

Bylaw 18063 - To Designate the Tipton Investment Company Building as a Municipal Historic Resource

Purpose

To designate the Tipton Investment Company Building as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, R.S.A. 2000, c. H-9.

Readings

Bylaw 18063 is ready for three readings.

Bylaw 18063 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 18063 be considered for third reading."

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw is to designate the Tipton Investment Company Building as a Municipal Historic Resource and to allocate financial incentives for its restoration.

Previous Council/Committee Action

At the May 9, 2017, 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 3, 2017, Sustainable Development report CR_4621, be served on the owners of the property occupied by the Tipton Investment Co. Building, located at 10428 - 82 Avenue NW, in accordance with Section 26 of the *Historical Resources Act*, RSA 2000, c H-9.
2. That funding of up to \$350,000 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

The Tipton Investment Company 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 building was constructed circa 1907 and is significant for its Boomtown-style architecture and its associations with the early development of the community of Strathcona and prominent businessman and municipal politician, J.G. Tipton.

The owners have completed the application requirements to have the Tipton Investment Company Building 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.

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*.

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 \$350,000 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 Tipton Investment Company Building as a Municipal Historic Resource in accordance with City Policy C450B.

Policy

City Policy C450B – Policy to Encourage the Designation and Rehabilitation of Historic Resources in Edmonton

Corporate Outcomes

This report contributes to the corporate outcome “Edmonton is attractive and compact”, as it completes the process to legally protect and restore the Tipton Investment Company Building. This represents an investment in a historic property within an existing neighbourhood, which plays a role in continually improving Edmonton. Designation sustains Edmonton’s attractive built heritage, connecting Edmontonians with their past.

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score	Current Mitigations	Potential Future Mitigations
Financial	Grant used for costs that are not related to heritage resource conservation/ rehabilitation.	1 - Rare	2 - Moderate	2 - Low	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 - Rare	1 - Minor	1 - Low	The Rehabilitation and Maintenance Agreement includes Dispute Resolution clauses should any dispute issues arise.	Designation Bylaws can be amended to address the circumstances of the owner. For example, amending the scope of the rehabilitation work.

Budget/Financial Implications

Upon completion of the project phases, the owner will be paid up to \$350,000 for rehabilitation from the Heritage Resources Reserve. The current reserve balance is sufficient to cover committed funding, including the Tipton Investment Company Building.

The total estimated cost of the restoration portion of the project is over \$700,000. Other non-heritage work is estimated at an additional \$1.3 million. Beyond the \$350,000 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 as of First Quarter 2017, show an anticipated reserve balance of \$427,791 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.

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*.

Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
<ul style="list-style-type: none">• 143 designated Municipal Historic Resources as of June 27, 2017.	<ul style="list-style-type: none">• There is no target for the designation of historical resources.	<ul style="list-style-type: none">• Designation sustains Edmonton's attractive built heritage, connecting Edmontonians with their past.

Attachments

1. Bylaw 18063
2. Heritage Planner's Statement of Significance

Others Reviewing this Report

- T. Burge, Chief Financial Officer and Deputy City Manager, Financial and Corporate Services