

BYLAW 20038 - TO DESIGNATE THE CANADA PERMANENT BUILDING AS A MUNICIPAL HISTORIC RESOURCE

RECOMMENDATION

That Executive Committee recommend to City Council:

That Bylaw 20038 be given the appropriate readings.

Purpose

To designate the Canada Permanent Building as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, cH-9.

Readings

Bylaw 20038 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 20038 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw is to designate the Canada Permanent Building as a Municipal Historic Resource and to allocate financial incentives to support its restoration.

REPORT

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

The City will pay the owner up to \$112,620, pursuant to the terms of the Rehabilitation Incentive and Maintenance Agreement (Schedule “B” of Attachment 1), to encourage the designation of the Canada Permanent Building as a Municipal Historic Resource, in accordance with City Policy

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C450B - A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton.

The Canada Permanent Building is listed 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 Canada Permanent Building is valued for its Edwardian Baroque architecture and its associations with the notable early 20th-century Edmonton architect Roland Lines and with the Canada Permanent Mortgage Company.

The owner has completed the application requirements to have the Canada Permanent Building 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.

COMMUNITY INSIGHTS

Through the creation of The City Plan, Edmontonians advised that it was critical to balance the stewardship of historical resources while development and modernization proceeds — this is The City Plan value of Preserve. Formal public engagement is not required for this process under the *Historical Resources Act*. Administration has engaged with the owner of the property throughout the designation process.

Budget/Financial Implications

Upon completion of the project phases, the City will pay the owner up to \$112,620 for rehabilitation from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover committed funding, including the Canada Permanent Building.

The total estimated cost of the restoration portion of the project is \$225,240. Beyond the \$112,620 grant from the Heritage Resources Reserve, the owner is responsible for all costs associated with the restoration portion of the project.

After considering the funds committed to date and the \$112,620 Rehabilitation incentive above, the Heritage Resource Reserve is projected to have a balance of \$4,092,105 at the end of 2022 declining to \$1,803,600 by the end of 2023. 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 Heritage Resource Reserve is funded by the tax levy on an annual basis (\$2,328,584 in 2021 including \$417,550 specifically for the Edmonton Brewing and Malting Company Ltd).

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Legal Implications

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

ATTACHMENTS

1. Bylaw 20038 - A Bylaw to Designate the Canada Permanent Building as a Municipal Historic Resource
2. Heritage Planner's Statement of Significance for the Canada Permanent Building
3. December 17, 2021, Memorandum to City Council re: Notice of Intention to Designate the Canada Permanent Building as a Municipal Historic Resource

OTHERS REVIEWING THIS REPORT

- M. Plouffe, City Solicitor