

BYLAW 20241 - A BYLAW TO DESIGNATE THE STONE HOUSE AS A MUNICIPAL HISTORIC RESOURCE

RECOMMENDATION

That Executive Committee recommend to City Council:

That Bylaw 20241 be given the appropriate readings.

Purpose

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

Readings

Bylaw 20241 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 20241 be considered for third reading.”

Position of Administration

Administration supports Bylaw 20241.

Report Summary

Bylaw 20241 designates the Stone House as a Municipal Historic Resource and allocates financial incentives to support its restoration. The City of Edmonton is the owner of the building, which is located on the site of the Whitemud Equine Centre.

REPORT

The Stone House 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 City has completed the application requirements to have the Stone House 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

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

Upon passage of Bylaw 20241, the Stone House 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 is allocating up to \$300,000 to assist in the costs of rehabilitation to the historic elements of the structure.

The Stone House, built in circa 1929, is valued for its vernacular design, including influences from a style known colloquially as "Parkitecture", referencing its rustic stone design, often seen in parks and recreation areas, including National Parks. The building was originally constructed by Dr. Fred Keillor, a local coroner and member of City Council in 1926 and 1929 - 1932. The Stone House is to the immediate south of the Keillor Cabin on the site, which was the Keillor family's original farmstead, and is listed on the Inventory of Historic Resources. The Stone House is immediately to the west of the Summer Kitchen, which is connected to the Keillor Cabin. The Summer Kitchen is also being recommended for designation as a Municipal Historic Resource under the October 26, 2022 Urban Planning and Economy report UPE01399 Bylaw 20242 to Designate the Summer Kitchen as a Municipal Historic Resource. The City is undertaking significant rehabilitation of both the Stone House and the Summer Kitchen. Both buildings are leased by the Whitemud Equine Learning Centre Association (WELCA) for administrative and operations purposes by staff at the Whitemud Equine Centre.

Budget/Financial Implications

Upon completion of the project phases, the Heritage Resources Reserve will provide a grant of up to \$300,000 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including the Stone House.

The total estimated cost of the eligible heritage rehabilitation work for the project is \$712,365.34. As the landowner, the City is responsible for all costs of the heritage rehabilitation work and broader costs for the project beyond the \$300,000 grant from the Heritage Resources Reserve. The overall project is funded under capital profile CM-12-0000 Facility Service Renewal Delivery, project number CP-8930.

Further to information provided to City Council in 2019 (report CR_7432 Heritage Program Update: Reserve Projections, Emerging Issues and Interim Mitigation Measures), rehabilitation projects for City-owned buildings that are being designated as Municipal Historic Resources will not be provided funding from the Heritage Resources Reserve going forward. Initial discussions on the designation and rehabilitation of the Stone House had begun in 2018, and a commitment of a total of \$300,000 towards this project from the Reserve had been made at that time. This grant amount has been directly considered as part of the planning and design work for the rehabilitation of the buildings since 2018. As such, the Heritage Conservation Unit determined that the committed grant amount would continue to be available to this specific project.

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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

Once designated a Municipal Historic Resource, the City, as the owner, will be required to ensure the resource is maintained to a satisfactory condition to preserve its historical elements and ensure it is not destroyed, altered or disturbed.

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 relevant internal business units associated with the building throughout the designation process.

ATTACHMENTS

1. Bylaw 20241 - A Bylaw to Designate the Stone House as a Municipal Historic Resource
2. Heritage Officer’s Statement of Significance for the Stone House
3. June 27, 2022, Memorandum to City Council re: Notice of Intention to Designate the Stone House and Summer Kitchen as Municipal Historic Resources

OTHERS REVIEWING THIS REPORT

- M. Plouffe, City Solicitor