



August 14, 2019

City of Edmonton

Urban Form and
Corporate Strategic Development
Edmonton Tower
10111 – 104th Avenue NW
Edmonton AB T5J 0J4

Attention: Peter Ohm, Chief City Planner
Branch Manager, City Planning

Dear Scott,

Re: Brighton Block, 9666 Jasper Avenue

Please accept this letter as a request for funding under City Policy Number C450B to support the heritage preservation of the Brighton Block. In support of that request is the following enclosed and attached material and information:

1. Historical Cost Summary prepared by Hodgson Schilf Evans Architects Inc.
2. Design Fee Breakdown prepared Hodgson Schilf Evans Architects Inc.
3. Detailed Estimate Summary prepared by PCL. Please note that this summary was first prepared last November and does not reflect those costs subsequently identified and incurred. While we have attempted to keep your office fully informed in regard to subsequent changes to this scope as they continue to be identified and incurred, it may be more appropriate to add a 5% contingency sum to the amounts shown for a total cost of \$3,425,394 and provide for a formal reconciliation not to exceed that budget within 30 days of substantial completion of the Base Building Improvements and Renovations to the Brighton Block and which is currently estimated to be September 30, 2019.
4. Project photographs identifying the condition of the Brighton Block at the time it was acquired.



5. Project photographs taken over the course of construction.

6. Project photographs illustrating the current condition of the Brighton Block.

We would respectfully request that the Brighton Block be considered and approved for a 50% Rehabilitation Incentive rather than a 33% Maintenance Incentive. We are aware of the differences in qualifying expenses between those categories as well as the difference in rate. We are also aware that the Brighton Block was previously designated as a Municipal Historic Resource under an earlier Policy and received a \$150,000 Rehabilitation Incentive at that time.

While the current Policy would not normally allow a building to be considered as a candidate for a Rehabilitation Incentive following its initial designation, as the accompanying photographs illustrate, none of the parties to the original agreement fulfilled their obligations or appropriately exercised their available discretion under that agreement.

While we were aware that the Brighton Block was not going to be in pristine condition at the time we purchased it, the full extent of the rot and damage was not apparent until we were able to do some destructive testing and selective demolition. At that time, it became quickly and readily apparent that nothing less than an immediate and drastic intervention would be able to salvage even the exterior walls of the structure and that time would be of the essence in undertaking and completing that work if it was to be successful.

As difficult as the above was for us to learn at the time, we are proud to say that we did not hesitate or compromise what needed to be done to salvage and maintain the Brighton Block's exterior façades and its historic prominence on Jasper Avenue. We are also pleased to report that our efforts earned a First Place Award for Excellence in Concrete from the American Concrete Institute in the Restoration Category.

In reviewing this request, we would note that, regardless of the level at which an incentive is approved, the unanticipated capital investment made by the owners to retain the historic façade of the Brighton Block as a proud flagship anchor in the Quarters would remain considerable.

We recognize that unanticipated capital expenditures are no more welcome by the city than they are for the private sector and would like to confirm that:

1. If approved for a Rehabilitation Incentive, we are prepared to consider accepting a payment schedule that would extend the impact of the City's commitment to its Historic Resources over more than one budget year.



2. If approved for a Rehabilitation Incentive, we are further prepared to accept a deduction or credit against the incentive amount equivalent to 100% of those monies expended by the City under the previous agreement such that the City is not contributing twice to the Brighton Block even though we did not derive any benefit from that earlier contribution.

3. We would be prepared to enter into a new maintenance agreement with the City that would continue to require the owner to maintain the heritage aspects of the Brighton Block but would explicitly exclude the City from having to provide any future Maintenance Incentives either through direct grants or rebates of property taxes.

In closing, I would like to acknowledge the support and the encouragement we have received from your department in general and your heritage group in particular from the very outset of this project. It is a better project as a result of those commitments and we look forward to working with them on future opportunities.

Should you have any questions regarding the above or require any additional material or information, please do not hesitate to contact us at your convenience.

Yours very truly,

PRIMAVERA Development Group Inc.
Brighton Block Inc.



Kenneth L. Cantor, President
Honorary Member, Alberta Association of Architects

direct: (780) 909-6431

e-mail: kcantor@primaveradevelopment.com

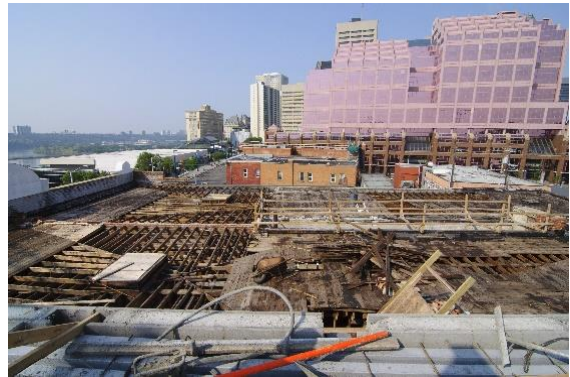
cc: Scott Ashe, Principal Heritage Planner



Original Building Condition Photographs



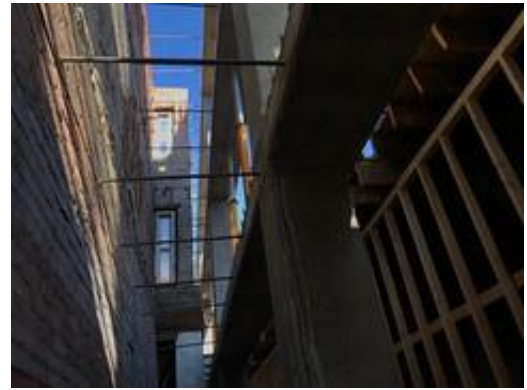
Original Building Condition Photographs



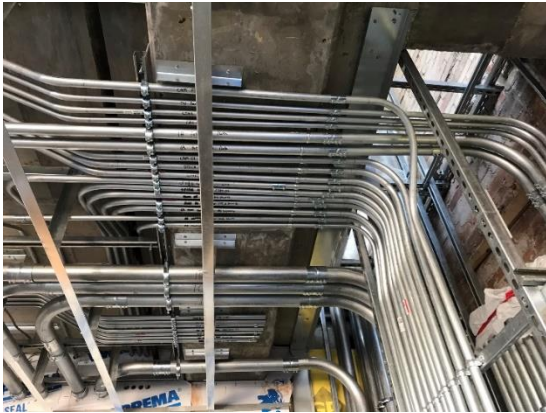
Course of Construction Photographs



Course of Construction Photographs



Course of Construction Photographs



Current Photographs (August 2019)

