

BYLAW 21243

To Designate the Massey Ferguson Building as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21243 be given the appropriate readings.

Purpose

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

Readings

Bylaw 21243 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 21243 be considered for third reading.”

Position of Administration

Administration supports this Bylaw.

Report Summary

This Bylaw designates the Massey Ferguson Building as a Municipal Historic Resource and allocates financial incentives to support its restoration.

REPORT

Upon passage of Bylaw 21243, the Massey Ferguson Building will be designated a Municipal Historic Resource and the Rehabilitation Incentive and Maintenance Agreement (Schedule B of

BYLAW 21243 - To Designate the Massey Ferguson Building as a Municipal Historic Resource

Attachment 1) will be approved and come into effect. The City will pay the owners up to \$500,000 to assist in the costs of rehabilitation to the historic elements of the structure.

The Massey Ferguson Building 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 two-storey showroom building fronting on 103 Avenue was originally constructed in 1947. The building is an excellent example of the International style of Modern architecture and was designed by the noted architectural practice of Blakey and Blakey. It is one of the remaining prominent warehouse buildings in the Warehouse District in the Downtown. The designation applies to the west, south and east elevations of the 1947 building. A one-storey addition constructed in 1953 to the immediate north of the original building is not included in the designation and will be removed as part of a larger redevelopment on the subject site. The west, south and east walls of the original 1947 building will be integrated into the podium level of a new building on the site and will be kept standing during the construction. The redevelopment of the site is associated with a proposed rezoning application (LDA25-0166) scheduled for consideration by City Council at the September 15, 2025, City Council Public Hearing.

The owner has completed the application requirements to have the Massey Ferguson Building 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 Massey Ferguson Building 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 Massey Ferguson Building as a Municipal Historic Resource was sent to City Council on June 2, 2025 and the formal Notice letter was mailed to the owners of the Massey Ferguson Building on June 9, 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 \$500,000 for rehabilitation of the historic elements of the structure. The current Reserve balance is sufficient to cover the committed funding, including the Massey Ferguson Building. The total estimated cost of the eligible heritage restoration work for the project is \$2,031,706.95.

BYLAW 21243 - To Designate the Massey Ferguson Building as a Municipal Historic Resource

Beyond the \$500,000 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 the Reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, including the Massey Ferguson Building, the Reserve balance is anticipated to be \$4.6 million at the end of 2025 and \$2.9 million at the end of 2026. The Reserve is funded by the tax levy on an annual basis (\$2.0 million per annum in 2025 and in 2026).

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*.

Attachments

1. Bylaw 21243 - To Designate the Massey Ferguson Building as a Municipal Historic Resource
2. June 2, 2025, Memorandum to City Council re: Notice of Intention to Designate the Massey Ferguson Building as a Municipal Historic Resource

Others Reviewing the Report

- M. Gunther, Acting City Solicitor