

Measuring the Value of  
**Heritage Preservation**  
in Edmonton





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# Measuring the Value of Heritage Preservation

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# Measuring the Value of HERITAGE PRESERVATION

## The Study

### a. Background and Purpose

Edmonton has lost much of its early and pioneer built heritage. Many other properties are in jeopardy. What value, if any, do heritage properties have to the city? Are there ways to show the value? Studies that measure and show the benefits of preserving heritage properties are needed to give city council a local reference point that is not merely anecdotal or opinion.

The Edmonton Historical Board (EHB) is striving to document and quantify the value (both, tangible and intangible) of built heritage preservation for Edmonton and its citizens. The results of this project will provide the EHB with facts, statistics and data to support their conversations with City Councillors and the other Edmontonians about the value of historic preservation. This is an inaugural study that can act as a starting point and base for further, more comprehensive studies.

### b. Values and Methodology

*Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada* is a collaborative document that includes input from all provincial and territorial governments in Canada. It identifies the three integrated values that define sustainable development, as follows:

#### Environmental

- Conserving embodied energy and benefitting from existing construction;
- Reusing and recycling existing sites, buildings and materials with high service lives and repairability;
- Using appropriate technologies or time-tested regionally/climate adapted materials and models;
- Reducing urban sprawl while protecting forests, wildlife, farms, and other natural environments;
- Reducing the waste and landfill use associated with demolition.

#### Economic

- Reducing development costs by using already developed sites;
- Increasing property value through redevelopment;
- Promoting the use of a lifecycle costing model that embodies a long-term view;
- Developing skilled jobs that lead to durable and equitable employment;
- Supporting regional economies, including local materials suppliers

#### Socio-cultural

- Conserving diverse cultural memories;
- Conserving and building community and identity;
- Conserving community spaces and amenities;
- Providing more affordable housing;
- Providing smaller-scale commercial space for local starting initiatives;
- Providing educational opportunities

1. "The economic, cultural, social and environmental aspects of sustainable development are complementary."  
See: <http://www.unesco.org/new/en/culture/themes/cultural-diversity/culturalexpressions/the-convention/convention-text/>

**Method and Measurements:**

After examining a number of methodologies used in cities throughout North America, the steering committee chose to replicate many of the measurements used in the 2015 *“Beyond Tourism, Historic Preservation in the Economy and Life of Savannah and Chatham County”* study. Savannah is heavily dependent on the tourism that its heritage reputation generates. Their study was created to measure economic and lifestyle values outside of heritage tourism, an industry that is not significant in Edmonton. However, many of the values in the Savannah report have a local resonance and can be measured using local data.

An environmental component was added. Canada’s commitment to climate change mitigation has resulted in valuable research compiled by the Government of Canada using evidence from many sources, both private and public.

All sources in this report will be identified.

**c. Heritage Communities in Edmonton**

For the purpose of this study, the heritage communities and buildings included were in neighbourhoods subdivided and built before 1960. This deviates somewhat from the City of Edmonton classifications. Some older “Mature” neighbourhoods are included as heritage neighbourhoods for reasons of their age, the grid platform of development, and the percentage of construction that is older than 1960. Old neighbourhoods that have lost most of their heritage building stock are included because of their central location, historic amenities, and their retention of the grid pattern.

<b>Vanished Heritage 0-9%</b>	<b>% of pre-1960 Construction</b>	<b>Compromised Heritage: 10-19%</b>	<b>% of pre-1960 Construction</b>	<b>Pockets of Heri- tage 20-29%</b>	<b>% of pre-1960 Construction</b>
Oliver Downtown	1% 9%	Boyle St. C. McDougall Cloverdale Cromdale Garneau Rossdale	12% 18% 12% 16% 19% 19%	Balwin Elmwood Park Queen Alexandra Riverdale Strathcona West Jasper Place	25% 35% 31% 22% 30% 26%

<b>Half Heritage 40-59%</b>	<b>% of pre-1960 Construction</b>	<b>Preserved 60+%</b>	<b>% of pre-1960 Construction</b>
Beverly Heights Bonnie Doon Calder Eastwood Inglewood McCauley Ritchie Spruce Ave Virginia Park Westmount	45% 40% 47% 40% 49% 51% 43% 57% 40% 43%	Alberta Ave Beacon Heights Belgravia Bellevue Crestwood Delton Glenora Highlands High Park Holyrood McKernan Parkdale Parkallen Windsor Park	73% 62% 66% 85% 69% 60% 69% 83% 64% 71% 64% 60% 82% 78%

These percentages are taken from the City of Edmonton Neighbourhood Profiles that used data from the 2011 federal census. For maps that show the distribution of properties by age of construction and the age demographic each heritage community represents, see Appendix 1

# Executive Summary

## The Environment

- Buildings, combining densities, energy-intensive materials, construction and operational energy use and emissions, as well as the waste generated, are responsible for the greatest human impact on the environment.
- The materials used in pre-1941 buildings are much less energy intensive to produce. Brick and old growth wood are strong and durable.
- Across Canada and in Alberta, 20-25% of landfills are construction waste. Edmonton has a recycle program for specific construction materials but does not monitor waste in landfills.
- The design of old buildings was inherently energy efficient, using natural sources of light, heating and ventilation. Old buildings can easily be retrofitted to be as energy efficient as modern buildings.
- A very small percentage of heritage buildings are demolished because of structural issues.
- Retrofitting old buildings may be the most important action to take to mitigate climate change.

## The Economy

- Heritage neighbourhood property value increases have kept pace with the growth of the city.
- The neighbourhoods in the study consume 6% of the total land area of the City of Edmonton and pay 20% of the property taxes (2016).
- Investments in downtown heritage properties returned the tax investment and contributed positively to the City of Edmonton tax pool over a period of time.
- Historical main streets and heritage communities attract independent businesses and are the areas of choice for many local entrepreneurs and start-ups.

Existing Heritage Residence		New Build on Same Lot	
Lot Price	\$459,000	Lot Price	\$459,000
Net Build Cost	\$171,000	Demolition Cost	\$15,000
Landscaping, etc.	\$20,000	Build Cost @\$225-275/SF	\$224-274,000
<b>Total Cost:</b>	<b>\$650,000</b>	Landscaping	\$20,000
		Fees / Management	\$25,000 ?
		<b>Total Cost:</b>	<b>\$743,000 - 793,000 +</b>

- Commercial heritage property developers see a demand and profit in old buildings.
- Lofts in downtown heritage buildings, especially on 104 Street, are in high demand and can ask higher rents. There are examples of one beds renting for the same price as the average two bedroom in Edmonton.
- “There are several ways to look at this cost (retrofitting heritage homes). First, how does the cost compare to buying the lot, demolishing the house, and building a new home of comparable size?”
- Even a heritage home that requires extensive repair can be retrofitted for less money than a comparable new build. Infill sacrifices quality and durability for lower costs.

### Social and Cultural Values

- Older communities were built for walking and transit. They contain many amenities within short distances. Schools, shops, recreational facilities, parks and entertainment are part of most of the older communities.
- Most heritage communities score higher than the city score for walkability and transit.
- Overwhelmingly, our city celebrates in central communities, from the central river valley parks to the main streets of old neighbourhoods.
- The heritage communities with the most density have the least percentage of families.
- Meeting places within communities are the number one reason for cited for community attachment. Old neighbourhoods are built around these places.

### Challenges and Recommendations

- There are eleven specific recommendations that come from property owners to make the heritage preservation process easier and more effective.
- A lifecycle assessment of embodied effects of existing historic buildings template was developed for Heritage Canada was done in order to bring environmental considerations and data into the decision making process of various levels of government.
- A study of vitality of heritage districts in three American cities showed that these districts “punched above their weight”. A tool to measure vitality was developed and used in this assessment.



# The Environment

“Improving energy efficiency in existing buildings encompasses the most diverse, largest and most cost-effective mitigation opportunities in buildings to combat climate change.”

*Intergovernmental Panel on Climate Change (IPCC)*

At a time when all levels of government and the private sector are searching for ways to mitigate Climate Change, one of the most significant paths shows itself in the work that has been done to identify the real costs of buildings. From sourcing and processing construction materials to construction, operations, maintenance and demolition, there are environmental impacts that come with the choices that are made. The values we use to measure our environmental impact should be reflective of the entire process and its costs.

It turns out that technology enhances buildings but does not make up for the loss of the original building. In a study commissioned by Parks Canada, a Life Cycle Assessment of four Canadian buildings confirmed “that significant environmental impacts can be avoided by preserving an existing building instead of demolishing it and building new.”<sup>1</sup>

## A. Environmental Impact of Buildings

Buildings have been identified as the largest single source of energy use, waste, and omissions into the atmosphere. Close to half of greenhouse gases produced in Canada come from buildings.<sup>2</sup>

### a. Energy and Natural Resource Use:

Fully half of our natural resources go into buildings, including production of materials, construction and operations. A third of our produced energy fuels buildings, including materials, construction and operations.

Buildings in Canada consume<sup>3</sup>:

33% of energy produced

50% of natural resources

12% of water usage

(excluding process water for industry)

*CREDIT: Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada*

1 Athena Institute/Morrison Hershfield: Life Cycle Assessment for Existing Heritage Buildings  
2 Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada  
3 CaGBC Municipal Green Building Tool Kit, 2007, December 2014

## b. Waste and Emissions:

### i. Waste

The production of waste during construction and demolition has become a significant issue in Canadian cities. Edmonton has followed the trend of demolitions and new builds, contributing to large waste deposits in public and private landfills. Alberta Environment found that 25% of landfill in Alberta was construction waste.

And they generate<sup>4</sup>:

25% of landfill waste

10% of airborne particulates

35% of greenhouse gases

*Note: In 2008, the City of Edmonton opened the Construction and Demolition Waste Recycling Centre<sup>5</sup>. The target was set to recycle 75% of construction waste brought to the centre. Between 2010 (92%) and 2014 (79.4%) expectations were exceeded. It is important to note that only the waste brought to the Centre is counted in this. Loads are brought in as Sorted (delivered as very specific “clean” items) or as Unsorted (required to be 85% recyclable materials). Any non-recyclable material is sent to the landfill.*

The questions are:

- How much construction waste is NOT brought to the centre?
- And, how much goes to “other” landfills?

The City of Edmonton does not monitor the contents of private landfills.

### ii. Emissions

Carbon dioxide is emitted at every stage of a building’s life span. The cycle of demolition and replacement is a high energy activity and results in high emissions of carbon dioxide.

Stage	Input	Output
Site Preparation	Energy (Earthmoving)	Carbon Dioxide
Construction	Energy, Raw Materials	Carbon dioxide, Waste materials
Use & Refurbishment	Energy Materials	Carbon dioxide
Demolition	Energy	Carbon dioxide, Waste materials

*(Building and Environment, 1999)*

CREDIT: Parks Canada Heritage Brief

<sup>4</sup> Municipal Green Building Tool Kit, 2007, December 2014

<sup>5</sup> [https://www.edmonton.ca/programs\\_services/garbage\\_waste/rates-fees-construction-demolition.aspx](https://www.edmonton.ca/programs_services/garbage_waste/rates-fees-construction-demolition.aspx)

### c. Materials Matter

Heritage buildings are the most likely to be constructed of less energy-intensive building materials than more modern buildings. The use of plastics in construction projects has increased while the use of wood and brick has decreased.

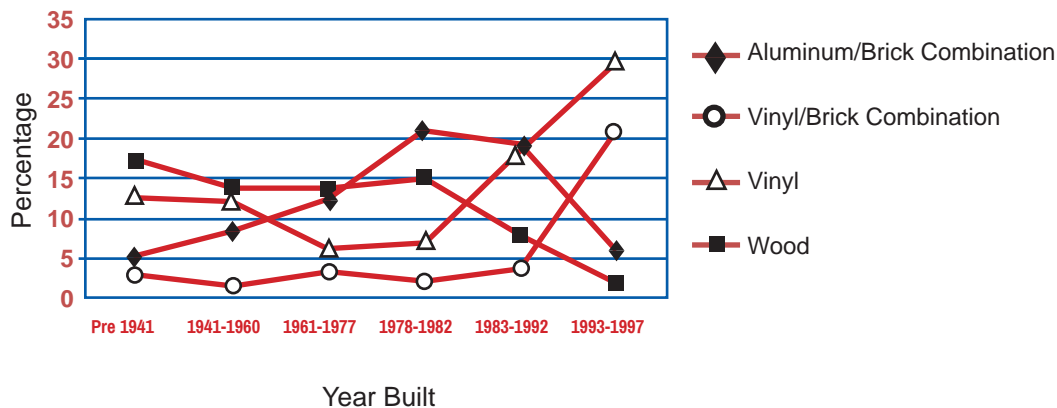
The Energy Required to Produce and Process Various Building Materials <sup>7</sup>	
Energy Required	
Material	Mega joules per kilogram (MJ/kg)
Wood	2.5
Brick	2.5
Vinyl	70.0
(Kesik, 2002)	

Other modern building materials:<sup>6</sup>

- Steel (from recycled steel) :** 6-16 MJ
- Aluminum:** 11.35-17MJ
- Glass:** 18-35MJ
- Plastics:** 62-108MJ

- **Measured per kilogram**

Various House Exterior Wall Materials<sup>8</sup>



6 (MIT academic papers, published in *Environmentally Benign Manufacturing*)

7 Kesik, T. 2002; Measures of Sustainability, Architectural Science Forum, Perspectives on Sustainability

8 Harris, D.j. 1999. A qualitative approach to the assessments of the environmental impact of building materials. *Building and Environment*. 34: 71-758

## B. Sustainability and Climate Change Mitigation

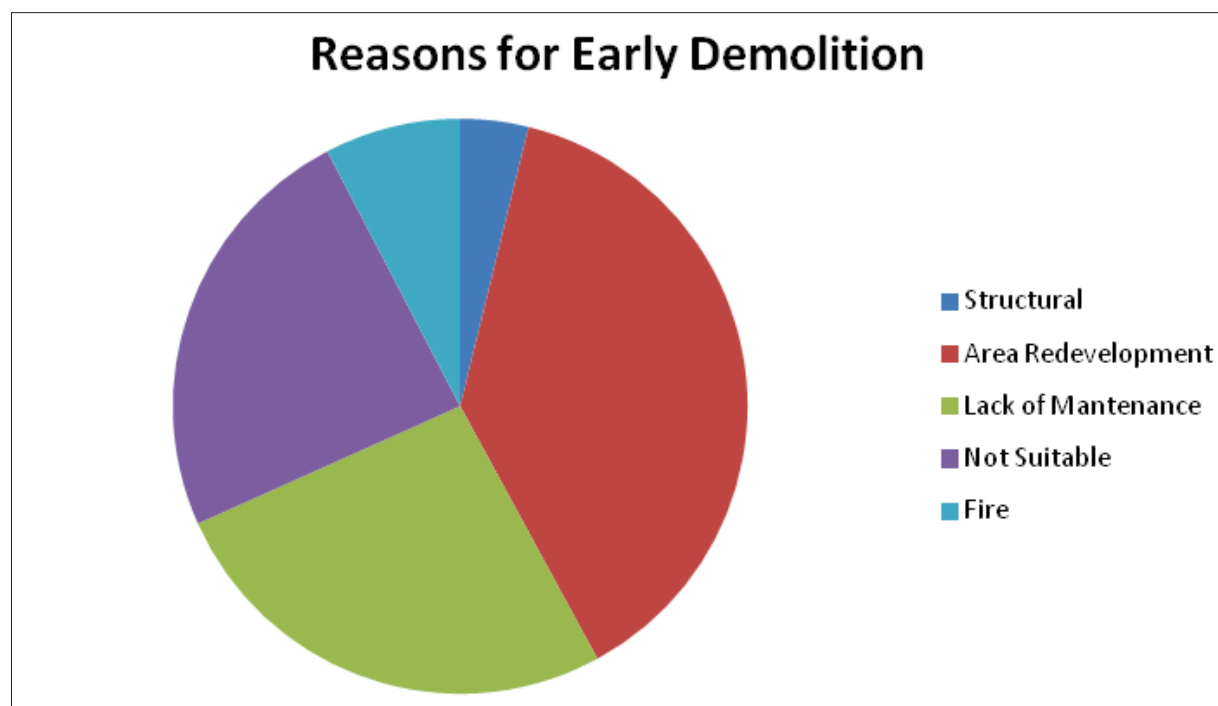
*“...over the whole building stock, the largest portion of carbon savings by 2030 is in retrofitting existing buildings and replacing energy using equipment.”<sup>9</sup>*

### a. Durability, Energy Efficiency and Maintainability

Heritage buildings are generally constructed of durable materials. Some of these materials are no longer available in large quantities or they have become prohibitively expensive.

#### i. Early Demolitions:

A Canadian study found that only 3.5% of heritage buildings were demolished because there was a structural, material or system issue with the building. Reasons given for most of the demolitions were: area redevelopment (34.8%); lack of maintenance (23.8%); and no longer suitable (22.0%). Fire made up 7%.<sup>10</sup>



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9 Intergovernmental Panel on Climate Change (IPCC)

10 The Athene Institute and Forintek Canada Corp. 2004.

**ii, Durability**

The wood in heritage buildings was “often harvested from an unfertilized old growth stock that was a denser and more naturally occurring grain structure than the second growth stock or fertilized tree farm wood used today. Such materials are stronger, more stable and durable than their modern counterparts.”<sup>11</sup>

**iii. Energy Efficiency**

The design and construction of buildings built before 1941 resulted in “less energy usage for heating and cooling by maximizing the natural source of heating, lighting and ventilation”.<sup>12</sup>

**Retrofitting heritage buildings:**

**Energy Saving Features of Heritage Buildings**

Feature	How Energy is Conserved
Operable windows	Provide natural ventilation and light Reduce heat gain or loss since less than 20% of wall surface is often composed of windows
Interior light/ventilation courts, rooftop ventilators, clerestories, or skylights	Provide energy efficient fresh air and light
Interior or exterior shutters, interior Venetian blinds, curtains and drapes, or exterior awnings	Minimize the heat gain or loss from windows
Wide roof overhangs, exterior balconies or porches	Minimize heat gains
Heavy masonry walls, thick brick walls, or stone walls	Minimize heat loss Provide high thermal inertia (slowing heat transfer from exterior to interior)

(National Park Service, 1978)

**iv. Maintainability**

Buildings before 1941 were constructed with repairable components. Unlike, new double paned windows filled with argon or the more expensive, krypton, single paned windows have a long life and parts are easily replaced. Solid doors, wooden floors are some other examples of features that were meant to be maintained and repaired rather than replaced.

*Note: A single paned window has an R rating of 1. A sealed two paned unit comes in at R2. The argon units can go to R3.5 but the gas leaks and in a relatively short time, the rating is reduced to 2.*

11 (APT Bulletin 2005)

12 Natural Resources Canada, 1993-1997 Survey of Household Energy Use, Office of Energy Efficiency

## b. Energy and Waste Conservation

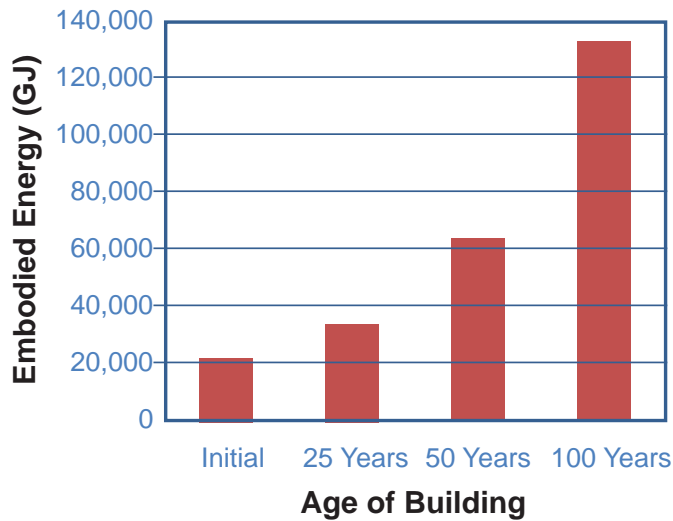
Rehabilitation of a building conserves the energy invested, prevents the waste of energy and materials required in rebuilding and keeps material waste out of landfills.

### i. Embodied Energy: Invested Energy

Demolition of an existing building costs more than just the energy needed to raze the building. The total energy consumed comes from: <sup>13</sup>

1. Initial energy: to acquire, process, manufacture, and transport building materials and then to construct the building.
2. Recurring energy: to maintain and repair the building.
3. Operating energy: to heat, cool, ventilate, and light the building.
4. Demolish and Disposition energy.

A Canadian case study using a three store office building shows the total embodied energy over time. <sup>14</sup>



When a building is rehabilitated, the embodied energy is conserved.”

Recommendations: Calculating Life Cycle Assessments.

13 Cole, R.J. and P.C. Kernan, 1996, Life Cycle Energy Use in Office Building and Environment 31(4):307-317  
14 Ibid

# Economy

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***“Old ideas can sometime use new buildings. New ideas must use old buildings.”***

Jane Jacobs, *The Death and Life of Great American Cities*

and

***“Cities need old buildings so badly it is probably impossible for vigorous streets and districts to grow without them.”***

Jane Jacobs, *The Death and Life of Great American Cities*

Heritage buildings and heritage areas make significant contributions to the local economy. Human scale buildings are attractive to local entrepreneurs, new immigrants and start-ups. Independent businesses spend many of their dollars with other businesses in the region and employ local labour.

All 38 communities have matched the growth rate of the city. Their property values have risen as people move into central neighbourhoods to work, attend school or raise a family. The urban heritage loft lifestyle has become so popular that it outperforms the nearby units in newer buildings.

This study has shown that retrofitting heritage homes and commercial buildings can be fiscally feasible. There are obstacles in retrofitting an old building that has much to do with the belief that there is no value in old buildings. The examples in this report show that heritage buildings have inherent qualities, both material and esthetic, that can result in better quality for less money than a demolition and rebuild.

The City of Edmonton’s investment in downtown heritage buildings has shown to be one that has paid itself back and continues to contribute to the tax pool. Limitations of time and resource requirements have prevented a full study of all designated buildings.

Developers of heritage properties have found that a market does exist for unique properties that have a patina and story to go with the property.

Old neighbourhoods are more compact than their car dependent neighbours. The 38 heritage neighbourhoods here take up only 6% of Edmonton’s land area and contribute 20% to the tax pool.

## **Older, Smaller, Better: National Trust for Historic Preservation, Preservation Green Lab, 2014**

“Researchers filtered each city through a 200-by-200 meter grid, measuring the age, diversity of age, and size of buildings in commercial areas. The team pored through records, many of them hard copies in assessor’s offices. Higher average building age, greater diversity of building age, and smaller individual buildings (greater “granularity”) produced a higher score of “character.” The character score of each grid was compared with 40 measures of economic and social activity in census blocks.” The study concluded that, “Building age, building age diversity, and the granularity of building fabric emerged as significant predictors of community vitality, even when taking into account the effects of income, access to transit and construction permit dollars.”

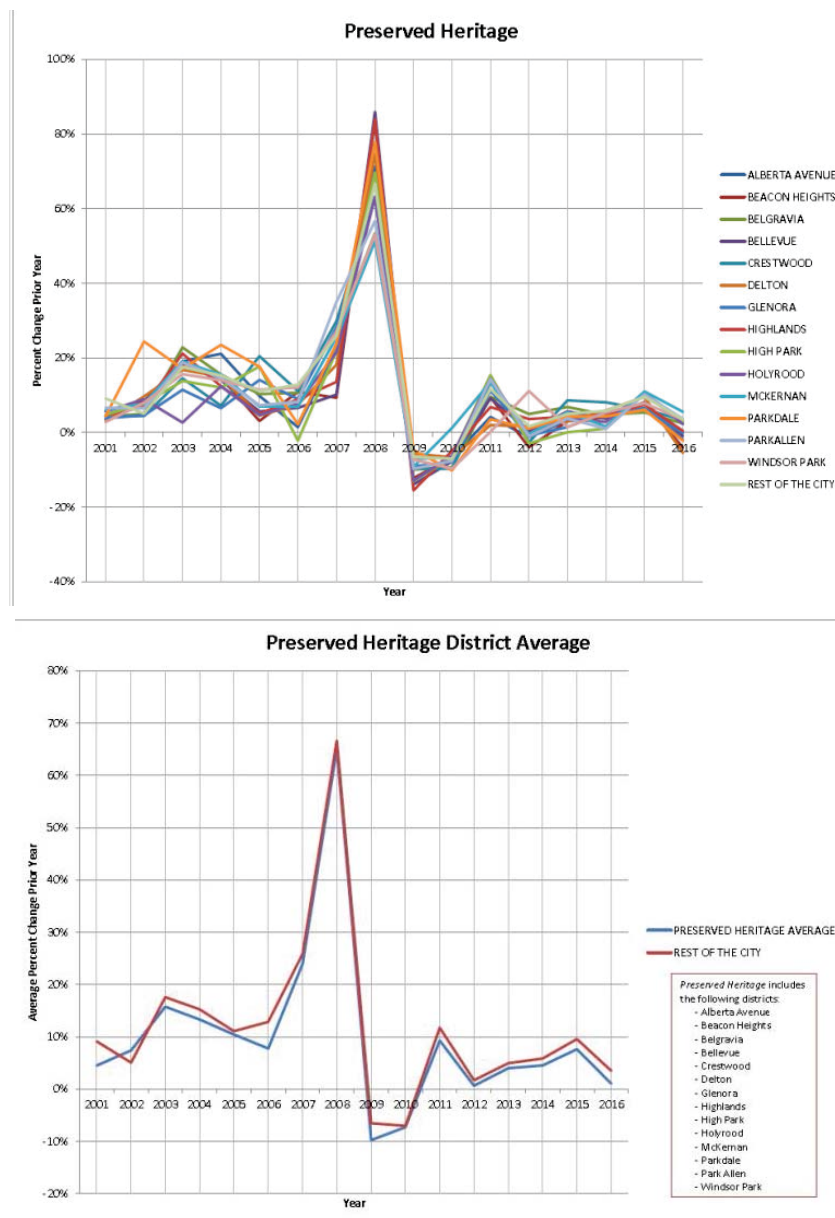
Robert Steuteville, editor Public Square, senior communications advisor for the Congress of New Urbanism

## A. Assessed Residential Property Values in Edmonton: 2000-2016

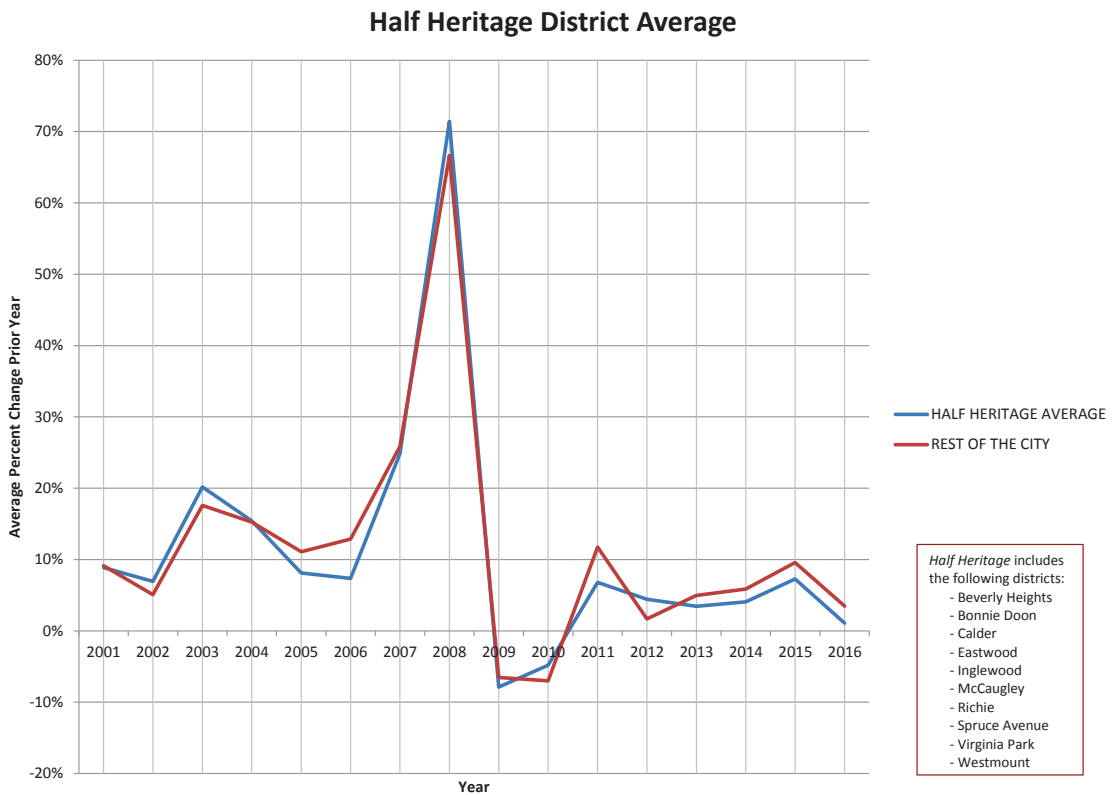
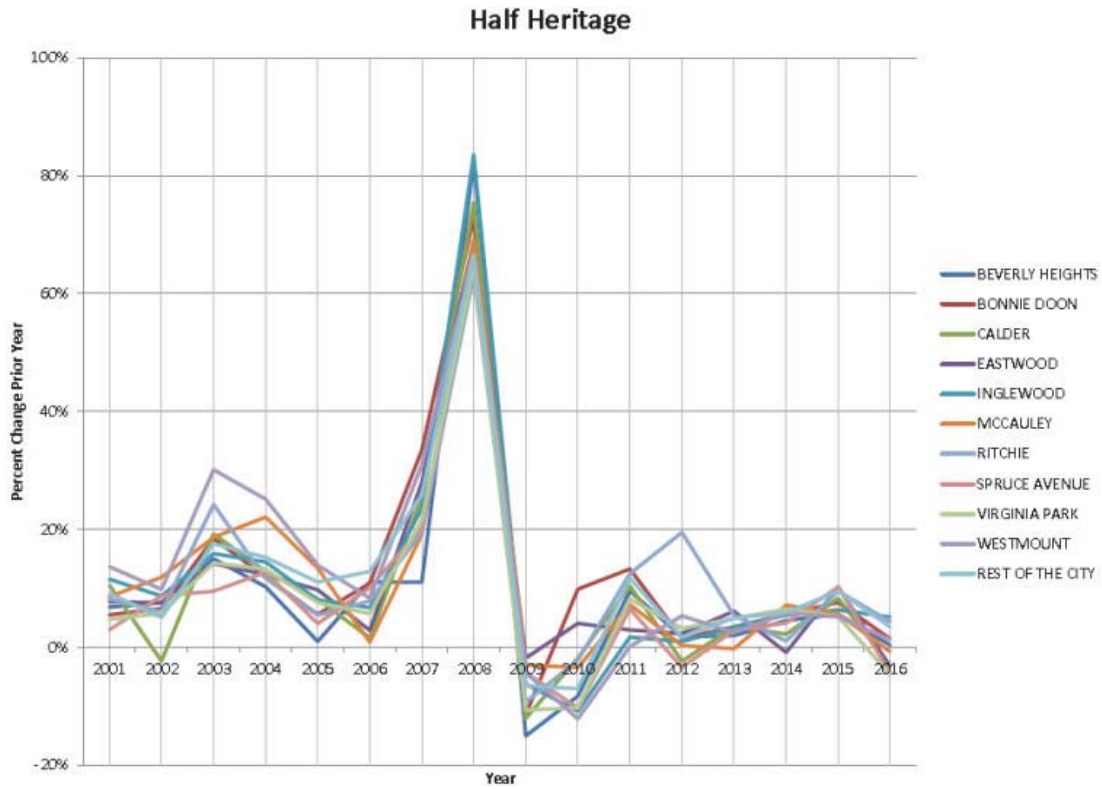
Property values in the heritage neighbourhoods kept pace with the city average over the 17 year period from 2000 to 2016. The five categories of Preserved, Half Heritage, Pockets of Heritage, Compromised Heritage and Vanished Heritage were measured separately against the rest of the city average. For each category, there are two graphs. One graph shows the neighbourhoods individually compared to the rest of the city (does not include the heritage neighbourhoods) and the second graph groups the neighbourhoods as it compares them to the rest of the city.

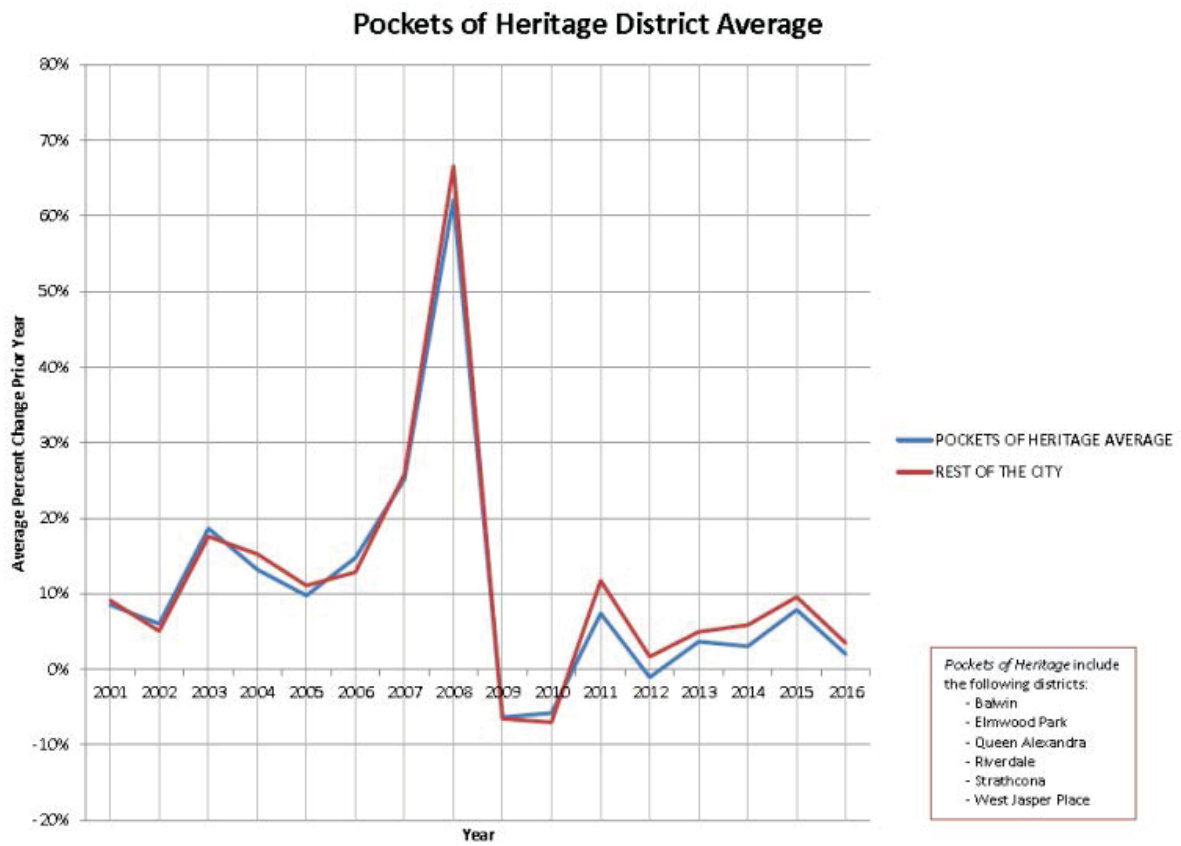
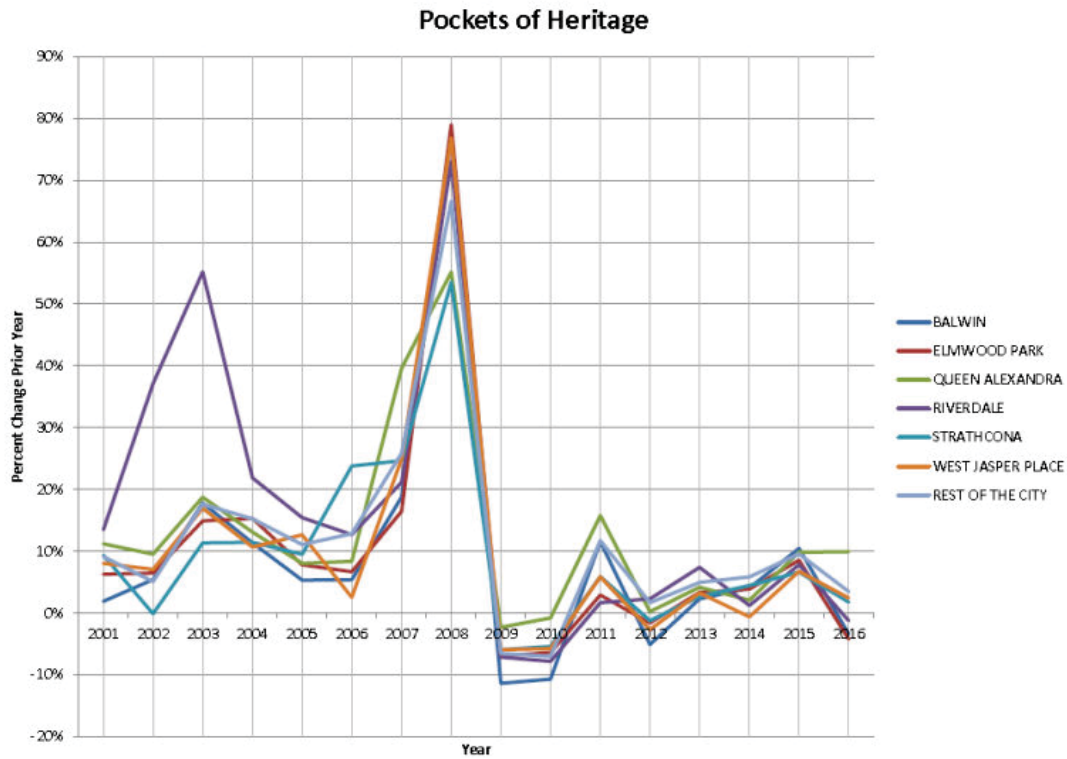
Note: The new neighbourhoods that were developed in this timeframe are included in the “rest of the city”. This would tend to skew the percentage in favour of the “rest of the city” but a choice was made to include them. The heritage communities fared well against the city average, regardless.

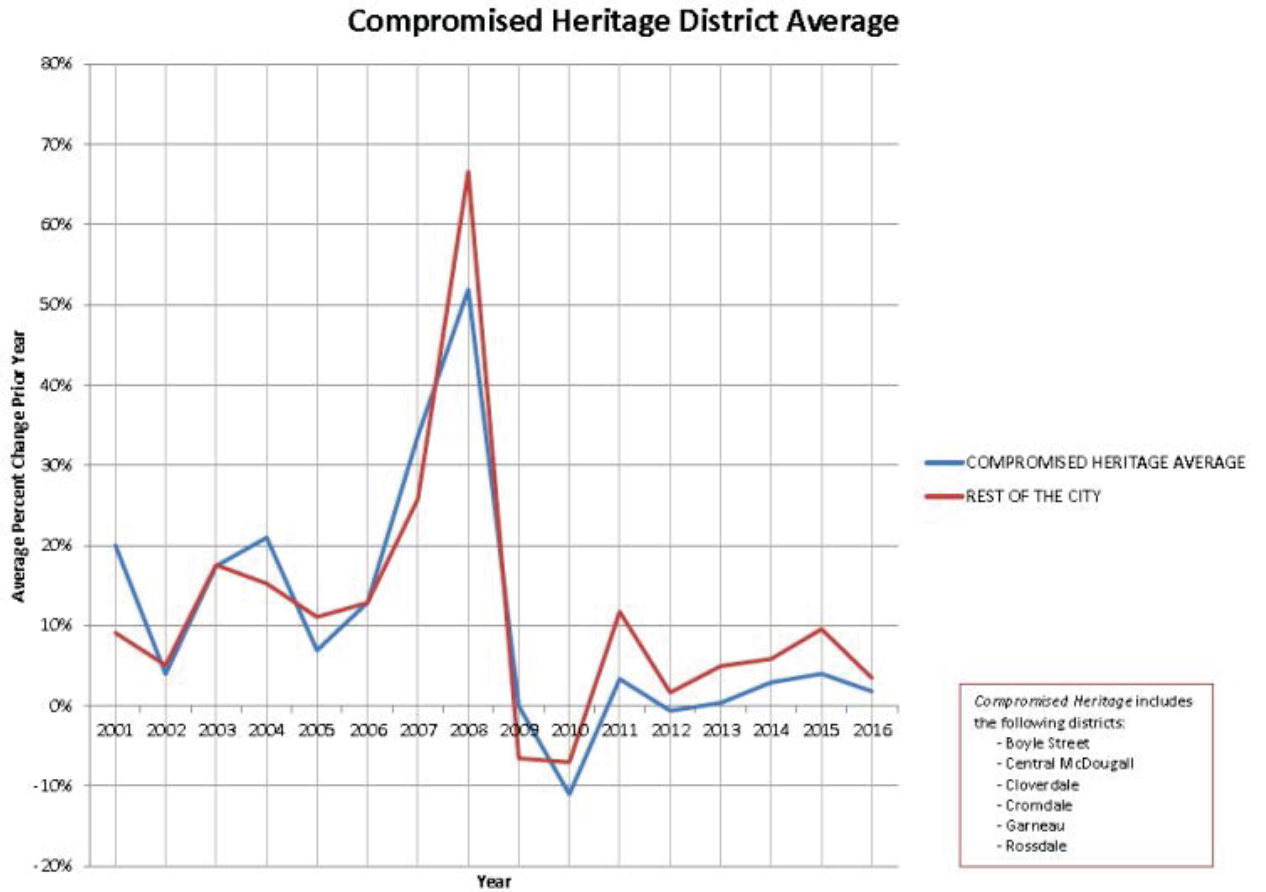
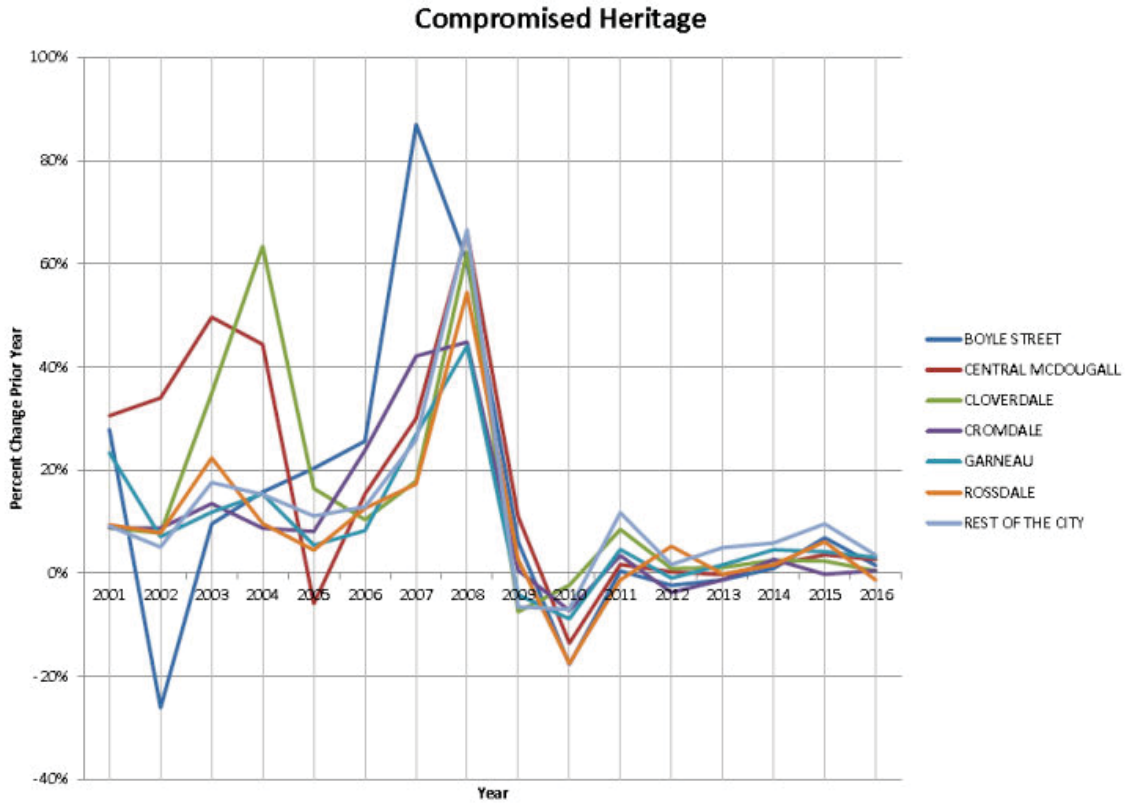
### Comparison: Heritage and City Average Percentage Increases in Assessed Property Values



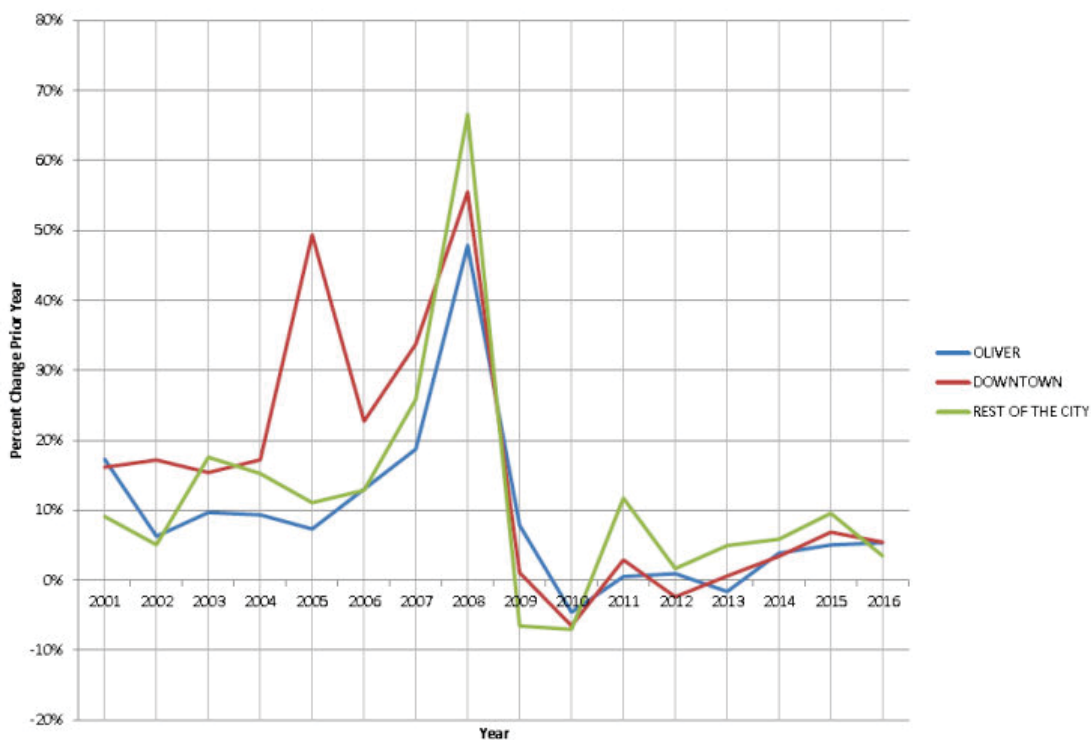




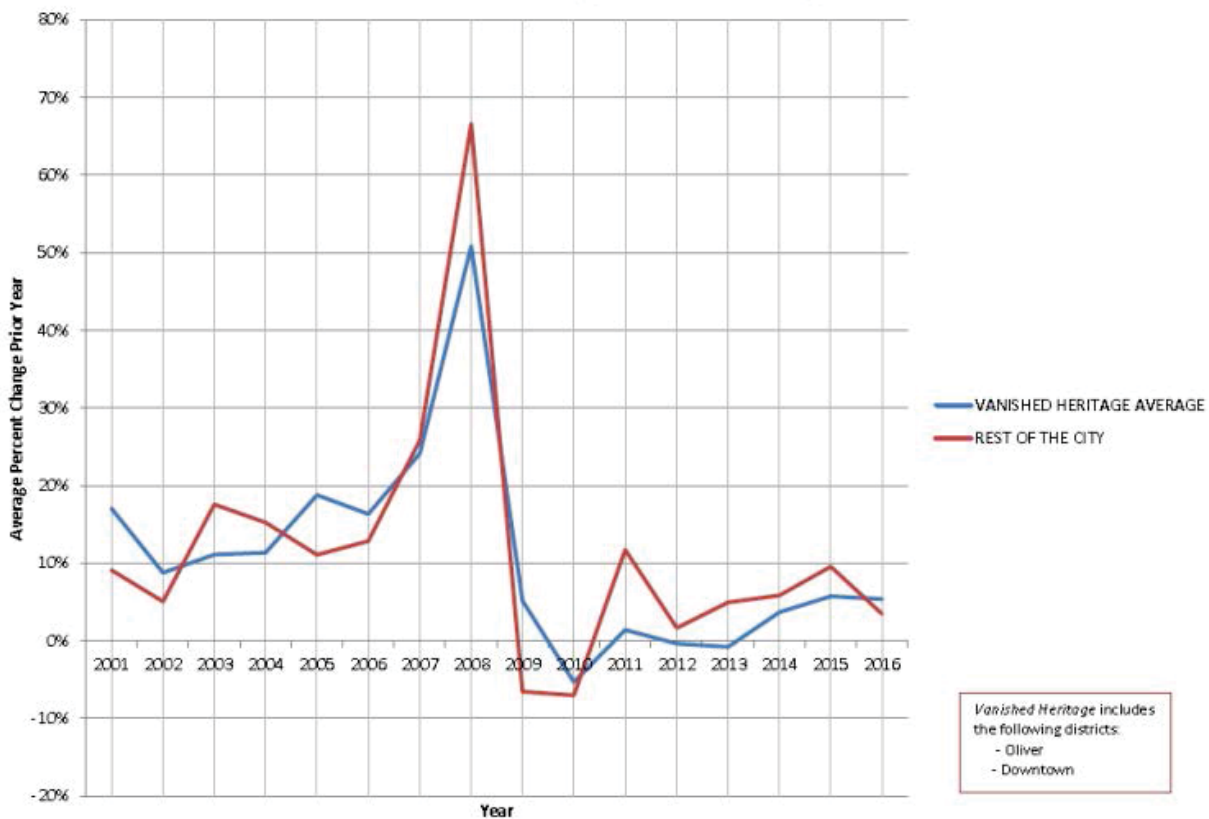




Vanished Heritage



Vanished Heritage District Average



Vanished Heritage includes the following districts:  
 - Oliver  
 - Downtown

## B. Heritage Investments Pay: Downtown Designated Properties

Sustainable Development, Heritage Planning produced an analysis, using City of Edmonton assessment values, of designated heritage properties in an expanded downtown area. These were all properties that had some taxpayer investment in the retrofitting and repurposing of each of the buildings. Over a period of 14 years, through rapid gains in value for all downtown properties and the 2008 decline, there were some outstanding results.

Note: The notable exception that drags down the average is the Gibson Block, a property that houses women in need. Its charitable status exempts it from tax. This property and properties owned by the City of Edmonton were not excluded to show that the combined heritage properties hold their own against the average performances by other commercial properties in the same area.

Conclusion: The taxpayer investment in downtown designated heritage properties was recovered and these heritage properties went on to contribute a much larger share to the City's property tax pool.

The dates of tax investment recovery vary with each property based the amount invested and the rate of property value increase.

Possibility for Future Measurement: The Amount and the Length of Time for Return of Investment

Develop a scenario that projects the value of each property without the public and private investment and compare it to the current assessment value. This could show approximately how long it took to recover the investment and how much extra the property has subsequently contributed to the tax pool.



Designated Heritage Resource	Address	2000	2014	% change
HECLA BLOCK	10141 - 95 STREET	86,000	3,423,000	3880.23%
GIBSON BLOCK	9611 101A AVENUE	916,000	919,500	0.38%
PENDENNIS HOTEL / LODGE HOTEL	9660-9664 - JASPER AVE	115,500	871,500	654.55%
ERNEST BROWN BLOCK / BRIGHTON BLK	9666-9674 - JASPER AVE	304,500	1,156,000	279.64%
GOODRIDGE BUILDING	9696-9698 - JASPER AVE	371,010	4,328,000	1066.55%
KINGSTON POWELL BUILDING	10277 - 97 STREET	146,000	690,000	372.60%
A. MacDONALD BUILDING	10128 - 105 AVENUE	599,000	7,092,000	1083.97%
CPR STATION	8101 - GATEWAY BLVD	2,207,000	20,549,000	831.08%
CHURCHILL WIRE CENTRE	9 - SIR WINSTON CHURCHILL	1,303,500	10,119,500	676.33%
MacDONALD HOTEL	10065 - 100 STREET	22,081,000	37,950,500	71.87%
McLEOD BLOCK	10132-10136 - 100 STREET	1,216,000	14,040,000	1054.61%
ARMSTRONG BLOCK	10125-10127 - 104 STREET	471,500	5,777,500	1125.34%
METALS LIMITED BUILDING	10190 - 104 STREET	900,000	5,221,500	480.17%
CAN CONS RUBBER CO WAREHOUSE	10249 - 104 STREET	206,000	7,729,500	3652.18%
HV SHAW BUILDING	10229 - 105 STREET	267,000	3,550,000	1229.59%
IMPERIAL BANK OF CANADA	9990 - JASPER AVENUE	1,184,000	16,587,000	1300.93%
UNION BANK OF CANADA BUILDING	10053 - JASPER AVENUE	2,600,000	5,765,000	121.73%
HUDSON'S BAY CO DEPT STORE	10230 - JASPER AVENUE	5,582,500	68,578,000	1128.45%
PARKVIEW APARTMENTS	10612 - 97 AVENUE	65,000	1,187,000	1726.15%
JASPER BLOCK	10514-10520 - JASPER AVE	496,000	1,150,000	131.85%
PHILLIPS BUILDING	10169 - 104 STREET	593,500	17,995,500	2932.10%
GARNEAU THEATRE	8708-8712 - 109 STREET	431,500	1,368,000	217.03%
LAMBTON BLOCK	10135 - 97 STREET	292,000	1,087,500	272.43%
HULL BLOCK	10601-10607 - 97 STREET	309,000	2,444,500	691.10%
WESTMINSTER APARTMENTS	9955 - 114 STREET	430,500	5,229,000	1114.63%
JOHN N LANG APARTMENTS	9908, 9910, 9912, 9914-112 ST	153,500	548,500	257.33%
HOTEL ED/STRATHCONA HOTEL	10302 - 82 AVENUE	1,018,500	1,878,500	84.44%
STRATHCONA PUBLIC LIBRARY	8331 - 104 STREET	612,000	1,107,000	80.88%
CONNAUGHT ARMOURY	10310 - 85 AVENUE	80,530	1,582,000	1864.49%
EDMONTON DRILL HALL / Prince of Wales	10440 - 108 AVENUE	8,450,500	16,112,500	90.67%
				949.11%

### C. Human Scale Heritage Support Local Businesses and Start-ups

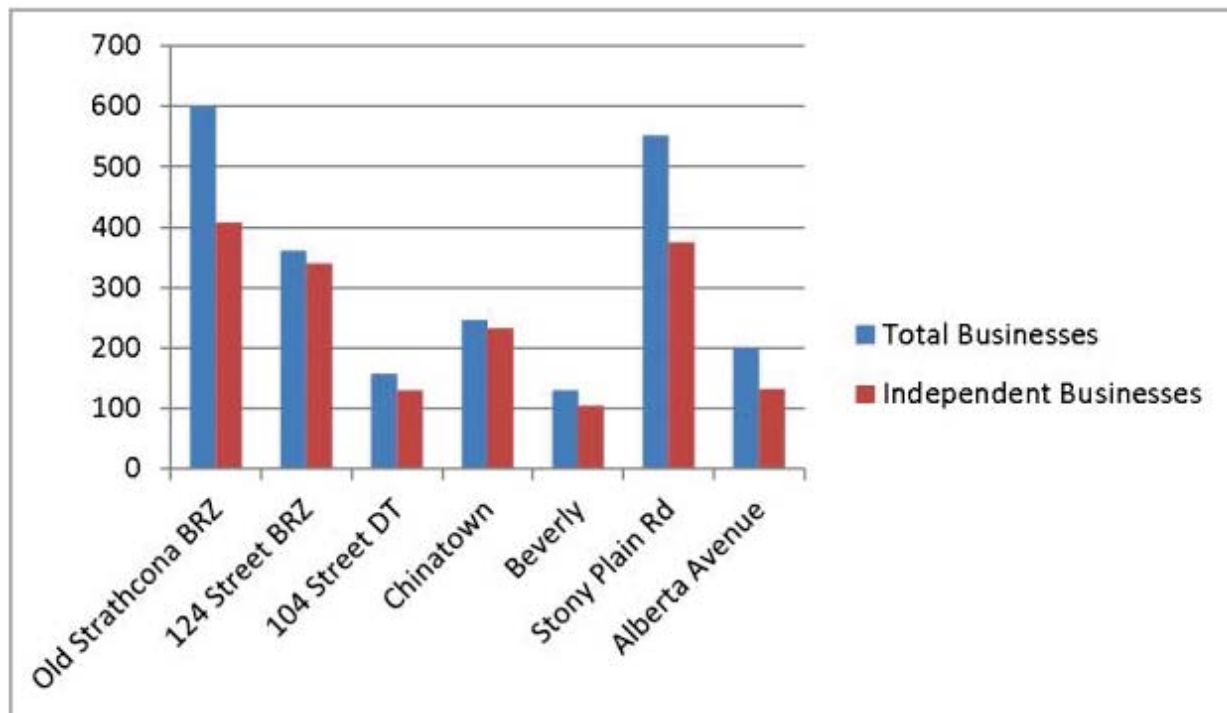
“Older and smaller buildings and a wide range in building age offer real economic and social benefits for neighborhoods and urban centers, according to a study of three major cities—Seattle, Washington DC, and San Francisco.”<sup>15</sup>

“...research shows that older, smaller buildings and blocks “punch above their weight class” when considering a full spectrum of outcomes on a per-square-foot basis—from the number of jobs and businesses to the vitality of nightlife and presence of young residents”<sup>16</sup>

“Blocks with older, smaller buildings have many start-up businesses and non-chain businesses. New businesses and non-chain businesses signal regular economic activity and distinctiveness. Non-chain businesses are frequently locally owned, and dollars spent in non-chain, local businesses are likely to be “recycled” in the local economy through use of local auxiliary business services and local sources of labor. According to research by Civic Economics, every dollar spent in a locally-owned retailer recirculates in the local economy far more than dollars spent in national chains.”<sup>17</sup>

In Edmonton, a survey of seven Business Revitalization Zones that are located on traditional main streets showed that heritage neighbourhoods are welcoming sites for local entrepreneurs and start-ups. Locally owned businesses tend to spend money with other local businesses when purchasing inventory and services. The buildings in older areas are smaller and easily adapted to many different uses.

Note: The 104 Street heritage area was used because there is no accurate survey of businesses in the whole of downtown nor is there an account of independents in an area of the city where a business association does not track them. A possible way to measure local businesses in the future is to add a question to the annual business license application.



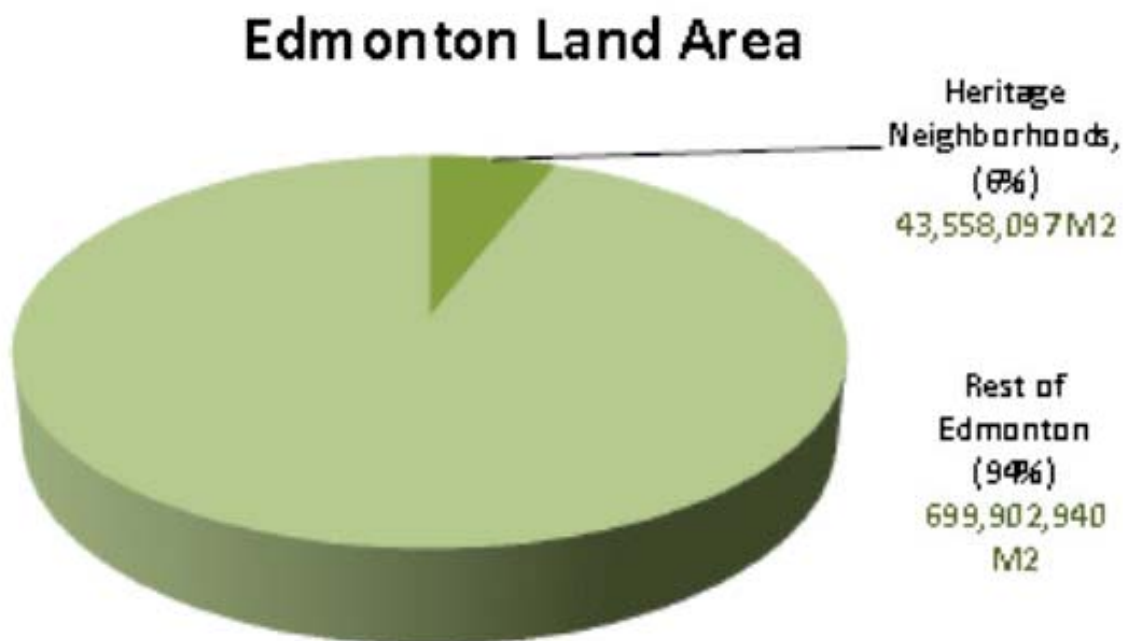
15 Preservation Green Lab, National Trust for Historic Preservation: Older, Greener, Smarter, Measuring How the Character of Buildings and Blocks influences Urban Vitality, May 2014

16 Ibid

17 Ibid

## D. Heritage Neighbourhood Footprint in Edmonton

In Edmonton, the 38 Heritage Neighbourhoods take up 6% of Edmonton's total land area. They represent the earliest Edmonton settlements and include the City of Strathcona, the Towns of Beverly and Jasper Place, the Villages of North Edmonton and West Edmonton, as well as the post Second World War developments prior to 1960. These neighbourhoods were more compact than the car oriented neighbourhoods built after the 1950s. The population of Edmonton in 1960 was 276,018, almost exclusively housed in these neighbourhoods. The addition of Beverly in 1961 and Jasper Place in 1964 added 8,969 people from Beverly and 37,429 people from Jasper Place.



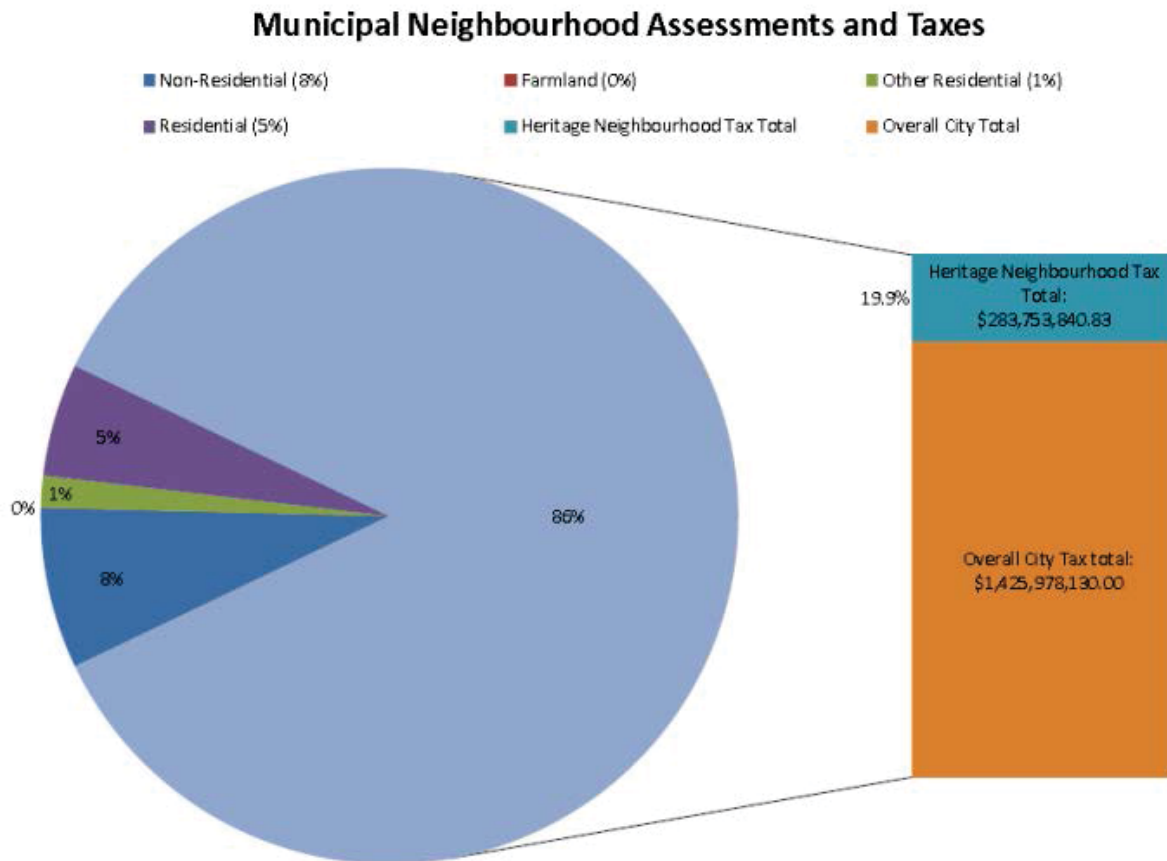
Appendix 1 : Land Areas for Each Heritage Neighbourhood



## E. Property Taxes

The neighbourhoods in the centre of Edmonton paid 20% of the tax total in 2016. Dense commercial and residential areas in Downtown, Oliver, Garneau and Strathcona account for a large portion. Downtown is the largest land area, as well.

Removing the Downtown, Oliver, Garneau and Strathcona leaves the remaining heritage neighbourhoods with a 9% share of the property tax, still returning good results per M2.



Appendix 2: 2016 Taxes by Heritage Neighbourhood

## F. Return on Investment

Interviews with:

- two heritage home owners,
- two heritage building developers and
- a resident/landlord in a retrofitted heritage loft building,

All showed that fiscal gains are made by owners and developers.

### The Designated Homes Story

Two owners shared their experience with the process, challenges and rewards of restoring a heritage house. Both houses in these case studies would have been considered at their “end of life” and demolished if the right owners had not intervened. In the end, after the investment of time, effort, and money, the results were homes that were built with good quality materials, had substantial technical upgrades, were in desirable locations close to amenities and had cost less than a new build of good quality in the same neighbourhood.

#### 1. William O’Leary/Dr. David Dunn Residence 10544-126 Street (Westmount)

Built in 1913

Designated: 2007

##### a. Construction:

- i. The house had been a rental for decades and had suffered some inappropriate renovations. Electrical, mechanical, heating all had to be upgraded. The roof was replaced with cedar shingles. Floors needed replacement, all interior wood had been painted, and the kitchen was small. An extension to the rear of the house expanded and modernized the kitchen. The foundation was replaced to shore up the house and to allow another level of living space. The basement was extended under the front porch to stabilize it and give more room on the lower floor. Bedrooms, a bathroom and a large family room were built downstairs. A new repositioned staircase was built. Bathrooms were modernized, windows were replaced and a new garage with an upper level was built. A missing pocket door was constructed and a lot of woodwork including doors was replaced, refinished or built to suit.
- ii. The renovations were completed over a period of 15 years. The major work was done in stages; stage one – replacing sewer line, kitchen, bathroom, electrical, plumbing, removal of lathe and plaster on exterior walls to insulate, and stripping and refurbishing of woodwork, stage two – lifting house to replace basement, kitchen addition, finishing work, garage build, and exterior stripping and painting of wood.

##### b. Return on Investment:

- a. Purchase Price: \$204,000 in 2000.
- b. Grants: \$25,000 (City of Edmonton) + \$1,500 (Province of Alberta)
- c. Renovation, restoration, extension and garage: approx. \$350,000 + sweat equity
- d. Comparable listings in Westmount in 2016: \$700,000 to 900,000

**2. Emery House**  
**10707-84 Avenue (Garneau)**

Built in 1934  
 Builder: J.N. Coté  
 Designated: 2016

**a. Construction:**

- i. The house was almost in its original state. Both the bathroom and the kitchen had suffered poor updates. Many of the structural elements had reached the end of their life. It was necessary to replace the roof, repair the foundation and chimneys, refinish the floors, remediate windows, repair exterior brick and stucco, replace wiring and plumbing, and to restore the kitchen and bathroom.
- ii. The work was done in three phases over a period of three years.

**b. Return on Investment:**

*Investment Analysis*

Although the Emery Residence restoration was large-scale for a residential project, the result is an all-new home that cost about 20% less than a comparably-sized infill, and which has a considerably lower environmental impact.

The costs for the Emery Residence restoration:

\$459,000	Purchase price. This is a typical single lot price in Garneau for a ‘tear down’. City-wide, the average cost of a ‘tear down’ was \$420,000 in 2015
\$35,000	Phase I work (description follows)
\$125,000	Phase II work (description follows)
<u>(\$59,000)</u>	City Grant
<b>\$560,000</b>	<b>Net cost before Phase III work</b>
\$20,000	Additional landscaping, sidewalk repair and garage electrification
<u>\$70,000</u>	Kitchen and Bathroom renovations (voluntary)
<b>\$650,000</b>	<b>Net cost including new kitchen and bathroom</b>

There are several ways to look at this cost. First, how does the cost compare to buying the lot, demolishing the house, and building a new home of comparable size?

Emery Residence		New Build on Same Lot	
Lot Price	\$459,000	Lot Price	\$459,000
Net Build Cost	\$171,000	Demolition Cost	\$15,000
Landscaping, etc.	\$20,000	Build Cost @\$225-275/SF	\$224-274,000
<b>Total Cost:</b>	<b>\$650,000</b>	Landscaping	\$20,000
		Fees / Management	\$25,000 ?
		<b>Total Cost:</b>	<b>\$743,000 - 793,000 +</b>

The estimate of construction costs for a new build are based on a 2014 range of costs for a “high-quality” build in Edmonton (\$225-\$340/SF), and excludes management costs, professional fees, taxes, permits and all ‘soft costs’ for new development.<sup>18</sup> This example is well below the range of costs given for a “custom build” (\$350-\$880/SF) which is what may be necessary to secure many of the finishes used in the Emery Residence. An Edmonton Journal story in 2015 pegged the construction costs of an average-quality skinny-house infill at about \$205/SF, which would reduce the build costs shown above from \$274,000 to \$205,000. A recent infill home I’m familiar with in Ritchie was completed for between \$225-\$250/SF.

Credit: Martin Kennedy, Heritage Home Owner

However, most infill is not at the same scale as existing development – and is typically made from lower-quality materials and finishes, with less durability.

How does the per-home cost of restoration compare to building two ‘skinny houses’ on the same lot of lower quality (i.e. average quality), or to building two ‘skinny houses’ of high (comparable) quality?

In these examples, it is possible to build infills that are about 8% cheaper per residence than retaining the existing house – but only by lowering the quality of the building finishes, which degrades the character of the neighbourhood.

Emery Residence		Two Lower Quality Infills	
Lot Price	\$459,000	<i>To build 2, 1600-square foot infills finished in lower-quality materials</i>	
Net Build Cost	\$171,000	Lot Price	\$459,000
Landscaping, etc.	\$20,000	Demolition Cost	\$15,000
<b>Total Cost:</b>	<b>\$650,000</b>	Build Cost @\$205/SF	\$656,000
		Landscaping	\$20,000
		Fees / Management	\$40,000 ?
		<b>Total Cost:</b>	<b>\$1,190,000</b>
		<b>Cost per residence</b>	<b>\$595,000</b>
		Two Equal (Higher) Quality Infills	
		<i>To build 2, 1600-square foot infills finished in comparable-quality materials</i>	
		Lot Price	\$459,000
		Demolition Cost	\$15,000
		Build Cost @\$275/SF	\$880,000
		Landscaping	\$20,000
		Fees / Management	\$40,000 ?
		<b>Total Cost:</b>	<b>\$1,414,000</b>
		<b>Cost per residence</b>	<b>\$707,000</b>

18 Range of construction costs for Canadian cities from: [http://www.altusgroup.com/media/1160/costguide\\_2014\\_web.pdf](http://www.altusgroup.com/media/1160/costguide_2014_web.pdf)

If the quality-level is maintained at the current level, new infills would cost more per home than maintaining and restoring the existing residence.

Another way to look at the cost is to estimate the fair market value of the restored home in the current real estate market, compared to the cost of acquisition and restoration. This is a more difficult metric to make work in the short term, because the restoration required a substantial investment that will not be immediately reflected in potential re-sale price.

## A Resident Landlord in a Heritage Loft

### **Cobogo Lofts**

#### **Former Consolidated Rubber Building (1913)**

**10249-104 Street**

**Converted to lofts in 2002**

The Cobogo Lofts are a designated and repurposed Edwardian era warehouse. This project shows that there is a demand for homes in warehouse conversions. Three units were purchased by the Halls in 2002 when the building was converted, One loft was a home/business and the other two are rented out. Research by the Halls found that a unique one bed heritage property was able to demand double the unit price of an average two bedroom apartment in Edmonton.

The demolition of many warehouses in the area has created a demand that cannot be met with existing buildings. A recent survey of posted real estate on 104 Street shows a dearth of units in old buildings.

## The Development Story

### 1. Dub Architects Limited

1. 105 Street Lofts: 10355-105 Street
2. MacCosham Lofts: 10301-109 Street
3. Shaw Building (Yellowhead Brewery): 1029-105 Street
4. A.B. Motors/International Harvester Building: 10357-109 Street
5. Bay Building in Saskatoon
6. City Market Building
7. Army and Navy
8. 10185-84 Avenue (residence)
9. 10952-125 Street (residence)
10. Rossdale Brewery (not complete)
11. McLeod Building
12. Grand Manor Hotel
13. Massey-Harris Building (107 Street Lofts)
14. Alberta Hotel

#### **Consultant for Other Contractors:**

15. LeMarchand Building
16. McKay Avenue School

### Four Factors in the Decision to Develop Heritage Property:

- i. Purchase Price: the purchase price must allow for a retrofit and profit. The appraised land value must be close to the building purchase price. Lenders do not recognize heritage factors.
- ii. Ease of Development: the property must lend itself to a retrofit that can be accomplished feasibility.
- iii. Grants: Grants are helpful but they are usually less than 5% of cost so there is little reduced risk. None of these projects proceeded as a result of grants.
- iv. The Story: the Alberta Hotel was economically unfeasible but it was undertaken because it was such a compelling project.

### Viability:

- i. Structure: the building should be physically and structurally able to support new uses.
- ii. Costs of Redevelopment: Usually, mechanical and electrical elements have to be carefully removed and only the base building can be used.
- iii. Demand: this is primarily in Downtown and Old Strathcona. Buildings in outlying areas such as the Transit Hotel and the Bruin Inn in St. Albert are more difficult to develop.

### Heritage Elements Saved:

On most buildings, generally only the exterior elements are kept. The important exceptions were:

The McLeod Building  
McKay Avenue School  
Alberta Hotel  
Massey-Harris  
Residential  
Army and Navy Building

**Demand for Heritage:** There is a market for uniqueness and some buildings cannot be replaced.

### Return on Investment

All Projects except the Grand Manor, the Alberta Hotel, and the Rossdale Brewery have been profitable. The City Market addition was only profitable because of the Provincial Affordable Housing Grant.

## 2. Beljan Developments

### Heritage Projects:

1. Hulbert Block: 1912 (Old Strathcona)
2. Crawford Block: 1912 (Old Strathcona)
3. Beljan Block (Old Strathcona)
4. Alberta Dental Association Building (Peter Hemingway) (Old Strathcona)
5. West End Telephone Exchange (121 Street/102 Avenue)
6. Limelight Building (124 Street)
7. Tipton Investments Building (Old Strathcona)

### Factors for Development:

1. Structurally sound.
2. Opportunity to add footage
3. Access to incentives through heritage grants and the incentives that come with being in a BRZ
  - i. Façade Improvements
  - ii. Development Incentive Fund
4. Location is fundamental: an area that has vibrancy and pedestrian traffic is key.

**Market:**

- Each project has found its “right tenant”.
- Tenants who share the values gravitate to the space.
- Uniqueness appeal to a special segment of the market.
- Location is fundamental: walkable, urban.
- Limited quantity of buildings available.
- Esthetics is an important value: The look and the feel of the building and area
- “A sense of permanence”

*Quote: “If all the buildings on Whyte Avenue were demolished and rebuilt to the same size and scale, it would not be the same.”*

**Construction:**

- It is important to determine how many dollars are needed in structural upgrades. This could be the biggest expenditure.
- New codes:
  - o Existing conditions come in to play if project is designed properly.
- Good instructions from developer and knowledgeable designer are key. Contractors have a mind set about how “things are done”.
- Unforeseen costs can be an issue.

**Return on Investment: Time and Lease Rates**

- To date, “build it and they will come” has worked. Market for restored heritage buildings in vibrant main street areas is good.
- Tenant improvement allowance is essential.

**Beljan Heritage Developments**

Hulbert	Crawford	Beljan	Dental	Telephone	124 St
Structurally sound	Structurally sound	Structurally sound	Structurally sound	Structurally sound	Structurally sound
	Added footage	Added footage			Added footage
Heritage grant	Heritage Grant				Façade Improvement
Bricks repointed Interior brick exposed	Ghost sign Brick	Exposed interior brick			
Uses: Café; office	Uses: retail; hospitality; residential Office	Uses: retail; hospitality			Uses: retail; office

# Social and Cultural Values

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**Heritage: from the Old French meaning “to inherit”.**

Heritage is our “inheritance”, physical assets and culture passed from one generation to another.

## Edmonton Heritage Values

Some measurements such as property values, costs of construction and demolition are tangible measurements. Other values, such as emotional attachment, esthetics, sense of belonging, civic pride are all more difficult to measure.

### Edmonton Heritage Values Study

A study undertaken for the Edmonton Heritage Council by Clever Trout Consulting in 2012 measured the heritage values of Edmontonians. Although the responses were testing the support for an Edmonton museum, it showed strong bias for certain values. The top value was Heritage preservation (9.76/10). People also valued heritage education, learning about heritage, community enrichment, shared cultures, a sense of belonging, community engagement, and civic pride.

### Responses from Interviews:

#### Leslie Chevalier (heritage home owner):

“...one thing that I love about my neighbourhood is its sense of community. The people I know who chose to buy these old houses to fix up (and almost everyone I know has done this) did so because they were affordable, and because they appreciated the character/the aesthetics of the old houses on this street with its canopy of trees. As more and more of these old houses are demolished and replaced with skinny houses, the character of the neighbourhood, and the sense of shared commitment to that character evidenced by homeowners’ willingness to spend time and money restoring/renovating/putting up with heritage homes, will change. This will no longer be a “character” neighbourhood, but one close to downtown and the new rink. It may become a place for new families, but given how small those skinny houses are compared to those in the ‘burbs, it may become less about family and more about young professionals wanting to be close to downtown. And then it’ll have a whole different vibe, and the sense of community/shared values that I appreciate will have changed.”

#### Martin Kennedy (heritage home owner):

It was important to the couple who were selling the house that it would not be demolished. The purchase of the house included an interview of perspective buyers to determine if demolition was intended. The value of the house was in its character, the era of construction and its stories. The attraction of the neighbourhood is in its current status, which blends density and amenities with the heritage character of original building stock, and an open-feel.

The Emery Residence is also an important piece of ‘context’ for understanding nearby development. Earlier and adjacent apartment infill development (1966) had referenced the Emery Residence by matching the roof height and lot placement, and through material choices. More recent apartment infill (2010s) projects on the adjacent block had referenced the colour palette of the Emery Residence.



Absent the original context-setting buildings, it would not be possible to understand the choices made by later developers.

### **Gene Dub (Architect and Developer)**

“It should have an interesting story” and “There is a market for uniqueness and some of the buildings cannot be replaced”.

### **Chris Dubala, Beljan Developments**

- Discussing why Beljan develops in heritage areas, “Esthetics is an important value: The look and the feel of the building and area
- “A sense of permanence”:  
Quote: “If all the buildings on Whyte Avenue were demolished and rebuilt to the same size and scale, it would not be the same.”

## **Building Community and Identity**

### **Amenities**

Older neighbourhoods were built with human scale, not only in size and height of buildings but also in the location of amenities. Before cars determined the distances we travelled for shopping, entertainment and recreation, our shops, restaurant and cafes, theatres, and parks were within walking distance. This is an important feature in building and connecting a community. A study by the Knight Foundation in 2010, called the Soul of the Community<sup>19</sup> looked at the most important factors for attachment to a city or community. At the number one spot were “bumping places”, community meeting places where residents could get to know people and belong to a the community. Local amenities ensure that people are able to “bump” regularly.

### **Celebrations**

In Edmonton, the overwhelming number of festivals and larger community celebrations are found in older areas of the city. From the central river valley parks to the main streets of heritage communities, our Festival City depends heavily on its central communities.

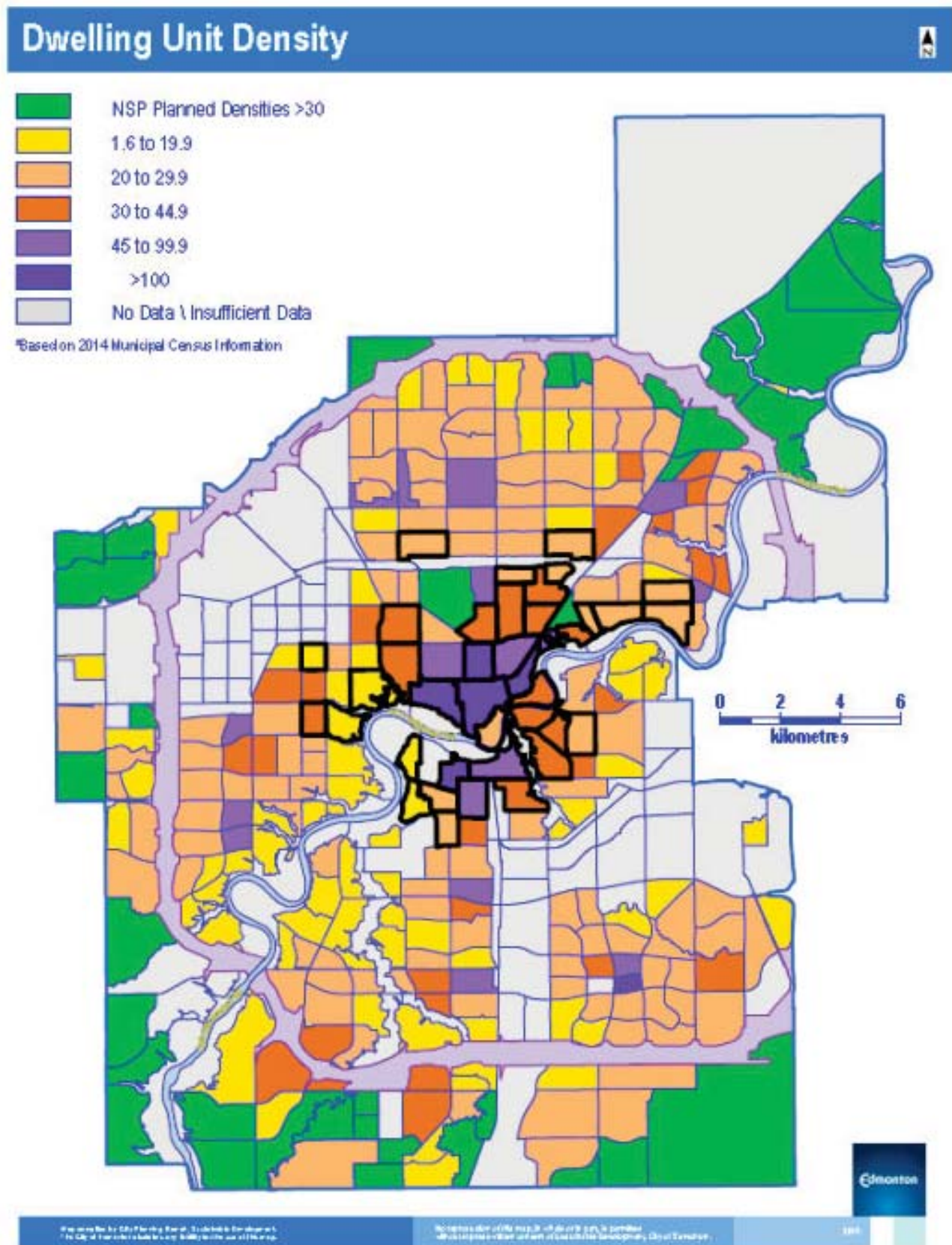
## **Density and Families**

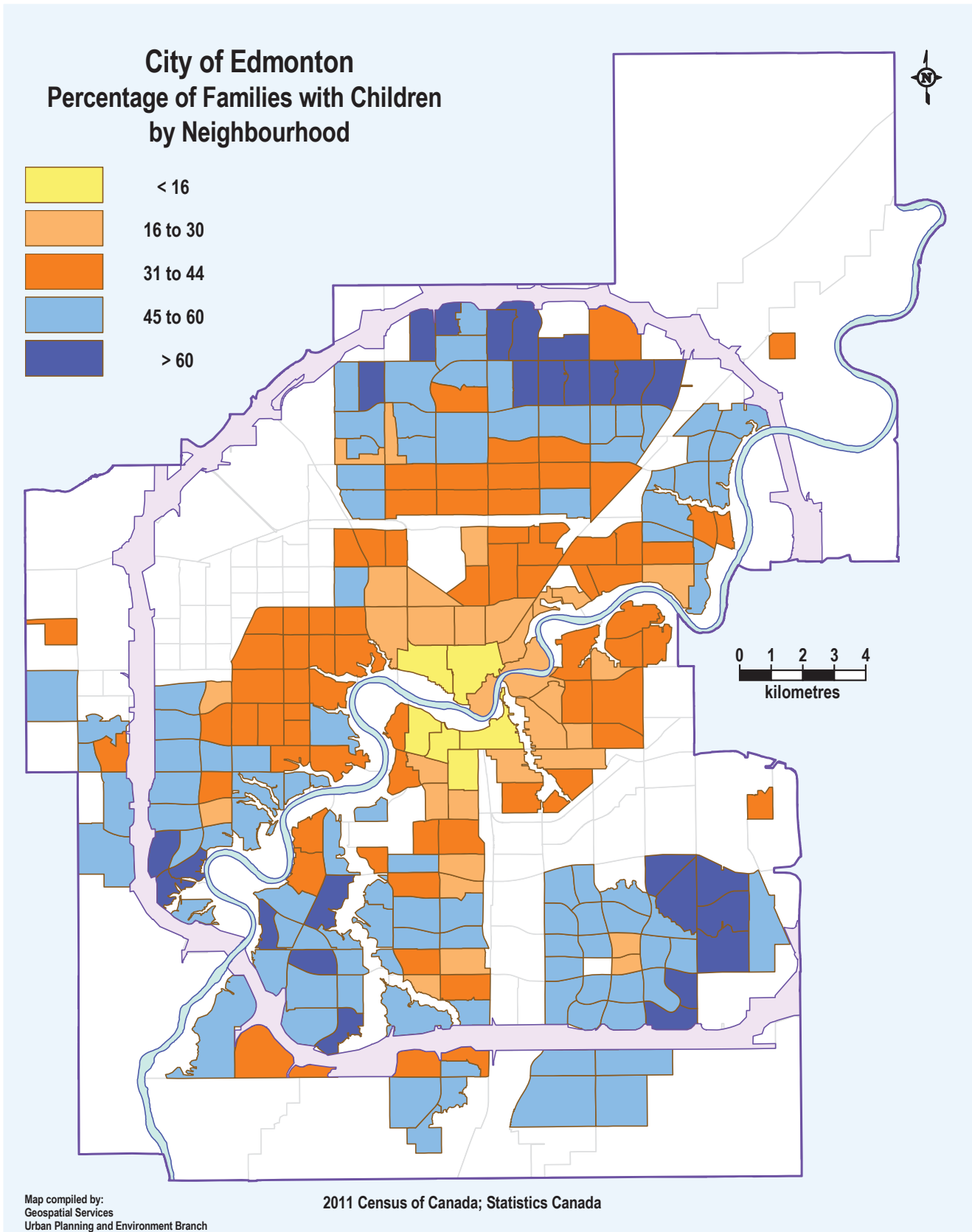
The density of heritage neighbourhoods varies. Very few have a density of less than 20.

There is, however, a negative correlation between high density in the city centre and the percentage of families living in those neighbourhoods. The highest density neighbourhoods are the neighbourhoods that have lost or are losing their heritage buildings. The demographic living in very dense neighbourhoods is significantly different from the other older neighbourhoods.

The neighbourhoods that least reflect the age demographics of the City of Edmonton are Downtown and Oliver, followed by Garneau, Strathcona. These neighbourhoods trend highest in the 20-29 year old categories.

The heritage neighbourhoods whose percentages best reflect the City in their age demographics are Alberta Avenue, Delton, Elmwood Park, Glenora and Highlands.





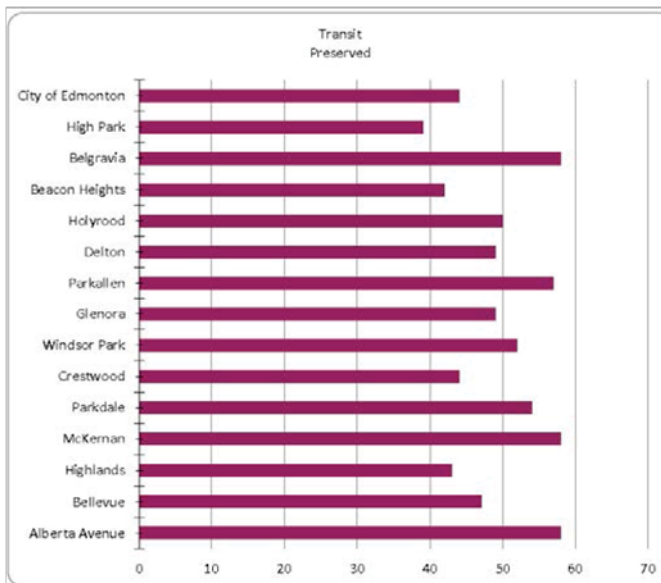
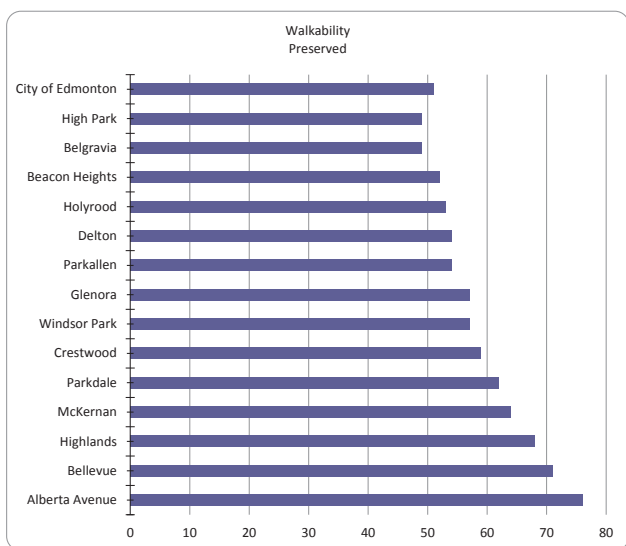
## Walkability and Transit

The grid that was imposed by the Hudson’s Bay Company on the north side of the river and by the Canadian Pacific Railway on the south side was the platform for Edmonton’s early neighbourhoods. The grid served pedestrians at a time when walking and public transit were the main modes of day to day transportation.

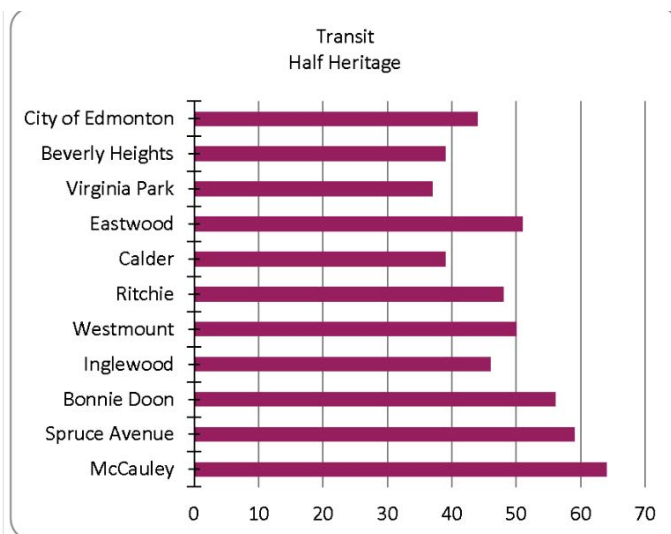
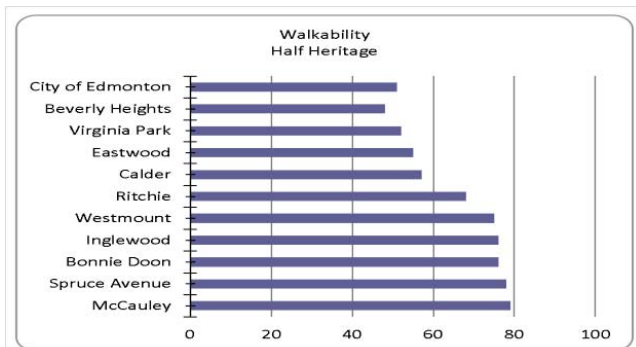
Edmonton’s Heritage Neighbourhoods are walkable for many reasons. The grid creates the most direct path to destinations. The amenities that were built for earlier generations serve these neighbourhoods with schools, shops, work places, parks and transit that are generally accessible without a vehicle.

The most central communities have high walkability scores. Very few of the Heritage Neighbourhoods score lower than the city average of 51. These communities are also better served by transit than most suburban areas.

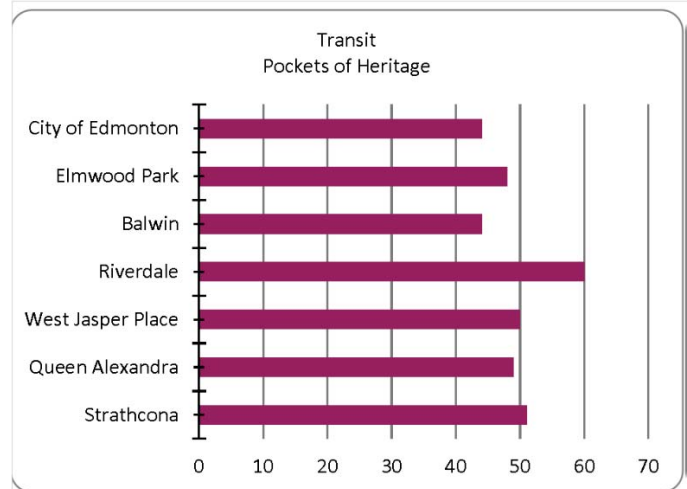
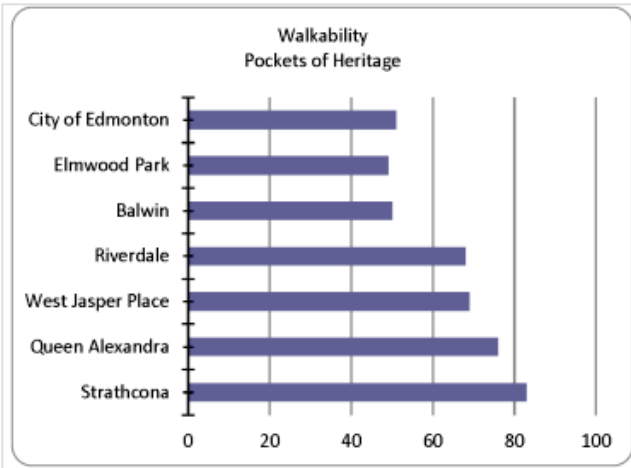
### Preserved



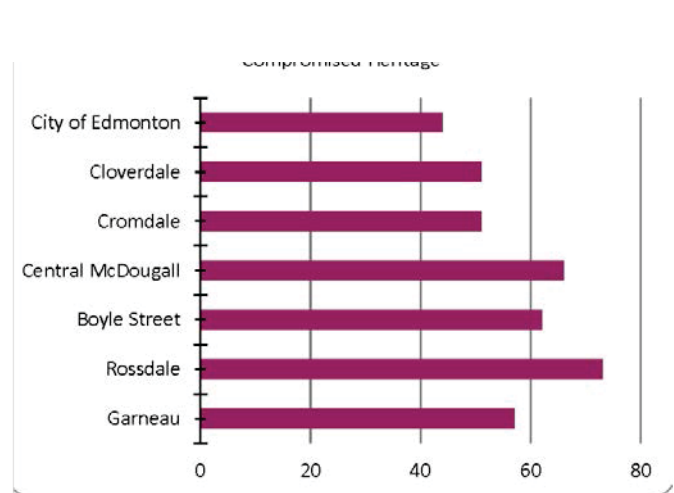
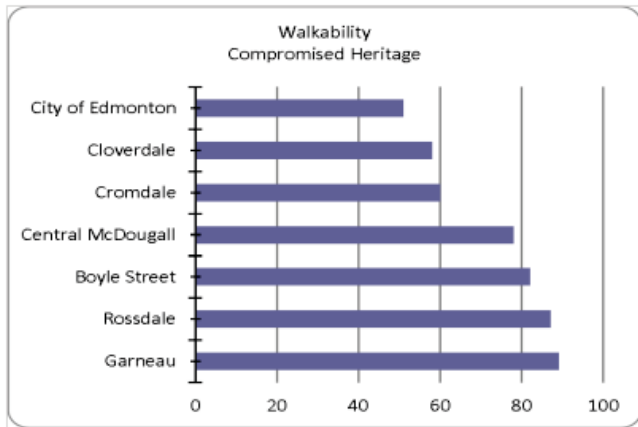
### Half Heritage



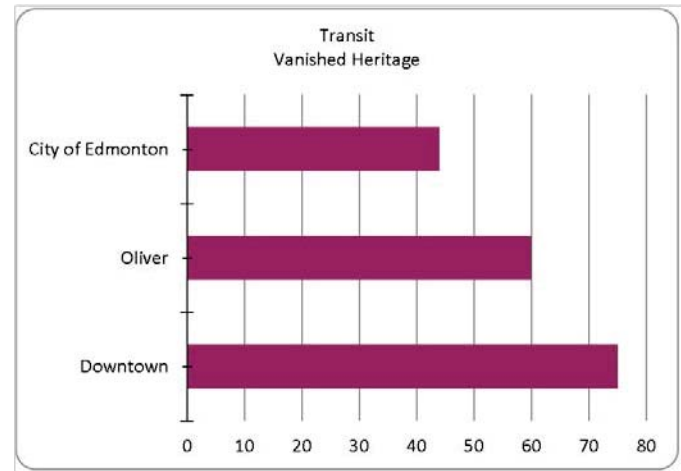
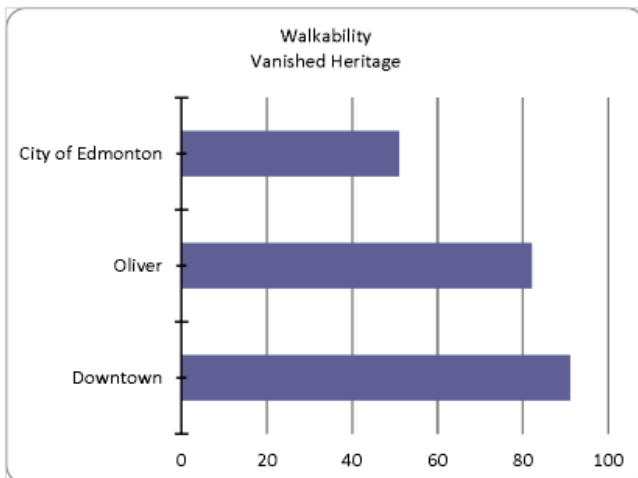
Pockets of Heritage



Compromised Heritage



Vanished Heritage



# Challenges and Recommendations

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This study was an exercise to find what information is available from local sources, what measurements are being made and what information could be gleaned from outside sources. The results are interesting and incomplete, leaving starting point for future looks into the value of heritage.

## A. Challenges

Challenges fall into two categories. One is the sourcing of information and the other is about the barriers experienced in retrofitting heritage properties.

### 1. Information Challenges:

#### Resources and Content

- Much of the property value and tax information was gained from the Assessment Branch of the City of Edmonton. There was a lot of information produced in a short period of time. Analysis of individual heritage buildings is time consuming and will have to wait for the next study.
- Wherever possible, maps were taken from existing documents but some needed very specific measurements. Again, time to produce maps is needed.
- The Edmonton Real Estate Board has good information about sales of residential properties over time but a change in personnel lost our request. A study to determine vacancies in different areas and different housing/commercial styles would be valuable.
- The timing for accurate and up to date demographics is wrong. The analysis and neighbourhood profiles based on the 2016 federal census will not be ready until later in 2017. Municipal census has large gaps in information. Many of the people counted did not respond to questions.
- Development permit information lumps new builds and restorations together. A better filter is needed to see how many permits are issued for retrofits or additions to older buildings.

## B. Barriers for Building Owners

### Commercial Development

#### Owner #1

- Edmonton's construction labour force is trained for new construction. Taking on heritage construction requires project management with knowledge. There are skilled specialists that are very much in demand. Some of the skilled professionals that have been employed are experienced heritage architects, stone masons that worked on the Alberta Hotel, and the terra cotta specialist who worked on the McLeod Building.
- **Grants:** grants are helpful for the inclusion of heritage elements but ultimately do not determine the viability of the project. They are usually less than 5% so little reduced risk.

## Owner #2

- Good instructions from developer and knowledgeable designer are key. Contractors have a mind set about how “things are done”.

## Residential Development

### Owner #1

#### 1. Maintenance of Buildings

- A big issue in the purchase and rehabilitation of older homes is that Edmonton does not seem to have a culture of maintenance. Rather than spread the cost of maintenance over multiple owners and longer time periods, homes fall into a maintenance deficit. Single owners then have to ‘true-up’ the deficit with large one-time investments. These investments have value for decades, but not everyone is in a position to make or manage work on this scale.

#### 2. Identifying contractors with relevant skills

**It was most challenging to identify and secure skilled labour in the following areas:**

- Parging restoration and cement stucco. It is difficult to find individuals trained in cement stucco and decorative parging, and able to reproduce historically-accurate finishes. Most stucco companies provide acrylic stucco only, in modern finishes, applied by low-skilled trades.
- Masons who could repoint brick. This appeared to be a service offered by a limited number of suppliers.
- Plastering. We were fortunate that only limited interior plaster work was required, and all the original cove ceiling and fire place mouldings were intact. We were only able to identify a single plasterer who was able to do the necessary repair work, and match the historical plaster finish on the interior walls.
- Woodworkers, in particular in window restoration. Most contractors were interested in replacing the current windows with new, and historically inaccurate window units. It was difficult to find someone able to do restoration and/or recreation of the windows, and who could handle a project on this scale (25 windows).
- Roofing (wood shingles). Several larger contractors made detailed inspection visits and committed to provide quotes for the work, only to later decline to quote the work because of the house location.
- Gutters. Few vendors seemed familiar with historically-accurate gutter and downspout profiles (such as a round-pipe downspout, rather than a rectangular downspout).
- The expert tradesman who worked on the brick and parging was a middle aged skilled tradesman from Quebec. He also worked on the Kelly Ramsay Building and the McDougall Church. There was a high demand for his services.

### 3. Permits and Parking

- i. Larger contractors that we contacted generally preferred to work in green field or suburban situations. Multiple contractors (for shingling, gutters and stucco) declined to give quotes for the job due to its location, primarily because of the difficulty parking, and its isolation from their other work sites.
- ii. Contractors and sub-contractors could not get parking permits for their equipment and vehicles, even for major work such as shingling, eavestroughs forming and installation, or scaffolding installation.

**NOTE: Contrast the permitting to the demolition of a heritage house and its replacement with new construction just down the street with the Emery house restoration. The demolition/new build was given parking permits for its trades and fenced construction zone. The restoration was denied parking permits and told that the trades could arrive by bus or LRT. Permits were for new buildings only.**

#### Parking: Additional detail

- On streets where Residential Parking is in place (i.e. parking is limited to residents with valid permits), there is a process in place for residents to obtain temporary permits that can be used by contractors, out of town guests, etc. The City will also allow areas to be 'blocked off' with temporary signage for exclusive use.
- There is also a process in place where developers of new buildings can obtain permits that allow them to fence-off the sidewalk and a portion of the street for their exclusive use (including parking) during construction.
- The Emery Residence on an Avenue with single-side parking and no restriction on parking. Because of the proximity to the University and Whyte Avenue, the street is usually full of parked cars belonging to non-residents all day, and on weekends and evenings. This makes it impractical and uncertain for trades to be able to park near the property. When we inquired about temporary permits, or permission to temporarily dedicate a portion of the street frontage for parking/equipment, we were advised that (1) we were ineligible for visitor permits, because we did not live in a restricted residential parking zone, and (2) we were ineligible for a construction permit, because those were intended only for "major" construction and new buildings (renovations or restorations didn't count).

### 4. Materials:

- The original materials and fixtures were Canadian made and are difficult to replace.
- The '30s Revival style was different than the Edwardian style. Components such as the cast iron bath tubs of that era were impossible to find. Light fixtures had to be ordered from the U.S. Begs the question, where have all the demolition materials gone?



## Owner #2

### 1. Labour Skills and Reliability

- The work that was promised by the original contractor was never fully delivered. Busy working in green field developments, the work on the house was delayed to the point that the home owners parted company with him and became their own contractor.
- Restoring older buildings is a skill set that is missing in Edmonton. Most contractors, builders and trades are trained in new construction. There was a lack of respect for old houses. For instance, the original fir floors on the second level had been painted but were very damaged. No floor refinisher would agree to attempt the work because they were afraid the old floors would damage their equipment. The old floors were eventually ripped up and replaced with new fir.
- Skilled labour was provided by a furniture builder/carpenter trained elsewhere.
- A large amount of the work done in the house (stripping paint, painting, demolition, much of the construction) was by the homeowners

## C. Recommendations

Administration has been working a set of recommendations for City Council. Here are some additional considerations.

### 1. **Develop programs, information and supports (such as access to materials and trades) to encourage a culture of maintenance.**

***Benefit:***

The one-time true-up costs for deferred maintenance are a barrier to heritage home preservation. Encouraging a culture of maintenance, with a network of suppliers and trades able to deliver historically-appropriate materials and services, would enhance the community and reduce the appeal of demolition

### 2. **Provide easy to use checklists and guides to permitting.**

***Benefit:***

To a layperson, it is not always obvious which work will require permits and which will not. Easy to use checklists on the City web-site would be helpful.

### 3. **Expand information and resources on contractors. Establish a heritage contractor network or information event.**

***Benefit:***

The City does supply a list of contractors with experience in heritage work, without taking on liability for recommending any particular contractor. These resources could be expanded to help homeowners identify contractors with relevant skills. In addition, to help contractors learn about the City process, identify necessary products and skills, and to help homeowners identify contractors and secure their services, the City could develop a contractor networking night or information session.

**4. Study labour market gaps in the heritage restoration trades, and work to attract tradespeople with specific skills, or encourage the development of local capacity. Areas include:**

- Traditional plastering
- Masonry, repointing, and parging
- Cement stucco in historically-accurate finishes

**5. Promote awareness among contractors of ‘hard to find’ products and services that are required for heritage restorations. Examples include:**

- Traditional plastering
- Masonry, repointing, and parging
- Cement stucco in historically-accurate finishes
- Wood window restoration
- Wood shingle roofing and siding
- Historically-accurate gutter and downspout profiles
- Interior and exterior finishing materials for different heritage periods (e.g. lighting).

***Benefits:***

There is a ‘chicken and egg’ problem for homeowners pursuing restoration – whether through the Designation process, or simply conducting regular maintenance. Certain trades and materials are in short supply or non-existent locally, making it difficult to proceed with a project. Likewise, not knowing that demand exists for these products and services makes it risky for businesses or tradespeople to expand into the field. There is a role for the City in closing the information gap on both sides, and facilitating greater commercial activity.

**6. Establish a process for contractor parking permits or exclusive street access for City-funded heritage restorations.**

***Benefits:***

Not all parking zones in the City are eligible for the existing visitor pass permit, and contractors working on new build construction have privileged access to on-street parking and to fence off street access. Ensuring parking access will reduce barriers to attracting qualified trades, and improve the project experience.

**7. Expand information available on different periods of heritage architecture, and the materials, finishes and styles that are appropriate to each.**

***Benefits:***

There is considerable information and material available regarding the Edwardian era and the Craftsman style, but these represent only a small slice of Edmonton’s heritage building stock. Expanding the available information to cover other periods and styles will help homeowners and contractors make accurate choices, and assist them with project planning. It could also elevate awareness among suppliers and demolition companies about the values of heritage materials from other eras, and expand the supply of materials available for restoration projects.

**8. Expand the scope of work eligible for City-matched funding to include:**

**updating internal systems or infrastructure to meet the requirements of lenders or insurance companies, including categories such as wiring (replacement of knob and tube or aluminum wiring), plumbing (removal of galvanized plumbing), and remediation of ice-damming (through insulation and ventilation).**

***Benefit***

- These are some of the most common costs required for heritage home rehabilitation, and ones that are often required by lenders or insurers.
- Making these costs eligible will increase the likelihood that heritage resources are preserved.
- While not directly related to the maintenance of historic façades, the financial burden of rehabilitating building systems is a barrier to owners investing additional funds in the façade, and an example of an additional cost associated with heritage homes that creates an incentive for demolition and rebuilding.

**9. Expand the scope of work eligible for City-matched funding to include**

- the owner's costs for rebuilding or rehabilitation and
- work that is the direct result of City-funded restoration work.

***Benefits:***

Certain City-funded restoration work can create additional costs for homeowners which are not eligible for matching grants. For example, a sidewalk may have to be demolished in order to make a foundation repair. The costs of re-pouring the sidewalk fall to the homeowner.

Covering a narrow body of additional work that is directly related to, and was necessitated by, the restoration work is in line with the spirit of the City program, and reduces the financial burden on homeowners.

**10. To improve program accessibility, and encourage owners to undertake more complex and expensive restoration projects, structure the City grant on a sliding scale. For example, the City could provide:**

- A 50% grant for the first \$50,000 in eligible costs;
- A 60% grant for the next \$50,000 in eligible costs;
- A 67% grant for the next \$50,000 in eligible costs.

***Benefits:***

Providing additional support to projects where more extensive restoration is required is consistent with the City's philosophy towards major commercial and institutional designations, where the City provides larger grants to more complex projects.

On a \$150,000 project, the maximum City grant would rise from the current \$75,000, to \$88,500.

**11. Index the eligible costs and grant maximum to inflation.**

***Benefits:***

Indexing will reflect the increase in construction costs over time, avoid large one-time changes in program funding, and provide for equitable treatment of homeowners over time.

### 12. Facilitate Formation of Trusts

#### ***Benefits:***

This recommendation has come up repeatedly. Some of the most successful heritage communities have benefitted from a community minded and dedicated group of wealthy patrons and fundraising to ensure that heritage is preserved. Trusts and foundations are able to raise and allocate funds dedicated to heritage preservation that will not be subject to “other priorities”.

### 13. Consider the Full Cost of Demolition: A Template

The Athena Institute and Morrison Hershfield Consulting Engineers undertook a study for Parks Canada that was a lifecycle assessment of embodied effects of existing historic buildings. This was done in order to bring environmental considerations and data into the decision making process of various levels of government and have them consider the environmental. The tools and results are described in A Life Cycle Assessment Study of Embodied Effects for Existing Historic Buildings, July 14, 2009.

### 14. Let's Measure This

- When do heritage investments pay for themselves?
- Independent businesses in the city. Could this be added as a question on business license renewals?
- Number of people employed in an area? Again, ask on business licence.
- Code construction permits for existing buildings differently from demolitions and replacement buildings.
- Consider the hidden density, commercial viability and social significance in heritage districts.

## Appendix 1: Land Area: Heritage Neighbourhoods

NBHD NAME	HERITAGE	NBHD Area M2	% of Total City
ALBERTA AVENUE	PRESERVED	1680758.84	0.24
BALWIN	POCKETS OF HERITAGE	1402894.86	0.2
BEACON HEIGHTS	PRESERVED	1150392.18	0.16
BELGRAVIA	PRESERVED	867697.75	0.12
BELLEVUE	PRESERVED	513833.91	0.07
BEVERLY HEIGHTS	HALF HERITAGE	1384392.65	0.2
BONNIE DOON	HALF HERITAGE	1501109.21	0.21
BOYLE STREET	COMPROMISED HERITAGE	881496.06	0.13
CALDER	HALF HERITAGE	1348415.59	0.19
CENTRAL MCDOUGALL	COMPROMISED HERITAGE	1209275.67	0.17
CLOVERDALE	COMPROMISED HERITAGE	1091275.53	0.16
CRESTWOOD	PRESERVED	1168366.99	0.17
CROMDALE	COMPROMISED HERITAGE	358939.18	0.05
DELTON	PRESERVED	679922.65	0.1
DOWNTOWN	VANISHED HERITAGE	2304239.89	0.33
EASTWOOD	HALF HERITAGE	1132084.83	0.16
ELMWOOD PARK	POCKETS OF HERITAGE	479654.00	0.07
GARNEAU	COMPROMISED HERITAGE	829080.03	0.19
GLENORA	PRESERVED	1621927.85	0.23
HIGH PARK	PRESERVED	719360.29	0.1
HIGHLANDS	PRESERVED	1147285.25	0.16
HOLYROOD	PRESERVED	1285666.21	0.18
INGLEWOOD	HALF HERITAGE	1650144.18	0.24
MCCAULEY	HALF HERITAGE	1498433.72	0.21
MCKERNAN	PRESERVED	878443.51	0.13
OLIVER	VANISHED HERITAGE	1702422.16	0.24
PARKALLEN	PRESERVED	849053.07	0.12
PARKDALE	PRESERVED	951839.11	0.14
QUEEN ALEXANDRA	POCKETS OF HERITAGE	1236207.94	0.18
RITCHIE	HALF HERITAGE	1270334.24	0.18
RIVERDALE	POCKETS OF HERITAGE	1044308.26	0.15
ROSSDALE	COMPROMISED HERITAGE	912968.56	0.13
SPRUCE AVENUE	HALF HERITAGE	1214914.77	0.17
STRATHCONA	POCKETS OF HERITAGE	1569159.10	0.22
VIRGINIA PARK	HALF HERITAGE	507669.34	0.07
WEST JASPER PLACE	POCKETS OF HERITAGE	890870.94	0.13
WESTMOUNT	HALF HERITAGE	1865110.06	0.27
WINDSOR PARK	PRESERVED	758148.88	0.11
		43,558,097.26	6.28%
ENTIRE CITY OF EDMONTON	MIXED	699,902,939.76	

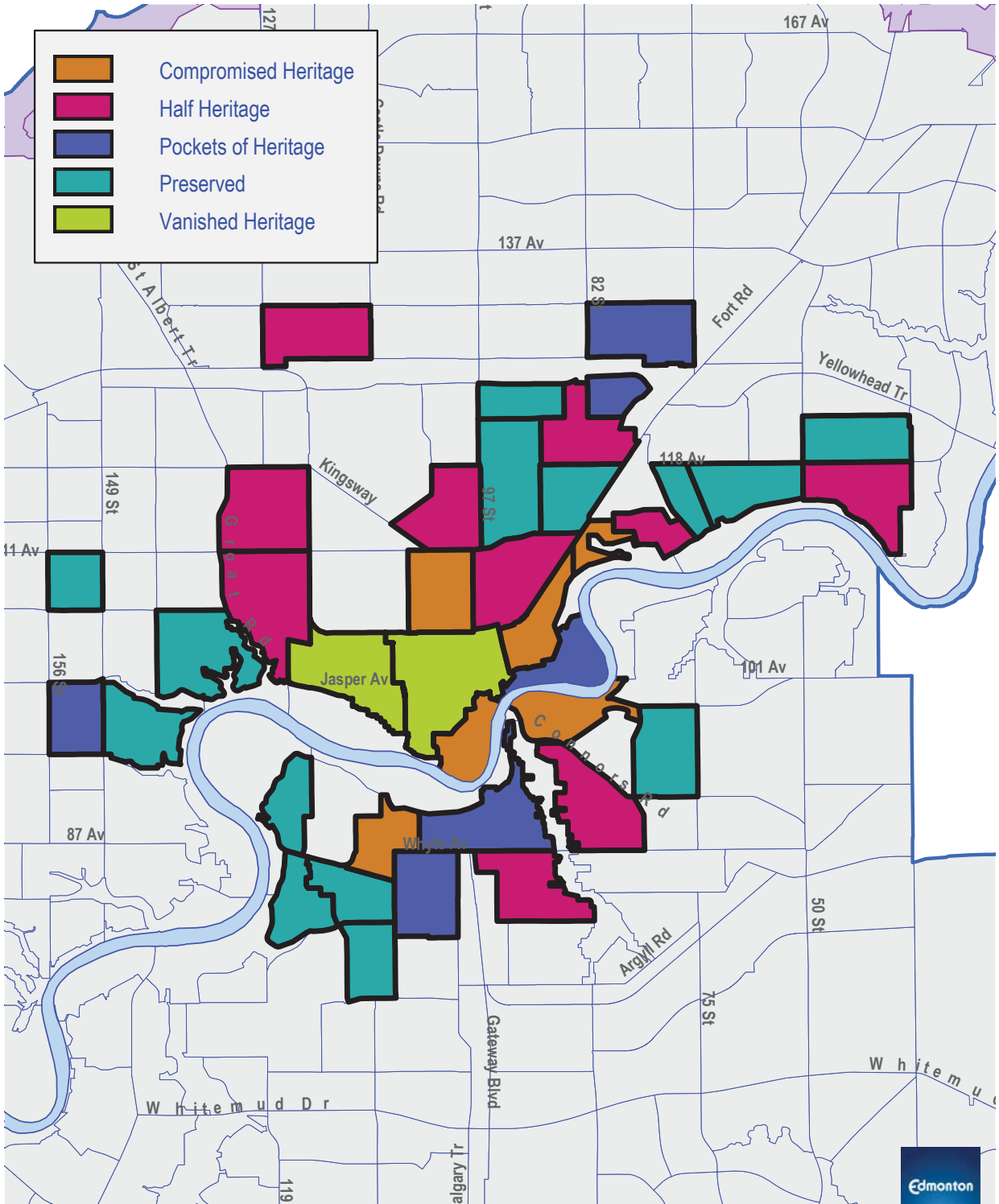
Appendix 2: 2016 Taxes by Heritage Neighbourhood

Heritage Neighbourhood	Non-Residential (Com muni taxable asmt)	Farmland (FI taxable asmt)	Other Residential (OR muni taxable asmt)	Residential (SF muni taxable asmt)	Neighbourhood Tax Total
ALBERTA AVENUE	\$ 817,664.08	\$ -	\$ 445,014.79	\$ 3,097,947.82	\$ 4,360,626.68
BALWIN	\$ 322,704.40	\$ -	\$ 364,232.79	\$ 1,838,055.64	\$ 2,524,992.83
BEACON HEIGHTS	\$ 557,520.30	\$ -	\$ 116,186.36	\$ 1,626,447.45	\$ 2,300,154.11
BELGRAVIA	\$ -	\$ -	\$ 28,925.16	\$ 3,501,032.96	\$ 3,529,958.13
BELLEVUE	\$ 33,084.34	\$ -	\$ 13,487.59	\$ 905,033.44	\$ 951,605.38
BEVERLY HEIGHTS	\$ 442,601.08	\$ -	\$ 210,455.08	\$ 2,162,942.24	\$ 2,815,998.40
BONNIE DOON	\$ 1,420,644.88	\$ -	\$ 467,886.98	\$ 3,997,951.46	\$ 5,886,483.32
BOYLE STREET	\$ 5,779,617.77	\$ -	\$ 2,567,745.95	\$ 1,458,546.57	\$ 9,805,910.29
CALDER	\$ 367,632.06	\$ -	\$ 231,628.94	\$ 2,067,863.91	\$ 2,667,124.91
CENTRAL MCDOUGALL	\$ 3,228,192.83	\$ -	\$ 1,487,504.80	\$ 1,074,331.57	\$ 5,790,029.20
CLOVERDALE	\$ 72,631.98	\$ -	\$ -	\$ 1,260,969.54	\$ 1,333,601.52
CRESTWOOD	\$ 178,758.02	\$ -	\$ 4,362.49	\$ 3,944,388.37	\$ 4,127,508.88
CROMDALE	\$ 217,082.57	\$ -	\$ 378,262.23	\$ 925,098.09	\$ 1,520,442.89
DELTON	\$ 117,211.98	\$ -	\$ 54,777.74	\$ 1,107,740.47	\$ 1,279,730.18
DOWNTOWN	\$ 96,435,371.02	\$ -	\$ 5,152,899.26	\$ 7,359,472.32	\$ 108,947,742.61
EASTWOOD	\$ 736,445.98	\$ -	\$ 578,391.36	\$ 1,508,456.64	\$ 2,823,293.98
ELMWOOD PARK	\$ 86,452.95	\$ -	\$ 132,169.99	\$ 566,558.11	\$ 785,181.05
GARNEAU	\$ 2,564,428.82	\$ -	\$ 2,947,396.78	\$ 4,618,838.35	\$ 10,130,663.95
GLENORA	\$ 191,719.12	\$ -	\$ 1,755.92	\$ 5,449,104.86	\$ 5,642,579.90
HIGH PARK	\$ 422,410.16	\$ -	\$ 4,480.72	\$ 1,127,180.11	\$ 1,554,070.99
HIGHLANDS	\$ 195,318.00	\$ -	\$ 38,039.49	\$ 2,673,765.97	\$ 2,907,123.47
HOLYROOD	\$ 47,967.24	\$ -	\$ 357,254.16	\$ 2,630,415.14	\$ 3,035,636.54
INGLEWOOD	\$ 628,292.24	\$ -	\$ 1,820,227.86	\$ 2,602,531.85	\$ 5,051,051.94
MCCAULEY	\$ 2,912,583.00	\$ -	\$ 505,245.22	\$ 1,188,633.32	\$ 4,606,461.54
MCKERNAN	\$ 92,159.39	\$ -	\$ 55,777.06	\$ 2,820,997.39	\$ 2,968,933.83
OLIVER	\$ 10,705,628.28	\$ -	\$ 5,548,460.69	\$ 11,970,301.21	\$ 28,224,390.17
PARKALLEN	\$ 135,985.03	\$ -	\$ 120,174.89	\$ 2,200,352.95	\$ 2,456,512.87
PARKDALE	\$ 512,917.55	\$ -	\$ 159,428.62	\$ 1,783,641.02	\$ 2,455,987.19
QUEEN ALEXANDRA	\$ 2,761,675.01	\$ -	\$ 1,250,189.52	\$ 2,958,945.15	\$ 6,970,809.68
RITCHIE	\$ 2,062,164.86	\$ -	\$ 369,616.70	\$ 3,844,915.52	\$ 6,276,697.09
RIVERDALE	\$ 3,516.55	\$ -	\$ 22,371.17	\$ 2,372,054.24	\$ 2,397,941.96
ROSSDALE	\$ 374,075.51	\$ -	\$ 164,845.85	\$ 1,006,711.29	\$ 1,545,632.65
SPRUCE AVENUE	\$ 7,131,559.94	\$ -	\$ 224,578.08	\$ 882,213.57	\$ 8,238,351.59
STRATHCONA	\$ 3,107,875.11	\$ -	\$ 2,514,639.91	\$ 6,356,940.07	\$ 11,979,455.09
VIRGINIA PARK	\$ 28,848.89	\$ -	\$ 21,933.81	\$ 442,745.23	\$ 493,527.93
WEST JASPER PLACE	\$ 1,088,144.28	\$ -	\$ 561,505.07	\$ 1,262,666.19	\$ 2,912,315.53
WESTMOUNT	\$ 3,806,001.79	\$ -	\$ 550,315.20	\$ 5,202,592.65	\$ 9,558,909.63
WINDSOR PARK	\$ 64,894.11	\$ -	\$ 60,407.03	\$ 2,771,101.76	\$ 2,896,402.90
<b>Total for all heritage areas overall tax</b>	<b>\$ 149,651,781.12</b>	<b>\$ -</b>	<b>\$ 29,532,575.26</b>	<b>\$ 104,569,484.44</b>	<b>\$ 283,753,840.83</b>

NEW COLUMN TITLES AND THEIR RATES		
Label	Rate	Title
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C	0.0056427	FI muni taxable asmt
D	0.0064891	OR muni taxable asmt
E	0.0056427	SF muni taxable asmt
F	n/a	Total Asmt
G	n/a	Muni LV
H	n/a	GILL LV

Appendix 3: Age of Construction (2016) and Age Demographics (2011)

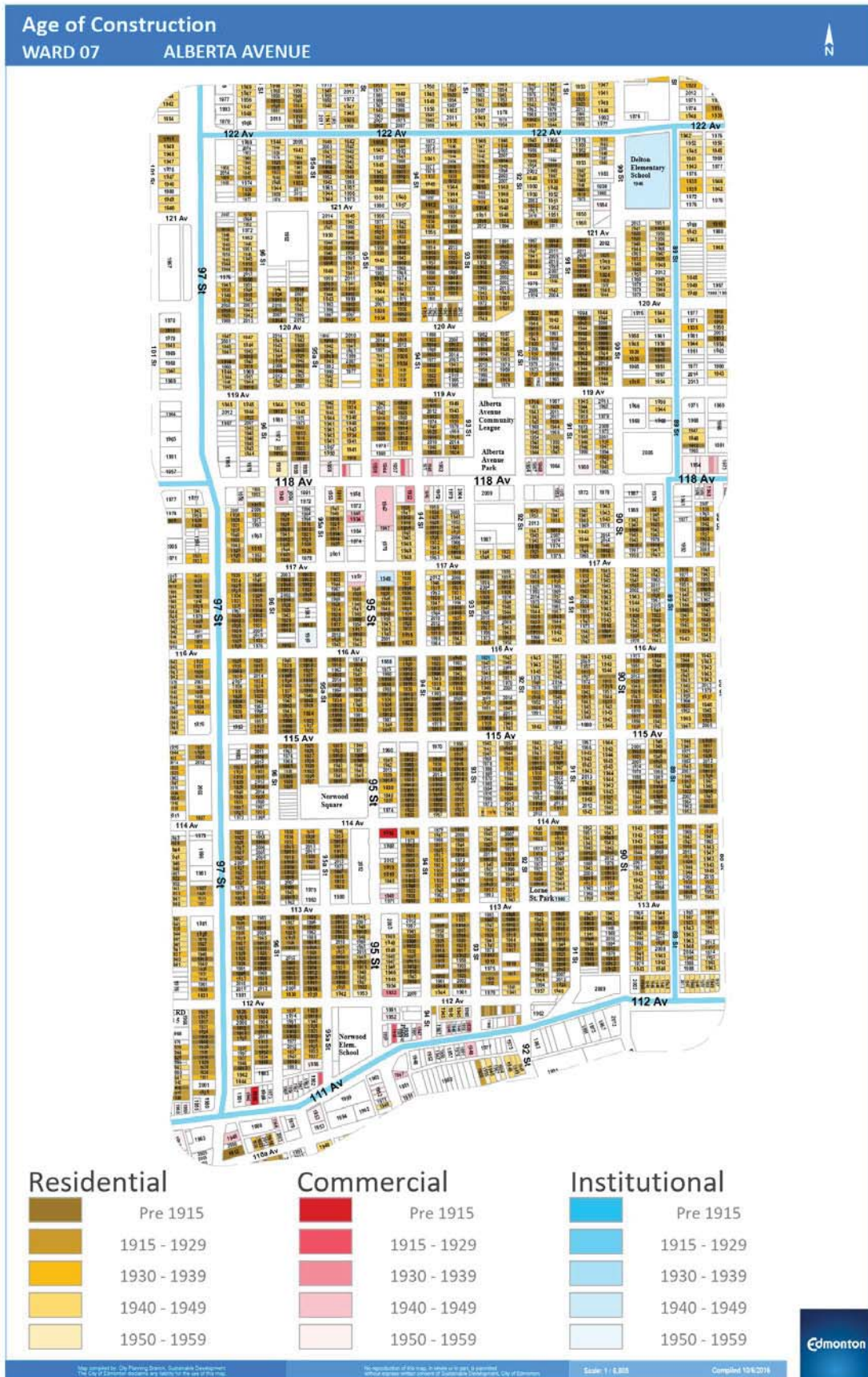
# Heritage Neighbourhoods



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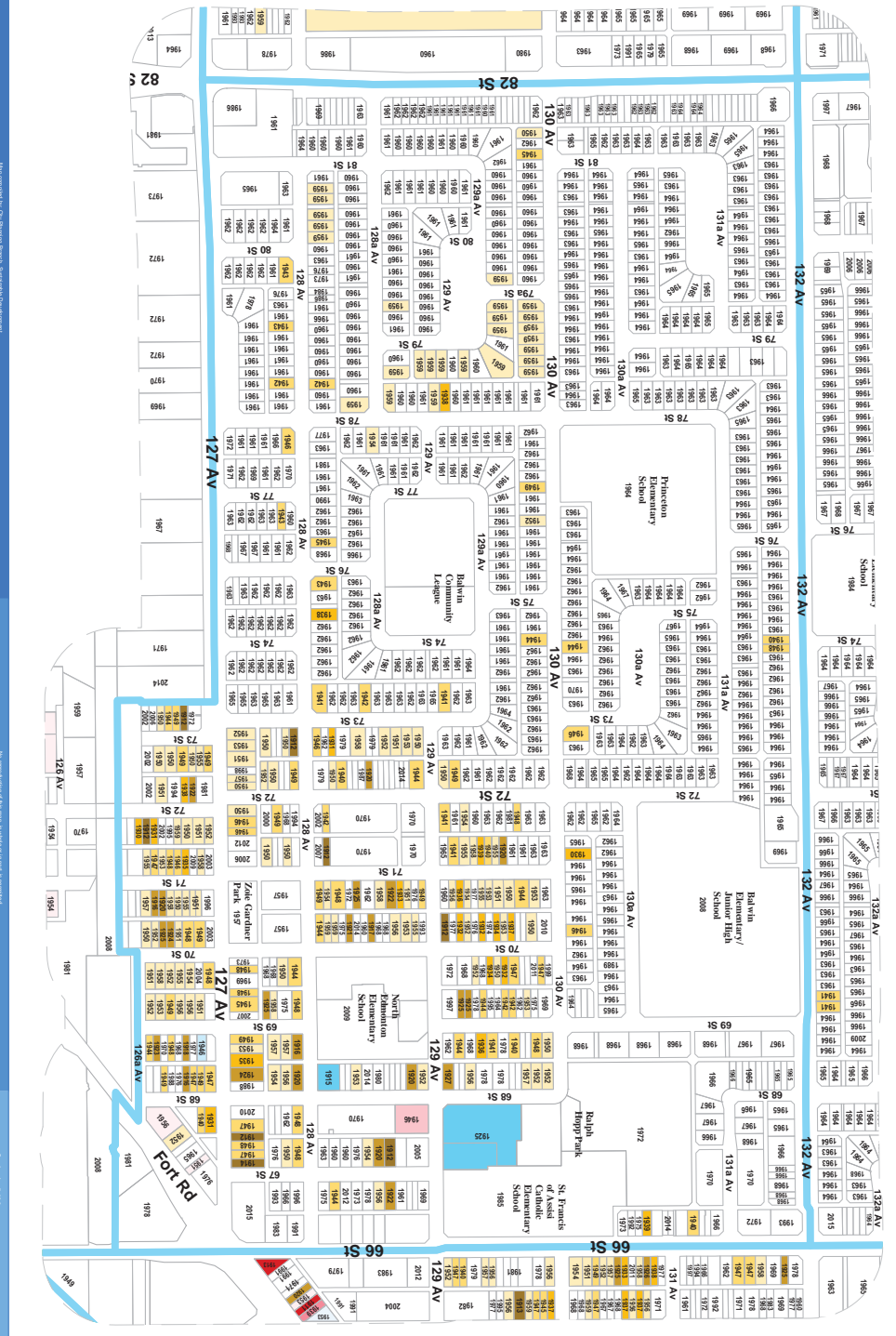
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2016





**Age of Construction**  
**WARD 07 BALWIN**



**Residential**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

**Commercial**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

**Institutional**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

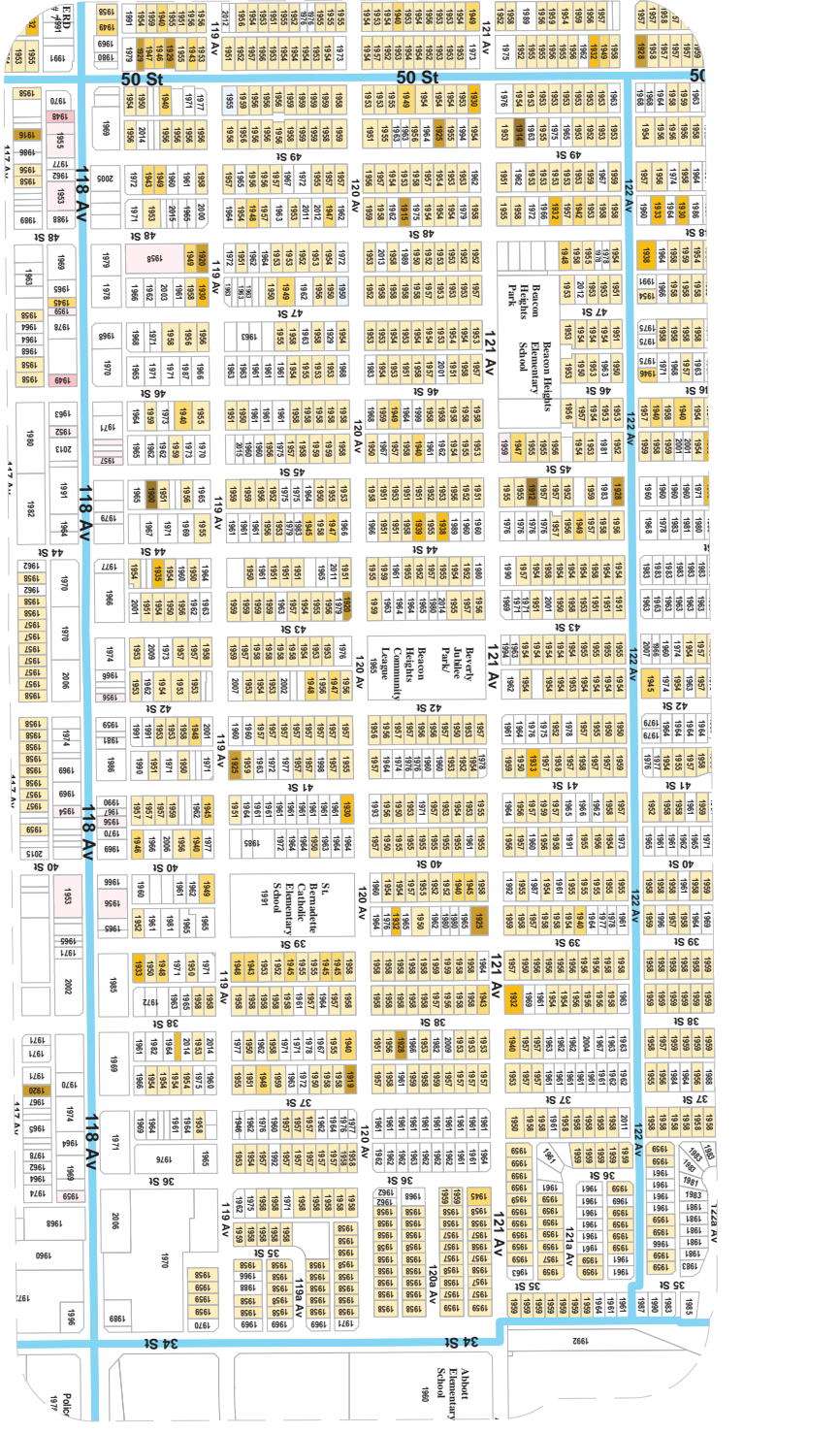


Compiled 08/2016

Scale: 1:5,000

This City of Edmonton Planning Department map was prepared using data from the City of Edmonton's Planning Department.

Age of Construction  
WARD 07 BEACON HEIGHTS



**Residential**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

**Commercial**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

**Institutional**

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

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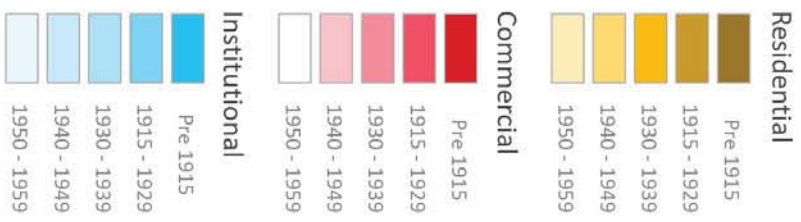
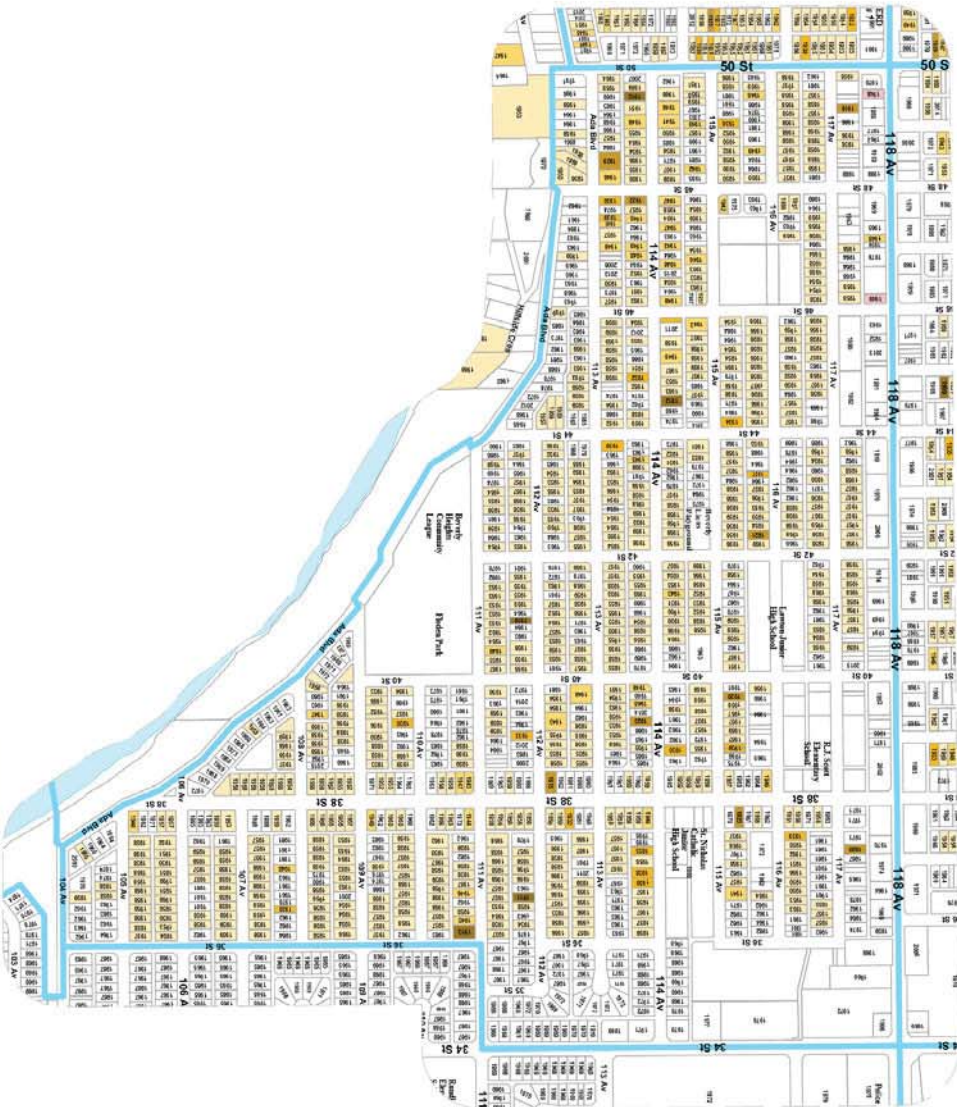
Completed: 03/2016







Age of Construction  
WARD 07 BEVERLY HEIGHTS



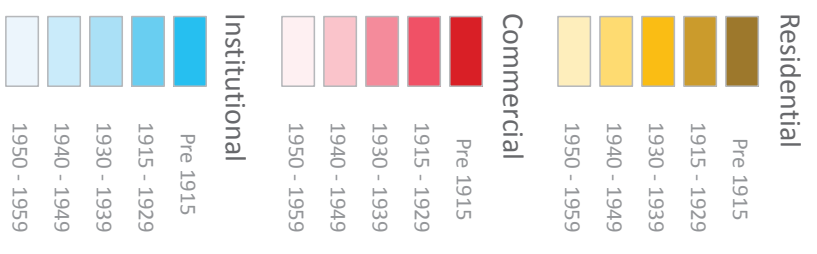
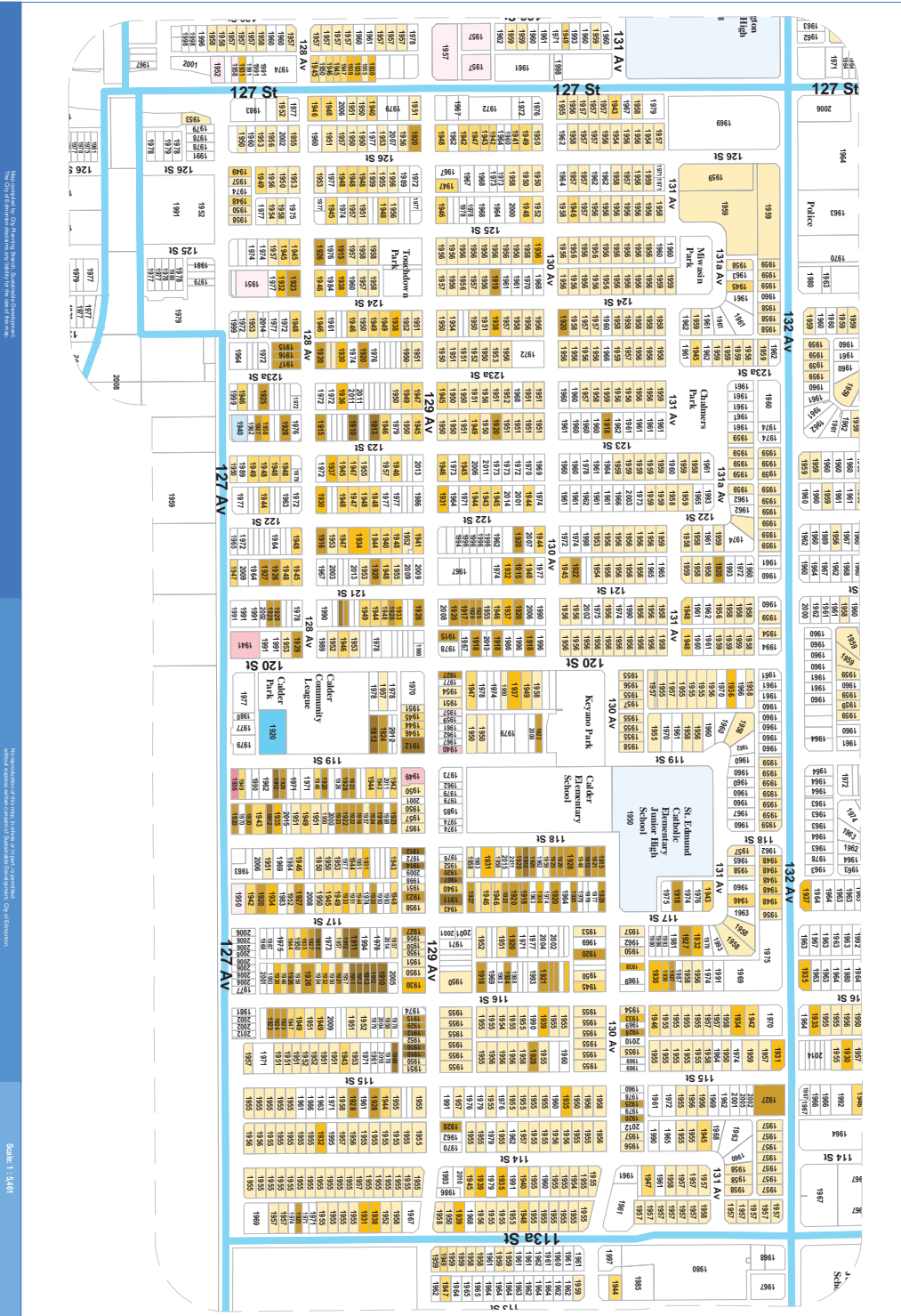
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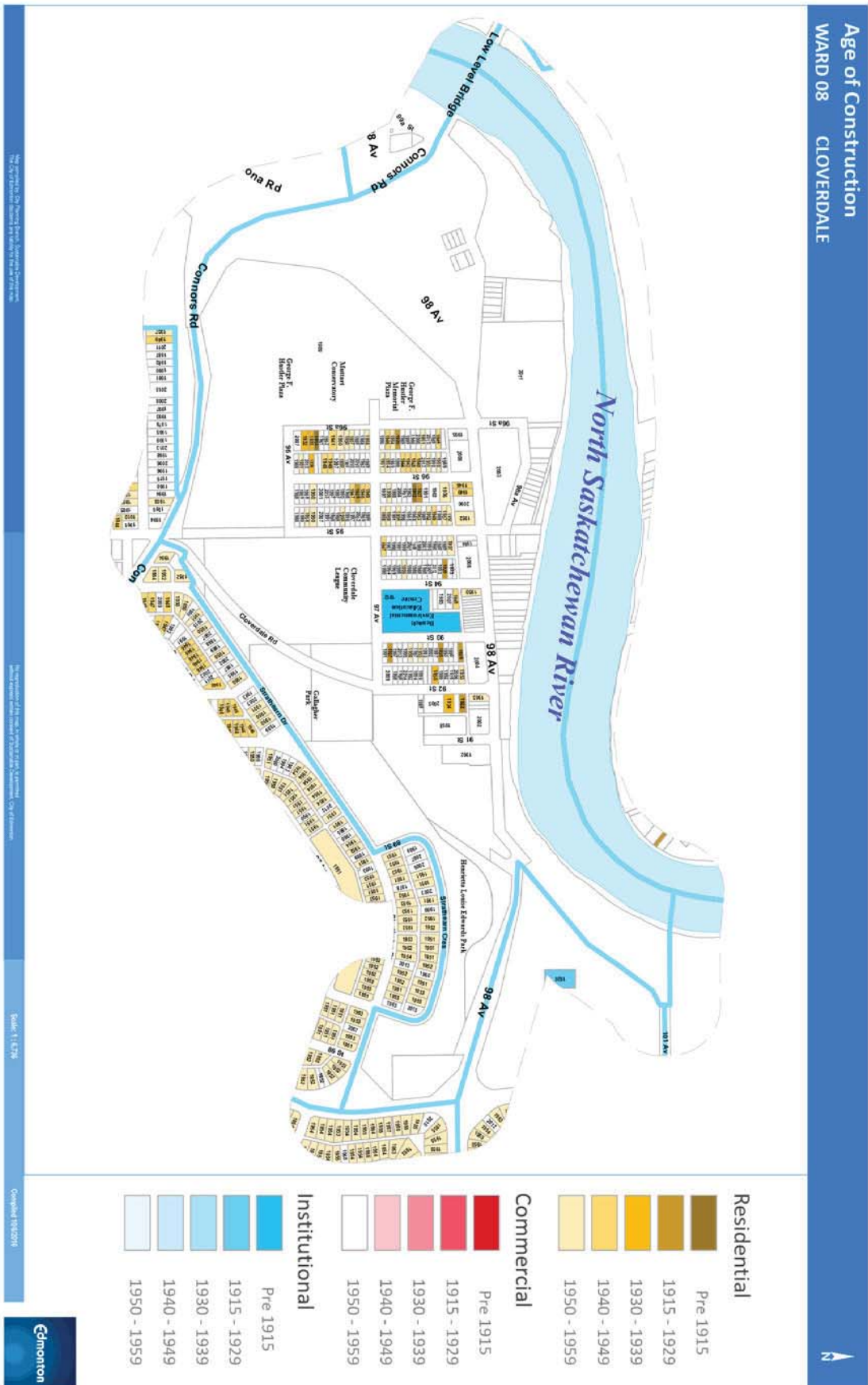


Age of Construction  
WARD 02 CALDER

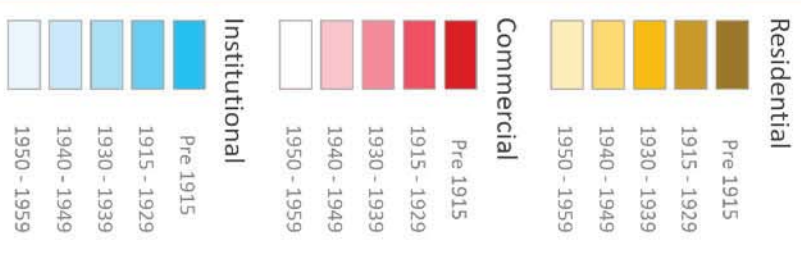






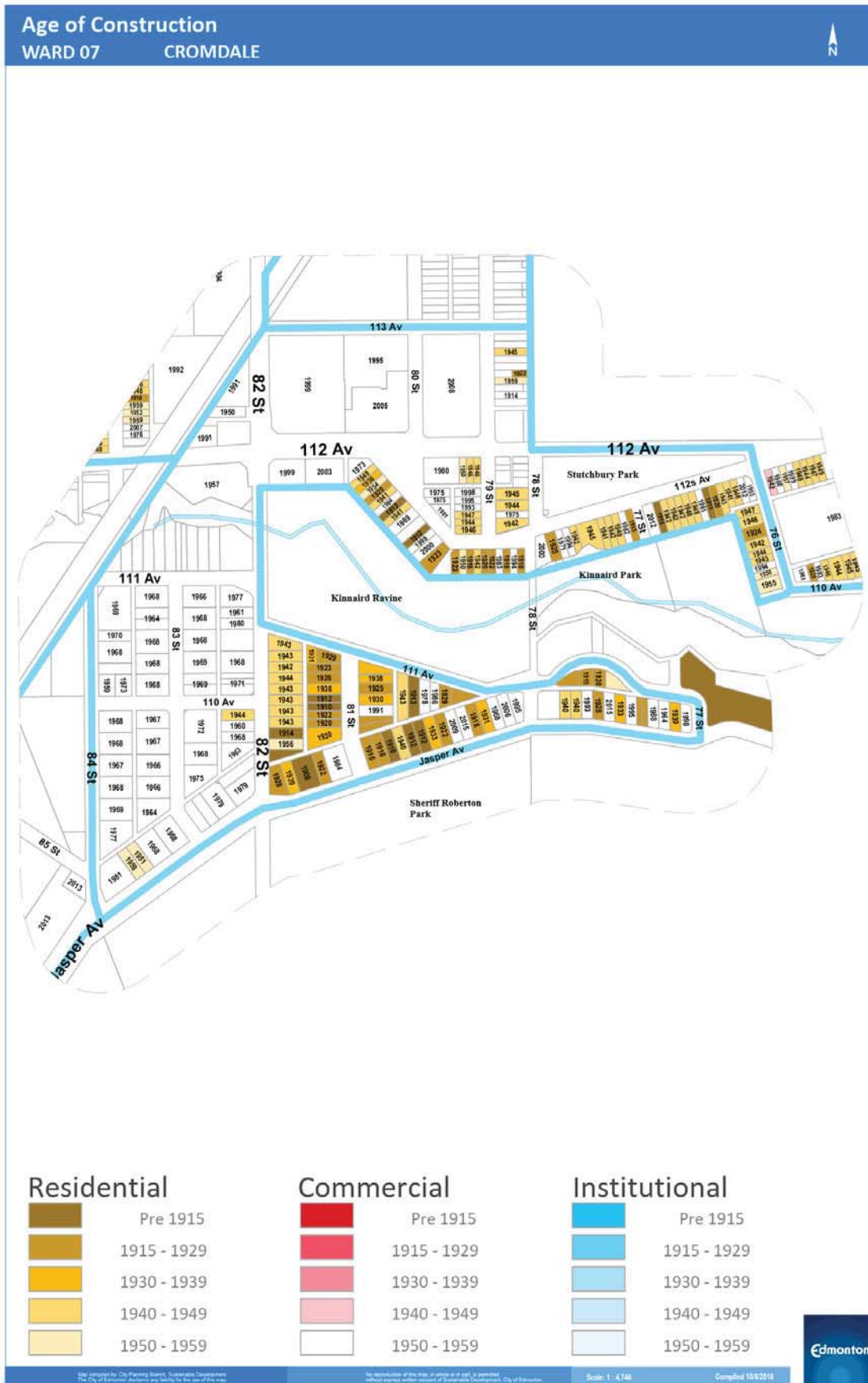


Age of Construction  
WARD 01  
CRESTWOOD

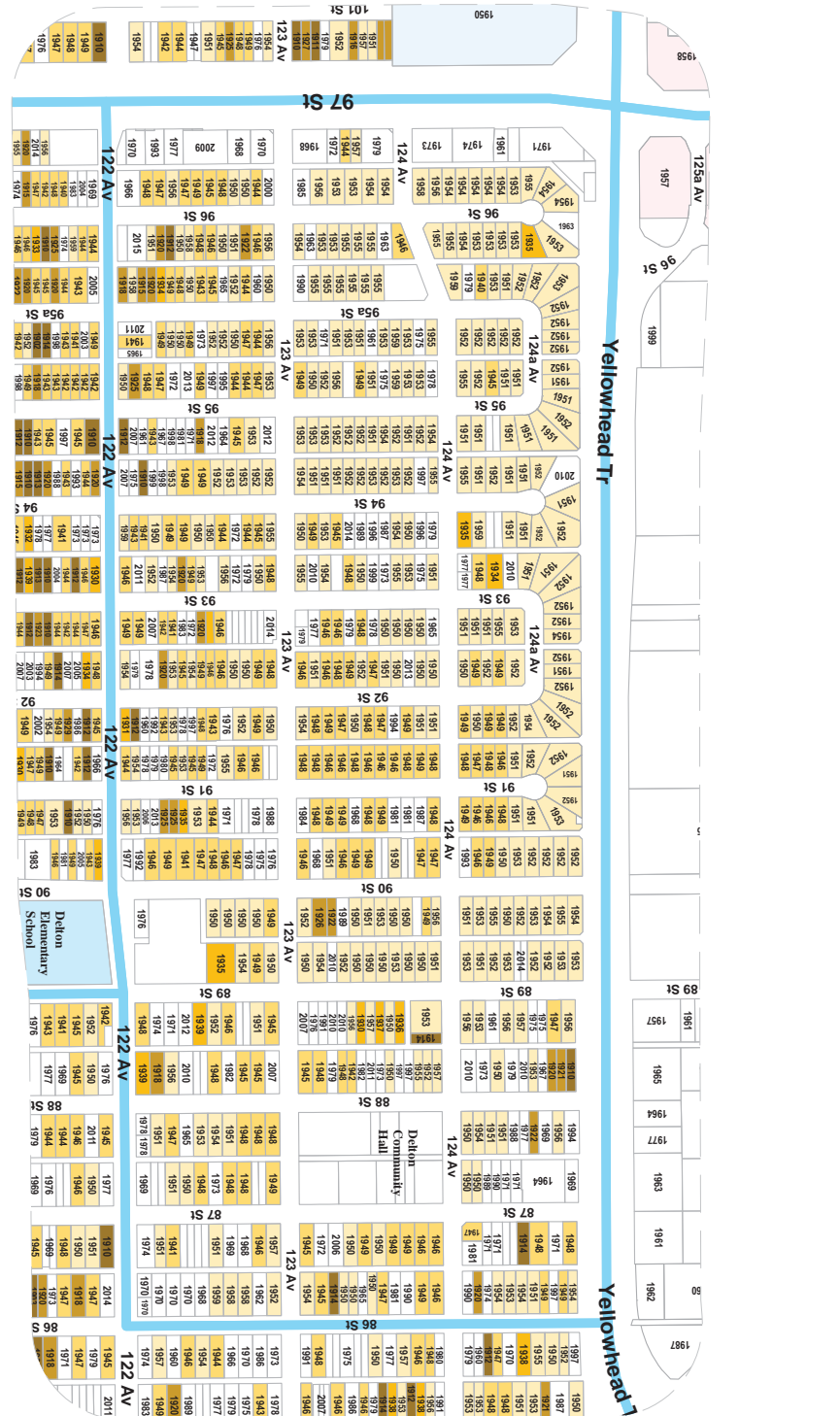


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Age of Construction  
WARD 07 DELTON



Color	Category	Year Range
Dark Green	Residential	Pre 1915
Medium Green	Residential	1915 - 1929
Light Green	Residential	1930 - 1939
Yellow-Green	Residential	1940 - 1949
Yellow	Residential	1950 - 1959
Red	Commercial	Pre 1915
Dark Red	Commercial	1915 - 1929
Light Red	Commercial	1930 - 1939
Pink	Commercial	1940 - 1949
Light Pink	Commercial	1950 - 1959
Blue	Institutional	Pre 1915
Light Blue	Institutional	1915 - 1929
Lighter Blue	Institutional	1930 - 1939
Very Light Blue	Institutional	1940 - 1949
White	Institutional	1950 - 1959

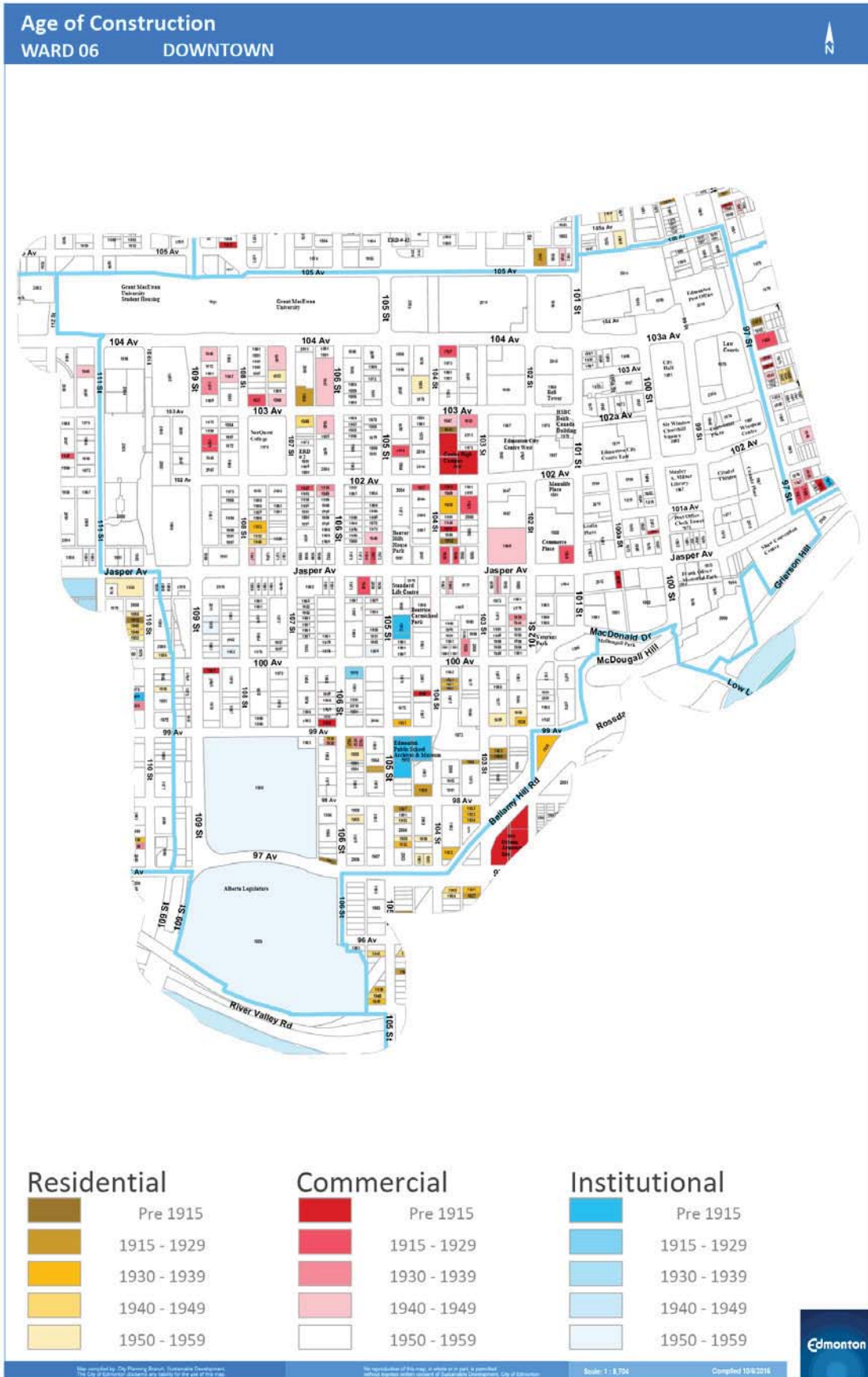
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Map created by City of Delton, Planning Department, using data from City of Delton, Planning Department, City of Delton.

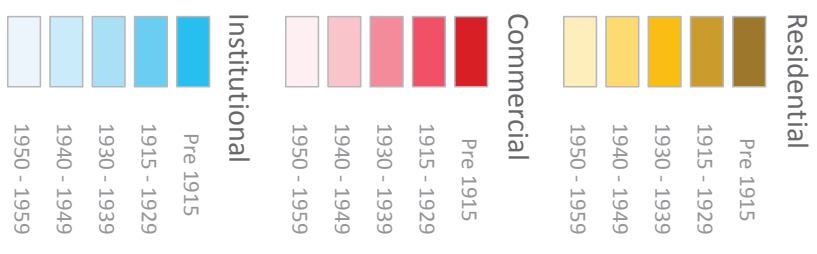
Scale: 1:4471

Compiled 10/2016





**Age of Construction**  
**WARD 07 EASTWOOD**



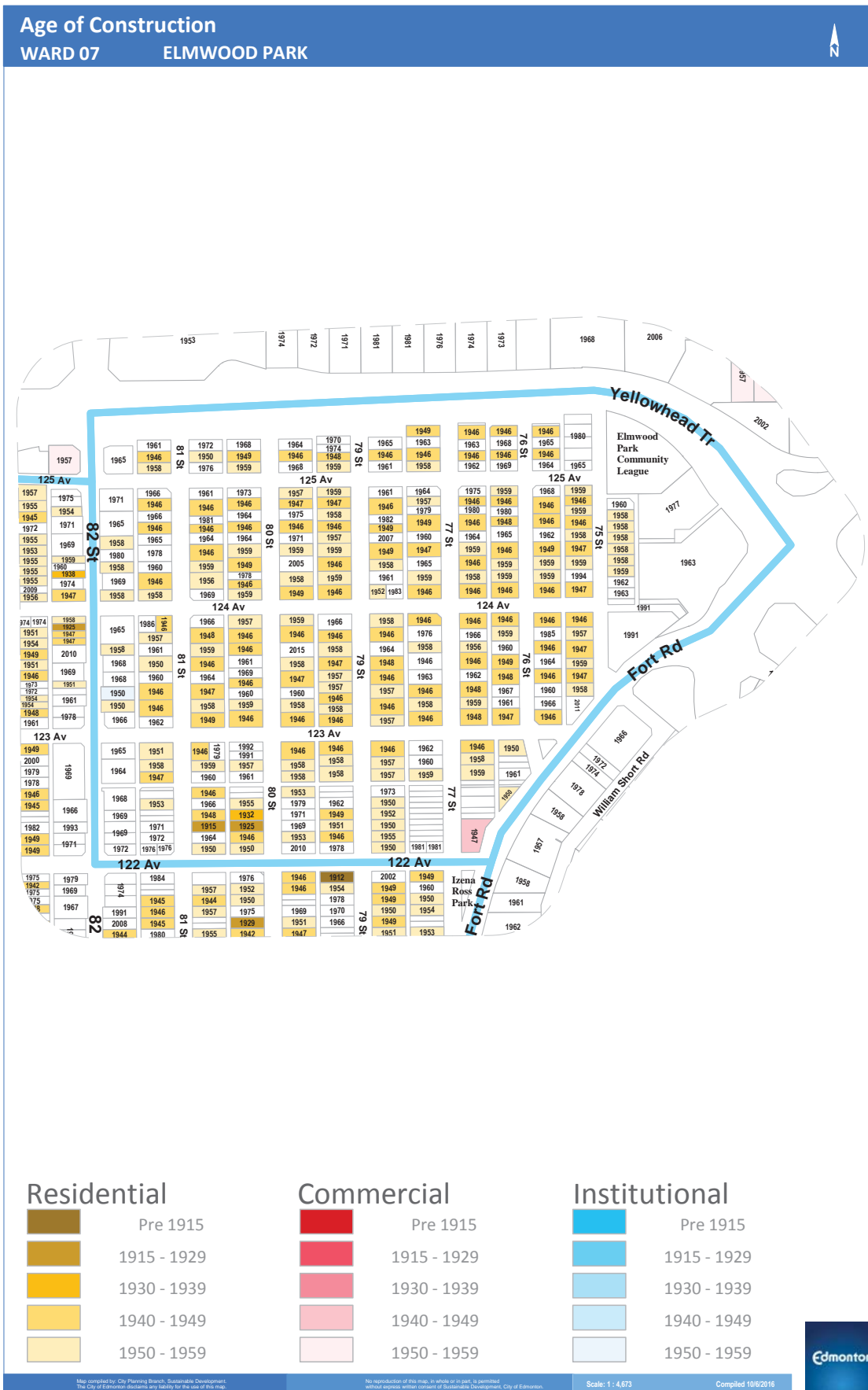
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Scale: 1:8,000

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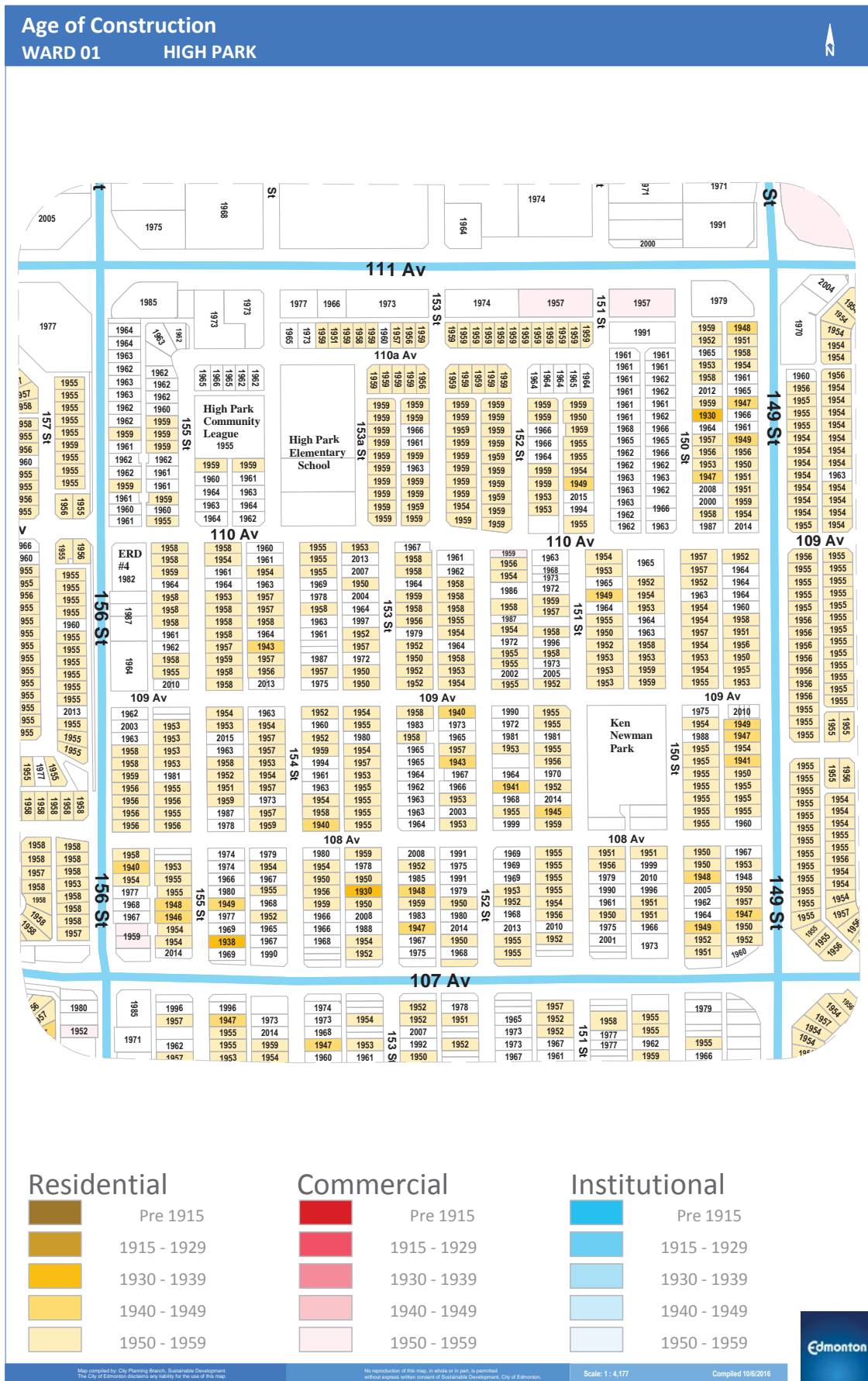












Age of Construction  
WARD 07  
HIGHLANDS



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Scale: 1:5,000

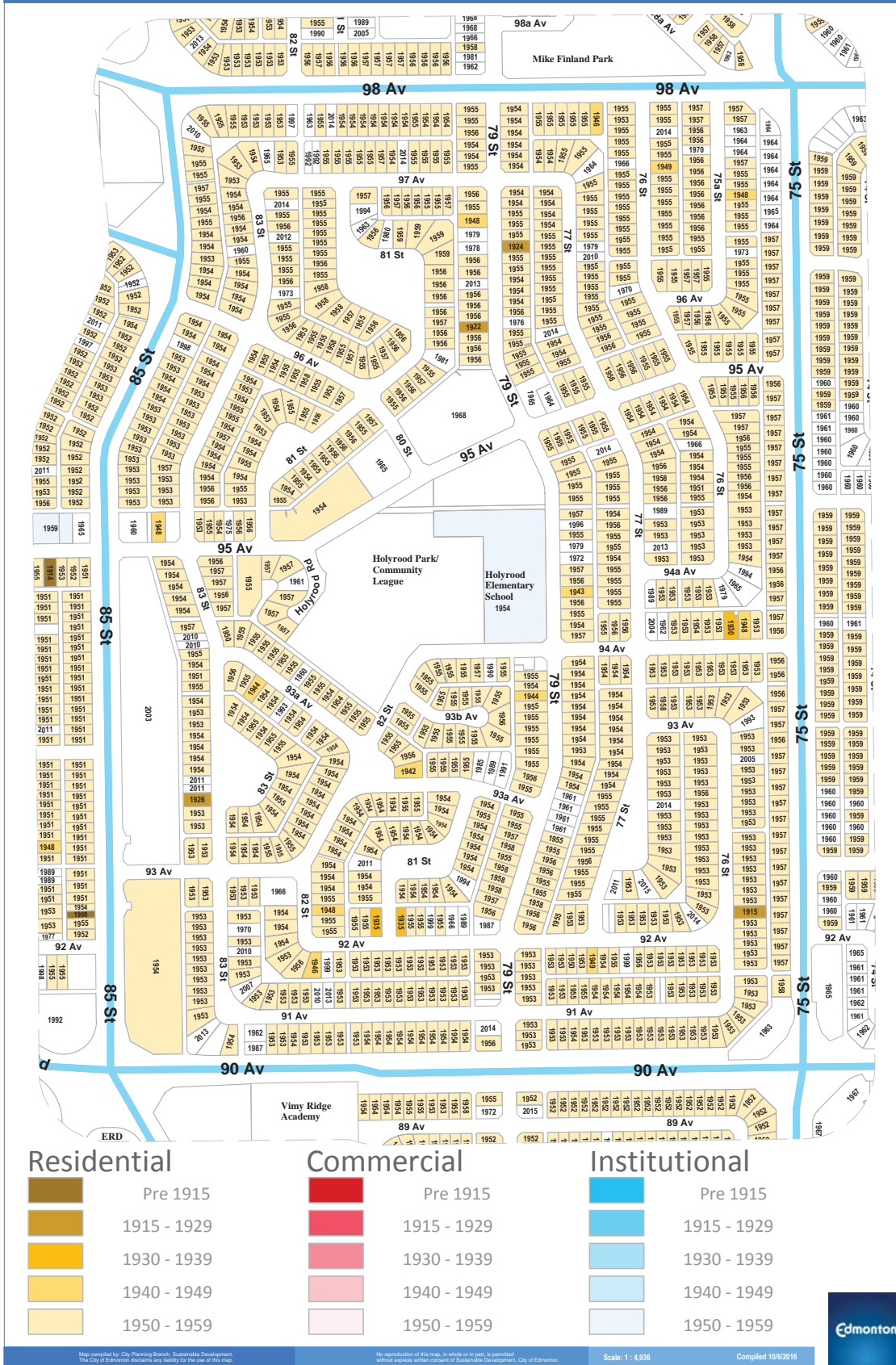
Compiled 10/2018



- Residential**
- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959
- Commercial**
- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959
- Institutional**
- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

Age of Construction

WARD 08 HOLYROOD





Age of Construction  
WARD 02 INGLEWOOD



Residential

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

Commercial

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

Institutional

- Pre 1915
- 1915 - 1929
- 1930 - 1939
- 1940 - 1949
- 1950 - 1959

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Scale: 1 : 6,352

Compiled 10/02/16



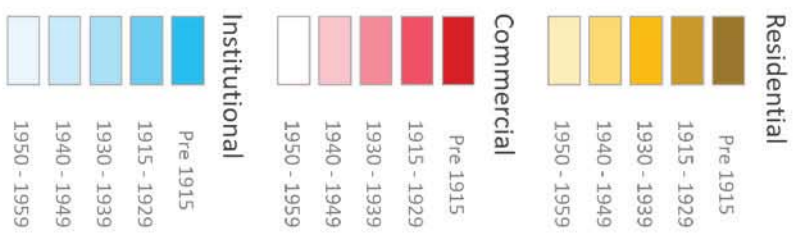




Age of Construction  
WARD 08 MCKERNAN

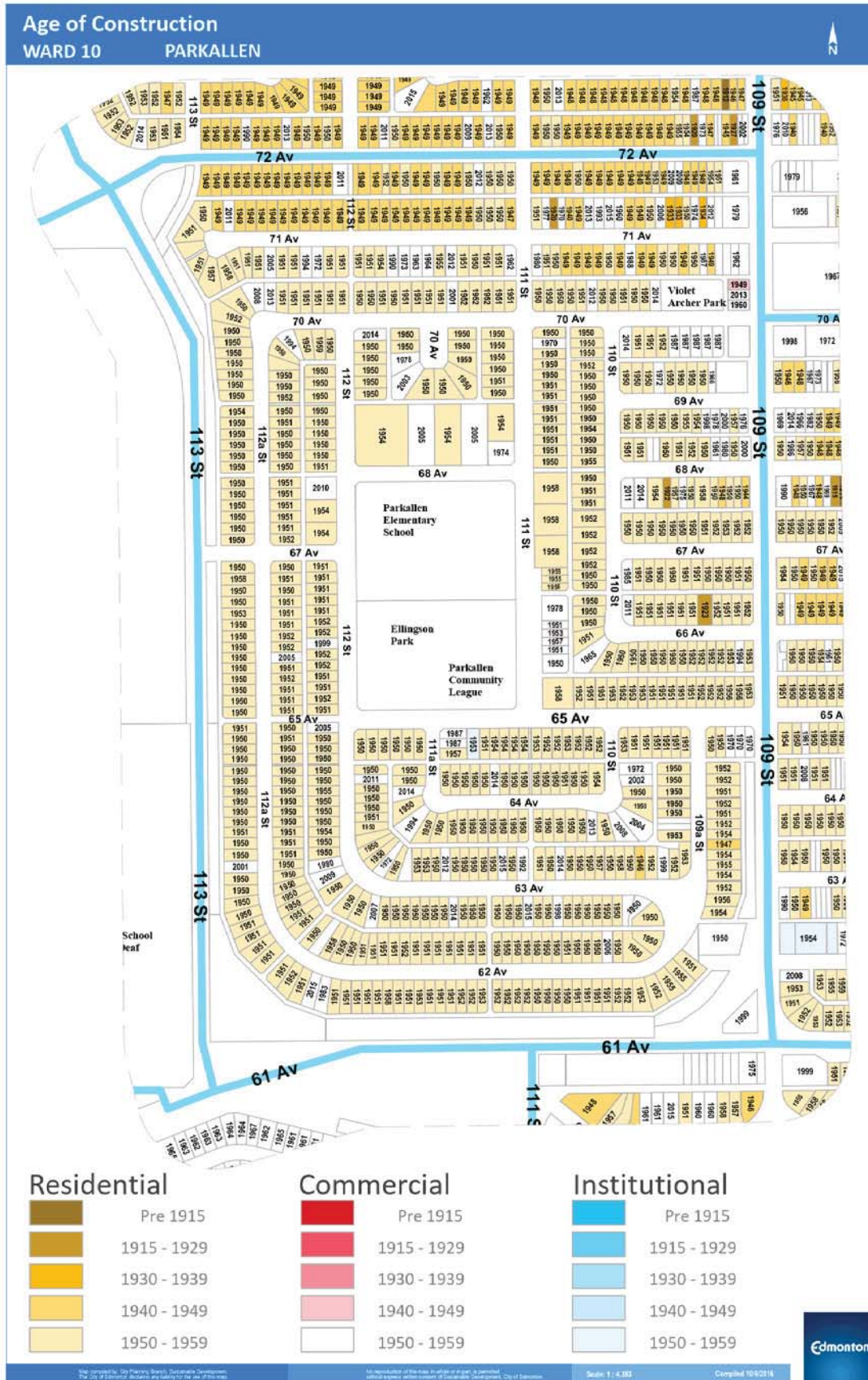


Age of Construction  
WARD 06 OLIVER



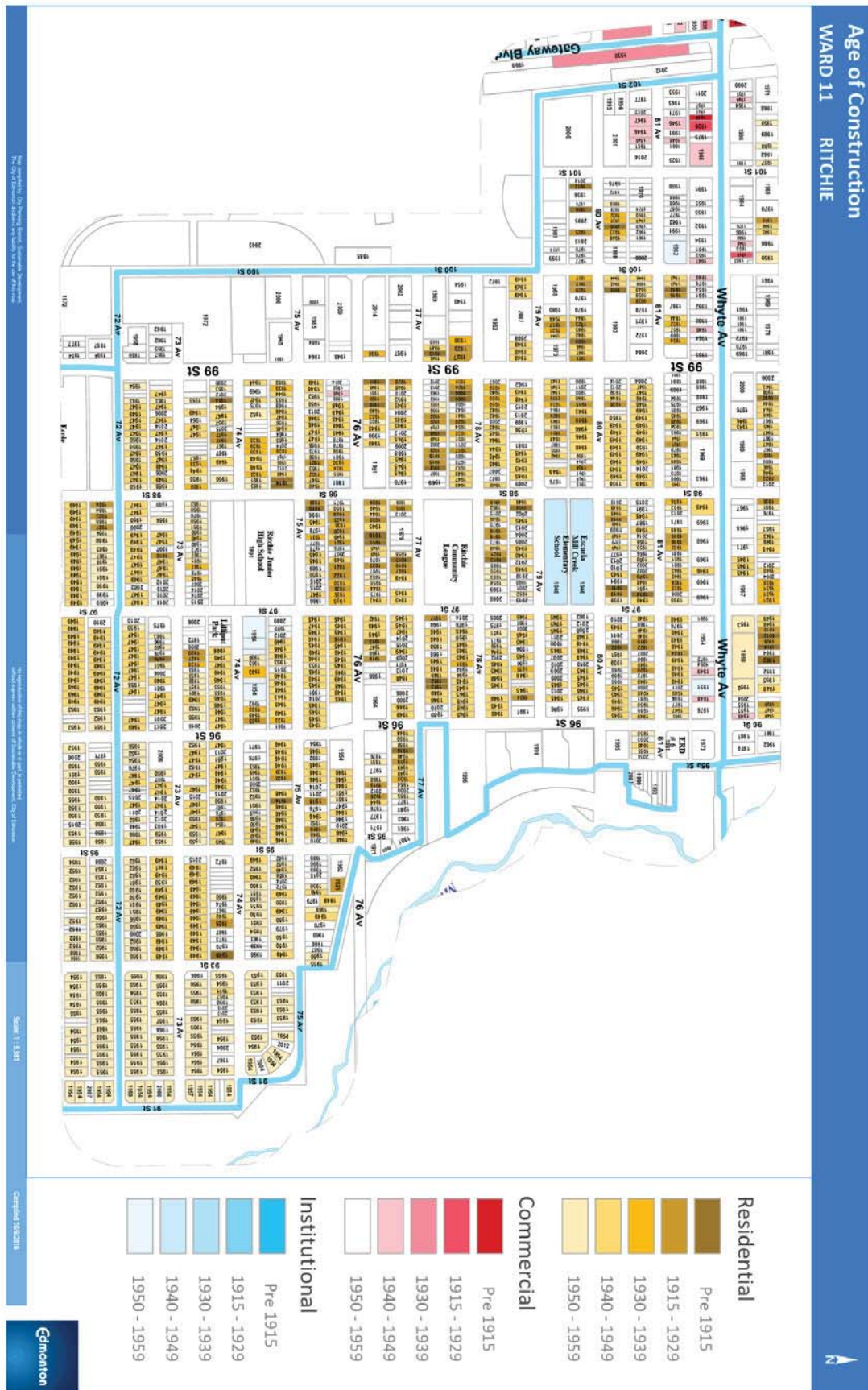
Map provided by City Planning, Planning, Assessment, Development, and Engineering Department. For more information on planning, visit the City of Edmonton website.   
 Information on this map is current as of 10/1/2014.   
 Map provided under the provisions of the Access to Information Act.   
 Scale: 1:12,727   
 Compiled: 10/20/14



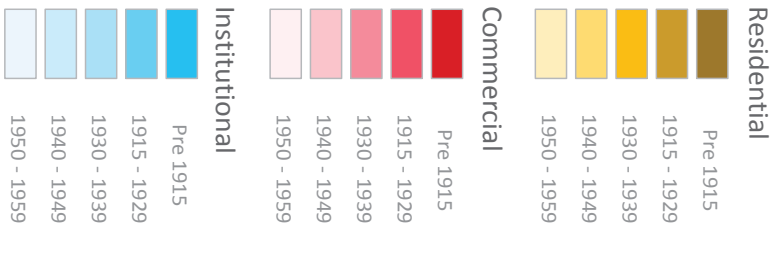
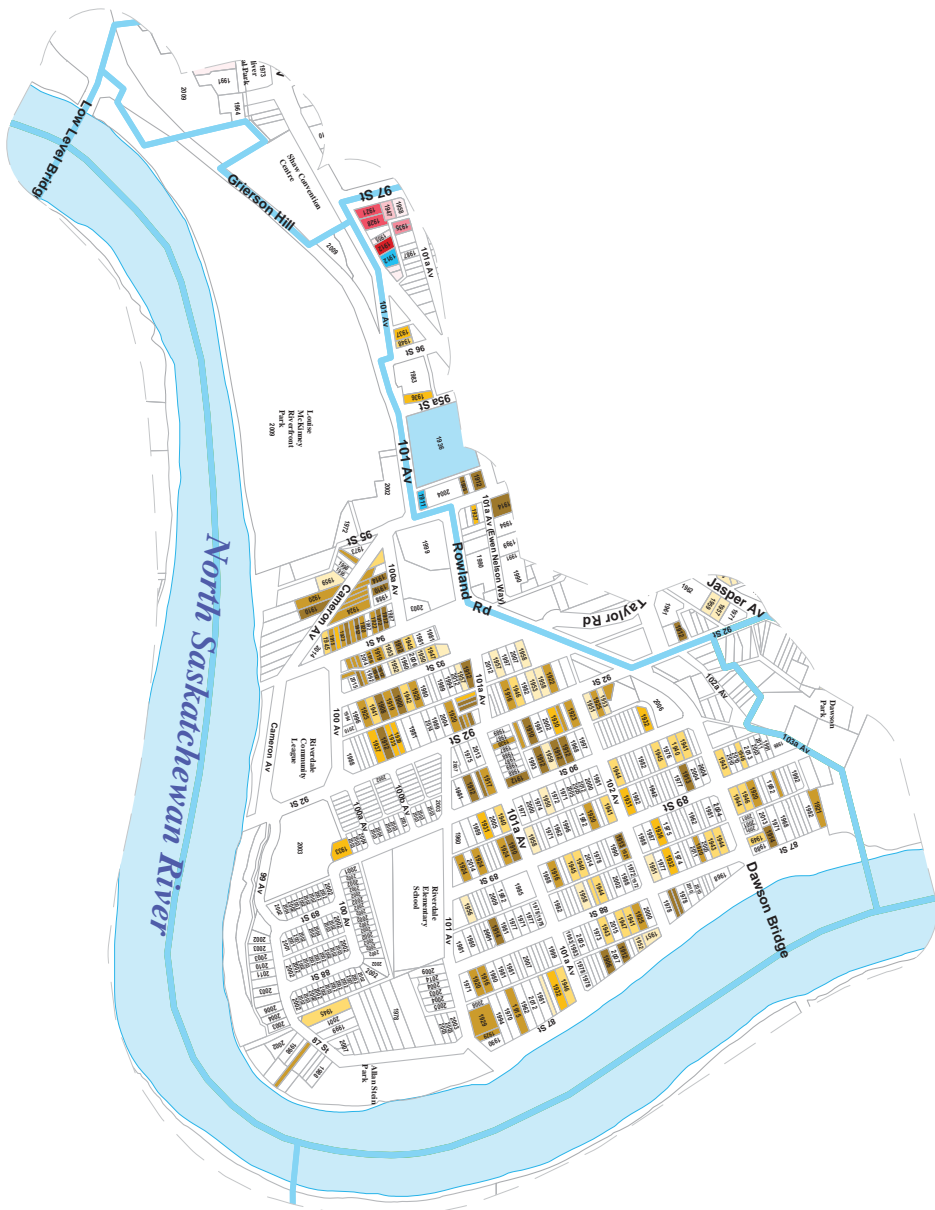








**Age of Construction**  
**WARD 06 RIVERDALE**



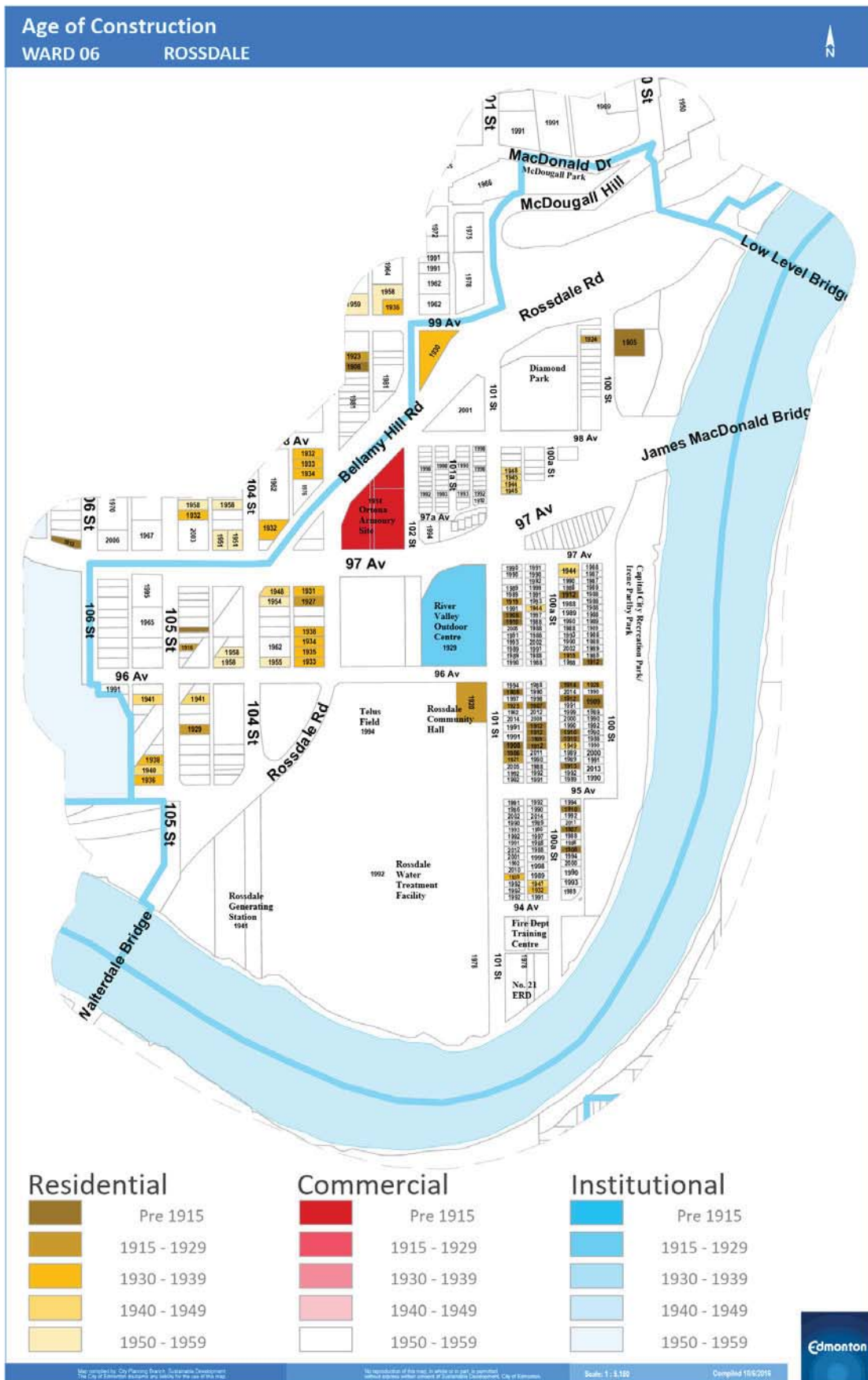
Map compiled by: City Planning Services, Municipal Development  
The City of Edmonton, based on the 2014 City of Edmonton Land Use Bylaw and the 2014

Map reproduced from the 2014 City of Edmonton Land Use Bylaw and the 2014 City of Edmonton Land Use Bylaw. All information is subject to change without notice.

Scale: 1:7,212

Compiled: 10/2018

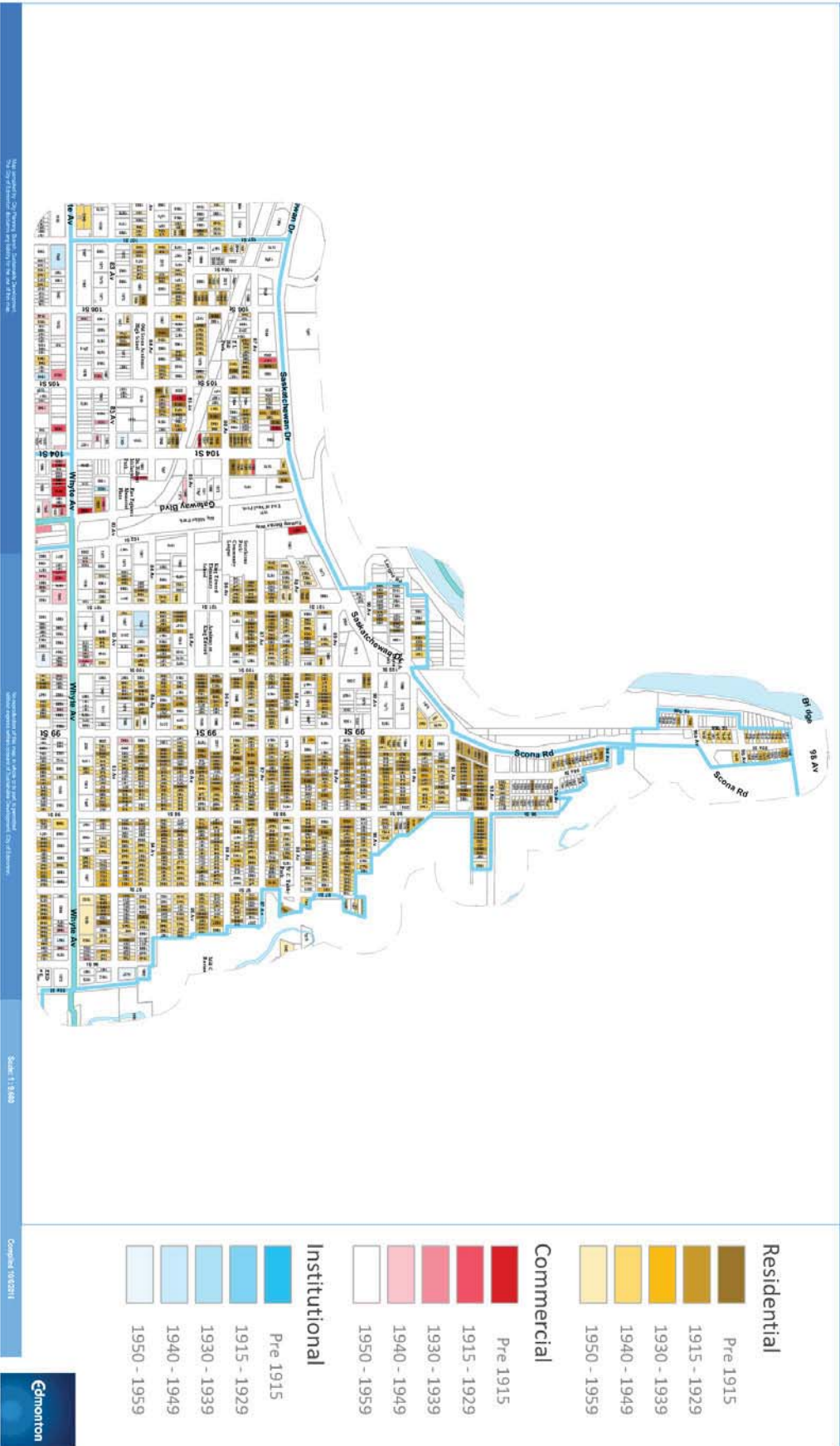




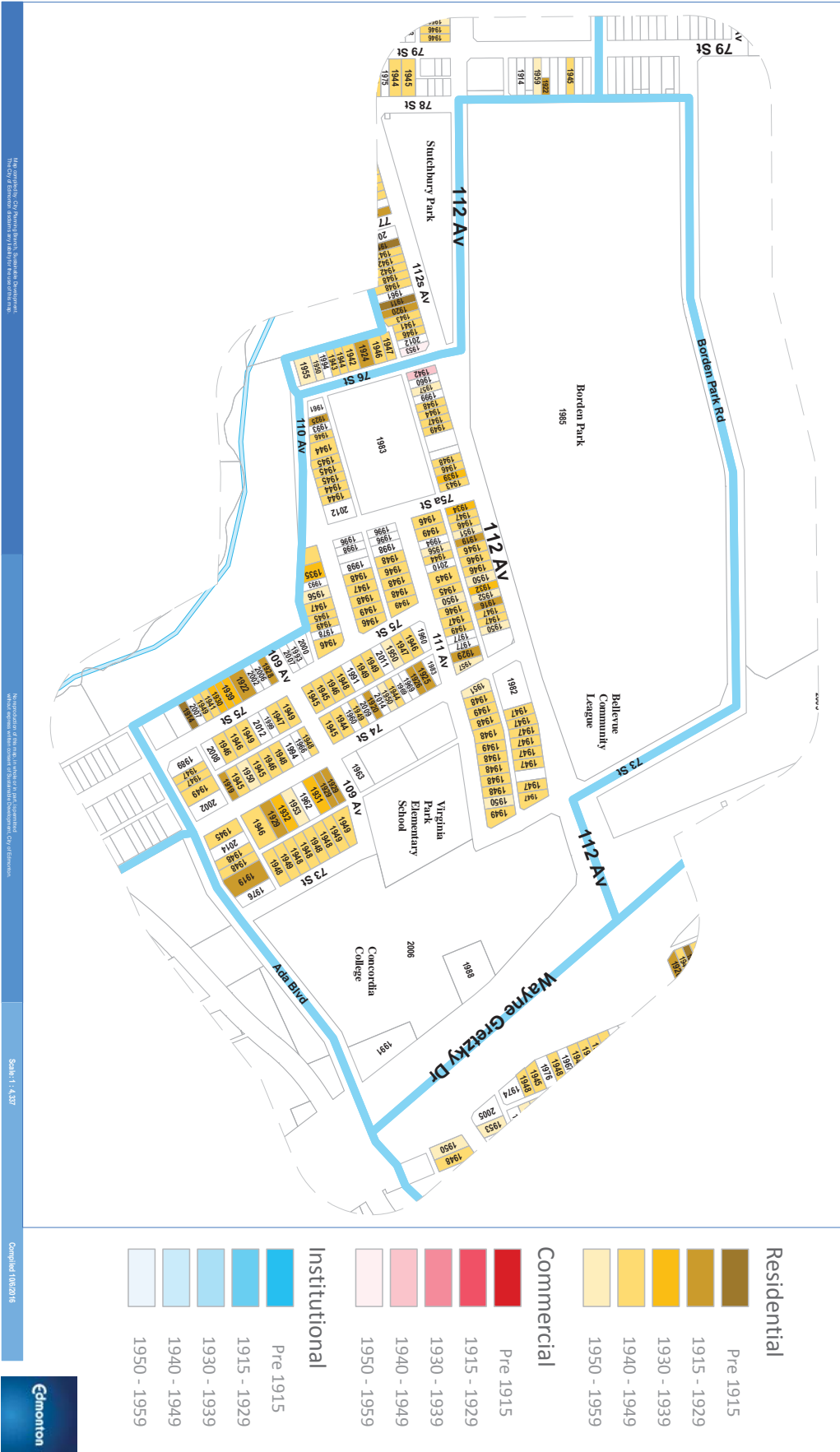




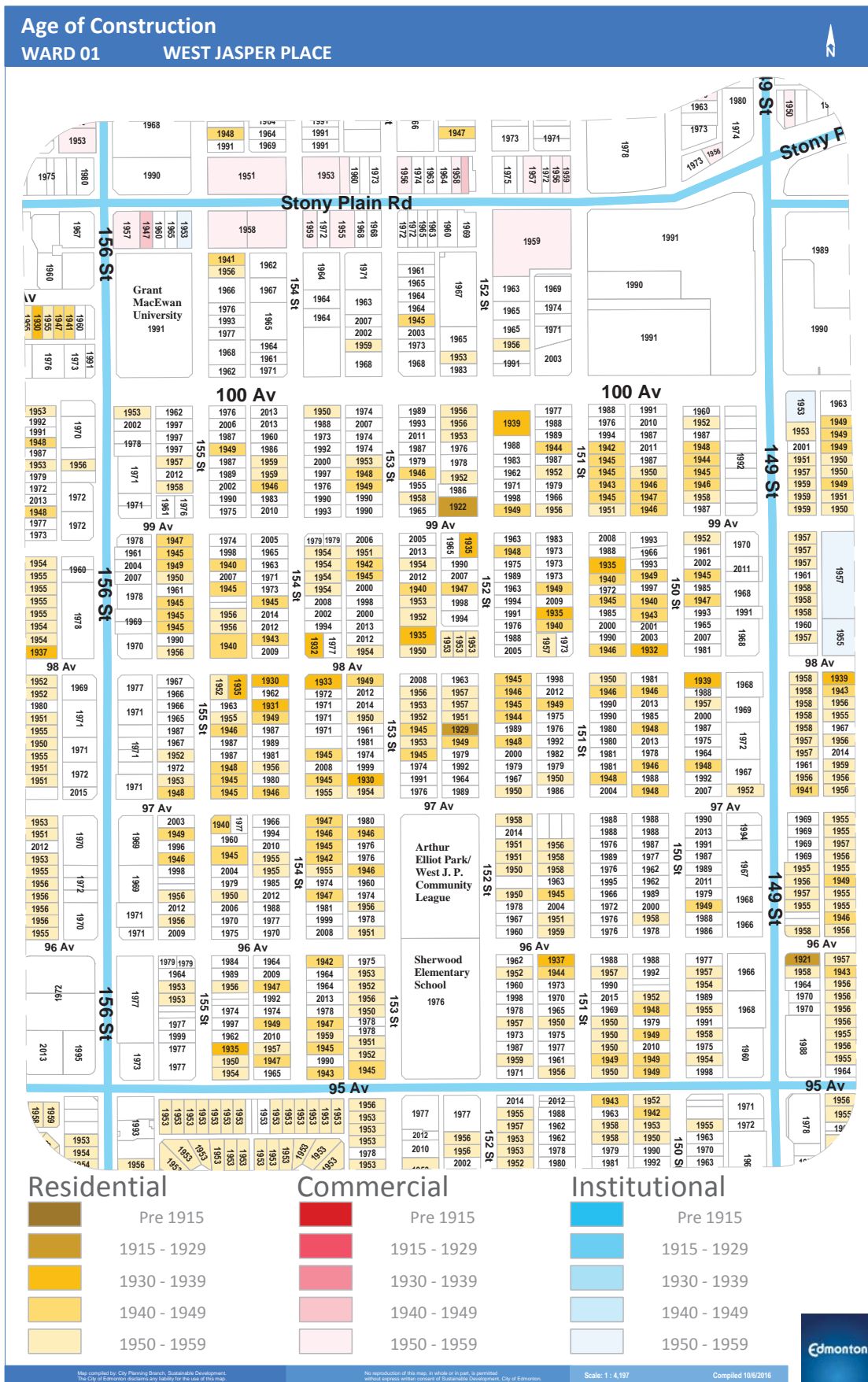
Age of Construction  
WARD 08 STRAITHCONA

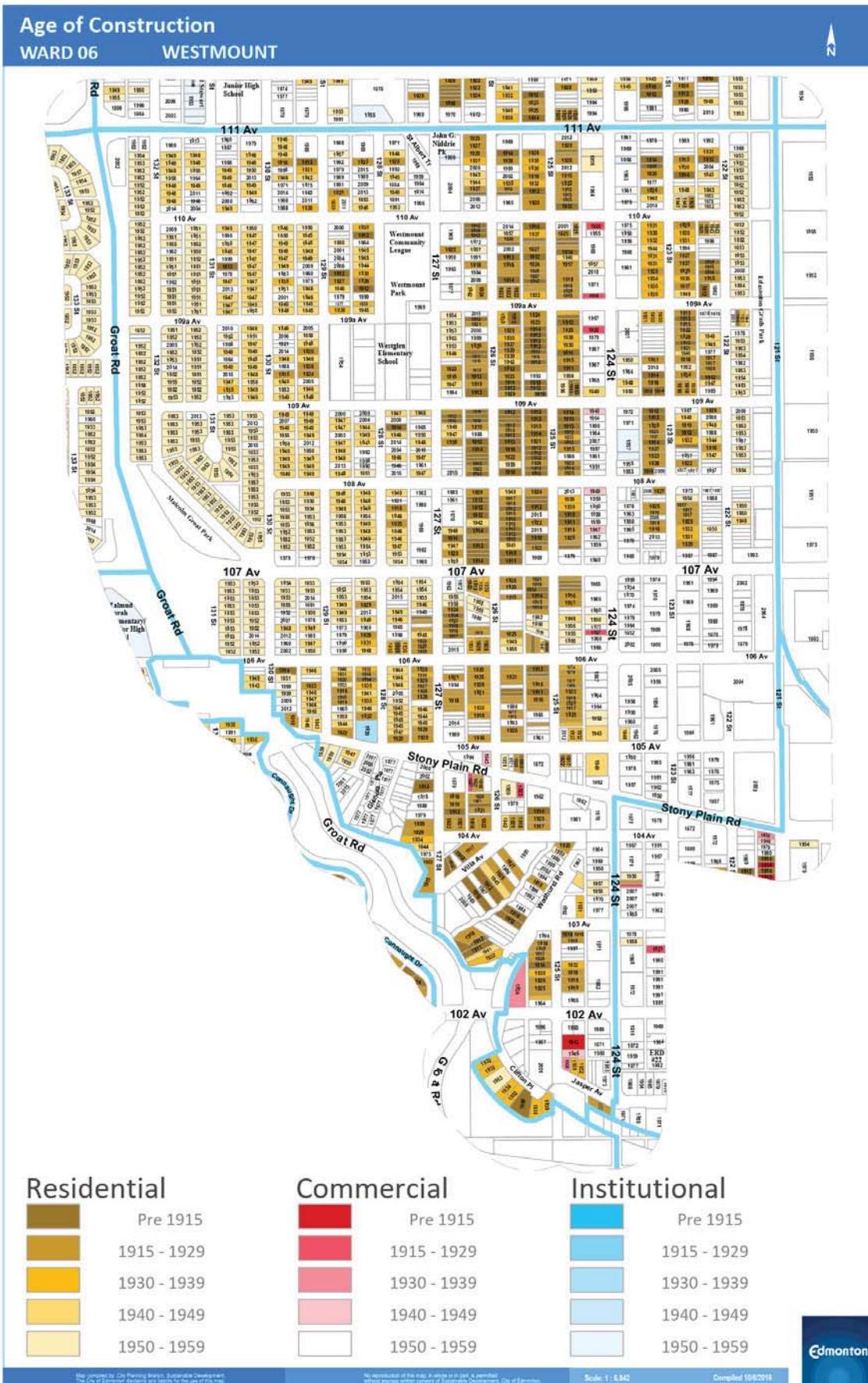


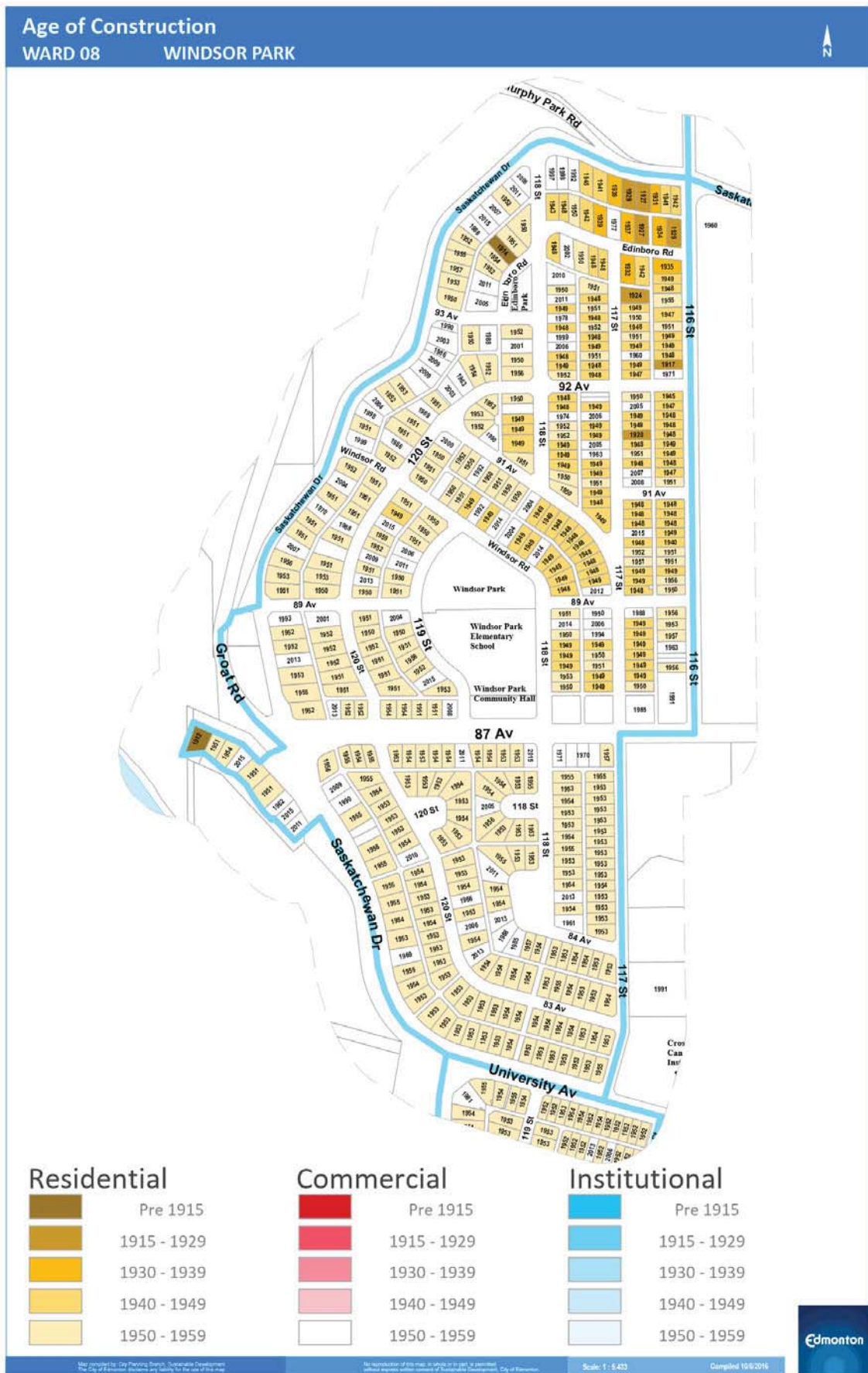
Age of Construction  
WARD 07 VIRGINIA PARK



Map prepared by the City of Edmonton, Planning Department. The City of Edmonton reserves the right to amend this information without notice. Scale: 1:4,317. Compiled 10/02/18. Edmonton







## Referenced Studies and Data:

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**BEYOND Tourism: Historic Preservation in the Economy and Life of Savannah and Chatham County**

[http://www.myhsf.org/wp-content/uploads/2015/05/HSF-Beyond-Tourism-Report-2015-FINAL\\_optimized.pdf](http://www.myhsf.org/wp-content/uploads/2015/05/HSF-Beyond-Tourism-Report-2015-FINAL_optimized.pdf)

**Building Resilience: Practical Guidelines for the Sustainable Rehabilitation Of Buildings in Canada**

[http://www.historicplaces.ca/media/49493/resilience\\_en\\_june%202016.pdf](http://www.historicplaces.ca/media/49493/resilience_en_june%202016.pdf)

**Parks Canada; Heritage Briefs**

<https://uwaterloo.ca/heritage-resources-centre/resources/heritage-conservation-briefs>

- Climate Change
- Durability and Energy Efficiency
- Energy and Waste

**Athena Institute/Parks Canada, 2009, A Life Cycle Assessment Study of Embodied Effects for Existing Historic Buildings**

**Older, Smaller, Better**

[http://dillonm.io/articles/NTHP\\_PGL\\_OlderSmallerBetter\\_ReportOnly.pdf](http://dillonm.io/articles/NTHP_PGL_OlderSmallerBetter_ReportOnly.pdf)

Data and Maps:

- Assessment Branch
- Sustainable Development
  - Heritage Planning
  - Planning Coordination

**Business Improvement Areas: 124th Street, Alberta Avenue, Beverly, Chinatown, Old Strathcona, Stony Plain Road**

**Interviews: Beljan Developments, Dub Architects, Leslie Chevalier, Jon Hall, Martin Kennedy**

