

# Bylaw 18449 - To Designate the Ernest W. Morehouse Residence as a Municipal Historic Resource

---

## Purpose

To designate the Ernest W. Morehouse Residence as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, R.S.A. 2000, c. H-9.

## Readings

Bylaw 18449 is ready for three readings.

Bylaw 18449 is authorized under the *Historical Resources Act*. 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 18449 be considered for third reading."

## Advertising and Signing

This Bylaw is not required to be advertised and can be signed and thereby passed following third reading.

## Position of Administration

Administration supports this Bylaw.

## Previous Council/Committee Action

At the May 8, 2018, City Council meeting, the following motion was passed:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the May 1, 2018, Urban Form and Corporate Strategic Development report CR\_5718, be served on the owners of the property located at 11153 - 64 Street NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000.
2. That funding of up to \$44,474 for this project be provided from the Heritage Resources Reserve.
3. That the City Manager be appointed to implement matters arising from the

issuance of the Notice of Intention to Designate a Municipal Historic Resource.

## **Report Summary**

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

## **Report**

The Ernest W. Morehouse 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 building was constructed in 1912 and is significant as an early example of a large wood frame foursquare dwelling, and for its association with first owner Ernest W. Morehouse, Architect, who designed this house for himself and his family.

The owners have completed the application requirements to have the Ernest W. Morehouse Residence designated as a Municipal Historic Resource under the provisions of City Policy C450B, and have agreed to rezone the property to Direct Development Control Provision (DC1). This zoning is often applied to sites of special historical, cultural, or environmental interest or concern.

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

The payment of up to \$44,474 will be made to the owner, pursuant to the terms of the Rehabilitation and Maintenance Agreement (Schedule “C” of Attachment 1), to encourage the designation of the Ernest W. Morehouse Residence as a Municipal Historic Resource in accordance with City Policy C450B.

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

## **Corporate Outcomes and Performance Management**

<b>Corporate Outcome(s): Edmontonians are connected to the city in which they live, work and play</b>			
<b>Outcome(s)</b>	<b>Measure(s)</b>	<b>Result(s)</b>	<b>Target(s)</b>

## Bylaw 18449 - To Designate the Ernest W. Morehouse Residence as a Municipal Historic Resource

Unique character and history of neighbourhoods is preserved	Number of designated Municipal Historic Resources in Edmonton	148 (as of April 24, 2018)	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 used for costs that are not related to heritage resource conservation/rehabilitation.	1	2	2	Administration reviews detailed work estimates from third party contractors for qualifying rehabilitation work. Funds are not disbursed until rehabilitation work is complete.	
Financial	Property owner may be unable to complete rehabilitation in accordance with the Rehabilitation Agreement.	1	1	1		Designation Bylaws can be amended to address the circumstances of the owner. For example, amending the scope of the rehabilitation work.

### Public Engagement

Broad public engagement is not required for this process. Administration has engaged with the owners of the Ernest W. Morehouse Residence throughout the designation process.

### Budget/Financial Implications

Upon completion of the project phases, the owner will be paid up to \$44,474 for rehabilitation from the Heritage Resources Reserve. The current reserve balance is sufficient to cover committed funding, including the Ernest W. Morehouse Residence.

The total estimated cost of the restoration portion of the project is over \$88,948. Beyond the \$44,474 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, considering current commitments show an anticipated reserve balance of \$539,938 at the end of 2018; however, Administration is considering a number of potential heritage designations for use of these funds which will be brought forward for Council approval, as required. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2018). All unused funds will be used to top up the Reserve for future designations and any overages will be drawn from the Reserve annually.

### **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 Alberta *Historical Resources Act*.

### **Attachments**

1. Bylaw 18449
2. Heritage Planner's Statement of Significance

### **Others Reviewing this Report**

- R. Kits and S. Padbury, Acting Deputy City Managers, Financial and Corporate Services