

# Bylaw 18979 to Designate the Stovel Block as a Municipal Historic Resource

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## Purpose

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

## Readings

Bylaw 18979 is ready for three readings.

This Bylaw is authorized under the *Historical Resources Act*. To obtain passage of the bylaw, Council is required to achieve a majority vote on all three readings.

If Council wishes to give three readings during a single meeting, then prior to moving third reading, Council must unanimously agree “That Bylaw 18979 be considered for third reading.”

## Advertising and Signing

This Bylaw is not required to be advertised and can be signed and, thereby, passed following third reading.

## Position of Administration

Administration supports this Bylaw.

## Previous Council/Committee Action

At the July 3, 2019, City Council meeting, the following motion was passed:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1 of the June 25, 2019, Urban Form and Corporate Strategic Development report CR\_7042, be served on the owners of the property located at 10327 – 97 Street NW in accordance with Section 26 of the Alberta *Historical Resources Act*, RSA 2000, c H-9.
2. That funding of up to \$645,792.50 be provided from the Heritage Resources Reserve to fund City-funded work on the Stovel Block, as described in Attachment 5 of the June 25, 2019, Urban Form and Corporate Strategic Development report CR\_7042.

3. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate the Stovel Block as a Municipal Historic Resource, as set out in Attachment 1 of the June 25, 2019, Urban Form and Corporate Strategic Development report CR\_7042.

**Report Summary**

This Bylaw is to designate the Stovel Block as a Municipal Historic Resource and to allocate financial incentives for its restoration.

**Report**

Upon passage of the Bylaw, the Rehabilitation Incentive and Maintenance Agreement (Schedule “C” of Attachment 1) will be approved and come into effect.

The City will pay the owner up to \$645,792.50, pursuant to the terms of the Rehabilitation Incentive and Maintenance Agreement (Schedule “C” of Attachment 1), to encourage the designation and rehabilitation of the Stovel Block as a Municipal Historic Resource, in accordance with City Policy C450B.

The Stovel Block is on the Inventory of Historic Resources in Edmonton and merits designation under City Policy C450B - A Policy to Encourage the Designation and Rehabilitation of Municipal Historic Resources in Edmonton. The Stovel Block is architecturally significant as a somewhat rare surviving example of a commercial block built in the Edwardian style in Downtown Edmonton. The Stovel Block was typical of this style, which utilizes simpler design approaches for buildings, compared to those of the Victorian era.

The owner has completed the application requirements to have the Stovel Block designated as a Municipal Historic Resource under the provisions of City Policy C450B. The City of Edmonton sold the property to Gather Co. Inc. on October 4, 2019, and the conditions of the sale were removed on September 13, 2019.

The regulated portions of the structure, as outlined in Schedule “A” of Attachment 1, will be restored. Rehabilitation work will meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

**Corporate Outcomes and Performance Management**

<b>Corporate Outcome(s): Edmonton is attractive and compact</b>			
<b>Outcome(s)</b>	<b>Measure(s)</b>	<b>Result(s)</b>	<b>Target(s)</b>

Unique character and history of the neighborhood is preserved	Number of designated Municipal Historic Resources	156 (September 30, 2019)	There is no target for the designation of historical resources
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**Risk Assessment**

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Financial	Grant provided used for costs that are not related to heritage resource conservation/rehabilitation	1- Rare	2- Moderate	2 - Low	- Administration reviews detailed work estimated from third party contractors for qualifying rehabilitation work - Funds are not disbursed until rehabilitation work is complete	

**Public Engagement**

Public engagement is not required for this process under the *Historical Resources Act*. Administration has engaged with Gather Co. Inc., owners of the property, throughout the designation process.

**Budget/Financial Implications**

Upon completion of the project phases, the City will pay the owner up to \$645,792.50 for rehabilitation from the Heritage Resources Reserve. The current Reserve balance is sufficient to cover committed funding, including the Stovel Block.

The total estimated cost of the restoration portion of the project is \$1,356,164. Beyond the \$645,792.50 grant from the Heritage Resources Reserve, the owner is responsible for all costs associated with the restoration portion of the project.

The projections for the Reserve (using current commitments) anticipate a Reserve balance of \$2,170,862.77 at the end of 2019. Administration is considering a number of potential heritage designations for use of these funds, which will be brought forward for Council approval as required. Based on the current commitments, the Reserve balance is anticipated to decline to a balance of \$339,176.84 at the end of 2020. The

Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2019, including \$417,550 specifically for the Edmonton Brewing and Malting Company Ltd. Building).

### **Legal Implications**

In consideration of the incentive payable for the rehabilitation of the Historic Resource (as described in Schedule “C” of Attachment 1), the Owner has waived the right to compensation under the *Historical Resources Act*.

### **Attachments**

1. Bylaw 18979 - Bylaw to Designate the Stovel Block as a Municipal Historic Resource
2. Heritage Planner’s Statement of Significance

### **Others Reviewing this Report**

- A. Laughlin, Acting Deputy City Manager, Financial and Corporate Services
- B. Andriachuk, City Solicitor, City Manager’s Office