

Bylaw 17732

To Designate the Emery Residence as a Municipal Historic

Purpose

To designate the Emery Residence as a Municipal Historic Resource pursuant to the provisions of the Alberta *Historical Resources Act*, R.S.A. 2000c H-9.

Readings

Bylaw 17732 is ready for three readings.

This Bylaw is authorized under the *Historical Resources Act*. 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 to third reading, Council must unanimously agree "That Bylaw 17732 be considered for third reading."

Advertising and Signing

This Bylaw is not required to be advertised and can be signed and thereby passed following third reading.

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw is to designate the Emery Residence as a Municipal Historic Resource and to allocate financial incentives for its restoration.

Previous Council/Committee Action

At the July 12, 2016, City Council meeting, the following motion was passed:

1. That an exemption to City Policy 450B - A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton, to allow for the funding of a grant for the rehabilitation of the Emery Residence property, to be made to the property owner for rehabilitation work that has already been completed, be approved.
2. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the July 6, 2016, Sustainable Development report CR_3576, be served on the owners of the property occupied by the Emery Residence,

Bylaw 17732 - To Designate the Emery Residence as a Municipal Historic Resource

- located at 10706 – 84 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000.
3. That funding of up to \$59,392.45 for this project be provided from the Heritage Resources Reserve.
 4. 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

The Rehabilitation Incentive and Maintenance Agreement (Schedule “C”) of Attachment 1 will be approved and come into effect upon the third reading of the Bylaw.

The payment of up to \$59,392.45 will be made to the owner to encourage the designation of the Emery Residence as a Municipal Historic Resource in accordance with City Policy C450B – Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton.

The Emery Residence is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B. The heritage value of the Emery Residence, built in 1934, lies in its representation of the English Cottage Revival Style and the diversity of residential development in the Garneau neighborhood.

Initially, the Heritage Management Unit requested that a maximum of three estimates from contractors for the proposed restoration work to a building be submitted as part of an application to designate. Depending on the availability of contractors, the ability of owners to secure three quotes for the rehabilitation work in a timely manner can be difficult. The owners intended to prepare the required cost estimates for the rehabilitation work in conjunction with the Application to Designate the Emery Residence as a Municipal Historic Resource prior to any work being undertaken. However, two specific issues related to the property emerged that required the rehabilitation work to proceed prior to the designation of the property.

First, the owners’ insurance company, without advance notice, withdrew its coverage for any damage caused by ice damming or leakage due to the age of the roof, both issues that had arisen with the property. The owners were unable to secure alternative insurance coverage, and were unable to secure additional estimates from roofing contractors in a timely manner. The decision was made to undertake the roofing rehabilitation in May 2015 in order to reestablish proper home insurance coverage and ensure the roof system was repaired prior to the winter season.

Second, in the spring of 2015, a substantial water leak entered the building through cracks in the east wall of the foundation. This appeared to be the first leak in the foundation, but cracks had been previously identified and targeted for rehabilitation. Again, due to issues in receiving required cost estimates in a timely fashion, the decision was made to undertake the foundation work in the summer of 2015 to avoid any additional issues that might threaten the integrity of the historic resource.

Bylaw 17732 - To Designate the Emery Residence as a Municipal Historic Resource

The required rehabilitation work to the roof system and the foundation constituted more than half of the overall project costs. To capitalize on cost-savings for the required window and exterior stucco rehabilitation, the owners utilized the existing scaffolding set up by the roofing contractor to allow for these additional rehabilitation activities to be undertaken in a more efficient manner.

The rehabilitation work on the Emery Residence was completed in the fall of 2015. If left unaddressed to allow for collecting additional estimates, which were not forthcoming, the issues with the roof and the foundation posed a threat to the retention of the historic resource. All work on the project was overseen by a project architect and a general contractor who have considerable background working with heritage rehabilitation projects in Edmonton, including several designated Municipal Historic Resources. Heritage Management Unit staff have inspected the property and feel that the rehabilitation work was undertaken in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the normal requirement of a Designation Bylaw.

The owners, Martin J Kennedy and F Gordon Harper, have completed the application requirements to have the Emery Residence designated as a Municipal Historic Resource under the provisions of the City Policy C450B and have agreed to rezone the property to Direct Development Control Provision (DC1). This zoning is often applied to sites of special historical, cultural, or environmental interest or concern. The regulated portions of the building, as outlined in Schedule "A" of Attachment 1, have been restored. Rehabilitation work meets the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Policy

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

Corporate Outcomes

This report contributes to the corporate outcome "Edmonton is attractive and compact" as it completes the process to legally protect and restore the Emery Residence. This represents an investment in a historical residential 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 provided for costs that are	1-Rare	2 - Moderate	2 - Low	Administration reviews	

Bylaw 17732 - To Designate the Emery Residence as a Municipal Historic Resource

	not related to heritage resource conservation/rehabilitation.				detailed work estimates from third party contractors for qualifying rehabilitation work. Funds are not disbursed until rehabilitation work is complete.	
--	---	--	--	--	---	--

Budget/Financial Implications

Upon completion of the project phases, the owner will be paid up to \$59,392.45 for rehabilitation from the Heritage Resources Reserve. The balance in the Reserve as of December 31, 2015, was \$3.8 million. The current reserve balance is sufficient to address the committed funding, including the Emery Residence.

Should the owner receive funding from the Alberta Historical Resources Foundation for restoration already funded, the allocated funding from the City's Historic Resources Management Program will be adjusted accordingly.

The total estimated cost of the restoration portion of the project is over \$118,000. Other non-heritage work is estimated at an additional \$41,589. Beyond the \$59,392.45 grant from the Heritage Resources Reserve, the owner is responsible for all costs associated with the restoration portion of the project.

The projections for the Reserve using current commitments show an anticipated Reserve balance of \$963,373 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.

Legal Implications

In consideration of the incentive payable for the rehabilitation of the historic resource (as described in Schedule "C" of Attachment 1), the Owner has waived the right to compensation under the *Alberta Historical Resources Act*.

Metrics, Targets and Outcomes

Metric	Target	Outcome
130 designated Municipal	Not applicable	Designation sustains

Bylaw 17732 - To Designate the Emery Residence as a Municipal Historic Resource

Historic Resources, as of August 26, 2016		Edmonton's attractive built heritage, connecting Edmontonians with their past.
---	--	--

Attachments

1. Bylaw 17732
2. Heritage Planner's Statement of Significance

Others Reviewing this Report

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