
Bunkhouse – Adaptive Reuse and Funding

Recommendation

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

1. That \$64,800 from the Heritage Fund be allocated for the revitalization of the bunkhouse at the Saskatoon Forestry Farm Park and Zoo;
2. That all future annual contributions, previously intended for the bunkhouse (\$3,600 per year), be reallocated to the general Heritage Fund beginning in 2019; and
3. That a copy of this report be forwarded to the Municipal Heritage Advisory Committee for information.

Topic and Purpose

The purpose of this report is to request funding, through the Heritage Fund, for the bunkhouse located at the Saskatoon Forestry Farm Park and Zoo. This report is also requesting that future funding be redirected to the general Heritage Fund.

Report Highlights

1. The Saskatoon Forestry Farm Park and Zoo (Zoo) is a recognized National Historic Site. The bunkhouse building is one of four first-generation buildings on the site.
2. The bunkhouse building was used as the administrative centre for the Zoo until 2001, and has since been used for storage purposes.
3. The Zoo intends to undertake rehabilitation of the bunkhouse.
4. As part of this rehabilitation project, the Recreation and Community Development Division is undertaking a pilot project to develop and implement an artist studio program within the bunkhouse space, supported by a Saskatchewan Arts Board Artist in Communities Project Grant.

Strategic Goals

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

Under the Strategic Goal Quality of Life, this report also supports the priority of ensuring recreation and cultural facilities are accessible physically and financially and meet community needs.

Background

In its approval of the 2001 operating budget of April 23, 2001, City Council adopted the following recommendation of the Budget Committee:

“That an annual contribution of \$3,600 be accumulated in the Heritage Fund reserve for the Forestry Farm Park and Zoo bunkhouse building until such time as City Council directs its use.”

To date, \$64,800 has accumulated within the Heritage Fund for the bunkhouse.

Report

Saskatoon Forestry Farm Park and Zoo / Bunkhouse

The Zoo property was first established in 1913 as a tree nursery station and model farm under the Forestry Branch of the Federal Department of the Interior. The complex eventually grew to include staff residences, tree packing and storage areas, a pump house for the irrigation system, a greenhouse, a botanists' research facility, a blacksmith shop, and a barn. The Zoo was designated as a National Historic Site in 1990.

Constructed in 1916, the bunkhouse is one of four first-generation buildings on the site. The building was originally used to house workers at the site's prairie nursery and farm. In the mid-1970s the bunkhouse was used as a residence for the site's Zoo Keeper, and eventually was converted to office space to serve as the administrative headquarters for the Zoo.

For a variety of reasons, the bunkhouse building was vacated in 2001. The main floor of the building has been subsequently utilized for needed storage, and no staff occupy the building.

Rehabilitation

The Zoo intends to undertake rehabilitation of the bunkhouse to allow for the adaptive reuse of the building. The proposed work will include refinishing of the floors and trim, renovating the bathroom and kitchen, and painting. The work will focus on the building's interior and will not impact the building's heritage significance. The proposed \$50,000 budget is as follows:

- a) refinishing of floors - \$10,000;
- b) refinishing of trim - \$20,000;
- c) bathroom renovation - \$5,000;
- d) kitchen renovation - \$5,000;
- e) paint - \$5,000; and
- f) contingency - \$5,000.

Currently, there is \$64,800 in funding that is earmarked specifically for the bunkhouse. It is proposed that the remaining funding (\$14,800) be held as a contingency to be used for future repairs. This contingency will remain within the Heritage Fund, and any future allocations for repairs will be approved administratively.

Future Allocation of Annual Funding

The Administration does not anticipate any additional renovations to this building in the foreseeable future. Therefore, it is proposed that the annual allocation of funding for the bunkhouse be discontinued, and that annual funding (\$3,600) currently dedicated for the

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bunkhouse be redirected to the general Heritage Fund to provide for funding of other heritage conservation projects.

Pilot Project – Artist in Residence Program

The rehabilitation of the bunkhouse also provides an opportunity to foster arts and culture within the city through redesign of the bunkhouse as an artist studio to support an Artist in Residence pilot project. The City, through the Recreation and Community Development Division, was able to secure an Artist in Communities Project Grant from the Saskatchewan Arts Board to support the pilot project for an Artist in Residence Program. This project supports the Culture Plan and builds on research from successful artist space programs that have taken place in Ottawa, ON; Surrey, BC; and Vancouver, BC.

As part of the pilot, the bunkhouse will be provided free of charge for three artists. Artists will be responsible for their own insurance, cleaning, and supplies. The Zoo will provide security, heat, power, water, and overall maintenance of the facility.

Options to the Recommendation

The project qualifies for funding through the Heritage Fund. City Council could choose to deny the funding request for the bunkhouse and/or the redirection of the remaining funding for the bunkhouse into the general Heritage Fund. If the funding for the bunkhouse rehabilitation project is not approved, it would lead to the cancellation of the Artist in Residence pilot project. In this case, further direction would be required.

Public and/or Stakeholder Involvement

Public and/or stakeholder consultations are not required. The Recreation and Community Development Division undertook a series of design charrettes in May 2018, which allowed for artists and community members to envision what renovations and upgrades the bunkhouse would require to make the building a suitable space for working artists.

Financial Implications

The total estimated cost of this project is \$50,000. The balance of the Heritage Fund is \$134,168.03, \$64,800.00 of which is available for rehabilitation of the bunkhouse. The remaining allocation for the bunkhouse of \$14,800 is proposed to be maintained within the Heritage Fund as a contingency for future repairs to the bunkhouse. The project will be funded through the Heritage Fund and will not impact the funding of new and existing projects.

Other Considerations/Implications

There are no policy, 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

The Administration will report back to City Council regarding the status of the Artist in Residence Program at a later date.

Public Notice

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

Report Approval

Written by: Catherine Kambeitz, Heritage and Design Coordinator, Planning and Development
Tim Sinclair-Smith, Manager, Saskatoon Forestry Farm Park and Zoo

Reviewed by: Lesley Anderson, Director of Planning and Development
Lynne Lacroix, Director of Recreation and Community Development

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

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