

ITEM	26
MANAGER'S REPORT NO.	27
COUNCIL MEETING	Apr. 12/77

Re: MACINNIS PLACE HOUSING DEVELOPMENT
(Item 17, Report No. 23, March 28, 1977)

Following is a further report from the Chief Building Inspector on the MacInnis Place Housing Development.

This is for the information of Council.

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April 6, 1977.

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Subject: MacInnis Place Housing Development
Report No. 3

We have been informed of the receipt by Council of two previous report items on the above housing project and arising therefrom a resolution:

"THAT Staff provide a further report in regard to 9218 Gildwood Drive and units pictured on "Hourglass" as to whether the polyethelene vapour barrier was covered by sand and/or gravel."

1. The patio house at 9218 Gildwood is occupied by Mr. and Mrs. V. Smith who are absent during the day. Two patio houses adjacent to 9218 Gildwood, identical in plan and in construction, have been checked on April 5, 1977.

Both units meet all requirements of the National Building Code and of the specifications for construction:

- the ground surface in the crawl spaces is covered by polyethelene moisture barrier overlain by gravel blanket;
- the walk-in closets off the master bedrooms have insulation running between roof rafters and down the dwarf walls at the back of closets.

184

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2. The contractor, Frank Stanzl Construction Ltd., has not been granted entry to the house at 9218 Gildwood to place a stiffener at mid-span under the floor joists of the living room as of April 5. The contractor understands the owners are contemplating the government buy-back offer and do not particularly care for the inconvenience of such construction in their home if they are soon to vacate it.

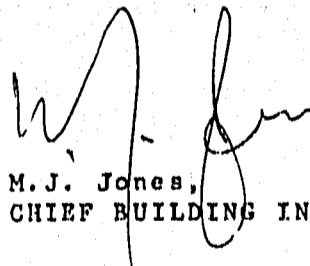
3. In our report dated March 16, 1977 - Item 17, Municipal Manager's Report 23, Council Meeting March 28, 1977, we stated that crawl space ground surfaces are sealed by moisture barriers overlain by sand/gravel blankets. We reaffirm that statement and would add that with respect to the premises at 9218 Gildwood Drive, on March 14 Mr. O. Eberg of this department, in company with Mr. D. Woodward and Mr. K. Konsag of the Housing Corporation of British Columbia, were in the said crawl space to check out a floor deflection complaint. During that investigation, Mr. Eberg checked the vapour barrier at various spots in the crawl space and found it in place below the gravel blanket.

4. With our report of March 16, 1977, there was to have been attached a copy of an article which appeared in the Vancouver Province newspaper issue of March 17, 1977. That article by Bruce McLean contained information on the number of units occupied and of that number those which were owned as opposed to rented. The figures from that article disclose the following:

Total No. Units MacInnis Place	216
Total No. Occupied, Owned	56
Total No. Occupied, Rented	<u>74</u> <u>130</u>
Total No. Vacant	<u>86</u>

The foregoing is respectfully submitted for the information of Council.

MJJ:lm


 M.J. Jones,
 CHIEF BUILDING INSPECTOR.