

BYLAW 20710

Bylaw to Designate the Coates Residence as a Municipal Historic Resource - Amendment No. 1

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 20710 be given the appropriate readings.

Purpose

To amend Bylaw 17419 - Bylaw to Designate the Coates Residence as a Municipal Historic Resource.

Readings

Bylaw 20710 is ready for three readings

Bylaw 20710 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 20710 be considered for third reading.”

REPORT

The Coates Residence was designated as a Municipal Historic Resource in 2015. Constructed in 1931, it is an example of residential development in the interwar period in the Calder neighbourhood.

Municipal Historic Resource designation requires cooperation between a property owner and the City of Edmonton. At the time of designation, Administration works with the property owner to identify the scope of the rehabilitation that the owner will undertake. This scope is written into the legal agreement that becomes part of the Designation Bylaw approved by City Council. After the designation, however, circumstances related to the property may change. Such changes can necessitate changes to the rehabilitation scope and trigger an amending bylaw.

The property owner has undertaken rehabilitation work to select windows and completed the majority of the foundation replacement of the building. The costs of the foundation work exceed the amount originally allocated in the Bylaw. The owner requested that grant monies originally

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allocated for the repair of the exterior stucco and minor exterior painting be reallocated to the costs of the foundation replacement. The proposed change to the Coates Residence designation does not change the amount of the approved rehabilitation grant, in the amount of \$75,000, but will reallocate how the funds are assigned to different rehabilitation work categories.

Community Insight

Heritage preservation is a priority for many Edmontonians, as detailed in The City Plan. This bylaw will facilitate the preservation of the Coates Residence by aligning City-funded rehabilitation grant amounts to the cost of the remaining rehabilitation work. Through the creation of The City Plan, Edmontonians advised that it was critical to retain and steward historic resources even as the city is redeveloped and modernized, recognized as The City Plan value of "Preserve." Administration has engaged with the owner of the property throughout the rehabilitation process to date and the development of the Amending Bylaw and Agreement. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

Budget/Financial Implications

The proposed change to the Coates Residence heritage designation would leave the City rehabilitation grant amount unchanged at \$75,000. To date, \$57,418 of the original \$75,000 rehabilitation grant has been provided to the owner. Funding from the Heritage Reserve Fund was approved in the 2023-2026 operating budget.

Legal Implications

This Amending Bylaw and the associated Amending Agreement are required in order to reallocate how the rehabilitation grant amount is allocated and extend the time period in which the owner is required to complete the rehabilitation work.

Attachments

1. Bylaw 20710 - Bylaw to Designate the Coates Residence as a Municipal Historic Resource - Amendment No. 1
2. Location Map

Others Reviewing the Report

- M. Plouffe, City Solicitor