



**The Corporation of the
City of Sault Ste. Marie**

C O U N C I L R E P O R T

March 17, 2025

TO: Mayor Matthew Shoemaker and Members of City Council

AUTHOR: Melanie Borowicz-Sibenik, Assistant City Solicitor/Senior
Litigation Counsel

DEPARTMENT: Legal Department

RE: Property Declared Surplus – 184-188 James Street (Isnize
Living Development Ltd. Topline Electric Limited Tony
Stirpe)

Purpose

The purpose of this report is to recommend to Council that the property described as PT PIN 31578-0007 SAULT STE. MARIE, being civics 184-188 James Street as described on Schedule “A” attached hereto be declared as surplus and offered for sale by the City in accordance with the City’s policy for the disposition of land.

ATTACHMENT

Attached as Schedule “A” is the legal description of the Subject Property.
Attached as Schedule “B” is a map of the Subject Property.

Background

The Legal Department received a request on November 27, 2024 from Tony Stirpe of Topline Electric Limited on behalf of the Applicant Isnize Living Development Ltd. to ascertain if 184-188 James Street could be declared surplus. The Applicant owns the abutting property at 196 James Street where the Applicant intends to build apartments. The Applicant is interested in acquiring the Subject Property for a parking lot for the development.

The request was circulated to various City Departments, the District of Sault Ste. Marie Social Services Administration Board (“DSSMSSAB”) and the Sault Ste. Marie Conservation Authority (“SSMRCA”) for comment.

Public Works has no objections to the land sale, however Public Works requests that the Subject Property be made subject to site plan control to ensure that the proposed parking lot does not impact winter control operations.

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Engineering supports the merging of the properties and sale. Engineering states that the intended use as a parking lot may require stormwater management and notes this can be addressed during site plan approval. PUC records show a private secondary electric service for 196 James Street crossing the Subject Property. If this is accurate, a private electric easement between property owners will be required in favour of 196 James Street as the private secondary electric service to 196 James Street crosses the property of 184 James Street.

Building has no comments or concerns if the proposed use of the Subject Property is a parking lot.

Community Development and Enterprise Services has no concerns.

Planning staff has no objections to selling the above-noted properties and notes that the Subject Property should be consolidated with the abutting property to the north, being 196 James Street. Planning notes that Public Works has been using a small portion of the Subject Property to store snow, in support of snow removal efforts on the abutting laneway to the east. Planning supports any easements that Public Works may require to continue to help with snow removal from the laneway. Finally, the Zoning By-law requires the lot to be paved. Given that the intention of the Applicant is to develop 11 or more dwellings within the abutting building to the north, and have a parking lot to support same on the Subject Property, the development of the parking lot should be subject to site plan control and require a site plan agreement. Planning further requests that the sale be made conditional on building permits being issued within two years from the date of sale to ensure the development of the Subject Property with the adjacent lands otherwise the City could take back the Subject Property.

The District of Sault Ste. Marie Social Services Administration Board has no concerns.

Sault Ste. Marie Region Conservation Authority has no concerns or objections and states that the Subject Property is not regulated by O. Reg. 41/24.

Analysis

If Council declares the property surplus, the property will be advertised on the City's web page.

Financial Implications

If the City decides to dispose of the Subject Property, it would be consistent with the City's plan to dispose of surplus property. As this property is presently City-owned the City does not receive any revenues from taxes. Upon sale of the property, it may be assessable depending upon its ultimate use.

Strategic Plan / Policy Impact / Climate Impact

Not applicable.

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Recommendation

It is therefore recommended that Council take the following action:

The relevant By-law 2025-46 is listed under item 12 of the Agenda and will be read with all by-laws under that item

Respectfully submitted,

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