

7 Serpentine Street, Copper Cliff - Declaration of Surplus Property

Presented: November 25, 2019

Report Date: November 1, 2019

Background:

The subject property measures approximately 24 meters in width by 24 meters in depth (576 sq.m.) and is zoned "C2", General Commercial Zone. The property is improved with a one-storey, 120 square meter building constructed in 1909 as the town fire hall on land owned by the International Nickel Company of Canada. The land was leased from INCO until 1995 when the property was donated to the City. The location of the property is identified on the attached Schedule "A" and a photograph of the property is shown on the attached Schedule "B".

In 1993, the municipal maintenance garage located at 35 Godfrey Drive, was converted to a fire hall. Fire Services was relocated to this location. The building at 7 Serpentine Street, was renovated through fund raising efforts by the Copper Cliff Citizen's Police Advisory Committee, and converted to a Police store front and public meeting place.

In 2014, the building was added to the City of Greater Sudbury Heritage Register, recognizing the property's cultural heritage value, and providing a level of protection for the building under the *Ontario Heritage Act*.

In 2014, the Police store front vacated the building due to ongoing issues relating to the building's condition. The building has been empty with restricted access since 2015 due to concerns regarding the building's structural components. The building requires extensive capital repairs and equipment replacement. The building has rendered no service to the community and it is highly unlikely that the City would utilize this building in the future.

The building's annual operating costs are approximately \$8,000. This includes hydro, water standby charges and snow removal.

In March 2019, a proposal to declare the property surplus to the City's needs and market the property for sale to the general public was circulated to all City departments, the following responses were received:

The Infrastructure Capital Planning Section has advised there is a sanitary sewer main that runs through the back of the property and a hydrant lead that runs along the west property line. The City should retain an easement over a 6 metre strip along the south boundary of the property centered on the sewer main, and a 6 metre easement along the west property line as can be accommodated centered on the hydrant lead.

Planning Services advised the property is listed but not designated in the Municipal Heritage Register. Should any subsequent owner, wish to remove the reference on the City's Municipal Heritage Register; there must first be consultation with the City's Municipal Heritage Advisory Panel. In accordance with the *Ontario Heritage Act*, the owner of the property shall not demolish or remove a building or structure on the property unless the owner gives the council of the municipality at least 60 days notice in writing of the owners' intention to demolish or remove the building or structure. The above considerations should be included in any notices, sales agreements and reports.

No additional comments or objections were received.

Recommendation:

It is recommended that 7 Serpentine Street, Copper Cliff, be declared surplus to the City's needs and marketed for sale to the general public.

If approved, a further report will follow with respect to any sale transaction.