

**By-Law 2021-47**

**A By-Law of the City of Greater Sudbury to Designate the Property  
Municipally Known as 7 Serpentine Street, Copper Cliff as a Property of  
Cultural Heritage Value or Interest Under Section 29, Part IV of the *Ontario Heritage Act***

**Whereas** Section 29, Part IV of the *Ontario Heritage Act* authorizes the council of a municipality to design a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

**And Whereas** council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets one or more of the criteria as prescribed under O.Reg 9/06;

**And Whereas** 7 Serpentine Street was evaluated against the criteria in O.Reg 9/06, and Council for the City of Greater Sudbury determined that the property has cultural heritage value or interest;

**And Whereas** notice of intent to designate 7 Serpentine Street as being of cultural heritage value or interest was published in a newspaper having general circulation in the municipality on January 30, 2021 and was also served on the owner and on the Ontario Heritage Trust, in accordance with the requirements of section 29 of the *Ontario Heritage Act*;

**And Whereas** no notice of the objection to the proposed designation has been served on the Clerk of the City of Greater Sudbury, and the time for filing such objections has passed;

**Now therefore**, Council of the City of Greater Sudbury hereby enacts as follows:

**Designation**

1.-(1) Pursuant to the authority granted under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 as amended, Council for the City of Greater Sudbury hereby designates, as being of cultural heritage value and interest, the property:

- (a) municipally known as 7 Serpentine Street, Copper Cliff;
- (b) legally described as PIN 73599-0173(LT), being Surface Rights Only, Lot 79 on Plan M1025 Township of McKim; and
- (c) owned by the City of Greater Sudbury.

(2) The descriptive statement of cultural values for the property described in subsection 1(1) is found in Schedule "A" attached to and forming part of this By-law.

### Registration

3. The City Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the land registry division of Sudbury (No. 53).

### Notice

4. The City Clerk is hereby authorized and directed to cause:
- (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, and on the Ontario Heritage Trust;
  - (b) notice of the passing of this By-law to be published in a newspaper of general circulation within the City of Greater Sudbury; and
  - (c) the property to be entered into the municipal register of property in accordance with section 27 of the *Ontario Heritage Act*.


### Plaque

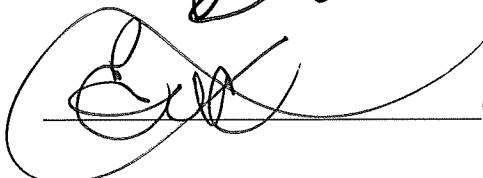
5. The General Manager, Growth and Infrastructure is authorized to install a plaque or interpretive panel reflecting the designation of the building as of cultural heritage value or interest, on the building at 7 Serpentine Street, of a type and in a location to be determined by the General Manager, Growth and Infrastructure.

### Effective Date

6. This By-law shall come into full force and effect upon passage.

Read and Passed in Open Council this 13<sup>th</sup> day of April, 2021

  
\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Clerk

## **Description and Statement of Cultural Heritage Value or Interest: 7 Serpentine Street**

Property Number: 021380201

Civic Address: 7 Serpentine Street

Lot/Concession: Plan M-1025, Lot 12, Concession 2, Township of McKim (City of Greater Sudbury)

### **Description of Property**

7 Serpentine Street is in Lot 12, Concession 2 in the geographic McKim Township, Plan M1024 and Lot 79 PCL 40945. The lot is approximately square with each side approximately 38 metres long. The Fire Hall is located at the north-west corner of the subject property and covers the northern half of the lot. A driveway runs along the eastern edge of the Fire Hall and a small parking lot is located immediately south.

### **Summary of Cultural Heritage Value or Interest**

The subject property has cultural heritage value or interest for its physical/design, historical/associative, and contextual values.

The subject property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method. Built in 1910, the Property is a rare and representative example of an early 20th century fire hall for Sudbury and Northern Ontario. The subject property is the only existing early 1900s fire hall in the Sudbury area.

The subject property has historical or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. The Property has direct associations with municipal governance in Copper Cliff, serving as municipal office, fire hall, and police store front. Built in 1910, the subject property was one of the earliest municipal buildings in Copper Cliff –which was founded in 1902. The building served the community for 104 years.

The subject property has contextual value because it is important in defining, maintaining or supporting the character of an area. The subject property is important in maintaining and supporting the character of the Copper Cliff Serpentine streetscape and McIntosh Block of buildings. The Canadian Copper Company set aside Serpentine Street and the McIntosh Block as the business district of Copper Cliff. The company planned this subject property in a central location for emergency response use. The subject property also has contextual value because it is physically, functionally, visually, or historically linked to its surroundings. The Property is historically and visually linked to its surroundings as a part of the Copper Cliff Serpentine streetscape and McIntosh Block. The subject property is historically linked to its surroundings as an early Copper Cliff institutional building in the centre of the business district and a community space. As a company town fire hall run by mine volunteers, the Property maintains and supports the valuable mining history of Copper Cliff as supported by the Ontario Ministry of Natural Resources, Historic Sites Branch *A Topical Organization of Ontario History* (1973) which describes the Sudbury area mining history as of "...crucial importance to the development of mining in Ontario and generated diversified enterprises which had a major impact on the social and economic life of the province". The subject property is visually linked to its surroundings as part of the Serpentine streetscape. The streetscape has been altered over time, but the Fire Hall and surrounding buildings continue to frame the terminal vista of Serpentine Street from the top of the hill.

### **Heritage Attributes**

Heritage attributes that illustrate the cultural heritage value or interest of 7 Serpentine Street is represented in following heritage attributes:

- The main building, the former fire hall, including its:
  - Remaining tower base (*which illustrates its physical/design and contextual values*);
  - One-and-a-half storey form, scale, and massing (*which illustrates its physical/design and contextual values*);
  - Hip roof (*which illustrates its physical/design values*);
  - Painted red smooth stretcher-bond brick (*which illustrates its physical/design values*);
  - Painted yellow rusticated concrete blocks (*which illustrates its physical/design values*);
  - The existing relationship of voids to solids on the elevations, including the infilled location of the large sealed garage doors on the north and south elevation that continue to read as functional doors (*which illustrates its physical/design values and historical/associative values*);
  - Segmental arch window openings on the north and south elevation (*which illustrates its physical/design values*);
  - Brick voussoirs above windows and doors (*which illustrates its physical/design values*);
  - Transom windows above the doors on the north and south elevations (*which illustrates its physical/design values*); and,
  - The existing setback from Serpentine Street (*which illustrates its contextual values*).