

THE CITY OF EDMONTON

BYLAW 17635

**BYLAW TO DESIGNATE THE ADMINISTRATION OFFICE BUILDING AS A
MUNICIPAL HISTORIC RESOURCE**

AMENDMENT No. 1

WHEREAS the *Historical Resources Act*, R.S.A. 2000, c. H-9, as amended, permits the municipal council of a municipality to designate any Historic Resource within the municipality whose preservation it considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource; and

WHEREAS the building located at 11904 – 104 Avenue NW, known as the Administration Office Building, and the land on which the building is situated was designated by Edmonton City Council on February 16, 2016, as a Municipal Historic Resource; and

WHEREAS it is desirable to correct typographical errors in the designation bylaw, being Bylaw 17508; and

WHEREAS the consolidation of Bylaw 17508 by incorporating all amendments to it as set out in this Bylaw 17635 is desirable;

NOW THEREFORE the Municipal Council of the City of Edmonton hereby enacts as follows:

1. Bylaw 17508, the Bylaw to Designate the Administration Office Building as a Municipal Historic Resource, is amended by this bylaw.

2. Section 1 is amended by deleting “being legally described as Descriptive Plan 152 2690 within Plan 142 5753, Block twenty-one (21), Lot two (2)” and substituting “being legally described as:
Plan 142 5753
Block twenty-one (21)
All that portion of Lot two (2)
Shown as Area ‘B’ on Plan 152 2690”
3. Schedule “B” is amended by deleting “Descriptive Plan 152 2690 within Plan 142 5753, Block twenty-one (21), Lot two (2)” in the second paragraph of the fourth page, and substituting:
Plan 142 5753
Block twenty-one (21)
All that portion of Lot two (2)
Shown as Area ‘B’ on Plan 152 2690
4. Schedule “C” is amended by deleting “Descriptive Plan 152 2690 within Plan 142 5753, Block twenty-one (21), Lot two (2)” in the first paragraph of the first page, and substituting:
Plan 142 5753
Block twenty-one (21)
All that portion of Lot two (2)
Shown as Area ‘B’ on Plan 152 2690
5. Schedule “D”, added after Schedule “C”.
6. The consolidated Bylaw 17508 created by way of incorporation of the amendments hereto are hereby adopted by Council as the official version of Bylaw 17508.
7. This Bylaw shall come into effect on the date on which this Bylaw is passed by City Council.

READ a first time this	24 th	day of	May	, A.D. 2016;
READ a second time this	24 th	day of	May	, A.D. 2016;
READ a third time this	24 th	day of	May	, A.D. 2016;
SIGNED and PASSED THIS	24 th	day of	May	, A.D. 2016.

THE CITY OF EDMONTON



MAYOR



CITY CLERK

SCHEDULE "A"

THE IDENTIFICATION OF REGULATED PORTIONS OF THE ADMINISTRATION OFFICE BUILDING

The purpose of this Schedule is to identify, by written description and photographs, those portions of the Building known as the Administration Office Building, which shall be regulated by the "General Guidelines for Rehabilitation" (Schedule "B") and must be preserved ("the Regulated Portion").

The Regulated Portion of the Building includes all the historic exterior façades. This includes the form, scale and mass of the Administration Office Building as described below. These features of the Building shall be maintained in accordance with the Designation and Maintenance Incentive Agreement as set out in Schedule "C".

Non-regulated portions of the Building, being all other portions of the Building not specifically identified as a Regulated Portion, may be rehabilitated, altered, repaired or otherwise permanently affected in any manner provided that such rehabilitation, alteration or repair does not impact on the regulated historic features of the Building. Any development or alterations considered to be non-regulated portions of the Municipal Resource, however, must meet the General Guidelines for Rehabilitation of Designated Historic Resources as identified in the *"Standards and Guidelines for the Conservation of Historic Places in Canada."* Any development of any portion of the Land shall be undertaken in a manner that is sympathetic to the historic façades of the Administration Office Building. New development should also make reference to this resource's Statement of Significance as identified on the Alberta Register.

The following character defining architectural elements as expressed in the form, massing and materials of the building must be retained:

The north, south, west and east elevations of the building:

- scaled-down design, less ornate style and subordinate stature relative to the nearby brewery building;
- red brick construction of exterior walls;
- simple sandstone or concrete cornice;
- Classical Revival design elements, such as the simulated brick cornices, dentils, modillions and parapets; and
- fenestration pattern and extant historic windows with simple flat sandstone or concrete lintels and brick sills.

- **PHOTOGRAPHIC DETAILS**

South and West Elevations



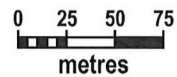
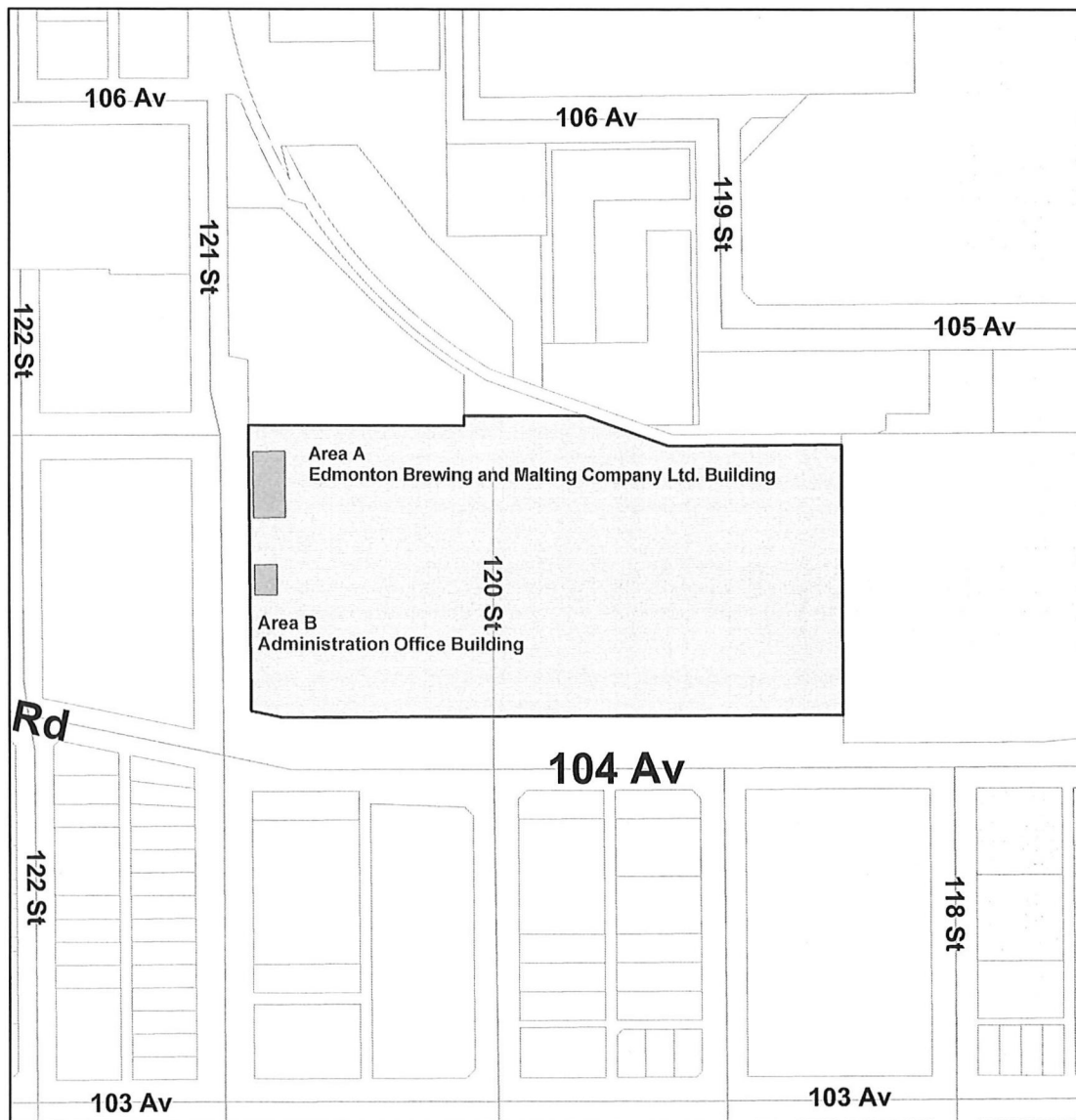
West Elevation



West and North Elevations



LOCATION PLAN



**Edmonton Brewing and Malting Company Ltd. Building
Administration Office Building
11904 - 104 Avenue NW**

SCHEDULE "B"

GENERAL GUIDELINES FOR REHABILITATION

The General Guidelines for Rehabilitation are intended to assist in applying accepted principles and practices to the conservation of Historic Resources. The guidelines are set out in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. In a manner consistent with accepted practice, City Heritage Policy C450B requires that the standards be used in conjunction with the guidelines to ensure that the basis for a clear and consistent interpretation of the guidelines is provided to assist owners of Historic Resources throughout any rehabilitation process. The following guidelines and the referenced standards shall apply to the Administration Office Building and the land on which the building is located (the "Municipal Historic Resource") and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

1. Compatible Uses:

Wherever possible, the uses proposed for a Municipal Historic Resource shall be compatible with the existing building such that only minimal changes are required to the building. The use of a Municipal Historic Resource for its original purpose is desirable.

2. Original Character:

The original distinctive qualities and character of the building as designated by the Municipal Historic Resource Bylaw should be preserved. The removal or alteration of any historical materials or features shall be avoided whenever possible.

3. The Historic Period:

The Municipal Historic Resource should be recognized as a product of its own time. Alterations which are not based on historical fact or which recreate an earlier or a later design idiom shall be discouraged.

4. Witness to Change:

Changes to the Municipal Historic Resource may have occurred over time. These alterations are evidence of the history and development of the building. Because this evolution may have acquired a significance in its own right, alterations to the original building should be recognized and respected where indicated.

5. Style and Craftsmanship:

Distinctive stylistic features and examples of skilled craftsmanship which have been designated by the Municipal Historic Resource Bylaw shall be preserved and treated sensitively.

6. Repair and Replacement:

Deteriorated architectural features shall be repaired rather than replaced whenever possible. Where replacement is necessary, the new material should match the original as to composition, color, texture, design, etc. The repair or replacement of architectural features shall be based on a sound knowledge of the original characteristics of the feature. Such knowledge shall be based on historical or pictorial evidence and not upon conjecture.

7. Cleaning:

In all cases, surface cleaning shall be undertaken with the gentlest means available. Sandblasting in particular, but also other cleaning methods, damage historic buildings and should not be undertaken without thorough testing prior to use on a building. Sandblasting is not recommended on brick, stone or wood. In all instances, it should be ascertained that a building exterior is really in need of cleaning prior to undertaking the work.

8. Reversibility of Improvements:

When the introduction of new elements or materials is necessary to stabilize or preserve a municipally designated historic resource, alteration shall be undertaken such that the new materials, should they fail, may be removed at a later date without damage to the original fabric of the Municipal Historic Resource. Where this is not possible (i.e. use of epoxy) only those methods and materials which have been thoroughly tested and found satisfactory in situ, shall be used.

9. Recording:

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning, moving structures), the applicant shall compile a complete record of the architectural features of the Municipal Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work.

10. Original Construction Details:

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In these instances, accurate reconstruction of the original detail will inevitably result in the failure of the element. Therefore, reconstruction should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practice.

11. Codes:

At no time should the life and safety of occupants of a Municipal Historic Resource be deemed of lesser importance than the preservation of the original fabric of the Municipal Historic Resource. The required life and safety standards are those required by the current Alberta Building Code. However, notwithstanding these Code requirements, where the essential character of the structure is threatened by changes for Code reasons, every effort shall be made to achieve an equivalent safety standard by alternate means so as to minimize the impact on the historic fabric.

12. Improvements:

Prior to undertaking any improvements, a schedule of alterations should be prepared. This schedule should include phasing of alterations where necessary due to program or budget restrictions. The type and timing of both short and long term maintenance work shall also be included.

13. Signs:

As a general rule signs should be limited to signs which were originally present on the building. In instances where new uses or interpretive functions dictate the use of additional signs, these new elements should be integrated into the general design of the project. The size, typeface, graphics, and materials should be chosen to suit the period of the Municipal Historic Resource wherever possible. Avoid installing new signs such that the repair, replacement or removal of the signs damages the original fabric of the structure.

14. Enforcement:

The owner and the City shall enter into an agreement to provide that the designated structure will be maintained in such a manner as to prevent any deterioration

15. Alterations and Additions to Historic Resources:

Contemporary design for alterations and additions to existing Historic Resources shall not be discouraged when such alterations and additions do not diminish the overall historic character of the resource and such design is compatible with the size, scale, colour, material and character of the resource, neighbourhood or environment.

GUIDELINES FOR DEVELOPMENT ON THE REGULATED LANDS

1. General Purpose:

To establish guidelines on future development on the lands on which the Administration Office Building is located to protect the heritage character of the Administration Office Building and the land on which the building is located (the “Municipal Historic Resource”).

2. Area of Application:

The area of application is the portion of land located at 11904 – 104 Avenue NW and legally described as:

Plan 142 5753

Block twenty-one (21)

All that portion of Lot two (2)

Shown as Area ‘B’ on Plan 152 2690

Excepting thereout all mines and minerals

as shown in Schedule “A” of this Bylaw (the “Land”).

3. Development Criteria:

The Development Officer and the Heritage Planner shall have regard for the following guidelines when reviewing a development permit application for any additions or alterations to the Administration Office Building, or any other proposed development on the Land.

4. Historic Integrity:

4.1. Any redevelopment of the Municipal Historic Resource must respect the historic character of the regulated portions of the Municipal Historic Resource. As well, any future development on the Land, including any ancillary structures, must conform to “General Guidelines for Rehabilitation” and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

4.2. Additions or additional structures must be sympathetic in either matching material or style, or both, in order that the Administrative Office Building continues to be read as one unit.

SCHEDULE “D”

THIS AMENDING AGREEMENT made this ____ day of _____, 20__.

BETWEEN:

THE CITY OF EDMONTON
(the "City")

OF THE FIRST PART,

-and-

FIRST CAPITAL HOLDINGS (ALB) CORPORATION

-and-

SUN LIFE ASSURANCE COMPANY OF CANADA
(collectively, the "Owner")

OF THE SECOND PART,

WHEREAS the parties entered into an Agreement dated the 16th day of February, 2016, for the City to provide funding to the Owner for rehabilitation and maintenance of the Land;

AND WHEREAS the parties wish to amend the terms of the Agreement;

NOW THEREFORE in consideration of the terms of the Agreement, and provisions of this amending agreement, the parties agree as follows:

1. The Agreement is amended in Whereas Clause Article 1 by deleting:

Descriptive Plan 152 2690

Area 'B'

within

Plan 142 5753

Block twenty-one (21)

Lot two (2)

Excepting thereout all mines and minerals

And substituting:

Plan 142 5753

Block twenty-one (21)

All that portion of Lot two (2)

Shown as Area 'B' on Plan 152 2690

Excepting thereout all mines and minerals

2. In all other respects the Agreement remains unchanged and shall continue in full force and effect throughout the term of the Agreement.
3. This Amending Agreement is binding on the parties and their successors and permitted assigns.
4. This Amending Agreement may be executed in any number of counterparts, and all such originals taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF the parties have signed this Agreement on the day and year first above written.

A P P R O V E D

As to Form:
Corporate Services
Law Branch

Per: _____
Kismet Fung

As to Content:
Chief Planner
City Planning Branch

Per: _____
Peter Ohm

Witness _____

Witness _____

The City Of Edmonton
as represented by the General
Manager, Sustainable Development

Per: _____
R. Gary Klassen

The Owner
First Capital Holdings (ALB)
Corporation

Per: _____
Ralph Huizinga

Sun Life Assurance Company of
Canada

Per: _____
Ross Strowger