

Bylaw 19715 - To Designate the Bashor Residence as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 19715 be given the appropriate readings.

Purpose

To designate the Bashor Residence as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, c H-9.

Readings

Bylaw 19715 is ready for three readings.

A majority vote of City Council on all three readings is required for passage.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree "That Bylaw 19715 be considered for third reading."

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw is to designate the Bashor Residence as a Municipal Historic Resource and to allocate financial incentives for its restoration.

Report

Upon passage of the Bylaw, the Rehabilitation Incentive and Maintenance Agreement (Schedule "C" of Attachment 1) will be approved and come into effect.

The City will pay the owner up to \$75,000.00, pursuant to the terms of the Rehabilitation Incentive and Maintenance Agreement (Schedule "C" of Attachment 1), to encourage the designation and rehabilitation of the Bashor Residence as a

Municipal Historic Resource, in accordance with City Policy C450B - A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton.

The Bashor Residence is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The Bashor Residence is valued for its association with the early development in the Westmount neighbourhood and as one of the earliest examples of craftsman-influenced architectural style.

The owner has completed the application requirements to have the Bashor Residence designated as a Municipal Historic Resource under the provisions of City Policy C450B.

The regulated portions of the structure, as outlined in Schedule “A” of Attachment 1, will be restored. Rehabilitation work will meet the Standards and Guidelines for the Conservation of Historic Places in Canada.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmonton is attractive and compact.			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Unique character and history of the neighborhood is preserved	Number of designated Municipal Historic Resources	166 (May 31, 2021)	There is no target for the designation of historical resources

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Financial	Grant provided used for costs that are not related to heritage resource conservation/ rehabilitation	1 - Rare	2 - Moderate	2 - Low	- Administration reviews detailed work estimated from third party contractors for qualifying rehabilitation work - Funds are not disbursed until rehabilitation work is complete	

Public Engagement

Administration has engaged with the owners of the property throughout the designation process. Further public engagement is not required for this process under the *Historical Resources Act*.

Budget/Financial Implications

Upon completion of the project phases, the City will pay the owner up to \$75,000.00 for rehabilitation from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover committed funding, including the Bashor Residence.

The total estimated cost of the restoration portion of the project is \$151,652.29. Beyond the \$75,000.00 grant from the Heritage Resources Reserve, the owner is responsible for all costs associated with the restoration portion of the project.

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$2,015,360.26 at the end of 2021. Administration is considering a number of potential heritage designations for use of these funds, which will be brought forward for Council approval as required. Based on the current commitments, the Reserve balance is anticipated to decline to a balance of \$713,697.22 at the end of 2022. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2021 including \$418,000 specifically for the Edmonton Brewing and Malting Company Ltd).

Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule "C" of Attachment 1), the Owner has waived the right to compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 19715 - To Designate the Bashor Residence as a Municipal Historic Resource
2. Location Map of the Bashor Residence
3. Photographs of the Bashor Residence
4. Heritage Officer's Statement of Significance
5. Description of City-Funded Work for the Bashor Residence
6. March 17, 2021 Memorandum to City Council re: Notice of Intention to Designate the Bashor Residence as a Municipal Historic Resource

Others Reviewing this Report

- M. Persson, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services

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- C. Owen, Deputy City Manager, Communications and Engagement
- K. Fallis-Howell, Acting City Solicitor