
Application for Funding Under the Heritage Conservation Program - McLean Block (263 3rd Avenue South)

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 \$55,848.05, through the Heritage Conservation Program for the windows, roof repairs, and brickwork of the McLean Block located at 263 - 3rd Avenue South;
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 McLean Block located at 263 3rd Avenue South.

Report Highlights

1. The McLean Block is a Municipal Heritage Property in Saskatoon's downtown. The commercial property is valued for its architecture and contribution to the 3rd Avenue streetscape. The building qualifies for financial support under the Heritage Conservation Program.
2. Funding for the replacement of several windows, roof repairs, and brickwork was approved by City Council on May 23, 2017.
3. The property owners have revised the scope of their project and are requesting a reduced grant with a shorter amortization period.

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.

In early 2017, the property owners requested funding to replace eight upper-storey windows, perform brick repair and repointing, install seven new custom windows on the north side of the third floor, and perform roof repairs.

This conservation project and funding request was reviewed and supported by the Municipal Heritage Advisory Committee and subsequently approved by City Council at its May 23, 2017 meeting. The maximum amount received for the project was \$64,630.69 in the form of a grant amortized over a ten-year period.

Report

McLean Block

Constructed in 1912, the McLean Block is representative of commercial buildings erected in Saskatoon during the pre-World War I building boom. Constructed of brick and stone, the building presented the image of permanency and modernism desired by the burgeoning business community during that period. The McLean Block was designated as a Municipal Heritage Property in 2006.

Revised Scope of Project and Amortization Period

The property owners are requesting that the amortization period of the funding incentive be reduced from ten years to five years to financially accommodate the project. They have also reduced the scope of their project as it relates to the roof repairs. The estimated cost for this project is \$111,696.10. The reduction in total costs from the previous estimate is \$17,565.30 (see Attachment 2). The owner qualifies for a maximum of \$55,848.05 in the form of a grant amortized over a five-year period.

Options to the Recommendation

The project qualifies for funding under the Heritage Conservation Program. City Council could choose to deny the revised 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 \$111,696.09 and, under Civic Heritage Policy No. C10-020, the project would qualify for a grant for 50% of the eligible costs. If the application is approved, the amount of this grant will be amortized over five years and commence following completion of the project.

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. McLean Block – City Council Resolution and Report
2. McLean Block – Revised Funding

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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