

Bylaw 17704

To Designate McKay Avenue School as a Municipal Historic Resource - Amendment No. 1

Purpose

The purpose of this Bylaw is to amend Bylaw 17129 to adjust the scope of rehabilitation work and increase the amount of the rehabilitation incentive for McKay Avenue School and to adopt the consolidated Bylaw 17129.

Readings

Bylaw 17704 is ready for three readings.

Bylaw 17704 is authorized under the Alberta *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 17704 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

Bylaw 17129, being a Bylaw to Designate McKay Avenue School as a Municipal Historic Resource, is being amended to adjust the scope of rehabilitation work and increase the amount of the rehabilitation incentive, to update Schedule “C” of the Bylaw and to adopt the consolidated Bylaw 17129 as the official version of Bylaw 17129.

Report

The property known as McKay Avenue School, located at 10425 – 99 Avenue NW, was designated by City Council as a Municipal Historic Resource on April 28, 2015. The building was also designated as a Provincial Historic Resource in 1976.

The original scope of rehabilitation work for the building identified under Bylaw 17129 needs to be adjusted to address serious structural issues discovered in the roof and dormers of the building when the initial rehabilitation work was undertaken. When the existing roofing materials on the building were removed to facilitate the replacement of the roof in the summer of 2015, significant deterioration of structural elements in the roof and the six dormers on the building were discovered. Issues in this regard were not

previously known. To ensure the structural stability and safety of the building, the Edmonton Public School Board determined, in conjunction with a structural engineering consultant, that repairs to the roof system and the supporting elements of the six dormers were an immediate requirement prior to the replacement of the roof itself. Administration and representatives from Alberta Culture and Tourism were made aware of these issues, and both have been involved in reviewing the required work.

The additional work required for the roof system and dormer repairs has added \$1.34 million to the overall project budget. Additional work required for masonry repairs as a result of the roof circumstances has also added \$274,182 to the project budget. The original scope of rehabilitation work included roof repairs, masonry repairs, repairs to the east stairs, and repairs to the exterior fire escape. The amended scope of rehabilitation work included in Bylaw 17704 will be limited to roof repairs and masonry repairs directly associated to the work undertaken on the roof. To assist in the new project costs, an additional \$225,000 will be allocated from the Heritage Reserve, bringing the overall commitment from the City of Edmonton to \$525,000 (\$300,000 through the original Bylaw 17129 and \$225,000 through the proposed Bylaw 17704).

Schedule “C” to the Bylaw, the Rehabilitation Incentive and Maintenance Agreement, requires updating to reflect the amended scope of rehabilitation work and the additional funding from the Heritage Reserve Fund.

This Bylaw also incorporates the amendments set out in this Bylaw into Bylaw 17129, and adopts this consolidation as the official version of Bylaw 17129.

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 facilitates a process to legally protect and restore McKay Avenue School. This represents an investment in a historical industrial 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.

Attachments

1. Bylaw 17704
2. Letter from Michael Janz, Board Chair, Edmonton Public Schools to Mayor Don Iveson, dated March 22, 2016

Others Reviewing this Report

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