

# Notice of Intention to Designate the Delton Apartment as a Municipal Historic Resource

## 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 April 19, 2017, Sustainable Development report CR\_ 4497, be served on the owners of the property occupied by the Delton Apartment, located at 8254 – 118 Avenue NW, in accordance with Section 26 of the *Historical Resources Act*, RSA 2000, c H-9.
2. That Funding of up to \$149,675 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 Delton Apartment 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 January 26, 2017, the property owner completed the application requirements to have the Delton Apartment located at 8254 – 118 Avenue NW, designated as a Municipal Historic Resource under the provision of City Policy C450B.

If designated, any future renovation will 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.

## 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 Delton Apartment. This represents an investment in a historic property within an existing neighbourhood, which plays a role in continually improving Edmonton.

**Risk Assessment**

<b>Risk Element</b>	<b>Risk Description</b>	<b>Likelihood</b>	<b>Impact</b>	<b>Risk Score</b>	<b>Current Mitigations</b>	<b>Potential Future Mitigations</b>
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 rehabilitation work is complete.	
Financial	Property owner may be unable to complete rehabilitation in accordance with the Rehabilitation Agreement.	1 - Rare	1 - Minor	1 - Low		Designation Bylaws can be amended to address the circumstances of the owner; for example, by amending the scope of rehabilitation work.

**Budget/Financial Implications**

Upon completion of the project phases, as outlined in Attachment 5, the owner will be paid up to \$149,675 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 Delton Apartment.

The total estimated cost of the restoration work associated with the project is over \$300,000. Other non-heritage work is estimated at an additional \$147,000. Beyond the \$149,675 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 reserve 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
● 138 designated Municipal Historic Resources, as of April 25, 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 Delton Apartment as a Municipal Historic Resource
2. Location Map for the Delton Apartment
3. Photographs of the Delton Apartment
4. Heritage Planner’s Statement of Significance

5. Proposed Scope of Rehabilitation Work for the Delton Apartment
6. Description of City Funded Work on the Restoration of the Delton Apartment

**Others Reviewing this Report**

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