

BYLAW 20251 - A BYLAW TO DESIGNATE THE STEIN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

RECOMMENDATION

That Executive Committee recommend to City Council:

That Bylaw 20251 be given the appropriate readings.

Purpose

To designate the Stein Residence as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, c H-9.

Readings

Bylaw 20251 is ready for three readings.

City Council's majority vote on all three readings is required to pass the Bylaw.

If City Council wishes to give three readings during a single meeting, City Council must unanimously agree "That Bylaw 20251 be considered for third reading" before moving to the third reading.

Position of Administration

Administration supports Bylaw 20251.

Report Summary

Bylaw 20251 designates the Stein Residence as a Municipal Historic Resource and allocates financial incentives to support its restoration.

REPORT

The Stein Residence 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 owners have completed the application requirements to have the Stein Residence designated as a Municipal Historic Resource under the provisions of City Policy C450B. The regulated portions of the structure, as outlined in Schedule

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“A” of Attachment 1, will be restored. Rehabilitation work will meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Upon passage of Bylaw 20251, the Stein Residence will be designated a Municipal Historic Resource and the Rehabilitation Incentive and Maintenance Agreement (Schedule “B” of Attachment 1) will be approved and come into effect. The City will pay the owners up to \$100,000.00 to assist in the costs of rehabilitation to the historic elements of the structure.

The Stein Residence, constructed 1912, is valued for its Craftsman design influences and benefits the community by contributing to the Westmount Architectural Heritage Area. The designation of the building will only apply to the east (front), north and south elevations. The west (rear) elevation has been previously altered, and the owners wish to exclude that elevation from the designation in order to accommodate a potential addition to the building in the future.

Budget/Financial Implications

Upon completion of the project phases, the Heritage Resources Reserve will pay the owners up to \$100,000 for rehabilitation of the historic elements of the structure.

The total estimated cost of the eligible heritage rehabilitation work for the project is \$221,130.00. The owners are responsible for all costs of the heritage rehabilitation work and broader costs for the project beyond the \$100,000 grant from the Heritage Resources Reserve.

After considering the funds committed to date, the Heritage Resources Reserve is projected to have a balance of \$4.2 million at the end of 2022. 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 Resources Reserve is funded by the tax levy on an annual basis (\$2,328,584 in 2022 including \$417,550 specifically for the Edmonton Brewing and Malting Company Ltd.).

Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule “B” of Attachment 1), the owners have waived their right to compensation under the *Historical Resources Act*.

COMMUNITY INSIGHTS

Through the extensive engagement completed to develop The City Plan, Edmontonians emphasized the importance of “preserve” as one of six guiding values. Specific public engagement is not required for this process under the *Historical Resources Act*. Administration has engaged with the owners of the property throughout the designation process.

ATTACHMENTS

1. Bylaw 20251 - Bylaw to Designate the Stein Residence as a Municipal Historic Resource
2. Heritage Officer’s Statement of Significance for the Stein Residence

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3. June 27, 2022, Memorandum to City Council re: Notice of Intention to Designate the Stein Residence as a Municipal Historic Resource

OTHERS REVIEWING THIS REPORT

- M. Plouffe, City Solicitor