CITY OF ST. ALBERT

BYLAW 13/2009

Being a Bylaw to designate the Banque d'Hochelaga as a Municipal Historic Resource.

WHEREAS Section 26 of the *Historic Resources Act* R.S.A. 2000, c.H-8, as amended, provides that a municipality may by bylaw designate any historic resource within the municipality whose preservation it considers to be in the public interest, together with any land on which it is located, as a Municipal Historic Resource; and

WHEREAS the Council of the City of St. Albert has determined that it is in the public interest to preserve the building known as the Banque d'Hochelaga and the land upon which the building is situated as a Municipal Historic Resource;

NOW THEREFORE the Council of the City of St. Albert, having complied with the requirements of the *Historical Resources Act*, hereby ENACTS AS FOLLOWS:

1. The building known as the Banque d'Hochelaga, specifically described in Schedule "A" and the lands on which the building is located, being the lands legally described in Schedule "B", are hereby designated a Municipal Historic Resource ("Historic Resource").

2. The Chief Administrative Officer is appointed by Council to administer the implementation of any matters arising out of this designation and, in particular, for the purpose of determining whether a written approval shall be given under Section 3 of this Bylaw.

3. No person shall:

   a. destroy, disturb, alter, restore, repair or in any way cause changes to the Historic Resource; or

   b. remove any historic object from the Historic Resource,

   without the written approval of the Chief Administrative Officer.

4. Except as provided herein, the Chief Administrative Officer, in the Chief Administrative Officer's absolute discretion, may refuse to grant an approval under Section 3 of this Bylaw or may make the approval subject to any conditions the Chief Administrative Officer considers appropriate.

5. In exercising the discretion under Section 3 of this Bylaw the Chief Administrative Officer shall consider The Standards and Guidelines for the Conservation of Historic Places in Canada adopted for use in Alberta by the Province of Alberta.

SCHEDULE "A"

TO BYLAW 13/2009

Banque d'Hochelaga, 19 Perron St., St. Albert

Description of Historic Place

The Banque d'Hochelaga building is a 2-storey brick-clad commercial building situated on the prominent intersection of Perron and St. Anne Streets in downtown St. Albert. This 1920 structure was built in the late Edwardian Commercial Style. There were major additions and renovations in 1955 and 1966.

Heritage Value

The Banque d'Hochelaga building has heritage value as the only surviving commercial building in downtown St. Albert associated with the efforts of the early Chamber of Commerce to attract a banking institution, the Banque d'Hochelaga, to St. Albert and as a local landmark that continued to accommodate several businesses and for many years, the Bank of Montreal.

The Banque d'Hochelaga building is significant for its association with the early commercial development of St. Albert and the Chamber of Commerce. A branch of the Banque d'Hochelaga was established in St. Albert in 1912 as a result of a conscientious effort by local businessmen to attract a major financial institution for the purpose of facilitating development of the town. The construction of the 1920 brick building cemented the role of this bank in the on-going commercial development of St. Albert until 1936. Subsequently, the reuse of this building as a financial institution between 1955 and 1987, and the only bank in St. Albert from 1955 to 1962, confirmed the Bank of Montreal as a significant player of St. Albert's development in those years.

The Banque d'Hochelaga building is associated with the historic Banque d'Hochelaga that was established in Montreal in 1873 by a group of prominent French Canadians. After 1900 the bank experienced rapid growth with branches outside the province of Quebec. In 1924, the Banque d'Hochelaga took over the Banque Nationale, which had been founded in Quebec in 1860. The bank changed its name to Banque Canadienne Nationale in 1925 and continues to this day.

The Banque d'Hochelaga building is also associated with the historic Bank of Montreal, Canada's first bank, established in 1817.

The Banque d'Hochelaga building is an example of late Edwardian Classical Style of commercial architecture and is exemplified by symmetrical façade design, imposing brick construction and a pressed-metal perimeter cornice. The building is also significant for the 1955 renovations by architects Rule Wynn Rule and the 1966 International Style addition by the prominent Alberta architectural firm Rule Wynn Forbes Lord and Partners.

The Banque d'Hochelaga building is a prominent local landmark on its corner lot in the heart of the historic St. Albert commercial district.

Character-Defining Elements

Key elements that define the heritage character of the Banque d'Hochelaga building include its:

- prominent location on a downtown corner lot;
- form, scale and massing;
- imposing Edwardian Classical Style two-storey composition of the original building;
- International Style design and composition of the one-storey 1966 addition;
- brick façades of the original building and the additions;
- location and configuration of the original window openings;
- upper pressed-metal cornice on the original building;
- aluminum strip windows and ceramic tile spandrels of the 1966 addition; and
- interior vaults with original locking mechanisms.

SCHEDULE “B”

TO BYLAW 13/2009

FIRSTLY: PLAN (G)
BLOCK FIVE (5)
THE NORTH WESTERLY FORTY FOUR (44) FEET IN
PERPENDICULAR WIDTH THROUGHOUT OF
LOT THIRTY FOUR (34)

SECONDLY: PLAN (G)
BLOCK FIVE (5)
THE NORTH WESTERLY FORTY FOUR (44) FEET IN
PERPENDICULAR WIDTH THROUGHOUT OF
LOT THIRTY FIVE (35)

THIRDLY: PLAN (G)
BLOCK FIVE (5)
LOTS THIRTY FOUR (34), THIRTY FIVE (35) AND THE MOST
WESTERLY TEN (10) FEET OF THE MOST SOUTHERLY TWENTY
FIVE (25) FEET OF LOT THIRTY SIX (36)

EXCEPTING THEREOUT:

THE MOST NORTHWESTERLY FORTY FOUR (44) FEET THROUGHOUT
OF LOTS THIRTY FOUR (34) AND THIRTY FIVE (35)
ST. ALBERT

EXCEPTING THEREOUT ALL MINES AND MINERALS