

BYLAW 21396

To Designate the Harcourt House as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21396 be given the appropriate readings.

Purpose

To designate the Harcourt House as a Municipal Historic resource pursuant to the provisions of the *Historical Resources Act*, RSA 2000, c H-9.

Readings

Bylaw 21396 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 21396 be considered for third reading.”

REPORT

Upon passage of Bylaw 21396, the Harcourt House will be designated a Municipal Historic resource and the Maintenance Agreement (Schedule “B” to Bylaw 21396) will be approved and come into effect. No rehabilitation incentive will be provided.

At the September 10, 2024, City Council meeting, Council passed a motion to allow for a \$500,000 grant, funded from the Heritage Reserve, to the Where Edmonton Community Artists Network (W.E.C.A.N.) Society for the purpose of assisting with the purchase of the Harcourt House Artist Run Centre property at 10215 112 Street, Edmonton. The grant agreement included a condition that W.E.C.A.N. Society apply to designate the property as a Municipal Historic Resource. On March 3, 2025, \$500,000 was paid to W.E.C.A.N. Society in advance of their purchase of Harcourt House on March 31, 2025.

Harcourt House 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

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Municipal Historic Resources in Edmonton. The building was constructed in 1964 as an office building and was the location of the Edmonton Rehabilitation Society, later known as Goodwill Industries of Alberta. In 1987, Where Edmonton Community Artists Network (W.E.C.A.N.) Society moved into the building and has been operating artist studios and a gallery since. The building was designed by Freda and Dennis O'Connor, who designed several buildings around Edmonton in the 1950s and 1960s. With its minimalist form and emphasis on vertical and horizontal lines, Harcourt House is a strong example of the International Style.

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 Harcourt House, the Reserve balance is anticipated to be \$3.2 million at the end of 2026. The Reserve is funded by the tax levy on an annual basis (\$2.0 million per annum in 2026).

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

The Heritage Resources Reserve paid the owner \$500,000 towards the purchase of the building on March 3, 2025. The Reserve balance is sufficient to cover the committed funding, including this one-time grant. The Harcourt House will not receive further rehabilitation funding; however, the Resource is eligible to receive maintenance funding, which can cover one-third of eligible costs, up to \$100,000, every five years.

Legal Implications

In consideration of the incentive payable for the purchase of the Historic Resource, the owners have waived any right to compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 21396 - Bylaw To Designate the Harcourt House as a Municipal Historic Resource
2. October 30, 2025, Memorandum to City Council re: Notice of Intention to Designate the Harcourt House as a Municipal Historic Resource

Others Reviewing the Report

- M. Gunther, Acting City Solicitor