



June 6, 2020

City of Port Moody
100 Newport Drive
Port Moody, BC V3H 5C3

Please accept this letter as my formal presentation regarding the Remedial Action Order for the Demolition of the Fire-Damaged Structure at 3338 Dewdney Trunk Road approved by Council on May 26, 2020.

I attended the entire council meeting and heard all comments made by the Council as a whole. I have to agree that this project has taken and an excessive amount of time to get completed. I also acknowledge the tragedy this building represents for the community at large. I was moved by sentiments expressed by the many of the councilors.

I would like to have made this presentation in person or via zoom; however, I did not realize the timing requirements in the City of Port Moody for requesting to make a presentation to the Council. As such, I am providing this letter as a means of shedding additional light on the situation at hand in my request that the Mayor and Councilors reconsider their decision to move forward with the Remedial Action Order for the Demolition of the Fire-Damaged Structure at 3338 Dewdney Trunk Road.

During the meeting, it was mentioned the distress of the community at the site of our property. I appreciate that sentiment and understand it since Tim Luu, the uncle of the children, and the co-guardian is a close friend and business associate of mine for the past 20 years. I became involved at the behest of Tim with this project to help the children. As part of my efforts, I recruited two other business associates so we could make a difference by making the project as successful as possible. Frankly, I have personally agreed to provide the children with an educational bursary from my share of the profits. To confirm this fact, you may contact Mr. Luu.

I also would like to point out that my primary profession is Information Technology. During this pandemic, I have been working 16 to 18-hour days. At one point, I had worked 18 days straight to help our clients who are mostly not for profits deal with the technology needs. It is important to note we are still busy enabling clients and expect to do so for the next 3-6 months. During this time, I have also been gathered old laptops from clients and refurbishing them—these Laptops went to children in my area who could not afford one.

We also decided that no construction activity should occur during COVID 19 due to health risks.

I would like to make one point very clear, the building as it stands is very salvageable. Demolishing, it would be environmentally unfriendly. It will also enable us to provide two affordable housing units to those who need it. As such, we have all intentions to complete this rehabilitation project.

Below are some additional facts I would like you to kindly consider.

Since May 26, 2020, we have:

1. Received our Building Permit to conduct fire restoration to the building for the City of Port Moody. Please see attached.
2. We hired a Vector Control Company who reported minimal pest activity in and around the house. I have attached the report for your review.

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3. We have hired and ordered material and services by following subcontractors to begin work in the next few days to remediate the exterior façade of the house. These sub-contractors include –
 - a. Windows – Canadian Windows – 604.617.1712 – The windows are ready to be installed
 - b. Framing - Barbich Construction – 778.708.9866
 - c. Roofing – A1 Top Canadian Roofing – 604.781.2094
 - d. Electrical – Ampco Electric – 604.218.4949
 - e. Plumbing – PVC Plumbing and Heating – 604.722.3072
 - f. Exterior Finishing – Sunrise Exterior Ltd. – 604.781.5200
 - g. Landscaper – Enviro Green Homes – 778.237.6304
 - h. Painter – New Style Painting – 604.518.4041
 - i. Drywall – Green Canada Construction – 604.767.0524
 - j. Insulation – K&K Damp Proofing – 604.375.1791
 - k. Finishing – A1 Doors & Molding – 604.591.1044

Before May 26 2020, we had:

- a. We hired contractors to remove all rubbish on the lot, which includes a large, detached patio structure in the back of the lot.
 - b. We hired contractors to remove all belongings inside the structure, including furniture and personal items.
 - c. We hired contractors to remove all finishing's, including kitchen and bathroom cabinets, all appliances, drywall, doors, electrical fixtures and wiring, plumbing and plumbing fixtures, all interior insulation.
 - d. At the direction of the city of Port Moody Planning Department, we conducted interior air quality tests before and after site and building cleanup.
 - e. We installed a pole on the site for temporary power and have had an electrical meter installed.
 - f. We engaged a structural engineering firm, Bansal and Associates Consulting Engineers, who have conducted site visits and have provided us with a list of structural repairs.
 - g. Our General Contractor Ampco Electric applied and received a City of Port Moody business license for
2. The text of the remedial action order report suggests that we have not too been proactive regarding this matter. While in the surface that might be the case, I would like to present a few points to the contrary for your consideration:
 - a. Both Mr. Gakhal of Ampco Electric and I have experience building new homes in the Cities of Surrey and Vancouver. However, this project is our first in the City of Port Moody, which has different processes. Also, this is our first Fire Restoration project. As such, we have been slower than usual in our efforts to complete this project. We have had a steep learning curve.
 - b. As discussed during May 26 meeting by city staff, we have received offered and accepted a proposal to assemble the property. However, these efforts have been unsuccessful to date. Given

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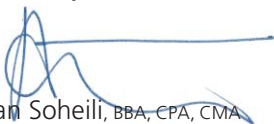
this fact, each attempt to assemble the adjoining lots has meant stoppage our work to allow for the assembly process.

- c. The remediation letter indicates that the city has issued two tickets. The first ticket issued (M12523126) was served on January 14, 2018. The second ticket (M5847126) was served on March 4, 2019. It also indicates that these tickets are unpaid. Unfortunately, I am not in receipt of such tickets. Nevertheless, we will make a payment arrangement via Credit Card which has been provided to the city staff.
- d. The letter also indicates that "The only direct action taken to address the condition of the home has been the boarding up of the windows and doors, which was required under the City of Port Moody Fire Prevention and Emergency Response Bylaw No. 2835, section 8.1, immediately after the fire." The points above speak to the contrary to this assertion. And with all due respect and sensitivity, we took ownership of the property well over a year after the fire had occurred.
- e. Moreover, we have interacted with the City of Port Moody on many occasions, for example:
 - i. On October 2, 2017, we had a meeting with Mr. Welsh of your Planning Department During our meeting, and we discussed the possible course of action for 3338 Dewdney Trunk Road. I have attached an email dated October 3, 2017, sent to Mr. Welsh. This email recapped our meeting and his request that an environmental assessment is conducted. During our meeting, we were told that City staff would not enter the site unless we confirmed the site was free of harmful contaminants. Our notes above indicate our compliance with that request.
 - ii. On March 9, 2018, we submitted plans to Mr. Welsh for his preliminary review and discussion. We will be more than happy to provide a detailed listing of our meetings and correspondence.
- f. The Remedial Action Order supports our point that we have been working with the city to deal with this project. The submission states that on two occasions that they can note when we were contacted, we reacted promptly. The first to deal with the November 13, 2019 request which reports indicate was done by November 16, 2019. The second with the issue of the smell of Gas.
- g. On February 29, 2020, I replied to an email by Mr. Kolby, indicating that we would address his concerns by March 19, 2020. That email stated that Mr. Gakhal of Ampco Electric was travelling and was in India. I was also away from Canada due to business reasons.
- h. By the second week of March, the country was on lockdown due to COVID 19 Pandemic. Both Mr. Gakhal and I are considered high risk. I have a genetic disorder called Thalassemia.

In closing, it would fair to say that this project has been a challenge. I would also like to acknowledge and thank the members of the city staff who have worked with us to date. We hope that the Remedial Action Order for the Demolition of the Fire-Damaged Structure at 3338 Dewdney Trunk Road approved by Council on May 26, 2020, will either be set aside or halted to allow us the opportunity to complete our project.

I may be reached at arian@morgancrest.net or at 604-230-2250. Please feel free to contact me and ask any questions.

Yours truly,



Arian Soheili, BBA, CPA, CMA

Director

Morgan Crest Development Corp.



Building Division

THE CITY OF PORT MOODY

100 NEWPORT DR. PORT MOODY, BRITISH COLUMBIA V3H 5C3 (604) 469-4534

BUILDING DEPARTMENT

Permit #: **BP005959**

Permit Type: **RESIDENTIAL ALTERATION - REPAIR/RES**

Description: Permit to repair fire damaged structure.

Address: **3338 DEWDNEY TRUNK RD**
Legal: LT 3, PL LMP12304, DL 233, NWD

Zone:
P.I.D. 018-438-296

Owner: MORGAN CREST DEVELOPMENT CORP
Address: 15796 92 AVE SURREY BC V4N 2X1

Phone: 604-531-6717

Contractor: MORGAN CREST DEVELOPMENT CORP
Address: 15796 92 AVE SURREY BC V4N 2X1

Phone: 604-531-6717

<u>Description</u>	<u>Amount</u>	<u>Description</u>	<u>Amount</u>
Bldg Permit	1,313.00	Resultscanfee	30.00
Damage Bond	750.00		

Total: \$2,093.00

Required Building Inspections:

- * Inspection is required prior to covering any works associated with this building permit.

Special Conditions:

- * Structural Schedule B on file.
- * Permit issued for Single family use. Secondary Suite not permitted under this permit.
- * Approved plans are required on site for all inspections.
- * Permit expires 18 mths after issuance
- * When ready for inspections, call the Inspection Line at 604-469-4565
- * Permit issued as per attached scope of work.
- * Separate plumbing permit is required.

City of Port Moody Building Bylaw, 2019, No. 3200
Schedule 2 – Owner’s Undertaking

1. This undertaking is given by the undersigned, as the owner of the property described above, with the intention that it be binding on the owner and that the City will rely on same.
2. I confirm that I have applied for a building permit pursuant to "City of Port Moody Building Bylaw, 2019, No. 3200" (the "Bylaw") and that I have carefully reviewed and fully understand all of the provisions of the Bylaw and in particular, understand, acknowledge, and accept the provisions describing the purpose of the Bylaw, the conditions under which permits are issued, the disclaimer of warranty or representation and the limited extent of the scope of the Bylaw and inspections thereunder.
3. Without in any way limiting the foregoing, I acknowledge fully that it is my responsibility to ensure compliance with the *Building Code* and the Bylaw whether any work to be performed pursuant to the permit applied for is done by me, a contractor, or a registered professional.
4. I am not in any way relying on the City or its *Building Officials*, as defined under the Bylaw, to protect the owner or any other persons as set out in Part 3 of the Bylaw and I will not make any claim alleging any such responsibility or liability on the part of the City or its *Building Officials*.
5. I hereby agree to indemnify and save harmless the City and its employees from all claims, liability, judgments, costs, and expenses of every kind which may result from negligence or from failure to comply fully with all Bylaws, statutes, and regulations relating to any work or undertaking in respect of which this application is made.
6. I am authorized to give these representations, warranties, assurance, and indemnities to the City.
7. In addition to the foregoing, I acknowledge and agree that any amount of a cash bond that I have provided to the City for damage to facilities in the public right of way shall be absolutely forfeited to the City if I am not entitled to have it returned to me within four years of the date of issuance of a building permit.

Owner(s) Information

Name(s):

Address:

Email:

Telephone number:

Cell number:

Owner(s) Authorization

This undertaking is executed by the owner this ____ day of _____, _____.

Owner 1 / Authorized Signatory Name (print):

Owner 1 / Authorized Signatory Signature:

Owner 2 / Authorized Signatory Name (print):

Owner 2 / Authorized Signatory Signature:

Witnessed by City Employee

Signed in the presence of:

Witness Name (print):

Witness Signature:



Pest Detective Tri Cities
200-930 West 1st Street
North Vancouver V7P 3N4
604-931-3330

Service Inspection Report

ORDER #: 17163

WORK DATE: 5/27/20

BILL-TO 167719

MORGAN CREST DEVELOPMENT
ARIAN SOHEILI
3338 Dewdney Trunk Rd
Port Moody, BC V3H 2E3

Phone: 604-230-2250

LOCATION 167719

MORGAN CREST DEVELOPMENT
ARIAN SOHEILI
3338 Dewdney Trunk Rd
Port Moody, BC V3H 2E3

Phone: 604-230-2250

Time In: 5/27/20 3:25 PM

Time Out: 5/27/20 3:56 PM

Customer Signature

Customer Unavailable to Sign

Technician Signature

JASON WEBB

License #:

Purchase Order	Terms	Service Description	Quantity	Amount
None	DUE UPON RECEIPT	RAT INITIAL	1.00	210.00
Subtotal				210.00
Tax				10.50
Total Due:				220.50

TECHNICIANS

JASON WEBB

GENERAL COMMENTS / INSTRUCTIONS

None Noted.

CONDITIONS / OBSERVATIONS	Reported	Severity	Responsibility	Reviewed
<i>None Noted.</i>				

PRODUCTS APPLICATION SUMMARY

Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Contrac All-Weather Blox		22239	0.0050%	n/a	Bromadiolone	0.6400 Kilogram	
Areas Applied: Interior							
Target Pests: (None)							
Disclaimer: * Pets should not be allowed into crawlspaces or attic where bait is present. * Children and pets should not be left unattended in areas where bait is present. * The BC Ministry of Environment requires bait to be removed from homes with children after a rodent problem is resolved * Please call our office if you are interested in having us return to remove bait (additional charges apply). * In case of accidental ingestion call poison control at 604-682-5050 or 604-682-2344. Warning, contains the allergens wheat, soya lecithin.							
Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
Contrac Place Pac		30140	0.0050%	n/a	Bromadiolone	0.3600 Kilogram	
Areas Applied: Interior							
Target Pests: (None)							
Disclaimer: * Pets should not be allowed into crawlspaces or attic where bait is present. * Children and pets should not be left unattended in areas where bait is present. * The BC Ministry of Environment requires bait to be removed from homes with children after a rodent problem is resolved							



Pest Detective Tri Cities
200-930 West 1st Street
North Vancouver V7P 3N4
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Material	Lot #	EPA #	A.I. %	A.I. Conc.	Active Ingredient	Finished Qty	Undiluted Qty
* Please call our office if you are interested in having us return to remove bait (additional charges apply). * In case of accidental ingestion call poison control at 604-682-5050 or 604-682-2344. Warning, contains the allergen soy.							

PEST ACTIVITY

# Areas	# Devices	Pest Totals
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None Noted.

DEVICE INSPECTION SUMMARY

AREA COMMENTS

Interior: Baited interior of home and garage/storage areas. No signs of heavy activity, few droppings found around house on both floors. Certain areas like sub floor Areas had a few droppings found but not large amounts.

DEVICE INSPECTION EXCEPTIONS

None Noted.

INSPECTION DETAIL

Area	Time	Type	Status	Pest Findings
Interior	3:55:54 PM	Area	No Activity	

PRODUCTS APPLIED

Material	A.I. %	Finished Qty	Application Equipment	Application Rate	Time
EPA #	A.I. Concentration	Undiluted Qty	Application Method	Sq/Cu/L Ft	Lot #
Contrac All-Weather Blox 22239	0.0050% n/a	0.6400 Kilogram	Block bait		3:53:35 PM
Areas Applied: Interior;					
Weather: 0°, 0 MPH					
Contrac Place Pac 30140	0.0050% n/a	0.3600 Kilogram	Meal bait in place pack		3:53:24 PM
Areas Applied: Interior;					
Weather: 0°, 0 MPH					