

APPROVAL REPORT

Third Avenue United Church (304 3rd Avenue North) – Funding Request

ISSUE

The Third Avenue United Church of Saskatoon Congregation has requested funding for the property located at 304 3rd Avenue North (Third Avenue United Church) under the Heritage Conservation Program.

RECOMMENDATION

That a report be forwarded to City Council with a recommendation to approve funding, up to a maximum of \$20,000, for the repair of the roof at 304 3rd Avenue North and that the General Manager, Community Services Department, be authorized to remit payment of the grant to the Third Avenue United Church of Saskatoon Congregation following completion of the project.

BACKGROUND

The Heritage Conservation Program, under Civic Heritage Policy No. C10-020, provides funding for Designated Municipal Heritage Properties for conservation and rehabilitation of character-defining elements of a heritage property. Financial incentives include a grant for 50% of the eligible costs of a project, to a maximum of \$150,000. This is the first application received for 304 3rd Avenue North, under the Heritage Conservation Program.

Third Avenue United Church is a landmark building in Saskatoon. Designed by Architect John N. Semmons in the English Gothic architectural style, the building was designated as a Municipal Heritage Property in 2017, under City Bylaw No. 9413. The Statement of Significance for the property is included in Appendix 1.

DISCUSSION/ANALYSIS

Project

The heritage conservation project proposed to be undertaken at 304 3rd Avenue North is to repair the flat roofs and small front roof area above the narthex (i.e. front entrance). The property is currently vacant, with the exception of an office in the building held by the Third Avenue United Church of Saskatoon Congregation.

The flat roofs on Third Avenue United Church have deteriorated to a point where substantial leaking within the building is occurring. In order to address this issue and prevent any structural damage to the building, immediate repair of the six flat roof sections of the building, along with a small sloped section above the front narthex of the building is required.

Grant

Civic Heritage Policy No. C10-020 provides financial incentives in the form of a grant for 50% of the costs related to the restoration of architectural elements and renovations to meet building code requirements, where it affects heritage elements of the building (up to a maximum of \$150,000 over a ten-year period). The maximum amortization period

is ten years. Within a ten-year period, an owner may make more than one application, provided the total amount does not exceed \$150,000.

Under the Heritage Conservation Program, this is the first application for 304 3rd Avenue North. The estimated cost of the heritage conservation project is between \$74,000 and \$105,301, plus taxes. The grant provides for \$20,000, which is below the 50% amount requested (which would be between \$37,000 and \$52,650). The Third Avenue United Church of Saskatoon Congregation have indicated that this amount may not be enough for them to proceed with the repair. They have indicated that the Congregation, as the building tenant, is currently responsible for maintenance of the building and they do not have the finances to proceed with the repair without financial assistance. Administration can confirm that the building owner has given their authorization for this funding application. The Congregation is seeking other funding sources as well, including a grant from the Province.

POLICY IMPLICATIONS

The Civic Heritage Policy currently allows for payment of grants or tax abatements to property owners in order to encourage the conservation of designated heritage resources. In this situation, the proposal is to permit an exception to the Policy, to allow for the grant to be paid to the tenant, as the party responsible for maintenance of the building at this time.

FINANCIAL IMPLICATIONS

The total cost of this project is between \$74,000 and \$105,301 (exclusive of taxes), and under Civic Heritage Policy No. C10-020, the project would qualify for 50% of the eligible costs. The current, uncommitted balance of the Heritage Reserve is \$36,000. The Heritage Conservation Program does not have funding available to provide for the full amount requested based on the status of the reserve.

A grant of \$20,000 is being recommended to provide some level of funding while leaving a small amount of funding within the Heritage Reserve to support projects for other designated Municipal Heritage Properties. If the application is approved, the amount of this grant will be paid as a one-time payment and will be dispersed following completion of the project.

NEXT STEPS

Pending approval by City Council, Administration is proposing that the value of the grant be paid out following project completion.

APPENDICES

1. Statement of Significance – Third Avenue United Church – 304 3rd Avenue North
2. Confidential – Solicitor/Client Privilege

REPORT APPROVAL

Written by: Catherine Kambeitz, Heritage and Design Coordinator
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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