

Request for Amendment to Bylaw 12605



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April 26, 2018

City of Edmonton
6th Floor Edmonton Tower
10111-104 Avenue NW
Edmonton AB T5J 0J4

Attention: Scott Ashe, Principal Heritage Planner
Urban Design
Urban Form and Corporate Strategic Development, City Planning

RE: Brighton Block Rehabilitation
Heritage Designation Bylaw Amendment

Dear Mr. Ashe,

On behalf of Brighton Block Inc. in care of Primavera Development Group, we are requesting an amendment to the Heritage Designation Bylaw to address the following items:

.1 **Replacing the Storefronts** – Through a cost benefit analysis and comparison of various shoring/structure assemblies it was determined by the General Contractor (PCL) and the consulting team that the appropriate solution to stabilize the building facades and to remove the rotted structure and floor assemblies would be to implement a shoring strategy that could be incorporated into the final construction. The shoring assembly and final building structure will be cast-in-place concrete. The benefits to this approach are several-fold:

- Inherent fire resistance rating achieved through CIP concrete;
- Maximizing floor to floor height while maintaining the existing second and third floor window locations;
- Significant cost savings;
- Dealing with the difference in the floor elevation between the two building structures that make up the Brighton Block (constructed in two phases).

To avoid connections (of the shoring) to the exterior face of the north and south facades, concrete beams will be installed on the inside face of the exterior walls to take the lateral load of the walls once the current floor and roof assemblies are removed. Bracing will occur at opening locations (windows/storefront) by clamping the façade between the concrete beams and steel sections on the exterior (through these openings). This necessitates the demolition of the storefront to accommodate concrete columns that pick up the beams above. Further, the underside of the second floor is lower than the original. At locations where entrances are recessed, insulation is required at the soffit and to the underside of the main floor to maintain a proper building envelope.



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The historical entrance locations do not provide the appropriate access to the tenant space in the final development.

.2 **Deleting the Flagpole** – The flagpole was removed by the previous owner to allow for the roof replacement and subsequently lost.

.3 **Deleting the Fire Escape** – The fire escape is effectively a non-functional element. To facilitate the installation of building services (transformer and switch gear), a portion of the north wall from ground level to the underside of the second floor has to be permanently removed. A section of the fire escape would have to be removed (to the second level). Access to the fire escape from the second and third floors is not required nor feasible.

Should you have any questions or require additional information, please do not hesitate to contact the writer as indicated below.

Best regards,

HODGSON SCHILF EVANS ARCHITECTS INC.

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RWS/rs

Cc Ken Cantor, Primavera Development Group
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