

Notice of Intention to Designate the Tipton Investment Company Building

Recommendation:

That Urban Planning Committee recommend to City Council:

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 Summary

The recommendation in this report initiates the process of designating a historic resource at the owner's request as a Municipal Historic Resource, in accordance with the *Historical Resources Act*.

Report

The Tipton Investment Company Building is listed 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.

On March 15, 2017, Bel-Jan Development Ltd., the owner, completed the application requirements to have the Tipton Investment Company Building located at 10428 - 82 Avenue NW, designated as a Municipal Historic Resource under the provision of City Policy C450B.

The Tipton Investment Company Building was previously designated as a Provincial Historic Resource, by the Alberta Minister of Culture and Tourism in 2016.

Any future renovation of the Tipton Investment Company Building will be required to meet the Standards and Guidelines for the Conservation of Historic Places in Canada.

The designation of this property as a Municipal Historic Resource will support its proper restoration and continued protection in the future.

Policy

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

Corporate Outcomes

This report contributes to the corporate outcome "Edmonton is attractive and compact" as it initiates the process to legally protect 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.

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 the rehabilitation work is complete.	
Financial	Property owner may be unable to complete rehabilitation in accordance with the Rehabilitation	1 - Rare	1 - Minor	1 - Low		Designation Bylaws can be amended to address the circumstances of the owner; for example, by amending the

	Agreement.					scope of the rehabilitation work.
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Budget/Financial Implications

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$350,000 for rehabilitation from the Heritage Resources Reserve. The balance in the Reserve as of December 31, 2016, was \$2.7 million, which is sufficient to cover committed funding, including the Tipton Investment Company Building.

The total estimated cost of the restoration work associated with 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 of the restoration work for the project.

The projections for the Reserve considering current commitments show an anticipated balance of \$497,925 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.

Metrics, Targets and Outcomes

Metrics	Targets	Outcomes
141 designated Municipal Historic Resources, as of May 3, 2017	There is no target for the designation of historical resources.	Designation sustains Edmonton’s attractive built heritage, connecting Edmontonians with their past.

Justification of Recommendation:

1. Issuance of a Notice of Intention to Designate and subsequent approval of the designation bylaw will provide Administration with the authority to ensure that the building is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation Funds are available through the Heritage Resources Reserve.
3. Designation complies with the *Historical Resources Act*.

Attachments

1. Notice of Intention to Designate the Tipton Investment Company Building
2. Location Map for the Tipton Investment Company Building
3. Photographs of the Tipton Investment Company Building
4. Heritage Planner's Statement of Significance
5. Description of the City Funded Work for the Tipton Investment Company Building

Others Reviewing this Report

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