



August 15, 2022

Reference No.: 083917093-002

To: City Council
From: Kent Snyder, Branch Manager
Subject: **Notice of Intention to Designate St. Luke's Anglican Church as a Municipal Historic Resource**

SUMMARY

This memo initiates the process to designate a historic resource, St. Luke's Anglican Church, 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 8424 - 95 Avenue 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 St. Luke's Anglican Church 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 St. Luke's Anglican Church as a Municipal Historic Resource (the "Bylaw") will be brought forward to Council for their 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 a bylaw.

2. If approved, the Bylaw and corresponding Rehabilitation Incentive and Maintenance Agreement will contemplate funding of up to \$50,375.77 to be provided from the Heritage Resources Reserve to fund City-funded work on St. Luke's Anglican Church, as described in Attachment 5.

BACKGROUND

St. Luke's Anglican Church is 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. Constructed in 1958, St. Luke's Anglican Church is valued as a good example of Early Modern Style ecclesiastical design. It is significant for its association with the development of the south Edmonton neighborhoods of Holyrood, Strathearn and Bonnie Doon, which grew rapidly in the period following the Second World War, as well as for its association with notable Edmonton Architect K.C. Stanley, who designed the building.

On May 11, 2022 the owners completed the application requirements to have St. Luke's Anglican Church, located at 8424 - 95 Avenue NW designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of St. Luke's Anglican Church will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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 Heritage Resources Reserve will pay the owner up to \$50,375.77 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including the Massey Residence.

The total estimated cost of the restoration work for the project is \$100,751.52. Beyond the \$50,375.77 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

Administration is considering a number of potential heritage designations for use of Reserve 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 \$4.2 million at the end of 2022. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2022 including \$417,550 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 St. Luke's Anglican Church as a Municipal Historic Resource - *Historical Resources Act*
2. Location Map of St. Luke's Anglican Church
3. Photographs of St. Luke's Anglican Church
4. Heritage Planner's Statement of Significance
5. Description of City-Funded Work for St. Luke's Anglican Church

**Notice of Intention to Designate St. Luke's Anglican Church as a Municipal
Historic Resource**

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

TO: Anglican Diocese of Edmonton

of:

10035 - 103 Street NW
Edmonton, AB T6C 1Y5

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 1958 structure known as St. Luke's Anglican Church and the land on which such structure is located, legally described as:

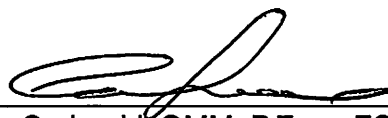
PLAN 5070HW
BLOCK 14
LOT 4

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 8424 - 95 Avenue 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

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.

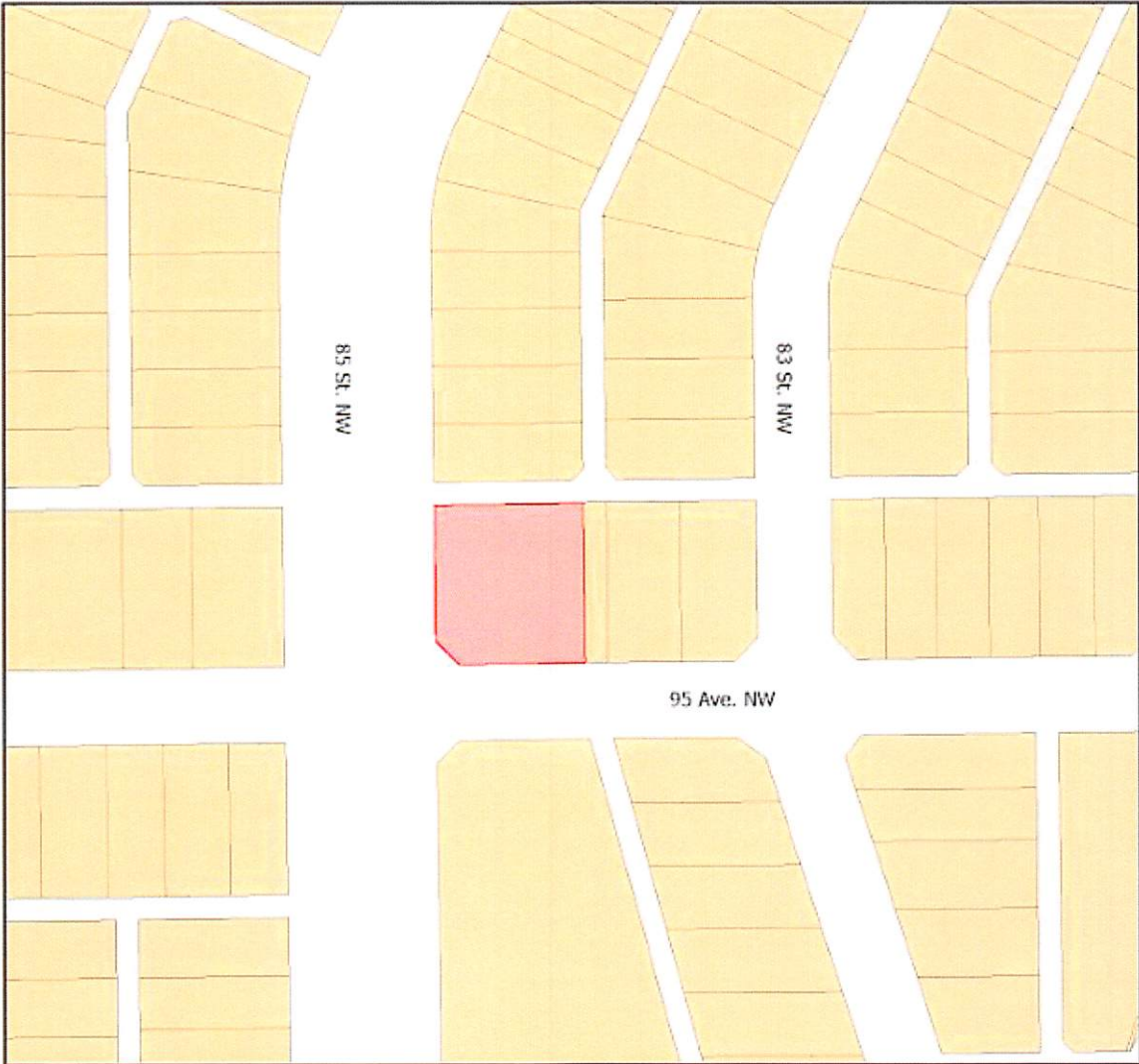
The Council or the person appointed by the Council, in its or their absolute discretion, may refuse to grant an approval or may make the approval subject to such conditions, as they consider appropriate.

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.

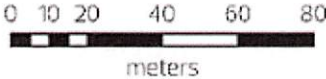
You may also apply by originating application to any judge of the Court of Queen's Bench for an Order shortening the 120 days of protection.

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 St. Luke's Anglican Church



ST LUKE'S ANGLICAN CHURCH
8424 95 Avenue NW



Photographs of St. Luke's Anglican Church



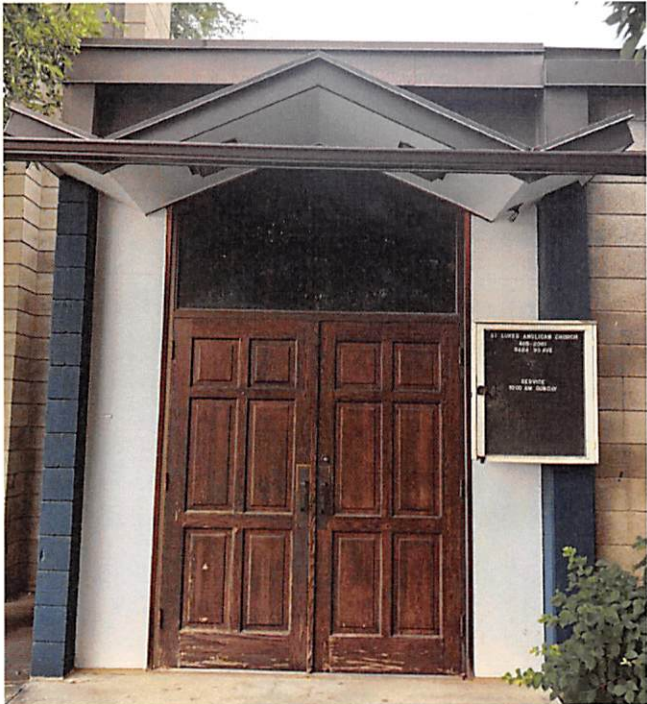
South Elevation



South Elevation - Coloured Glass Windows to the Sanctuary



East Elevation - Concrete Block Masonry Units Arranged to Create Patterns and Textures



South Elevation - Entrance to Sanctuary with Folded Plate Canopy



Concrete Block Belltower



South Elevation - Stylized Sign Structure Designed to Resemble Praying Hands

Heritage Planner's Statement of Significance

Description of Historic Place

Constructed in 1958, St Luke's Anglican Church is a modest Early Modern Style, concrete block building, located in the Holyrood neighbourhood. The church includes a large addition to the north of the sanctuary housing the present western entrance and parish hall, which shares the same Early Modern Style of the church. While the addition was designed in 1962, it wasn't actually constructed until the early 1970's.

Heritage Value

St. Luke's Anglican Church is significant for its architecture which is a good example of Early Modern Style ecclesiastical design. In the period following the Second World War, new materials and construction techniques resulted in architectural design breaking free of past constraints and embracing new expressive forms. While still informed by ecclesiastical design principles which emerged during the medieval period, Modernism resulted in a dramatic evolution in church architecture. The Early Modern architecture of St. Luke's Anglican Church is expressed in the exposed precast concrete structure which forms the roof of the sanctuary, the concrete block masonry units that infill the structure which are arranged to create symmetrical patterns and textures and the simple concrete block bell tower.

St. Luke's Anglican Church is significant for its association with notable Edmonton Architect, Kelvin Crawford Stanley. Stanley practiced in Edmonton between 1948 and 1964, designing several significant public buildings including the former Edmonton City Hall, the former Edmonton Post Office and the Paramount Theater. Between 1965 and 1967 he worked as the Director of Structures for Expo 67 in Montreal, following which he was hired as the Chief Architect for the Federal Department of Public Works in Ottawa.

St. Luke's Anglican Church is significant for its association with the development of the Edmonton neighbourhoods of Holyrood, Strathearn and Bonnie Doon. In the period between the end of the Second World War and 1960, these south side neighbourhoods developed rapidly as major economic growth, the post-war baby boom and increasing access to automobiles resulted in many Edmonton families seeking housing in the suburbs. St. Luke's was constructed to serve the spiritual needs of these emerging suburban communities.

Character-defining Elements

Key elements that define the heritage character of St. Luke's Anglican Church include its:

- form, scale and massing
- moderately sloped gable roof
- exposed precast concrete structure forming the roof of the sanctuary
- concrete block infill that is arranged to create symmetrical patterns and textures
- folded plate roof canopy over the entrance and south facing windows
- style design and construction of all windows
- concrete block bell tower

Attachment 4

- stylized sign structure designed to resemble praying hands framing the name of the church and a cross

Description of City-Funded Work for St. Luke's Anglican Church

Scope	Description of City-Funded Work	Estimated Cost	Amount Allocated
1.	Structural Remediation: reinforcement of precast concrete arch, replacement of footing and shear wall and repairs to masonry wall	\$77,608.65	\$38,804.33
2.	Structural Engineering: field observations with subsequent rehabilitation recommendations.	\$5,145.00	\$2,572.50
3.	Geotechnical Engineering: site reconnaissance and field drilling and sampling program to determine ground stability.	\$8,838.64	\$4,419.32
4.	Contingency: 10% contingency to address unforeseen rehabilitation-related requirements	\$9,159.23	\$4,579.62
	TOTAL	\$100,751.52	\$50,375.77