

BYLAW 21016

To Designate the South Side Market as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21016 be given the appropriate readings.

Purpose

To designate the South Side Market as a Municipal Historic Resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, c H-9.

Readings

Bylaw 21016 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 to third reading, Council must unanimously agree “That Bylaw 21016 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw designates the South Side Market as a Municipal Historic Resource. The designation of the building is a condition of an executed Sales Agreement between the City of Edmonton and a new owner, which has a closing date of February 28, 2025. The designation only applies to the west and north elevations and roof of the original 1923 building on the site.

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REPORT

Upon passage of Bylaw 21016, the South Side Market will be designated a Municipal Historic Resource and the Maintenance Agreement (Schedule "B" of Attachment 1) will be approved and come into effect.

The South Side Market building is in a good state of repair and does not need rehabilitation at this time. The designation of the South Side Market is a condition of an executed sales agreement between the City of Edmonton and a new property owner. The new property owner is not seeking a rehabilitation incentive. The amount of \$10 will be provided to the new property owner to satisfy the requirement for financial compensation under the *Historical Resources Act*.

The South Side Market 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 building was constructed in 1923 as a public market building. The market failed during the Great Depression and the building was rented to a moving company. After World War II, though, the City again used it for municipal purposes and renamed it the South Side Civic Block. In 1978 the adjacent public health clinic was physically connected with and expanded into the 1923 structure. The South Side Market has thus been used for a variety of public services and private businesses and is an important structure in the history of the Strathcona community.

The new property owner has completed the application requirements to have the South Side Market designated as a Municipal Historic Resource under the provisions of City Policy C450B. The regulated portions of the structure, as outlined in Schedule "A" of Attachment 1, will be preserved and maintained. Any future renovation of the South Side Market will be required to meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*. A memorandum regarding the Notice of Intention to Designate the South Side Market as a Municipal Historic Resource was sent to City Council on October 24, 2024, and the formal notice letter was mailed to the new property owner of the South Side Market on November 7, 2024. The Notice of Intention is valid for 120 days (Attachment 2).

Community Insight

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 new owner of the property throughout the designation process. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

Budget/Financial Implications

If the Bylaw is approved, the new property owner will be provided up to \$10 from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover the committed funding,

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including the South Side Market. The nominal amount will be provided to the new property owner in order to satisfy the requirement for compensation under the *Historical Resources Act*.

Legal Implications

In consideration of the payment of \$10 to the new property owner of the South Side Market, the owner has waived the right to further compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 21016 - To Designate the South Side Market as a Municipal Historic Resource
2. October 24, 2024, Memorandum to City Council re: Notice of Intention to Designate the South Side Market as a Municipal Historic Resource

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor