

BYLAW 21072 - To Designate the Stewart Residence as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21072 be given the appropriate readings.

Purpose

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

Readings

Bylaw 21072 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 21072 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw designates the Stewart Residence as a Municipal Historic Resource and allocates financial incentives to support its restoration.

REPORT

Upon passage of Bylaw 21072, the Stewart 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 \$100,000 to assist in the costs of rehabilitation to the historic elements of the structure.

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The Stewart 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 good example of the Dutch Colonial Revival style of home in the Glenora community.

The owner has completed the application requirements to have the Stewart Residence 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 Stewart Residence 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 Stewart Residence as a Municipal Historic Resource was sent to City Council on December 5, 2024, and the formal Notice letter was mailed to the owners of the Stewart Residence on January 11, 2025. 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 property owner throughout the designation process. 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 \$100,000 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including the Stewart Residence. The total estimated cost of the eligible heritage restoration work for the project is \$201,012.

Beyond the \$100,000 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 Stewart Residence, the Reserve balance is anticipated to be \$3.73 million at the end of 2025. The Reserve is funded by the tax levy on an annual basis (\$2.16 million in 2025 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building and \$500,000 specifically for Hangar 11).

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*.

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Attachments

1. Bylaw 21072 - To Designate the Stewart Residence as a Municipal Historic Resource
2. December 5, 2024, Memorandum to City Council re: Notice of Intention to Designate the Stewart Residence as a Municipal Historic Resource

Others Reviewing the Report

- M. Plouffe, Chief People Officer and City Solicitor