

Request for Decision

322 McNaughton Terrace - Docking Requests

Presented To: Community Services
Committee

Presented: Monday, Apr 30, 2012

Report Date Tuesday, Apr 17, 2012

Type: Managers' Reports

Recommendation

Recommendation #1:

WHEREAS on August 10th, 2011, Council passed a resolution approving the purchase of 322 McNaughton Terrace located in Bell Park, and;

WHEREAS Council approved the demolition of the building which was completed on March 23rd, 2012, and;

WHEREAS the former owner included 2 existing docks as part of the purchase of the property, and;

WHEREAS the former owner had previous arrangements with individuals for docking privileges, and;

WHEREAS some of the individuals are owners of cottages on Ramsey Lake who do not have road access, and;

WHEREAS these individuals have requested of the City continued access for docking privileges;

THEREFORE BE IT RESOLVED that Council authorize staff to negotiate a docking arrangement with cottage owners who do not have road access, and;

THAT the negotiations include discussion on a dock location and dock improvements, and;

THAT any agreements outside of budget or outside the general public boat launching location be brought back to the committee for consideration.

Recommendation #2:

WHEREAS the City has been contacted by an individual interested in operating a flight seeing tour business, and;

WHEREAS the business has received support from Science North and has been identified in the Tourism Destination Development plan, and;

WHEREAS the operator has also requested permission from the City to access the dock located near the former Ramsey Airways (322 McNaughton Terrace) to operate his business;

Signed By

Report Prepared By

Real Carre
Director of Leisure Services
Digitally Signed Apr 17, 12

Recommended by the Department

Catherine Matheson
General Manager of Community
Development
Digitally Signed Apr 18, 12

Recommended by the C.A.O.

Doug Nadorozny
Chief Administrative Officer
Digitally Signed Apr 18, 12

THEREFORE BE IT RESOLVED that Council authorize staff to negotiate an agreement with the operator, and;

THAT the docking request be centralized at the public boat launching facility off Ramsey Lake Road, and;

THAT the owner be responsible to provide docking requirements without any expense to the City, and;

THAT liability insurance, appropriate approvals and applicable user fees be established for this commercial business and be brought back to committee for consideration.

Finance Implications

Council approved a capital allocation of \$20,000 as part of the 2012 Capital projects in order to cover the cost of restoring the property which was to include the removal of the docks which were included as part of the purchase of the property.

Background

On August 10, 2011, Council passed the following resolution which led to the purchase of 322 McNaughton Terrace:

Resolution 2011-235: THAT Council of the City of Greater Sudbury authorize the purchase of 322 McNaughton Terrace, Sudbury, legally described as PIN 73583-0529(LT), part of Lot 4, Concession 3, Township of McKim;

AND THAT a by-law be passed authorizing the execution of the documents required to complete the real estate transaction;

AND THAT the acquisition and demolition be funded from the parks Reserve Fund.

As a key piece of privately owned waterfront property on the west end of Lake Ramsey, the property was acquired by the City in accordance with the policies of the Ramsey Lake Community Improvement Plans, which was adopted by Council in 1992. The intent of the policies in the CIP was to acquire the remaining privately owned properties in Bell Park in order to extend the Ramsey Lake Boardwalk.

Municipal Heritage Registry

On October 12, 2011, the Municipal Heritage Advisory Panel received a letter requesting that the City give consideration to the inclusion, historical recognition and preservation of 322 McNaughton Terrace on the City's register of Heritage Properties. As per a report presented to Planning Committee on Monday, January 9, 2012, the Heritage Advisory Panel had determined that the building was of low heritage value, however, the site has significant and important ties to bush plane aviation in Sudbury and Northern Ontario. Recognizing that the building had limited heritage value, but the site had possibilities for recognizing Sudbury's aviation history, the Municipal Heritage Panel recommended:

THAT the building at 322 McNaughton Terrace be documented for inclusion in the City's archives;

THAT the Ontario Heritage plaque and sculpture should be relocated from Science North location to the site at 322 McNaughton Terrace; and

The future plans for the extension of the Ramsey Lake boardwalk should take into account and express the significance of the site in Sudbury including but not limited to:

- *Dock rehabilitation/integration*
- *Public art*
- *Official designation of the area (Austin Airway and Rusty Blakey)*
- *Street furniture*

Bush Plane/Aviation Museum

In October 2011, City staff and the Municipal Heritage Advisory Panel were approached by members of the public requesting that the building be converted into a Bush Plane/Aviation Museum. The interested group was requested to submit a business plan in order to outline their proposal. In early March 2012, a meeting was held with the interested group and the City received confirmation that a business plan would not be submitted since the building would require significant repairs and retrofits in order to be converted into a museum. The group representative requested that the group be consulted with regard to the design of the property once the building was demolished in order to recognize the contributions of bush plane aviation on the site. The group will be donating important historical photographs, letters and documents from the bush plane era to the City Archives for their protection and public display.

Demolition

On Friday, March 23, 2012, the building was demolished and the site was cleaned up (attached is a photo of the site). As part of the 2012 Capital project council approved an allocation of \$20,000 to complete the restoration and landscaping of the recently purchased property at 323 McNaughton Terrace. The restoration and landscaping will be completed this summer and will include the removal of the existing docks included as part of the purchase of the property.

Requests for use of docking facilities

As part of the purchase of the property at 322 McNaughton Terrace, the City purchased docks which originally belonged to the former owner of the property (see attached photo of the docks). The former owner had provided permission to approximately 6 individual boat owners to use the docking facilities. The City has received inquiries from these individuals who wish to continue using the docking facilities as previously approved by the former owner.

In addition, the City has received an inquiry from a gentleman interested in using the existing dock at the former Ramsey Airways site to pick up and drop off passengers for flight seeing tours over the City. The service was identified in the Tourism Destination Development Plan and has received support from Science North.

The CGS Risk Management department examined the docks and has identified that the main dock requires significant capital upgrades.

Dock locations

Should Council wish to continue offering docking privileges to citizens with property on Ramsey Lake which does not have road access, it is recommended that the location of docks be central to the existing public boat launch area and that the City not incur any cost related to this endeavor. The \$20,000 allocated for site improvements should be used for removal of existing docks and for clean up and restoration of the property at 322 McNaughton Terrace.

Conclusion

Staff have prepared two recommendations for Council's consideration related to docking requests on city-owned property.



