
TO: CITY MANAGER **DATE:** 2016 May 11
FROM: DIRECTOR FINANCE **FILE:** 6500-20
SUBJECT: IRMIN PLACE TOWNHOUSE COMPLEX FUNDING REQUEST
PURPOSE: To request capital bylaw funding for roof replacement at Irmin Place Townhouse Complex located at 5706 – 5820 Irmin Street.

RECOMMENDATION:

1. **THAT** Council authorize staff to bring down a Capital Reserve Expenditure Bylaw in the amount of \$326,600 (inclusive of GST) for roof replacements at the Irmin Place Townhouse Complex as outlined in this report.

REPORT**1.0 BACKGROUND**

The twenty-unit mixed income townhouse complex, built on City owned land and formerly operated by Action Line Housing, has been managed by the City since 2012. Between 2012 August and 2014 December significant work was undertaken to repair vacant units and meet health and safety requirements in occupied units. Vacancy rates have since been reduced from a high of 30% to 5%, as the condition of the units has improved.

The twenty-unit complex consists of three contiguous buildings of three-storey townhouse units. While the interiors of the units are now generally in good repair, the roofs of the three buildings need replacement. The roof replacement work would be completed in the summer of 2016.

2.0 CAPITAL FUNDING REQUEST

The 2016 – 2020 Annual Financial Plan contains a proposal to re-roof the three buildings of the complex. The plan has identified funding of \$200k for this work, however additional funding is required based on updated Engineering cost estimates set out in Table 1.

Table 1 – Irmin Place Townhouse Roofing Project Cost Estimates:

Building	Estimates (\$)
5 Plex unit	70,900
6 Plex unit	84,600
9 Plex unit	126,900
GST	\$14,200
Sub total	\$296,600
Contingency	\$30,000
TOTAL	\$326,600

Sufficient capital reserve funds are available to fund the additional work.

3.0 RECOMMENDATION

It is recommended that Council authorize staff to bring down a Capital Reserve Expenditure Bylaw in the amount of \$326,600 (inclusive of GST) for roof replacements at the Irmin Place Townhouse Complex as outlined in this report.



Denise Jorgenson
 DIRECTOR FINANCE

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Copies to: Director Engineering
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