
Application for Funding Under the Heritage Conservation Program – Canadian Pacific Railway Station (305 Idylwyld Drive North)

Recommendation

That a report be forwarded to the Standing Policy Committee on Planning, Development and Community Services with a recommendation to City Council:

1. That funding be approved, to a maximum of \$22,200 (amortized over ten years), through the Heritage Conservation Program for the preservation project at 305 Idylwyld Drive North;
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; and
3. That the General Manager, Community Services Department, be authorized to remit payment of the grant following completion of the project.

Topic and Purpose

The purpose of the report is to request funding, under the Heritage Conservation Program, for the Canadian Pacific Railway Station located at 305 Idylwyld Drive North.

Report Highlights

1. The Canadian Pacific Railway Station is a Municipal Heritage Property in the neighbourhood of Caswell Hill (see Attachment 1). The building is valued for its chateau-style architecture, and its association with Saskatoon's emerging status as an important prairie city.
2. Funding is being requested to preserve the building's transom windows, buttress supports, and brickwork. The building qualifies for financial support under the Heritage Conservation Program.
3. This is the first application by the property owner of the Canadian Pacific Railway Station for incentives under the Heritage Conservation Program.

Strategic Goal

Under the City of Saskatoon's Strategic Goal of Sustainable Growth, this report supports the preservation of the character of heritage buildings and historical landmarks.

Background

The Heritage Conservation Program, under Civic Heritage Policy No. C10-020, provides funding for designated Municipal Heritage Properties for the conservation and rehabilitation of the 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 over a ten-year period. A property owner may make more than one application within that period provided that the total amount does not exceed \$150,000. Properties also qualify for a refund of 50% of any building permit and development permit fees.

Report

Canadian Pacific Railway Station

The Canadian Pacific Railway Station features a grand two-storey brick and stone railway building that was constructed between 1907 and 1908. By constructing a station of this size and stature, the Canadian Pacific Railway Company (now Canadian Pacific) helped confirm Saskatoon's status in the West. Unlike the wooden structures in smaller centres and rural areas, the Canadian Pacific Railway Station was significantly larger and built of brick - an indication of the permanent nature of the depot. Similarly, the Canadian Pacific Railway Station's chateau-style of architecture, which emulated Edmonton's grand Strathcona Station, speaks to the level of importance that the company placed on the flourishing town.

The Canadian Pacific Railway Station was designated as a Municipal Heritage Property in 1994. The property received designation as a National Historic Site in 1976, and in 1990, the building was designated under the federal *Heritage Railway Stations Protection Act, 1985*.

Rehabilitation Work

The property owner of the Canadian Pacific Railway Station plans to undertake work to preserve the transom windows, buttresses, and brickwork (see Attachment 2). The restoration work will include:

- a) removal of transom windows to sand, reglaze, putty, and repaint;
- b) sanding and repairing all buttresses supporting the roof; and
- c) grinding old grout out of deteriorating joints and repointing grout joints where required.

The work proposed will be undertaken in 2018, and will effectively preserve the original aesthetic and unique features of the property.

The Heritage Conservation Program provides funding for up to 50% of costs related to restoration of the heritage elements of the property. The estimated cost for this project is \$44,400, and the owner qualifies for a maximum of \$22,200 in the form of a grant amortized over a ten-year period (see Attachment 3).

Funding History

This is the first application by the Canadian Pacific Railway Station for incentives under the Heritage Conservation Program since its designation in 1994.

Options to the Recommendation

The project qualifies for funding under the Heritage Conservation Program. City Council could choose to deny the funding request; further direction would then be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultation is not required.

Policy Implications

The project complies with Civic Heritage Policy No. C10-020.

Financial Implications

The total estimated cost of this project is \$44,400 and, under Civic Heritage Policy No. C10-020, the project would qualify for 50% of the eligible costs. If the application is approved, the amount of this grant will be amortized over ten years (\$2,220 annually) and will commence following completion of the project (anticipated in 2018).

The balance of the Heritage Reserve is \$123,005.53; \$20,018.63 of which is available for financial incentives under the Heritage Conservation Program. The grant will be funded through the Heritage Reserve and will not impact the funding of new and existing projects.

Other Considerations/Implications

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

Due Date for Follow-up and/or Project Completion

Once it is determined that the project is complete, the Administration will process the grant payment.

Public Notice

Public notice, pursuant to Section 3 of Public Notice Policy No. C01-021, is not required.

Attachments

1. Photographs of Subject Property
2. Photographs of Proposed Work
3. Canadian Pacific Railway Station – Cost Estimates

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

Approved by: Randy Grauer, General Manager, Community Services Department

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