

BYLAW 21095

To Designate Douglas Manor as a Municipal Historic Resource Amendment No. 1

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21095 be given the appropriate readings.

Purpose

To amend Bylaw 18939 - Bylaw to Designate Douglas Manor as a Municipal Historic Resource.

Readings

Bylaw 21095 is ready for three readings.

Bylaw 21095 is authorized under the *Historical Resources Act*. 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 21095 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw amends the original Bylaw designating Douglas Manor as a Municipal Historic Resource to allow for additional financial incentives to support its reconstruction.

REPORT

Douglas Manor was originally constructed circa 1914 as a rooming house. It was then used as a seminary and university dormitory building and as an orphanage for many years. It was eventually converted to an apartment building in 1941 and was reclad in brick at that time.

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The building was designated as a Municipal Historic Resource in September 2019 under Bylaw 18939, and the owner was provided five years (to December 31, 2024) to complete the required scope of rehabilitation work. A rehabilitation grant of \$381,327.98 was allocated from the Heritage Resources Reserve for the project.

The site was rezoned to a (DC1) Direct Development Control Provision under Bylaw 19022 in October 2019 in order to accommodate the rehabilitation of the historic Douglas Manor, but also to accommodate a six-storey residential addition to the south elevation of the building.

On July 9, 2022, a major fire caused significant damage to the building, including a complete loss of the roof and portions of the third floor, as well as damage to the interior space and structure. The owner had not initiated the scope of rehabilitation work or the construction of the addition prior to the fire.

Subsequent to the fire, the property owner advised Administration that they wished to undertake a faithful reconstruction of the Douglas Manor building, using exterior brick cladding salvaged from the original structure. The reconstruction would involve a detailed replica of the original building as part of the overall project, which still would include the six-story addition. Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, which are used by Administration to guide historic rehabilitation projects, supports reconstruction of a damaged building by reinstating the exterior form of the structure. In the case of Douglas Manor, the west, north and east elevations will be replicated to match the original design and materials exactly to that of the original as part of the reconstruction. Salvaged bricks will be used to fully reconstruct the public-facing west and north elevations, while new brick that matches the original will be used on the less-prominent east elevation.

Administration has worked closely with the property owner to develop the scope of work required for the reconstruction. The projected costs of the heritage reconstruction of Douglas Manor are \$1,982,576. The owner has requested that the original rehabilitation grant of \$381,327.98 be increased by \$118,672.02 to the maximum rehabilitation grant amount of \$500,000 that is typically available for multi-unit heritage buildings.

Community Insight

Heritage preservation is a priority for many Edmontonians, as detailed in The City Plan. This bylaw will facilitate the reconstruction of Douglas Manor by maximizing the eligible City-funded rehabilitation grant amounts to the cost of the reconstruction work. 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 owner of the property throughout the process to date and the development of the Amending Bylaw and Agreement. Additional engagement with the public for this process is not a requirement under the *Historical Resources Act*.

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Budget/Financial Implications

With the amended rehabilitation grant amount that is proposed, upon completion of the project phases, the Heritage Resources Reserve will pay the owner up to \$500,000 for the reconstruction of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including Douglas Manor. The total estimated cost of the eligible heritage reconstruction work for the project is \$1,982,576.

Beyond the \$500,000 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the reconstruction 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 Douglas Manor, the Reserve balance is anticipated to be \$4.6 million at the end of 2025. The Reserve is funded by the tax levy on an annual basis (\$2.0 million in 2025 including \$465,131 specifically for the Edmonton Brewing and Malting Company Ltd. building, and \$175,000 for Heritage Places Strategy).

Legal Implications

This Amending Bylaw and the associated Amending Agreement are required in order to provide the additional \$118,672.02 of grant funding and extend the time period in which the owner is required to complete the reconstruction work.

Attachments

1. Bylaw 21095 - Bylaw to Designate Douglas Manor as a Municipal Historic Resource - Amendment No. 1
2. Location Map

Others Reviewing the Report

- M. Gunther, Acting City Solicitor