

FOR SALE

207 JARVIS STREET, FORT ERIE, ONTARIO



PRICE: \$ 185,000

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 B: Fire Hall #2

207 Jarvis Street
Fort Erie, Ontario
L2A 2S7

Building Usage: Fire Station

Date of Construction: 1955 (estimate)

Gross Floor Area

First Floor: 5,200 sq ft (approx.)

Total Gross Floor Area: 5,200 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: None

Framing: Building framing is primarily of load-bearing masonry construction, with partial conventional structural steel framing.

Exterior Wall: Exterior wall construction is a mixture of mortared masonry block and conventional wood framing. Exterior windows are a mixture of double hung and fixed pane double glazed. Exterior doors include a mixture of personnel-size glass in metal frame and metal as well as truck-size powered automatic overhead.

Roof: Roof construction consists of a combination flat pitch metal pan deck, supported by open web steel joists, finished with tar and gravel over insulation for the newer sections, and a low pitch wood truss, finished with tin for the old section.

Interior Finishes: Floor finishes include vinyl tile, and concrete sealer; wall finishes comprise paint on masonry and painted drywall. Ceiling finishes are a mixture of painted underside of metal deck or acoustic tile on suspended metal grid or painted drywall.

HVAC: The facility is primarily heated with a conventional boiler and hot water radiator system as well as gas fired suspended 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, emergency lights, and illuminated 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.

Elevators: None.



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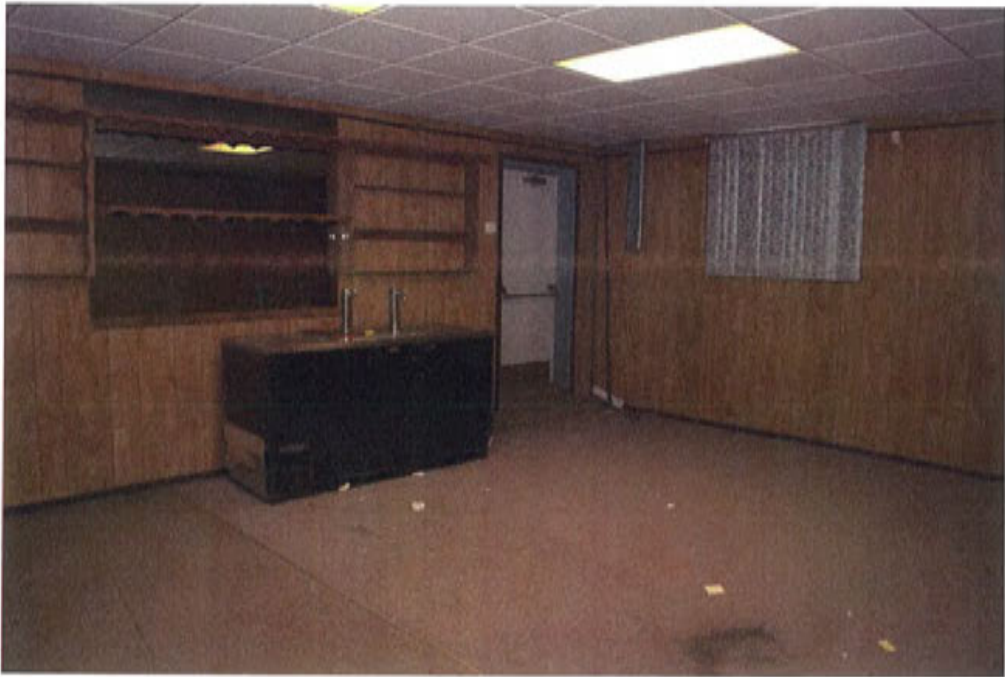
QUOTATION15-2013 REAL ESTATE SERVICES



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QUOTATION15-2013 REAL ESTATE SERVICES



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

BY-LAW NO. 31-13



**BEING A BY-LAW TO AMEND ZONING BY-LAW 129-90
209 JARVIS STREET
SOUTH SIDE OF JARVIS STREET, WEST OF CENTRAL AVENUE
(FIRE STATION NO. 2)**

350309-0357

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 on the south side of Jarvis Street, west of Central Avenue pursuant to Report No. CDS-99-12 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-24-13 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 "Central Business District Commercial C2A-485 Zone".
2. **THAT** By-law No. 129-90 as amended, is further amended by adding to "Section 21– Central Business District (C2A) Zone" Subsection – "Exceptions to the Central Business District (C2A) Zone" the following exception:

C2A-485 These lands are zoned "Central Business District Commercial (C2A) Zone C2A-485 Zone", and all of the provisions of By-law No. 129-90 as amended that relate to lands zoned "Central Business District Commercial (C2A) Zone" by this by-law shall apply to those lands zoned "Central Business District Commercial (C2A) Zone C2A-485 Zone" on the attached Appendix 1 shall be subject to the following special provisions:

- a) In addition to the list of Permitted Uses in Section 21.2, the lands shown on Appendix "1" may also be used as a parking area subject to the provisions of Section 6.20.



- b) Notwithstanding the provisions of "Section 18.2 Regulations for Dwelling Units Permitted in Commercial Zones C1, C2, C2A, C3, C5 and C7," dwelling units shall be permitted to occupy a maximum of 49% of the ground floor area of buildings, provided that no part of such dwelling unit, except for the entranceway has frontage onto a public street.
- 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. 31-13 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 31-13 FIRE STATION NO. 2\APPENDIX 1.map

By-law No. 31-13

**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 Central Business District Commercial (C2A-485) Zone

PLAN 348 PT LOT 14 RP 59R1140 PARTS 3 AND 6 IN THE TOWN OF FORT ERIE,
REGIONAL MUNICIPALITY OF NIAGARA

Community & Development Services
March 18, 2013



