accept the Mussallem Residence for relocation to the Maple Ridge Cemetery, on condition that the funds provided by BC Housing are sufficient to move, restore, service and repurpose the building.

BC Housing has since increased their offer of support (outlined in the attached letter) up to \$250,000.00. In addition, an anonymous donor has offered a \$100,000.00 contribution toward this relocation project, including servicing, restoring and re-adapting the house for its new use.

Per BC Housing's offer, they will:

- Directly procure the services associated with the disassembly and reassembly of Mussallem House and associated shoring, as well as the transport of the house and utility sweep along the route to the destination;
- Make application for a housing relocation permit and the demolition permit;
- Procure heritage consultation advice.

BC Housing has committed up to \$250,000.00 towards the relocation of the house on the understanding that funds not spent directly by BC Housing for the above work will be provided to the City of Maple Ridge towards the remaining scope of work. This is currently estimated to be approximately \$50,000. In combination with the donor's contribution, this will bring the total budget for the City's work to approximately \$150,000.00.

The City's scope of work includes:

- Expediting water and sewer disconnections as part of the demolition permit and any required work in association with the relocation of the house including route clearance and permit;
- Site preparation at the destination, foundations, any demolition or hazardous material remediation and any retrofit requirements to the house once in place;
- Providing access to the cemetery through the external entry as tree and gate removal may be required to accommodate the house size.

BC Housing requires that the house be relocated to the destination site by May 15, 2018 and that the City waive all associated permit fees.

**b) Desired Outcome:**

The desired outcome is to protect a heritage amenity in the community while also enhancing services at the Maple Ridge Cemetery for the benefit of citizens and patrons that visit this site.

**c) Strategic Alignment:**

The 2008 Cemetery Master Plan and the 2010 Parks, Recreation and Culture Master Plan contain recommendations that support repurposing the heritage house on the Cemetery site.

**d) Citizen/Customer Implications:**

The relocation of this heritage house to the Maple Ridge Cemetery will enable a higher level of customer service at this site. Details are yet to be finalized, but it is anticipated that the house may accommodate a small public gathering space and perhaps a caretaker that would enhance on-site duties and customer service.

**e) Business Plan/Financial Implications:**

BC Housing has estimated the total cost to move, restore, service and repurpose the heritage house at \$375,000.00 to \$400,000.00. Between BC Housing and the donor contributions, funding in the amount of \$350,000.00 is available to do this work, which will cover the bulk of the costs. No additional funds have been planned at this time. City staff will have the opportunity to do a more in depth assessment of costs associated with this work in the coming weeks. If there is a need for additional funding, a report will be brought back to Council. Having said that, all efforts will be made to work within the funding currently provided.

## CONCLUSIONS:

The contribution that BC Housing and an anonymous donor have offered toward the relocation and retrofit of the Mussallem House will address the majority of costs associated with this donation. It is anticipated that siting the house at the cemetery will provide an enhanced level of service to people that visit the cemetery site.

“Original signed by Kelly Swift”

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*Prepared by:* Kelly Swift, MBA, BGS  
General Manager Parks, Recreation & Culture

“Original signed by Paul Gill”

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*Approved by:* **Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

## Attachments:

- (1) 2018-04-13 Letter from BC Housing RE: Mussallem House
- (2) 2018-04-16 Letter from Donor's Law Firm RE: Mussallem House

Kelly Swift  
General Manager Community Development, Parks and Recreation  
City of Maple Ridge  
11995 Haney Place,  
Maple Ridge, BC, V2X 6A9

April 13, 2018

Dear Kelly,

Further to our discussion regarding Mussalem House, BC Housing will require the heritage house to be relocated to the destination site by May 15, 2018.

To meet these deadlines, BC Housing will directly procure the services associated with the disassembly and reassembly of Mussalem House and heritage consultation, transportation of the house and utility sweep along the route to the destination location. BC Housing commits to shoring Mussalem House at the destination location as per the direction of the City of Maple Ridge to allow for ease to be moved to permanent foundations.

BC Housing will allow access to the house by City of Maple Ridge consultants and will apply for the housing relocation permit and the demolition permit. BC Housing requests that the City of Maple Ridge expedite the following work: water and sewer disconnections as part of the demolition permit and any required work in association with the relocation of the house including route clearance and permit. BC Housing requests the waiving of all associated permit fees.

The City of Maple Ridge will be responsible for the destination site preparation, foundations, any demolition or hazardous material remediation and any retrofit requirements to the house once placed. In addition, the City of Maple Ridge will ensure access to the cemetery through the external entry as tree and gate removal maybe required to accommodate the house size.

BC Housing commits up to \$250,000 towards the relocation of Mussalem House. Any portion of this funding not spent directly by BC Housing, will be provided to the City of Maple Ridge towards their scope of work. This is currently estimated to be approximately \$50,000.

BC Housing looks forward to the City of Maple Ridge's response to this offer to maintain and repurpose this heritage community asset.

Sincerely,



Naomi Brunemeyer  
Director Regional Development, Lower Mainland  
Direct: 604-456-8849  
Cell: 604-813-9744

# McEACHERN HARRIS & WATKINS

BARRISTERS & SOLICITORS

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April 16, 2018

Kelly Swift  
General Manager Parks,  
Recreation & Culture  
11995 Haney Place  
Maple Ridge, B.C. V2X 6A9

Dear Madam:

**Re: Letter of Commitment for Relocation of Residence at  
22548 Royal Crescent, Maple Ridge, B.C. to City Property**

Further to your email of April 13, 2018 and our several recent telephone conversations, our office confirms that we act for an anonymous client (the "Donor") who is seriously considering making a \$100,000.00 donation to the City's cost of accepting the above Residence, relocating it to a City property, and servicing, restoring and re-adapting it (the "Project"). The City would be responsible to own, operate and maintain and supervise the use of the Residence after the relocation.

Our client is currently in the process of liquidating a security so that the \$100,000.00 can be placed in our trust account. We will forward the \$100,000.00 to the City upon the City agreeing in writing to the following Conditions:

- 1) The City will maintain the Donor's anonymity, unless otherwise advised by our office or the client;
- 2) The City will apply the \$100,000.00 to the Project as previously described;
- 3) B.C. Housing will make a contribution of \$250,000.00 to the City for the Project;
- 4) The City will be responsible for all costs above and beyond the contributions of B.C. Housing and the Donor;
- 5) In the event that the Project does not proceed and instead the Residence is demolished, then the Donor's \$100,000.00 contribution will be returned in full to our office in trust;


- 6) In the event that the total cost of the Project is less than \$350,000.00, in trust the difference between the \$350,000.00 and the total cost will be returned to our office to a maximum of \$100,000.00;
- 7) That the City is a qualified CRA Donee, and the City will provide our office, with a tax receipt for the \$100,000.00 contribution (or less as above described);
- 8) That the City advise us in writing its intended location for the Residence and how it will be used by the Maple Ridge Community.

We realize that the City must make a decision quickly if this Project is to proceed and we will address your concerns about this Letter of Commitment promptly.

You may contact me or on my cell phone at 604-240-9690.

Yours truly,

**McEACHERN HARRIS & WATKINS**

A handwritten signature in black ink, appearing to read 'Darrel E. McEachern', written over the firm name.

**DARREL E. McEACHERN**

DEM/ct

Encls.