



August 14, 2023

Reference No.: 467837988-02

To: City Council

From: Kent Snyder, Branch Manager

Subject: **Notice of Intention to Designate the William Hawrelak Park Pavilions as Municipal Historic Resources**

SUMMARY

This memo initiates the process to designate five separate historic resources, the **Main Pavilion**, the **Boat House**, **Picnic Shelter #1**, **Picnic Shelter #2** and **Picnic Shelter #3**, all located in William Hawrelak Park, as Municipal Historic Resources in accordance with the *Historical Resources Act*. The City of Edmonton is the owner of the buildings.

CURRENT ACTIONS

(Immediate)

1. That a Notice of Intention to Designate five Municipal Historic Resources, as set out in Attachment 1, be served on the owners of the property located at 9330 Groat Road 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 the Main Pavilion, the Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 as Municipal Historic Resources, 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, five separate Bylaws to Designate the Main Pavilion, the Boat House,

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.

Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 as Municipal Historic Resources (the "Bylaws") will be brought forward to Council for their consideration.

2. No funding from the Heritage Resources Reserve is being provided for the costs of the rehabilitation of the structures.

BACKGROUND

All of the buildings are listed on the Inventory of Historic Resources in Edmonton, and merit designation under City Policy C450B - Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The Main Pavilion, Boat House, Picnic Shelter #1 and Picnic Shelter #2 buildings were constructed in 1968 as a Canada Centennial project, while Picnic Shelter #3 was constructed in 1973. All of the buildings are valued as high-quality examples of the Organic Modern/International Style, with influences of West-Coast post and beam construction. The buildings were designed by the noted Edmonton architectural practice of Bittorf and Wensely Architects.

On May 1, 2023, the City completed the application requirements to have the Main Pavilion, the Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 located at 9330 Groat Road NW designated as Municipal Historic Resources under the provisions of City Policy C450B.

If designated, any future renovation of the Main Pavilion, the Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The designation of these properties will support their proper restoration and continued protection in the future. The restoration of the buildings is being undertaken in conjunction with the overall rehabilitation of William Hawrelak Park.

BUDGET/FINANCIAL

No funding from the Heritage Resources Reserve is being provided for the costs of the rehabilitation of the structures. The rehabilitation work for the buildings is funded under capital profile 21-32-9101 William Hawrelak Park Rehabilitation, project number CP-008826.

PUBLIC ENGAGEMENT

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.



Kent Snyder
Branch Manager, UPE PES

c: Executive Leadership Team
Aileen Giesbrecht, City Clerk, Office of the City Clerk
Michelle Plouffe, City Solicitor, Legal Services
Roger Jevne, Branch Manager, Community Recreation and Culture
Bartosz Jarocki, Branch Manager, Real Estate

Attachments:

1. Notice of Intention to Designate the Main Pavilion, the Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 as Municipal Historic Resources - *Historical Resources Act*
2. Location Map
3. Photographs
4. Heritage Officer's Statement of Significance

Notice of Intention to Designate the Hawrelak Park Main Pavilion, Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3 as Municipal Historic Resources

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

TO: City of Edmonton
1 Sir Winston Churchill Square NW
Edmonton AB T5J 2R7

City of Edmonton
Community Services Department
Community Recreation and Culture Branch
1 Sir Winston Churchill Square NW
Edmonton AB T5J 2R7

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 Bylaws that the original 1968 structures known as the Main Pavilion, the Boat House, Picnic Shelter #1 and Picnic Shelter #2, and the original 1973 structure known as Picnic Shelter #3, and the land on which such structures are located, legally described as:

PLAN 6075AM
BLOCK X

EXCEPTING THEREOUT ALL MINES AND MINERALS

and municipally described as 9330 Groat Road NW, be designated as MUNICIPAL HISTORIC RESOURCES 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 2023

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 resources named which the Municipal Council of the City of Edmonton (hereinafter referred to as the Council) intends to designate, by Bylaw, as Municipal Historic Resources under Section 26 of the *Historical Resources Act*.

EFFECT OF NOTICE

This Notice of Intention protects the historic resources 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.

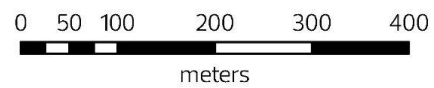
You may also apply by originating application to any judge of the Court of King's Bench for an Order shortening the 120 days of protection.

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 the Main Pavilion, Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3



**HAWRELAK PARK PAVILIONS
9330 Groat Road NW**



Photographs of the Main Pavilion, Boat House, Picnic Shelter #1, Picnic Shelter #2 and Picnic Shelter #3

MAIN PAVILION



Main Pavilion, looking northwest



Main Pavilion south entrance, looking west



Main Pavilion, main entrance



Main Pavilion interior, looking south towards south entrance



Main Pavilion interior, showing locker and seating areas

BOAT HOUSE



Boat House south elevation, looking northwest



Boat House north and west elevations, looking southeast

PICNIC SHELTER #1



Picnic Shelter #1 north and east elevations, looking southwest



Picnic Shelter #1 south elevation, looking north

PICNIC SHELTER #2



Picnic Shelter #2 north elevation, looking south



Picnic Shelter #2 west elevation, looking east

PICNIC SHELTER #3



Picnic Shelter #3 east elevation, looking west



Picnic Shelter #3 south elevation, looking north

HISTORIC PHOTOGRAPHS



Main Pavilion dedication ceremony, 1968 (City of Edmonton Archives, EA-20-801)



Main Pavilion and lake, 1972 (City of Edmonton Archives, EA-20-6169)

Statement of Significance

Description of Historic Place

The Hawrelak Park Pavilions are a collection of structures built between 1968 and 1973 as amenity features for the then-named Mayfair Park. Built in the Organic Modern/International Style, the buildings include the Main Pavilion, the Boat House, and Picnic Shelters #1, #2 and #3. The park was re-named to Hawrelak Park in 1982, recognizing former Mayor William Hawrelak. Hawrelak Park is located to the west of the Windsor Park community along Groat Road, immediately adjacent to the North Saskatchewan River.

Heritage Value

Originally built between 1968 and 1973 (the Main Pavilion, Boat House and Picnic Shelters #1 and #2 being built in 1968, with Picnic Shelter #3 being built in 1973), the Hawrelak Park Pavilions are valued for their association with the development of the park during Edmonton's population boom in the post-Second World War period.

Indigenous peoples hunted and camped in the North Saskatchewan River valley and used its diverse resources for thousands of years. European fur traders arrived in the 18th century. As the area's fur trade was winding down in the second half of the 19th century, individuals began staking claims to land in the valley in accordance with the Métis river lot pattern. When the Edmonton Settlement plan was registered in 1883, the river flat where Hawrelak Park is now located was designated as River Lot 1. It was owned at the time by Joseph Hebert, who operated a gold-mining scow on the river.

In 1908, the Edmonton-Strathcona Land Syndicate was incorporated in Britain. Seeking real estate income from the then-booming Canadian west, the syndicate purchased River Lot 1. In 1912, it registered two subdivisions totalling 1,880 lots: the 982-lot Mayfair subdivision on the northern half of the river flat, named after one of London's most exclusive districts, and the 898-lot Windsor Terrace subdivision, named after a British royal castle. An economic decline in 1913 hit Edmonton especially hard and caused the failure of dozens of speculative subdivisions, including these two. After only road allowances had been cleared through the bush, the syndicate defaulted on its property taxes and the City of Edmonton assumed ownership.

In 1921 the City leased the north half of the river flat to the Mayfair Golf and Country (now Royal Mayfair Golf) Club. In 1942, City Council approved the concept of the south half of the river flat becoming a park. A gravel pit opened on the site in 1949 and operated for a few years, but in 1955, under the term of Mayor William Hawrelak, the parks department was directed to finally prepare plans for the park. It was named Mayfair Park in 1956, the same year that the Edmonton Journal reported that the City had saved \$140,000 for park development by putting aside 15 cents for every cubic yard of gravel extracted when the pit was in operation.

Construction of the park was a major, long-term undertaking for the City. In 1959 trees around the former gravel pit were cleared and fill work began. Lake construction started in 1962.

Recreational skating opened in the winter of 1964/65 but the park otherwise remained closed to the public while underground utilities, roads, and landscaping were completed. Starting in 1966, children could fish in the pond, which was originally stocked with trout. The tender for the construction of the park pavilions was issued in November 1966 and on July 1, 1968, the park was officially opened.

Mayor Hawrelak died in office in 1975. The following year, City Council changed the name of Mayfair Park to William Hawrelak Park in his honour.

The Main Pavilion, Boat House and the three Picnic Shelters have been key fixtures of the park since their opening. They provide a range of amenity services to park patrons, and have evolved over time to suit the needs of those visiting the park.

The Hawrelak Park Pavilions are also valued as high-quality examples of the Organic Modern/International Style, with influences of West-Coast post and beam construction. The pavilion buildings were designed by Bittorf and Wensley Architects in 1966. The five buildings feature a common, repeated architectural type. This architectural type consists of parallel concrete column and beam systems supporting a series of timber rafter trusses. The roof systems consist of tongue and groove cedar decking topped with cedar shakes; this roofline leads up along a symmetrical curve to a central set of acrylic domed skylights or “ridgelights” as the original architects called them. While the Boat House and the three Picnic Shelters offer single instances of this form, the Main Pavilion consists of three instances with each instance cascaded and offset, thereby marrying the rooflines together into a single facility.

Despite their shared architectural elements, the buildings are not all identical. While the Main Pavilion includes cast-in-place concrete walls, its assembly space is wrapped in glazing. The Boat House, on the other hand, features board and batten cladding along with concrete columns. Shelters #1 and #2 feature cast-in-place concrete walls throughout the washroom areas but Shelter #3 has a concrete masonry unit bathroom. Shelter #3's exterior cladding shares a board and batten treatment with the Boat House.

Across these buildings, the same structural system has been used for different kinds of programming. The consistently repeated architectural form across the buildings is a critical component to the heritage value of the park overall.

Other notable projects in Edmonton by Donald Bittorf include the former Edmonton Art Gallery, the Edmonton Public Schools Centre for Education, the Law Centre at the University of Alberta, and the Canadian Western Bank Building. Other significant projects by James Wensley include Scotia Place, the Shaw Conference Centre, and Manulife Place. As such, the pavilions of Hawrelak Park tie into the broader history of Edmonton architecture between the 1960s and 1980s.

The Hawrelak Park Pavilions are also valued as landmarks within a regional park, and as focal points for city-wide gatherings and activities. The park pavilions are key landmarks on the site

for visitors, and provide amenity services through all seasons. Prior to its closure, Hawrelak Park was one of the most valued park and open space areas in the Edmonton region, and one of the most heavily-used. Beyond the park pavilions themselves, the site features several other amenities, including the Heritage Amphitheatre, the Edmonton Federation of Community Leagues Plaza, public ice skating, a children's playground, paddle boat rentals and walking trails. The park has historically been the location for the Edmonton Heritage Festival, which describes itself as "the world's largest three-day multiculturalism celebration." The Heritage Amphitheatre is western Canada's largest outdoor amphitheater, which completed construction in 1985. It has seating for 1,133 people and up to 2,900 people with the surrounding grass area. When the park is open, approximately 50,000 people visit the amphitheater annually to enjoy musical, dramatic, and other performances, including the annual Symphony Under the Sky Festival (run by the Edmonton Symphony Orchestra) and the Freewill Shakespeare Festival. The park's lake was the site for the swimming portion of events when Edmonton hosted the 2001 World Triathlon Championship, and since 2014 for the Edmonton stop on the annual World Triathlon Series circuit.

Character-defining Elements

Key elements that define the heritage character of the Hawrelak Park Pavilions include:

Main Pavilion:

- Form, scale and massing
- Structural expression of the pavilion (columns, beams and trusses)
- Deep projecting eaves and rafters
- Skylights ("ridgelights") in ceiling design
- Cedar deck tongue and groove ceiling
- Cedar shake roof
- Overall fenestration pattern
- Exterior glazing carefully shaped to fit the curvature of exterior walls and columns without the incorporation of any mullions. This also includes the exterior glazing installed in seams in the concrete at floor level, also without the use of mullions
- Duct-free space, and the thoughtful orchestration of systems to maximize visual aesthetic of the interior
- Cast in place concrete walls (exterior and interior) with exposed aggregate
- Parallel concrete column and beam systems supporting a series of timber rafter trusses
- Cast-in-place concrete columns (exterior and interior) with exposed aggregate that extend to the ground-level with unique fluted corners at the top and bottom

Boat House and Picnic Shelter #3:

- Form, scale and massing
- Structural expression of the pavilion (columns, beams and trusses)
- Deep projecting eaves and rafters
- Skylights ("ridgelights") in ceiling design

Attachment 4

- Cedar deck tongue and groove ceiling
- Cedar shake roof
- Fenestration pattern (south elevation of Boat Pavilion)
- Parallel concrete column and beam systems supporting a series of timber rafter trusses
- Board and batten siding (although a later addition)
- Cast-in-place concrete columns (exterior and interior) with exposed aggregate that extend to the ground-level with unique fileted corners at the top and bottom

Picnic Shelters #1 and #2

- Form, scale and massing
- Structural expression of the pavilion (columns, beams and trusses)
- Deep projecting eaves and rafters
- Skylights (“ridgelights”) in ceiling design
- Cedar deck tongue and groove ceiling
- Cedar shake roof
- Cast in place concrete walls (exterior and interior) with exposed aggregate
- Parallel concrete column and beam systems supporting a series of timber rafter trusses
- Cast-in-place concrete columns (exterior and interior) with exposed aggregate that extend to the ground-level with unique fileted corners at the top and bottom