

BYLAW 20570

Bylaw to Designate The Boardwalk as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:
That Bylaw 20570 be given the appropriate readings.

Purpose

To designate The Boardwalk as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, cH-9.

Readings

Bylaw 20570 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 20570 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw designates The Boardwalk as a Municipal Historic Resource and allocates financial incentives to support its restoration.

REPORT

Upon passage of Bylaw 20570, The Boardwalk 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 will pay the owners up to \$500,000 to assist in the costs of rehabilitation to the historic elements of the structure.

The Boardwalk 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

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Municipal Historic Resources in Edmonton. The building was constructed in three phases in 1910, 1928 and 1940, and features Second Renaissance style influences.

The owner has completed the application requirements to have The Boardwalk 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 1, will be preserved and maintained. Any future renovation of The Boardwalk will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of this building and the scope of rehabilitation work proposed make the owner eligible to apply for an exemption for property tax increases over a 10-year period, further to Bylaw 20091 - Heritage Designation Tax Exemption Bylaw, approved by City Council on June 20, 2022.

COMMUNITY INSIGHTS

Through the creation of The City Plan, Edmontonians advised that it was critical to retain and steward historic resources even as the City is redeveloped and modernized, recognized as The City Plan value of "Preserve." Administration has engaged with the owner of the property throughout the designation process. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

Budget/Financial Implications

Upon completion of the project phases, the Heritage Resources Reserve will pay the owner up to \$500,000 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including The Boardwalk.

The total estimated cost of the eligible heritage restoration work for the project is \$1,111,146.75. Beyond the \$500,000 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, including the Boardwalk building, the Reserve balance is anticipated to be \$5.07 million at the end of 2023. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2023 including \$417,550 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 specifically for Hangar 11).

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Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule “B” of Attachment 1), the owners have waived any right to compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 20570 - Bylaw to Designate The Boardwalk as a Municipal Historic Resource
2. June 19, 2023, Memorandum to City Council re: Notice of Intention to Designate The Boardwalk as a Municipal Historic Resource

Others Reviewing the Report

- M. Plouffe, City Solicitor