

BYLAW 21147 - To Designate the Ernest W. Morehouse Residence as a Municipal Historic Resource Amendment No. 1

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21147 be given the appropriate readings.

Purpose

To amend Bylaw 18449 - Bylaw to Designate the Ernest W. Morehouse Residence as a Municipal Historic Resource.

Readings

Bylaw 21147 is ready for three readings.

Bylaw 21147 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 21147 be considered for third reading."

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw amends the original Bylaw designating the Ernest W. Morehouse Residence as a Municipal Historic Resource to allow for changes to the original scope of rehabilitation work and adjust the grant funding amount provided from the Heritage Resources Reserve.

REPORT

Constructed in 1912 at 11153 - 64 Street NW in the Highlands neighbourhood, the Ernest W. Morehouse Residence was designated a Municipal Historic Resource in July 2018 via Bylaw 18449.

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This designation involved a Rehabilitation Incentive and Maintenance Agreement between the City and the building owner. This Agreement outlined the required scope of rehabilitation work to be undertaken by the owner, and the amount of grant funding from the Heritage Resources Reserve that would be provided by the City. A rehabilitation grant of \$44,474 was allocated from the Heritage Resources Reserve for the project.

The owner has completed some elements of the original scope of rehabilitation work, including some window restoration, exterior painting and historic site landscaping features. Funding in the amount of \$21,659 from the original grant has been provided to the owner. As the work progressed, emergent rehabilitation work to the roof of the building was identified as well as additional deterioration of the exterior paint. This work was not included in the original scope of work under Bylaw 18449. Due to the anticipated costs of new roofing on the building and the additional painting, the owner requested that the original scope of work, budget and rehabilitation grant from the Heritage Resources Reserve be modified through an Amending Bylaw and Amending Agreement to add the roofing and exterior painting work and reduce the original scope of the window rehabilitation.

Administration has worked with the property owner to develop the updated scope of rehabilitation work to the building. The total projected costs of the adjusted rehabilitation scope of work are \$62,715.40, resulting in a new grant amount from the Heritage Resources Reserve of \$31,357.70. Added to the \$21,659 already provided, this would result in a combined total grant allocation for this property of \$53,016.70. As a single detached dwelling, this property qualifies for a grant from the Heritage Resources Reserve of up to \$100,000.

Community Insight

Heritage preservation is a priority for many Edmontonians, as detailed in The City Plan. This bylaw will facilitate the rehabilitation of the Ernest W. Morehouse Residence by adjusting the scope of 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*.

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 \$31,357.70 for the rehabilitation of the historic elements of the structure, in addition to the \$21,659 that has already been provided, for a total of grant allocation of \$53,016.70. The current Reserve balance is sufficient to cover the committed funding, including the Ernest W. Morehouse Residence. The total estimated cost of the adjusted scope of eligible heritage rehabilitation work for the project is \$62,715.40.

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Beyond the \$31,357.70 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the rehabilitation 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 Ernest W. Morehouse Residence, the Reserve balance is anticipated to be \$4.7 million at the end of 2025. The Reserve is funded by the tax levy on an annual basis (\$2.0 million in 2025 including \$601,955 for Stovel Block, \$500,000 Harcourt House, \$465,131 for the Edmonton Brewing and Malting Company Ltd. building and \$250,000 for the Heritage Places Strategy).

Legal Implications

This Amending Bylaw and the associated Amending Agreement are required in order to provide the additional \$31,357.70 of grant funding and extend the time period in which the owner is required to complete the reconstruction work.

Attachments

1. Bylaw 21147 - Bylaw to Designate the Ernest W. Morehouse Residence as a Municipal Historic Resource - Amendment No. 1
2. Location Map

Others Reviewing the Report

- M. Gunther, Acting City Solicitor