

**Cultural Heritage Evaluation
7 Serpentine Street, Copper Cliff
Planning Services Division
Report Date: November 23, 2020**

BACKGROUND

Council declared 7 Serpentine as surplus to its needs on November 25, 2019 (See Reference 1). On May 19, 2020, the following motion was presented and passed:

“WHEREAS the former Copper Cliff Fire Hall situated at 7 Serpentine Street, Copper Cliff, which was constructed in 1909, was added/listed in the City of Greater Sudbury Heritage Register in 2014;

AND WHEREAS the municipal register is the official list or record of cultural heritage properties that have been identified and “listed” as being important to the community;

AND WHEREAS “listing” is a means to formally identify properties that may have cultural heritage value or interest to the community and is an important tool in planning for their conservation and a measure of interim protection in that the owners must give the Municipality 60 days notice prior to demolition, which allows the municipality to decide whether to begin the designation process to give long term protection to the property;

AND WHEREAS at its meeting of November 25th, 2019, the Planning Committee approved that 7 Serpentine Street in Copper Cliff be declared surplus to the City’s needs and be marketed for sale to the general public;

AND WHEREAS the former Copper Cliff Fire Hall is a land mark building with strong historical links to its surroundings and should be designated to be of cultural heritage value or interest;

THEREFORE BE IT RESOLVED that the City of Greater Sudbury directs staff to initiate the process to designate 7 Serpentine Street under Part IV of the Ontario Heritage Act, which would include consulting with the Municipal Heritage Advisory Panel as required by the Act, evaluating the property pursuant to the prescribed criteria, returning to Council with a staff recommendation, issuing a “Notice of intention to designate” including the publishing of the notice in the newspaper, an appeal period and the passage of a by-law.”

The Cultural Heritage Evaluation Report (CHER) and the Notice of Intention to Designate are included as Attachments A and B to this report.

The property at 7 Serpentine Street is owned by the City of Greater Sudbury.

7 Serpentine Street – Former Copper Cliff Fire Hall

Based on the consultant’s review and analysis, it is their professional opinion that the Property at 7 Serpentine Street has cultural heritage value or interest as it meets four of the nine criteria outlined under Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest. The CHER found that the Property has cultural heritage value or interest for its

physical/design, historical/associative, and contextual values. Thus, it would be eligible for designation under Section 29 Part IV of the Ontario Heritage Act.

Staff has consulted with the Municipal Heritage Advisory Panel as required by the Act in the designation process. The Panel has reviewed the Cultural Heritage Evaluation Report and the Notice of Intent to Designate prepared by the consultants and is in support of the designation.

Options

Based on the above, the City may:

- Proceed with issuing a Notice of Intent to Designate for 7 Serpentine for all or some of the features;
- Not Issue a Notice of Intent to Designate

As noted in the November 9, 2020 report to Planning Committee, the *Ontario Heritage Act* changes and associated regulations are proposed to come into effect on January 1, 2020. Should the City issue a NOID prior to this date, the process would continue under the current and in effect Act.

Summary

On May 19, 2020, Council directed staff to “initiate the process to designate 7 Serpentine Street under Part IV of the Ontario Heritage Act.” This report presents the findings of the Cultural Heritage Evaluation Report and seeks Council direction regarding the next steps.

References

1. “7 Serpentine Street, Copper Cliff – Declaration of Surplus Property”, report presented at the November 25, 2019 Planning Committee Meeting
<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1387&itemid=17168&lang=en>
2. Council Resolution 2020-134, passed on May 19, 2020
<https://agendasonline.greatersudbury.ca/index.cfm?pg=agenda&action=navigator&id=1470&itemid=rec>