



CITY OF
ST. CATHARINES

Corporate Report

Report from Financial Management Services, Property Management

Date of Report: July 15, 2013

Date of Meeting: August 12, 2013

Report Number: FMS-194-2013

File: 16.6.99

Subject: Old Fire Station - 431 Queenston Street (Realty File No. 86031)

Recommendation

That Council receive this report for information purposes. FORTHWITH

Background

On March 4, 2013, as part of the approval of the 2013 Operating Budget, Council directed staff to begin the process of considering 431 Queenston Street as surplus to the City's inventory. Staff have investigated the possibility of declaring the property surplus. This report details the results of that investigation.

Report

The property at 431 Queenston Street is an irregular parcel of about seven acres. The former fire station, shown below, is used by the St. Catharines & District Retirees Association for a wood working shop for a small rent charge, plus utilities. The Property Coordinating Committee was circulated in regard to the potential to dispose of the property as surplus.





--- 431 Queenston Street – Subject Property

Investigations revealed that the subject property is registered with the Ministry of Consumer Services as a cemetery which is an expansion of the Victoria Lawn Cemetery. It has been approved for approximately 7,300 graves. The roads and drainage system is proposed to be constructed for the cemetery this year.

Staff considered the potential of severing off the frontage on Queenston Street including the old fire station building. The entire site is approved by the Ministry for Cemetery expansion. Removal of any portion of the approved cemetery plan requires Ministry approval. Staff are currently considering this location for the construction of a new Cemetery administration office.

The subject property is zoned as Greenbelt. This zone permits community halls, cemeteries, golf courses, parks, and parking areas. Redevelopment of 431 Queenston Street will likely require an Official Plan and Zoning By-law amendment.

Conclusion

Based on the proposed approved Cemetery plans for the site, the potential for constructing a new Cemetery Administration office in this location and the Greenbelt zoning, staff recommend against severance and disposal of any portion of the property.

Financial Implications

Not Applicable.

Prepared by: Dave Macklem, Property Manager

Approved by: Shelley Chemnitz, Director/City Treasurer