

BYLAW 20943

To Designate the Crawford Residence as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 20943 be given the appropriate readings.

Purpose

To designate the Crawford Residence as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, cH-9.

Readings

Bylaw 20943 is ready for three readings.

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, City Council must unanimously agree “that Bylaw 20943 be considered for third reading.”

REPORT

Upon passage of Bylaw 20943, the Crawford Residence will be designated a Municipal Historic Resource and the Rehabilitation Incentive and Maintenance Agreement (Schedule “B” of Attachment 1) will be approved and come into effect. The City will pay the owners up to \$49,827 to assist in the costs of rehabilitation to the historic elements of the structure.

The Crawford Residence is listed 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 house was built in 1929 and is a highly intact example of Storybook-influenced architecture in the Groat Estates area of the Westmount neighbourhood.

The owner has completed the application requirements to have the Crawford Residence designated as a Municipal Historic Resource under the provisions of City Policy C450B. The

BYLAW 20943 - To Designate the Crawford Residence as a Municipal Historic Resource

regulated portions of the structure, as outlined in Schedule "A" of Attachment 1, will be preserved and maintained. Any future renovation of the Crawford Residence will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*. A Notice of Intention to Designate the Crawford Residence as a Municipal Historic Resource was sent to City Council for review on June 27, 2024, and mailed to the owners of the Crawford Residence on July 29, 2024. The Notice of Intention is valid for 120 days (Attachment 2).

Community Insight

Through the creation of The City Plan, Edmontonians advised 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 designation process and is aware that others in the Westmount neighbourhood are supportive of the property's designation. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

Budget/Financial Implications

Upon completion of the project phases, the Heritage Resources Reserve will pay the owner up to \$49,827 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including the Crawford Residence. The total estimated cost of the eligible heritage restoration work for the project is \$99,654. Beyond the \$49,827 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

Administration is considering a number of potential heritage designations and projects for use of Reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, including the Crawford Residence, the Reserve balance is anticipated to be \$5.3 million at the end of 2024. The Reserve is funded by the tax levy on an annual basis (\$2.4 million in 2024 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 specifically for Hangar 11). Administration is also using the Heritage Resources Reserve to fund preparation of the Heritage Places Strategy.

Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule "B" of Attachment 1), the owners have waived any right to compensation under the *Historical Resources Act*.

BYLAW 20943 - To Designate the Crawford Residence as a Municipal Historic Resource

Attachments

1. Bylaw 20943 - To Designate the Crawford Residence as a Municipal Historic Resource
2. June 27, 2024, Memorandum to City Council re: Notice of Intention to Designate the Crawford Residence as a Municipal Historic Resource

Others Reviewing the Report

- Michelle Plouffe, City Solicitor