

Leasing of Civic Property – Bowerman House - 1328 Avenue K South

ISSUE

The lease agreement between the City of Saskatoon and the Meewasin Valley Authority for the Bowerman House, 1328 Avenue K South, expires on March 21, 2021. This report requests approval for the lease and operation of the Bowerman House by the Meewasin Valley Authority for a five-year term.

RECOMMENDATION

That the Standing Policy Committee on Planning, Development and Community Services recommend to City Council:

1. That the Lease and Operating Agreement with the Meewasin Valley Authority for the Bowerman House be renewed for a further term of five years upon the same terms as previous, with the option to renew the agreement for an additional five-year term, upon mutual agreement of the parties.
2. That the City Solicitor be requested to prepare the appropriate agreement and that His Worship the Mayor and the City Clerk be authorized to execute the agreement under the Corporate Seal.

BACKGROUND

The Bowerman House was built in 1907 as a private hunting lodge and summer residence for Allan Bowerman, a member of Saskatoon's first town council. The building was acquired by the Saskatchewan Anti-Tuberculosis League in 1924, serving thereafter as a residence for sanatorium doctors until 1987.

The Bowerman House and a portion of its surrounding grounds was designated as a Municipal Heritage Property in 1986. The City purchased the property from the Province of Saskatchewan (Province) in 2004 and leased the house to Meewasin Valley Authority (Meewasin). Meewasin had previously managed the Bowerman House on behalf of the Province.

DISCUSSION/ANALYSIS

The previous Lease and Operating Agreement between the City and Meewasin will expire on March 21, 2021 and does not include an option for renewal. Previous lease agreements have specified Meewasin, in lieu of paying rent, maintain the premises during the lease term. The City has permitted the Bowerman House to be sublet, as a personal residence at market rent, provided the use is consistent with Meewasin's mandate to conserve the property and the City and Meewasin continue to have access to the Bowerman House. The revenues generated through subleasing the property are to be used to operate and maintain the property. Excess funds are to be retained as a reserve for future expenses related to the premises and upon expiration or termination of the agreement, all excess funds are to be transferred to the City.

Meewasin has requested to continue to lease the Bowerman House for the purpose of performing its conservation mandate and will continue the maintenance, repairs and management of the property, as will be outlined in the terms of the Operating and Lease Agreement.

A new lease agreement is required and would carry a five-year term, expiring on March 20, 2026.

FINANCIAL IMPLICATIONS

Meewasin has established a reserve fund where any rent or donations it receives from the premises are deposited. The reserve fund is used to pay for operating, maintenance, repair and replacement expenses associated with the property.

OTHER IMPLICATIONS

There is no policy, environmental, privacy, or CPTED implications or considerations; a communication plan is not required at this time.

NEXT STEPS

If approved, the proposed lease agreement would expire on March 21, 2026, with a future option to renew the lease.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 3(i) of Public Notice Policy No. C01-021, which states that public notice is required when selling or leasing land for less than fair market value and without a public offering.

REPORT APPROVAL

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