

MEMORANDUM


File: 130-M1

February 21, 1989

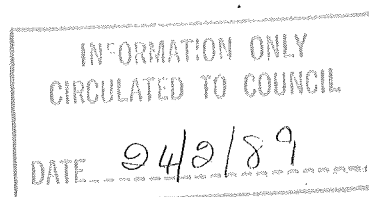
TO: Museum Manager/Curator  
FROM: City Manager  
SUBJECT: BANK OF MONTREAL BUILDING

I acknowledge receipt of your February 16, 1989 memorandum relative to the subject site. I wish to advise that the City does not have in its employ a qualified structural engineer to assess the building. It is suggested that the Museum Board retain a qualified structural consulting engineer to obtain the required assessment.

Before proceeding any further on this matter, I wish to point out that the Museum Board does not have the authority to purchase property on behalf of the City of St. Albert and must receive permission from City Council to do so. As such, the Museum Board may wish to approach Council on this matter before proceeding any further and expending money to obtain a structural assessment of the building.

  
Don Corrigan

cc: City Council



MEMORANDUM

February 16, 1989

TO: DON CORRIGAN, CITY MANAGER<sup>①</sup>

FROM: JAMES TIRRUL-JONES, MUSEUM  
MANAGER/CURATOR

SUBJECT: BANK OF MONTREAL BUILDING

The Museum Board is considering the possibility of obtaining the Bank of Montreal building, with the permission of City Council, for use as an archives. Is it possible for a knowledgeable City employee to do an assessment of the building to see if it is structurally sound?

Also, would you please notify us if there is any application to the City concerning this building, especially any requests to alter or demolish the building.

I have enclosed a set of papers describing the site.

  
James L. Tirrul-Jones

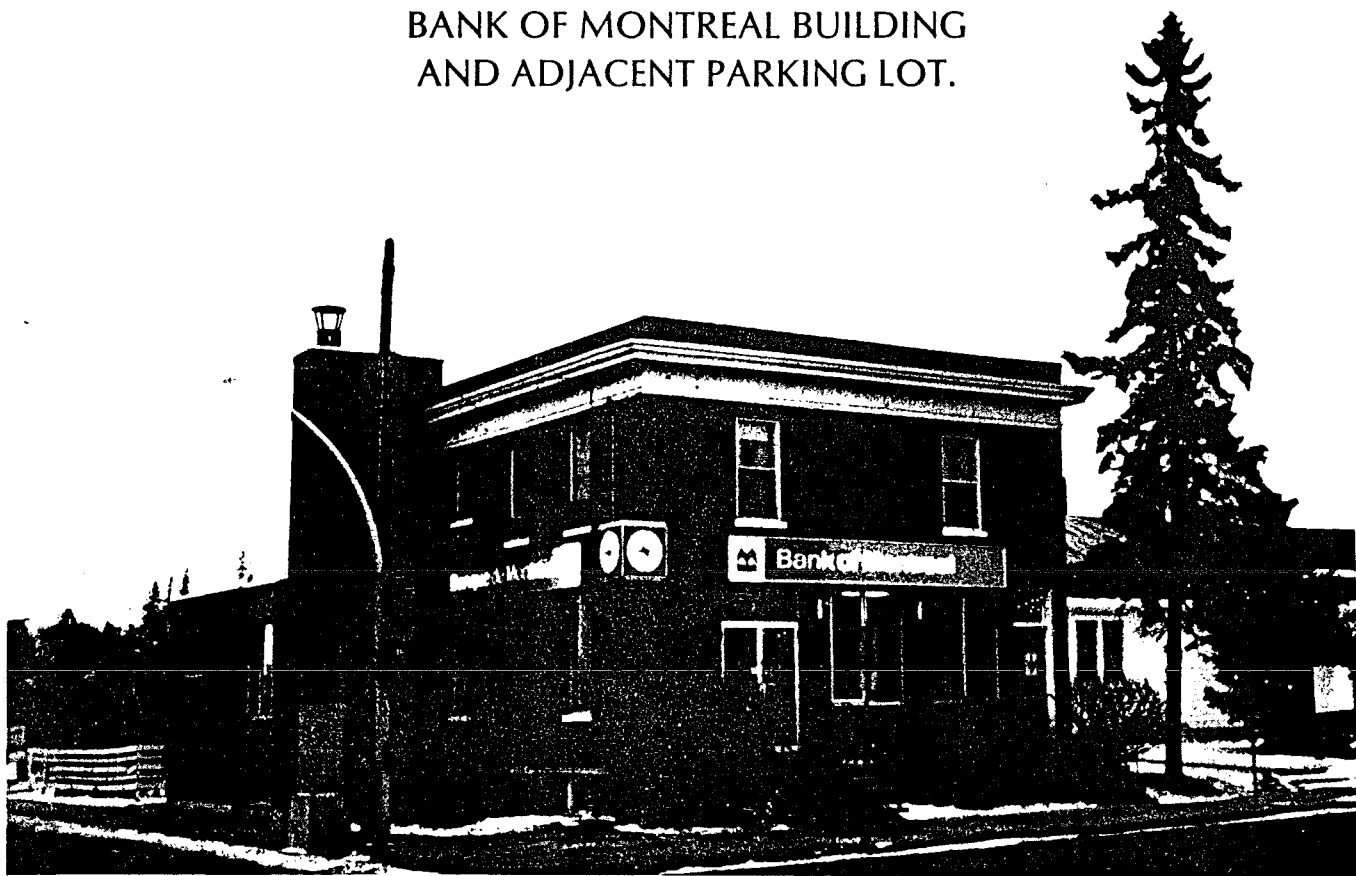
c.c. Mayor Richard Fowler

② James Tirrul-jones  
The City does not have  
in its employ a qualified  
structural engineer to assess  
the building. Suggest the  
Museum retain a qualified  
Consulting Engineer (~~Survey~~ <sup>City</sup>  
Engineer may give you some  
recommended firms) to obtain  
a professional assessment.

De  
89/02/20

# FOR SALE

IN ST. ALBERT  
BANK OF MONTREAL BUILDING  
AND ADJACENT PARKING LOT.



CORNER OF PERRON AND ST. ANNE STREETS

- 2000 sq. ft. main floor
- 960 sq. ft. second floor
- full basement
- includes 4400 sq. ft. corner lot and
- 7250 sq. ft. adjacent property.

For further information please contact

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LEGAL DESCRIPTION: Plan G Block 5 Lot 36  
Plan G Block 5 North Westerly 44 feet in  
perpendicular width  
throughout of Lot 34  
Plan G Block 5 North Westerly 44 feet in  
perpendicular width  
throughout of Lot 34

MUNICIPAL  
ADDRESS: 19 Perron Street

YEAR BUILT: 1924 - Original building constructed  
1950 - Extension added

BUILDING AREA: 2,000 square foot main floor  
960 square foot second floor  
(Includes kitchen and full bathroom)  
Full basement  
(Includes coffee room and two washrooms)

LAND AREA: Building lot - 4,400 square feet  
Rear Lot - 7,250 square feet  
(1/2 width of total  
parking lot at rear  
of building)  
-----  
Total land area: 11,650 square feet  
-----

ZONING: C-3  
(see Schedule "D" for description of  
permitted uses)

## CONSTRUCTION

- MATERIALS:
- Red brick & Plaster throughout.
  - First phase (1924) steel central beam supporting wooden floor joists, with steel tube columns
  - Second phase (1950) columnless steel girder construction, with brick and tile facia

## BUILDING IMPROVEMENTS:

### Electrical

- Entire building has been rewired over the last 12 years, with the most recent rewiring - the entire second floor - having been completed in 1983
- 225 amps electrical for main and second floors
- 125 amps electrical power for basement
- Heavy-duty telephone wiring installed in 1983

### Plumbing

- New washrooms in basement installed in 1981, at which time the entire plumbing systems in the building were re-done, including all new washroom fixtures in the upstairs bathroom.

### Ventilation System

- Separate heating /cooling system - roof-top ventilation, boilers in basement, window-mounted electric air-conditioning units in every room on second storey
- New furnaces installed in 1970 (3 furnaces)

SPECIAL FEATURES:

1. - Second storey sun-deck, accessible from exterior staircase and from kitchen
2. - Reinforced concrete vault with steel door and working clasp on main floor
3. - Stairway to second storey has separate exterior door, as well as connecting door to main floor area
4. - Distinctive Red brick construction
5. - Three washrooms:
  - Three piece bathroom on 2nd floor
  - Separate mens' & womens' washrooms in basement, installed in 1983
6. - Small lawn with trees at rear of building
7. - One full city lot (gravel) at rear of building (currently used for parking)
8. - Second storey kitchen with sink & counters
9. - Basement Coffee Room with sink & counters

FLOOR PLANS: (Attached Schedule "A")

SITE PLANS: (Attached Schedule "B")

AREA PLAN: (Attached Schedule "C")

BLUEPRINTS: Unavailable - Only one copy exists and it is held by the Bank of Montreal in Calgary for safekeeping.

NEIGHBOURING  
BUSINESSES:

- St. Alberta Community Hall directly South on Perron Street
- New Bank of Montreal Branch South on Perron Street
- Canada Post
- One storey multi-tenant retail building directly across Perron St.
- Bruin Hotel and Bar kitty corner from property
- Booster Publications - two storey building with "Mona Lisa Restaurant" on ground floor
- Professional Building - 3 storey office building with "Prime Rib Village" Restaurant and Re/Max Realty on Ground floor
- Dairy Queen on St. Albert Trail, one block east on St. Anne Street
- St. Albert Place, one block West on St. Anne Street

## TAX ASSESSMENT:

Land Assesment:	\$ 24,020
Building Assesment:	\$ 72,790
<hr/>	
Total assesment:	\$ 96,810
<hr/>	
TOTAL TAXES:	\$ 3,644
<hr/>	

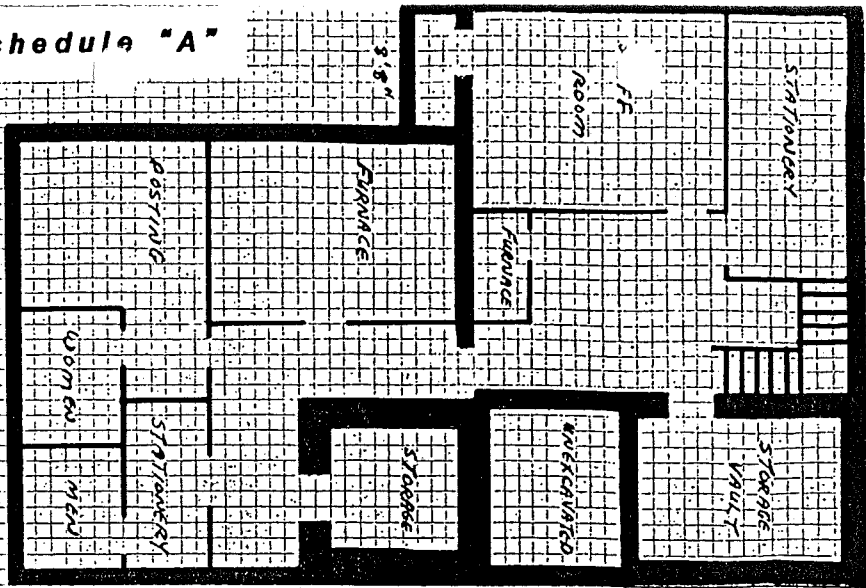
PRICE: \$ 185,000.00

## FINANCING:

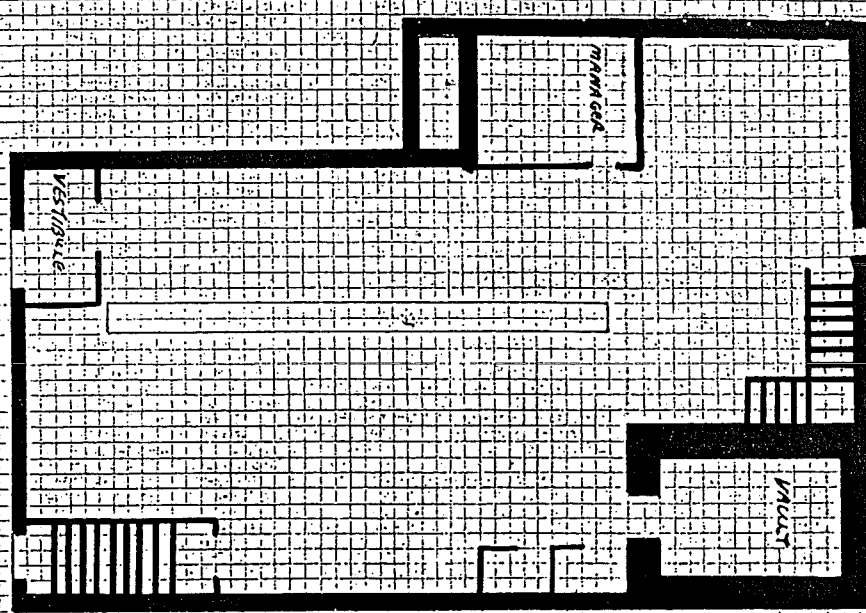
CASH OFFERS ONLY. The Bank of Montreal is unwilling to carry financing .

# Schedule "A"

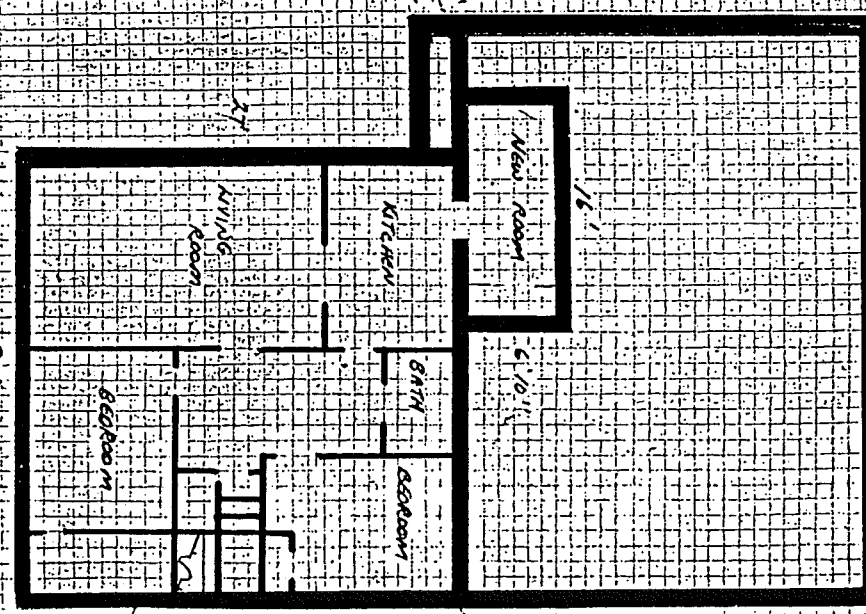
Basement



Ground Floor



Second Floor



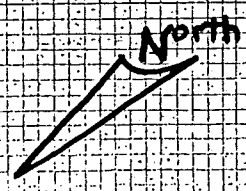
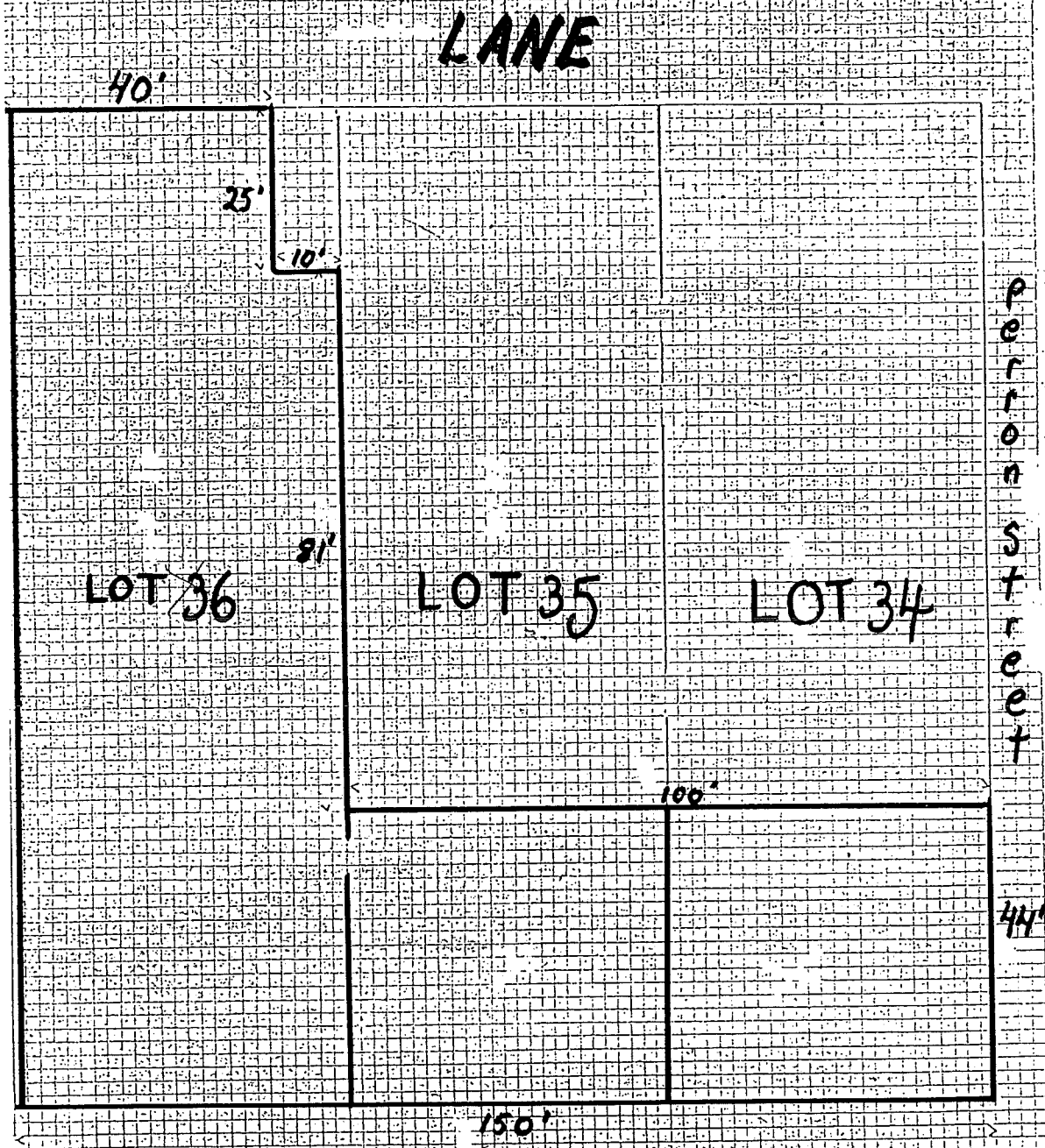
BUILDING DIAGRAM

SCALE 1" = 10'

Schedule "B"

SCALE 1" = 20'

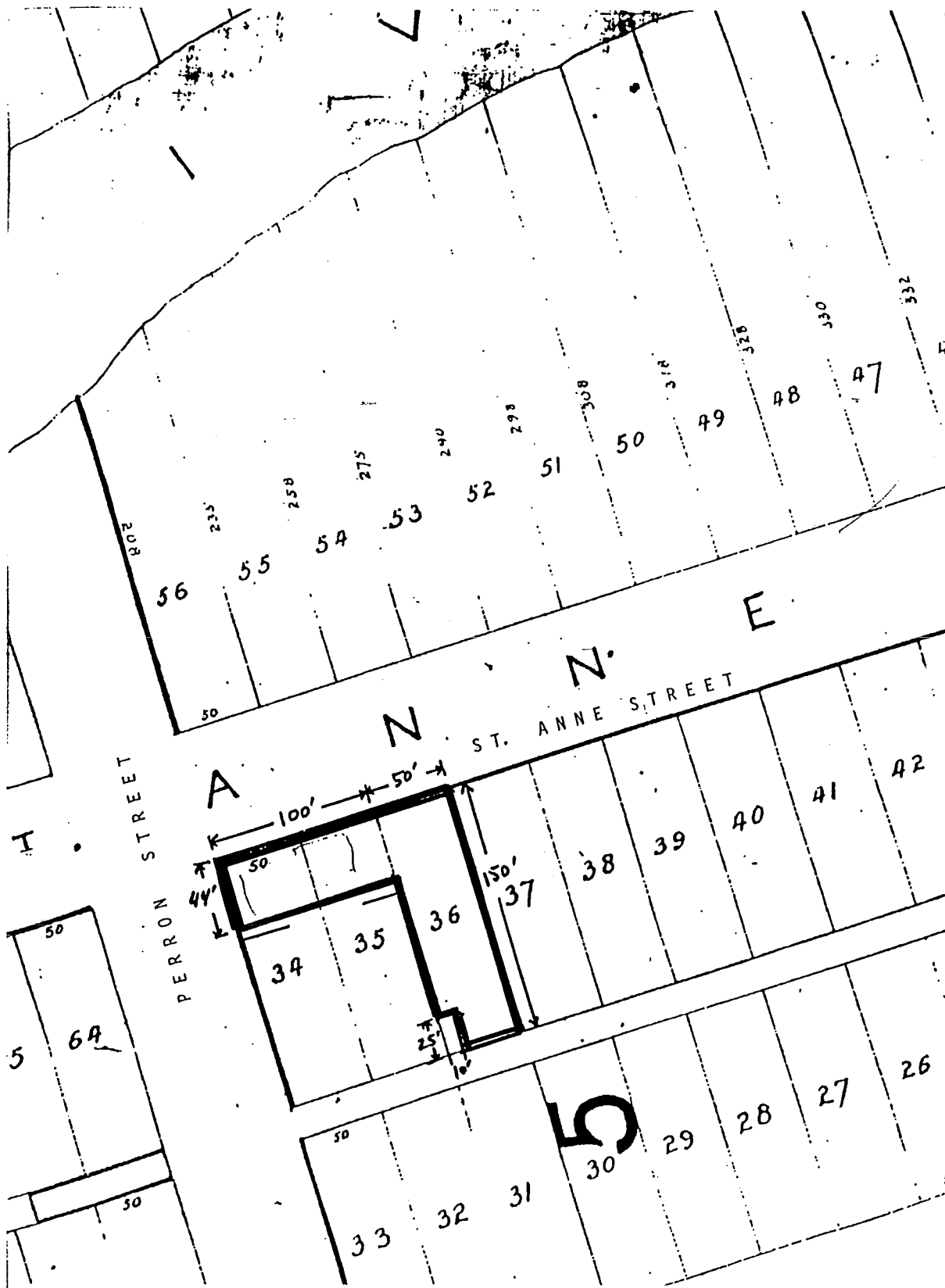
SITE DIAGRAM



St. Anne Street

Perron Street

Schedule "C"



## **Schedule "D"**

### **CENTRAL BUSINESS LAND USE DISTRICT (C3)**

#### **Purpose**

26.

The general purpose of the C3 district is to provide a location for the collective development of retail, private service and public service facilities, and multi-family residential dwellings in a manner consistent with the provisions of the City Centre Area Redevelopment Plan.

#### **Permitted Uses**

27.

In those land use districts shown as C3 on the Map

(1) the following are PERMITTED USES:

- amusement arcades;
- art studios, shops and galleries;
- billiard and pool halls;
- business support services;
- cinemas;
- commercial schools;
- day care centres and nursery schools;
- food and beverage establishments;
- general retail stores;
- government services;
- health services;
- hotels and motels;
- household repair shops;
- indoor participant recreation services;
- libraries;
- multi-use assembly facilities;
- museums;
- parking lots and parking structures;
- parks;
- personal service shops;
- professional and financial businesses, offices and support services;
- private clubs;
- radio and television studios;
- second hand stores;
- theatres;

and buildings and uses accessory to any of them;

## Discretionary Uses

- (2) the following are uses that may be approved at the discretion of the Municipal Planning Commission:

animal service facilities;  
car washes;  
commercial uses not listed as a permitted use;  
home occupations (except for family day homes) in  
conjunction with multi-family residential  
accommodations;  
gas bars;  
multi-family residential accommodation;  
utility buildings;

and buildings and uses accessory to any of them.

## Application

28.

This part applies only in conjunction with lands affected by the City Centre Area Redevelopment Plan and in particular

- (1) to the land and buildings in a land use district shown as C3 on the Map, and
- (2) to the permitted uses and uses at the discretion of the Municipal Planning Commission, as specified in this Part.

## Permitted and Discretionary Use Regulations

### Front Yard

29.

A front yard is not required to be provided on a site unless dwelling accommodation is provided on site, in which case the size of the front yard shall be determined by the Municipal Planning Commission.

### Side Yard

30.

A side yard is not required to be provided on a site unless

- (1) it is required to provide access to the rear of a building, in which case the size of the side yard shall be determined by the Municipal Planning Commission; or

- (2) dwelling accommodation is provided on the site, in which case the size of the yard shall be determined by the Municipal Planning Commission; or
- (3) the lot is located within 20.0 m of the bank of the Sturgeon River, in which case the side yard shall be determined by the Municipal Planning Commission; or.
- (4) the lot abuts Highway 2, in which case
  - (a) the building setback must be at least 6.0 m, and
  - (b) the parking space must not encroach more than 3.0 m into the required side yard.

#### Rear Yard

31.

A rear yard is not required to be provided on a site unless

- (1) the site is located within 20.0 m of the bank of the Sturgeon River; or
- (2) the site abuts a public recreation district; or
- (3) dwelling accommodation is provided on the site;

in which case the rear yard shall be determined by the Municipal Planning Commission.

#### Land Use Restriction

32.

Notwithstanding other sections of this by-law, Municipal Planning Commission, when exercising its discretion with respect to discretionary use in this district, shall have regard for provisions of the City Centre Area Redevelopment Plan.

#### Gross Floor Area

33.

- (1) Where a development has no provision for residential accommodation, the gross floor area permitted for development shall not exceed the area of the site on which it is located.

- (2) If a development provides only residential accommodation or combination of residential accommodation and commercial uses, the gross floor area permitted for residential development, shall not exceed three times the area of the site. Within the total permitted density, the gross floor area of non-residential uses shall not exceed the area of the site on which it is located.
- (3) Notwithstanding subsection (1) and (2), if a development provides for automobile parking underground or above the ground floor level in a parking structure, 25.0 m<sup>2</sup> per parking stall so provided shall be added to the permissible gross floor area of the development. This provision shall not be interpreted to permit the building height to exceed the building height provisions of Section 32 of this Schedule.
- (4) Notwithstanding subsection (1), (2), and (3), these regulations do not apply to buildings constructed prior to March 1, 1983 unless the gross floor area of the building is to be increased in which case all provisions of the C3 land use district will apply to the whole building.

#### Building Height

34.

- (1) A building on a lot situated within 20.0 m from the bank of Sturgeon River shall not exceed 10.0 m in height.
- (2) A building on a lot situated more than 20.0 m from the bank of Sturgeon River shall not exceed 20.0 m in height.
- (3) Notwithstanding subsections (1) and (2) the height of a building may be increased, at the discretion of the Municipal Planning Commission, up to 25 percent beyond the permitted height in the district where special pedestrian facilities such as arcades, plazas, street furniture, and special landscaping are provided.

#### Outside Storage

35.

Open storage is not permitted.

## Design and Landscaping

36.

In every development

- (1) the location of a building on a site shall comply with Schedule 4, Part 1, Section 2, and
- (2) the design, character and appearance of buildings shall comply with Schedule 4, Part 1, Section 3, and
- (3) the landscaping of a site shall comply with Schedule 4, Part 1, Section 4.

## Lighting

37.

Lighting or illumination must comply with Schedule 4, Part 1, Section 5.

## Parking and Loading

38.

In every development, the parking and loading requirements of Part 8 of Schedule 4 apply, except in comprehensive commercial developments where the Municipal Planning Commission may relax the parking index to 1 stall per 55.0 m<sup>2</sup> of gross floor area of commercial space.