

Notice of Intention to Designate Douglas Manor as a Municipal Historic Resource

Recommendation

That Urban Planning Committee recommend to City Council:

1. That a Notice of Intention to Designate a Municipal Historic Resource, as set out in Attachment 1 of the May 21, 2019, Urban Form and Corporate Strategic Development report CR_6983, be served on the owners of the property located at 10757 - 83 Avenue NW in accordance with Section 26 of the *Alberta Historical Resources Act*, RSA 2000, c H-9.
2. That funding of up to \$381,327.98 be provided from the Heritage Resources Reserve to fund City-funded work on Douglas Manor, as described in Attachment 5 of the May 21, 2019, Urban Form and Corporate Strategic Development report CR_6983.
3. That the City Manager be appointed to implement matters arising from the issuance of the Notice of Intention to Designate Douglas Manor as a Municipal Historic Resource, as set out in Attachment 1 of the May 21, 2019, Urban Form and Corporate Strategic Development report CR_6983 .

Executive Summary

The recommendations in this report initiate the process of designating a historic resource, at the owner's request, as a Municipal Historic Resource in accordance with the *Historical Resources Act*.

Report

Douglas Manor is 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. 1523358 Alberta Ltd. owns the property.

On February 27, 2019, the owner completed the application requirements to have Douglas Manor, located at 10757 - 83 Avenue NW, designated as a Municipal Historic Resource under the provisions of City Policy C450B.

If designated, any future renovation of Douglas Manor will be required to meet the

Standards and Guidelines for the Conservation of Historic Places in Canada.

The designation of this property will support its proper restoration and continued protection in the future. The designation only applies to the north, east and west elevations of the building. The owner is considering constructing an addition to the south side of the building to accommodate additional residential units.

Budget/Financial

Upon completion of the project phases as outlined in Attachment 5, the Heritage Resources Reserve will pay the owner up to \$381,327.98 for rehabilitation. The current Reserve balance is sufficient to cover the committed funding, including Douglas Manor.

The total estimated cost of the restoration work for the project is \$762,655.95. Beyond the \$381,327.98 grant from the Heritage Resources Reserve, the owner is responsible for all costs of the restoration work for the project.

The Q1 2019 projections for the Reserve (using current commitments) anticipate a Reserve balance of \$1,739,258.08 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 \$777,176.31 at the end of 2020. The Reserve is funded by the tax levy on an annual basis (\$2.3 million in 2019). All unused funds will be used to top up the Reserve for future designations and any overages will be drawn from the Reserve annually.

Public Engagement

Public engagement was not undertaken as part of this process, as it is not required under the *Historical Resources Act*.

Corporate Outcomes and Performance Management

Corporate Outcome(s): Edmontonians are connected to the city in which they live, work and play			
Outcome(s)	Measure(s)	Result(s)	Target(s)
Unique character and history of the neighborhood is preserved.	Number of designated Municipal Historic Resources.	152 (as of May 31, 2019)	There is no target for the designation of historical resources.

Risk Assessment

Risk Element	Risk Description	Likelihood	Impact	Risk Score (with current mitigations)	Current Mitigations	Potential Future Mitigations
Financial	Grant provided 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.	

Attachments

1. Notice of Intention to Designate Douglas Manor as a Municipal Historic Resource
2. Location Map of Douglas Manor
3. Photographs of Douglas Manor
4. Heritage Planner’s Statement of Significance
5. Description of City-Funded Work for Douglas Manor

Others Reviewing this Report

- R. Kits, Acting Deputy City Manager, Financial and Corporate Services
- B. Andriachuk, City Solicitor