



December 17, 2021

Reference No.: 659386-002

To: City Council

From: Kent Snyder, Branch Manager

Subject: **Notice of Intention to Designate the Canada Permanent Building as a Municipal Historic Resource**

SUMMARY

This memo initiates the process to designate a historic resource, the Canada Permanent Building, at the owner's request, as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

CURRENT ACTIONS

(Immediate)

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1, be served on the owners of the property located at 10126 - 100 Street NW in accordance with Section 26 of the Alberta *Historical Resources Act*, RSA 2000, c H-9.¹
2. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Canada Permanent Building as a Municipal Historic Resource, as set out in Attachment 1.

FUTURE ACTIONS

(At least 60 days after the Notice of Intention to Designate is served)

1. Pursuant to the provisions of the Alberta *Historical Resources Act*, RSA 2000, c H-9, a Bylaw to Designate the Canada Permanent Building as a Municipal Historic Resource (the "Bylaw") will be brought to City Council for consideration.

¹ On November 26, 2019, City Council passed amendments to the City Administration Bylaw, delegating approval of Notices of Intention to Designate (NOI) under the *Historical Resources Act* (HRA) to the City Manager, where the owner consents to the designation of their property. The NOI initiates the designation process under the *Historical Resources Act*; the final decision on designation remains with City Council by way of approval of a designation bylaw.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$112,620 to be provided from the Heritage Resources Reserve to fund City-funded work on the Canada Permanent Building, as described in Attachment 5.

BACKGROUND

The Canada Permanent Building is listed on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The building was constructed in 1910 and features an Edwardian Baroque Style of design.

On November 18, 2021, the owners completed the application requirements to have the Canada Permanent Building, located at 10126 - 100 Street NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

The Canada Permanent Building was designated as a Provincial Historic Resource on January 3, 1995. If designated municipally, it will benefit from dual historic designation.

Rehabilitation work on the Canada Permanent Building has already been initiated. The property owners have worked closely with Provincial and Municipal Heritage Planners to ensure that the work complies with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. If designated municipally, a rehabilitation grant as described in Attachment 5 will be provided to the property owner for work completed in advance of the designation.

The designation of this property will support its proper restoration and continued protection in the future.

BUDGET/FINANCIAL

If the Bylaw is approved, and upon completion of the project phases as outlined in Attachment 5, the owner will be provided up to \$112,620 for rehabilitation from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover the committed funding, including funding for the Canada Permanent Building.

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

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$4.2 million 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 \$2 million 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.).

PUBLIC ENGAGEMENT

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.



KS/sa

c: Executive Leadership Team
Aileen Giesbrecht, City Clerk, Office of the City Clerk
Michelle Plouffe, City Solicitor, Legal Services

Attachments:

1. Notice of Intention to Designate the Canada Permanent Building as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map for the Canada Permanent Building
3. Photographs of the Canada Permanent Building
4. Heritage Planner's Statement of Significance for the Canada Permanent Building
5. Description of City-funded Work for the Canada Permanent Building

Notice of Intention to Designate the Canada Permanent Building as a Municipal Historic Resource

HISTORICAL RESOURCES ACT
R.S.A. 2000, cH.-9, as amended, Section 26

TO: Juniper Development and Supply Company Ltd.
Suite 220, 8723 - 82 Avenue NW
Edmonton AB T6C 0Y9

Notice is hereby given that sixty (60) days from the date of service of this Notice, the Municipal Council of The City of Edmonton intends to pass a Bylaw that the original structure known as the Canada Permanent Building (1910) and the land on which such structure is located, legally described as:

PLAN F
THE MOST SOUTHERLY 32 FEET IN WIDTH THROUGHOUT OF LOTS 31 AND 32
EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 10126 - 100 Street NW, be designated a MUNICIPAL HISTORIC RESOURCE under Section 26 of the *Historical Resources Act*, as amended from time to time.

AND TAKE FURTHER NOTICE THAT the Municipal Council of the City of Edmonton has appointed the City Manager to implement matters arising from the issuance of the Notice of Intention to Designate a Municipal Historic Resource.

DATED this day of 2022.

Andre Corbould, OMM, P. Eng., FCAE, ICD.D
City Manager
The City of Edmonton

EXPLANATORY NOTE

The above Notice is addressed to the owner of, or person with a legal interest in, the resource named which the Municipal Council of the City of Edmonton (hereinafter referred to as the Council) intends to designate, by Bylaw, as a Municipal Historic Resource under Section 26 of the *Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resource named in it for 120 days from the date it was served on you. During these 120 days **NO PERSON MAY DESTROY, DISTURB, ALTER, RESTORE OR REPAIR A MUNICIPAL HISTORIC RESOURCE OR REMOVE ANY HISTORIC OBJECT FROM IT** unless they have written approval of the Council or person appointed by the Council for the purpose.

The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

Although there is no right of appeal as such against designation as a Municipal Historic Resource, you are not precluded at any time from writing to the Council, claiming that the site should not or should cease to be designated. Such claim must demonstrate that the property to be designated is not of architectural or historical significance. The evidence provided to support the claim will be carefully considered.

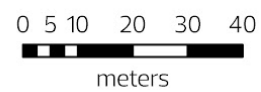
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

After 120 days the Notice ceases to have any effect, unless the Council has revoked it sooner, or the court has shortened the period, or unless the Council has passed a Bylaw designating the resource permanently.

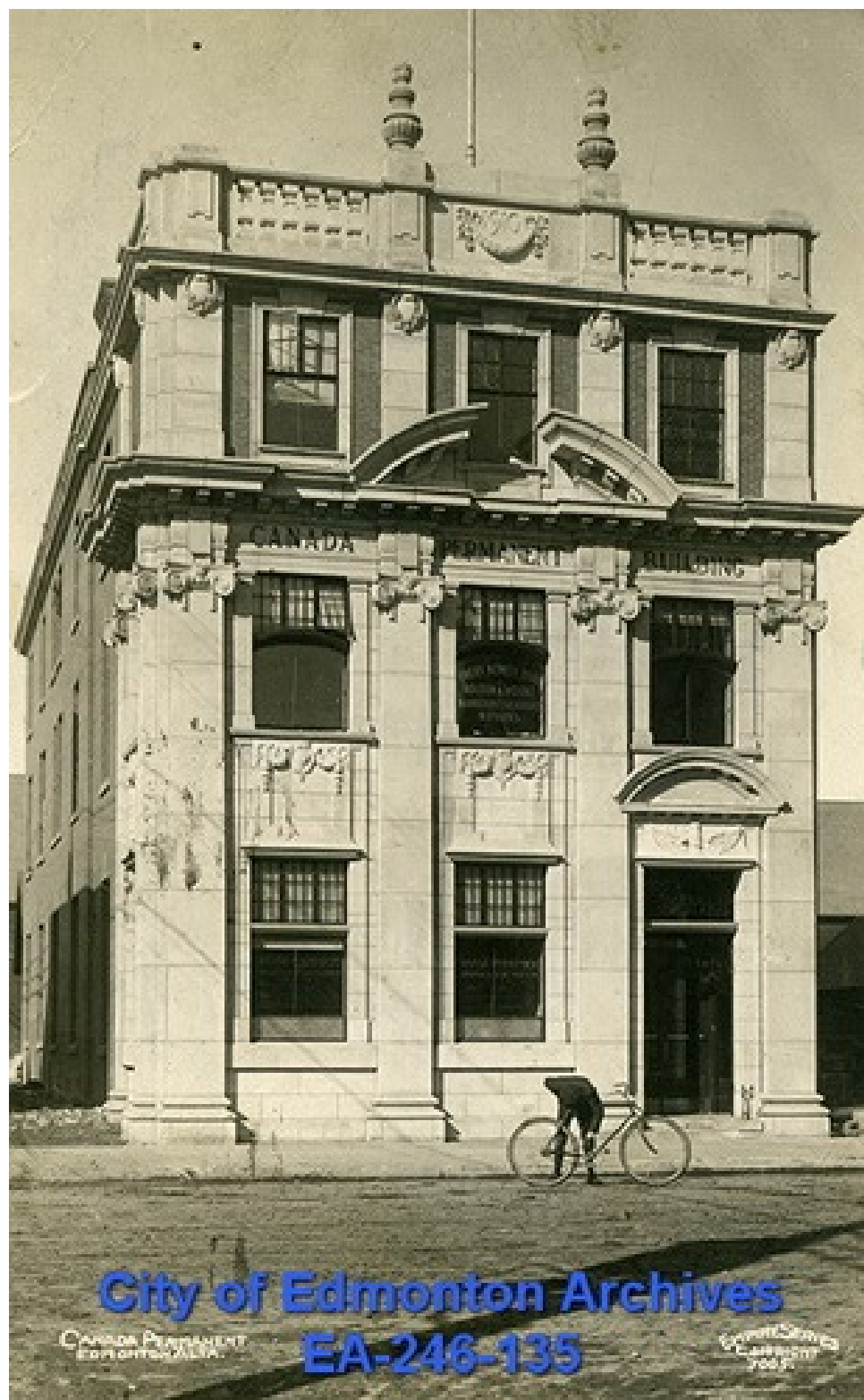
Location Map for the Canada Permanent Building



10126 – 100 Street NW



Photographs of the Canada Permanent Building



East Facade, circa 1911



East and South Facades



South Facade



Bas relief "winged lighthouse" and arched pediment above main entrance



Bas relief garland and shield below second floor window

Heritage Planner's Statement of Significance

Description of Historic Place

Constructed in 1909, the Canada Permanent Building is a three-storey former office building located in central Edmonton. With its brick and sandstone exterior embellished by ornate detailing, it is a striking and rare example of Edwardian Baroque architecture in Edmonton.

Heritage Value

The heritage value of the Canada Permanent Building lies in its associations with notable early 20th-century architect Roland W. Lines and the Canada Permanent Mortgage Company, as well as in its elegant Edwardian Baroque Style architecture.

Residing in Edmonton for only a decade before losing his life in World War I, Lines designed several notable buildings still standing today, including the Union Bank Building (1910), Alex Taylor School (1906), and Strathcona Collegiate Institute (1909). Lines is known for his use of many styles and strong classical themes in his work.

Lines designed the Canada Permanent Building for the Canada Permanent Mortgage Company. Intending to portray strength and stability, the building was advertised as Edmonton's first "fireproof bank," due to its reinforced concrete structure, an innovative building technique at the time. The Canada Permanent Mortgage Company was established in Toronto in 1855 and expanded to Alberta in 1901, filling an important role providing mortgages for farms, residences, and small businesses during a period of rapid growth. The Edmonton branch would become the headquarters for Canada Permanent's operations in Alberta.

The Edwardian Baroque architecture of the Canada Permanent Building is apparent in its grand proportions and rich ornamentation. It was a style that was usually reserved for significant public buildings. The use of this architectural style was testament to Canada Permanent's optimistic outlook on Edmonton's and Alberta's future.

Character-defining Elements

The character-defining elements of the Canada Permanent Building include:

- form, scale, and massing
- flat roof
- reinforced concrete structure
- sandstone and red brick exterior

- pattern, style and construction of all windows

East Facade

- three distinct bays separated by pilasters with Ionic capitals
- stone balustrade featuring central date stone ("1910") garland and urns at roof level
- stone cornice above the third storey
- heavy second storey cornice with modillions and a central open topped arched pediment
- "CANADA PERMANENT BUILDING" below second storey cornice
- decorative brick and stone detailings, including voussoirs and keystones and winged lighthouse above entrance doorway

South Facade

- facade treatment wrapping the east facade at the southeast corner
- stone cornice above the third storey
- brick parapet with parapet cap
- sandstone sills

Interior

- poured concrete staircase with wrought iron railing and wood handrail

Description of City-Funded Work for the Canada Permanent Building

Phase	Description of City-funded Work	Estimated Cost	Amount Allocated
1	Roof replacement: removal of existing roof, infill of roof deck as required, installation of new SBS roof system	\$117,878	\$58,939
2	Masonry restoration: repair and cleaning of sandstone masonry on the east facade	\$11,067	\$5,533
3	Restoration of interior feature stair: preparation, trimwork and finishing	\$26,126	\$13,063
4	Foundation/vault stabilization: repair and waterproofing of sidewalk vault	\$36,061	\$18,030
5	Window restoration: reinstatement of 5 original windows on the south elevation	\$34,108	\$17,054
	TOTAL	\$225,240	\$112,620