



# MINUTES

## Board Meeting

**Meeting Date & Time:** April 27, 2022; 5:00PM - 7:00PM

**Meeting Location:** Hybrid: Virtually via Google Meet & Prince of Wales Armouries Heritage Centre, Governor's Room

**Attendance:**

In Person: Dominic Schamuhn, Chair      Nancy MacDonald      Harrison Sheremeta      Shalene Williams

Virtually: Alison McGavigan, Vice Chair      Elyse Abma-Bouma      Tyrel Brochu      Elizabeth Cytko  
Carrie-Ann Lunde      James McTague      Stephen Rees

**Guests:** David Johnston-Principal Heritage Planner      John Beamish      Joshua Budinski      Cindy Yan  
Claire McDonald, Prairie Sky Gondola

**Support Staff:** Sonia Caligiuri, EHB Admin; Kathryn Ivany, City Archivist

Agenda Item	Description/Actions; Date Due	Person(s) Responsible
<b>1. Welcome and Territorial Acknowledgement</b>	Welcome to all current EHB members, new EHB members and guest speaker. Meeting called to order at 5:05PM  The Edmonton Historical Board acknowledges the traditional land on which we reside is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose footsteps have marked this territory for centuries, such as	Dominic

	<p>Nêhiyawak (Cree), Dené, Anishinaabe (Saulteaux), Isga Nakota (Nakota Sioux), Niitsitapi (Blackfoot), and Métis– Region 4 peoples. We acknowledge this as the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place and a gathering place for all peoples who come from around the world to share Edmonton as a home.</p> <p>Introductions were made.</p>	
<b>2. Approval of agenda</b>	<p><b>Motion: That the EHB approve the Agenda</b>  <b>Moved:</b> Steve  <b>Approved</b> (unanimously)</p>	Dominic
<b>3. Consent Agenda</b>	<p><b>Motion: That the EHB approve the Consent Agenda</b>  <b>Moved:</b> Shalene  <b>Approved</b> (unanimously)</p>	Dominic
<b>4. Reports and External Updates</b>		
a. Prairie Sky Gondola presentation	Information on the proposed Gondola project was presented.	Claire McDonald
b. Board Discussion-Gondola presentation	No discussion required as EHB members were able to ask questions following the presentation	Dominic
c. Chair report & update	<p><i>Seventh Historian Laureate</i>  Information on the selection process was shared. Announcement to be made in May. Will be in attendance at either the May or June EHB board meeting.</p> <p><i>2021 Annual Report Presentation to Council</i>  Took place earlier this month- 5 minute presentation. Comments made generated some further discussion with some Councillors and a couple of news media outlets.</p>	Dominic

	<p><i>Ring House Coalition Brief</i> Was received and is attached for information</p> <p><i>2022-2023 Roster</i> <b>Motion: That the Edmonton Historical Board approve the 2022-2023 Committee Roster as presented</b> <b>Moved:</b> Stephen <b>Approved</b> (unanimously) -This allows meetings to be held in May, but Roster to be finalized at the EHB May meeting as not all new EHB members were able to choose a committee or were sure of which committee they would like to be a part of for the full term.</p>	
d. Historian Laureate	No report at this time	Amber
e. Heritage Unit Report	Report attached and reviewed	David
f. Naming Committee	<p>Carrie provided background on the Naming Committee and some information on the 2021 Annual Report.</p> <p>-2 applications were reviewed at last night's meeting: 1 for the Orchards neighbourhood and 1 for the Elmwood neighbourhood</p>	Carrie
<b>5. Committee Reports &amp; Requests for Decision</b>		
a. Historic Resources Review Panel	<p>Figg Residence presentation</p> <p><b>Motion: To include the Figg Residence, located at 9117-84 Avenue NW, to Inventory of Historic Resources in Edmonton</b> <b>Moved:</b> James <b>Approved</b> (unanimously)</p>	Dominic

b. Policy & Planning Committee	Briefing note provided and reviewed	Harrison
<b>6. Other Business</b>		
a. Administrative Support	Historian Laureate Protocol Item Being planned for May 24. More information to come	Sonia
<b>7. Roundtable and Conclusion</b>		
a. Roundtable	No items to discuss	Dominic / All
b. Action Items	<p><b>-Action:</b> Policy &amp; Planning Committee to review Post Secondary &amp; Municipal Governance Acts and provide briefing notes for EHB approval at future meeting.</p> <p><b>-Action:</b> Sonia to coordinate date for EHB visit to FEP's Indigenous Peoples Experience.</p>	Dominic / Sonia
c. Feedback & Next Meeting	<p>Welcome to the new EHB members. Thank you to Allison, Nancy, and Tyrel for your time on the Board. Special thanks to Dominic for his leadership over the past few years as Vice Chair and Chair of the EHB and for his dedication over the past 6 years. The EHB wishes you all the best!</p> <p>Next Meeting: May 25, 2022 at 5:00PM, location: TBD</p>	Dominic / All
<b>8. Adjournment</b>	Moved by Nancy at 7:11PM	Dominic

# HERITAGE MANAGEMENT UNIT REPORT

## Report to Edmonton Historical Board

April 27, 2022

### UPCOMING DESIGNATIONS FOR 2022:

- Canada Permanent Building (10126 - 100 Street NW, Downtown) - Notice of Intention to Designate memo issued to City Council on December 17, 2021
- Hangar 11 (11760 - 109 Street NW, Blatchford) - Notice of Intention to Designate memo issued to City Council on March 9, 2022
- Magrath Mansion (6240 Ada Boulevard NW, Highlands) - Notice of Intention to Designate memo issued to City Council on March 25, 2022
- Carleton Sheldon Residence (6018 - 111 Avenue NW, Highlands) - Notice of Intention to Designate memo issued to City Council on April 8, 2022

**COMMITTED FUNDING TO DATE IN 2022:** \$5,209,750.72

### 2021 DESIGNATIONS:

- Strathcona Garage (10505 - 81 Avenue NW, Strathcona) - Bylaw passed on April 6, 2021
- Nye Residence (11159 - 53 Street NW, Highlands) - Bylaw passed on April 6, 2021
- Bugis Residence (9851 - 83 Avenue NW, Strathcona) - Bylaw passed on April 19, 2021
- Hartley Residence (11007 - 128 Street NW, Westmount) - Bylaw passed on May 17, 2021
- Bashor Residence (10750 - 125 Street NW, Westmount) - Bylaw passed on June 22, 2021
- Edmonton Cenotaph (1 Sir Winston Churchill Square, Downtown) - Bylaw passed on November 22, 2021

### Potential Designations:

- |  |   |
|--|---|
| John Stein Residence 11014 - 125 Street NW (Westmount)     | Stone House (Whitemud Equine Centre)                      |
| Royal Bank Building 10401 - 82 Avenue NW (Queen Alexandra) | St. Luke's Anglican Church 8424 - 95 Avenue NW (Holyrood) |
| Windsor Park 8905 Windsor Road NW (Windsor Park)           | Rossdale Low Pressure Plant (Rossdale)                    |
| No. 1 Pumping Station (Rossdale)                           | No. 2 Pumping Station (Rossdale)                          |
| Horne & Pitfield Building 10301 - 104 Street NW (Downtown) | Figg Residence 9117 - 84 Avenue NW (Bonnie Doon)          |

**Ongoing Discussions:**

Dr. Leslie McIntyre Residence 10923 - 125 Street NW (Westmount)      Ritchie Triplex 9821 - 80 Avenue NW (Ritchie)  
Charles Frost Residence 10423 - 127 Street NW (Westmount)      Henry J. Wells Residence 11649 - 95 Street NW (McCauley)  
Emerson Residence 11404 - 123 Street NW (Inglewood)      Henry Weitzel Residence 9731 - 87 Avenue NW (Strathcona)  
Bellevue Community League 7507 Borden Park Road (Bellevue)      W.A. Griesbach Residence 12916 - 102 Avenue NW (Glenora)  
Schlain Residence 13854 Ravine Drive NW (Glenora)  
St. Teresa School and the Dawson/O'Connell Buildings 8441 - 101 Avenue NW (Forest Heights)  
Hawrelak Park Pavilions 9330 Groat Road NW (River Valley Mayfair)

**Proposed Demolitions:**

Glenora Patio Homes 13416 - 109 Avenue NW (North Glenora)  
El Mirador Apartments 10133 - 108 Street NW (Downtown) DEMOLISHED  
Jasper Place Health Unit 15626 - 100A Avenue NW (Jasper Place) DEMOLISHED  
John Kelm Residence 9754 - 75 Avenue NW (Ritchie) DEMOLISHED  
El Tovar Apartments 10029 - 114 Street NW (Oliver)  
Commercial Block 12812 Fort Road NW (Fort Road) DEMOLISHED  
Sandford Oils Building 10304 - 111 Street NW (Oliver) DEMOLISHED  
Thomson Residence 11244 - 92 Street NW (Alberta Avenue) DEMOLISHED  
Goldberg Residence 9517 - 103 Avenue NW (Boyle Street)  
Joe Clarke Residence 7852 Jasper Avenue NW (Cromdale) DEMOLISHED  
Settle Residence 11319 - 96 Street NW (Alberta Avenue) DEMOLISHED  
Spurrier Residence 9805 - 155 Street NW (West Jasper Place)

**CURRENT UNIT INITIATIVES:**

1. Our report on the City-owned historic resource implementation program was heard by Executive Committee on March 9, 2022. The report outlined the necessary staffing and funding support for the program, as well as some prioritization of current City historic assets in terms of rehabilitation, assessment and other administrative needs to initiate the program. After a positive discussion, a motion was passed directing the Administration to bring forward a service package for the necessary funding and staffing for the program as part of the 2023-2026 budget discussions this fall.

2. Our report on the development of a new Historic Resources Management Plan was considered by City Council on January 24, 2022. After a positive discussion, Council passed a motion directing Administration to bring forward a service package for the project budget and staffing requirements as part of the 2023-2026 budget discussions this fall.

3. The Glenora Heritage Character Area Rezoning project was paused after a difficult discussion with Urban Planning Committee on June 29, 2021. The Infill Development in Edmonton Association (IDEA) submitted a letter of opposition to the project to City Council, citing concerns about the project limiting redevelopment opportunities in the area and for not being inclusive in its objectives. Their belief was that a new management strategy for the heritage program could assist in addressing these concerns. A motion was passed at the meeting to pause the project, and for Administration to bring back a report in January 2022 that outlines how a new heritage management strategy can be developed to address the conservation of historic resources city-wide. A report in this regard was presented at the January 18, 2022, Urban Planning Committee meeting. No direction was provided by the Committee, and the report was directed to full City Council at the January 24, 2022, meeting for discussion. It was subsequently postponed by City Council to the February 7, 2022, meeting. At the February 7, 2022, meeting, it was again postponed by City Council to the February 22, 2022, meeting. At the February 22, 2022, meeting, the item was postponed once again to the March 14, 2022, meeting. At the March 14, 2022, meeting, a motion to re-initiate the project was defeated by City Council. Consideration for how we might address heritage character of neighbourhoods in the future will be deferred to the preparation of the new Historic Resource Management Plan.

4. The Heritage team has also worked to respond to two other Council inquiries:

- At the October 15, 2019, Urban Planning Committee meeting, a motion was passed that Administration provide a report on options in civic financial mechanisms to encourage the preservation and restoration of heritage buildings. This response is being led by the heritage team.
- At the May 10, 2021, Executive Committee meeting, a motion was passed directing Administration to provide a report on options to defer or exempt property taxes for non-residential heritage properties applying for designation. The response is being led by the Corporate and Financial Services Department, with support from the heritage team.

The reports responding to these inquiries were considered together at the January 18, 2022, Urban Planning Committee meeting. Committee accepted the reports for information. Administration is now developing the Bylaw report package for the tax programs for non-residential heritage properties, and we are reviewing other options that may be available for financial support for owners of heritage properties.

5. After the positive outcome on the Hangar 11 report with City Council on February 8, 2021, which directed Administration to begin negotiations to sell the building, we are now focusing on drafting the sales agreement and developing the required scope of rehabilitation work to the building. Designation of the building as a Municipal Historic Resource is a condition of the sales agreement. Rezoning of the site was approved on September 8, 2021, and the subdivision of the site was approved on September 9, 2021. The proposed scope of rehabilitation has been confirmed. The Notice of Intention to Designate memo was sent to City Council on March 9, 2022. The proposed rehabilitation grant for the project is a total of \$5,000,000. To lessen the impact on the Heritage Resources Reserve, the grant will be allocated over a 10 year period, with a maximum annual allotment of \$500,000, similar to what was done for the Molson Brewery building.

6. The rehabilitation work at the Ortona Armoury is back underway after work was paused over the summer due to material cost increases. Abatement of lead paint inside the building has been completed, and a contractor has been awarded the contract for the window replacement/rehabilitation. The balance of the construction work is expected to begin in the coming weeks.

7. The sales agreement process for the John L. Lang Apartments is nearing completion. We have worked closely with the soon-to-be new owners and an Amending Agreement has been executed. The new owners will be undertaking a significant amount of rehabilitation on the building, including new roofing, restoration/replacement of the exterior cladding, replacement of all windows and doors and interior renovations. A grant of \$100,000 is being provided from the Heritage Resources Reserve to assist in the costs. A rezoning for the building was approved by City Council on September 8, 2021. The sales agreement for the Dame Eliza Chenier Residences and the Lester Allyn House is still being developed. The foundation work on these two buildings has been recently completed, and the contractors are no longer on site.

8. A consultant team has been engaged and initial site meetings have been held regarding the upcoming rehabilitation work at the Prince of Wales Armouries. Following the rehabilitation of the mechanical systems and roof over the last couple of years, this work will be focusing on structural issues and other related building rehabilitation. Recent monitoring by staff at the building has identified continued cracks in some walls and other areas. We are working with the consultant team to install monitoring devices in several locations to closely monitor the situation.

9. The Advanced Assessment and Rehabilitation Prioritization project for the Rosedale Power Plant continues. The Historic Building Record and Conservation Plan have been completed. The team is now focusing on identifying the phased rehabilitation work needed in the short, medium and long terms to allow the building to begin to be activated. Roof



replacement work on the No. 2 Pumping Station is nearing completion. Roof replacement work on the Turbine Hall and Switch House has been deferred until 2022 to allow more detailed structural assessments to be completed on these two buildings.

10. David is working with the team at IIS on the rehabilitation of the Stone House and Summer Kitchen at the Whitemud Equine Centre. The schematic design process is underway, the scope of which needed to be altered to address significant structural issues related to the foundations of both buildings. The project will involve full rehabilitation of the buildings, and will include their designation as a Municipal Historic Resource. Tender packages are to be issued soon, and rehabilitation work on the buildings is expected to start in 2022.

11. Scott continues to represent the Unit regarding the proposed redevelopment of the Archibald Block site on Whyte Avenue. The owner is proposing to rezone the site to accommodate an 8-storey building, which would involve the demolition of the existing building, which is listed on the Inventory. The property is also located within the Old Strathcona Provincial Historic Area. The Province has requested the preparation of a Historic Resources Impact Assessment (HRIA) for the property, which the owner has provided. We are awaiting a response from the Province on their review of the HRIA.

12. David continues to work with the Windsor Park Community League and the Open Space Strategy team on the potential designation of a portion of Windsor Park as a Municipal Historic Resource as a cultural landscape. The park was added to the Inventory of Historic Resources in November 2020. The Community League has indicated they wish to designate the park as a Municipal Historic Resource, which would be our first such designation. The next step will be to determine what elements of the park would be included under a potential designation and how this would dovetail into planned rehabilitation work on the site. The Community League has started meeting with contractors to discuss some components of the rehabilitation work.

13. The consultant team for the rehabilitation of the Iron Works building (including the north and south annexes) has completed the schematic design report, and is in the process of finalizing the detailed design report. The initial selective demolition and structural rehabilitation work is already underway on the buildings. The Quarters team is exploring opportunities for a new tenant(s) to occupy the space.

14. The consultant team, led by S2 Architecture, is in the construction design stage for a new parkade structure and some basic rehabilitation at the Orange Hub in the Jasper Place area. The building is the former location of the Grant MacEwan

Community College Jasper Place campus, and is listed on the Inventory. We are working with the City's IIS team and the consultants to ensure that the new parkade is designed to be respectful to the historic building.

15.The Mill Creek Trestle Bridge, a designated Municipal Historic Resource, will be undergoing a major rehabilitation project, starting in late 2022 or early 2023. A detailed condition assessment project has already been completed, and the City is moving to the design stage for the rehabilitation work. The existing bridge is in poor condition, and has several structural issues. Little or no original material remains in the structure, due to repair projects over the years from the 1940s and into the 1990s. We are working closely with the bridge team in Integrated Infrastructure Services to ensure all new work to the structure adheres to the Designation Bylaw and proper preservation standards.

16.The Heritage team has embarked on a new initiative with the Urban Sketchers Edmonton, a group of local artists that sketch locations around the city, including historic sites. We have often engaged with them in the past to sketch buildings under threat of demolition, but decided we should also put their talents to good use by sketches positive stories of our building designations. Working with Marlena Wyman, former Historian Laureate, artist and liaison with the Sketchers group, we have arranged for sketches of buildings designated in 2021 onwards to be prepared. The owners are provided a framed sketch, and the Heritage team provides a small honorarium to the artist. Below are some of the sketches prepared so far:

Bashor Residence (Highlands) - sketch by Sarah Lees Miller, Bugis Residence (Strathcona) - sketch by Marlena Wyman, Munroe Residence (Westmount) - sketch by Sarah Lees Miller, Nye Residence (Highlands) - sketch by Diane Smarsh, Strathcona Garage (Queen Alexandra) - sketch by Diane Smarsh, McLear Residence (Westmount) - sketch by Joanne Wojtisiak

17.We continue to monitor the recently-announced sale of the University of Alberta Ring Houses to Primavera Developments closely. While this solution is less than ideal, we will do our best to work with the new owner on the rehabilitation of the buildings if they are relocated to a site in Edmonton.

Submitted by the Heritage Conservation Unit: David Johnston, Scott Ashe, and Erik Backstrom

# **POLICY & PLANNING COMMITTEE BRIEFING NOTES**

**Report to Edmonton Historical Board**

**April 27, 2022**

**MEETING DATE:** April 27, 2022

**AGENDA ITEM:** 5. b- Policy & Planning

**REASON FOR BRIEFING:** Information

## **Background Information:**

- Climate change is a significant phenomenon that will impact Edmonton well into the future
- Retaining existing buildings, specifically built heritage with architectural and/or other significance, is one way in which to reduce greenhouse gas emissions by retaining the embodied carbon in existing buildings
- Demolishing existing buildings and constructing new ones emit considerable greenhouse gas emissions
- The City of Edmonton's Climate Resilient Edmonton plan identifies ways in which to make Edmonton a climate resilient city
- The plan does not explicitly address the retention of built heritage as a way in which to both adapt to and combat climate change
- The City also has the Change for Climate plan to reduce the city's greenhouse gas emissions by 35% below 2005 levels by 2035
- This plan also does not reference retention of built heritage as a way in which to combat climate change

## **Outcomes/next steps and person(s)/committee responsible**

- Discuss with the EHB about bringing awareness to Council about the benefits of retaining built heritage as a way to reduce greenhouse gas emissions
- The climate change argument could give Council another lens from which they review land development applications at Public Hearings, which could potentially allow for the preservation of more built heritage
- An option discussed by the Planning and Policy Committee (PPC) was creating a 'Why We Preserve' pamphlet that could be shared with Council and the wider public with information on the benefits of built heritage

preservation, such as embodied carbon retention and retrofits to increase the energy efficiency of built heritage

- The PPC could add this awareness campaign to its 2022 - 2023 Work Plan

Submitted by: Harrison Sheremeta, Chair, Policy & Planning Committee