

BYLAW 21432

To Designate the Wood Residence as a Municipal Historic Resource

Recommendation

That Executive Committee recommend to City Council:

That Bylaw 21432 be given the appropriate readings.

Purpose

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

Readings

Bylaw 21432 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 21432 be considered for third reading.”

REPORT

Upon passage of Bylaw 21432, the Wood Residence will be designated a Municipal Historic resource, and the Rehabilitation Incentive and Maintenance Agreement (Schedule “B” to Bylaw 21432) will be approved and come into effect. The City will pay the owner up to \$100,000 to assist with the costs of rehabilitating the historic elements of the structure.

The Wood 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 1923 and is representative of early residential development in the Westmount neighbourhood. It is located on the same street as two other designated Municipal Historic Resources; if designated, this will be the only site in Edmonton with three designated Municipal Historic Resources in a row.

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The owner has completed the application requirements to have the Wood 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 Wood 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 Wood Residence as a Municipal Historic Resource was sent to City Council on December 8, 2025, and the formal notice letter was mailed to the owner of the Wood Residence on January 9, 2026. The Notice of Intention is dated December 23, 2025 and 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 owner of the property 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 Wood Residence. The total estimated cost of the eligible heritage restoration work for the project is \$270,102. The Notice of Intention memo indicated the total cost of restoration work would be \$247,537.50; however, the owner has received an updated quote which has increased the total cost.

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 the reserve funds, which will be brought forward for Council approval as required. Based on the current commitments, including the Wood Residence, 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).

Legal Implications

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule "B" of Attachment 1), the owner has waived any right to compensation under the *Historical Resources Act*.

Attachments

1. Bylaw 21432 - Bylaw to Designate the Wood Residence as a Municipal Historic Resource
2. 2025-12-08 - Memo to Council - SIGNED Notice of Intention to Designate the Wood Residence as a Municipal Historic Resource (12530 - 109A Ave NW)

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Others Reviewing the Report

- M. Gunther, Acting City Solicitor