



CITY OF EDMONTON

BYLAW 14665

**BEING A BYLAW TO DESIGNATE THE LESTER
ALLYN HOUSE AS A MUNICIPAL HISTORIC
RESOURCE**

(CONSOLIDATED ON OCTOBER 31, 2012)

Bylaw 14665

Being a Bylaw to Designate the Lester Allyn House as a Municipal Historic Resource

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

WHEREAS it is deemed in the public interest to designate the building located at 9932 – 112 Street known as the Lester Allyn House and the land on which the building is situated as a Municipal Historic Resource; and

NOW THEREFORE the Municipal Council of the City of Edmonton, having complied with the Historical Resources Act, and duly assembled, hereby enacts as follows:

1. BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

The building known as the Lester Allyn House (specifically described in Schedule “A”) (the “Building”), and the land on which the building is located being legally described as

Plan 0941778
Block 12
Lot 74B

Excepting Thereout All Mines and Minerals

(the “Land”) are hereby designated as a Municipal Historic Resource.

2. PERMITTED REPAIRS AND REHABILITATION

Subject to Section 3 hereof, the Building and Land shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently affected, other than in accordance with the terms of Schedule "A" attached, and the General Guidelines for Rehabilitation attached as Schedule "B", and the Rehabilitation Incentive and Maintenance Agreement attached as Schedule "C", which form part of this Bylaw.

3. ADMINISTRATOR

The City Manager is hereby appointed to administer the implementation of any matters arising from the matters set out in this Bylaw, and the Schedules attached hereto, including, without limitation, the Rehabilitation Incentive and Maintenance Agreement as set out in Schedule "C".

4. EFFECTIVE DATE

This Bylaw shall come into effect on the date on which this Bylaw is passed by Council.

(NOTE: Consolidation made under Section 69 of the *Municipal Government Act*, R.S.A. 2000, c.L-21 and Bylaw No. 12005, and printed under the City Manager's authority)

Bylaw 14665, passed by Council November 26, 2007

SCHEDULE "A"

THE IDENTIFICATION OF REGULATED PORTIONS OF THE LESTER ALLYN HOUSE

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

The Regulated Portion of the Building includes all the historic exterior façades. This includes the brick façades and some interior elements and as described below under each façade section. These features of the Building shall be rehabilitated in accordance with the “Rehabilitation Proposal” which is part of Schedule “B”.

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

The following architectural elements must be retained:

EAST FAÇADE:

- The cir.1907 east brick façade;
- Two-storey bay window with timber sash windows on each elevation;
- Two-storey porch;
- Timber panelled doors with glazing;
- Timber shingles in gable, with fish scale shingles banded across, frieze board and Palladian sash windows with timber casing and crowns;
- Small shingled roof projection over 2nd floor with boxed in eave and simple frieze below;
- ‘Stone’ lintels and cills; and
- Parged basement with a stone pattern imprint.

SOUTH FAÇADE

- The cir.1907 south brick façade;
- Brick chimney;
- Parged basement with a stone pattern imprint;
- Boxed in eave and simple frieze; and
- Timber sash window openings with ‘stone’ cills and voussoir lintels.

NORTH FAÇADE

- The cir. 1907 north brick façade;
- Brick chimney;
- Parged basement with a stone pattern imprint;
- Boxed in eave and simple frieze;
- Timber sash window openings with 'stone' cills and voussoir lintels; and
- Two piano windows with decorative glass.

WEST FAÇADE

- The cir. 1907 west brick façade;
- Timber shingles in gable, with fish scale shingles banded, frieze board and small shingled roof projection over 2nd floor with boxed in eave and simple frieze below;
- Parged basement with a stone pattern imprint; and
- Timber sash window openings with 'stone' cills and voussoir lintels.

INTERIOR

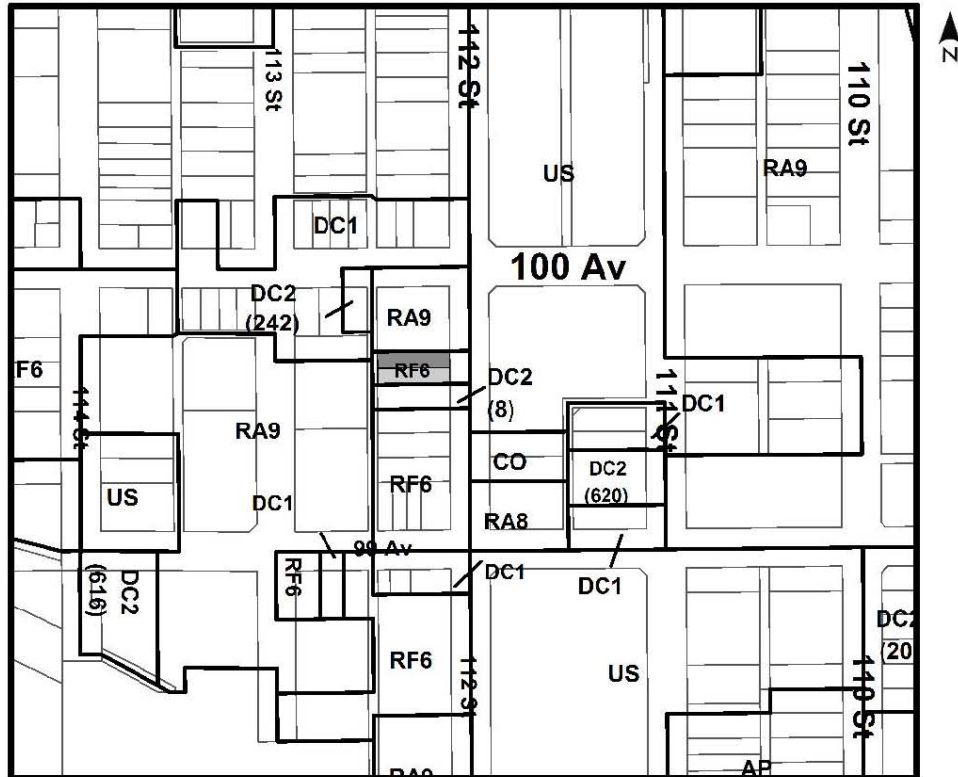
- Timber trim and moulding and staircase.

PHOTOGRAPHIC DETAILS

Photo #1



LOCATION PLAN



LOCATION OF LESTER ALLYN HOUSE 9930-112 Street



Site Location 73A (Vacant Lot)

Site Location 74B (Location of the House)



SCHEDULE "B"

GENERAL GUIDELINES FOR REHABILITATION

The General Guidelines for Rehabilitation are intended to assist in applying accepted principles and practices to the conservation of Historic Resources. The guidelines are set out in the “Standards and Guidelines for the Conservation of Historic Places in Canada.” In a manner consistent with accepted practice, City Heritage Policy C450A requires that the standards be used in conjunction with the guidelines to ensure that the basis for a clear and consistent interpretation of the guidelines is provided to assist Owners of Historic Resources throughout any rehabilitation process. The following guidelines and the referenced standards shall apply to the Lester Allyn House (the “Municipal Historic Resource”) and any rehabilitation or maintenance work undertaken with respect to the Municipal Historic Resource at any time.

1. **Compatible Uses:**

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

2. **Original Character:**

The original distinctive qualities and character of the Historic Resource shall not be destroyed. The removal or alteration of any historical materials or features shall be avoided whenever possible.

3. **The Historic Period:**

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

4. **Witness to Change:**

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

5. **Style and Craftsmanship:**

Distinctive stylistic features and examples of skilled craftsmanship of the Historic Resource shall be preserved and treated sensitively.

6. Repair and Replacement:

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

7. Cleaning:

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

8. Reversibility of Intervention:

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

9. Recording:

Prior to undertaking any alterations, particularly in cases where alterations may threaten the building fabric (underpinning, moving structures), the applicant/owner shall provide notice to the administrator of the City Planning and Development Department's Heritage Program to enable measures to be taken to provide a complete and accurate record of the architectural features of the Historic Resource. Measured drawings and photographs of details may prove invaluable if major features are damaged or lost during the subsequent repair work. Any Historic Resource which is the subject of an application to unsympathetically alter or demolish such resource shall be professionally recorded.

10. Original Construction Details:

In some historic structures, poor construction details or inappropriate materials resulted in rapid deterioration of certain building elements. In

these instances, accurate reconstruction of the original detail will inevitably result in the failure of the element. Therefore, reconstruction should be undertaken in such a fashion as to duplicate the original appearance as closely as possible while using details based on sound construction practices.

11. Codes:

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

12. Rehabilitation:

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

13. Signs:

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

14. Alterations and Additions to Historic Resources:

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

GUIDELINES FOR DEVELOPMENT ON THE REGULATED LANDS

1. General Purpose:

To establish guidelines on future development on the lands on which the Lester Allyn House is located to protect the heritage character of the Historic Resource and the immediate surrounding lands.

2. Area of Application:

The area of application shall apply to the portion of land located at 9932 – 112 Street and legally described as

Plan 0941778
Block 12
Lot 74B

Excepting Thereout All Mines and Minerals

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

3. Development Criteria:

The Development Officer and the Heritage Planner shall have regard for the following guidelines when reviewing a development permit application for any additions or alterations to the Lester Allyn House.

- 3.1. Should redevelopment of the Lester Allyn House occur, such redevelopment must incorporate and respect the historic character of the regulated portions of the building designated as a Municipal Historic Resource. As well, any future development within the Land must conform to “General Guidelines for Rehabilitation” and the “Standards and Guidelines for the Conservation of Historic Places in Canada.”
- 3.2. There shall be no building development in the front yard of the historic structure.
- 3.3. Additions or additional structures must be sympathetic in either matching material or style, or both, in order that the Building continues to be read as one unit.

SCHEDULE "C"

THIS REHABILITATION INCENTIVE AND MAINTENANCE AGREEMENT

made this _____ day of _____, 2007.

BETWEEN:

THE CITY OF EDMONTON
(the "City")

OF THE FIRST PART,

-and-

THE CITY OF EDMONTON
(the "Owner")

OF THE SECOND PART,

WHEREAS:

1. The Owner is the registered owner of land municipally described as:

9932 – 112 Street NW

Edmonton AB

and legally described as:

Plan 0941778

Block 12

Lot 74B

Excepting Thereout All Mines and Minerals

(the "Land"), and the buildings known as the **Lester Allyn House** located thereon (the "Building");

2. On August 28, 2007, City Council authorized the service of a Notice of Intention to Designate the Land and Building as a Municipal Historic Resource in accordance with the Historical Resources Act, R.S.A. 2000, c. H-9;
3. A condition or covenant relating to the preservation or restoration of any land or building, entered into by the owner of the land and the council of a municipality, may be registered with the Registrar of Land Titles, and may be enforced whether the condition or covenant is positive or negative in nature notwithstanding that the grantee may not have an interest in any land that would be accommodated or benefited by the condition or covenant;
4. The Owner has agreed with the City to rehabilitate and maintain the Land and Building in accordance with the covenants and conditions in this Agreement;

5. In anticipation that the Municipal Council of the City shall designate the Land and Building as a Municipal Historic Resource, the City wishes to pay the Owner money in satisfaction of the Owner's or successors right to compensation under the Act, and the Owner agrees to accept such money in lieu of compensation under the Act;

THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Owner, the parties agree as follows:

1. CONDITION PRECEDENT:

- 1.1. This Agreement is conditional upon Council passing a Bylaw to designate the Land and the Building a Municipal Historic Resource by December 26, 2007 or such later date as the parties may agree to in writing. If the Designating Bylaw is not passed by December 26, 2007 and the parties have not agreed to extend the time for satisfaction of the condition precedent, this Agreement shall be of no force and effect.

2. DEFINITIONS:

In this Agreement:

- 2.1. "Act" means the Historical Resources Act, R.S.A. 2000, c. H-9;
- 2.2. "Certification" means the written confirmation provided by the Owner to the City in a form satisfactory to the City certifying that a Phase or Phases of the Rehabilitation Work has been completed, or a Deficiency List has been remedied, which shall include the following:
 - 2.2.1. receipts for all materials, supplies, labour and services and any other relevant documentation or other documents satisfactory to the City; and
 - 2.2.2. receipts or other documents satisfactory to the City indicating that all suppliers and contractors involved in performing that Phase of the Rehabilitation Work or remedy of the Deficiency List have been paid in full for their goods or services;
- 2.3. "Council" means the municipal council of the City of Edmonton;
- 2.4. "Deficiency List" means a description of the particulars given by the City to the Owner that specifies how the Rehabilitation Work or the Certification is inadequate or deficient;
- 2.5. "Designating Bylaw" means a Bylaw passed by Council under the authority of Section 26 of the Act relating to the Land and Building;

- 2.6. "Maximum Incentive" means the amount set forth within Section 5.1. of this Agreement;
- 2.7. "Owner" includes the current Owner and all future registered owners of the Land at the North Alberta Land Registration District; and
- 2.8. "Rehabilitation Work" means the work set out in Section 4.1. of this Agreement to be completed by the Owner.

3. OWNER'S WAIVER OF RIGHTS:

- 3.1. The Owner and successors hereby expressly agrees to waive all rights to claim additional or alternative compensation beyond the Maximum Incentive of this Agreement for any cause, whether arising in common law, equity or by statute, because of the City's designation of the Land and Building as a Municipal Historic Resource or the City's issuance of the Notice of Intention to Designate.
- 3.2. The Owner waives any rights the Owner may have to dispute the sufficiency of the Notice of Intention to Designate and hereby releases the City, its agents and employees from any deficiencies of the Notice of Intention to Designate or the issuance thereof.

4. REHABILITATION WORK:

- 4.1. Should any rehabilitation work occur the regulated portions shall be maintained and all work shall conform to the "General Guidelines for Rehabilitation" in the Designating Bylaw and the "Standards and Guidelines for the Conservation of Historic Places in Canada."

5. PAYMENT OF COMPENSATION:

- 5.1. The City and the Owner agree that the sum of one dollar (\$1.00) be paid in compensation under the Act (s.26).

6. MAINTENANCE:

- 6.1. In January of the fifth (5th) year after the passing of the designating Bylaw, and every five (5) years after that, the Owner shall allow the City's Heritage Planner or designate (the "Inspector") to conduct an inspection of all the regulated portions of the Building.
- 6.2. Within sixty (60) days of the inspection, the Inspector shall prepare a written report setting out recommendations for remedial or maintenance work on the Building, including a proposed schedule for the work and suggestions as to methods and materials to be used.

- 6.3. The Owner and the City shall meet within fourteen (14) days of the receipt of the Inspector's report and establish the remedial work that shall be carried out, the timing for the completion of such remedial work and the manner in which such remedial work shall be undertaken (the "Remedial Work Plan").
- 6.4. The Owner shall promptly carry out the Remedial Work Plan and notify the City on completion.
- 6.5. On receipt of notice that the Remedial Work Plan has been completed, the City may inspect and identify any deficiencies in writing to the Owner. The Owner shall correct the deficiencies and provide the City notice that such corrective action has been carried out, and the City may then re-inspect.
- 6.6. Notwithstanding any other provision of this Agreement, if at any time the Owner or the City become aware of any disrepair that may endanger the Building, the Owner and the City shall meet and the Owner shall prepare and submit to the City a plan for repairs. Nothing herein shall be deemed or construed, however, to limit the City's ability to rely on or enforce laws or bylaws relating to real property which is unsafe, dangerous or unsightly.
- 6.7. In addition to inspections permitted pursuant to the Remedial Work Plan, the City may on reasonable notice to the Owner and no more than four (4) times a year, inspect the Building at the City's own expense.
- 6.8. The Owner shall be solely responsible for ensuring that the Building and Land and any improvements thereto comply with all applicable federal, provincial and municipal laws, regulations, bylaws, codes and guidelines. The Owner acknowledges and agrees that nothing in this Agreement shall be deemed or construed as an obligation on or duty of the City to ensure compliance with this section or advise the Owner of deficiencies in the Owner's compliance with this section.
- 6.9. If the Owner fails to perform any obligation under this Section or made pursuant to this Section, the City may give notice of the breach to the Owner and at the expiration of twenty-one (21) days after service of the notice, the City may without further notice, take all steps as the City may in its absolute and uncontrolled discretion deem necessary to remedy the Owner's breach.

Any monies expended by the City in remedying the said breach, together with a surcharge of fifteen percent (15%), shall be paid by the Owner to the City, and until such payment shall, together with interest thereon at the rate of one percent (1%) per annum above the

prime rate, be a debt owing by the Owner to the City. This amount shall be recoverable by the City from the Owner within thirty (30) days of the Owner receiving a written demand and summary of costs from the City, failing which such amount payable shall be a charge on the Land and the City is at liberty to register such charge on title to the Land. The rights of the City under this clause shall be in addition to and not substitution of any other rights of the City against the Owner whether by way of damages for breach of covenant or otherwise.

- 6.10. The failure of the City at any time to require performance by the Owner of any of the Owner's covenants shall in no way affect the City's right to enforce such covenant, nor shall the waiver by the City of the performance of any covenant be taken or be held to be a waiver of the performance of that covenant or any other covenant hereunder at any later time.
- 6.11. The Owner hereby releases the City, its agents and employees from any liability whatsoever that the City may have to the Owner arising out of or related to the City's performance of such obligations, save for any such liability as may be due to the City's negligence. The Owner hereby agrees to cooperate with the City and allows the City such necessary access to the Building and the Land as is requisite for the City to fulfil the requirements of this section.
- 6.12. Pursuant to and in accordance with Section 29 of the Act this Agreement shall be registered on title to the Land and the conditions and covenants herein shall run with the Land and shall bind the Owner and subsequent owners and successors in title to the Owner.
- 6.13. Notwithstanding Subsection 6.12 of this Agreement, upon the sale of the Land and the transfer of title to the Land from the City, the City shall have no remaining liabilities or obligations as owner of the Land or Building under this Agreement.

REZONING:

- 6.14. Within one (1) year of the execution of this Agreement, the Owner shall apply to the City to have the Lands rezoned to DC1 (Direct Development Control) Provision. Nothing in this Agreement fetters Council's discretion to approve or reject the Owner's rezoning application.
- 6.15. Received a valid Notwithstanding any other provision of this Agreement the City may, in its sole and absolute discretion, hold back the Incentive Grant until the Planning and Development Department has application to rezone the Lands to DC1 (Direct Development Control).

7. INSTALLATION OF PLAQUES:

- 7.1. The Owner shall permit the placement of two (2) plaques in a visible location on or in proximity to the Building upon, or anytime after, the passing of the Designating Bylaw. One plaque shall be created and installed by the City at the City's sole expense to a design and specification solely within the City's discretion identifying the Building and the Land as a Municipal Historic Resource. A second plaque shall be created and installed by the Edmonton Historical Board as an interpretative plaque, to a design and specification solely within the Board's discretion. The location of the City's and the Board's plaques shall be mutually agreed to by the Owner and the City, both parties acting reasonably. For greater clarity, the City or the Board shall have no obligation to create and install such plaques, and the decision to do so shall be solely within each of the City's and the Board's discretion. The Owner shall not and shall not permit or cause the removal, disturbance or obscuring of such plaques.

8. CANADIAN REGISTER OF HISTORIC PLACES:

- 8.1. The Owner consents to having the property listed on the Canadian Register of Historic Places which will at minimum entail having the address, historic descriptions, statements of significance and photographs available for public viewing, in print or electronic format.

9. INSURANCE:

- 9.1. The Owner will maintain all risks broad form property insurance on the Building and Land.
- 9.2. The limits of such policy will insure the structure to full replacement value.

- 9.3. In the event of a loss every effort should be made to replace, repair or restore the Building to conserve the characteristics of the Building which give it its historical significance. Parts of the Building designated as being historic shall be restored, as closely as possible, to the details and characteristics of the original dwelling so designated as being historic.
- 9.4. Any exceptions to this insurance provision must be approved by the designated Heritage Planner for the City of Edmonton.

10. DISPUTE RESOLUTION:

- 10.1. If a dispute arises between the City and the Owner as to the proper interpretation or effect of any of the terms or conditions of this Agreement, such dispute shall be resolved in accordance with the following procedure:
 - 10.1.1. The party requesting that the matter in dispute be resolved in accordance with the provisions of this Dispute Resolution Article (the "Disputing Party") shall notify the other party (the "Defending Party") in writing of the details of the nature and extent of the dispute (the "Arbitration Notice").
 - 10.1.2. Within seven (7) days of the receipt of the Arbitration Notice, the Defending Party shall by written notice advise the Disputing Party that it disputes all matters referred to in the Arbitration Notice except those for which the Defending Party admits responsibility and proposes to take remedial action.
 - 10.1.3. The terms of reference for arbitration shall be those areas of dispute referred to in the Arbitration Notice with respect to which the Defending Party has not admitted or proposes to take remedial action.
 - 10.1.4. The Defending Party and the Disputing Party shall within ten (10) days after the date of receipt by the Disputing Party of the Defending Party's notice, appoint an arbitrator who shall be acceptable to both parties (the "Arbitrator"). In the event that the parties shall fail to appoint the Arbitrator, then either party may, on written notice to the other, apply to the President of the Alberta Arbitration and Mediation Society to name the Arbitrator.
 - 10.1.5. Not later than twenty (20) days after the appointment of the Arbitrator, the Arbitrator shall make his written decision, and shall give it to the parties immediately.

- 10.1.6. Unless the Arbitrator orders otherwise, the City and the Owner shall equally bear the costs of the arbitration.
- 10.1.7. The decision of the Arbitrator is final and binding on the parties and there shall be no appeal of the decision to the courts.
- 10.1.8. Except as modified by this Agreement, the provisions of the Arbitration Act R.S.A. 2000 c. A-43, as amended, shall apply.

11. NOTICE:

11.1. Any notice given pursuant to the terms of this Agreement shall be sufficiently given:

- 11.1.1. in case of notice to the City, if such notice is sent by prepaid registered mail, or personally delivered, in an envelope addressed to:

General Manager, Planning and Development Department
5th Floor, 10250 – 101 Street NW
Edmonton AB T5J 3P4

and also to:

Corporate Services Department, Law Branch
9th Floor, Chancery Hall
#3 Sir Winston Churchill Square
Edmonton AB T5J 2C3

- 11.1.2. in case of notice to the Owner, if such notice is sent by prepaid registered mail, or personally delivered, in an envelope addressed to:

General Manager
Asset Management & Public Works Department
3rd Floor, Century Place
9803 – 102A Avenue
Edmonton AB T5J 3A3

- 11.2. Notice given as aforesaid, if posted, other than during an actual or threatened postal disruption, shall conclusively be deemed to have been given on the fifth (5th) business day following the date on which the notice is mailed. Any notice personally delivered or sent by telecopier or other form of facsimile transmission shall be deemed to have been given on the date of actual delivery.

11.3. Either party may, at any time, give notice in writing to the other of any change of address of the party giving such notice and, from and after giving of such notice, the address therein specified shall be deemed to be the address of the party for the giving of notice hereunder.

12. GENERAL PROVISIONS:

12.1. The parties to this Agreement shall execute and deliver to the other all such further assurances and documents which may reasonably be deemed necessary by the solicitors for either of them to give full force and effect to the Agreement. The Agreement is not intended and shall not be deemed nor construed to nullify, replace, circumvent, extend or modify any existing statutes, bylaws or permit conditions, which govern development or construction within the City.

12.2. If any portion of this Agreement is found to be unenforceable, the remaining portions of this Agreement shall be given full force and effect.

12.3. The Designating Bylaw shall be registered on title to the Land by the City. Notwithstanding any other provisions of this Agreement, the Owner shall forthwith upon execution of this Agreement use reasonable efforts to have the Designating Bylaw placed as a registration prior to any security interest on the title to the Lands.

12.4. No amendments to this Agreement are valid unless they are in writing and signed by both parties to this Agreement.

12.5. Time is of the essence in this Agreement. Everything herein contained shall inure to the benefit of and be binding upon the parties hereto, their administrators, successors and assigns respectively.

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

A P P R O V E D

As to Form _____
Corporate Services Department, Law Branch

As to Content _____
Head of Department

THE CITY OF EDMONTON
as represented by the
General Manager of the
Planning and Development
Department

Per: _____

THE CITY OF EDMONTON
as represented by the
General Manager of the
Asset Management and
Public Works Department

Per: _____