

## Bylaw 17667

### To Designate the Duncan Cameron Residence as a Municipal Historic Resource

---

#### Purpose

The purpose of this Bylaw is to designate the Duncan Cameron Residence as a Municipal Historic Resource pursuant to the provisions of the *Alberta Historical Resources Act*, R.S.A. 2000c H-9.

#### Readings

Bylaw 17667 is ready for three readings.

Bylaw 17667 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 third reading, Council must unanimously agree “That Bylaw 17667 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 Duncan Cameron Residence as a Municipal Historic Resource and to allocate financial incentives for its restoration.**

#### Previous Council/Committee Action

At the May 24, 2016, City Council meeting, the following motion was passed:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as outlined in Attachment 1 of the May 10, 2016, Sustainable Development report CR\_3578, be served on the owners of the property occupied by the Duncan Cameron Residence, located at 10727-126 Street NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000.
2. That funding of up to \$24,150 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**

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

The payment of up to \$24,150 will be made to the owner to encourage the designation of the Duncan Cameron Residence as a Municipal Historic Resource in accordance with City Policy C450B.

The Duncan Cameron Residence is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B – A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The heritage value of the Duncan Cameron Residence, built in 1912-13, lies in its representation of residential development of the Craftsman design in the Westmount neighbourhood during its early years.

The owners, Angela Brugger and Andrew Kohlenberg, completed the application requirements to have the Duncan Cameron 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, will be restored. Rehabilitation work will meet 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 Duncan Cameron Residence. This represents an investment in a historical residential 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 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 Implications**

Upon completion of the project phases, the owner will be paid \$24,150 for rehabilitation from the Heritage Reserve Fund. The balance of the reserve as of December 31, 2015, was \$3.8 million, which is sufficient to cover committed funding, including the Duncan Cameron 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 \$48,300. Beyond the \$24,150 grant from the Heritage Reserve Fund, 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**

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.

### **Attachments**

1. Bylaw 17667
2. Heritage Planner's Statement of Significance

### **Others Reviewing this Report**

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