

## Proposed Sale of the Quality Inn to Provide Long-term Supportive Housing

**Pitt Meadows, March 22, 2016.** On March 10, 2016, the Province of BC announced that it made an offer to purchase the Quality Inn located at 21735 Lougheed Hwy, Maple Ridge to provide temporary long-term supportive housing to the homeless and those at risk of homelessness.

As the Voice of Business for Maple Ridge and Pitt Meadows, the Chamber of Commerce serving Maple Ridge and Pitt Meadows (the Chamber) heard concerns from member businesses and as a policy procedure the board decided to survey members to determine whether the Chamber should advocate on behalf of its member businesses, some of which are immediately adjacent to the proposed site.

The Chamber sent a survey to its database to gather our members' opinions on this proposal and to determine whether the Chamber should take a position on this issue. The survey was sent to our Chamber email database that included 1505 contacts, both Chamber members and non-members responded. Within 24 hours we had almost 1/3 of our membership reply.

### SURVEY RESULTS

*“Are you in favour of the proposed purchase and conversion of the Quality Inn to long-term supportive housing units? “*

- 74.4% said “NO”

*“Would you like the Ridge Meadows Chamber of Commerce to advocate on behalf of the members with respect to the proposed purchase of the Quality Inn?”*

- 80.2% said “YES”

Based on the response from our members, it was resolved that the Chamber advocate against the proposed location on behalf of its members and local businesses in the vicinity. Concerns include the absence of any economic impact assessment or consultation with the affected businesses.

This area has recently seen a growth in new businesses and the recent sale for a new development. The proposed sale and conversion of this property has raised the level of apprehension from the existing businesses in the area who have already had customers inform them that they plan to take their business elsewhere should this proposal come to fruition.

This proposed sale will have a negative effect on the businesses within the immediate vicinity, reducing their ability to run a profitable business. The childcare facility, Montessori Beginnings Preschool and Kindergarten, located across the street has already had several clients threaten to remove their children from the childcare, a business which has been operating for 10 years. If this childcare loses clients due to the proposed facility, their ability to survive will be jeopardized. To lose a valuable business which many working parents depend on will be disruptive to their lives. This will have a negative impact on the community with the potentially loss of upward of 200 childcare spots within the surrounding vicinity.

The Quality Inn is one of two motels in our community, the sale will further diminish our limited accommodation resources. Furthermore, the Quality Inn's property taxes currently fall under class 6. However, with the proposed change to supportive housing the new use would be designated as Class 3. *“Properties which are designated as Class 3 – supportive housing are subject to special valuation rules that reduce the assessed value of the Class 3 portion of the property to a nominal amount.”* Therefore, this will decrease the amount of property taxes the city receives annually in the way of property taxes. BC Assessment website, <https://www.bcassessment.ca/Services-products/property-classes-and-exemptions/classifying-supportive-housing-property>.

After careful consideration on the responses received from our members, the Chamber of Commerce serving Maple Ridge and Pitt Meadows takes the position that the proposed sale and conversion of the Quality Inn is not in the best interest of our members and we do not support the proposal at this location.

*The Chamber of Commerce serving Maple Ridge and Pitt Meadows is a proactive network of business-minded individuals that are committed to acting as an accessible, visible and supportive resource to our members and the Ridge Meadows Community at large, communicating their collective voice to help shape a prosperous business community as the “The Voice of Business.”*

- 30 -

**For further details, please contact:**

Andrea Madden, Executive Director  
Chamber of Commerce serving Maple Ridge & Pitt Meadows  
T: 604-457-4599 F: 604-457-4598 E:  
[andrea@ridgemeadowchamber.com](mailto:andrea@ridgemeadowchamber.com)

Michael Morden, President  
Chamber of Commerce serving Maple Ridge & Pitt Meadows  
T: 604-457-4599 F: 604-457-4598 E: [mmorden@ascsecurity.ca](mailto:mmorden@ascsecurity.ca)