

Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request

ISSUE

The owners of the Canadian Pacific Railway Station (CPR Station), Nexus Holdings Inc., have requested funding for the property, located at 305 Idylwyld Drive North, under the Heritage Conservation Program.

RECOMMENDATION

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services, recommending:

1. That funding be approved through the Heritage Conservation Program, up to a maximum of \$119,304.70, amortized over 10 years, for the repair of the roof at 305 Idylwyld Drive North, and that the General Manager, Community Services Division be authorized to remit payment of the grant following completion of the project; and
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 Heritage Conservation Program, under [Council Policy C10-020, Civic Heritage Policy](#) (the Civic Heritage Policy), 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 eligible project costs, to a maximum of \$150,000. This is the second application received for 305 Idylwyld Drive North under the Heritage Conservation Program.

Under the Civic Heritage Policy, The Standing Policy Committee on Planning, Development and Community Services is responsible for approving grants which amount to more than \$10,000 in total, up to a maximum of \$150,000.

DISCUSSION/ANALYSIS

The CPR Station is a landmark building in Saskatoon. The property features a grand two-storey, brick and stone railway building, constructed between 1907 and 1908. The CPR Station was designated as a Municipal Heritage Property in 1994, under City Bylaw No. 7444, the CPR Station Heritage Designation Bylaw. The property received designation as a National Historic Site in 1976 and was designated under *Federal Heritage Railway Stations Protection Act* in 1990. The Statement of Significance for the property is included (see Appendix 1).

Project

The proposed heritage conservation project for 305 Idylwyld Drive North is for repair and re-shingling of the roof. The property is currently rented out to a wide array of commercial tenants and uses. The roof will be repaired and replaced with new materials in the same colour, style and type as existing materials.

Initial work has begun to determine the extent of required repairs to the building's roof. The building's existing roof cladding is reaching the end of its lifespan and will be replaced as part of this project (see Appendix 2). At this time, a quote for \$378,491 has been received for replacement of cedar shakes (see Appendix 3). Other costs, which could include other related materials and labour, have yet to be determined.

Grant

The Civic Heritage Policy provides financial incentives, in the form of a grant, for 50% of costs related to 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.

This property was provided with a grant of \$30,695.30 in 2019, under the Heritage Conservation Program, to fund repairs to the transom windows, buttresses and brickwork. Therefore, the total amount available for this project is \$119,304.70. If this amount is approved under this application, payment would be amortized over 10 years.

FINANCIAL IMPLICATIONS

Total cost of the shingle replacement for this project is estimated to be \$378,491. Under the Civic Heritage Policy, the project would qualify for 50% of eligible costs to a maximum of \$119,305. The balance of the Heritage Reserve is approximately \$30,000.00 for 2022, and \$17,000.00 for 2023. The \$17,000.00, noted as available for 2023, includes the \$60,000 from the Heritage Reserve approved to be transferred to the capital project for Heritage Program Updates. If this application is approved, the amount of this grant will be amortized over ten years, following project completion and submission of invoices associated with proposed work.

NEXT STEPS

If the application is approved, the amount of this grant will be paid out over ten years and will be disbursed following project completion.

APPENDICES

1. Statement of Significance – CPR Station – 305 Idylwyld Drive North
2. Photos of CPR Building Shingle Damage
3. Roof Replacement Quote

REPORT APPROVAL

Written by: Kellie Grant, Heritage and Design Coordinator
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2023/PD/MHAC/Canadian Pacific Railway Station – 305 Idylwyld Drive North – Funding Request/cm