

THE CITY OF EDMONTON

BYLAW 20241

**BYLAW TO DESIGNATE THE STONE HOUSE 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 municipally located at 13204 Fox Drive NW, known as the Stone House 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 the Stone House (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:

AREA “B”
WITHIN
DESCRIPTIVE PLAN 222 0956

WITHIN
PLAN 982 5678
LOT 2

EXCEPTING THEREOUT PLAN 092 6755

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

Schedules "A" of this Bylaw, and Schedule "B" of this Bylaw, the "Rehabilitation Incentive and Maintenance Agreement" and all Schedules attached to it, 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	31st	day of	October	2022;
READ a second time this	31st	day of	October	2022;
READ a third time this	31st	day of	October	2022;
SIGNED AND PASSED this	31st	day of	October	2022.

THE CITY OF EDMONTON


.....

MAYOR


.....

CITY CLERK

SCHEDULE "A" to BYLAW 20241

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 the Stone House, which shall be regulated by the "General Guidelines for Rehabilitation", Schedule "B" to the Rehabilitation and Maintenance Agreement and must be preserved ("the Regulated Portion").

The Regulated Portions of the Building include all facades of the circa 1929 Building. This includes the vernacular form, scale, massing and materials of the Stone House 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 to be 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 the Stone House. New development should also make reference to this resource's Statement of Significance as identified on the Alberta Register.

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

Landscape and General Appearance:

- Use of natural building materials (stripped logs and local field stone) as the primary construction materials for the buildings and fencing
- Exceptional quality of craftsmanship evident throughout the structures
- Profile and general appearance of the building, which blends harmoniously with the park-like setting
- Spatial relationship between the building and Keillor Road, a historic roadway along the riverside
- Location on the south bank of the North Saskatchewan River

Stone House (circa 1929) Exterior:

- Location slightly to the southwest of the main Keillor Cabin
- Fieldstone construction of exterior walls, front steps and chimney with raised mortar joints
- Stucco wall panels in upper north and south elevations

- Side gable roof with exposed eaves and log ends
- Cedar shingles
- Wood frame, single-hung six-over-one wood windows; matching wood storm windows
- Wood frame, three-pane wood basement windows
- Wood panel inward-opening front entry door with upper six-pane glazing; outward opening wood panel screen door; double-glazed wood panel opening sidelights, surmounted by a small gabled porch with wood framing and stucco infill panel; centrally-located on the west side of building
- Wood panel door with wood storm door on the south side; small projecting canopy over the door with exposed log ends
- Poured-in-place concrete foundation with exterior parging replicating masonry block construction
- Window openings with concrete sills and lintels

Stone House (circa 1929) Interior:

- Large main open space with cathedral ceiling and exposed log rafters
- Large, well-crafted two-storey stone fireplace and exposed stone chimney with stone hearth (hidden) and wrap-around wood mantel in the open front room
- Panel clad main floor interior walls and ceiling between the logs
- Natural varnished wood panel wainscoting in main room
- Interior wood panel doors with glass knob hardware
- Natural varnished lumber trim work on the interior window frames, door frames and baseboards in the main room
- Cast iron radiators
- Wood-framed wall recess with old door bell cover beside the fireplace
- Wood basement access stair
- Partially exposed concrete foundation
- Partially-exposed main floor 2x8 floor rafters in the basement with steel support beams, including an original railroad rail
- Varnished 1x4 tongue and groove cladding on central partition in the basement
- Painted wall and ceiling panel cladding in the west room of the basement

Photographic Details



Stone House west (front) elevation



Stone House north elevation, with Keillor Cabin in the foreground



Stone House east elevation

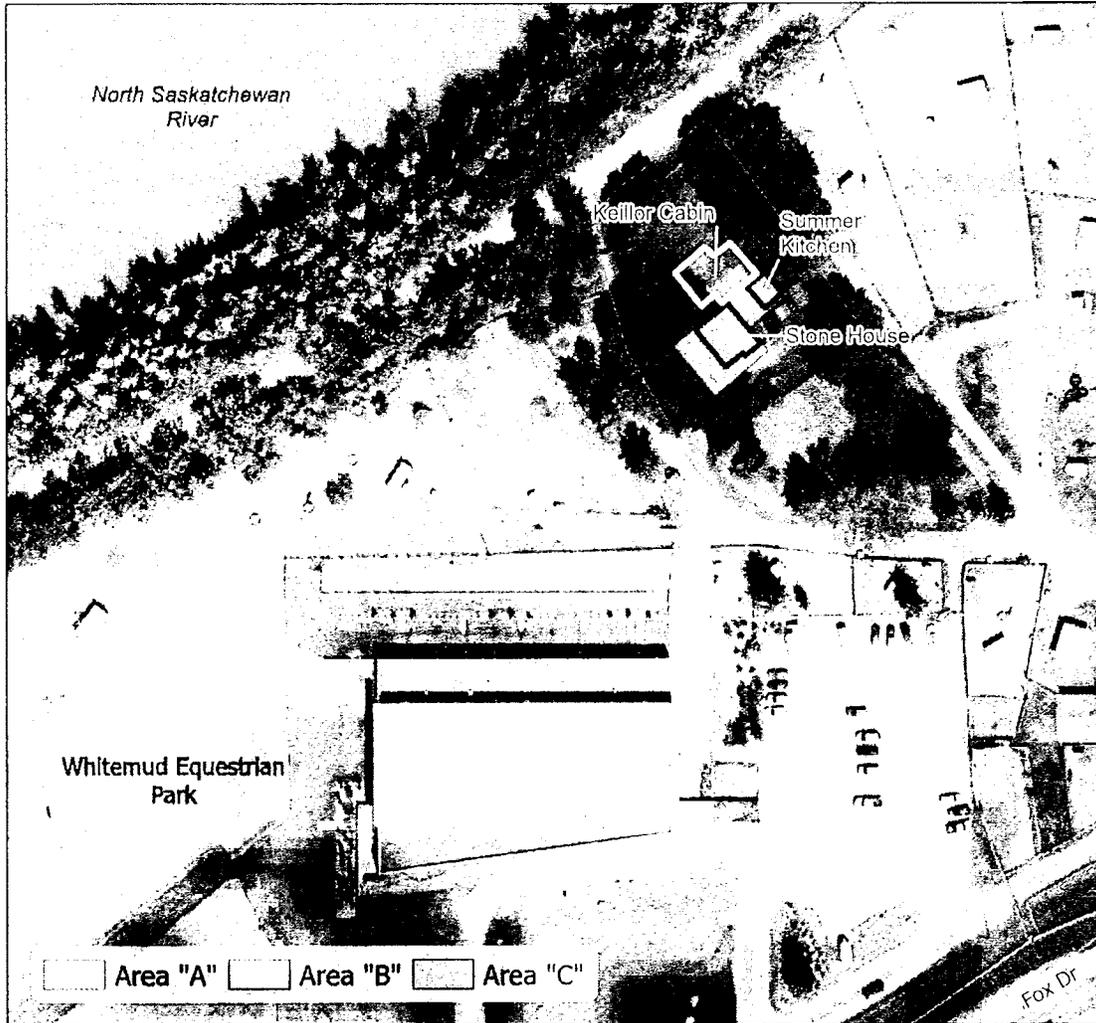


Stone House south elevation, Summer Kitchen at right of photo

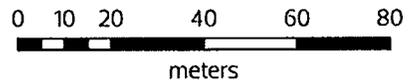


Stone House (at left of photo) and Summer Kitchen (at right of photo), with Keillor Cabin in background

LOCATION PLAN



WHITEMUD EQUINE CENTRE
13204 Fox Drive NW



SCHEDULE "B" to BYLAW 20241
REHABILITATION INCENTIVE AND MAINTENANCE AGREEMENT

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 October 31, 2022, or such later date as the parties may agree to in writing. If the Designating Bylaw is not passed by October 31, 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 Stone House.
- 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, 2025 (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. The City shall not be liable to pay the Owner more than the lesser of \$300,000.00 as the Maximum Incentive, or 50% of the Rehabilitation Work outlined in Schedule "A".
- 8.2. 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.
 - 8.2.1. 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.
 - 8.2.2. 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.
- 8.3. 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.
- 8.4. 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:

Deputy City Manager
Financial and Corporate Services
c/o City Hall
#1 Sir Winston Churchill Square
Edmonton AB T5J 0R2

- 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 the Designating Bylaw and Schedules "A" and "B" 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 draftsperson 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

THE CITY OF EDMONTON, as owner,
as represented by Deputy City Manager
of Financial and Corporate Services

Witness: _____

Per: _____
Stacey Padbury

Schedule "A" to the Rehabilitation Incentive and Maintenance Agreement

SPECIFIC REHABILITATION WORK AND REGULATED PORTIONS

Phase	Included Work	Estimated Phase Cost	Amount Allocated To Be Paid by the City
1	Foundation Replacement: lifting of original building off existing foundation and temporary relocation on site; construction of new foundation; relocation of building on new foundation	\$237,237.00	\$100,000.00
2	Building Drainage: installation of weeping tile and drainage infrastructure	\$43,627.50	\$15,000.00
3	Structural Piles: installation of structural piles for main entrance stairs	\$3,476.55	\$1,000.00
4	Exterior Rehabilitation: rehabilitation of exterior fieldstone cladding and roof rafters	\$85,400.73	\$40,000.00
5	Roofing: installation of new cedar shingle roofing	\$112,322.86	\$50,000.00
6	Windows and Doors: rehabilitation of all windows and doors	\$79,852.50	\$35,000.00
7	Building Interior: rehabilitation of existing historic elements for main floor of building interior	\$11,025.00	\$5,000.00
8	Construction Administration: fees for construction site management and administration	\$81,555.60	\$34,000.00
9	Design Fees: professional design fees for architectural and engineering services	\$57,867.60	\$20,000.00
		Total Estimated Cost	Maximum Incentive
		\$712,365.34	\$300,000.00

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 the Stone House 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.