

ITEM	2
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1982 10 12

RE: DEMOLITION OF HOUSE  
6911 SPERLING AVENUE (RENE PARK)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendation as contained in the report of the Director Recreation & Cultural Services be adopted.*

\* \* \* \* \*

1982 OCTOBER 06

TO : MUNICIPAL MANAGER  
FROM: DIRECTOR RECREATION & CULTURAL SERVICES  
RE : DEMOLITION OF HOUSE - 6911 SPERLING AVENUE (RENE PARK)

RECOMMENDATION:

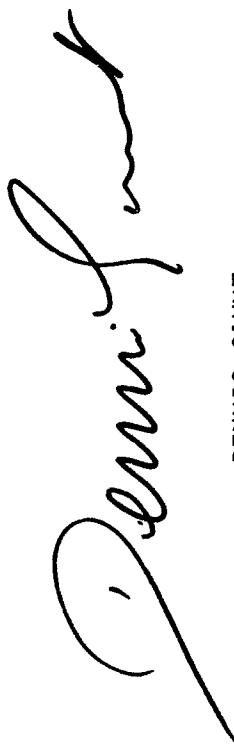
1. THAT Council approve the demolition of the property at 6911 Sperling Avenue as more specifically noted in the body of this report.

REPORT:

At its meeting of 1982 October 06 the Parks & Recreation Commission received a staff report on the above subject with the attached letter from the Municipal Solicitor.

The Commission approved the following recommendations:

1. THAT the Commission approve the demolition of 6911 Sperling Avenue.
2. THAT the Commission so recommend to Council.



DENNIS GAUNT  
Director Recreation &  
Cultural Services

ps  
Attach.



ITEM

DIRECTOR'S REPORT NO. 21  
COMMISSION MEETING 82 10 06

ITEM	2
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1982 10 12

INTER-OFFICE COMMUNICATION

TO: DIRECTOR RECREATION AND

DEPARTMENT:

CULTURAL SERVICES

FROM: SOLICITOR

DEPARTMENT:

SUBJECT: 6911 SPERLING AVENUE (RENE PARK)

DATE: SEPT. 20, 1982

OUR FILE # 104

YOUR FILE #

This department has been advised that the tenant of the subject residence is vacating as of September 30, 1982 due to the condition of the building and the high cost of heating same.

It has been suggested that this residence be re-rented to Mr. and Mrs. Runzer who are now living in the small house in Bonsor Park (Silver Avenue). In this regard, Mr. Evans and Mr. Austin did an appraisal on the residence at 6911 Sperling Avenue on September 17, 1982 and their report as to the condition of the residence is as follows:

The residence consists of two small bedrooms, livingroom, kitchen, bathroom and a utility room with a total area of approximately 750 sq. ft. The roof is flat tar and gravel and the outside walls are of cedar siding. There are numerous problems associated with this residence and the following is a list of the major problems which should be corrected before anyone moves into this residence.

1. New roof needed immediately as the present one is leaking in many areas.
2. Downpipes and gutters needed as well as new soffits.
3. Due to inadequate clearance and ventilation, the floor joists are rotting in all corners of this building.
4. Outside cedar siding needs renailling.
5. Windows all need reputting or replacing.
6. Drain tile needed as at the present time it is non-existent.
7. All inside walls need refinishing and painting due to moss and dampness.
8. Bathroom needs complete overhaul; both the tub and the sink are falling away from the wall.
9. Rear patio needs replacing or new steps installed.
10. Electrical system is suspect and requires a complete check and possible overhaul as well as new panelling.
11. Kitchen cupboards, countertop, sink, etc. all need replacing.
12. The present stove is wired beneath the kitchen cupboards and is electrically set up creating a serious fire hazard therefore, a new cupboard should be installed in a safe area.
13. The floors throughout this residence need refinishing or carpet installed.
14. The carport needs new supports as the present ones are totally inadequate for the purpose.

The heating system in this residence is gas but at the present time is totally inadequate to heat this house due to all the heating ducts being on the upper walls near the ceiling and these should be corrected if the house is to be heated correctly (the former tenant complained of a heating bill of approximately \$120 per month).

RECEIVED IN  
PARKS  
AND  
RECREATION  REFER  FILE

SEP 21 1982

To	FILE	82	Sept 21
By	PA	82	Sept. 21
By	WJ		

ITEM

DIRECTOR'S REPORT NO. 5 21

COMMISSION MEETING 82 10 06

ITEM	2
MANAGER'S REPORT NO.	55
COUNCIL MEETING	1982 10 12

Director Recreation and  
Cultural Services (2)

We notice many more problems of a minor nature which should be fixed but we have not included these as they may not have any relevance when the Parks Department analyzes the major problems and the costs involved to correct these problems to bring this residence up to municipal standards. These costs are estimated in the region of \$15,000 to \$20,000. We have included in these costs the possibility that once the work on the new tar and gravel roof commences, joists will have to be replaced as there is strong evidence that the present joists are rotten due to dampness.

The present rental on this residence is \$193 per month and it is the opinion of Mr. Evans and Mr. Austin that the money to correct the problems should not be spent and the residence should be demolished as soon as possible.



W. U. Stirling  
MUNICIPAL SOLICITOR

R.P.Austin/gm  
Attach.

