

THE CITY OF EDMONTON

BYLAW 20084

**BYLAW TO DESIGNATE HANGAR 11 AS A
MUNICIPAL HISTORIC RESOURCE**

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the municipal council of a municipality to designate any Historic Resource within the municipality whose preservation it considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS it is deemed in the public interest to designate the building known as Hangar 11 and the land on which the building is located as a Municipal Historic Resource; and

NOW THEREFORE the Municipal Council of the City of Edmonton, having complied with the *Historical Resources Act*, and duly assembled, hereby enacts as follows:

1. BUILDING AND LANDS DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The building known as Hangar 11 (the “Building”), more specifically described in Schedule “A” of this Bylaw “The Identification of Regulated Portions of the Municipal Historic Resource”, and the land on which the Building is located and legally described as:

PLAN 222 0875
BLOCK 1
LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS
(the “Land”) are hereby designated as a Municipal Historic Resource.

2. PERMITTED REPAIRS AND REHABILITATION

Subject to Section 3 hereof, the Building and Land shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of **Schedule “A”**, and **Schedule “B”** the “Rehabilitation Incentive and Maintenance Agreement” and all Schedules attached to Schedule “B”, specifically including, without limitation Schedule "A" “Specific

Rehabilitation Work and Regulated Portions”, and Schedule "B" “General Guidelines for Rehabilitation”, all of which form part of this Bylaw.

3. ADMINISTRATOR

The City Manager is hereby appointed to administer the implementation of any matters arising from the matters set out in this Bylaw, and the Schedules attached hereto which form part of this Bylaw, including, without limitation, the execution of a Rehabilitation Incentive and Maintenance Agreement as set out in Schedule “B”.

4. EFFECTIVE DATE

This Bylaw shall come into effect on the date on which this Bylaw is passed by Council.

READ a first time this	day of	2022;
READ a second time this	day of	2022;
READ a third time this	day of	2022;
SIGNED and PASSED THIS	day of	2022.

THE CITY OF EDMONTON

MAYOR

CITY CLERK

SCHEDULE “A” to BYLAW 20084

THE IDENTIFICATION OF REGULATED PORTIONS OF THE MUNICIPAL HISTORIC RESOURCE

The purpose of this Schedule is to identify by written description and photographs, those portions of the Building known as Hangar 11, which shall be regulated by the “General Guidelines for Rehabilitation”, Schedule “B” to the Rehabilitation Incentive and Maintenance Agreement, and must be preserved (“the Regulated Portion”).

The Regulated Portion of the Building includes the original hangar structure of the 1942 Building. This includes the form, scale, massing and materials of Hangar 11 as described below. These features of the Building shall be rehabilitated in accordance with the Rehabilitation Work as set out in the Rehabilitation Incentive and Maintenance Agreement.

Non regulated portions of the Building, being all other portions of the Building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the Building. Any development or alterations considered for the non-regulated portions of the Municipal Resource, however, must meet the General Guidelines for Rehabilitation of Designated Historic Resources as identified in the “*Standards and Guidelines for the Conservation of Historic Places in Canada.*” Any development of any portion of the Land shall be undertaken in a manner that is sympathetic to the historic façades of Hangar 11. New development should also make reference to the Municipal Historic Resource’s Statement of Significance as identified on the Alberta Register.

The following character-defining architectural elements as expressed in the form, scale, massing and materials must be retained:

Location

- Original location at the east side of the former Blatchford Field/City Centre Airport site

Building Exterior

- Form, scale and massing conveying the appearance of a 1930s-40s hangar building
- Form, scale and massing also as expressed by its central vaulted roof over the main hangar space, flanked on the east and the west by three-storey attached office wings, and a single storey boiler wing and chimney at the northeast corner
- 20th century Functional Style mixed with International Style elements
- Flat, outdoor open areas at the north and south sides of the building where aircraft historically entered and exited the building
- Arched roof of the hangar space
- Window and door openings throughout
- Tall, original rolling access doors on both the north and south elevations, clad in panelized painted wood veneer, including steel roller wheels and embedded steel tracks in the concrete

floor, wood tracks embedded in the ceiling, wood drainage grilles, rolling door hardware and storage areas on either side of the door openings

- Openings above original rolling access doors that would have facilitated aircraft tail access
- The base of the former control tower, projecting as an overrun above the west office wing
- Large chimney from original boiler room on northeast corner of building

Building Interior

- Large, open-concept central main hangar hall, including:
 - Form and scale of the main hangar hall, with no columns
 - Arched main hangar roof supported by massive wood Bowstring trusses and timber columns on the east and west sides with diagonal bracing
 - Concrete flooring in the main hangar hall with wood drainage grilles across the rolling door openings
 - Wood 2x12 roof framing with diagonally placed 1x6 wood sheathing exposed on the interior of the truss space above the hangar hall, including suspended wood-framed ceiling
 - Expression of piers in the east and west walls within the hangar hall
 - Original painted single-hung wood windows on the second floor of both office wings within the hangar hall

The list below is provided with an understanding that the original office wings on the east and west sides of the building are intended for demolition due to their deteriorated condition, and will be replicated to match the originals to a significant extent. The items below are provided as a basis to help guide the replication of these portions of the buildings and retention of certain interior elements to the extent possible.

- Configuration of the office wings on the east and west sides of the main hangar hall, including:
 - 1940s office features, original wood-panel office doors with wood trims, original single-hung wood windows and window openings overlooking the main hall from the office wings
 - Post and beam construction visible in portions of office wings
 - Original 1x4 clear fir flooring throughout the office wings
 - Many remnants of the original room layouts in the office wings
 - Wood stairs between floors in the office wings
 - Original washroom fixtures and painted wood privacy screens
- Freight elevator in the west office wing, including its counterbalanced, upward-sliding slatted wood gates
- Original radiators throughout the building
- Remnant features, fixtures or signage that may explicitly convey the building's construction for the U.S. Army Air Force and use as an aircraft hangar

Photographic Details



Hangar 11, south and east elevations, looking northwest from 109 Street.



Hangar 11, north elevation, looking southeast from Blatchford site.



Hangar 11, south and west elevations, looking northeast from Blatchford site.



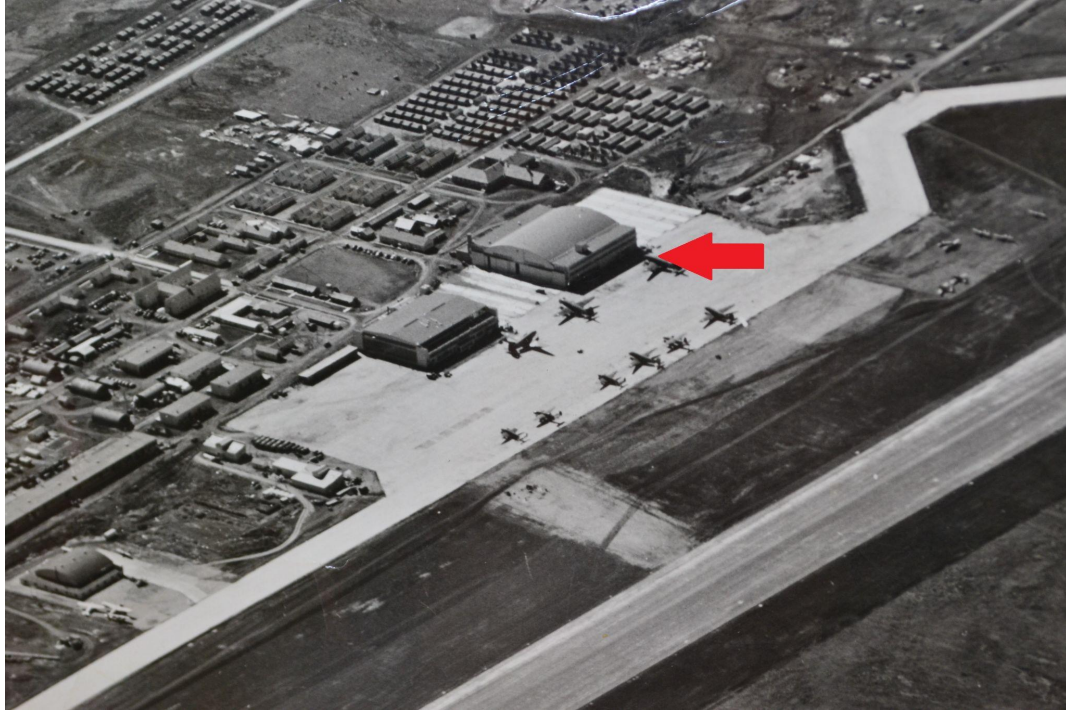
Detail of office wing on east elevation, looking northwest from 109 Street.



Hangar 11, shown with red arrow, in late 1942 or early 1943, looking north.



Hangar 11, shown with red arrow, 1943, looking northeast.



Hangar 11, shown with red arrow, 1943, looking southeast.



Hangar 11, 1943, looking northwest.

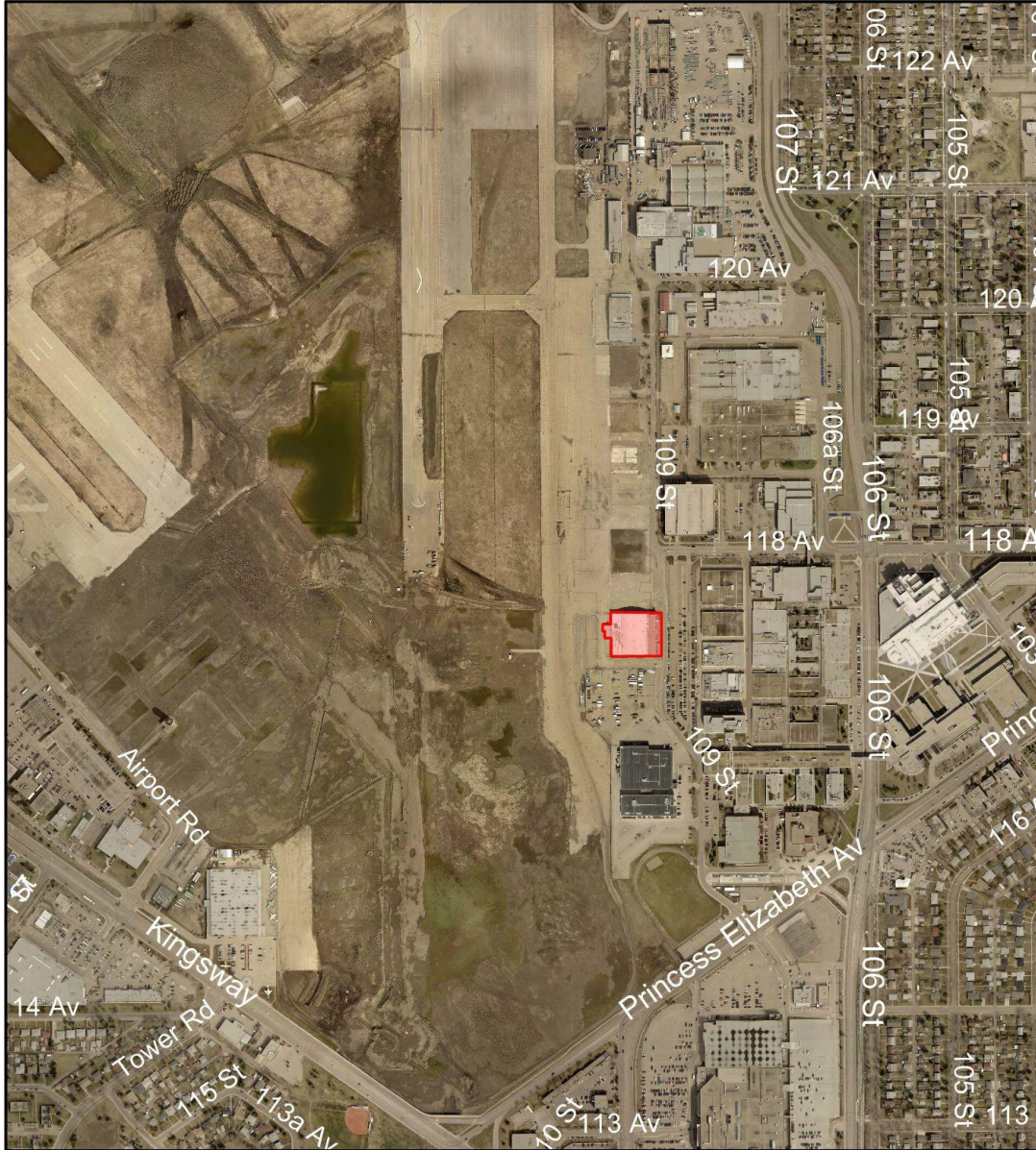


Hangar 11, shown with red arrow, 1945, looking south.



Hangar 11, 1956, looking northeast.

LOCATION PLAN



Hangar # 11



SCHEDULE "B" to BYLAW 20084

REHABILITATION INCENTIVE AND MAINTENANCE AGREEMENT

THIS REHABILITATION INCENTIVE AND MAINTENANCE AGREEMENT

made this th day of , 2022 .

BETWEEN:

THE CITY OF EDMONTON
(the “City”)

OF THE FIRST PART,

-and-

T3 DEVELOPMENT LP BY ITS GENERAL PARTNER T3 DEVELOPMENT GP INC.
(collectively, the “Owner”)

OF THE SECOND PART,

WHEREAS:

1. The Owner is the registered owner of land legally described as:

PLAN 222 0875
BLOCK 1
LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

(“the Land”), and the building known as Hangar 11, located thereon (the “Building”).

2. On March 22, 2022, a written Notice of Intention to Designate the Land and Building as a Municipal Historic Resource was served on the Owner in accordance with the *Historical Resources Act*, R.S.A. 2000, c. H-9.
3. A condition or covenant relating to the preservation or restoration of any land or building, entered into by the owner of the land and the council of a municipality, may be registered with the Registrar of Land Titles, and may be enforced whether the condition or covenant is positive or negative in nature notwithstanding that the grantee may not have an interest in any land that would be accommodated or benefited by the condition or covenant.
4. The Owner has agreed with the City to rehabilitate and maintain the Land and Building in accordance with the covenants and conditions in this Agreement and in the Designating Bylaw.
5. In anticipation that the Municipal Council of the City shall designate the Land and Building as a Municipal Historic Resource, the City wishes to enter into this agreement with the Owner(s) in satisfaction of the Owner(s)’s or successors right to compensation under the Act, and the Owner(s) agree(s) to accept the consideration herein in lieu of compensation under the Act.

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

1. CONDITION PRECEDENT:

- 1.1. This Agreement is conditional upon Council passing the Designating Bylaw to designate the Land and the Building a Municipal Historic Resource by May 24, 2022, or such later date as the parties may agree to in writing. If the Designating Bylaw is not passed by May 24, 2022, and the parties have not agreed to extend the time for satisfaction of the condition precedent, this Agreement shall be of no force and effect.

2. DEFINITIONS:

In this Agreement:

- 2.1. “Act” means the *Historical Resources Act*, R.S.A. 2000, c. H-9.
- 2.2. “Building” means the Hangar 11 Building.
- 2.3. “Certification” means the written confirmation provided by the Owner to the City in a form satisfactory to the City certifying that a Phase or Phases of the Rehabilitation Work has been completed, or a Deficiency List has been remedied. Certification includes but is not limited to the following:
- 2.3.1. Receipts for all materials, supplies, labour and services and any other relevant documentation or other documents satisfactory to the City;
- 2.3.2. Receipts or other documents satisfactory to the City indicating that all suppliers and contractors involved in performing that Phase of the Rehabilitation Work or remedy of the Deficiency List have been paid in full for their goods or services; and
- 2.3.3. Evidence that the Owner received competitive bids or estimates before engaging any contractor or supplier.
- 2.4. “Completion Date” means the date specified in Article 6 of this Agreement.
- 2.5. “Council” means the municipal council of the City of Edmonton.
- 2.6. “Deficiency List” means a description of the particulars given by the City to the Owner that specifies how the Rehabilitation Work or the Certification is inadequate or deficient.
- 2.7. “Designating Bylaw” means a Bylaw passed by Council under the authority of Section 26 of the Act relating to the Land and Building.
- 2.8. “General Guidelines for Rehabilitation” means the City guidelines contained in Schedule “B” of this Agreement.

- 2.9. “Maximum Incentive” means the amount described in the table contained in Schedule “A” of this Agreement, as the total maximum compensation payable by the City pursuant to this Agreement and the Designating Bylaw.
- 2.10. “Notice of Completion” means the written confirmation provided by the City to the Owner when all Phases of the Rehabilitation Work is completed, the Certification has been provided, and the Deficiency List has been rectified, or when the Maximum Incentive has run out, whichever occurs first.
- 2.11. “Owner” includes the current Owner and all future registered owners of the Land at the North Alberta Land Registration District.
- 2.12. “Phase” means a defined portion of the Rehabilitation Work as indicated on Schedule “A”, and which is not required to be completed in any specified order.
- 2.13. “Phase Approval” means the written confirmation provided by the City to the Owner when a Phase or a portion thereof, of the Rehabilitation Work is completed, the Certification has been provided, and no deficiencies have been found; or when a Phase or a portion thereof of the Rehabilitation Work is completed, the Certification has been provided and the Deficiency List for that Phase has been rectified.
- 2.14. “Phase Estimate” are estimated amounts of the Maximum Incentive allocated to each Phase, as outlined in Schedule “A”, to be paid to the Owner by the City pursuant to the provisions of Article 8 of this Agreement.
- 2.15. “Phase Payment” is the amount of the Maximum Incentive paid to the Owner following approval of the Certification by the City, in general accordance with Schedule A.
- 2.16. “Rehabilitation Work” means the work set out in Schedule “A” of this Agreement to be completed by the Owner.
- 2.17. “Remedial Work Plan” means a written plan created by the City that outlines the remedial work that shall be carried out, the timing for the completion of such remedial work and the manner in which such remedial work shall be undertaken.

3. SCHEDULES

- 3.1. The following Schedules form part of this Agreement:
 - 3.1.1. Schedule "A" - Specific Rehabilitation Work and Regulated Portions
 - 3.1.2. Schedule "B" – General Guidelines for Rehabilitation

4. OWNER’S WAIVER OF RIGHTS:

- 4.1. The Owner and successors hereby expressly agree to waive all rights to claim additional or alternative compensation beyond the Maximum Incentive of this Agreement for any cause, whether arising in common law, equity or by statute, because of the City’s

designation of the Land and Building as a Municipal Historic Resource or the City's issuance of the Notice of Intention to Designate.

- 4.2. The Owner acknowledges that by signing this Agreement, they have received a valid Notice of Intention to Designate.

5. REGISTRATION OF THE BYLAW AND AGREEMENT

- 5.1. Pursuant to and in accordance with Section 26 of the Act the Designation Bylaw shall be registered on title to the Land by the City.
- 5.2. Pursuant to and in accordance with Section 29 of the Act this Agreement may be registered on title to the Land by the City, and the conditions and covenants herein shall run with the Land and shall bind the Owner and subsequent owners and successors in title to the Owner.

6. REHABILITATION WORK

- 6.1. Upon passage of the Designation Bylaw, the Owner shall complete the Rehabilitation Work outlined in Schedule "A".
- 6.2. Subject to Article 9 of this Agreement, the Owner shall complete the Rehabilitation Work by December 31, 2027 (the "**Completion Date**").
- 6.3. In undertaking the Rehabilitation Work the Owner shall follow the General Guidelines for Rehabilitation, and the "*Standards and Guidelines for the Conservation of Historic Places in Canada.*"

7. COMPLETION OF THE WORK:

- 7.1. Upon completing a Phase or Phases or portions thereof, or remedying a Deficiency List, the Owner shall provide the City with Certification.
- 7.2. Within fourteen (14) days of receiving Certification, the City may inspect the Land and Building and either:
 - 7.2.1. Issue a Phase Approval, stating that the Phase of the Rehabilitation Work has been performed to the satisfaction of the City, and that satisfactory Certification has been received; or
 - 7.2.2. Provide the Owner with a Deficiency List.
- 7.3. Within fourteen (14) days of receiving Certification for the final Phase, the City may inspect the Land and Building and may either:

- 7.3.1. Issue a Notice of Completion, stating that the final Phase of the Rehabilitation Work has been performed to the satisfaction of the City and that satisfactory Certification has been received; or
- 7.3.2. Provide the Owner with a Deficiency List.
- 7.4. If the City issues a Deficiency List, the Owner shall immediately commence remediation of the deficiencies described in the Deficiency List and provide the City with Certification in accordance with this Agreement.

8. PAYMENT:

- 8.1. City shall not be liable to pay the Owner more than the total sum of \$5,000,000 described in the table contained in Schedule "A" of this Agreement, and subject to Article 8.2, in an amount not to exceed \$500,000 per calendar year, as the total compensation payable by the City pursuant to this Agreement and the Designating Bylaw (the "Maximum Incentive"). The City shall not be liable to pay any monies until, in the City's sole opinion, the portion of the Rehabilitation Work as set out in the Scope of work in Schedule "A" being claimed by the Owner for payment, is complete. All payments shall further be made in accordance with the provisions of this Agreement, and shall be payable in yearly instalments as described below.
- 8.2. Subject to Article 8.1, the second payment (for 2023) shall be requested on or before December 31, 2023, with payment in subsequent years being addressed in the same manner. If by December 31 of any applicable year, the Owner has not completed enough Rehabilitation Work (verified by Notices of Completion) to qualify for the full \$500,000 for that calendar year, the difference shall be applied annually to payments in subsequent years of the payment period (ending in 2031), such payments to be requested on or before December 31 annually.
- 8.3. The City shall not be liable to pay the Owner more than the lesser of \$5,000,000 as the Maximum Incentive, or 50% of the Rehabilitation Work outlined in Schedule A.
- 8.4. The Owner must receive a Phase Approval in accordance with Article 7, to be entitled to the Phase Payment that generally, at the sole discretion of the City, corresponds to each Phase of the Rehabilitation Work.
 - 8.4.1. The Phase Payment shall, at the sole discretion of the City, only include the costs of eligible labour, professional services, administration, and building materials specifically associated with the Rehabilitation Work. For further clarity, the City shall not be liable for other costs, including but not limited to, interruption of use of the Building or the Land, or the cost of repairing damage to the Building while the Rehabilitation Work was underway.
 - 8.4.2. Where the cost of a Phase of the Rehabilitation Work exceeds the Phase Estimate, the City may, in its sole discretion, increase the Phase Payment without any increase to the Maximum Incentive. In such circumstances the City may also, in its sole discretion, waive the requirement to complete rehabilitation Phases.

- 8.5. Notwithstanding anything else in this Agreement, the City shall not be obligated to pay any portion of the Maximum Incentive until the City is satisfied, in its sole discretion, as to the registration of the Designating Bylaw and this Agreement against the title to the Land.
- 8.6. The City may, at its sole discretion, holdback up to 10% of each Phase Payment until the Notice of Completion has been issued.

9. EXTENSION OF THE COMPLETION DATE:

- 9.1. If the Owner is unable to complete the Rehabilitation Work by the Completion Date, the City may extend the Completion Date for such reasonable time as the City in its sole discretion determines. The City is not obligated to grant an extension, and may withhold its consent in its sole discretion.
- 9.2. If the Owner requests an extension of the Completion Date, the Owner must submit notice in writing to the City indicating the reason for the extension, and all records or documents in support of the reason for the extension.
- 9.3. Upon request by the City, the Owner shall provide any further information requested by the City to enable the City to determine if an extension to the Completion Date will be granted, and if so, the length of the extension. An extension to the Completion Date, if agreed to, shall be made in writing between the City and the Owner.
- 9.4. If the Owner does not request an extension to the Completion Date, and fails to complete the Rehabilitation Work by the Completion Date, the City may, in its sole discretion reduce the Maximum Incentive by any amount, up to and including the total Maximum Incentive amount, by providing written notice to the Owner.
- 9.5. If the Maximum Incentive is reduced in accordance with this Article 9:
 - 9.5.1. the City shall pay the Owner the portion of the Maximum Incentive for the Phase or Phases of Rehabilitation Work for which a Notice of Completion has been issued by the City, up to the date of notice as described in Article 9.4;
 - 9.5.2. the City shall not be liable for any further payment to the Owner under this Agreement; and
 - 9.5.3. all obligations of the Owner under this Agreement shall continue to be of force and effect and the Owner expressly acknowledges that the City shall maintain its registrations on the title to the Land, pursuant to this Agreement.

10. MAINTENANCE:

- 10.1. The Owner shall at all times maintain the Land and Building and regulated portions thereof in accordance with the Designating Bylaw and this Agreement.

- 10.2. The City may, at its sole and unfettered discretion, conduct an inspection of the Building and Land.
- 10.3. The Owner shall permit the City, or its designate, to conduct any such inspection as the City deems necessary.
- 10.4. Following an inspection, the City may prepare a written notice identifying options for required remedial or maintenance work on the Building, including a proposed schedule for the work and suggestions as to methods and materials to be used.
- 10.5. The Owner shall meet with the City within thirty (30) days of receipt of the written notice as described in Article 10.4 and shall establish a Remedial Work Plan in accordance with the written notice. The Remedial Work Plan shall be reviewed and must be approved by the City, at its sole and unfettered discretion.
- 10.6. The Remedial Work Plan shall contain a completion date, as determined by the City, acting reasonably.
- 10.7. The Owner shall promptly carry out the Remedial Work Plan at its own expense and notify the City on completion.
- 10.8. On receipt of notice that the Remedial Work Plan has been completed, the City may inspect and identify any deficiencies to the Owner. The Owner shall correct the deficiencies and provide the City with notice that such corrective action has been carried out, and the City may, at its discretion, then re-inspect.
- 10.9. Upon satisfactory completion of the Remedial Work Plan, the City may provide the Owner with written confirmation that the Remedial Work Plan has been completed.
- 10.10. Notwithstanding any other provision of this Agreement, if at any time the Owner or the City become aware of any disrepair that, in the opinion of the City may endanger the Building, the Owner and the City shall, within thirty (30) days meet and prepare a Remedial Work Plan in accordance with this Article 10.
- 10.11. If the Owner fails to perform any obligation in this Agreement, the City may give notice of the breach to the Owner. In the case of a breach pursuant to this Article 10, or at the expiration of twenty-one (21) days after service of the notice in the case of any other breach pursuant to this Agreement, the City may, without any further notice to the Owner, take any and all steps that the City may in its absolute and uncontrolled discretion deem necessary to remedy the Owner's breach or failure to perform.
 - 10.11.1. Any monies expended by the City in remedying the breach, together with a surcharge of fifteen percent (15%), shall be paid by the Owner to the City, and until such payment shall, together with interest thereon at the rate of one percent (1%) per annum above the prime rate, be a debt owing by the Owner to the City.
 - 10.11.2. This amount shall be recoverable by the City from the Owner within thirty (30) days of the Owner receiving a written demand and summary of costs from the

City, failing which, such amount owing shall be a charge on the Land and the City is at liberty to register such charge on title to the Land.

10.12. The Owner hereby agrees to cooperate with the City and allows the City such necessary access to the Building and the Land as is required for the City to fulfil the requirements of this Article 10.

10.13. The rights of the City under this section shall be in addition to, and not substitution of, any other rights of the City against the Owner whether by way of damages for breach of covenant or otherwise.

11. INSTALLATION OF PLAQUES:

11.1. The Owner shall permit the placement of two (2) plaques in a visible location on or in proximity to the Building upon, or anytime after, the passing of the Designating Bylaw as follows:

11.1.1. The City shall, at its sole expense and discretion, create and install one plaque identifying the Building and the Land as a Municipal Historic Resource.

11.1.2. The Edmonton Historical Board may, at its sole expense and discretion, create and install a second plaque as an interpretative plaque.

11.2. The location of the City's and the Edmonton Historical Board's plaques shall be mutually agreed to by the Owner and the City, both parties acting reasonably.

11.3. The Owner shall not permit or cause the damage, destruction, removal, disturbance or obscuring of such plaques.

12. REGISTERS OF HISTORIC PLACES:

12.1. The Owner consents to the City listing the property on both the Alberta Register of Historic Places and the Canadian Register of Historic Places which will at minimum include the address, historic descriptions, statements of significance and photographs available for public viewing, in print or electronic format.

13. INSURANCE:

13.1. The Owner will maintain all risks broad form property insurance on the Building and Land to full replacement value.

13.2. In the event of a loss every effort should be made to replace, repair or restore the Building to conserve the characteristics of the Building which give it its historical significance. Regulated portions of the Building designated as being historic shall be restored, as closely as possible with in-kind materials, to the details and characteristics of the original Building. This work shall be done in consultation with the City.

13.3. Any exceptions to this insurance provision must be approved in writing by the City.

14. DISPUTE RESOLUTION:

- 14.1. The Owner and the City agree to use reasonable best efforts to resolve any differences arising between them as efficiently and cost effectively as possible.
- 14.2. At all relevant times, the City and the Owner shall:
- 14.2.1. make bona fide efforts to resolve all differences, including such differences that may lead to a dispute, by amicable negotiations; and
 - 14.2.2. provide frank, candid and timely disclosure of all relevant facts, information and documents to facilitate those negotiations.
- 14.3. If a dispute arises between the City and the Owner as to the proper interpretation or effect of any of the terms or conditions of this Agreement, and the dispute could not be settled by negotiation or with the assistance of a mediator, such dispute shall be resolved in accordance with the following:
- 14.3.1. Except as modified by this Agreement, the provisions of the *Arbitration Act* R.S.A. 2000 c. A-43, as amended, shall apply;
 - 14.3.2. Unless the Arbitrator orders otherwise, the City and the Owner shall equally bear the costs of the arbitration; and
 - 14.3.3. The decision of the Arbitrator is final and binding on the parties and there shall be no appeal of the decision to the courts.

15. NOTICE:

- 15.1. Any notice given pursuant to the terms of this Agreement shall be sufficiently given:

In case of notice to the City, if such notice is sent by prepaid registered mail, or personally delivered, in an envelope addressed to:

Deputy City Manager
Urban Planning and Economy
c/o City Hall
#1 Sir Winston Churchill Square
Edmonton AB T5J 0R2

and also to:

Office of the City Manager
Legal Services
c/o, City of Edmonton
9th Floor, Chancery Hall
#3 Sir Winston Churchill Square

Edmonton AB T5J 2C3

In case of notice to the Owner, if such notice is sent by prepaid registered mail, or personally delivered, in an envelope addressed to:

T3 Development LP By Its General Partner T3 Development GP Inc.
507, 9915 - 115 Street NW
Edmonton AB T5K 1S5

- 15.2. Notices to subsequent owners under this Agreement will be sent to the registered address on title.
- 15.3. Each communication sent in accordance with this Article 15 shall be deemed to have been received on the day it was delivered, if delivered in person; on the fifth business day after it was mailed, if sent by mail. In the event of a postal strike, notice may only be given by personal delivery at the addresses noted in Article 15.

16. GENERAL PROVISIONS:

- 16.1. This Agreement, inclusive of Schedules “A” and “B” along with the Designating Bylaw constitutes the entire agreement between the Owner and the City with respect to the substance of this Agreement, and there are no other representations, conditions, covenants or warranties other than those expressed in this Agreement.
- 16.2. The relationship of the parties to this Agreement is solely contractual. No term or condition contained in this Agreement shall be construed as in any way constituting a partnership, joint venture, a relationship of employment, or a relationship of principal and agent between the City and the Owner.
- 16.3. This Agreement may not be assigned by the Owner without the expressed written consent of the City, which consent may be arbitrarily or unreasonably withheld.
- 16.4. This Agreement shall be binding on the Owner and its respective heirs, successors, administrators and permitted assigns.
- 16.5. This Agreement shall be construed and governed by the laws of the Province of Alberta.
- 16.6. Time is of the essence of this Agreement.
- 16.7. No additional changes, amendments or modifications of any of the terms or conditions of the Agreement shall be valid unless reduced to writing and signed by both parties.
- 16.8. The Owner hereby acknowledges that the City is subject to the provisions of the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c. F-25 (FOIP) and that as such, the City may be requested to disclose any records relating to this agreement and under the custody or control of the City, including, without limitation, the contents of this

agreement. Any such disclosure will be made in accordance with the provisions of FOIP. Any information sharing between the Owner and the City arising out of or in relation to this agreement will be conducted in accordance with FOIP.

- 16.9. The waiver by the City or the Owner of the strict performance of any of the terms, or conditions herein contained shall not of itself constitute a waiver of or abrogate any other term, or condition or constitute a waiver of any subsequent breach of the same.
- 16.10. The Owner shall be solely responsible for ensuring that the Building and Land and any improvements thereto comply with all applicable federal, provincial and municipal laws, regulations, bylaws, codes and guidelines. The Owner acknowledges and agrees that nothing in this Agreement shall be deemed or construed as an obligation on or duty of the City to ensure compliance with this section or advise the Owner of deficiencies in the Owner's compliance with this section.
- 16.11. The Owner hereby releases the City, its agents and employees from any liability whatsoever that the City may have to the Owner arising out of or related to the City's performance of such obligations, save for any such liability as may be due to the City's negligence.
- 16.12. The insertion of headings is for convenience of reference only and shall not be construed so as to affect the interpretation or construction of this Agreement.
- 16.13. Should any provision of this Agreement be void, voidable or unenforceable for any reason whatsoever, it shall be considered separate and severable from the remaining provisions of this Agreement, which shall remain in force and be binding as though the said provision had not been included.
- 16.14. This Agreement shall be interpreted in accordance with the plain language of the document, and the parties do not wish the doctrine of *contra proferentem* to be employed to interpret against the draftsman in the event of any ambiguity.
- 16.15. This Agreement may be executed in any number of counterparts and may be delivered originally, by fax or by e-mail in Portable Document Format ("PDF"). Each such counterpart when so executed and delivered will be taken together as constituting one instrument.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF the parties have signed this Agreement on the day and year first above written.

A P P R O V E D

As to Form:
Office of the City Manager
Legal Services

The City of Edmonton
as represented by the Deputy City
Manager, Urban Planning and Economy

Per: _____
Veronika Ferenc-Berry

Per: _____
Stephanie McCabe

As to Content:
Branch Manager
Planning and Environment Services

Per: _____
Kent Snyder

The Owner

Witness: _____

Per: _____
T3 Development LP By Its General
Partner T3 Development GP Inc.

AFFIDAVIT OF EXECUTION

CANADA)
PROVINCE OF ALBERTA)
TO WIT)
)

I, _____
of the City of Edmonton,
in the Province of Alberta
MAKE OATH AND SAY:

1. THAT I was personally present and did see _____ named in the within instrument, who are personally known to me to be the persons named therein, duly sign and execute the same for the purposes named therein;

2. THAT the same was executed at the City of Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto;

3. THAT I know the said _____ and he/she is in my belief of the full age of eighteen (18) years.

SWORN BEFORE ME at the City of)
Edmonton in the Province of Alberta)
this _____ day of _____, 2022.)
)

A Commissioner for Oaths in and for the Province of Alberta
Commission expires

SIGNATURE OF WITNESS

**AFFIDAVIT VERIFYING
CORPORATE SIGNING AUTHORITY**

CANADA)
PROVINCE OF ALBERTA)
TO WIT)
)

I, _____
of the City of _____,
in the Province of Alberta
MAKE OATH AND SAY:

- 1. I am an officer of _____ named in the within instrument.
- 2. I am authorized by the corporation to execute this instrument without affixing a corporate seal.

SWORN BEFORE ME at the City of)
Edmonton in the Province of Alberta)
this _____ day of _____, 2022.)
)

A Commissioner for Oaths in and for the Province of Alberta
Commission expires

SIGNATURE OF OFFICER

Schedule “A” to the Rehabilitation Incentive and Maintenance Agreement

SPECIFIC REHABILITATION WORK AND REGULATED PORTIONS

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Hangar Doors (north and south elevations): re-build structural opening for original sliding doors; salvage, repair, refinish, installation of original hangar doors for use/display inside hangar	\$700,000	\$350,000
2.	Chimney Rehabilitation: disassemble historic chimney; rebuild in northeast corner of building	\$200,000	\$100,000
3.	Windows: new windows on all four elevations to match historic fenestration pattern	\$570,147	\$260,000
4.	Vertical Beams (inside hangar): restoration and/or replacement of vertical beams in main hangar space; application of fire-retardant coating	\$182,285	\$90,000
5.	Bowstring Truss and Ceiling Rehabilitation (inside hangar): rehabilitation/replacement of Bowstring trusses and ceiling components; application of fire-retardant coating	\$3,049,800	\$1,500,000
6.	Structural Slab Rehabilitation (inside hangar): rehabilitation of existing concrete structural slab/floor; refinishing and polishing	\$1,139,250	\$500,000
7.	Roof Rehabilitation (hangar section only): rehabilitation of existing hangar roof	\$1,407,780	\$700,000
8.	Aircraft Tail Cut-out Rehabilitation (north and south elevations): rehabilitation of aircraft tail openings above hangar doors	\$60,000	\$30,000
9.	Exterior Cladding: new exterior cladding to match appearance of historic application	\$1,211,775	\$400,000
10.	Historic Signage: replication of historic signage	\$60,000	\$30,000
11.	Interior Walls Rehabilitation (inside hangar): rehabilitation to interior walls separating hangar from east and west wings	\$406,250	\$100,000
12.	Temporary Building Services: services required to facilitate rehabilitation work	\$82,000	\$40,000

13.	Structural Shoring, Selective Demolition and Abatement (hangar section only): selective demolition and material abatement to facilitate structural shoring of hangar space	\$142,375	\$50,000
14.	Professional Services: fees for architectural, engineering and heritage preservation consultancy services	\$937,500	\$350,000
15.	General Contingency: 10% contingency to address unforeseen rehabilitation-related requirements	\$1,250,000	\$250,000
16.	Material and Labour Increase Contingency: 10% contingency to address unforeseen material and labour increases through construction duration	\$1,250,000	\$250,000
	TOTAL	\$12,649,162	\$5,000,000

Schedule “B” to the Rehabilitation Incentive and Maintenance Agreement

GENERAL GUIDELINES FOR REHABILITATION

The Guidelines for Rehabilitation are intended to assist in applying accepted principles and practices to the conservation of Historic Resources. The guidelines are set out in the “Standards and Guidelines for the Conservation of Historic Places in Canada.” In a manner consistent with accepted practice, City Heritage Policy C450B requires that the standards be used in conjunction with the guidelines to ensure that the basis for a clear and consistent interpretation of the guidelines is provided to assist owners of Historic Resources throughout any rehabilitation process. The following guidelines and the referenced standards shall apply to Hangar 11 and the Land on which the building is located (together, the “Municipal Historic Resource”) and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

1. Compatible Uses:

Wherever possible, the uses proposed for a Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of a Municipal Historic Resource for its original purpose is desirable.

2. Original Character:

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource Bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

3. The Historic Period:

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or a later design idiom shall be discouraged.

4. Witness to Change:

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired a significance in its own right, alterations to the original building should be recognized and respected where indicated.

5. Style and Craftsmanship:

Distinctive stylistic features and examples of skilled craftsmanship which have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

6. Repair and Replacement:

Deteriorated architectural features shall be repaired rather than replaced whenever possible. Where replacement is necessary, the new material should match the original as to composition, colour, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the feature. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

7. Cleaning:

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic buildings and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

8. Reversibility of Improvements:

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated historic resource, alteration shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible (i.e. use of epoxy) only those methods and materials which have been thoroughly tested and found satisfactory in situ, shall be used.

9. Recording:

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning, moving structures), the applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

10. Original Construction Details:

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate reconstruction of the original detail will inevitably result in the failure of the element. Therefore, reconstruction should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

11. Codes:

At no time should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by

changes for Code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

12. Improvements:

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

13. Signs:

As a general rule signs should be limited to signs which were originally present on the building. In instances where new uses or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics, and materials should be chosen to suit the period of the Municipal Historic Resource wherever possible. Avoid installing new signs such that the repair, replacement or removal of the signs damages the original fabric of the structure.

14. Enforcement:

The owner and the City shall enter into an agreement to provide that the designated structure will be maintained in such a manner as to prevent any deterioration.

15. Alterations and Additions to Historic Resources:

Contemporary design for alterations and additions to existing Historic Resources shall not be discouraged when such alterations and additions do not diminish the overall historic character of the resource and such design is compatible with the size, scale, colour, material and character of the resource, neighbourhood or environment.