

McLean Block - City Council Resolution and Report

PUBLIC RESOLUTION REGULAR BUSINESS MEETING OF CITY COUNCIL

Main Category: 8. CONSENT AGENDA

Sub-Category: 8.1. Standing Policy Committee on Planning,
Development and Community Services

Item: 8.1.2. Application for Funding Under the Heritage
Conservation Program – McLean Block
(263 3rd Avenue South) [File No. CK. 710-55 and
PL. 907-1]

Date: May 23, 2017

Any material considered at the meeting regarding this item is appended to this resolution package.

Moved By: Councillor Jeffries

Seconded By: Councillor Davies

1. That funding be approved, to a maximum of \$64,630.69, 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.

In Favour: Mayor C. Clark, Councillor Block, Councillor Davies,
Councillor Donauer, Councillor Dubois, Councillor Gersher,
Councillor Gough, Councillor Hill, Councillor Iwanchuk and
Councillor Jeffries

CARRIED UNANIMOUSLY

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 \$64,630.69, 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 is being requested for proposed work on the building that includes the replacement of several windows, roof repairs, and brickwork.

Strategic Goal

Under the City of Saskatoon's (City) 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.

Report

McLean Block

Constructed in 1912, the McLean Block is representative of commercial buildings erected in Saskatoon during the pre-First World War 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.

Windows, Roof Repairs, and Brickwork

The property owner of the McLean Block intends to continue conservation work on the building. The McLean Block has been previously approved for funding in the form of tax abatements under the City's Heritage Conservation Program:

- 1) in 2008 for a new roof surface - \$9,750; and
- 2) in 2015 for the repair and re-pointing of the brick façade - \$36,000.

Civic Heritage Policy No. C10-020 states that a property owner can make more than one application within the initial ten-year period, which began in 2008.

The property owner is requesting funding to replace eight upper-storey windows with bronze anodize-framed windows that will be the same shape and size of the existing windows (see Attachment 1). The windows will match the colour of those installed on the lower portion of the building. This work was approved by the Municipal Heritage Advisory Committee in 2014. The brick repair and re-pointing was considered at the same time.

Additional work includes seven new custom windows on the north side of the 3rd floor, and roof repairs and brickwork repairs along the north and west side of the 3rd floor and chimney. All proposed work will respect the existing character and heritage of the building.

The Heritage Conservation Program provides funding for up to 50% of costs related to restoration of the heritage elements of the property. For this project, the owner qualifies for a maximum of \$64,630.69 in the form of a grant amortized over a ten-year period (see Attachment 2).

Options to the Recommendation

The project qualifies for funding under the Heritage Conservation Program. The only option would be for City Council to deny the funding request.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required.

Policy Implications

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

Financial Implications

The total estimated cost of this project is \$129,261.39, 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 for ten years and will commence following completion.

The balance of the Heritage Reserve is \$143,545.01, of which \$49,157.52 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, and 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. Replacement Window Shape and Size
2. McLean Block – Cost Estimates

Report Approval

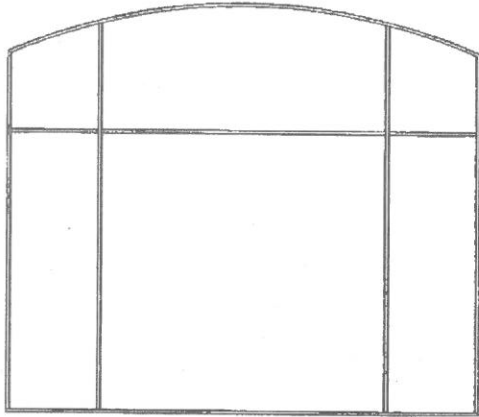
Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development

Reviewed by: Lesley Anderson, Director of Planning and Development

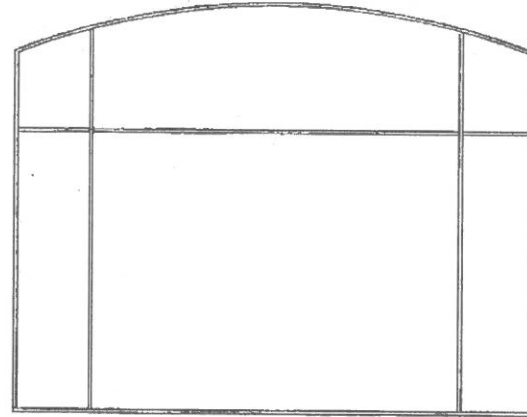
Approved by: Kara Fagnou, Acting General Manager, Community Services Department

S/Reports/2017/PD/MHAC – Application for Funding Under the Heritage Conservation Program – McLean Block (263 – 3rd Avenue South)/ks

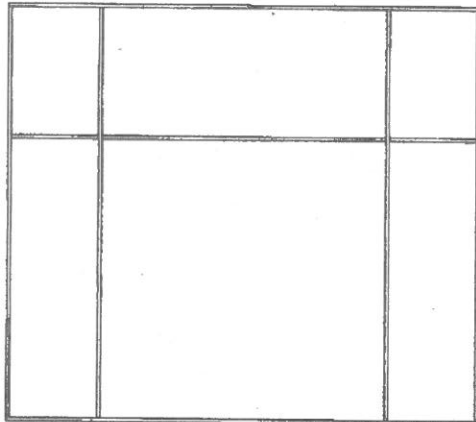
Replacement Window Shape and Size



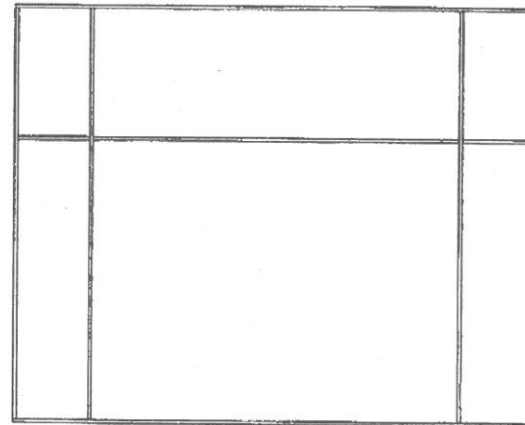
2 WINDOWS REQUIRED



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McLean Block - Costs Estimates

Item	Description of Work	Estimate
Windows (façade)	<ul style="list-style-type: none"> • Supply and installation of eight custom windows • Removal of existing windows 	\$50,100.95
Windows (north side – 3 rd floor)	<ul style="list-style-type: none"> • Supply and installation of seven custom windows 	\$12,680.95
Roof	<ul style="list-style-type: none"> • Comprehensive roof repairs • Roof hatch with safety ladder • Duplicate new roof for 2nd window well (2nd floor north side) 	\$26,460.00
Brickwork	<ul style="list-style-type: none"> • Repairs on north side 3rd floor, back side 3rd floor, and chimney 	\$28,268.45

Subtotal:	\$117,510.35
Taxes:	<u>\$ 11,751.04</u>
Total Eligible Project Cost:	<u><u>\$129,261.39</u></u>
50% of Costs (City Contribution):	\$ 64,630.69
10 Years (Amortization):	\$ 6,463.06