

# City Heritage Building Inventory

## Recommendation:

That the April 12, 2016, Integrated Infrastructure Services report CR\_3371, be received for information.

## Report Summary

This report provides City Heritage Building Inventory information as part of a commitment extended by Administration during discussions at the September 15, 2015, Executive Committee meeting.

## Report

The City currently owns over 900 facilities, which are classified by function or client group, such as: arena, library, parking structure, shelter and pedestrian bridge. As part of an overall facility asset management framework, Administration has set a target of a five-year cycle to complete a condition assessment for each facility. This work produces a detailed report used to evaluate the condition of individual components of the building and the overall health of the asset as a whole. Administration uses this information to plan corrective maintenance for small operational repairs (short term), larger capital rehabilitation (medium term), and ultimately replacement or removal (long term). The current inventory of City facilities, as of 2015, are summarized:

- 20 percent are in good condition
- 74 percent are in fair condition
- 6 percent are in poor condition

In the 2015-2018 capital budget program, \$153 million has been approved for the Building and Facility Rehabilitation capital profile (CM-75-0100). Budget has been allocated to approximately 60 facilities according to a prioritized list based on the building condition assessment and building function as well as impact on City operations and services to the Citizens.

## City-Owned Historical Assets

Facilities are generally defined as historically significant through either one of two primary considerations as defined by the *Historical Resources Act*:

1. They are **listed** on the Inventory of Historic Resources in Edmonton, and are worthy of designation as Municipal Historic Resources with the Province, or
2. They are **designated** through municipal bylaw as a Municipal Historic Resource and are included on the Alberta Register of Historic Places. This does not necessarily denote registration as a Provincial Historic Resource.

Of note, certain City-owned assets, whether they are listed on the inventory or are designated Municipal Historic Resources, are also designated as Provincial Historic Resources by Alberta Culture and Tourism. Any rehabilitation or maintenance work undertaken for these properties will require consultation from Alberta Culture and Tourism.

Administration has identified 57 City-owned assets that are considered historically significant. The complete list is detailed in Attachment 1.

- 39 are listed as historically significant
- 18 are registered and designated Municipal Historic Resources

Of the 57 historically significant facility assets, 48 are buildings and the remaining 9 are cemeteries and monuments. The cemeteries and monuments are in adequate condition and do not require immediate attention.

### **Condition of the City-Owned Historical Buildings**

Through regular asset management activities, the condition of 27 of the 48 historical buildings have been assessed in the last five years. The number of buildings and their condition is summarized below:

- 45 percent (12 buildings) are in good condition
- 30 percent (10 buildings) are in fair condition
- 25 percent (5 buildings) are in poor condition

The conceptual cost estimate for rehabilitation of these 27 buildings is approximately \$27.4 million. Within the 2015-2018 capital budget, \$15.1 million (10 percent) has been allocated to the rehabilitation of the following six priority historical buildings:

- Edmonton Drill Hall / Prince of Wales Armouries
- Hanger #14 / Alberta Aviation Museum
- Hudson's Bay Co. Stables / Ortona Armouries
- Idylwylde Library and Health Clinic
- Queen Elizabeth II Planetarium
- Yorath Residences

Of the 21 buildings without a recent condition assessment, eight have recently been renovated or secured in the last three years. The remaining 13 buildings without detailed condition assessments are regularly monitored and the outstanding condition assessments will be completed to inform the upcoming 2019-2022 capital budget.

### **The Artery**

The Mitchell Reed Auction House ("the Artery") and the Graphic Arts Building are located on the same property in the Quarters Plan Area. The Artery is on the inventory

of Historic Resources and the Graphic Arts Building is not designated or on the inventory at present.

Based on previous discussions with Council, the Artery and the Graphics Arts Building are being offered to the private sector to relocate, restore and refurbish to the greatest extent possible. Council will be provided an update once the process is completed. Early, order of magnitude, cost estimates are:

- \$2.75 million to restore
- \$0.80 million to dismantle/store
- \$0.45 million to demolish

### **Next Steps**

1. Complete condition assessment of the remaining 13 historical buildings. Condition assessments of four buildings designated as Municipal Historic Resources is currently underway and the remaining nine buildings are programmed to be completed by the end of 2016.
2. Continue to develop the rehabilitation plan for the six facilities included in the 2015-2018 Building and Facility Rehabilitation priority list.
3. Develop a "City-owned Historic Resource Management Strategy" for presentation to Council in 2017. This plan will align condition assessment rating with priority needs and budget availability. The plan will also be used to inform the development of the priority list for consideration in the 2019-2022 capital budget.

### **Policy**

*The Way We Grow*, Edmonton's Municipal Development Plan:  
Section 5.8.1: Encourage a sense of local identity and create connections to the city's cultural and historical roots through the conservation and preservation of significant structures, buildings, districts, landscapes and archaeological resources.

### **Historic Resources Management Plan:**

1. Heritage Policy 1 - Register and Inventory of Historic Resources in Edmonton: The City will develop and maintain a comprehensive document, the Register and Inventory of Historic Resources in Edmonton, that identifies all historic resources and areas in the city that are of architectural, social and cultural value.
2. Heritage Policy 11 - Stewardship of Historic Resources: The City will encourage the retention, restoration and designation of all of its own historic resources and advocate for its ad-hoc bodies, autonomous agencies and other public bodies to do the same.
3. Heritage Policy 12 - Demolition and Inappropriate Alterations: The City will place a high priority on preventing the demolition of historic resources and any inappropriate alterations.

4. Heritage Policy 20 - Maintenance: The City will continue to monitor and implement the maintenance process for its Municipal Historic Resources.

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

### **Budget/Financial Implications**

Administration is evaluating the requirements for rehabilitation for the six facilities included in the 2015-2018 capital budget program to ensure adequate budget exists in Building and Facility Rehabilitation Capital Profile CM-75-0100 and site specific funding sources to complete the planned renewal work.

### **Attachments**

1. City Heritage Building Inventory Assets

### **Others Reviewing this Report**

- R. G. Klassen, General Manager, Sustainable Development
- T. Burge, Chief Financial Officer and Treasurer, and General Manager, Financial and Corporate Services
- R. Smyth, Acting General Manager, Citizen Services
- D. Wandzura, General Manager, City Operations