



City of Richmond

Report to General Purposes Committee

To: General Purposes Committee
From: Anne Stevens
Manager, Customer Services
Re: Dilapidated Building – P.I.D. 002-477-084

To General Purposes - June 17/02
Date: June 12, 2002
File: 0168-01

Staff Recommendation

1. That Council declare the building located at:

P.I.D. 002-477-084
Lot 19, Block M, Section 29, Block 5 North, Range 6 West, New Westminster
District Plan 9740

to be a nuisance pursuant to section 727 of the Local Government Act and order the owner to repair the roof and plumbing and remove garbage by July 2, 2002;

2. That, if the owner fails to comply with the order, Council authorizes staff to complete the repairs up to a maximum cost of \$5,000.

Anne Stevens
Manager, Customer Services

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Budgets	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

In May 2002, Environmental Health approached the City requesting assistance with a property in Richmond. In response, an Integrated Service Team was formed to deal with the concerns.

Findings of Fact

Police, Fire and Environmental Health were called to the property to address a water leak. An elderly person owns the residence and very little care has gone into the house. The Health Department found the home to be on the verge of condemnation yet the person was assessed and found to be lucid, capable and coherent.

The Integrated Service Team, comprised of representatives from Fire, Law, Health, Building and Community Services, met to discuss the situation. It was decided that to remove the individual from the home would be more detrimental to the person over the long term than attempting to get voluntary compliance. It was agreed that Health would work with the person to ensure the house was cleaned up, by offering a small payment for each bag of trash removed (offered by the Fire Dept fund) and revenue from bottle returns. The individual would also be offered the deferred tax program.

The owner has begun cooperating, but the house requires minimal repairs to the roof and the plumbing which the owner is not prepared to deal with. Under section 727 of the Local Government Act, Council has the authority to declare a building to be a nuisance and order the owner to repair the structure or demolish it. If the owner fails to comply, the City can undertake the repairs and charge the costs to the property taxes. Given the seriously dilapidated condition of the house and the health concerns associated with it, this is an appropriate situation in which to exercise this authority. The owner has expressed willingness to have the City undertake the necessary repairs.

Financial Impact

The \$5000 for repairs would be set up as a receivable on the City's books. If the owner does not repay the city, the outstanding balance would be transferred to the tax account and will be recovered through the tax process. The present assessed value for the property is \$167,000.

Conclusion

The Health Dept has approached the owner with the recommendations from the team. The owner has agreed to clean up the house and the bottles. The individual does not wish to utilize the tax deferment program this year but will consider it in 2003. Should the person not comply with the recommendations, the Health Dept will condemn the house.

Staff is requesting that Council declare the house to be a nuisance and order the owner to repair the hole in the roof, repair some plumbing and deal with the trash. If the owner fails, the City can complete the repairs and charge the cost to the property taxes.

A handwritten signature in cursive script, appearing to read "A Stevens".

Anne Stevens
Manager, Customer Services

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