

THE CITY OF EDMONTON

BYLAW 21015

**BYLAW TO DESIGNATE THE BRENNAN RESIDENCE AS A
MUNICIPAL HISTORIC RESOURCE**

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the municipal council of a municipality to designate any Historic Resource within the municipality whose preservation it considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS it is deemed in the public interest to designate the building municipally located at 13612 - 103 Avenue NW, known as the Brennan Residence and the land on which the building is located as a Municipal Historic Resource; and

NOW THEREFORE the Municipal Council of the City of Edmonton, having complied with the *Historical Resources Act*, and duly assembled, hereby enacts as follows:

1. BUILDING AND LANDS DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The building known as the Brennan Residence (the “Building”), more specifically described in Schedule “A” of this Bylaw “The Identification of Regulated Portions of the Municipal Historic Resource” and the land on which the Building is located and legally described as:

PLAN 2021336

BLOCK 94

LOT 1B

EXCEPTING THEREOUT ALL MINES AND MINERALS

(the “Land”) are hereby designated as a Municipal Historic Resource.

2. PERMITTED REPAIRS AND REHABILITATION

Subject to Section 3 hereof, the Building and Land shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of Schedules “A” of this Bylaw, and Schedule “B” of this Bylaw, the “Rehabilitation Incentive and Maintenance Agreement” and all Schedules attached to it, specifically including, without limitation

Schedule "A" "Specific Rehabilitation Work and Regulated Portions", and Schedule "B" "General Guidelines for Rehabilitation" all of which form part of this Bylaw.

3. ADMINISTRATOR

The City Manager is hereby appointed to administer the implementation of any matters arising from the matters set out in this Bylaw, and the Schedules attached hereto which form part of this Bylaw, including, without limitation, the execution of a Rehabilitation Incentive and Maintenance Agreement as set out in Schedule "B".

4. EFFECTIVE DATE

This Bylaw shall come into effect on the date on which this Bylaw is passed by Council.

READ a first time this	4th	day of	February	2025;
READ a second time this	4th	day of	February	2025;
READ a third time this	4th	day of	February	2025;
SIGNED AND PASSED this	4th	day of	February	2025.

THE CITY OF EDMONTON

A. Sohi
.....

MAYOR

Debra Cusack
.....

CITY CLERK

SCHEDULE "A" to BYLAW 21015

THE IDENTIFICATION OF REGULATED PORTIONS OF THE MUNICIPAL HISTORIC RESOURCE

The purpose of this Schedule is to identify by written description and photographs, those portions of the Building known as the Brennan Residence, which shall be regulated by the "General Guidelines for Rehabilitation", Schedule "B" to the Rehabilitation and Maintenance Agreement and must be preserved ("the Regulated Portion").

The Regulated Portion of the Building includes all facades of the 1921 Building. This includes the form, scale, massing and materials of the Brennan Residence as described below. These features of the Building shall be rehabilitated in accordance with the Rehabilitation Work as set out in the Rehabilitation Incentive and Maintenance Agreement.

Non regulated portions of the Building, being all other portions of the Building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the Building. Any development or alterations considered to be non-regulated portions of the Municipal Historic Resource, however, must meet the General Guidelines for Rehabilitation of Designated Historic Resources as identified in the *"Standards and Guidelines for the Conservation of Historic Places in Canada."* Any development of any portion of the Land shall be undertaken in a manner that is sympathetic to the historic façades of the Brennan Residence. New development should also make reference to this resource's Statement of Significance as identified on the Alberta Register.

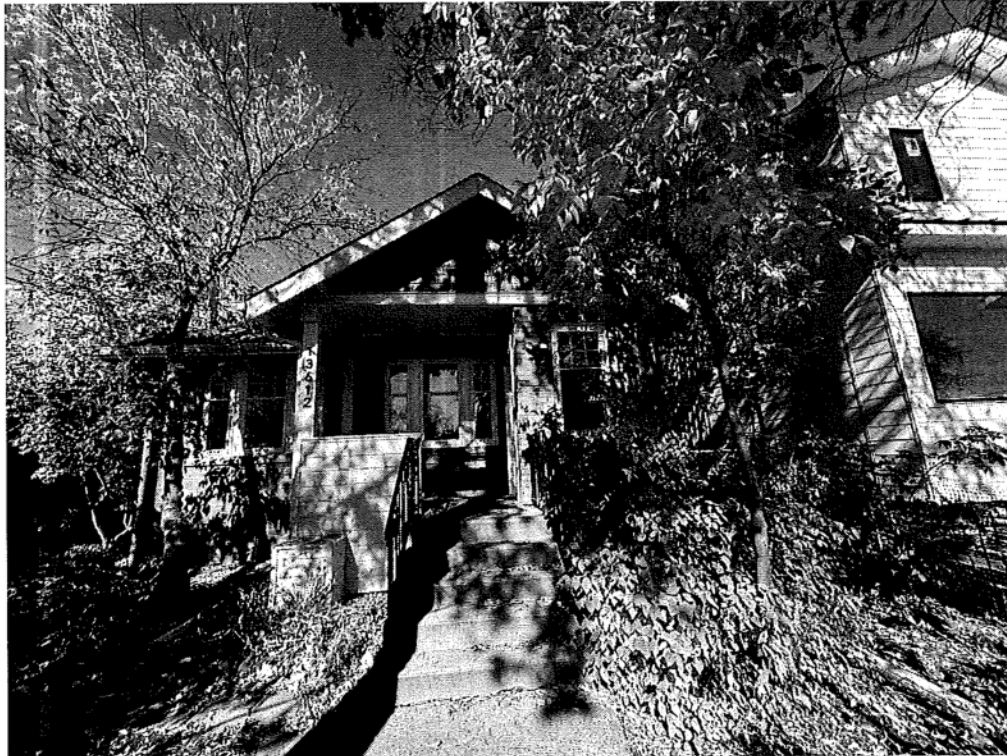
Key character-defining elements of the Brennan Residence include:

- Location on a corner lot on 103 Avenue NW with laneway bordering its west side in the Edmonton's Glenora neighbourhood
- Siting on a rectangular lot with deep setback facing Stony Plain Road
- Form, scale and massing as expressed by its: one-storey height with basement; rectangular plan with hipped roof; and projection with front-gabled roof on south façade, half of the projection containing an enclosed front porch
- Wooden-frame construction including: parged foundation; red pressed brick with red mortar, joints blackened with charcoal; wooden shingles in gable peak on front projection; and concrete sills
- Arts and Crafts-style elements including: multiple fenestration openings; multiple exterior cladding materials; projecting eaves and verges; cornice boards; pointed bargeboards; open soffits with exposed rafter tails; and enclosed front-gabled porch with closed balustrade
- Original fenestration such as: triple assembly single-hung wooden-sash windows with 4-over-1 windows on either side of 6-over-1 window, all with 1-over-1 wooden storm

windows; single assembly 6-over-1 single-hung wooden sash windows with 1-over-1 wooden storm windows; single assembly fixed multi-light wooden-sash window; multi-light hopper wooden-sash windows with multi-light wooden storm windows; and fixed multi-light wooden-sash windows on porch

- Red brick chimney

Photographic Details



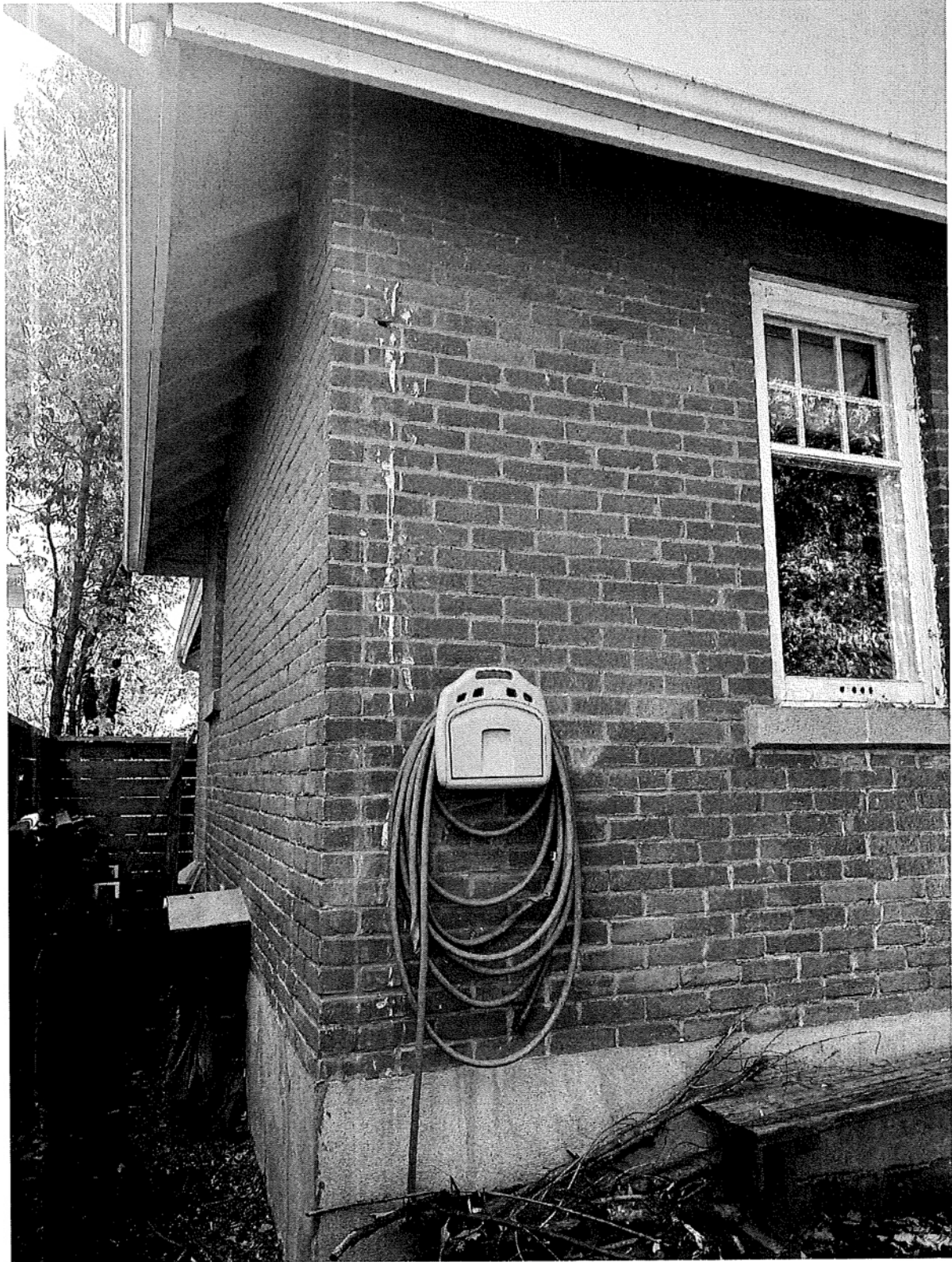
View of front (south) elevation, looking north from 103 Avenue NW.



View of side (west) elevation, looking southeast from adjacent lane.



View of rear (north) elevation, looking south from property rear yard.



View of side (east) and rear (north) elevations, looking southwest from property side yard.

SCHEDULE "B" to BYLAW 21015
REHABILITATION INCENTIVE AND MAINTENANCE AGREEMENT

