

THE CITY OF EDMONTON

BYLAW 21009

**BYLAW TO DESIGNATE THE McCLORY 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 10406 Connaught Drive NW, known as the McClory 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 McClory 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 2803AF

BLOCK 84

LOT 10

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


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MAYOR


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CITY CLERK

SCHEDULE "A" to BYLAW 21009

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 McClory 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 1927 Building. This includes the form, scale, massing and materials of the McClory 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 McClory 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 McClory Residence include:

EXTERIOR

- Form, scale and massing as expressed by its two and one-half storey height; long rectangular form; medium-pitched side gabled roof with returned eaves; raised front entrance centred on façade with gabled pediment supported by two columns on concrete stoop
- Construction materials as expressed by its nailed wood frame; concrete foundation with original red brick veneer under later stone veneer; smooth stucco cladding
- Georgian Revival style details such as its boxy form; symmetrical façade with balanced windows and centred door; side-gabled roof; accentuated front door with pediment with cornice return supported by square columns; multi-light windows in adjacent pairs (second storey and side facades); stuccoed drip mould above window heads; wooden flower boxes below windows on first storey
- Original fenestration such as its triple assembly 2-over-3 and 6-over-9 single-hung wooden-sash windows flanking central fixed windows with wooden exterior storms; single and double-assembly multi-light casement wooden-sash windows with wooden

exterior storms on first and second storeys; four-pane wooden storm windows in basement; banked multi-light casement wooden-sash windows with multi-paned wooden-sash windows with wooden multi-light storms on one-storey portion; 6-paneled wooden door with multi-light wooden-sash sidelights and fanlight with multilight exterior storms

- Upper level patio with door and railing on west elevation
- Two internal red brick chimneys with ceramic chimney pots at the east and west elevations

INTERIOR

- Original clinker brick fireplace

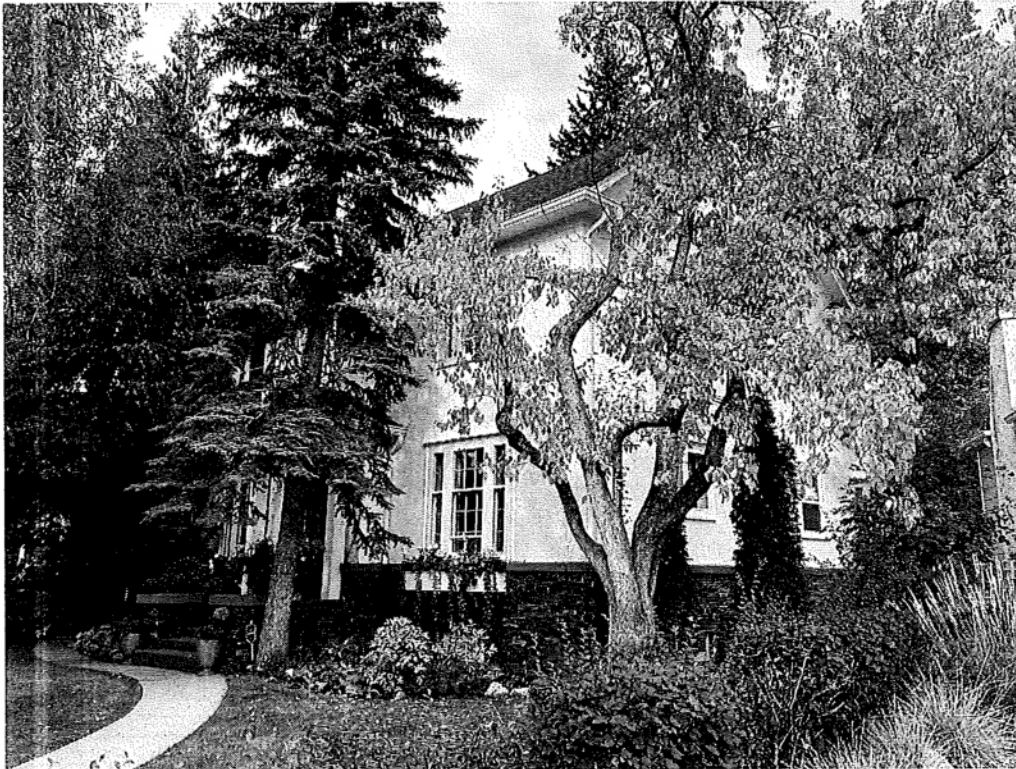
Photographic Details



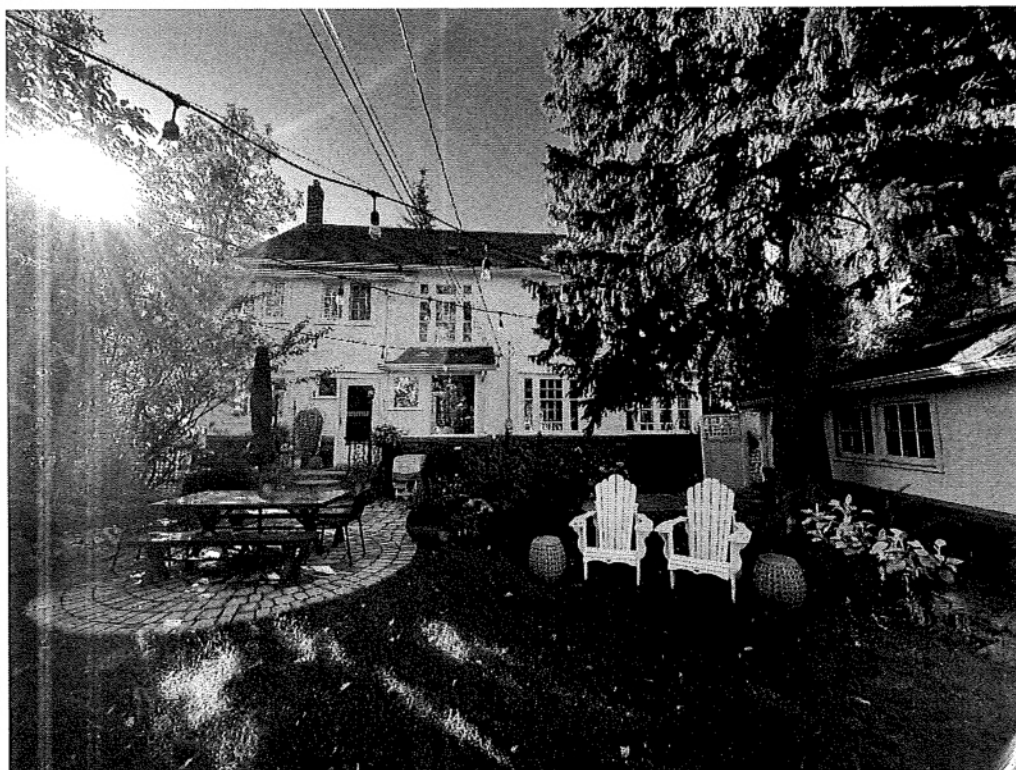
View of front (south) elevation, looking northwest from Connaught Drive NW.



View of front (south) and side (west) elevations, looking northeast from Connaught Drive NW.



View of front (south) and side (east) elevations, looking northwest from Connaught Drive NW.



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



View of side (west) elevation, looking east from property side yard.

