

FOR SALE

119 BERTIE STREET, FORT ERIE, ONTARIO



PRICE: \$ 210,000

For Further Information Please contact:

- **Larry Coplen, Fire Chief ~ 905-871-1600 ext. 2600**
- **Rick Brady, Director of Community & Development Services ~ 905-871-1600 ext. 2500**

APPENDIX A: Fire Hall #1

119 Bertie Street
Fort Erie, Ontario
L2A 1Y5

Building Usage: Fire Station

Date of Construction: 1949

Gross Floor Area

First Floor: 3,350 sq ft (approx.)

Second Floor: 3,350 sq ft (approx.)

Total Gross Floor Area: 6,700 sq ft (approx.)



Description of Construction:

Site Preparation: Includes standard grubbing and site clearing

Foundations: Consisting of excavation, poured reinforced concrete and concrete block foundation walls, footings, and backfill

Slab on Grade: Reinforced concrete slab on compacted granular base.

Structural Floors: Wood deck supported on wood joists on crosswise steel beams resting on brick pilasters.

Framing: Building framing is primarily of load-bearing masonry construction, with wood and steel framing.

Exterior Wall: Exterior wall construction consists predominantly of mortared brick on masonry block backup. Exterior windows are a mixture of double hung and fixed pane double glazed. Exterior doors include a mixture of personnel-size glass panels in metal frame and metal and truck-size metal powered automatic overhead.

Roof: Roof construction is a flat pitch, solid wood deck on wood joists supported on steel beams, finished with tar and gravel over insulation.

Interior Finishes: Floor finishes include a combination of concrete sealer in garage, and vinyl tiles and carpeting for upstairs; wall finishes comprise paint on masonry and painted drywall and/or plaster on lath. Ceiling finishes are a mixture of painted concrete lath on underside of structural floor, and acoustic tile on suspended metal grid or painted drywall. Interior partitions

are a combination concrete block and studs with solid wood core doors; stairs are closed wood risers.

HVAC: The facility is primarily heated with a forced air gas furnace and garage bays are heated with radiant tube gas fired unit heaters; building is not equipped with air conditioning system. The system is complete with associated radiators, piping, boilers, thermostats, and controls.

Fire Protection: Includes manual pull stations, heat/smoke detectors, exit lights.

Plumbing: The plumbing system is typical for the occupancy including all washroom fixtures, janitorial sinks, piping, valves, pumps, hot water supply, and connections within the structure.

Electrical: The electrical system is typical of the occupancy, and includes all light fixtures, outlets, panel boards, wiring, switches, connections, and transformers within the structure.











**The Municipal Corporation of the
Town of Fort Erie**

BY-LAW NO. 29-13

**BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90
119 BERTIE STREET
NORTHEAST CORNER OF BERTIE STREET AND NORTH STREET
(FIRE STATION NO. 1)**

350309-0356

WHEREAS Council authorized Staff to undertake an amendment to the Comprehensive Zoning By-law No. 129-90 as amended, to change the zoning of the Town owned lands located at the northeast corner of Bertie Street and North Street pursuant to Report No. CDS-98-12 approved at the Council-in-Committee meeting of December 3, 2012,

WHEREAS a Public Meeting pursuant to Section 34(12) of the *Planning Act*, R.S.O. 1990, c.P.13 was held on February 4, 2013, and

WHEREAS it is deemed desirable to amend Comprehensive Zoning By-law No. 129-90, as amended, pursuant to Report No. CDS-23-13 approved at the Council-in-Committee meeting of March 4, 2013;

NOW THEREFORE the Municipal Council of the Corporation of the Town of Fort Erie hereby enacts as follows:

1. **THAT** Schedule "A" of By-law No. 129-90 as amended, is further amended by changing the zoning of the lands as described above and shown on the attached Appendix 1 from "Public (P) Zone" to "Residential Multiple 1 RM1-484 Zone".
2. **THAT** By-law No.129-90 as amended, is further amended by adding to "Section 14- Residential Multiple 1 (RM1) Zone" Subsection – "Exceptions to the Residential Multiple 1 (RM1) Zone" the following exception:

RM1-484 These lands are zoned "Residential Multiple 1 (RM1) Zone RM1-484 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Residential Multiple 1 (RM1) Zone" by this by-law shall apply to those lands zoned "Residential Multiple 1 (RM1) Zone RM1-484 Zone" on the attached Appendix "1" shall be subject to the following special provisions:

- a) Notwithstanding the list of Permitted Uses in Section 14.2, the existing building may also be converted to an apartment house subject to the provisions of "Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses."
- b) The provisions of Section 15.3 Regulations for Apartment Dwellings and Second Level Lodging Houses shall apply to the any apartment house located on the lands shown on Appendix "1".

3. **THAT** pursuant to the provisions of Sections 23.1 to 23.5 inclusive of the *Municipal Act*, 2001, as amended, the Clerk of the Town of Fort Erie is hereby authorized to effect any minor modifications or corrections solely of an administrative, numerical, grammatical, semantical or descriptive nature or kind to this by-law or its schedules as such may be determined to be necessary after the passage of this by-law.

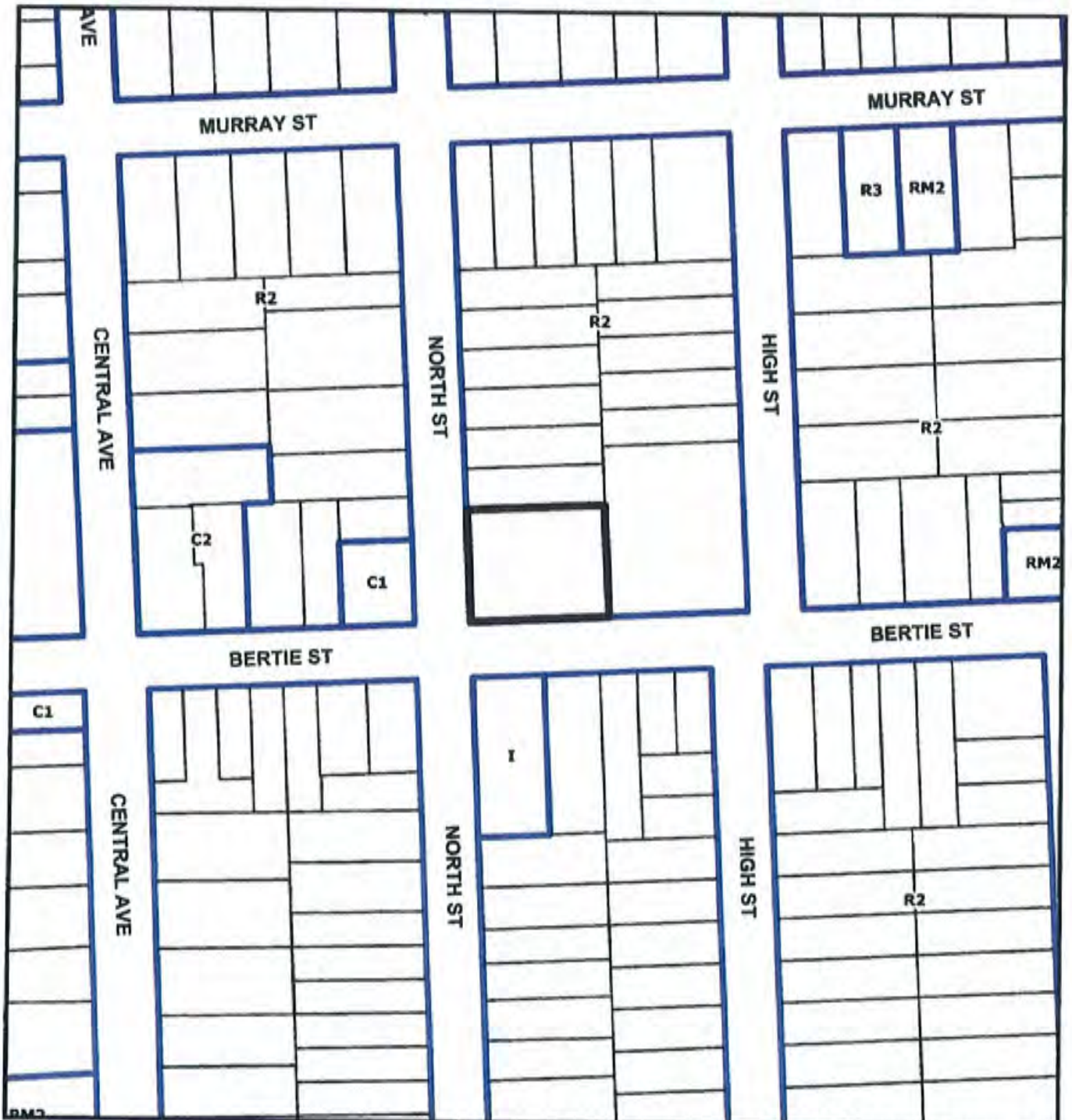
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 18TH DAY OF MARCH, 2013.

MAYOR

CLERK

I, the Clerk, Carolyn J. Kett, of The Corporation of the Town of Fort Erie hereby certify the foregoing to be a true certified copy of By-law No. 29-13 of the said Town. Given under my hand and the seal of the said Corporation this _____ day of _____, 2013.

APPENDIX "1"



G:\BY-LAWS\BY-LAWS 2013\SCHEDULES TO BY-LAWS 2013\BY-LAW 29-13 FIRE STATION NO. 1\APPENDIX 1.map

By-law No. 29-13

**THIS SKETCH FORMS PART OF SCHEDULE "A" TO BY-LAW 129-90
PASSED THIS 18th DAY OF MARCH 2013**

0 40 m



 Public (P) Zone to Residential Multiple 1 (RM1-484) Zone



PLAN 9218 HAWKES TRACT PT IN THE TOWN OF FORT ERIE,
REGIONAL MUNICIPALITY OF NIAGARA

Community & Development Services
March 18, 2013



