

Notice of Intention to Designate the Shop Easy 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 August 17, 2016, Sustainable Development report CR_3792, be served on the owners of the property occupied by the Shop-Easy Grocery, located at 11606 – 129 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000.
2. That funding of up to \$114,469.50 for this project be provided from the Heritage Reserve Fund.
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 *Alberta Historical Resources Act*.

Previous Council/Committee Action

At the August 8, 2016, Agenda Review Committee meeting, Sustainable Development report CR_3792 was re-routed to the August 17, 2016, Urban Planning Committee meeting.

Report

The Shop-Easy Grocery is 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. The property is owned by David Jamil Yacoub.

On May 3, 2016, the owner completed the application requirements to have the Shop-Easy Grocery, located at 11606 – 129 Avenue NW, designated as a Municipal Historic Resource under the provision of City Policy C450B.

If designated, any future renovation will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

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The designation of this property will support its proper restoration and continued protection in the future. Only the south and east façades are included in the designation. These walls will be retained in situ during a proposed reconstruction of the balance of the existing building site.

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 and restore the Shop-Easy Grocery. 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 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, 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 \$114,469.50 for rehabilitation from the Heritage Reserve Fund. The balance in the Reserve as at December 31, 2015, was \$3.8 million, which is sufficient to cover

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committed funding, including the Shop-Easy Grocery. Should the owner receive funding from the Alberta Historical Resources Foundation for restoration already funded by the City, the allocated funding from the City's Historic Resources Management Program will be adjusted accordingly.

The total estimated cost of the restoration work for the project is approximately \$229,000. Beyond the \$114,469.50 grant from the Heritage Reserve Fund, 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 \$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.

Metrics, Targets and Outcomes

This designation will add to the number of designated Municipal Historic Resources. Currently, there are 129 in the city. 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 authority to ensure that the structure is restored and maintained in accordance with sound principles of conservation.
2. Rehabilitation Funds are available through the Heritage Reserve Fund.
3. This complies with the *Alberta Historical Resources Act*.

Attachments

1. Notice of Intention to Designate the Shop-Easy Grocery as a Municipal Historic Resource
2. Location of the Shop-Easy Grocery
3. Photographs of the Shop-Easy Grocery
4. Heritage Planner's Statement of Significance
5. Description of the City-Funded Work for the Shop-Easy Grocery

Others Reviewing this Report

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