

ITEM 10  
MANAGER'S REPORT NO. 54  
COUNCIL MEETING 1983 09 06

RE: HART MANSION (RILEY HOUSE)  
LOT 6, OF LOT 12, D.L. 79/85, PLAN 11109, PLAN 14874  
5055 SPERLING AVENUE  
(ITEM 19, REPORT NO. 51, 1983 AUGUST 08)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Municipal Solicitor be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1983 SEPTEMBER 06  
FROM: MUNICIPAL SOLICITOR  
RE: HART MANSION (RILEY HOUSE)  
LOT 6 OF LOT 12, D.L. 79/85, PLAN 11109, PLAN 14874  
5055 SPERLING AVENUE  
(ITEM 19, REPORT NO. 51, 1983 AUGUST 08)

RECOMMENDATION:

1. THAT this report be received for information.

REPORT

INTRODUCTION

On 1983 August 08, Council considered the options that are available regarding the potential uses of the Hart Mansion. Deliberations were concluded with the decisions (a) for staff to initiate one final restaurant call, and (b) for Council to review the results of the proposal call at the second Council meeting of the month in January, 1984. This report is submitted in response to a request for information that was made by Council on this occasion, namely, the cost of maintaining the house since it was purchased in May, 1979.

BACKGROUND

In May of 1979 Council acquired the subject property for the sum of \$1,350,000.

The acquisition was justified to prevent the development of 17 single family lots, three of which would have had lake frontages. The remainder of the property would have been retained for the mansion and accessory buildings.

MAINTENANCE COSTS

Attached is a statement that shows the cost of maintaining the home from May 1979 to the present, \$7,230.39.

Towards the end of 1979 we experienced frost damage to the heating system in the attic rooms, water damaged ceilings on the second floor and the main floor.

During 1980 leaks developed in the tar and gravel areas of the roof. In 1981 a major leak occurred over the staircase. A decision was made to replace the tar and gravel section of the roof and forego the cost of renovating the interior and restoring it to its former condition. In arriving at this decision, consideration was given to the fact that if the property is eventually leased, the tenant would renovate the interior to meet his own residency requirements. Late in 1982 we experienced the first incident of vandalism, windows, a chandelier and thermostats were broken. Due to the quick action of our resident caretaker the culprits were apprehended by the RCMP.

To deter further damage from vandalism the rear of the property was boarded up and some windows were replaced.

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CURRENT SITUATION

The house is now properly secured. Windows are boarded and a burglar alarm system installed. The cottage next to the mansion is being rented to a person who has accepted, as a condition of rent, the responsibility of reporting any acts of vandalism or other unusual incidents to the appropriate authorities. Further to this, staff regularly checks the property with on-site inspections and performs whatever maintenance work may be required to retain the potential value in the property.

CONCLUSION

A proposal call for use of the property as a restaurant is being initiated and Council will review the results of this action next January. In the meantime, security is considered to be adequate. The property will be inspected on a regular basis, and should any further minimum maintenance be required, it will be carried out accordingly.

P. W. Flieger  
MUNICIPAL SOLICITOR

FAE:JEF:nc  
Attachment

- cc: Director Planning & Building Inspection
- Director Recreation & Cultural Services
- Museum Director
- Director Administrative & Community Services
- Director Finance



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RECEIVED  
AUG 26 1983  
TE: 81 08 24

INTER-OFFICE COMMUNICATION  
TO: BOB AUSTIN DEPARTMENT: LEGAL & LANDS  
FROM: ED WILLIAMS DEPARTMENT: SERVICE CENTRE LEGAL DEPT. OUR FILE #  
SUBJECT: 5055 SPERLING AVE - COST REPORT YOUR FILE #  
LOT 6 EXCEPT REFERENCE PLAN 14874 EXCEPT OCCUPIED  
PART 11109 BLK R D.L. 85 PLAN 11109

THE FOLLOWING IS A COST REPORT, REQUESTED BY YOURSELF, ON THE MONIES SPENT AT THE ABOVE ADDRESS, COMMENCING IN 1979 TO 1983-08-12:

1979 TOTAL MONIES SPENT AS PER YEAR END COST REPORT \$ 682.59

WORK INCLUDES:

- PLUMBING REPAIRS & SWIMMING POOL DRAINING
- PAINT ISSUED

BREAKDOWN:

- PURCHASE ORDERS \$ 21.30
  - SHOP WORK ORDERS 492.10
  - LABOUR 94.55
  - STORES .34
- \$ 682.59

1980 TOTAL MONIES SPENT AS PER RECORDS ON FILE \$ 958.34

WORK INCLUDES:

- HEATING REPAIRS. INSTALLING
- ZONE CONTROLS
- ELECTRICAL REPAIRS
- RE-COAT ROOF ON TOWER
- TRIMMING IVY

BREAKDOWN:

- NO COST REPORT AVAILABLE FOR THIS PERIOD.

1981 TOTAL MONIES SPENT AS PER YEAR END COST \$1,929.90

WORK INCLUDES:

- PLUMBING & HEATING REPAIRS
- REPAIRS TO WATER SERVICE LEAK ON PROPERTY
- REMOVE LEAVES & DEBRIS FROM GARAGE ROOFS & CUT BACK IVY AT HOUSE
- ROOF REPAIRS OVER FRONT STAIR CASE
- GAS RANGE REPAIRS



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INTER-OFFICE COMMUNICATION

TO: BOB AUSTIN DEPARTMENT: DATE: 83 08 24  
FROM: ED WILLIAMS DEPARTMENT: OUR FILE #  
SUBJECT: YOUR FILE #

1981 - (CONTINUED)

BREAKDOWN:

- LABOUR, SHOP WORK ORDERS \$ 532.87  
- LABOUR, FULL TIME 673.86  
- OTHER SPECIAL SERVICES 364.00  
- VEHICLE MAINTENANCE 89.30  
- OTHER, GENERAL SERVICES 186.33  
- CORPORATE EQUIP.COSTS ALLOCATED 23.15  
- MATERIALS AND SUPPLIES 13.84  
- GENERAL STORES, HARDWARD MATERIALS 5.18  
- PARTS, SHOP WORK ORDERS 22.29  
- MISC. EQUIP. SHOP WORK ORDERS 19.08  
\$1,929.90

1982 TOTAL MONIES SPENT AS PER YEAR END COST REPORT \$ 973.59

WORK INCLUDES:

- BOARD UP WINDOWS & DOORS  
- REPAIR BROKEN WINDOWS  
- REPAIRS TO SUMP PUMP  
- ELECTRICAL,REPAIRS  
- PLUMBING REPAIRS  
- WATER MAIN REPAIRS

BREAKDOWN:

- LABOUR, SHOP WORK ORDERS \$ 671.30  
- ELECTRICAL SERVICES 56.31  
- OTHER SPECIAL SERVICES 198.80  
- MATERIAL AND SUPPLIES 35.43  
- MISC. EQUIP. SHOP WORK ORDERS 11.75  
\$ 973.59



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INTER-OFFICE COMMUNICATION

TO: BOB AUSTIN

DEPARTMENT:

DATE: 83 08 24

FROM: ED WILLIAMS

DEPARTMENT:

OUR FILE #

SUBJECT:

YOUR FILE #

(CONTINUED)

1983 TOTAL MONIES SPENT UP TO 83-08-12 AS PER  
COMPUTOR COST REPORT

\$2,685.97

WORK INCLUDES:

- FULL BLDG. DEPT. SURVEY
- INSTALL ALARM SYSTEM, TELEPHONE
- ALARM RENTAL PER MONTH
- BOARDING UP FROM VANDALISM
- DRAIN SWIMMING POOL AND CLEAR DRAIN LINES

BREAKDOWN:

- LABOUR, SHOP WORK ORDERS
- LABOUR, FULL TIME
- ALARM SYSTEM
- EQUIPMENT RENTAL
- OTHER, GENERAL SERVICES
- CORPORATE EQUIP. COSTS ALLOCATED
- MATERIAL AND SUPPLIES
- PARTS, SHOP WORK ORDERS
- MISC. EQUIP. SHOP WORK ORDERS

\$	602.50
	409.50
	1,225.00
	67.50
	90.00
	15.00
	234.65
	5.22
	36.60
	<u>\$2,685.97</u>

TOTAL MONIES SPENT FROM 1979 UP TO 83-08-12

\$7,230.39

ED WILLIAMS  
SERVICE CENTRE SUPERINTENDENT

FF/1cw

cc: FRED FORDER, BLDG. MTCE. CO-ORD.

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