



REVISED AGENDA

INFRASTRUCTURE AND PLANNING COMMITTEE

December 1, 2021, 9:30 AM
IN THE COUNCIL CHAMBER

Members

Councillor G. Carra, Chair
Councillor S. Sharp, Vice-Chair
Councillor A. Chabot
Councillor P. Demong
Councillor D. McLean
Councillor J. Mian
Councillor E. Spencer
Mayor J. Gondek

SPECIAL NOTES:

*Public are encouraged to follow Council and Committee meetings using the live stream
www.calgary.ca/watchlive*

Public wishing to make a written submission and/or request to speak may do so using the public submission form at the following link: [Public Submission Form](#)

Members may be participating remotely.

1. CALL TO ORDER
2. OPENING REMARKS
3. CONFIRMATION OF AGENDA
4. CONFIRMATION OF MINUTES
 - 4.1. Minutes of the Regular Meeting of Infrastructure and Planning Committee, 2021 November 10
5. CONSENT AGENDA
 - 5.1. DEFERRALS AND PROCEDURAL REQUESTS

- 5.1.1. Deferral of Annual RouteAhead Update (TT2012-0833) from Q4 2021 to Q1 2022, IP2021-1601

6. POSTPONED REPORTS
(including related/supplemental reports)

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 7.1. Real Estate Introduction (Verbal), IP2021-1623
- 7.2. Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas, IP2021-1554
- 7.3. Multiple Municipal Historic Resource Designations (City-owned sites) – December 2021, IP2021-1506
- 7.4. Multiple Municipal Historic Resource Designations (Private-owned sites) – December 2021, IP2021-1502

REVISED MATERIAL

- 7.5. *Extension of Secondary Suite Amnesty, IP2021-1614*

8. ITEMS DIRECTLY TO COMMITTEE

- 8.1. REFERRED REPORTS
None
- 8.2. NOTICE(S) OF MOTION
None

9. URGENT BUSINESS

10. CONFIDENTIAL ITEMS

10.1. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

- 10.1.1. (Postponed) Summary of Current Proceedings, IP2021-1509
Held confidential pursuant to Sections 23 (Local public body confidences) and 24 (Advice from officials) of the *Freedom of Information and Protection of Privacy Act*.

Review By: 2024 May 13

10.2. URGENT BUSINESS

11. BRIEFINGS
None

12. ADJOURNMENT



MINUTES

INFRASTRUCTURE AND PLANNING COMMITTEE

**November 10, 2021, 9:30 AM
IN THE COUNCIL CHAMBER**

PRESENT:

- Councillor G. Carra, Chair
- Councillor S. Sharp, Vice-Chair
- Councillor A. Chabot
- Councillor P. Demong (Remote Participation)
- Councillor D. McLean
- Councillor J. Mian
- Councillor E. Spencer
- Councillor R. Dhaliwal (Remote Participation)
- Councillor K. Penner

ALSO PRESENT:

- General Manager M. Thompson
- Deputy City Clerk T. Mowrey
- Legislative Advisor D. Williams

1. **CALL TO ORDER**

Councillor Carra called the Meeting to order at 9:32 a.m.

ROLL CALL

Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp, Councillor Spencer, Councillor Chabot, and Councillor Carra.

2. **OPENING REMARKS**

Councillor Carra provided opening remarks and a traditional land acknowledgement.

3. **CONFIRMATION OF AGENDA**

Moved by Councillor Sharp

That the Agenda for the 2021 November 10 Regular Meeting of the Standing Policy Committee on Infrastructure and Planning be confirmed.

MOTION CARRIED

4. CONFIRMATION OF MINUTES

4.1 Minutes of the Regular Meeting of the Standing Policy Committee on Infrastructure and Planning, 2021 November 01

Moved by Councillor Sharp

That the Minutes of the 2021 November 01 Regular Meeting of the Infrastructure and Planning Committee be confirmed.

MOTION CARRIED

5. CONSENT AGENDA

Moved by Councillor Sharp

That the Consent Agenda be approved as follows:

5.1 DEFERRALS AND PROCEDURAL REQUESTS

5.1.1 Deferral of Report Back on HealthyYC Initiative (PUD2019-0744) to the Infrastructure and Planning Committee no later than 2022 Q3, IP2021-1527

5.1.2 Deferral of Report Back on Complete Streets and Residential Streets Update (Briefing) from Q4 2021 to Q2 2022, IP 2021-1491

MOTION CARRIED

6. POSTPONED REPORTS

None

7. ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

None

8. ITEMS DIRECTLY TO COMMITTEE

8.1 REFERRED REPORTS

None

8.2 NOTICE(S) OF MOTION

None

9. URGENT BUSINESS

None

10. CONFIDENTIAL ITEMS

Moved by Councillor Sharp

That pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, Committee now move into Closed Meeting at 9:45 a.m., in the Council Boardroom, to discuss confidential matters with respect to the following Items:

- 10.1.1. - Proposed Sale – Ward 9 (Portion of 4920 68 Street SE), IP2021-1504
- 10.1.2. - Quarterly Summary of Real Estate Transactions - Q2 2021, IP2021-1510
- 10.1.3. - Quarterly Summary of Green Line Real Property Transactions – Q2 2021, IP2021-1505
- 10.1.4. - Proposed Acquisition (Cornerstone) – Ward 05 (6221 Country Hills BV NE), IP2021-1511
- 10.1.5 - Proposed Non-Profit Method of Disposition (Highland Park) – Ward 04 (4211 1 ST NE), IP2021-1516
- 10.1.6. - Summary of Current Proceedings, IP2021-1509

For: (9): Councillor Carra, Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

MOTION CARRIED

Committee reconvened in public meeting at 12:20 p.m. with Councillor Carra in the Chair.

ROLL CALL

Councillor Demong, Councillor Dhaliwal, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Sharp, Councillor Spencer, Councillor Chabot, and Councillor Carra.

Moved by Councillor Sharp

That Committee rise and report.

By General Consent, pursuant to Section 6(1) of the Procedure Bylaw 35M2017, Section 78(2)(a) was suspended in order for Committee to complete the Agenda prior to the lunch recess.

10.1 ITEMS FROM OFFICERS, ADMINISTRATION AND COMMITTEES

10.1.1 Proposed Sale – Ward 9 (Portion of 4920 68 Street SE), IP2021-1504

A confidential presentation was distributed with respect to Report IP2021-1504.

Administration in attendance during the Closed Meeting discussions with respect to Report IP2021-1504:

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham.
Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore

Moved by Councillor Penner

That with respect to Report IP2021-1504, the following be approved:

The Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 2; and
2. Direct the Report, Recommendations, Attachments and presentation remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the first building commitment is satisfied, except for Attachments 4, 5 and 6b which shall remain confidential.

For: (8): Councillor Carra, Councillor Sharp, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

Against: (1): Councillor Chabot

MOTION CARRIED

10.1.2 Quarterly Summary of Real Estate Transactions - Q2 2021, IP2021-1510

Administration in attendance with respect to Report IP2021-1510:

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham.
Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore

Moved by Councillor Sharp

That with respect to Report IP2021-1510, the following be approved:

The Infrastructure and Planning Committee recommends that Council direct that the Recommendations, Report and Attachments remain confidential pursuant to Sections 23, (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda.

For: (9): Councillor Carra, Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

MOTION CARRIED

10.1.3 Quarterly Summary of Green Line Real Property Transactions – Q2 2021, IP2021-1505

Administration in attendance with respect to Report IP2021-1505:

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham.
Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore

Moved by Councillor Sharp

That with respect to Report IP2021-1505, the following be approved:

The Infrastructure and Planning Committee recommends that Council:

1. Direct that the Report be held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act*, until the report is published in the Council Agenda; and
2. Direct that the Attachments be held confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials) and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* unless The City is required to disclose pursuant to the *Expropriation Act (Alberta)*, to be reviewed 2029 February 12.

For: (9): Councillor Carra, Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

MOTION CARRIED

10.1.4 Proposed Acquisition (Cornerstone) – Ward 05 (6221 Country Hills BV NE), IP2021-1511

A confidential presentation was distributed with respect to Report IP2021-1511

Administration in attendance with respect to Report IP2021-1511:

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham, H. Chan. Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore, T. Goldstein, J. Chapman.

A clerical correction was noted on the Cover Report of Report IP2021-1511, in the Recommendations Section, by deleting the words "Review By: 2021 December 2031" and by substituting with the words "Review By: 2031 December 31".

Moved by Councillor Dhaliwal

That with respect to Report IP2021-1511, the following be approved, **as corrected:**

The Infrastructure and Planning Committee recommends that Council:

1. Authorize the Recommendations as outlined in Attachment 3; and
2. Direct that the Recommendations, Report, Attachments and presentation remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the transaction has been closed, **to be reviewed by 2031 December 31**, except Attachment 5 which shall remain confidential.

For: (8): Councillor Carra, Councillor Sharp, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

Against: (1): Councillor Chabot

MOTION CARRIED

10.1.5 Proposed Non-Profit Method of Disposition (Highland Park) – Ward 04 (4211 1 ST NE), IP2021-1516

A confidential presentation was distributed with respect to Report IP2021-1516

Administration in attendance with respect to Report IP2021-1516:

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham, H. Chan. Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore, T. Goldstein, J. Chapman.

Moved by Councillor Penner

That with respect to Report IP2021-1516, the following be approved:

The Infrastructure and Planning Committee recommends that Council:

1. Authorize the proposed Method of Disposition as outlined in Option 4 in confidential Attachment 3;
2. Authorize the General Manager for the Deputy City Manager's Office, or the General Manager of Infrastructure Services to approve the imposition or acceptance of any additional terms and conditions to facilitate the negotiation and finalization of the disposition of the Property; and
3. Direct that the Recommendations, Report, presentation, and Attachments 1 to 7 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda, except for Attachment 5 which shall remain confidential.

For: (4): Councillor Carra, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

Against: (5): Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, and Councillor Mian

MOTION DEFEATED

Moved by Councillor Chabot

That with respect to Report IP2021-1516 the following be approved:

The Infrastructure and Planning Committee recommends that Council:

1. Authorize the proposed Method of Disposition as outlined in Option 3 in confidential Attachment 3;
2. Authorize the General Manager for the Deputy City Manager's Office, or the General Manager of Infrastructure Services to approve the imposition or acceptance of any additional terms and conditions to facilitate the negotiation and finalization of the disposition of the Property; and
3. Direct that the Recommendations, Report, presentation, and Attachments 1 to 7 remain confidential pursuant to Sections 23 (Local public body confidences), 24 (Advice from officials), and 25 (Disclosure harmful to economic and other interests of a public body) of the *Freedom of Information and Protection of Privacy Act* until the report is published in the Council agenda, except for Attachment 5 which shall remain confidential.

For: (7): Councillor Carra, Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, and Councillor Spencer

Against: (2): Councillor Dhaliwal, and Councillor Penner

MOTION CARRIED

10.1.6 Summary of Current Proceedings, IP2021-1509

Clerks: T. Mowery, D. Williams and S. Lancashire. Law: B. Graham, H. Chan. Advice: M. Thompson, T. Benson, C. Barry, J. Halfyard, L. Harris, S. McClurg, C. Osuji, B. Tran, B. Whyte, K. Wyllie, J. Moisan, M. Sciore, T. Goldstein, J. Chapman.

Moved by Councillor Sharp

That report IP2021-1509, be postponed to the 2021 December 1 Regular Meeting of the Infrastructure and Planning Committee.

For: (9): Councillor Carra, Councillor Sharp, Councillor Chabot, Councillor Demong, Councillor McLean, Councillor Mian, Councillor Spencer, Councillor Dhaliwal, and Councillor Penner

MOTION CARRIED

10.2 URGENT BUSINESS

None

11. BRIEFINGS

None

12. ADJOURNMENT

Moved by Councillor Sharp

That this meeting adjourn at 12:36 p.m.

MOTION CARRIED

The following items have been forwarded on to the 2021 December 6 Combined Meeting of Council:

CONSENT

- Quarterly Summary of Real Estate Transactions - Q2 2021, IP2021-1510
- Quarterly Summary of Green Line Real Property Transactions – Q2 2021, IP2021-1505

Proposed Non-Profit Method of Disposition (Highland Park) – Ward 04 (4211 1ST NE), IP2021-1516

- Proposed Sale – Ward 9 (Portion of 4920 68 Street SE), IP2021-1504
- Proposed Acquisition (Cornerstone) – Ward 05 (6221 Country Hills BV NE), IP2021-1511

The next Regular Meeting of the Infrastructure and Planning Committee is scheduled to be held on 2021 December 1 at 9:30 a.m.

CONFIRMED BY COMMITTEE ON

CHAIR

ACTING CITY CLERK

Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council:

Hold a public hearing on 2022 January 11 at the Combined Meeting of Council and give three readings to the proposed Bylaw for the amendments to The New Community Planning Guidebook (Municipal Development Plan: Volume 2, Part 1) (Attachment 2).

HIGHLIGHTS

- The City of Calgary uses outline plans to set out subdivision design and engineering details for new community areas. Currently, two different (and inconsistent) generations of policy exist regarding the ability to approve outline plans in areas with Growth Management Overlays (which are areas without City servicing in place or funded in approved budgets), depending on whether the relevant Area Structure Plan was approved prior to 2013, or afterwards. Outline plans in Growth Management Overlay areas in pre-2013 Area Structure Plans can be approved while those in post-2013 Area Structure Plans cannot. This report details how Administration proposes to address the inconsistency.
- What does this mean to Calgarians? This means a clear and consistent process for outline plan applicants in new community areas, regardless of location or generation of Area Structure Plan.
- Why does this matter? Aligning the policy will support a business-friendly approach for outline plan applications, with the additional benefit of allowing for City endorsement for planning and engineering details that may be informative for the Citywide Growth Strategy: New Communities business case process. Any endorsement of outline plans would be for the technical and planning merits only and would not compel The City to fund capital and operating investments required to initiate land development.
- This alignment would be accomplished by amending Section 4.3.1(d) of the New Community Planning Guidebook (Attachment 2). While the amendment would enable the consistent ability to approve outline plans, the policy would continue to prohibit Council's ability to grant land use redesignation approval, which is considered premature prior to securing City funding for necessary investments. This would require the approval of a business case by Council through the Citywide Growth Strategy: New Communities evaluation.
- Strategic Alignment to Council's Citizen Priorities: A well-run city
- Background and Previous Council Direction is included as Attachment 1.

DISCUSSION

Background

In Calgary, broad citywide planning policies are provided in the Municipal Development Plan. Within Volume 2 of the Municipal Development Plan, the New Community Planning Guidebook provides guidance for new community design, services, amenities, and implementation.

An Area Structure Plan further refines these policies in a local context. When an approved Area Structure Plan is in place, the next step in the application process is the outline plan/land use

Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas

redesignation. This step provides planning and engineering details, as well as manages the subdivision of large areas. Outline plan decisions are made by Calgary Planning Commission, as outline plans are non-statutory and do not come to Council for decision. Land use redesignations, which typically accompany an outline plan, legislatively change the allowable land use and are statutory decisions made by Council. Refer to Attachment 1 for further background and definition of terms.

In 2012, Council approved the use of Growth Management Overlays in order to identify growth related funding gaps in new communities and reinforce the linkage between planning policy and strategic investment and funding. Growth Management Overlay areas are identified in Area Structure Plans as having unresolved and/or unbudgeted required City capital and/or operating investments. Once these investments are added to City budgets via Council approval of a new community business case, Council can then remove the Growth Management Overlay with an Area Structure Plan amendment.

Presently, policy in Area Structure Plans and the New Community Planning Guidebook allows for the submission, but not approval in some cases, of outline plan applications in all areas with Growth Management Overlays. Land use redesignation approval is prohibited in all areas with Growth Management Overlays; however, when it comes to outline plans, there is an inconsistency.

The Issue

Currently, there exists two generations of Area Structure Plans: (1) plans approved by Council in 2013 and earlier and (2) plans approved since 2014 that rely on the New Community Planning Guidebook (PUD2014-0053) for common planning policies.

The first generation of plans are silent on the approval of outline plans in Growth Management Overlay areas. A handful of outline plan applications have been approved by Calgary Planning Commission, which is not known to have caused significant issues.

In the second generation of plans, the New Community Planning Guidebook at first intentionally excluded the submission of outline plans. This was later amended to allow submission as part of a series of changes to The City's strategic growth decision-making process (PFC2017-0480). However, this same clause in the New Community Planning Guidebook explicitly precludes outline plan approval in these Area Structure Plans. This creates the inconsistency with the pre-2013 generation of Area Structure Plans (Attachments 1&3) which has caused confusion for applicants where only some applications can move further into the approval process.

Proposed Resolution and Related Benefits

Resolving this inconsistency can be achieved via an amendment to the New Community Planning Guidebook (Municipal Development Plan: Volume 2, Part 1) to allow all outline plan applications with Growth Management Overlays to seek approval from Calgary Planning Commission (Attachment 2). This allows planning and engineering to proceed in preparation for future development, while reinforcing that land use approvals are premature prior to resolution of growth funding and servicing questions. This may also provide early information for community services facility planning and location.

Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas

There are several benefits to amending the policy in this way:

- Provides a business-friendly, clear, and consistent outline plan approval possibility, for the applicant and Administration. Currently six active applications may be impacted, with more expected; and
- Assuming these applications are likely to be the subject of business cases for City investment during a future new community business case review, with the next decisions made in 2022, the change provides Administration with an increased level of detail that is helpful for informing decisions.

This report also introduces a minor clarification for post-2013 Area Structure Plans to allow small scale or temporary development where there is no change required to existing servicing, without requiring the Growth Management Overlay to first be removed. This enables temporary uses of the land that would not interfere with future comprehensive urban development.

Rationale for Recommendation

By providing the ability to approve outline plans where appropriate and continuing to withhold land use redesignation approval prior to resolution of growth funding and servicing issues, this amendment strikes a balance between facilitating advanced land development planning and engineering, while ensuring approval decisions are not premature from a growth perspective. Administration anticipates reflecting this approach in future Area Structure Plans.

Implementation

Administration will conclude reviews and make recommendations for affected outline plans, and Calgary Planning Commission will begin to see these applications on meeting agendas. Administration will be clearly identifying that conditional approval of the outline plan is valid for five years only and will expire if the associated growth management overlay is not removed. After five years, the plan and supportive studies must be revisited to ensure that current policies and planning and engineering standards are applied to future land development. The land use decision at Council will occur after a business case approval and removal of Growth Management Overlay. The conditions will also reinforce that associated land use redesignation applications would not be approvable by Council until the Growth Management Overlay is removed. Calgary Planning Commission recently approved an outline plan with similar conditions that was located within a pre-2013 Area Structure Plan.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☐ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Administration reviewed the proposed amendment with industry stakeholders at a meeting of the New Community Growth Strategy Working Group and communicated out via industry newsletters. Stakeholder letters are included in Attachment 4.

Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas

In accordance with the requirements of the Municipal Government Act, the proposed amendments will require a public hearing. This would occur on 2022 January 11 and will be advertised as required.

Because Calgary Planning Commission is the approving authority for outline plans, Administration will be presenting the proposed amendment to Calgary Planning Commission for their information.

IMPLICATIONS

Social

The ability to approve outline plans prior to removing Growth Management Overlays will provide more certainty that associated new community business cases are demonstrably in alignment with the Municipal Development Plan/Calgary Transportation Plan and other City policies that call for housing choice in vibrant, liveable new communities that support diverse socioeconomic groups.

Environmental

As The City increases action on reducing greenhouse gas emissions and enhancing environmental resilience, outline plans approved prior to Growth Management Overlay removal would provide additional information that an associated business case is in alignment with any climate impact policies and standards applied during the outline plan review.

Economic

The recommended policy change will clarify outline plan review processes for applicants, which should assist in making informed and strategic decisions and investments in future land development.

Service and Financial Implications

No anticipated financial impact

This report has no financial impacts.

RISK

There are three key risks associated with moving forward with the amendment:

1. There is a risk of the approved outline plan becoming out of date if an associated business case is not approved within the 5-year validity timeline. The approach of using conditional approval, as described above, will mitigate this risk.
2. There is a risk of approval of outline plans that do not have broader utility and transportation servicing plans finalized. A comprehensive review process by the Development Applications Review Team to identify and determine if the outline plan is ready to move forward to Calgary Planning Commission will mitigate this risk.
3. There is a risk of raised expectations of near-term land development with an approved outline plan. While the decision by Calgary Planning Commission to approve an outline plan and the decision to fund servicing and remove a Growth Management Overlay by Council are separate decisions on separate matters, the approval of an outline plan may raise pressure on decision makers to fund growth in the area.

Citywide Growth Strategy: Aligning the Outline Plan Approval Process for All Growth Management Overlay Areas

There is a risk associated with not moving forward with the amendment:

1. The identified inconsistency would continue to cause confusion for applicants and Administration. For outline plans in areas where policy limits approval, Administration will be required to recommend refusal regardless of the merits of the outline plan.

ATTACHMENT(S)

1. Attachment 1: Background and Previous Council Direction
2. Attachment 2: Proposed Amendment to the Municipal Development Plan
3. Attachment 3: Map: Ability to Approve Outline Plans in Growth Management Overlay Areas
4. Attachment 4: Stakeholder Letters

Department Circulation

General Manager	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning and Development	Approve

Background and Previous Council Direction

The purpose of this attachment is to provide a summary of the background and previous Council decisions related to this report.

Background and Introduction to Relevant Terms:

This report and its recommendation rely upon a number of terms and constructs used in The City of Calgary's new community development processes.

What is a Growth Management Overlay?

The Growth Management Overlay policy tool emerged from a period of evolving approaches to decision making around local area planning, land use approvals, and City capital and operating servicing for new community development.

In the 2000s, Area Structure Plans were the key mechanism for Council to signal priorities for investment in growth, in the context of an overall Municipal Development Plan target of 5 years supply of serviced land with infrastructure in place (sanitary, water, stormwater, transportation, and emergency services), and a target of 15 years supply of planned land (land with an approved Area Structure Plan, which may or may not yet be serviced with infrastructure). Council's decisions to initiate Area Structure Plans were closely watched by developers, and once initiated, City departments would reorient to identify investments and funding that would support growth in these Area Structure Plans. Budget decisions for new community growth were not closely watched, as they mirrored the decisions made to initiate (or not) Area Structure Plans.

By 2012, the amount of serviced land capacity was not keeping pace with an expanding planned land capacity, and in order to manage the initiation of new communities with limited funding capacity, the Growth Management Overlay regulatory mechanism was introduced. The Growth Management Overlay identified those areas in Area Structure Plans that were not yet serviced or budgeted to be serviced by City infrastructure, and restricted development approvals in these areas on the basis of being premature without clarity on when required City investments would be made. Three Area Structure Plans were approved under this model – Keystone Hills (2012), South Shepard (2012), and Belvedere (2013).

In 2013, through report C2013-0057, Council made several decisions that would shift the role of Area Structure Plans in the new community growth process. Primary among these was to initiate and complete multiple plans, now funded directly by benefitting developers, which then would provide the necessary information for Administration to prioritize growth investments among all of them at budget time. The premise was that a more strategic growth pattern could be realized by investing in the most efficient areas among the larger portfolio of available Area Structure Plans. Therefore the existence of an Area Structure Plan no longer meant that The City would automatically add necessary investments to budgets, but rather the now larger portfolio of approved Area Structure Plans would provide the candidates for which The City would prioritize within its financial capacity. The Growth Management Overlay, then, was to be used to identify areas that had comprehensive planning completed but had not yet been prioritized for growth.

How is a Growth Management Overlay removed? What is a new community business case?

Beginning in 2018 and continuing into the present, the process to remove a Growth Management Overlay requires the submission of business case as part of a bi-annual evaluation process associated with the beginning and mid-point of The City's four year service plan and budget cycle. When a business case is approved by Council, capital and operating investments required to initiate growth are added to The City's budgets and the Growth Management Overlay can be removed by an amendment to the relevant Area Structure Plan. With the removal of the Growth Management Overlay, land use decisions can be considered and made by Council, and the area proceeds directly into the subdivision, construction, and finally occupancy stages of the development process.

What is an outline plan?

An outline plan is a type of plan established by The City of Calgary to bridge the process between high level policy documents (e.g. area structure plans) and the planning applications that follow (e.g. subdivision, land use designation and development permit). It is not a statutory plan. Council, through the Calgary Planning Commission Bylaw 28P95, has delegated responsibility to the Calgary Planning Commission for decisions on outline plan applications. Outline plans show a detailed subdivision arrangement, including all land uses and mobility networks. It also provides a venue for the resolution of complex land use, open space, servicing, and transportation issues. Once approved, an outline plan forms the basic concept for the subsequent subdivisions.

What is a land use redesignation?

A land use redesignation is the statutory mechanism for changing the uses (permitted and discretionary) available to an area. Council holds the decision-making authority for land use redesignation applications; they are approved by bylaw.

How are an outline plan and a land use redesignation related in the new community context?

It is typical for applicants in new community areas to submit an outline plan and land use redesignation application together. The two applications jointly address the planning, engineering, and legal issues required to demonstrate adherence with relevant policy and standards before an area is ready for urban development.

However, as discussed above, the two have different decision points. Furthermore, approval of both are typically required before development can occur, and particularly land use approval prior to development is important from a statutory perspective, as described in the Municipal Government Act.

What is The City's process for reviewing an outline plan/land use redesignation application?

Administration (specifically, the Development Application Review Team) reviews the applications and presents the outline plan recommendation to Calgary Planning Commission for decision. The team also presents the land use recommendation to the Calgary Planning Commission, who then make a recommendation to Council.

How has the ability to submit and make decisions on outline plans in Growth Management Overlay areas evolved?

Between 2012 and 2020, 11 Area Structure Plans were approved for new community areas and all initially included Growth Management Overlays.

The first three approved plans, Keystone Hills Area Structure Plan (15P2012), Belvedere Area Structure Plan (2P2013) and South Shepard Area Structure Plan (10P2013), refer to the Corporate Framework for Growth and Change for guidance on Growth Management Overlay removal. These three Area Structure Plans are silent on outline plans, with specific wording requiring Growth Management Overlay removal (once City investments are budgeted for) prior to land use approval by Council. As a result, outline plans within Growth Management Overlay areas under these Area Structure Plans can currently be approved through Calgary Planning Commission as the approving authority. The most recent outline plan to be approved in this way was in Livingston within the Keystone Hills Area Structure Plan in summer 2021 under CPC2021-1063 (LOC2020-0159). Conditions were added to the approval concerning outstanding growth management and funding considerations (refer to Table 1).

All subsequent plans approved since 2014 refer to the New Community Planning Guidebook, which was added as Volume 2, Part 1 to the Municipal Development Plan (PUD2014-0053) to be a guiding document for new communities. The New Community Planning Guidebook provides specific direction for the decision-making process for outline plan/land use redesignation applications within Growth Management Overlay areas in the Urban Growth Policies (Section 4.3). Originally, the New Community Planning Guidebook policy did not allow acceptance of outline plan/land use redesignation applications for an area prior to removal of the Growth Management Overlay. The New Community Planning Guidebook was amended in 2017 under Bylaw 31P2017 (C2017-0595) to allow for the acceptance of these applications in Growth Management Overlay areas, but not for approval of applications prior to Growth Management Overlay removal (refer Figure 1 and 2).

This results in an inconsistency with some outline plans within Growth Management Overlay areas being eligible for approval while others are not (see Table 1). The proposed amendment will provide a streamlined and consistent process for all outline plan applications across all Area Structure Plans with Growth Management Overlays to be eligible for approval through Calgary Planning Commission.

Figure 1: Approvals Continuum

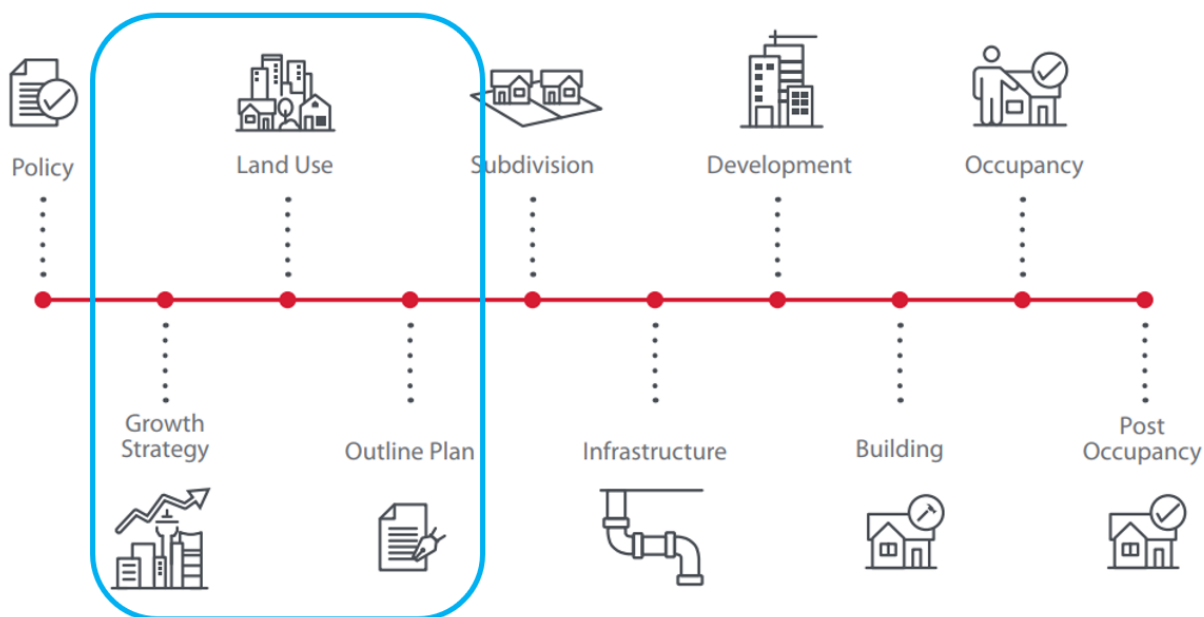
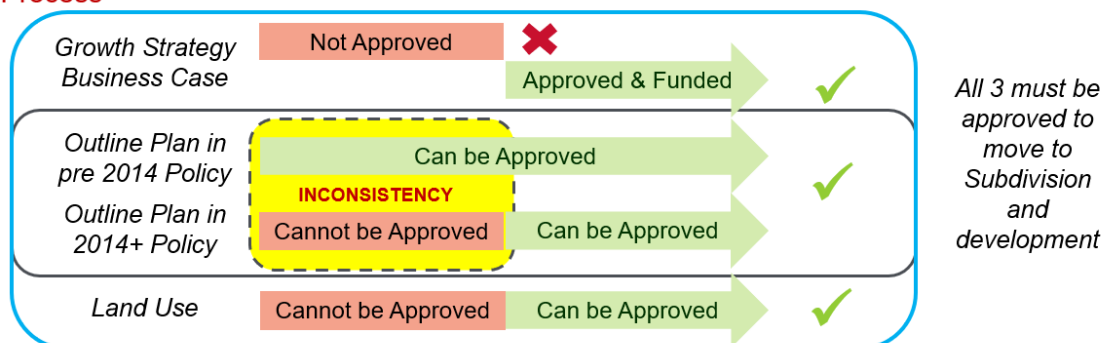


Figure 2: Impact on the Approvals Continuum

Current Process



Process, if Amended

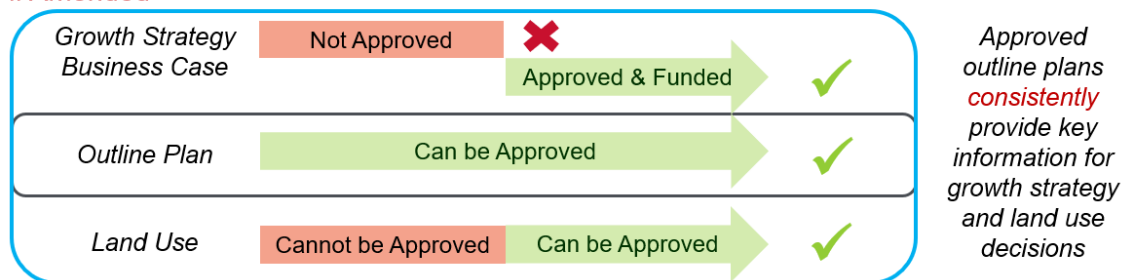


Table 1: Current Availability of Acceptance and Approval for Outline Plans

Area Structure Plans within Growth Management Areas	Year of approval	Allows for the <i>acceptance</i> of outline plans where a Growth Management Overlay is still in place	Allows for the <i>approval</i> of outline plans where a Growth Management Overlay is still in place
Keystone Hills Area Structure Plan	2012	✓	✓
Belvedere Area Structure Plan	2013	✓	✓
South Shepard Area Structure Plan	2013	✓	✓
Rangeview Area Structure Plan	2014	✓	✗
Glacier Ridge Area Structure Plan	2015	✓	✗
Nose Creek Area Structure Plan	2015	✓	✗
Haskayne Area Structure Plan	2015	✓	✗
East Stoney Area Structure Plan	2017	✓	✗
West View Area Structure Plan	2019	✓	✗
Ricardo Ranch Area Structure Plan	2019	✓	✗
Providence Area Structure Plan	2020	✓	✗

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2020 July 27	PUD2020-0272	Providence Area Structure Plan (Post 2014 Approval Plan) *
2020 February 24	PUD2019-0548	West View Area Structure Plan (Post 2014 Approval Plan) *
2019 November 18	PUD2019-0692	Ricardo Ranch Area Structure Plan (Post 2014 Approval Plan) *
2017 May 23	CPC2017-159	East Stoney Area Structure Plan Urban Growth Policies included in the Plan and does not allow approval of outline plans
2017 June 06	PFC2017-0480	The New Communities Planning Guidebook, Part 2 of the Municipal Development Plan Amendment to allow acceptance (but not approval) of outline plan/ land use within Growth management Overlay areas.
2015 December 08	CPC2015-221	Glacier Ridge Area Structure Plan (Post 2014 Approval Plan) *

2015 December 07	CPC2015-218	Nose Creek Area Structure Plan (Post 2014 Approval Plan) *
2015 July 28	CPC2015-126	Haskayne Area Structure Plan (Post 2014 Approval Plan) *
2014 September 08	CPC2014-110	Rangeview Area Structure Plan (Post 2014 Approval Plan) *
2014 February 11	PUD2014-0053	The New Communities Planning Guidebook added as Volume 2, Part 1 to the Municipal Development Plan and growth management policies outlined under Section 4.3 with policy not allowing acceptance of outline plan/land use applications
2013 March 18	C2013-0057	New Area Structure Plan Process Introduction of developer-funded plans and continued application of Growth Management Overlay
2013 May 06	CPC2013-047	South Shepard Area Structure Plan (Pre 2014 Approval Plan) **
2013 April 09	CPC2013-038	Belvedere Area Structure Plan (Pre 2014 Approval Plan) **
2012 July 16	CPC2012-041	Keystone Area Structure Plan Growth management policies within the Area Structure Plan and silent on outline plans (Pre 2014 Approval Plan) **

* Growth management policies refer to the New Community Planning Guidebook for direction on the approval of outline plans.

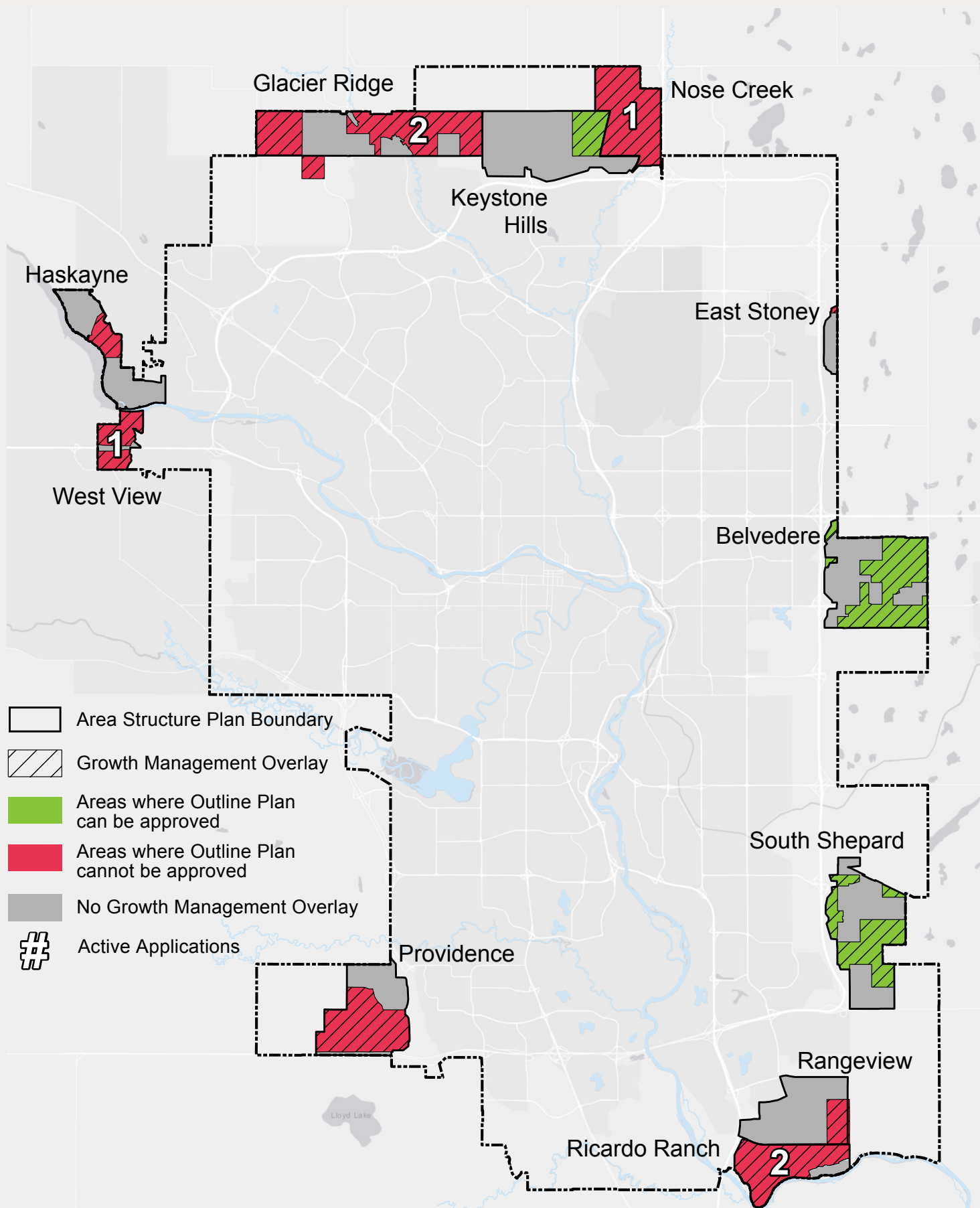
** Growth management policies are fully contained within the Area Structure Plan and are silent on outline plans

Proposed Amendment to the Municipal Development Plan

This amends part of The New Communities Planning Guidebook (Municipal Development Plan: Volume 2, Part 1, Section 4.3.1(d))

- (a) In Volume 2, Part 1, Section 4.0 Implementation, subsection 4.3. Urban Growth Policies, in policy 1 (d), delete the words “Outline Plan/”.
- (b) In Volume 2, Part 1, Section 4.0 Implementation, subsection 4.3. Urban Growth Policies, in policy 1, after the last bullet add the following:

“(e) Where ASPs indicate that development shall not occur where an Overlay remains, development may be allowed provided no change is required in the existing servicing, at the discretion of the designated approving authority. “



Stakeholder Letters



November 19, 2021

Calgary Growth Strategies
Planning & Development
City of Calgary
800 Macleod Trail South
Calgary, AB T2P 3P4

Attention: Insia Hassonjee
Planner, Growth Strategy, Growth & Strategic Services

Dear Ms. Hassonjee:

RE: Infrastructure & Planning Committee (IP2021-1554)
Proposed Amendment to the New Community Planning Guidebook:

BILD Calgary Region is in support of Administration's recommendation to amend Section 4.3.1(d) of the *New Community Planning Guidebook* (Volume 2, Part 1 of the *Municipal Development Plan*). The proposed amendment will enable Calgary Planning Commission to grant conditional approval for Outline Plan applications in all Area Structure Plans with Growth Management Overlays (GMOs).

The amendment will align the process for Outline Plan applications to seek approval from Calgary Planning Commission in all areas with GMOs. Currently, in some Area Structure Plans, the approval of Outline Plan applications in GMO areas are not precluded and in other Area Structure Plans, (specifically, those that have adopted the *New Community Planning Guidebook*), Outline Plan applications within GMO areas cannot be approved by Calgary Planning Commission until the GMO is removed. The proposed amendment supports a business-friendly approach to applications and contributes to an efficient process.

BILD Calgary Region supports the proposed amendment and respectfully requests members of Infrastructure & Planning Committee and Council also provide their support. Should you have any further questions, please contact Deborah Cooper at deborah.cooper@bildcr.com or (403) 880-8783.

Yours truly,

BILD CALGARY REGION

Brian Hahn
Chief Executive Officer

212 Meridian Road NE • Calgary, AB • T2A 2N6
p: 403.235.1911 • e: info@bildcr.com • w: bildcr.com



City of Calgary
800 Macleod Trail S.E.
Calgary, Alberta
T2G 5E6

November 16, 2021

**RE: Letter of support - proposed Amendment to the New Community Planning Guidebook
IP2021-1554**

Dear Infrastructure and Planning Committee Members,

Please accept this letter of support by Dream Asset Management ('Dream') for Administrations' proposed amendment to Section 4.3.1(d) of the *New Community Planning Guidebook* (Volume 1, Part 1 of Municipal Development Plan). Dream endorses said amendment to allow Calgary Planning Commission to consider Outline Plans for conditional approval in Area Structure Plans which include Growth Management Overlays.

Dream has been actively developing communities in Calgary since the late 1990's. We believe this amendment will aid in streamlining the process of Outline Plan Approvals. With the continued growth projected for Calgary, impactful decisions such as these will bolster efficient operations for years to come.

We respectfully encourage Committee to support Administrations' proposed amendment in this matter.

Sincerely,

Tara Steell

Tara Steell, M.Pl., RPP, MCIP
General Manager, Calgary Land



November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

Dear City of Calgary Council,

Thank you for this opportunity to provide feedback regarding the proposed amendments to the New Community Guidebook. Genesis Land Development Corp. (Genesis) is an active participant in new community planning and development in the City of Calgary and we welcome the opportunity to engage with City Administration and Council on ways to improve our collaborative efforts to continue to build a great City.

Genesis is supportive of the proposed amendment to enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays areas for conditional approval. This not only creates clarity for both developers and Administration, but also allows developers to move forward with planning and engineering details that can be reviewed and solidified in preparation for future development. Advancing Outline Plans with supportive planning and engineering also allows for more details in the Growth Management Overlay removal process and will aid in more informed recommendations and decisions.

Thank you again for this opportunity to address Council and to provide support for the proposed amendments to the New Community Guidebook.

Kind Regards,

A handwritten signature in black ink, appearing to read "BMc", is positioned above the printed name of the signatory.

Brendan McCashin
Director, Land Development

Genesis Land Development Corp.



November 19, 2021

Planning Commission Members

City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

We understand that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook, which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval. This amendment will allow Jayman, and other landowners in Calgary, the ability to continue advancing detailed plans and to obtain approvals in a more efficient timeframe, such Outline Plan approval while awaiting Growth Management Approval. Ultimately, this reduces the time from GMO approval to being able to start development and construction, a win / win for the City and the Industry.

We support this amendment and kindly request that Calgary Planning Commission and City Council are equally supportive.

Sincerely,

A handwritten signature in blue ink, appearing to read "L. Noer".

Larry Noer
President
Jayman BUILT

CALGARY 200, 3132 118 Avenue S.E. Calgary, Alberta T2Z 3X1 P 403.258.3772 F 403.253.3576
EDMONTON 102, 5083 Windermere Blvd S.W. Edmonton, Alberta T6W 0J5 P 780.481.6666 F 780.481.7711





November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

RE: Proposed Amendments to New Community Guidebook IP2021-1554

It is our understanding that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval.

An amendment such as this will allow us, and others, the ability to continue advancing detailed plans for our lands and obtain approvals early, such as the Outline Plan approval while we wait for Growth Management Approval. This would reduce the time from GMO approval to shovels in the ground, a win win for both the City and the Industry.

We are supportive of this amendment and kindly request that Calgary Planning Commission and City Council are equally supportive.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dick Van Grieken". The signature is stylized with a large, looping "D" and a long, sweeping underline.

Dick Van Grieken



Kathy Oberg
Managing Partner
BEDES, MEDES, RPP, MCIP

d | 403 692 4532
c | 403 616 7024
koberg@bapg.ca

November 19, 2021

Planning Commission Members
City of Calgary Council
800 Macleod Trail SE
Calgary AB T2P 1P5

**RE: Calgary Municipal Development Plan
Proposed Amendments to New Community Guidebook IP2021-1554**

It is our understanding that City Administration is proposing amendments to Section 4.3.1(d) of the New Community Planning Guidebook which will enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays for conditional approval.

B&A is supportive of this amendment for a number of reasons:

- Advancing Outline Plan applications have the ability to provide more detailed information for Business Case Review
- Approved Outline Plans have the ability to shorten the time frame between GMO removal and construction
- The work involved by the City Administration and the Developer team is not insignificant and approval will lock in all that hard work by CPAG and the Applicant.

We are supportive of this amendment and kindly request that Calgary Planning Commission and City Council approve these changes.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Kathy Oberg', written over the printed name and title.

Kathy Oberg
Managing Partner



The City of Calgary
Office of the Councillors (8001)
PO Box 2100, Station M
Calgary, AB T2P 2M5

Nov. 19, 2021

Dear Mayor Jyoti Gondek and City Councillors,

RE: Proposed Amendment to the New Community Guidebook - Report no. is IP2021-1554

Brookfield Residential has made significant business decisions and investments to support development of two new communities that currently have a Growth Management Overlay (320 acres in Glacier Ridge, and 210 acres in Ricardo Ranch). Given the significant amount of planning and design work put into these projects to date, we strongly support the proposed amendment to the New Community Guidebook to enable Calgary Planning Commission to consider Outline Plans in all Area Structure Plans with Growth Management Overlays areas for conditional approval. We understand the processes for Council consideration on the Growth Management Overlay removal and Land Use re-designations will remain unchanged.

Respectfully,

Brookfield Residential Properties

A handwritten signature in blue ink, appearing to read "Leah McKenna".

Leah McKenna, P.Eng

Development Manager, Calgary Communities

100, 5709 - 2nd Street SE Calgary, AB T2H 2W4
QUALICOCOMMUNITIES.COM



November 23, 2021

Via: Email

City of Calgary
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Attention: Insia Hassonjee, Planner, Growth Strategy

Reference: IP2021-1554
Proposed Amendment to the New Community Planning Guidebook

Dear Insia:

Qualico supports the proposed amendment to the New Community Planning Guidebook. We participated in three Developer Funded Area Structure Plans that were approved since 2013, and therefore this impacts us directly. (Providence, Glacier Ridge and West View.) We are currently working through Outline Plan and Growth Management Overlay (GMO) processes in all three areas, and we are encouraged that this amendment is being considered at this time.

The amendment will allow us to complete the Outline Plan review process and finalize the planning and engineering details while understanding that land use approval will be subject to the removal of GMO.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Mercer".

Ben Mercer, RPP, MCIP
Associate Director, Planning & Community Engagement
Qualico Communities

Multiple Municipal Historic Resource Designations (City-owned sites) – December 2021

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommend that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Guide-Scout Service Centre (Attachment 2);
- b) Riley Park (Attachment 3); and
- c) Senator Patrick Burns Memorial Rock Garden (Attachment 4)

HIGHLIGHTS

Protecting Calgary's historic resources is an identified objective of The City; designating the proposed historic sites will legally protect them permanently from demolition or unapproved alteration to heritage elements.

- **What does this mean to Calgarians?** Designation of these sites as Municipal Historic Resources will provide social and economic benefits for the communities including increased sense of place, and cultural and educational value. Studies have shown that proximity to historic resources increases the value of buildings.
- **Why does this matter?** Designation as historic resources provides access to provincial and federal grant funds for ongoing conservation and is a valuable commemoration tool to increase public awareness of historic resources.
- Riley Park was constructed in the early 1900s during Calgary's Pre-World War One boom period (1906-1913). The two other sites were built during the Modern period (1957-1982).
- The City of Calgary departments that are the stewards of these properties have formally requested designation.
- Approval of the three (3) designations in this report, coupled with the four (4) designations in Report IP2021-1502 on the same meeting agenda, would result in 14 Municipal Historic Resource designations in 2021, bringing the total designations to 120.
- At the 2018 November 30 Regular Meeting of Council, through C2018-1158, Council adopted the One Calgary 2019-2022 Service Plans and Budgets. The City Planning and Policy Service actions proposed to "continue to legally protect heritage assets and directly support landowners".
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods
- Background and Previous Council Direction is included as Attachment 1.

Multiple Municipal Historic Resource Designations (City-owned sites) - December 2021

DISCUSSION

The following sites are proposed for Municipal Historic Resource designation. They have been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine value areas. Once evaluated, the Calgary Heritage Strategy (LPT2007-64) states that these “significant historic resources” “can and should be protected through Designation Bylaws”. Both stewarding business units have policy supporting protection as outlined in Attachment 1.

Guide-Scout Service Centre

- Built 1966-67
- 2140 Brownsea DR NW [West Hillhurst]
- Is a symbol of the Boy Scout and Girl Guide movements, and their joint effort to construct a purpose-built headquarters as well as the 1967 National Centennial building program.

Riley Park

- Built in 1911
- 800 12 ST NW [Hillhurst]
- Located on former Riley family lands, it is associated with Ezra Riley, a prominent figure in Calgary’s early history who donated part of the land for the park, and William Roland Reader, Superintendent of Calgary Parks and Cemeteries 1913-1942, who designed and implemented much of Riley Park.

Senator Patrick Burns Memorial Rock Garden

- Built in 1956
- 1103 10 ST NW [Hillhurst]
- Is associated with prominent Calgarians, Senator Patrick Burns, one of the ‘Big Four’ backers of the first Calgary Stampede, and Alex Munro, Superintendent of Calgary Parks 1949-1960s. It is valued for its unique design and status as one of the few rock gardens in Calgary.

Proposed Bylaw Schedules

Detailed information on all properties can be found in Attachments 2 to 4, the proposed designation bylaws.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A geographically situates the site location; Schedule B includes the Statement of Significance from the property’s heritage evaluation, and outlines specific ‘Regulated Portions’ that cannot be removed, altered, or destroyed without approval from the City of Calgary; Schedule C compiles a reference list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

Multiple Municipal Historic Resource Designations (City-owned sites) - December 2021

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed
- ☒ Stakeholder dialogue/relations were undertaken

Public communication or engagement was not required for the recommendations. The proposed designation bylaws impact three City-owned assets, and both Calgary Parks and Building Infrastructure, the stewarding business units have expressly agreed to designation as a Municipal Historic Resource.

The stewards of each property intended for designation were circulated their proposed bylaw and provided agreement in-writing to it being presented to the Infrastructure and Planning Committee, and City Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the stewarding business units in accordance with the 60-day notice requirement of the Act.

Heritage Calgary, a civic partner, has expressed support of these proposed designations as outlined in Attachment 5 to this report.

IMPLICATIONS

Social

Protection of Calgary's heritage resources through designation is an essential part of conserving our history, culture and identity. A 2020 Citizen Perspective Survey Report indicates a majority of Calgarians agree that conservation of Calgary's historic buildings and sites is important, personally (83%), to Calgary's culture (94%); and, for future generations to enjoy (86%).

Environmental

Conservation of heritage resources contributes to reducing carbon emissions through avoidance of new material use and diverted landfill waste. Historic buildings have 'inherent sustainability' through their long life-cycle, reparability and traditional building design. Demolition of buildings in Canada generates approximately 25% of all landfill waste. Conservation of historic buildings offers a significant opportunity to reduce unnecessary landfill usage and material loss. Additionally, conserving cultural landscapes retains mature trees and associated microclimates.

Economic

The conservation of heritage resources has economic benefits including, job growth and retention in skilled trades and construction; increased tourism through green spaces; and attracting innovative/start-up businesses by offering affordable commercial/industrial spaces.

Multiple Municipal Historic Resource Designations (City-owned sites) - December 2021

Service and Financial Implications

The proposed designations have no direct impact on the stewards' operating budgets. However, designation allows them to apply for supporting grants from other levels of government, that if successful would be directed to their respective operating budgets.

The Municipal Development Plan, Calgary Heritage Strategy (2008), Culture Plan for Calgary, One Calgary 2019-2022 Service Plan, Council Priority N3 'A City of Safe and Inspiring Neighbourhoods' directing the 'Cherishing and protecting our heritage', and a variety of community plans support the conservation of Calgary's Historic Resources.

RISK

No risks have been identified in designating the proposed sites as Municipal Historic Resources. All stewards are in agreement with the proposed designations, which do not prescribe activities in the buildings or on the properties. The risk of not designating these sites is potential redevelopment or alteration, destroying the historic value.

ATTACHMENT(S)

1. Attachment 1 – Previous Council Direction, Background
2. Attachment 2 – Proposed Wording for a Bylaw to Designate the Guide-Scout Centre as a Municipal Historic Resource
3. Attachment 3 – Proposed Wording for a Bylaw to Designate Riley Park as a Municipal Historic Resource
4. Attachment 4 – Proposed Wording for a Bylaw to Designate Senator Patrick Burns Memorial Rock Garden as a Municipal Historic Resource
5. Attachment 5 – Heritage Calgary Letters of Support

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development	Approve
Kyle Ripley	Parks	Inform
Susan Sprecht	Building Infrastructure	Inform

Background

Context

Protecting heritage sites through legal designation is an internationally recognized best practice in planning and is supported by City of Calgary policy. The three (3) proposed Municipal Historic Resource Designations in this report support the Calgary Heritage Strategy mandate to 'Identify', 'Protect' and 'Manage' sites of heritage significance. Information on overall progress towards Calgary's long-term heritage conservation goals can be found online at www.calgary.ca/heritage (see 'Progress Snapshot').

In 2013 Parks completed a culture landscape management plan (the Plan) to aid in maintaining and conserving historic resources managed by Parks. The Plan identifies the value of designating cultural landscapes as Municipal Historic Resources.

In 2011, City Council endorsed the "City-owned Historic Resource Management Strategy" to establish The City "as a role model for the creative use and adaptive re-use of City-owned historic buildings and excellence in maintenance and restoration".

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
11/30/2018	C2018-1158	One Calgary 2019-2022 Service Plans and Budgets The City Planning and Policy Service actions proposed to “continue to legally protect heritage assets and directly support landowners” which are measured through a target set through the Services Plans and Budgets of seven designations per year.’
11/7/2016	CPS2016-0867	Culture Plan for Calgary Heritage Conservation is identified as one of the 5 Strategic Priorities of the Plan.
5/28/2012	CPS2012-0022	Cultural Landscape Strategic Plan Policy states “City-owned cultural resources, including cultural landscapes, will be legally protected via the Alberta Historic Resources Act.”
01/10/2011	LAS2011-0046	City-owned Historic Building Management Plan As a role model, Facility Management continues to bring forward City-owned historic buildings for designation and protection.
2/4/2008	LPT2007-0064	Calgary Heritage Strategy (2008) Approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

Proposed Wording for a Bylaw to Designate the Guide-Scout Service Centre as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council 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 the owners of the Guide-Scout Service Centre have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Guide-Scout Service Centre as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Guide-Scout Service Centre, located at 2140 Brownsea Drive NW, and the land on which the building is located being legally described as,

PLAN 4118JK

BLOCK 5

CONTAINING .777 HECTARES (1.92 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	HECTARES (ACRES) MORE OR LESS
A) PLAN 9110745 ROAD	0.276 (0.68)

EXCEPTING THEREOUT ALL MINES AND MINERALS

as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.

3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.

- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

SCHEDULE "A"



2140 BROWNSEA DR NW



SCHEDULE “B”

Description

The Guide-Scout Service Centre was built in 1966 to 1967 and comprises a large open lot with a one and one-half storey Expressionist-style building. The site is located on the north side of Brownsea Drive NW between 20th and 21st Streets NW, just east of the Calgary Area Guide Centre, in a residential context in the neighbourhood of West Hillhurst. The building, distinguished by its cubic box massing set on a smaller poured concrete box, features minimalist brick cladding and inset vertical windows. A steeply pitched, concave flared roof, reminiscent of a camping “pup” tent and composed of massive curved glulam beams, peaks out from the flat roofline and dramatically projects over a central front entryway at the second storey. The entryway is accessible by a central, wide spanning concrete staircase.

Heritage Value

The Guide-Scout Service Centre, built in 1966-67, has institutional value as the most tangible symbol of the Boy Scout and Girl Guide movements in Calgary and their joint effort to construct a purpose-built headquarters. The Guide and Scout movements were essential youth organizations in Calgary, which promoted the development of character, ability, and leadership through outdoor activities and community service. The Scouting movement first began in Calgary in 1910 with Girl Guide troops following by 1915. By 1966, there were over 10,000 Scouts and approximately 5,000 Guides in the City.

The Guide-Scout Service Centre is further significant for its activity value as the hub for the Guides and Scouts for over half a century. The building has functioned as a formal meeting and event space, a head office, and a training and education centre for leaders, Scouts, and Guides for over 45 years. The first Scout and Guide offices were housed separately in leased office spaces beginning in the 1920s, and headquarters changed locations several times depending on growth and shifting needs. By the 1950s, both organizations required a larger, multi-use space and a partnership was forged to build a new integrated facility. Since 1983, the Guide-Scout Service Centre has exclusively served the Boy Scouts, after the Calgary Area Guide Centre, a new headquarters for the Girl Guides, was completed directly west of the building.

The Guide-Scout Service Centre is additionally significant as symbolic of its ties to the National Centennial building program in Calgary in 1967. Engagement in the national program resulted in the development of several important public buildings and spaces in Calgary including most prominently, the Centennial Planetarium, located directly across Bow River from the property. Spearheaded by the Guides and Scouts organizations, funds were donated from the government, local business and industries, and service clubs, raising \$225,000. In addition, each Boy Scout and Girl Guide contributed \$1 to the project, covering 4% of the total construction cost. The City donated \$30,000 and leased the use of a City-owned lot. Work commenced in the fall of 1966 and the building was completed in June 1967, officially opening October 10, 1967.

The Guide-Scout Service Centre is also valued as a unique statement of an Expressionist-style building in Calgary. The building was designed by notable architect, Jack Long, of McMillan Long & Associates, visionaries for some of the City’s most inspired modern buildings, including the Catholic School Centre (1968), and the Centennial Planetarium. The building’s formal and orderly composition is juxtaposed with a playful concave flared roofline perched above an

otherwise flat roof. The cubic box at the second storey is sheathed in minimalist rug brick cladding and is stacked over a smaller box composed of board formed concrete. The blank walls are punctuated with vertical reveals with windows and plywood panels. An austere central entryway accessed by a wide formed concrete stairway, is detailed with clerestory windows and vertical glazed panels, creating transparency and relief from the blankness of the structure. The geometric structure is capped with a negatively curved glulam beam gabled roof, representative of a camping tent, which thrusts over the central entryway to dually function as an awning. The interior hall on the second storey features the internal expression of the tent, with exposed glulam beams interspersed with a cedar tongue and groove ceiling. A narrow band of clerestory windows provides filtered natural light into the meeting space.

The Guide-Scout Service Centre is also valued for its masterful design as expressed by its finely executed symmetrical massing, crisp corners and thoughtfully placed materials. The building was ingeniously designed to maintain its functionality while expressing important symbols and interior layout integral to the Girl Guide and Scout organizations.

Character Defining Elements

The key elements that define the heritage character of the Guide-Scout Service Centre include but are not limited to its:

- setting on the north side of Brownsea Drive, NW between 20th and 21st Streets in the West Hillhurst neighbourhood in Calgary;
 - siting within a residential context and east of the Calgary Area Guide Centre;
 - associated landscaping elements including open lot with mature trees; original flagpole;
 - form, scale, and massing as expressed by its roughly square, one and one-half storey plan with a larger box stacked over a smaller box and capped with an exaggerated flared roof projecting over the front entryway at the second storey and raised above the main roofline with clerestory windows;
 - construction materials including: wooden frame; narrow, one-third bond pattern rug finish brick cladding on upper box; poured board formed concrete walls on lower box; metal flashing on roof; negatively curved glulam wooden roof beams; metal doors and windows; plywood panels above south and north entryways; wooden soffits;
 - original fenestration including: symmetrically placed vertical window openings in upper and lower boxes; narrow single assembly vertical fixed and awning aluminum sash windows; clerestory aluminum sash windows under flared roof and at gable end of flared roof; vertical panels of aluminum sash glazing in front entryway at upper and lower stories; single metal doors; and
 - additional features such as wide formed concrete stairway with metal open balustrade.
- original interior features such as: open foyer at second storey with wood-paneled walls and clerestory above; clear-span open space to roof peak in main hall at second storey; exposed curved glulam beams with wood-paneled ceiling in hall space and hallways at second storey; original wood trim and hardware.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

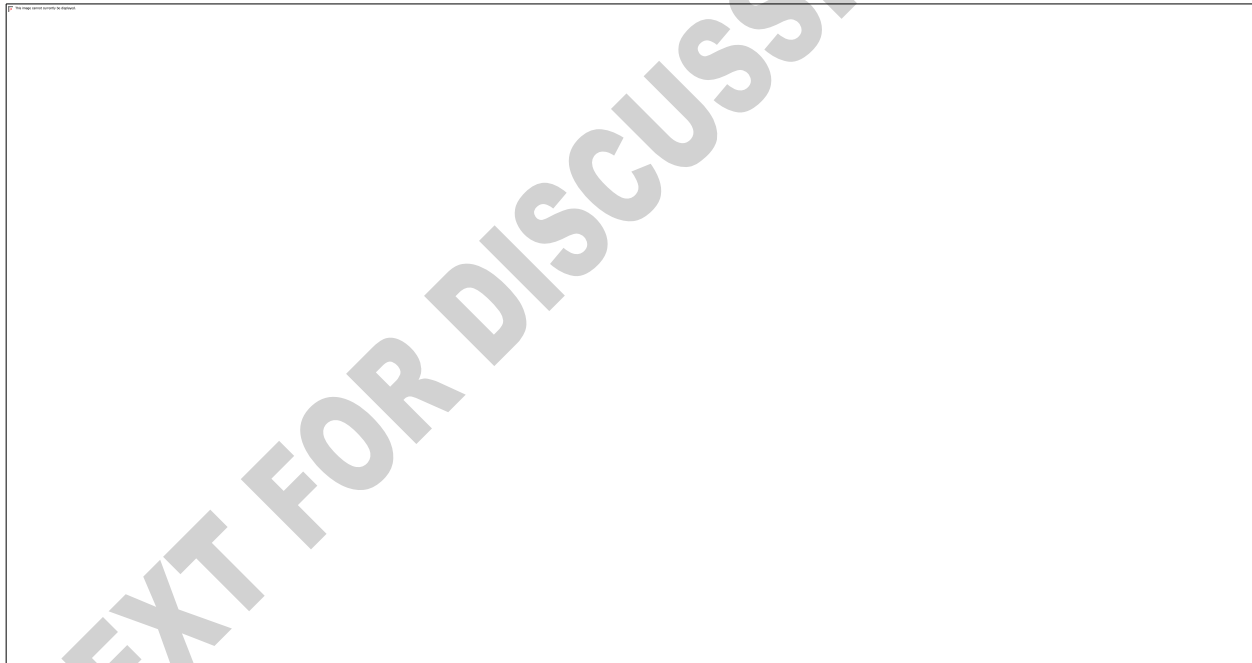
The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A")

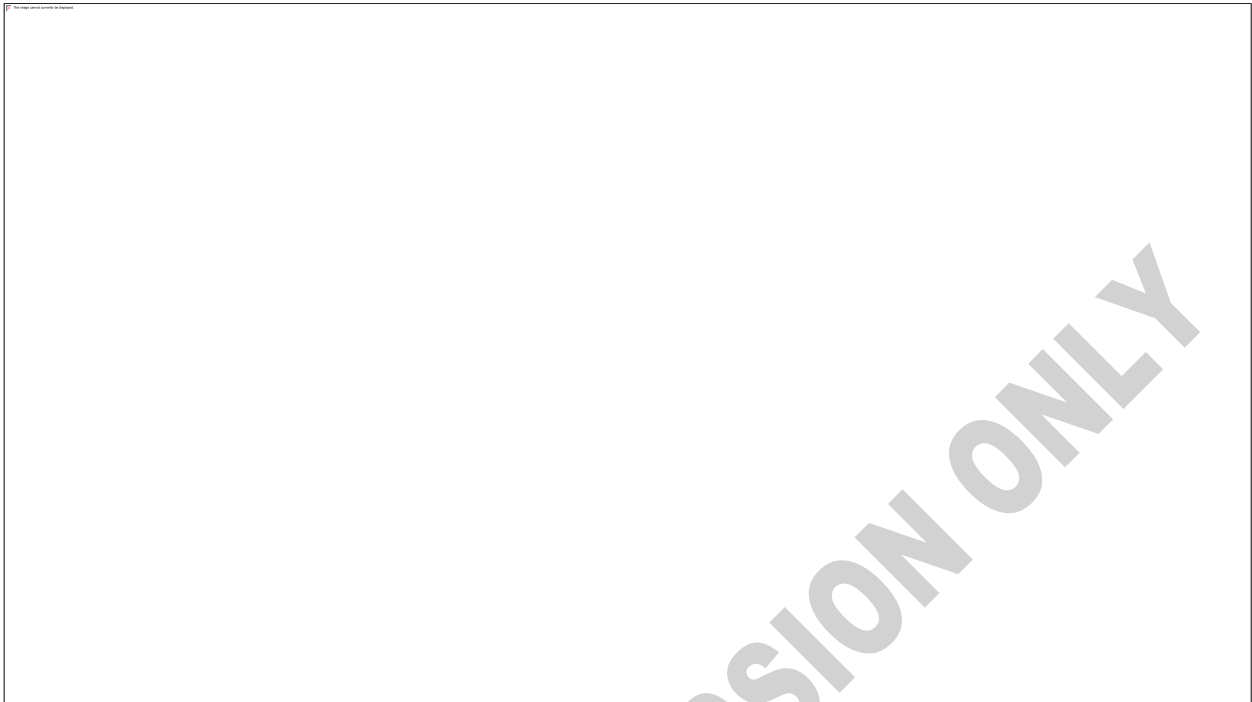
2.0 Exterior

The following elements are regulated:

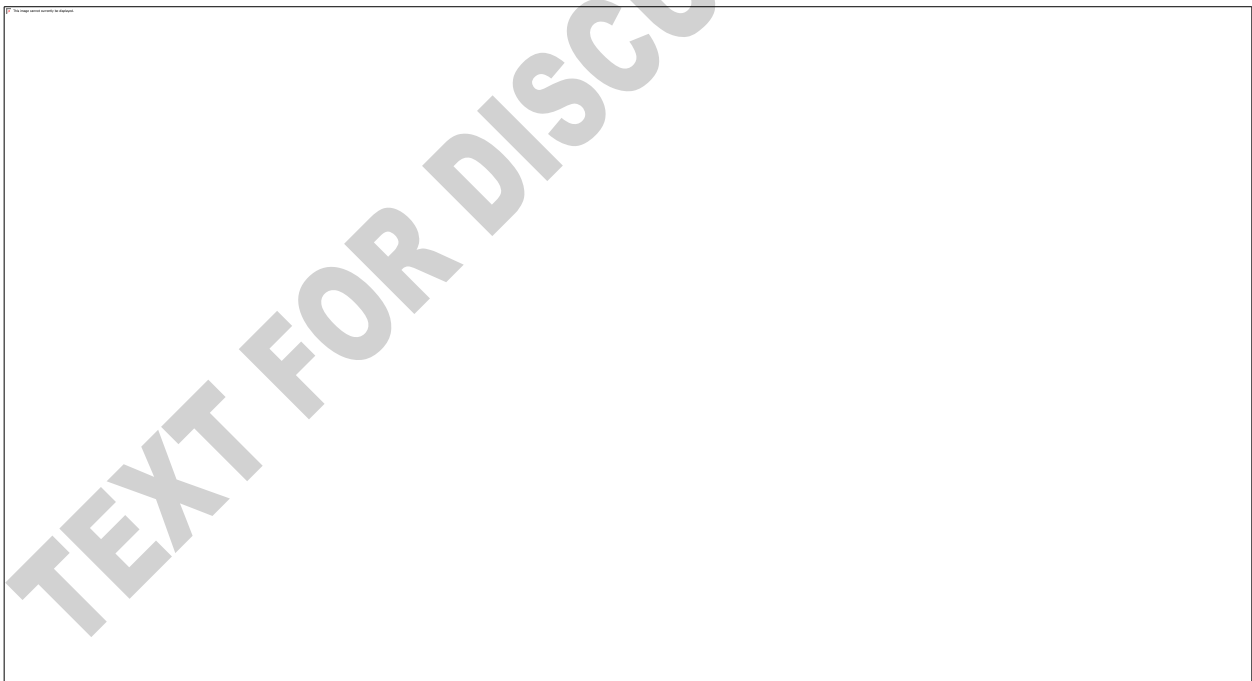
- a) one and one-half storey square plan; exaggerated flared roof projecting over the south entryway; curved glulam wooden roof beams; metal flashing on roof and wooden soffits (Images 2.1 - 2.4);
- b) one-third bond pattern rug finish brick cladding on upper storey; poured board formed concrete walls on lower storey; plywood panels in vertical reveals above south and north entryways; (Images 2.1 - 2.6);
- c) original fenestration including: symmetrically placed vertical window openings in upper and lower storeys; narrow single assembly vertical fixed and awning aluminum sash windows; clerestory aluminum sash windows; vertical panels of aluminum sash glazing in front entryway at upper and lower stories (Images 2.1 - 2.6); and
- d) wide formed concrete stairway with metal open balustrade (Images 2.1 and 2.5).



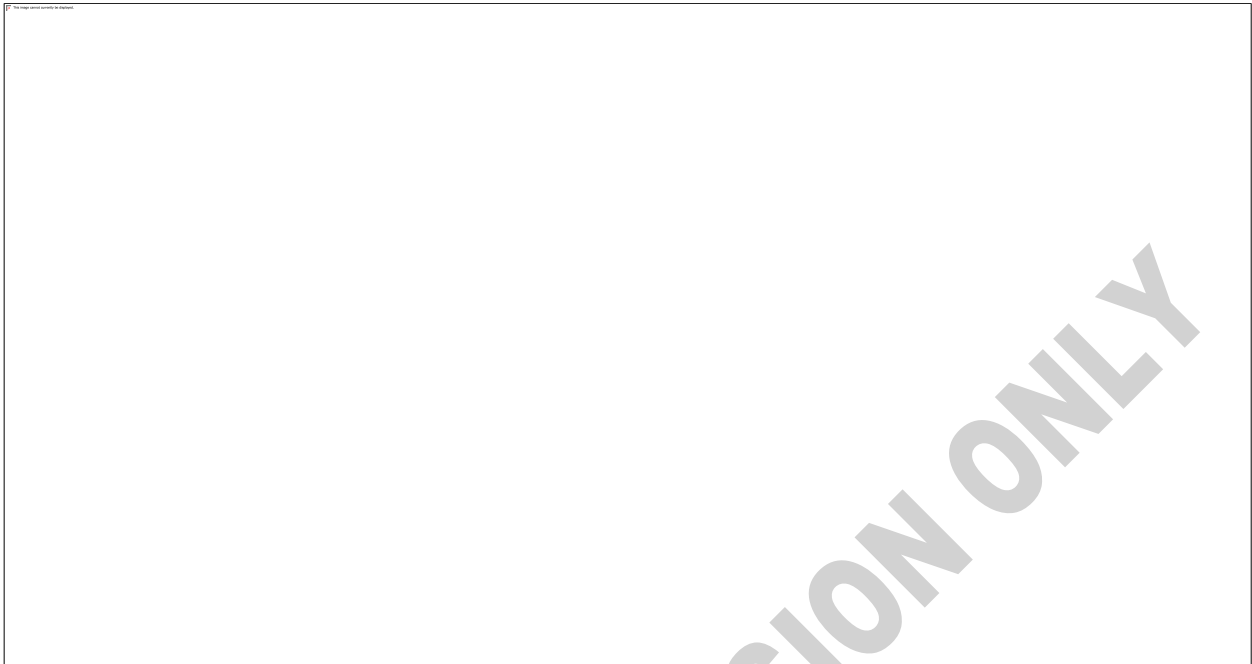
(Image 2.1: South façade showing flared roof and wide formed concrete stairway)



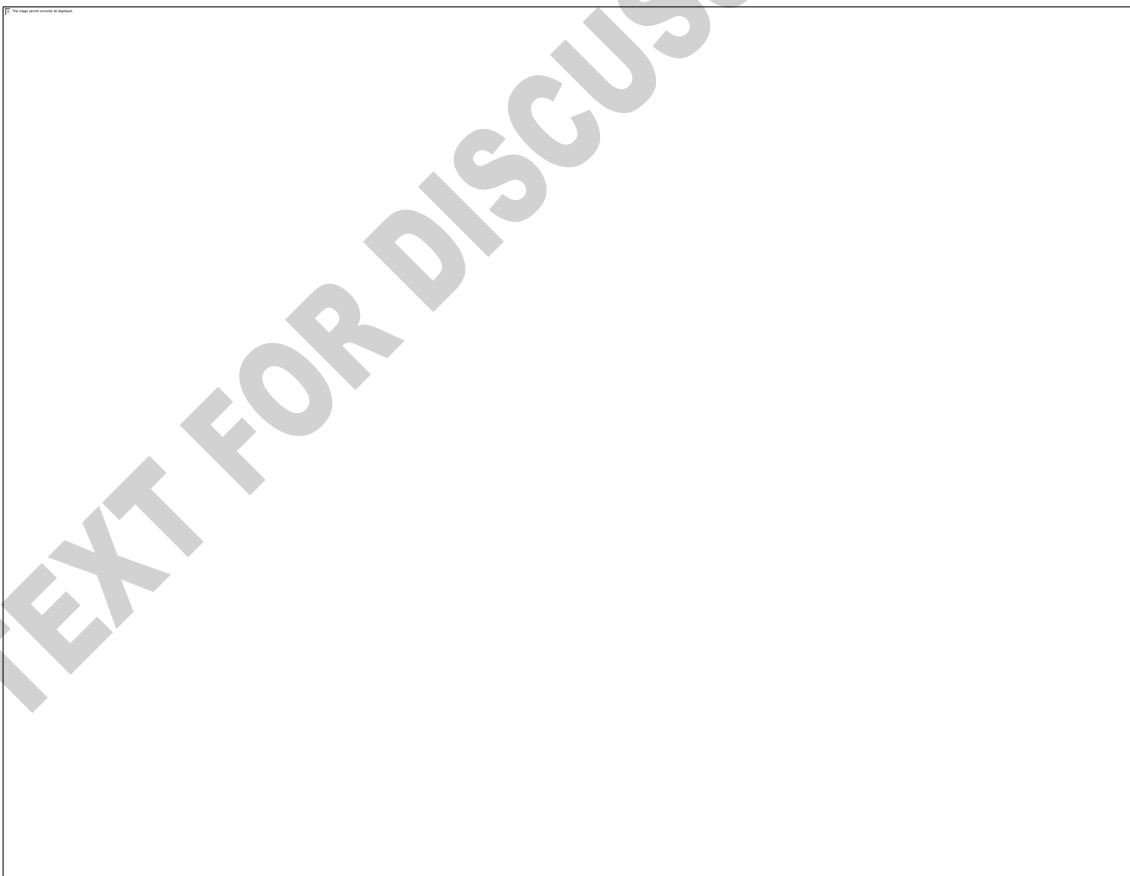
(Image 2.2: West façade showing symmetrically placed vertical openings and peak of flared roof)



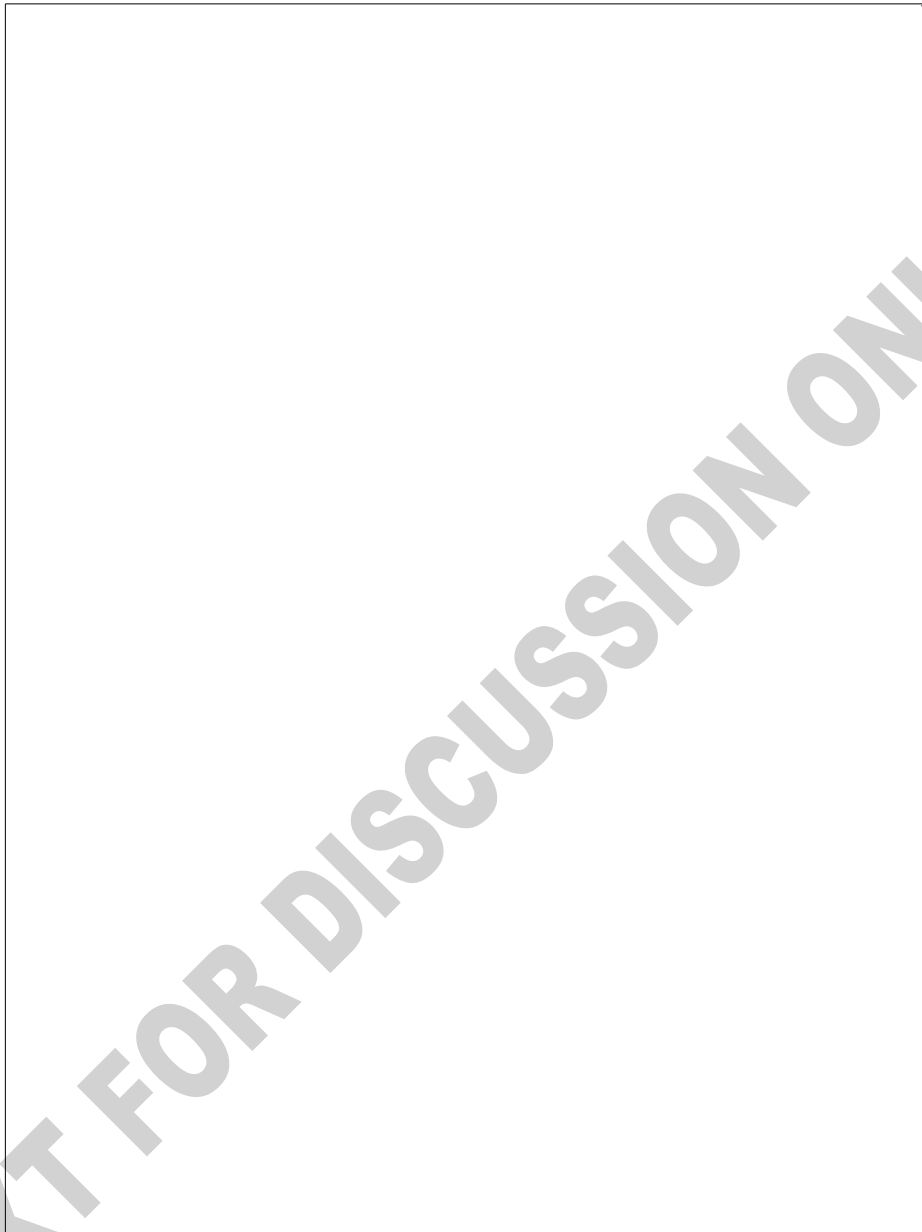
(Image 2.3: North façade showing symmetrically placed vertical openings and plywood panel above entryway)



(Image 2.4: East façade showing brick cladding and concrete walls)



(Image 2.5: Flared roof with wooden soffits, plywood panels, wide formed concrete stairway and open balustrade)



(Image 2.6: Vertical panels of aluminum sash glazing in front entryway at upper and lower stories)

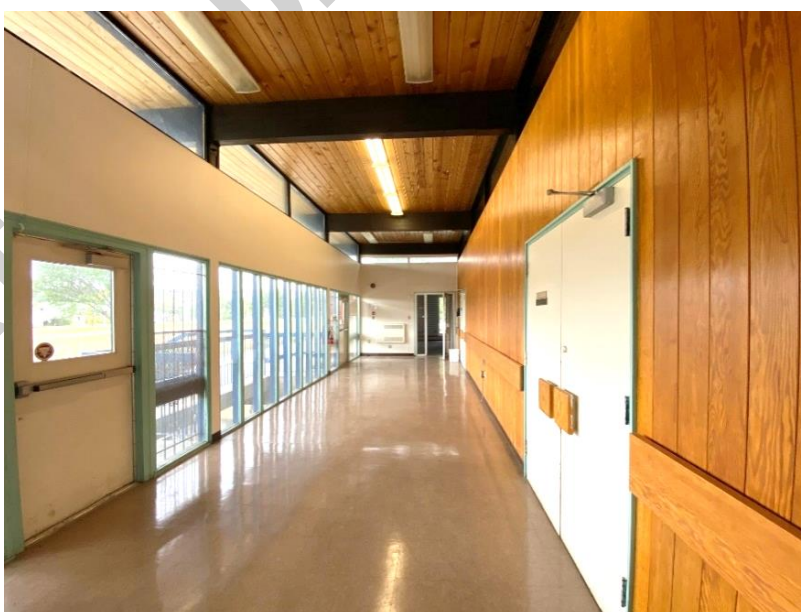
3.0 Interior

The following elements are regulated:

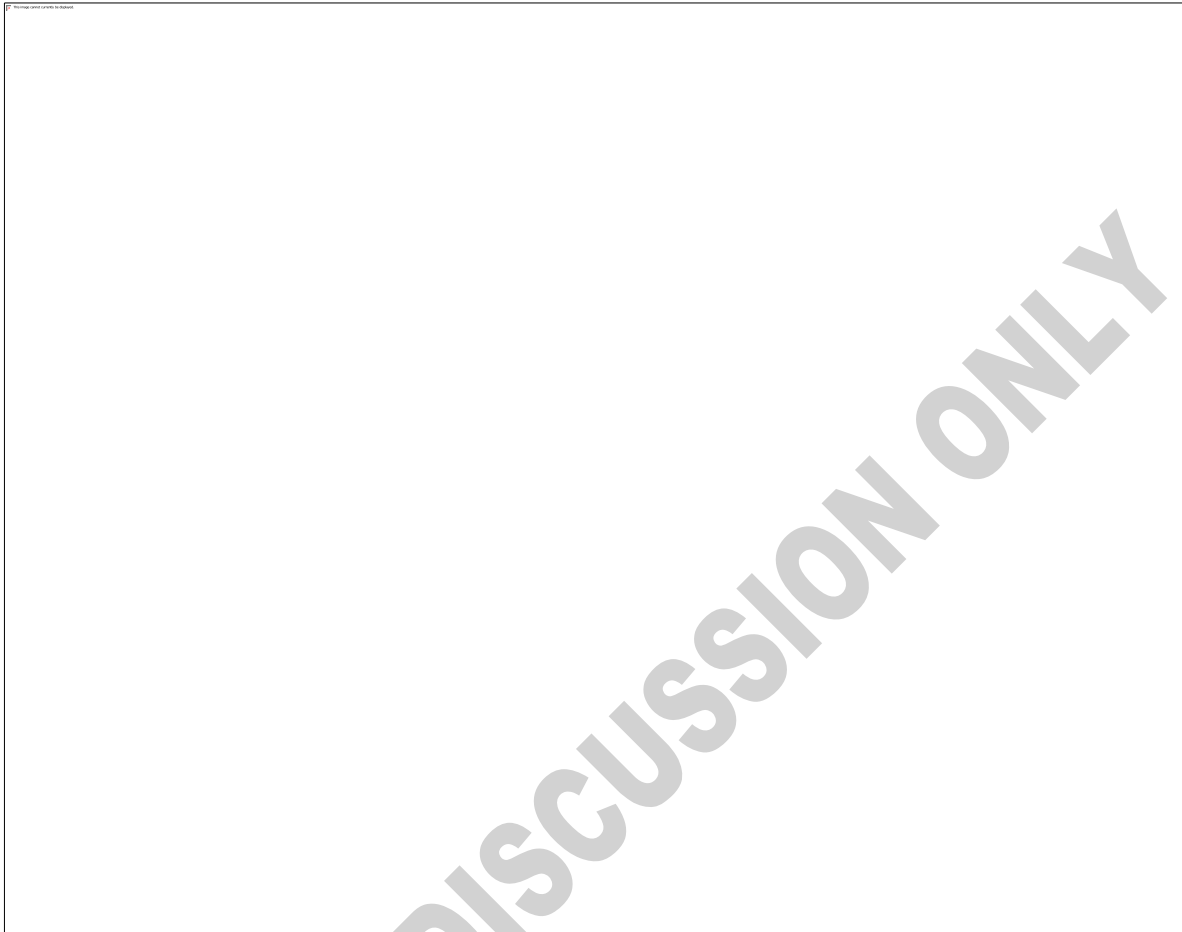
- a) open foyer at upper storey with wood-paneled walls and clerestory above (Images 3.1 and 3.2); and
- b) exposed curved glulam beams with wood-paneled ceiling in hall space and hallways at upper storey; clear-span open space to roof peak in main hall at upper storey (Images 3.1 - 3.3).



(Image 3.1: Open foyer at upper storey with clerestory windows, glulam beams and wood-paneled ceiling)



(Image 3.2 Open foyer at upper storey with clerestory windows, glulam beams, wood-paneled ceiling and wood-paneled walls)



(Image 3.3: Clear span to roof peak open hall space at upper storey with clerestory windows, glulam beams and wood-paneled ceiling)

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5

Proposed Wording for a Bylaw to Designate Riley Park as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “Act”) permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the Owner(s) of Riley Park has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate Riley Park as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. “Riley Park” comprises:
 - a) 82,379.64 square-meters (20.35 acres) more or less, of land which comprises the parcel; and
 - b) Is located at 800 12 ST NW as shown on attached Schedule “A” and legally described as:

MERIDIAN 5 RANGE 1 TOWNSHIP 24 SECTION 21 THAT PORTION OF THE SOUTH WEST QUARTER DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHERLY LIMIT OF THE LANE LYING NORTH OF BLOCKS "R", "S" AND "T" AS SAID LANE AND BLOCKS ARE SHOWN ON PLAN 5609J WITH THE WESTERLY LIMIT OF MORLEYVILLE ROAD AS SAID ROAD IS SHOWN ON THE SAID PLAN THENCE WESTERLY ALONG THE SAID NORTHERN LIMIT OF SAID LANE 1261.5 FEET MORE OR LESS TO THE INTERSECTION OF THE NORTHERLY LIMIT OF SAID LANE WITH THE EASTERLY LIMIT OF OXFORD STREET AS SAID STREET IS SHOWN ON SAID PLAN THENCE NORTHERLY ALONG SAID EASTERLY LIMIT OF OXFORD STREET AND ITS PRODUCTION NORTH THEREOF 705.5 FEET MORE OR LESS TO A POINT DISTANT 66 FEET SOUTH FROM THE BOUNDARY LINE BETWEEN THE NORTH AND SOUTH HALVES OF SAID SECTION 21 THENCE EASTERLY PARALLEL WITH SAID BOUNDARY LINE, 1262.2 FEET MORE OR LESS TO THE WESTERLY LIMIT OF THE SAID MORLEYVILLE ROAD THENCE SOUTHERLY ALONG SAID WESTERLY LIMIT 699.6 FEET MORE OR LESS TO THE POINT OF COMMENCEMENT CONTAINING 8.215 HECTARES (20.3 ACRES) MORE OR LESS TO THE POINT OF COMMENCEMENT EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

3. “Riley Park” is designated as a Municipal Historic Resource as defined in the *Act*.

4. The heritage value of Riley Park is described in the attached Schedule "B".
5. The specific elements of Riley Park possessing heritage value are identified as the "character defining elements" in the attached Schedule "B". Those specific elements identified as "character defining elements" in the attached Schedule "B" are known as the Regulated Portions ("Regulated Portions").

PERMITTED REPAIRS AND REHABILITATION

6.
 - a) The Regulated Portions of Riley Park shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from the City of Calgary Council, or the heritage planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the Act. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, ("*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "C".
 - b) All portions of Riley Park which are not specifically described or identified as a Regulated Portion are hereby known as the Non-Regulated Portions ("Non-Regulated Portions"). The Non-Regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.

COMPENSATION

7. No compensation pursuant to Section 28 of the Act is owing.

EXECUTION OF DOCUMENTS

8. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

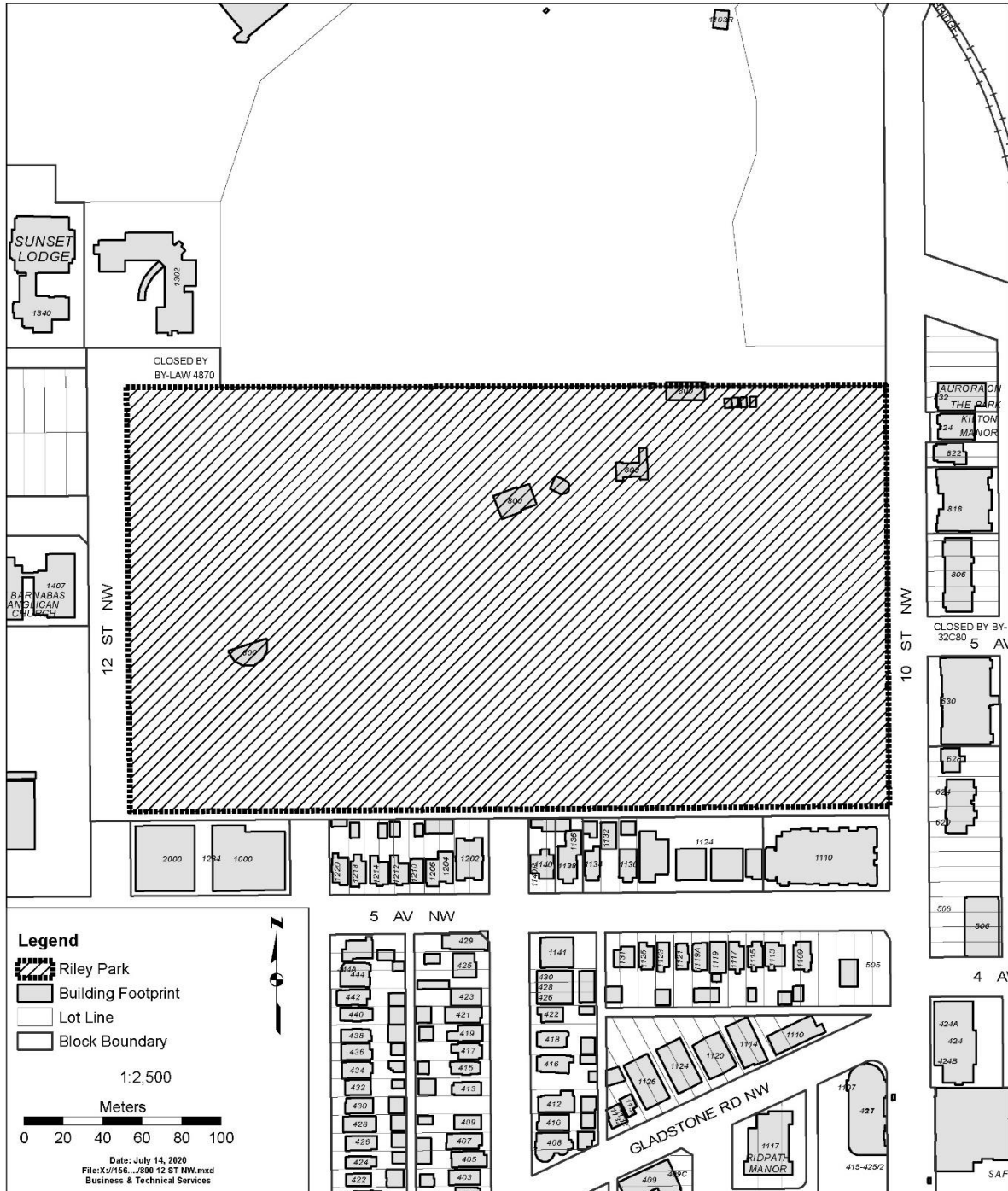
SCHEDULES

9. The schedules to this Bylaw form a part of it.

SCHEDULE "A"



800 12 ST NW



SCHEDULE “B”

Description

Riley Park is a large 8.23 ha (20.35 acres) Park in the community of Hillhurst. The park dates from 1911 and is comprised of an ornamental area along 10th Street NW, a wading pool, a large informal curved pathway, and a variety of recreational areas, including cricket pitches.

Heritage Value

The Heritage value lies in the association with Ezra Riley and William Reader; the planting design in the park, and the recreational activities available in the park.

Ezra Riley was a prominent figure in Calgary’s early history. Ezra came to Alberta in 1888 to homestead a quarter section of land with his family. By the early 1900’s the Riley Family had over 10,000 acres. Riley was a member of the legislative Assembly of Alberta for the Conservative Party from 1906-1910. In 1910 Ezra Riley subdivided the family land and created the community of Hillhurst. Riley donated part of the land to the City of Calgary to create the park that now bears his name.

William Roland Reader was Calgary’s Superintendent of Parks and Cemeteries from 1913-1942. This was an important time in the development of Calgary as there was much migration and subsequent construction. Reader’s goal was to develop Calgary into a destination of the west. His vision of Calgary was as a great city with high quality open space, including public parks, recreation facilities, and streets lined with trees and developed with landscaped areas, planted with ornamental shrubs and flowers. Riley Park was primarily designed and developed by Reader.

Reader’s floral/planting design along 10th Street was influenced by the City Beautiful Movement in urban development/planning. The movement supported beautification, monumental grandeur, and formality to encourage order and harmony. Advocates of the movement believed the approach would promote a harmonious social order that would increase the quality of life and help to reduce undesirable behaviour.

Early in his career in Calgary William Reader adopted this approach to beautifying the city. The intent was to illustrate that Calgary was a city with high quality public spaces. He wanted to ensure Calgary was a City where individuals would like to migrate. Reader’s work included showpieces such as the Riley Park floral display which incorporated colourful floral displays with vibrant mixtures of annuals and perennials.

The majority of the park design (excluding the 10th Street floral display) was influenced more by the picturesque movement where an emphasis was placed more on informal, natural in appearance, and curvilinear design elements; the natural shape of the wading pool, the curvilinear pathway, and the natural in appearance planting along the edges of the park reflect this approach.

The planting along the west, south and north edges of the park is typical of park design from the 1910’s, 1920’s and 30’s. During the early development of Calgary (and into the 1940’s) parks were thought of as refuges from the rest of the City. There were typically dense plantings around the edges of parks to keep the dust and noise out of the park, and people in the park. This approach is in marked contrast to the way parks are designed today. Contemporary park design includes an emphasis on inviting people into the park and having transparency from the

street. The dense shrub and tree plantings on the three edges of Riley Park illustrate typical park design in the 1910's, 1920's, and 1930's.

The park is also significant for the wide variety of leisure activities. Leisure and recreational areas are important in the establishment of a city as they allow citizens opportunities to gather for leisure and social engagement. Play structures were erected as early as 1912. The wading pond began construction in 1913; 1914 included a substantial toboggan run; 1917 a playground shelter. In 1919 three cricket pitches were developed along with a clubhouse (although it is noted that The Calgary and District Cricket League began playing in Riley Park prior to that). Specific Cricket tournaments worth noting include the 1922 Interprovincial Cricket Tournament, 1961 Canadian National Cricket Tournament, 1965 International Cricket Match – Canada vs. the United States.

Character-defining Elements

Key elements that define the heritage character include:

- The existing 8.23 ha (20.35 acres) park land that is rectangular in shape;
- The formal geometric floral display along the 10th Street edge;
- The informal, natural in appearance, edge plantings along the west, north and south edges of the park;
- The wading pool location;
- The cricket pitches;
- The curvilinear pathway pattern; and
- 1949 ornamental gate at the 11th Street Entrance.

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in

kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau QC, K1A 0M5

Proposed Wording for a Bylaw to Designate the Senator Patrick Burns Memorial Rock Garden as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the Owner(s) of the Senator Patrick Burns Memorial Rock Garden has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Senator Patrick Burns Memorial Rock Garden as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. the “Senator Patrick Burns Memorial Rock Garden” comprises:
 - a) 13,586.47 square-meters (3.36 acres) more or less, of land which comprises the parcel; and
 - b) Is located at 1103 10 ST NW as shown on attached Schedule “A” and legally described as:

PLAN 9410473
LOT 5MR (MUNICIPAL RESERVE)
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.36 HECTARES (3.36 ACRES) MORE OR LESS
3. “Senator Patrick Burns Memorial Rock Garden” is designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of Senator Patrick Burns Memorial Rock Garden is described in the attached Schedule “B”.
5. The specific elements of Senator Patrick Burns Memorial Rock Garden possessing heritage value are identified as the “character defining elements” in the attached Schedule “B”. Those specific elements identified as “character defining elements” in the attached Schedule “B” are known as the Regulated Portions (“Regulated Portions”).

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of Senator Patrick Burns Memorial Rock Garden shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written

approval from the City of Calgary Council, or the heritage planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (*"Standards and Guidelines"*), as referenced and summarized in the attached Schedule "C".

b) All portions of Senator Patrick Burns Memorial Rock Garden which are not specifically described or identified as a Regulated Portion are hereby known as the Non-Regulated Portions ("Non-Regulated Portions"). The Non-Regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.

COMPENSATION

7. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

8. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

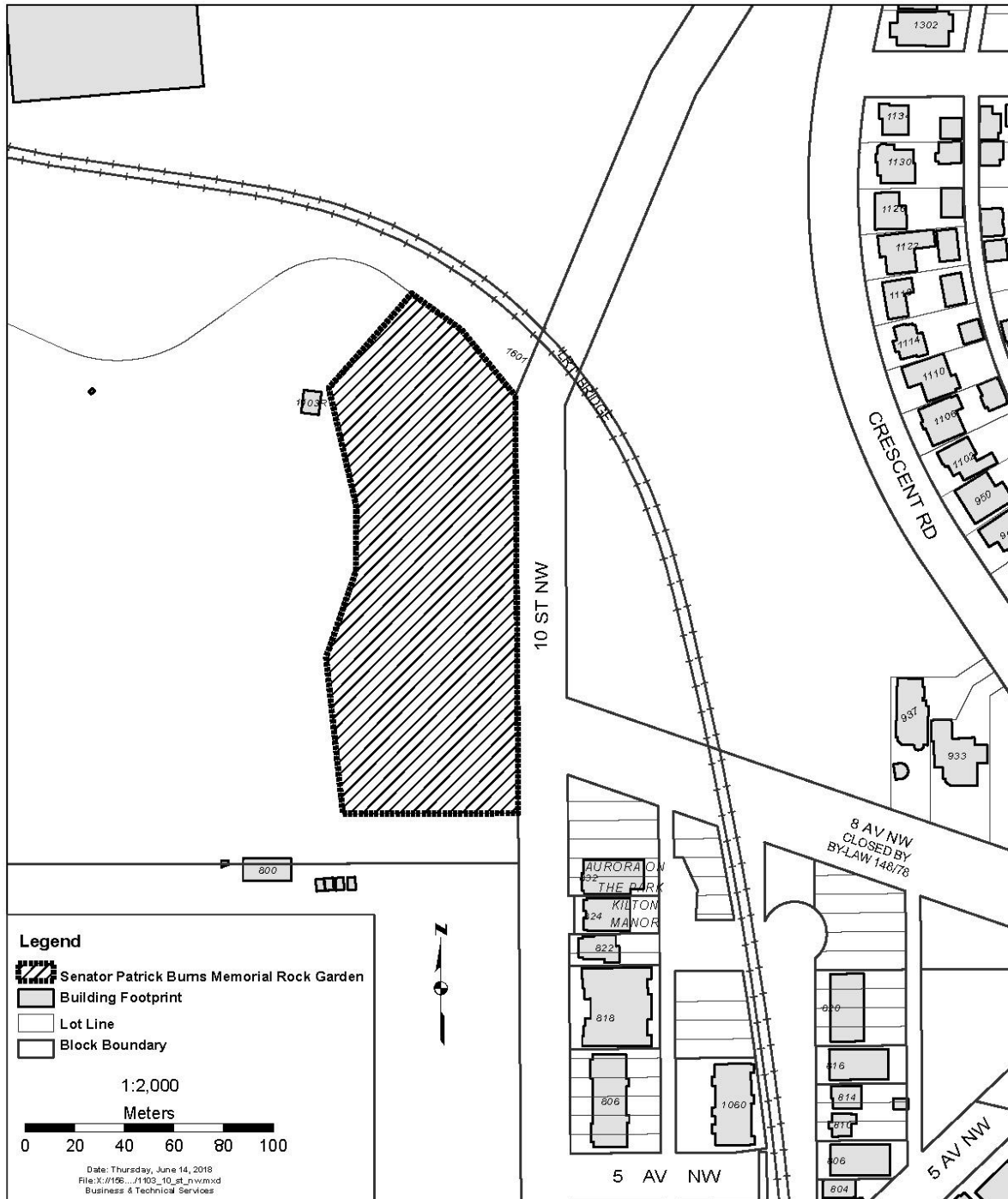
SCHEDULES

9. The schedules to this Bylaw form a part of it.

SCHEDULE "A"



1103 10 ST NW



SCHEDULE “B”

Description

The Senator Patrick Burns Memorial Garden is a 1.44 hectare Alpine Rock Garden located on 10 St NW in the community of Hillhurst. The garden was created by former City of Calgary Parks Superintendent Alex Munro, a Fellow of the Royal Horticultural Society using demolished stone from the Burns mansion in Connaught. The Senator Patrick Burns Memorial Garden was the last municipal park of its kind to be developed in Calgary.

Heritage Value

The Senator Patrick Burns Memorial Rock Garden is valued for location, design, and its connection to two prominent Calgarians Senator Patrick Burns, one of the ‘Big Four’ financial backers of the first Calgary Stampede, and Alex Munro, Superintendent of Calgary Parks 1949-1960. The rock garden was designed by Alex Munro in 1956 and was constructed using 20,000 sandstone blocks from the mansion of Patrick Burns. The mansion – located at 510 13 Av SW - was constructed in 1901 and was demolished in 1955 to make way for a new entrance to the Colonel Belcher Hospital.

The Rock Garden is located adjacent to 10 St NW on a sloping hillside south of the Southern Alberta Institute of Technology (SAIT) campus. The land is rooted in Calgary history having first been occupied by Thomas E. Riley (1842-1909) who had homesteaded in the area since 1887. This land was subdivided into residential lots prior to the First World War and became the residential district of Hillhurst. The land was sold in 1910 when the City of Calgary annexed areas of farmlands surrounding the city. In 1919 the area became provincial government property as part of the development plan for the Provincial Institute of Technology and Art (the precursor to SAIT) and became City of Calgary property in 1993.

The garden was designed by Alex Munro, Parks Superintendent for the City of Calgary, and a prominent figure in the Calgary gardening community, where he authored a weekly gardening column for the Calgary Herald, hosted a gardening radio talk show, and published a Calgary-area gardening book titled *The Calgary Herald's Gardening Book*. He was also a fellow of the Royal Horticultural Society.

In England, rock gardens had been popular since the early 1900's and were part of the move away from the artificially 'extreme landscapist' styles of the Victorian period, to more naturalistic styles that celebrated local plants, rocks, and forms. In North America, a similar sentiment was growing amongst gardeners wanting to build viable, less labour-intensive gardens that featured native plants adapted to local climate and elevations. Alex Munro embraced this naturalistic style of alpine rock garden that celebrated native plants, rocks, and forms, using local repurposed sandstone for rock features, and local alpine plants such as blue spruce, flowering crabapple, highbush cranberry, rocky mountain juniper, oak, scots pine, and snowy mountain ash.

The Calgary Herald's Gardening Book provides helpful insight into Alex Munro's strategy and design for the Burns Memorial Rock Garden. The book describes in detail his ideal rockery design, construction, and maintenance, the results of which are still apparent in the garden today. He asserts “a piece of sloping ground that might not be practical for other gardening could be converted into a fascinating rock garden”, and that a rockery should be completed with “one kind of rock, as it gives it a much more natural effect... the more jagged and uneven the rocks are, the better... tufa rock, sandstone, and limestone are about the three best procurable here”. The empty sloping land adjacent to 10 St NW was likely selected for development due to the unlikelihood that the slope would be used by the campus, and the opportunity for the re-use

of several tons of jagged demolished sandstone. Alex Munro and J.A. Ingles, Custodial Supervisor at the City of Calgary arranged to have 20,000 sandstone blocks from the Burns Mansion relocated, increasing the feasibility of the project that otherwise would have been more costly.

Construction of the Burns Memorial Rock Garden began in 1956 and was completed in a single season to allow the rocks and soils to settle. In 1957 the garden was planted with trees, shrubs, and alpine plants for a total of 15,000 plants overall and the final section of the garden was constructed in 1959.

Character-defining Elements

Key elements that define the heritage character include:

- Topography with southeast facing slope;
- The tiered footpaths, in a naturalistic layout, forming the edges of the planting beds;
- The sandstone blocks that provide the structure to both the rock garden and footpaths;
- The pond and fountain water feature on the north-east side;
- The arched footbridge;
- The Burns cattle brand flower garden on the south end of the garden;
- The continued use of blue spruce, flowering crabapple, highbush cranberry, rocky mountain juniper, bur oak, scots pine, and snowy mountain ash trees
- The continued use of annual plantings along 10 St NW;
- The plaque honouring Alex Munro; and
- The plaque honouring Senator Patrick Burns.

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in

kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau QC, K1A 0M5



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of the Guide-Scout Service Centre

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Guide-Scout Service Centre, located in the community of West Hillhurst, as a Municipal Historic Resource.

The Guide-Scout Service Centre, built in 1966-67, comprises a large open lot with a one and one-half storey, Expressionist-style building. The building, distinguished by its cubic box massing set on a smaller poured

concrete box, features minimalist brick cladding and inset vertical windows. A steeply pitched, concave flared roof, reminiscent of a camping “pup” tent and composed of massive curved glulam beams, peeks out from the flat roofline and dramatically projects over a central front entryway at the second storey. The entryway is accessible by a central, wide spanning concrete staircase.

The Guide-Scout Service Centre, built in 1966-67, has several prominent historic values – it is valued as a unique statement of an Expressionist-style building in Calgary; for its masterful design as expressed by its finely executed symmetrical massing, crisp corners and thoughtfully placed materials; and is additionally significant as symbolic of its ties to the national Centennial building program in Calgary in 1967.

Primarily, the Guide-Scout Service Centre has institutional value as the most tangible symbol of the Boy Scout and Girl Guide movements in Calgary and their joint effort to construct a purpose-built headquarters. The Guide and Scout movements were essential youth organizations in Calgary, which promoted the development of character, ability, and leadership through outdoor activities and community service. The Scouting movement first began in Calgary in 1910 with Girl Guide troops following by 1915. By 1966, there were over 10,000 Scouts and approximately 5,000 Guides in the City.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M

Calgary AB, T2P 2M5

Re: Designation of Riley Park

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of Riley Park located in the community of Hillhurst, as a Municipal Historic Resource.

Riley Park is a large 8.23 ha (20.35 acres) Park in the community of Hillhurst. The park dates from 1911 and comprises an ornamental area along 10 ST NW, a wading pool, a large informal curved pathway, and a variety of recreational areas, including cricket pitches.

The heritage value of the park lies primarily in its association with Ezra Riley and William Reader, and the planting design in the park. Ezra Riley was a prominent figure in Calgary's history. Ezra came to Alberta in 1888 to homestead a quarter section of land with his family. By the early 1900s the Riley Family owned over 10,000 acres. Riley was a member of the legislative Assembly of Alberta for the Conservative Party from 1906-1910. In 1910 Ezra Riley subdivided the family land and created the community of Hillhurst. Riley donated part of the land to the City of Calgary to create the park that now bears his name.

William Roland Reader was Calgary's Superintendent of Parks and Cemeteries from 1913-1942. This was an important time in the development of Calgary as there was much migration and subsequent construction. Reader's goal was to develop Calgary into a destination of the west. Riley Park was primarily designed and developed by Reader.

The floral/planting design along 10 ST was influenced by the City Beautiful Movement in urban development/planning. The movement supported monumental grandeur and formality to encourage order and harmony. However, most of the park design was influenced more by the picturesque movement where an emphasis was placed more on informal, natural in appearance, and curvilinear design elements.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary

#304, 319 10 AVE SW CALGARY, AB T2R 0A5 | 403 805 7084 | HERITAGECALGARY.CA



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of Senator Patrick Burns Memorial Rock Garden

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Senator Patrick Burns Memorial Rock Garden, located in the community of Hillhurst, as a Municipal Historic Resource.

The Senator Patrick Burns Memorial Garden is a 1.44 hectare Alpine Rock Garden located adjacent to 10 ST NW on a sloping hillside south of the Southern Alberta Institute of Technology (SAIT) campus. The land is

rooted in Calgary history having first been occupied by Thomas E. Riley (1842-1909) who had homesteaded in the area since 1887.

The Senator Patrick Burns Memorial Rock Garden is valued for location, design, and its connection to two prominent Calgarians: Senator Patrick Burns, one of the 'Big Four' financial backers of the first Calgary Stampede, and Alex Munro, Superintendent of Calgary Parks from 1949-1960 and a Fellow of the Royal Horticultural Society. The rock garden was designed in 1956 and constructed using 20,000 sandstone blocks from the mansion of Patrick Burns. The mansion – located at 510 13 AV SW – was constructed in 1901 and was demolished in 1955 to make way for a new entrance to the Colonel Belcher Hospital. The Garden was the last municipal park of its kind to be developed in Calgary.

In England, rock gardens had been popular since the early 1900s and were part of the move away from the artificially 'extreme landscapist' styles of the Victorian period, to more naturalistic styles that celebrated local plants, rocks, and forms. In North America, a similar sentiment was growing amongst gardeners wanting to build viable, less labour-intensive gardens that featured native plants adapted to local climate and elevations. The Calgary Herald's Gardening Book provides helpful insight into Munro's strategy and design for the Burns Memorial Rock Garden.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary

Multiple Municipal Historic Resource Designations (Private-owned sites) – December 2021

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommends that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Arthur Bishop Residence (Attachment 2);
- b) the McPherson Ranch House (Attachment 3);
- c) the Rideout (Mitchell-Sproule) Residence (Attachment 4); and
- d) the Wright Residence (Attachment 5)

HIGHLIGHTS

- Protecting Calgary's historic resources is an identified objective of The City; designating the proposed historic buildings would legally protect them permanently from demolition or unapproved alteration to heritage elements.
- **What does this mean to Calgarians?** Designation as Municipal Historic Resources ensures these buildings are conserved for all Calgarians, present and future and makes the owners eligible for grant funding from The City of Calgary.
- **Why does this matter?** Conservation and rehabilitation of Calgary's historic buildings and sites is important to Calgary's culture, history, and identity and reinvests in the local economy. Protecting historic buildings benefits Calgary by reducing environmental impacts by reusing structures/materials and generating economic uplifts, such as increased tourism and job growth in the skilled trades.
- The properties listed in the report were built in the early 1900s during Calgary's Pre-World War One boom period (1906-1913).
- The owners of all properties have formally requested designation.
- Approval of the four (4) designations in this report, coupled with the three (3) designations in Report IP2021-1506 on the same meeting agenda, would result in 14 Municipal Historic Resource designations in 2021, bringing the total designations to 120
- At the 2018 November 30 Regular Meeting of Council, through C2018-1158, Council adopted the One Calgary 2019-2022 Service Plans and Budgets. The City Planning and Policy Service actions proposed to "continue to legally protect heritage assets and directly support landowners".
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.
- Background and Previous Council Direction is included as Attachment 1.

Multiple Municipal Historic Resource Designations (Private-owned sites) - December 2021

DISCUSSION

The following sites are proposed for Municipal Historic Resource designation. They have been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine value areas. Once evaluated, the Calgary Heritage Strategy (LPT2007-64) states that these “significant historic resources” “can and should be protected through Designation Bylaws”.

Arthur Bishop Residence

- Built in 1912
- 1401 2 ST NW [Crescent Heights]
- Represents the founding and early development of Crescent Heights, one of Calgary’s earliest residential subdivisions, during Calgary’s first population boom (1907-1913).

McPherson Ranch House

- Built in 1910
- 7011 Sierra Morena BV SW [Signal Hill]
- Located on former McPherson family ranch lands and operated by the family for nearly a century, it holds value for its associations with ranching.

Rideout (Mitchell-Sproule) Residence

- Built in 1912
- 2209 Carleton ST SW [Upper Mount Royal]
- Is one of Upper Mount Royal’s earliest homes, representing the area’s origins as a residential subdivision, attracting Calgary’s newly affluent who were benefitting from the city’s pre-World War One economic boom.

Wright Residence

- Built in 1914
- 3212 6 ST SW [Elbow Park]
- Valued for its association with the earliest development of the Elbow Park community and its association with the Wright family, one of the earliest residents of the home.

Proposed Bylaw Schedules

Detailed information on all properties can be found in Attachments 2 to 5, the proposed designation bylaws.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A geographically situates the site location; Schedule B includes the Statement of Significance from the property’s heritage evaluation, and outlines specific ‘Regulated Portions’ that cannot be removed, altered, or destroyed without approval from the City of Calgary; Schedule C compiles a reference list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☒ Public/Stakeholders were informed

Multiple Municipal Historic Resource Designations (Private-owned sites) - December 2021

☒ Stakeholder dialogue/relations were undertaken

Public communication or engagement was not required for the recommendations. The proposed designation bylaws impact specific privately-owned properties, and all property owners have expressly agreed to designation as a Municipal Historic Resource.

The owner of each property intended for designation was circulated their proposed bylaw and provided agreement in-writing to it being presented to the Infrastructure and Planning Committee, and City Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners in accordance with the 60-day notice requirement of the Act.

Heritage Calgary, a civic partner, has expressed support of these proposed designations as outlined in Attachment 6 to this report.

IMPLICATIONS

Social

Protection of Calgary's heritage resources through designation is an essential part of conserving our history, culture and identity. A 2020 Citizen Perspective Survey Report indicates a majority of Calgarians agree that conservation of Calgary's historic buildings and sites is important, personally (83%), to Calgary's culture (94%); and, for future generations to enjoy (86%).

Environmental

Conservation of heritage resources contributes to reducing carbon emissions through avoidance of new material use and diverted landfill waste. Historic buildings have 'inherent sustainability' through their long life-cycle, reparability and traditional building design. Demolition of buildings in Canada generates approximately 25% of all landfill waste. Conservation of historic buildings offers a significant opportunity to reduce unnecessary landfill usage and material loss. Additionally, conserving cultural landscapes retains mature trees and associated microclimates.

Economic

The conservation of heritage resources has economic benefits including job growth and retention in skilled trades and construction; increased tourism through attractive streets; and attracting innovative/start-up businesses by offering affordable commercial/industrial spaces.

Multiple Municipal Historic Resource Designations (Private-owned sites) - December 2021

Service and Financial Implications

No anticipated financial impact

The Municipal Development Plan, Calgary Heritage Strategy (2008), Culture Plan for Calgary, One Calgary 2019-2022 Service Plan, Council Priority N3 'A City of Safe and Inspiring Neighbourhoods' directing the 'Cherishing and protecting our heritage', and a variety of community plans support the conservation of Calgary's Historic Resources.

RISK

No risks have been identified in designating the proposed sites as Municipal Historic Resources. All property owners are in agreement with the proposed designations, which do not prescribe activities in the buildings or on the properties. Designation allows each owner to retain all rights to the individual enjoyment of their property and does not prevent a property from being sold.

ATTACHMENT(S)

1. Attachment 1 – Previous Council Direction, Background
2. Attachment 2 – Proposed Wording for a Bylaw to Designate the Arthur Bishop Residence as a Municipal Historic Resource
3. Attachment 3 – Proposed Wording for a Bylaw to Designate the McPherson Ranch House as a Municipal Historic Resource
4. Attachment 4 – Proposed Wording for a Bylaw to Designate the Rideout (Mitchell-Sproule) Residence as a Municipal Historic Resource
5. Attachment 5 – Proposed Wording for a Bylaw to Designate the Wright Residence as a Municipal Historic Resource
6. Attachment 6 – Heritage Calgary Letters of Support

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve

Background

Context

Protecting heritage sites through legal designation is an internationally recognized best practice in planning and is supported by City of Calgary policy. The four (4) proposed Municipal Historic Resource Designations in this report follow to the Calgary Heritage Strategy mandate to 'Identify', 'Protect' and 'Manage' sites of heritage significance. Information on overall progress towards Calgary's long-term heritage conservation goals can be found online at www.calgary.ca/heritage (see 'Progress Snapshot').

The One Calgary 2019-2022 Service Plan directs Administration to seek a target of seven designations per year. Detailed information on the qualifications and processes for designation as a Municipal Historic Resource, and incentives (including grants) can be found online at www.calgary.ca/heritage (see 'About Heritage Designation').

Designations are owner-driven and achievement of the target of seven annual designations can be affected by influences outside of Heritage Planning's purview.

Previous Council Direction

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
11/30/2018	C2018-1158	One Calgary 2019-2022 Service Plans and Budgets The City Planning and Policy Service actions proposed to "continue to legally protect heritage assets and directly support landowners" which are measured through a target set through the Services Plans and Budgets of seven designations per year.
11/7/2016	CPS2016-0867	Culture Plan for Calgary Heritage Conservation is identified as one of the 5 Strategic Priorities of the Plan.
2/4/2008	LPT2007-0064	Calgary Heritage Strategy (2008) Approved content of the Strategy states that significant historic resources "can and should be protected through designation bylaws".

Proposed Wording for a Bylaw to Designate the Arthur Bishop Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council 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 the owners of the Arthur Bishop Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Arthur Bishop Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Arthur Bishop Residence, located at 1401 2 ST N.W., and the land on which the building is located being legally described as PLAN 2511W BLOCK A LOTS 26, 27 AND 28 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

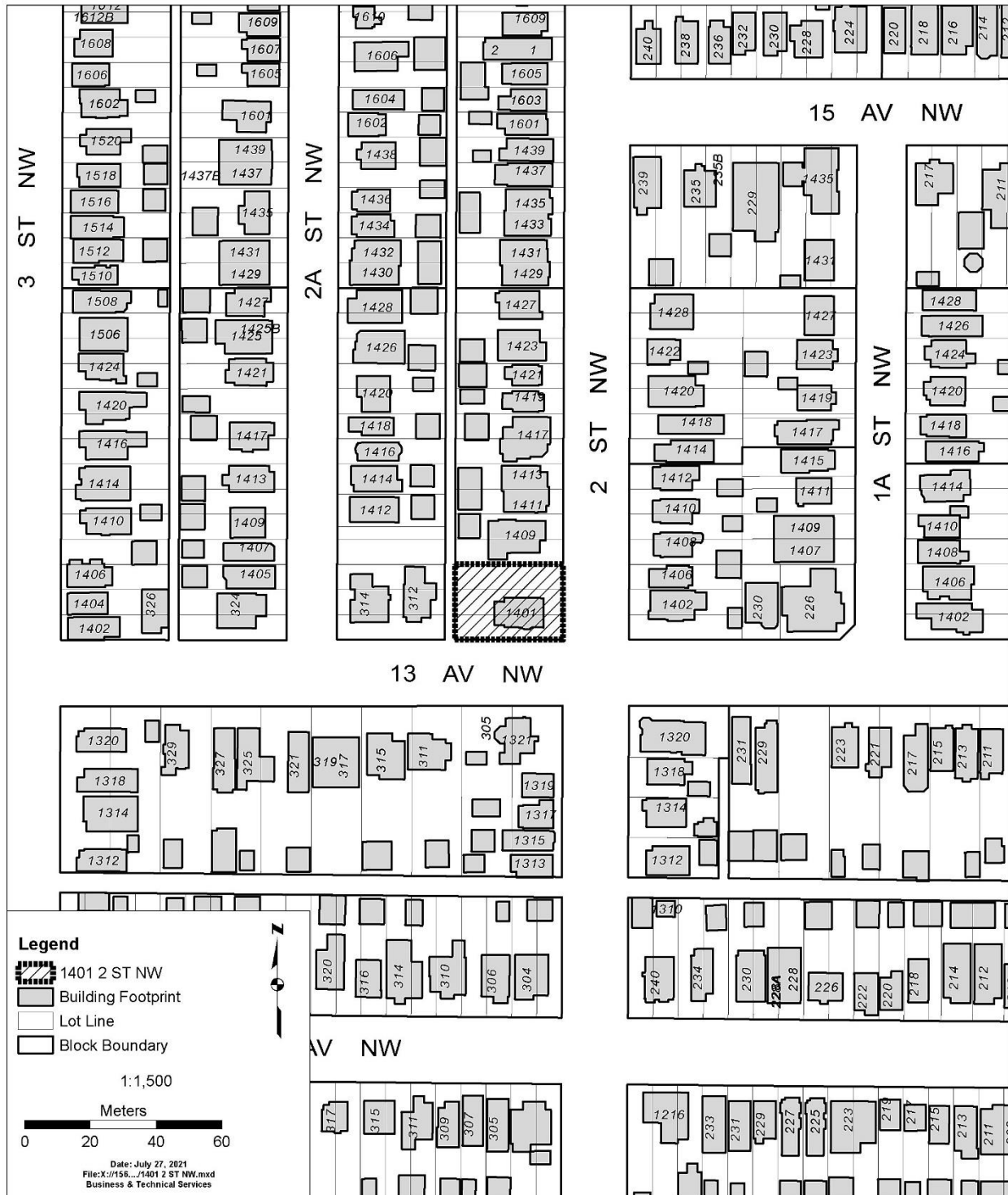
7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



1401 2 ST NW



SCHEDULE “B”

Description

The Arthur Bishop Residence, built in 1912, is a substantial 2½ -storey residence clad in painted lap wood siding. It has a very steep side-gable roof and 2nd-storey front extensions under a cross-gable roof, and an enclosed front veranda with a central front entrance. It sits on a landscaped corner lot within a residential street and neighbourhood.

Heritage Value

The Arthur Bishop Residence, built in 1912, represents the founding and early development of Crescent Heights, one Calgary's earliest residential suburbs, during Calgary's first population boom (1907-1913).

Construction of the C.P.R. mainline through Calgary in 1883 brought an influx of pioneer and immigrant settlers. The city mainly developed south of the river, but interest in living on the north side grew when a wooden bridge opened at the site of the current Reconciliation Bridge in 1888, replacing ferry service offered since 1883. In 1906 entrepreneur Archibald J. McArthur bought 2 adjacent quarter sections of land on the North Hill, then subdivided portions of it and resold smaller parcels to be developed by others. To promote development of the North Hill, he, with shareholders, built the original wood Centre Street Bridge, a toll bridge, in 1907. The City bought it in 1912 and built the current bridge in 1916.

Cut off from most of Calgary by a steep hill and the river and surrounded by farmland, the Village of Crescent Heights, incorporated in 1908, developed separately. It soon had a village council with taxing authority, school and school board, town/fire hall, and 3 churches. Most major buildings were on 16th AV, and businesses and services along 1 ST, with other development clustered nearby. The area retained a rural character, with hen houses, barns, and large gardens. City directories list 6 households in 1908, 43 in 1909; and a population of about 750 in 1910. Most workers were in building or other trades. Surnames were mainly British. Desiring city services, residents pushed for annexation and Crescent Heights was annexed by the City in Jan. 1911. Streetcars served Edmonton TR and 16 AV by 1911, improving links with the rest of Calgary, and promoting residential and commercial development along the route.

This house was constructed in 1912 for Arthur Herbert Bishop, a carpenter, in what was then the hub of Crescent Heights. Bishop had also invested in property by buying several other adjacent lots in 1907, along with the ones for his own use. In 1909 he filed a subdivision plan for them with owners of other contiguous holdings (2511-W). While living here, Bishop worked as a sashmaker for Cushing Bros. lumber company, which by 1914 was one of the largest sash and door makers in the west.

This is a good example of a substantial house of the period built in a vernacular style from a standardized plan. It has fine interior woodwork, including moulded door and window casings, a grand staircase, and panelled doors.

The house is notable for its use in 1995-2000 as the Black Orchid Manor — one of the few gay-friendly B&Bs in Calgary at that time. It was also the site of many social gatherings, offering a safe, welcoming place for gay men especially. The house was owned by Barry Gagliardi and shared with Ron Scheetz and Don Bastian. A tenant lived in a separate basement suite. Gagliardi was a high school drama teacher, Scheetz an operations manager for the Hudson's

Bay Co., Bastian a carpenter and wood artist. Bastian and Scheetz built many interior and exterior improvements. Gagliardi decorated with antique furniture and stained glass he made.

The three men, who had a publicly known “thruopple” relationship, were influential in Calgary as out, activist gay men at a time when this was both uncommon and risky, personally and professionally. Bastian was honored for his activism, which included a booklet and workshops promoting safe sex in the Leather community. But he recalls harassment, such as being denied entry to the U.S. several times.

The B&B was not successful, so the three moved to a smaller house. From 2002-13, Sheetz was co-owner of the Calgary Eagle in East Calgary, the city’s only Leather bar. Bastian (who built the interior) and Gagliardi (who cooked monthly dinners) were partners. The bar welcomed LGBTQ+ and straight patrons and did much fundraising for gay rights and HIV causes.

Character-Defining Elements

Character-defining elements of the Arthur Bishop Residence include but are not limited to:

- 2½ stories with full-width veranda (now enclosed); 2nd-storey centred front and back extensions; side bow window extension; full basement;
- steeply pitched side-gable roof with front cross-gable roof; hip roof with cap over rear extension; boxed eaves;
- wood construction; cladding (from late 1980s or early 1990s) of painted cedar lap siding on main body of house and shingles mounted on plywood on foundation; painted-wood door and window casings; plain painted-wood cornice, belt course, and cornerboards; foundation of terracotta hollow blocks with cobblestone interior retaining wall;
- fenestration pattern of off-centre front entrance; top window openings centred under gables; one-over-one sash windows with original storm windows (1st storey);
- veranda with plank flooring, tongue-and-groove ceiling and interior wall;
- stained-wood front door with oval inset of bevelled glass;
- interior red-brick chimney in stretcher bond with plan cap;
- moderate front setback on a landscaped corner lot; house straddles two lots and the property includes an additional unbuilt lot used as garden space; large back yard has a massive 100+-year-old black willow tree;
- location within a residential street and neighbourhood primarily filled with single-family houses;
- additional interior elements including: quarter-turn closed main staircase with plain balusters, moulded railing and string, moulded and fluted newel posts with side roundels and domed caps;
- wood plank floors (hardwood 1st storey, pine 2nd storey);
- stained- and painted-wood panelled doors, painted-wood moulded and fluted door and window casings, tall baseboards, crown moulding;
- stained-wood moulded mantelpiece with tiled fireplace surround and hearth;
- leaded-glass window panes; door and window hardware.

REGULATED PORTIONS

1.0 Land

The land is regulated as follows:

- a) The building's existing location and placement on the property (as shown on attached Schedule "A").

2.0 Exterior

The following elements are regulated:

- a) Two and one-half storey form with rectangular plan; second storey centred front and back extensions (Images 1.1 and 1.3);
- b) Steeply pitched side-gable roof with front cross-gable roof; hip roof with cap over back extension; boxed eave profiles (Images 1.1 - 1.5);
- c) Painted lap siding on main body of house; plain painted-wood cornice, belt course; corner boards (Images 1.1 - 1.2);
- d) Full width veranda (Image 1.1); and
- e) Original fenestration and wood window profiles including: second storey (five) one-over-one hung windows; main floor one-over-one bay windows; multi-pane verandah windows; twinned one-over-one hung windows; front entrance, nine light, painted-wood door and door casing with side lights (Images 1.1 - 1.3 and 1.5 – 1.7).

Note: A return to the original configuration/appearance of fenestration and window profiles and cladding would not be precluded where documentation of original configuration exists. The rear main floor addition (west façade), built ca 1960's, is not regulated (Image 1.3). A return to the original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 1.1: East façade)



(Image 1.2: South façade)



(Image 1.3: West façade. Non regulated addition is demarcated by white dashed line.)



(Image 1.4: Typical boxed eave profile)



(Image 1.5: East façade fenestration. Note: uppermost window is not regulated.)



(Image 1.6: Typical one-over-one sash window profile, shown with original storm windows, and painted trim)



(Image 1.7: Typical one-over-one sash window profile, shown with original storm window, and painted trim)

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5

Proposed Wording for a Bylaw to Designate the McPherson Ranch House as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council 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 the owners of the McPherson Ranch House have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the McPherson Ranch House as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the McPherson Ranch House, located at 7011 Sierra Morena BV S.W., and the land on which the building is located being legally described as PLAN 9612317; BLOCK 31; LOT 2 EXCEPTING THEREOUT ALL MINES AND MINERALS (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely

affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



7011 SIERRA MORENA BV SW



SCHEDULE “B”

Description

The ca.1910 McPherson Ranch House is a two-storey Foursquare-style house clad in red brick featuring a symmetrical façade with prominent centred front entry, a high-pitched, hipped roof with cresting on the ridge, and a full-width verandah with balcony. The 1235 square metre property is surrounded by expansive gardens and part of a former tree belt of very tall mature trees, once part of the McPherson ranch lands. The property is situated in the lower Richmond Hill part of Signal Hill, formerly known as Spruce Vale, at the edge of a housing development and just northwest of the Elbow River.

Heritage Value

The McPherson Ranch House, located on former McPherson family ranch lands and operated by the family for nearly a century, possesses activity value for its associations with ranching. The lands were first homesteaded by Joseph McPherson (1833-1913) and his wife Jane (nee McIntosh, ca. 1835-1909) who emigrated in 1856 from Aberdeen, Scotland, first settling at Carluke, Ontario. Encouraged by their friend, well-known Calgary pioneer Colonel James Walker, also from Carluke, the family moved to Calgary in 1883 and in 1884 began raising crops in the Spruce Vale area, six miles southwest of town. By 1886 they also had 15 horses, 45 head of cattle, 5 log stables and a granary. Joseph, who was active in the agricultural society and fair competitions, was known for his purebred Clydesdales; he also owned one of two threshing machines in the area. Upon Joseph's passing his son Robert (1867-1937) and Maggie (nee Hunter, 1883-1977) took over the farm, continuing to raise draught horses, and in turn Robert's sons Roy and Art ran the farm from 1937, employing their Clydesdales until 1939. In 1942 Roy (b.1905) and Suzanne (nee Mahood, d.1998) moved to the home to raise their five children. Roy carried on dairy farming until the 1950s when he switched to raising Hereford cattle for beef.

The McPherson Ranch House, the earliest remaining house in the area once known as Spruce Vale, also has symbolic value for its associations with the community. Joseph was a well-known local pioneer, active in the district's affairs and instrumental in establishing Presbyterian worship from 1885. Ca1890 local pioneers built the first Spruce Vale School (later called West Calgary). All generations of the McPherson children went to the local school; Robert was a local school board trustee, and Suzanne taught at the West Calgary School in 1927. The Spruce Vale and Elbow River districts pulled together to erect the Elbow Valley Community Hall, overseen by the Old Timers Community Assn where the McPhersons were board members. Many Spruce Vale farmers, including the McPhersons, could access a 3-foot diameter gravity-fed overland water main championed by Alderman John Watson that ran west from the Elbow River to the city and traversed their land.

The striking red-brick house is a well-crafted and stately example of the Edwardian Foursquare Style believed to be constructed by well-known Calgary builder Richard Brocklebank. The home exhibits many elements of the style including its symmetrical façade with high-pitched hipped roof, prominent front entry and full-width verandah, as well as the interior layout with four rooms (one in each corner) on each level. Robert and Maggie built a home for their family ca. 1910 situating it to access the gravity pipeline. Richard (Dick) Brocklebank was a prolific Calgary contractor responsible for many local historic resources including the Central Memorial Library, and also an Alderman for multiple terms.

After annexation of the area in 1956 the one-room school eventually closed and children were bussed to City schools. By the late 1970s, with encroaching development, agriculture - the reason the area had grown and prospered - was no longer viable. In 1981, nearly a century after the family ranch was established, Roy regretfully sold the property and relocated operations to Black Diamond. The house was occupied until the early 1990s when the area was developed as Richmond Hill, part of Signal Hill. After the Alberta Historical Preservation and Re-Building Society successfully sought provincial designation, the ranch house was restored by Roy's daughter and her husband.

Once a well-known reference in a rural landscape, the ranch house now serves as a different type of landmark, one that stands out from the surrounding 1990s neighbourhood by virtue of its red-brick cladding, Edwardian style and expansive grounds which recall the community's roots as former ranch lands.

Character-Defining Elements

Character-defining elements of the McPherson Ranch House include but are not limited to:

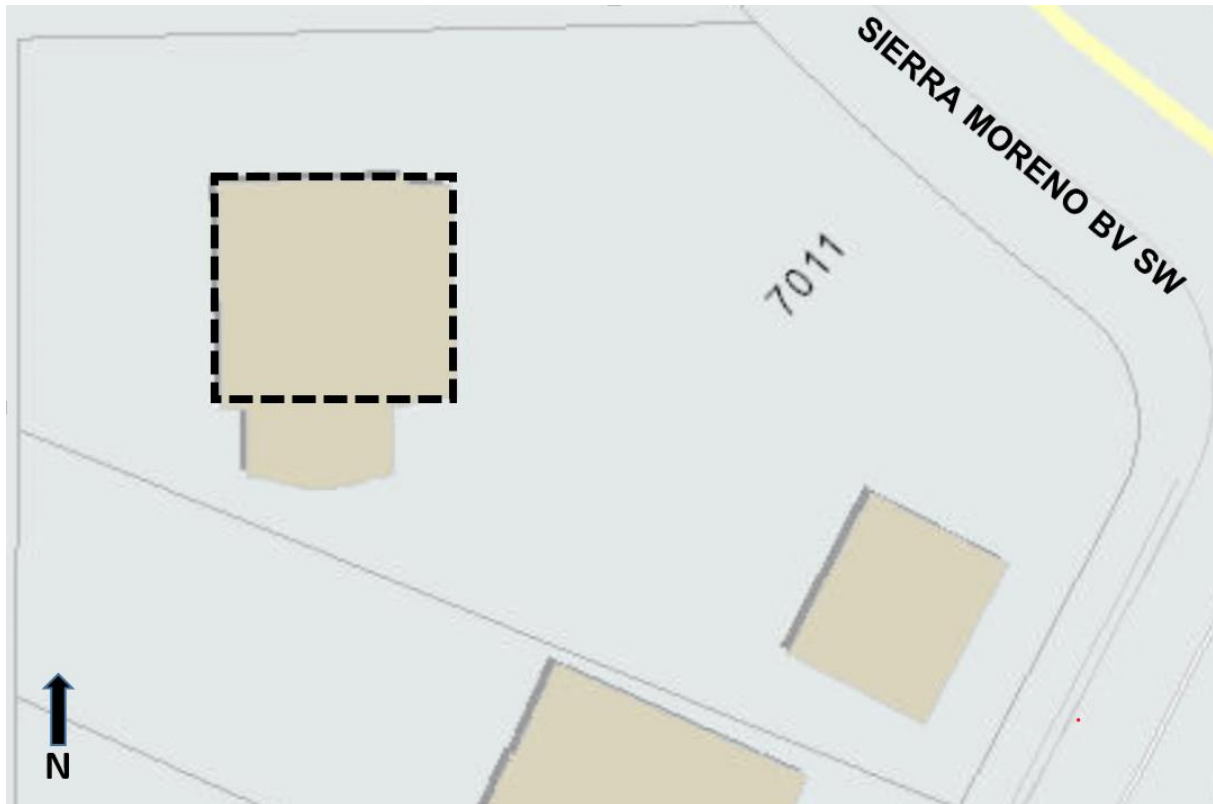
- form, scale and massing as expressed by its two-storey form, on rectangular plan with long façade;
- steeply-pitched, hipped roof with wooden shingles; roof cresting and lightning rods on roof ridge; deeply overhanging eaves with wooden tongue-and-groove soffits, plain wooden fascia and moulded frieze; very tall internal chimney clad in red brick;
- wood-frame construction with red-brick cladding in stretcher bond with wood and rock-faced sandstone trim;
- original fenestration pattern and original window openings and wood frames on all façades; windows such as single assemblies of vertical windows with segmental arches, 1-over-1 double-hung wooden sashes, lintels with radiating brick voussoirs; painted camber pieces and rock-faced sandstone lug sills; centred front entries with segmental-arched openings on main and upper storeys; single-light transom above lower door;
- stairs to centred main entry flanked by large 1-over-1 windows; full-width verandah on main floor with closed balustrade with wooden shingles on exterior and tongue-and-groove panelling on interior, tapered columns with capitals supporting a moulded entablature; full-width upper balcony with open balustrade above the verandah;
- interior features such as: original foursquare floor plan with four rooms (study, kitchen, and living room and dining room rooms linked by a wide arch) on the main level and four bedrooms upstairs; interior plaster mouldings around edge of ceiling and central light fixtures; original fir and oak woodwork including trim, central staircase with original decorative newel posts, original fir flooring on main and upper floors, panelling, picture and plate rails, and 6-panel doors;
- placement and orientation on property; soft landscaped setbacks on all sides;
- mature trees and spruce tree belt; location on former McPherson homestead ranch lands; and
- setting northeast of the Elbow River.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A" and Image 1.1).



(Image 1.1: Building orientation and placement on parcel)

2.0 Exterior

The following elements are regulated:

- a) Stretcher bond brick cladding; wood trim (Images 2.1 and 2.5 - 2.7);
- b) Full-width main floor verandah; closed balustrade clad with wood shingles with flared wood shingle corners; tapered wood columns with capital; moulded entablature (Images 2.1 and 2.4 - 2.5);
- c) Full-width upper balcony with open balustrade (Image 2.1); and
- d) Original fenestration and one-over-one hung window profile; wood frames; segmental arch lintels with radiating brick voussoirs; painted camber pieces; rock-faced sandstone lug sills; main floor entry with single light transom profile (Images 2.1 - 2.3 and 2.5 – 2.7).

Note: The main floor addition (south façade), built in 1997, is not regulated (Image 2.7). A return to the original configuration/appearance would not be precluded where documentation of original configuration exists.



(Image 2.1: East façade)

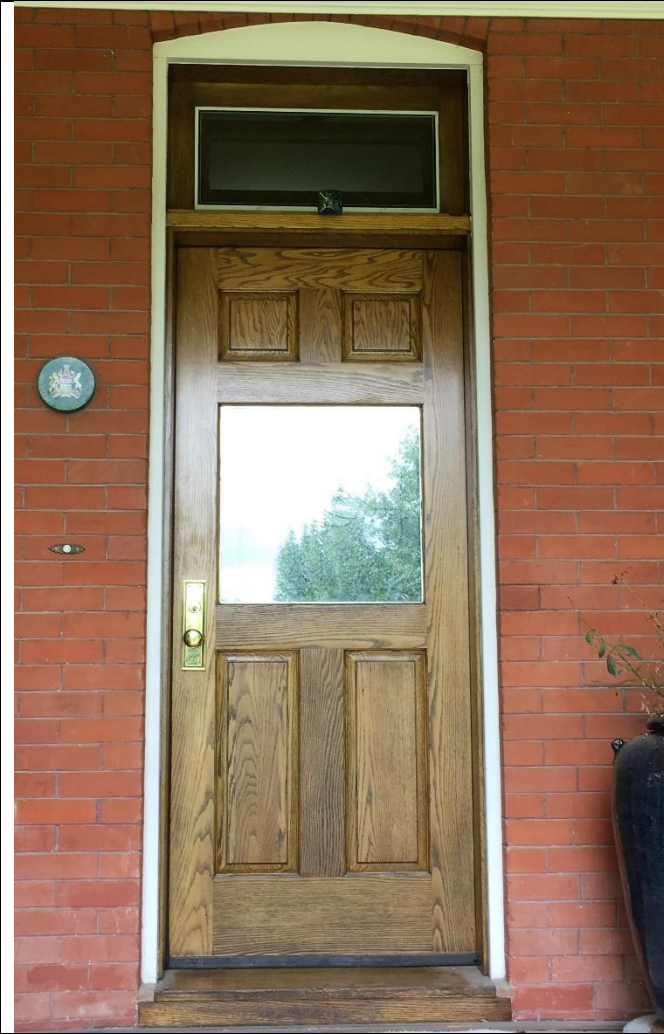


Image 2.2: Detail of front entry way and single light transom profile



Image 2.3: Detail of typical fenestration and hung profile



(Image 2.4: Detail of wood shingle clad verandah with flared, wood shingle corners)



(Image 2.5: North façade)



(Image 2.6: West façade)



(Image 2.7: South façade. Note: White dashed line delineates unregulated portions (main floor addition and upper balcony))

3.0 Form, Scale, Massing and Roof

The following elements are regulated:

- a) Two-storey form on rectangular plan with long façade (Image 2.1);
- b) Steep pitched hipped roof; wood shingles; roof cresting and lightning rods on roof ridge (Images 2.1 and 3.1); and
- c) Deep overhanging eaves; wood tongue-and-groove soffits, plain wooden fascia and moulded frieze (Image 3.2).



(Image 3.1: Detail of roof cresting and lightning rods)



(Image 3.2: Detail of eave; wooden tongue-and-groove soffits, wooden fascia and moulded frieze)

4.0 Interior

The following elements are regulated:

- a) Original main floor woodwork and trim: central staircase panelling; living room arch; door and window casings; six panel doors (Image 4.1 – 4.3); and
- b) Main floor plaster moulding around ceilings in foyer and living room (Images 4.3 – 4.4).

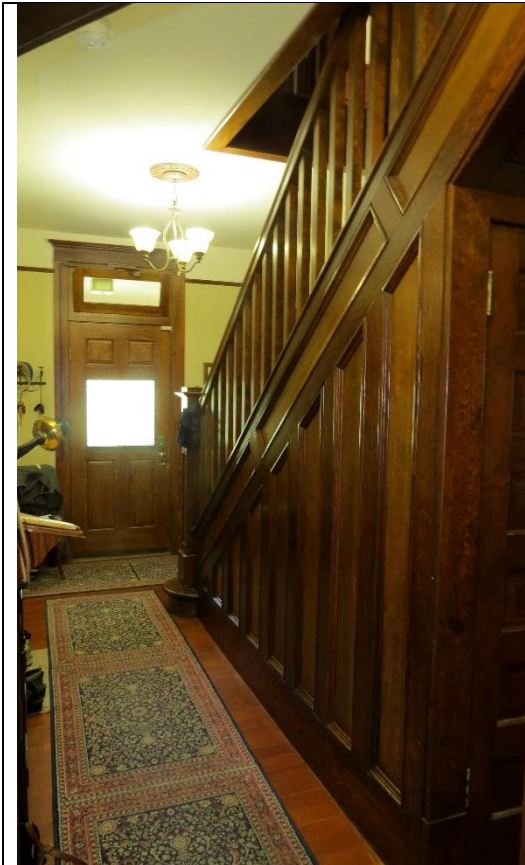


Image 4.1: Main floor staircase wood panelling



Image 4.2: Main floor staircase wood panelling; typical six panel door.



(Image 4.3: Example of wood trim including door and window casings, living room arch, typical six panel door plaster moulding around edge of living room ceiling)



(Image 4.4: Detail of plaster moulding around edge of living room ceiling)

SCHEDULE "C"

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5

Proposed Wording for a Bylaw to Designate the Rideout (Mitchell-Sproule) Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council 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 the owners of the Rideout (Mitchell-Sproule) Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Rideout (Mitchell-Sproule) Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Rideout (Mitchell-Sproule) Residence, located at 2209 Carleton ST SW, and the land on which the building is located being legally described as PLAN 2112AC; BLOCK 47; LOT 4, as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource, as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource, which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



2209 CARLETON ST SW



SCHEDULE "B"

Description

The Rideout (Mitchell-Sproule) Residence, built in 1912, is a substantial 1½-storey residence clad in red brick below and wood shingles above. It has a three-quarter-width inset front veranda, and a side-gable roof with two front cross-gables of uneven lengths with an enclosed sunporch between them. The house has a deep front setback on pie-shaped lot within a block and neighbourhood of substantial single-family houses.

Heritage Value

The Rideout (Mitchell-Sproule) Residence, built in 1912, is one of Upper Mount Royal's earliest homes. By 1906 a few grand homes had been built on the north edge of what would become Upper Mount Royal, mostly by entrepreneurs recently arrived from America, giving the area the informal name of American Hill. The Canadian Pacific Railroad owned this land and registered its first plan for the parcel between 17th AV and Dorchester AV SW in 1907 (Plan 179R), followed by a slightly revised one in 1910 (Plan 2112AC). The neighbourhood was named Mount Royal after the CPR president William Van Horne's home community in Montreal. The City had annexed the area in 1907, and finished installing concrete sidewalks and water and sewer lines by 1911. Streetcars ran along 14th ST, the neighbourhood's western edge, by 1912. There were about 30 homes in 1911 and about 100 by 1913, mostly at the northern end.

While former CPR land was typically laid out in a grid, Mount Royal was planned with wide curving streets that followed natural topography, public green spaces, and large lots enabling residents to add plantings and garden features. These were all precepts of a "picturesque suburb," promoted by Frederick Law Olmsted and other late 19th- and early 20th-century urban and landscape planners. Mount Royal was designed to be an elite residential suburb from its inception. The lots came with caveats that specified one dwelling per lot, minimum house values, large setbacks, and no commercial buildings. While Calgary's earliest established wealthy families lived in what is today called the Beltline, Mount Royal attracted Calgary's newly affluent who were benefitting from the city's pre-WWI economic boom: real estate brokers, financial and business managers, business owners, and professionals in law, medicine, and engineering. The neighbourhood has maintained its upper-income character.

This house was first owned and occupied by Harrison E. Rideout, a contractor, from circa 1912 until his death in 1915. It next had several renters: Edward W. Kolb (1915-16), proprietor of the popular downtown Kolb's Restaurant (and later the fashionable Garden Cabaret); an insurance executive (1917-18); and a dentist (1919).

It has since been owned and occupied by just two families. Gertrude Jackson Mitchell bought the house and lived there from 1920 (except possibly 1932) until her death in 1951. Born in Philadelphia, she moved to Ontario in 1900, then Vulcan, AB, in 1912. She was the widow of Arthur Mitchell, a prominent Vulcan real estate agent who died in 1919. They had 3 daughters. Gertrude was active in women's clubs, the Wesley United Church, and taught in the mid-1920s at Earl Grey School. It was next purchased in 1951 by John Campbell Sproule, a nationally known geologist, and his wife, Harriet Maude Sproule, and shared with their two daughters. John worked for the Geological Survey of Canada and oil companies, then started a geological and engineering consulting firm in 1951. His advocacy for arctic oil exploration led to the founding of Panarctic Oil, a public-private consortium, in 1968. Among many professional honours, an arctic peninsula is named for him. After John died in 1970, his wife stayed until her death in 1994. One of the daughters then acquired and restored the house, making a small side addition.

This house contributes to Mount Royal's assemblage of substantial, high-quality homes in a variety of styles. It is in the Craftsman style, recognized by its horizontal emphasis, sheltering gable roofs with deep eaves and exposed structural elements, veranda and sunporch for indoor-outdoor living, and use of natural materials without added ornament – all meant to create a comfortable, unpretentious home in harmony with its setting. Typical of a Craftsman home, it has many finely crafted wood (here, oak) interior features in simple forms; notably the grand staircase, built-in cabinets and benches, wall panelling, and mantelpiece around a large stone fireplace.

Character Defining Elements

The character-defining elements include its:

- 1½-storey mainly rectangular form with inset veranda, three 2nd-storey front extensions projecting at graduated lengths, centred 2-storey rear extension, front bay window; full basement;
- steeply pitched side-gable roof with flared front edge and two steeply pitched front cross-gable roofs; shed roofs over centred front (sunporch) and back extensions; deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia and exposed rafters both with notched ends;
- wood construction clad in red brick in stretcher bond on 1st storey and painted-wood square shingles above; painted-wood belt course; rough-face sandstone lintels and sills; red brick porch posts with plain sandstone caps; veranda with wood-plank floor, tongue-and-groove soffits, plain painted-wood porch balustrade; concrete foundation;
- mainly centred front and off-centre back doorways; mainly symmetrically placed one-over-one sash windows (some in sets of 2 and 3); single-pane casement windows (2nd storey, replaced in kind); 3- and 4-pane horizontal basement windows (type not known, replaced in kind);
- oak front door with three vertical panels below and glass pane above; painted-wood rear door with horizontal panels and glass pane above;
- exterior side red-brick stretcher-bond chimney with plain concrete cap;
- deep front setback on a large, landscaped, pie-shaped lot located within a block and neighbourhood of substantial single-family houses on large, landscaped lots.

Interior features:

- large entrance foyer/stairway hall;
- oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps;
- oak wall panelling (foyer, living room) with bracketed plate rail (dining room);
- oak ceiling panelling (foyer); (probably oak) ceiling beams (living/dining rooms);
- built-in oak cabinets with leaded glass fronts in geometric patterns (living/dining rooms); oak storage benches with hinged tops (living room, foyer);
- round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles;
- moulded oak doorway/window casings and baseboards (1st storey); moulded painted-wood doorway/window casings (rear door, side formerly exterior door, 2nd storey);
- panelled oak room doors (1st storey); painted-wood panelled room and closet doors (2nd storey); painted-wood, multi-pane door (formerly exterior); door and window hardware; and
- wood-plank flooring (2nd storey).

REGULATED PORTIONS

1.0 Context, Orientation and Placement

The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A").

2.0 Exterior

The following elements are regulated:

- a) One and one-half storey massing with three 2nd storey front extensions projecting at graduated lengths, front bay window, and centred 2-storey rear extension (Images 2.1-2.4);
- b) Red brick cladding in stretcher bond on 1st storey and painted-wood square shingles above; painted-wood belt course (Images 2.1-2.5);
- c) Steeply pitched side-gable roof with flared front edge and two steeply pitched front cross-gable roofs; shed roofs over centred front and back 2nd storey extensions; deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia and exposed rafters both with notched ends (Images 2.1-2.6);
- d) Inset verandah with plain porch balustrade and red brick porch posts with plain sandstone caps (Images 2.1, 2.3 and 2.7);
- e) Original fenestration (window patterns and openings); rough-face sandstone lintels and sills (1st storey) and wood surrounds (2nd storey) (Images 2.1-2.5); and
- f) Chimney in red brick in stretcher bond with plain concrete cap (Image 2.3).

Note: The north front corner single storey extension built ca. 2013, while sympathetically designed is not regulated and a return to original configuration/appearance would not be precluded where documentation of original configuration exists (Image 2.2).



(Image 2.1: Northeast façade)



(Image 2.2: Northwest façade. Dashed outline indicates the corner single storey extension built ca. 2013 that, while sympathetically designed, is not regulated)



(Image 2.3: Southeast façade)



(Image 2.4: Southwest façade)



(Image 2.5: Examples of deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; fascia with notched ends)



(Image 2.6: Examples of deep eaves with tongue-and-groove soffits; painted-wood triangular roof brackets; exposed rafters with notched ends)



(Image 2.7: Detail of verandah with plain porch balustrade and red brick porch posts with plain sandstone caps)

3.0 Interior

The following elements are regulated:

- a) 1st storey original moulded oak doorway/window casings, baseboards, and panelled oak doors (Images 3.1-3.6);
- b) Extant foyer woodwork including oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps; oak wall and ceiling paneling; oak storage bench (Image 3.3);
- c) Extant living and dining room woodwork including oak wall panelling with bracketed plate rail (dining room) and built-in oak cabinets with leaded glass fronts in geometric patterns (Images 3.4-3.7); and
- d) Round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles (Image 3.8).

	
<p>Image 3.1: Example of 1st storey original moulded oak doorway casing, baseboards, and panelled oak door</p>	<p>Image 3.2: Example of 1st storey original moulded oak window casing</p>



(Image 3.3: Oak closed-string, open-well staircase with oak plain railing, square panelled newel posts with horizontal banding, flat caps; foyer oak wall and ceiling paneling; oak storage bench)



Image 3.4: Example of living room oak wall panelling

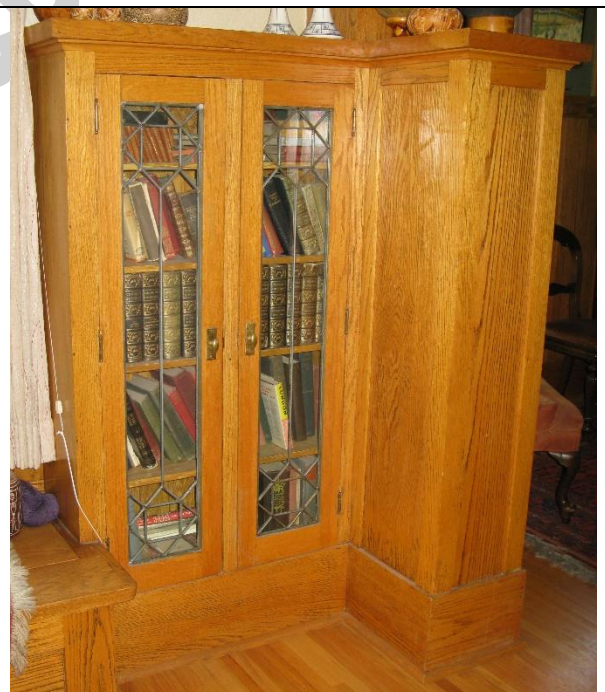


Image 3.5: Example of one of three living room built-in oak cabinets with leaded glass fronts in geometric patterns, two of which flank an oak storage bench

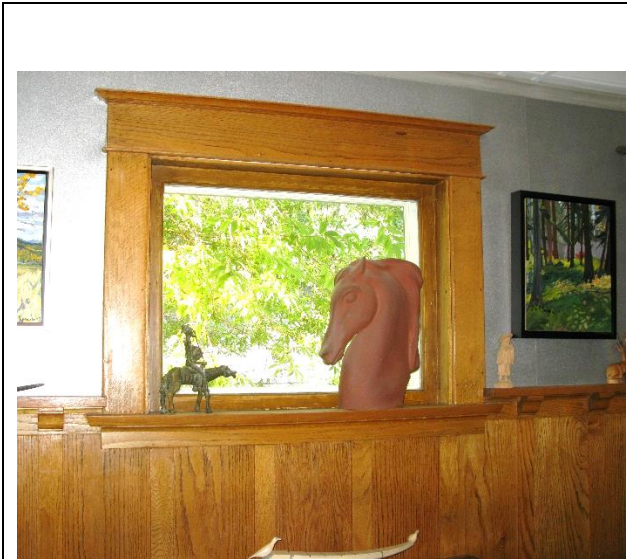


Image 3.6: Example of dining room oak wall panelling with bracketed plate rail



Image 3.7: Dining room built-in oak cabinet with leaded glass fronts in geometric patterns



(Image 3.8: Round-arch stone fireplace with keystone; molded oak mantelpiece, bracketed oak mantelshelf; square glazed hearth tiles)

SCHEDULE "C"

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5

Proposed Wording for a Bylaw to Designate the Wright Residence as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council 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 the owners of the Wright Residence have been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate the Wright Residence as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Wright Residence, located at 3212 6 ST S.W., and the land on which the building is located being legally described as PLAN 3452W; BLOCK A; LOTS 27 AND 28 (the “Historic Resource”), as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

5. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

6. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

7. The schedules to this Bylaw form a part of it.

TEXT FOR DISCUSSION ONLY

SCHEDULE "A"



3212 6 ST SW



SCHEDULE “B”

Description

The Wright Residence is a one and one-half storey Craftsman-style wooden-frame house with asymmetrical massing situated on the east side of 6 Street SW in the Elbow Park neighbourhood in Calgary. The home features a front-gabled roof with large triangular wooden brackets, as well as a south facing shed roof dormer and a north facing gabled dormer. The front facade of the residence has an inset enclosed porch on one side with an oversized tapered column set on a bellcast pier with wooden shingles. The cozy and inviting home is located mid-block in a quiet residential neighborhood lined with mature trees and other contemporaneous Arts & Crafts style homes.

Heritage Value

The Wright Residence, built in 1914, is valued for its association with the early development of the prosperous Elbow Park community, one of Calgary's finest residential developments, and for its association with the Wright Family, one of the earliest and long-time owners of the home and a socially prominent family in Calgary. This section of Elbow Park was subdivided in 1909 as the Rosevale subdivision by pioneer rancher and builder, Felix A. McHugh (1851-1912), after annexation by the City of Calgary in 1907. Felix was the brother of well-known pioneer, John J. McHugh. Rosevale was part of the larger Elbow Park area designed by real estate developer and colourful entrepreneur, Freddy Lowes, whose vision was to create an exclusive residential suburb with spacious lots and exquisite homes, situated on the peaceful banks of the Elbow River. The first few homes were built in 1909 and soon after the growth skyrocketed, firmly establishing the neighborhood as one of Calgary's finest. The property was initially purchased in 1912 by Herbert G. Leyes (1877-1955), a machinist from Mishawaka, Indiana. He had this home built by contractor, George Dore, likely as a revenue property.

The house was built and leased out by 1914; the original address was 3212 7 Street SW until it was changed to the current address in 1932. In 1921, the property was leased and sold in 1922 to Annetta (nee Bannerman) Christina Wright and her husband, Joseph Erastus Wright (ca. 1860-1943). The Wrights were early pioneers from Red Deer, both arriving with their families in the 1880s and were proud members of the Southern Alberta Pioneers and Old-Timers Association. Mrs. Wright, born in 1870 in Springfield, Ontario, was also an early member of the Calgary Women's Conservative Association and President of the 56th Society. She hosted many social gatherings and teas in this home with other prosperous members of Calgary society and she was very active with community work. Ontario-born Joseph, an early merchant in Red Deer from 1892, worked at the newly formed income tax office as a supervisor in Calgary for 15 years until his retirement in 1935. The Wrights lived in the home until Joseph's death in 1943. Prior to her marriage to Joseph in 1909, Annetta was married to George Beatty of Red Deer in 1892 where they lived until George's death in 1907; Joseph was Executor of George's will. George was one of the first settlers in Red Deer, Alberta, and was integral to the development of the city. The two owned one of the first cottages Sylvan Lake and at the time of his death George owned and had been running the Alberta Hotel in Red Deer. After Joseph's death, Annetta moved to West Vancouver to be closer to her daughter and died at the age of 83 in 1953.

The Wright Residence is further valued as a picturesque example of Craftsman-style architecture, at the height of popularity in the 1910s. The Craftsman style had been popularized

through countless periodicals and plan books in the US and Canada, expressing both the traditional aspects of the Arts & Crafts movement as well as modern lifestyles. The house includes many typical tenets of the style, including its one and one-half storey massing and front-gabled roof with wide overhanging eaves and oversized wooden triangular brackets. The inset corner porch was originally built as open but was filled in to provide respite from the cold Calgary winters. An exaggerated tapered column set on a bellcast wood shingled pier decorates the corner of the entryway. The home's elegant design illustrates an adherence to traditional domestic styles, reflecting the social and economic consciousness during the time of its construction, when houses were expected to display historical references in order to demonstrate an owner's good taste.

Character-Defining Elements

The Character-defining elements of the Wright Residence include, but are not limited to:

- location on a large residential lot on the east side of 6 Street SW, southwest of downtown in the neighbourhood of Elbow Park in Calgary's Southwest;
- close set back from street on a tree boulevard amongst contemporaneous Arts & Crafts homes;
- landscaping elements including: grassed front yard with mature trees;
- residential form, scale and massing, including its: one and one-half storey height with front-gabled main roof structure; partial width (now enclosed) porch; gabled dormer on north elevation;
- wooden frame construction including: wooden lapped siding on main body; wood shingle siding at gable peak and dormer with fascia; board form concrete at foundation;
- elements of the Craftsman-style including: one and one-half storey massing with bellcast at second storey; wide overhanging eaves with triangular brackets, corner boards; inset corner enclosed porch with tapered column resting on a wood-shingled bellcast pier; three-sided bay on south elevation;
- original fenestration including: mix of single and triple assembly window openings; wooden trim and decorative molding at top;
- additional details such as exterior red-pressed brick chimneys with gray mortar that has been tuck pointed; and
- interior details such as: wooden floors; fir trim.

REGULATED PORTIONS

1.0 Context, Orientation and Placement

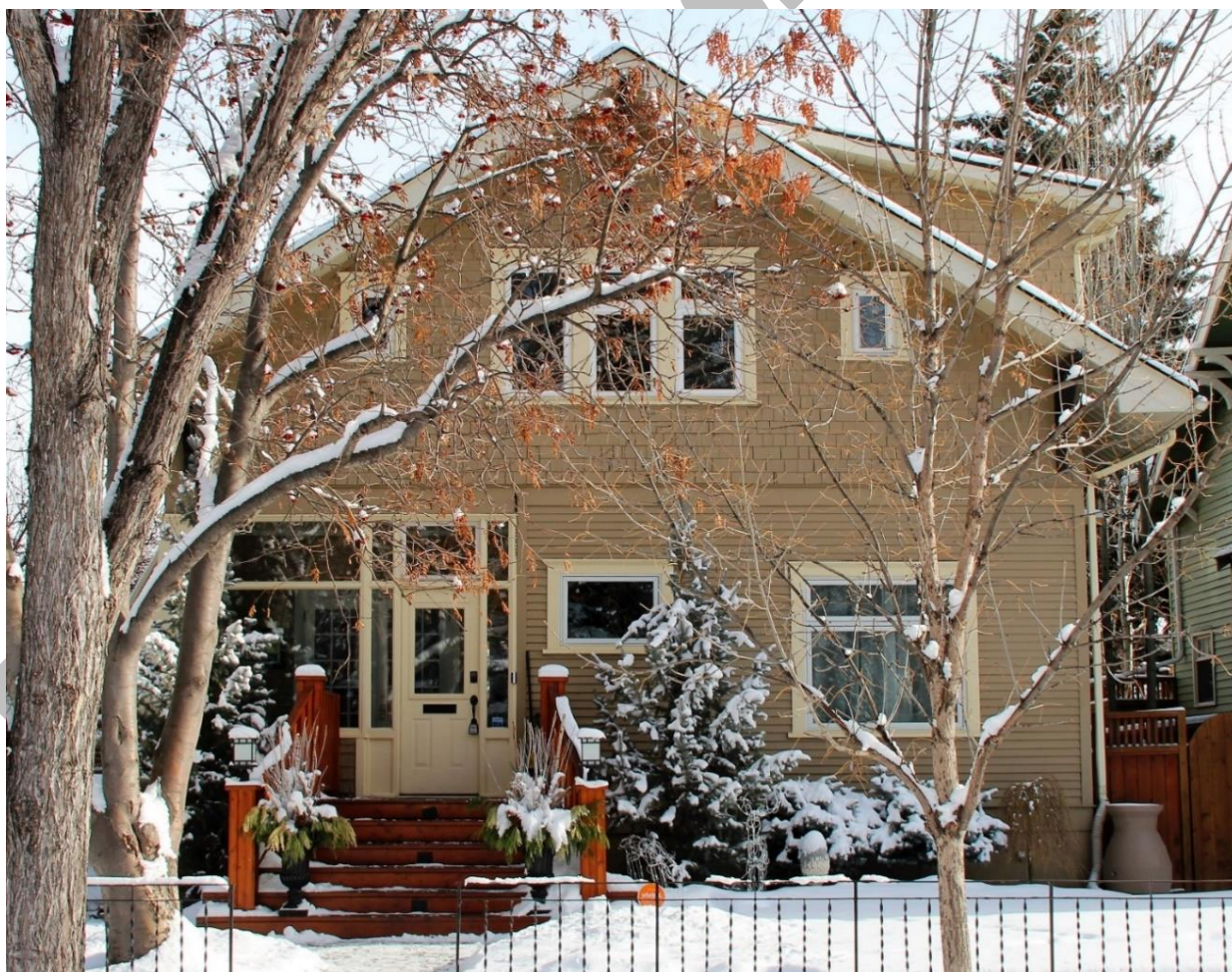
The following elements are regulated:

- a) The building's existing location and placement on the property (attached Schedule "A").

2.0 Exterior

The following elements are regulated:

- a) One and one-half-storey form on rectangular plan, wood lapped siding on main floor storey, wood shingling with flared corners on upper storey; three-sided bay; belt course; corner boards; water table with drip mould (Images 2.1, 2.3 – 2.7);
- b) Front gable roof; gable over north facing dormer; shed roof over south facing dormer; deep overhanging eaves; triangular brackets (Images 2.1 – 2.5);
- c) Recessed, corner porch with shingle cladding; tapered wood post on flared pier, wood shingled base with flared corners (Images 2.1 and 2.4);
- d) South facing balcony with wood shingle cladding, plain closed balustrade; wood moulding and fascia; tongue-and-groove soffit (Images 2.5 – 2.6); and
- e) Original fenestration and window profiles; wood headers, trim and sills (Images 2.1 – 2.2 and 2.4 - 2.7).



(Image 2.1: West façade)



(Image 2.2: Front gable with deep eaves; triangular brackets; shed roof over south facing dormer)



(Image 2.3: Example of wood shingles with flared corners on the upper storey and triangular brackets)



(Image 2.4: North façade with gable over north facing dormer; water table with drip mould and examples of flared, wood shingle corners)



(Image 2.5: South façade with shed roof over dormer; upper level balcony, three-sided bay)



(Image 2.6: Detail of three-sided bay, upper level balcony with wood shingle cladding, closed balustrade; wood moulding and fascia; tongue-and-groove soffit)



(Image 2.7: Southeasterly view of rear façade)

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

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2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any

extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

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Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of Arthur Bishop Residence

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Arthur Bishop Residence, located in the community of Crescent Heights, as a Municipal Historic Resource.

The Arthur Bishop Residence, built in 1912, is a substantial 2½ -storey residence clad in painted lap wood siding. It has a very steep side-gable roof and 2nd-storey front extensions under a cross-gable roof, and an enclosed front veranda with a central front entrance. It sits on a landscaped corner lot within a residential street and neighbourhood.

The house is notable for its use in 1995-2000 as the Black Orchid Manor — one of the few gay-friendly B&Bs in Calgary at that time. It was also the site of many social gatherings, offering a safe, welcoming place for gay men especially. The house was owned by Barry Gagliardi and shared with Ron Scheetz and Don Bastian. Bastian and Scheetz built many interior and exterior improvements, and Gagliardi decorated with antique furniture and stained glass he made.

The three men were influential in Calgary as out, activist gay men at a time when this was both uncommon and risky, personally and professionally. From 2002-13, Scheetz was co-owner of the Calgary Eagle in East Calgary, the city's only Leather bar. The bar welcomed LGBTQ+ and straight patrons and did much fundraising for gay rights and HIV causes.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary

#304, 319 10 AVE SW CALGARY, AB T2R 0A5 | 403 805 7084 | HERITAGECALGARY.CA



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of McPherson Ranch House

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the McPherson Ranch House located in the community of Signal Hill, as a Municipal Historic Resource.

The ca1910 McPherson Ranch House is a two-storey Foursquare-style house clad in red brick featuring a symmetrical façade with prominent centred front entry, a high-pitched, hipped roof with cresting on the ridge, and a full-width verandah with

balcony. The 1235 m2 property is surrounded by expansive gardens and part of a former tree belt of very tall mature trees. The property is situated in the lower Richmond Hill part of Signal Hill, formerly known as Spruce Vale, at the edge of a housing development and just northwest of the Elbow River.

The McPherson Ranch House, located on former McPherson family ranch lands and operated by the family for nearly a century, possesses activity value for its associations with ranching. The lands were first homesteaded by Joseph McPherson (1833-1913) and his wife Jane (nee McIntosh, ca1835-1909) who emigrated in 1856 from Aberdeen, Scotland, first settling at Carluke, Ontario. Encouraged by their friend (well-known Calgary pioneer Colonel James Walker, also from Carluke), the family moved to Calgary in 1883 and in 1884 began raising crops in the Spruce Vale area, six miles southwest of town. By 1886 they also had 15 horses, 45 head of cattle, 5 log stables and a granary. McPherson, who was active in the agricultural society and fair competitions, was known for his purebred Clydesdales; he also owned one of two threshing machines in the area.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary

#304, 319 10 AVE SW CALGARY, AB T2R 0A5 | 403 805 7084 | HERITAGECALGARY.CA



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of Rideout (Mitchell-Sproule) Residence

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Rideout (Mitchell-Sproule) Residence, located in the community of Upper Mount Royal, as a Municipal Historic Resource.

The Rideout (Mitchell-Sproule) Residence, built in 1912, is a substantial 1½-storey residence clad in red brick below and wood shingles above. It has a three-quarter-width

inset front veranda, and a side-gable roof with two front cross-gables of uneven lengths with an enclosed sunporch between them. The house has a deep front setback on pie-shaped lot within a block and neighbourhood of substantial single-family houses.

This house was first owned and occupied by Harrison E. Rideout, a contractor, from c. 1912 until his death in 1915. It has since been owned and occupied by just two families. Gertrude Jackson Mitchell bought the house and lived there from 1920 (except possibly 1932) until her death in 1951. She was the widow of Arthur Mitchell, a prominent Vulcan real estate agent who died in 1919. Mitchell was active in women's clubs, the Wesley United Church, and taught in the mid-1920s at Earl Grey School.

It was next purchased in 1951 by John Campbell Sproule, a nationally known geologist, and his wife, Harriet Maude Sproule, and shared with their two daughters. John worked for the Geological Survey of Canada and oil companies. His advocacy for arctic oil exploration led to the founding of Panarctic Oil, a public-private consortium, in 1968. Among many professional honours, an arctic peninsula is named for him. After Sproule died in 1970, his wife stayed until her death in 1994. One of the daughters then acquired and restored the house, making a small side addition.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director
Heritage Calgary



November 1, 2021

SPC on Infrastructure & Planning

City of Calgary

PO Box 2100 Stn M
Calgary AB, T2P 2M5

Re: Designation of Wright Residence

Dear Members of Infrastructure & Planning:



Heritage Calgary, in accordance with its role to advise Council and Administration on heritage matters in the City of Calgary, would like to take this opportunity to support the designation of the Wright Residence located in the community of Elbow Park, as a Municipal Historic Resource.

The Wright Residence is a one and one-half storey Craftsman-style wooden-frame house with asymmetrical massing. The home features a front-gabled roof with large triangular wooden brackets. The front

facade of the residence has an inset enclosed porch on one side with an oversized tapered column set on a bellcast pier with wooden shingles. The cozy and inviting home is located mid-block lined with mature trees and other contemporaneous Arts & Crafts style homes.

The Wright Residence, built in 1914, is valued for its association with the early development of the prosperous Elbow Park community, one of Calgary's finest residential developments, and for its association with the Wright Family, one of the earliest and long-time owners of the home and a socially prominent family in Calgary. This section of Elbow Park was subdivided in 1909 as the Rosevale subdivision by pioneer rancher and builder, Felix A. McHugh (1851-1912), after annexation by the City of Calgary in 1907. Rosevale was part of the larger Elbow Park area designed by real estate developer and colourful entrepreneur, Freddy Lowes, whose vision was to create an exclusive residential suburb with spacious lots and exquisite homes situated on the peaceful banks of the Elbow River. The property was sold in 1922 to Annetta (nee Bannerman) Christina Wright and her husband, Joseph Erastus Wright (ca. 1860-1943). The Wrights were early pioneers from Red Deer, both arriving with their families in the 1880s, and were proud members of the Southern Alberta Pioneers and Old-Timers Association.

Thank you for your thoughtful consideration on this matter. Should you or your staff require more information, please contact me at jtraptow@heritagecalgary.ca.

Sincerely,

Josh Traptow
Executive Director,
Heritage Calgary

Extension of Secondary Suite Amnesty

RECOMMENDATION(S):

That Council approve the fee schedule as proposed in Attachment 2 to extend the Secondary Suite Amnesty Program through to 2023 December 31.

HIGHLIGHTS

- The purpose of this report is to receive approval of the proposed fee schedule. The fee waiver is one of the pillars of the Secondary Suite Amnesty Program. Please see Attachment 1 for details about the Secondary Suite Registry and Amnesty Program.
- What does this mean to Calgarians? It means suite owners will continue to receive support from Administration, motivating them to legalize their suites. Legalized suites are safe, affordable housing options that benefit Calgarians at an uncertain time in the local economy.
- Why does it matter? There are still thousands of unregistered existing secondary suites that need to be legalized before cost-prohibitive building code requirements are required to be enforced.
- The program goal was to reach 5,000 registered, safe secondary suites by the end of 2021. This goal was exceeded by over 1,500 suites; to date, over 6,500 suites are registered on the Secondary Suite Registry. An extension of the amnesty to 2023 December 31 would allow this momentum to continue.
- Historically, secondary suites have played a critical role in the affordable housing spectrum and could potentially play an even larger role as the COVID-19 pandemic continues.
- Incentives such as waiving development permit fees, waiving suite registry fees, and clearly communicated interpretation of minimum safety code requirements for existing suites are crucial elements to supporting this program.
- This amnesty extension will not preclude Administration from utilizing enforcement tools as a last resort.
- Council previously approved a continuation of the secondary suite amnesty program through to 2021 December 31 and correspondingly adopted by resolution the 2020 and 2021 fee changes.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.
- Background and Previous Council Direction is included as Attachment 1.

Extension of Secondary Suite Amnesty

DISCUSSION

In 2013, the Canada Mortgage and Housing Corporation (CMHC), in their “Calgary Rental Market Survey”, estimated that there could be at least 16,000 or more “accessory” suites in Calgary. At the time, almost all of those would have been illegal secondary suites. To date, over 6,500 legal and safe suites have been added to the Secondary Suite Registry, which means there are still many suites remaining to be registered.

Prior to Council passing the Secondary Suite Registry in March 2018 and the commencement of the Secondary Suite Amnesty Program, the number of suites added to the registry averaged 10 – 15 suites per month. The program incentivized owners to voluntarily legalize by waiving the development permit and registry fees for all suites and focused enforcement on education. Since the amnesty, the monthly registered suites increased exponentially from an average of 100 per month in 2019, to 160 per month in 2020, and over 200 per month in 2021.

This amnesty extension will not preclude Administration from utilizing the Secondary Suite Registry Bylaw or other enforcement tools. Enforcement action will be taken when necessary going forward. However, standalone enforcement without the amnesty program will not have the same positive effect as what the amnesty has achieved.

Extending the amnesty means:

- The City can continue a successful program and maintain the trend of increasing the number of legal suites in Calgary.
- suite owners can take advantage of the window of opportunity to legalize suites before cost-prohibitive code requirements are required to be enforced.
- the goal for December 2023 is to reach 13,000 registered suites, normalizing legal suites for the long term, making it easier for renters to avoid illegal suites.
- acknowledging the difficulty owners are having due to the current pandemic, supply shortages, and the anticipated longer-term effects on the local economy.
- enforcement will not be relied upon as the sole means of encouraging legalization.

Given the success of the amnesty period, an extension would continue to take advantage of the momentum of owners wanting to legalize their suites. Administration expects that the rate of suite registration will drop back to pre-amnesty rates of 10 – 15 per month if the amnesty expires.

In order to extend the amnesty period, the Planning Applications Fee Schedules for 2022 (Attachment 2) must be adopted by the resolution of Council to ensure the Development Permit (DP) fees and Secondary Suite Registry fee continue to be waived until 2024 January 1. A building permit and its fee (\$206 for an existing suite) will still be required in all cases.

STAKEHOLDER ENGAGEMENT AND COMMUNICATION (EXTERNAL)

- ☐ Public Engagement was undertaken
- ☒ Public Communication or Engagement was not required
- ☐ Public/Stakeholders were informed
- ☐ Stakeholder dialogue/relations were undertaken

Extension of Secondary Suite Amnesty

Administration has received several inquiries from homeowners, industry, and members of Council, asking if the amnesty program could be extended. No formal engagement or outreach has been conducted.

IMPLICATIONS

Social

Secondary and backyard suites are one of many housing choices that can accommodate a wide range of households including Calgary's marginalized population (i.e. ages, income, family size and lifestyles). More legal suites mean more safe places to live, better neighborhoods, and a better city for Calgarians.

Environmental

Policy and rules on secondary and backyard suites provide opportunities to use existing community infrastructure and to meet the varied needs of households.

Economic

The creation of new or the upgrading of existing secondary suites can enable the primary homeowners to generate additional income towards their mortgage. It may enable prospective home purchasers to buy a home when their incomes would have otherwise limited them to renting.

Service and Financial Implications

Decrease in rates or fees

\$3.8 million

If approved, the amnesty will waive the development permit fee of \$447 and the registry fee of \$220. This would result in an annual reduction of \$1.9 million in revenues collected, based on the current rate of applications.

The total annual operating cost for this program is approximately \$3.1 million, which includes staff resources for applicant support, permit approvals and inspections, as well as program advertising and education efforts. Planning & Development will fund these costs within the existing Development Approvals and Building Safety service line operating budgets. When costs exceed the fee revenues required, then the Planning & Development Sustainment Reserve is available, if required, as a funding source in accordance with its purpose.

To date, approximately \$3.7 million in development permit and secondary suite registry fees have been waived since the amnesty program was introduced in March 2018.

RISK

There is a risk that by approving the recommendations, the public may perceive The City as being too lenient with illegal suites. This risk is mitigated by ensuring measured enforcement actions are taken when necessary.

The risk of not approving the amnesty extension is the loss of momentum, meaning the rate of suites being legalized will diminish. The more suites we can legalize and make safe, the better our citizens can feel about living in great neighbourhoods in a great city.

**Planning & Development Report to
Infrastructure and Planning Committee
2021 December 1**

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Extension of Secondary Suite Amnesty

Owners' willingness to convert their suites is a factor outside of our control. The program relies on illegal suite owner buy-in to reach the goal of 13,000 suites on the Secondary Suite Registry. This is being mitigated by encouraging renters to seek out registered suites when they rent.

If the program's popularity surpasses 250 suites registered per month, there is a risk that additional staffing may be required to maintain current timelines on response.

ATTACHMENT(S)

1. Previous Council Direction and Background
2. Proposed 2022 Planning Applications Fee Schedule to support extended amnesty

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalglish	Planning & Development	Approve

Previous Council Direction and Background

Previous Council Direction

The Standing Policy Committee on Planning and Urban Development received the “Secondary Suites Amnesty Period Extension PUD2020-0407” report on 2020 April 1 and subsequently to the 2020 April 6 Combined Meeting of Council as Urgent Business. The recommendations were approved as follows:

1. Approve through to 2021 December 31 a continuation of the secondary suite amnesty program, and correspondingly adopt by resolution the 2020 fee changes in Attachment 1, and 2021 fee changes in Attachment 2; and
2. Include with Council’s 2022 budget considerations a recommendation regarding whether the secondary suite amnesty program, and waived fees to support the program, should continue after 2021.

Background

Secondary Suite Registry

The Secondary Suite Registry is an online, searchable list identifying legal and safe secondary suites in Calgary. These suites have been registered and inspected to meet the Land Use Bylaw and Alberta’s safety code requirements. The registry aims to build awareness with Calgarians about the importance of public safety and the safety features of a legal secondary suite. Suites that have been inspected by The City and meet the safety code requirements provide the necessary measures to help protect lives. Registered secondary suites are listed on The City’s website and receive a numbered sticker that is posted at the main entrance of the suite to promote that their suite is legal and safe to current and future residents.

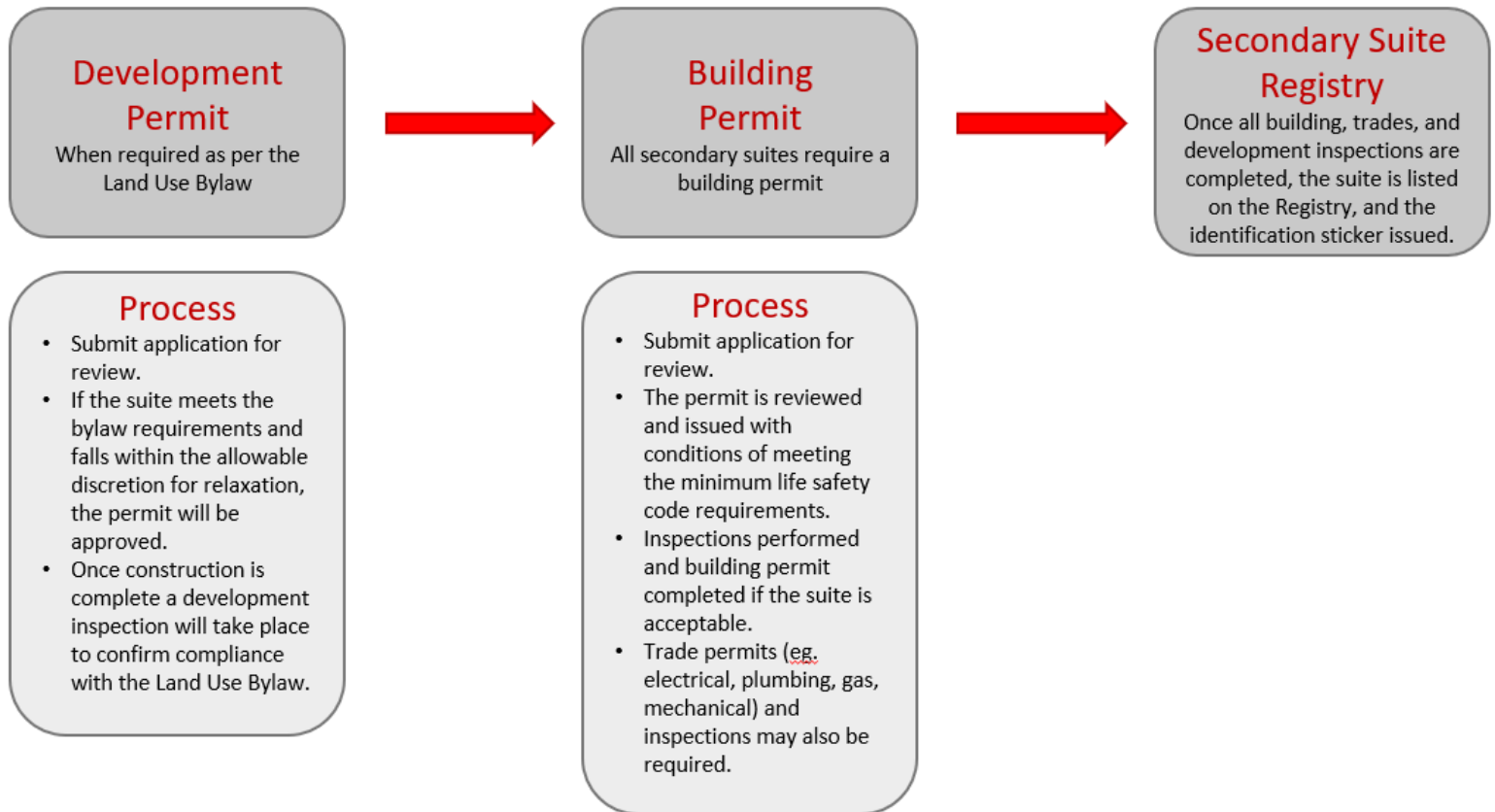
Amnesty

The Secondary Suite Amnesty Program was adopted by Council in March 2018 for a two-year period. This was to encourage the conversion of as many legal and safe suites as possible by making it easier for suite owners to comply with the Land Use Bylaw and the Alberta safety codes. The amnesty provided illegal suite owners with the incentive to voluntarily legalize by:

- waiving the development permit fees for all existing and proposed suites.
- waiving the Secondary Suite Registry fee as enforcing this newly created fee may discourage owners from legalizing and would unfairly add a fee to those who were already on the registry.
- not prosecuting a suite owner for not being registered.

In April 2020, Council approved the extension of the amnesty period until the end of December 2021 due to the impact of the COVID-19 pandemic on suite owners, as they were facing challenges with completing the work required to make their suites safe.

Suite legalization process





2022 Planning Applications Fee Schedule

R2022-02

Estimate your application fee using the [Planning Applications Fee Calculator](#)

Development Permits

<i>Residential</i>		<i>Base Fee</i>	<i>Grades Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>
Additions	to Manufactured Home - 10 m ² and under	\$182	--	--	--	--	\$182
	to Manufactured Home - over 10 m ²	\$295	--	\$155	--	--	\$450
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - 10 m ² and under	\$365	--	--	\$30	--	\$395
	to Single, Semi-detached & Duplex Dwellings in the Developed Area - over 10 m ²	\$590	\$472	\$155	\$30	--	varies
New	Secondary Suite / Backyard Suite	\$0	--	\$0	\$0	--	\$0
	Contextual dwellings in the Developed Area ²	\$373	\$472	\$233	--	--	\$1,078
	Development Design Guidelines (tract housing)	\$590	--	--	\$30	--	\$620
	Home Occupation - Class 2	\$427	--	--	\$30	--	\$457
	Manufactured Home	\$562	--	\$233	--	--	\$795
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations ³	\$795 + \$47/ unit	--	\$233	\$30	--	varies
	Multi-residential development, townhouses, rowhouses - permitted use ³	\$795 + \$47/ unit	--	\$233	--	--	varies
	Single Detached, Semi-detached & Duplex Dwellings in the Developed Area ²	\$1,124	\$472	\$233	\$30	--	\$1,859
Relaxations	Proposed structures that do not meet all rules of Land Use Bylaw 1P2007	\$365	--	\$155	\$30	--	\$550
	Existing structures that do not meet all rules of Land Use Bylaw 1P2007 ¹⁰	\$159	--	--	\$30	--	\$189
Renovations	Multi-residential development, townhouses, rowhouses - permitted use	\$656	--	\$155	--	--	\$811
	Multi-residential development, townhouses, rowhouses - discretionary use or relaxations	\$656	--	\$155	\$30	--	\$841
<i>Commercial / Industrial / Mixed Use</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
Additions / New ³	Commercial buildings	\$0.76/ sq. m. of GFA (\$1,732 min.)		\$233	\$30	--	varies
	Mixed use buildings	\$0.76/ sq. m. of commercial GFA (\$1,732 min.) + \$795 + \$47 per dwelling unit		\$233	\$30	--	varies
	Mezzanine / interior second floor addition - permitted use (no relaxations)	\$590	\$155	--	--	--	\$745
	Mezzanine / interior second floor addition - discretionary use or relaxations	\$590	\$155	\$30	--	--	\$775
Change of Use	Permitted use (no relaxations, no changes to site plan)	\$190	--	--	--	--	\$190
	Discretionary use or relaxations required (no changes to site plan) ³	\$594	--	\$30	--	--	\$624
General	Excavating, stripping & grading	\$1,114	--	\$30	--	--	\$1,144
	Outdoor cafes	\$590	\$233	\$30	--	--	\$853
	Retaining walls (commercial/industrial sites and sites that span multiple parcels)	\$931	\$155	\$30	--	--	\$1,116
	Special function / event	\$361	\$233	\$30	--	--	\$624
	Surface parking lots	\$1,114	\$233	\$30	--	--	\$1,377
	Temporary structures (including portable classrooms)	\$931	--	\$30	--	--	\$961
	Change(s) to site plan (i.e. landscaping, parking, access)	\$1,552	\$155	\$30	--	--	\$1,737
Renovations ³	Exterior renovations	\$590	\$155	\$30	--	--	\$775
	Signs	\$95	--	--	--	--	\$95
	Discretionary use or relaxations required	\$636	\$155	\$30	--	--	\$821
<i>Additional Fees</i>		<i>Base Fee</i>	<i>DCP Fee</i>	<i>Ad Fee</i>	<i>GST</i>	<i>Total Fee</i>	
	Calgary Planning Commission (CPC) fee ³	\$620	--	--	--	--	\$620
	Planning approval for Business Licence applications	\$39			--	--	\$39
	Revised Plans application	50% of the applicable current base fee (\$776 max.)	--	--	--	--	varies
	Reactivation fee	50% of the applicable current base fee (\$1,429 max.)	--	--	--	--	varies
	Recirculation fee	\$1,143	--	--	--	--	\$1,143
	Secondary Suite Registry fee	\$0	--	--	--	--	\$0



2022 Planning Applications Fee Schedule

Other Applications		Base Fee	GST	Total Fee
Antennas	Type A - new cell tower or height increase of more than 25% to existing tower	\$3,103	--	\$3,103
	Type B - roof top or pole mount	\$776	--	\$776
	Type C - co-located or temporary up to 3 months	\$118	--	\$118
	Amateur radio towers	\$295	--	\$295
Certificates of Compliance ¹⁰	Residential - single, semi-detached, duplex	\$189 per parcel	--	\$189 per parcel
	Multi-residential, commercial, industrial - (14 day review)	\$281 per parcel	--	\$281 per parcel
	Multi-residential, commercial, industrial - (7 day review)	\$432 per parcel	--	\$432 per parcel
General	Condominium application	\$40 per unit	--	\$40 per unit
	Confirmation of land use (zoning letter)	\$73 per parcel	--	\$73 per parcel
	CPAG pre-application	\$0	--	\$0
	Development agreement status letter	\$466	--	\$466
	Home Occupation - Class 1	\$0	--	\$0
Licence of Occupation ¹	Outdoor cafes	\$7.00 per sq. ft.	\$0.35 per sq. ft.	\$7.35 per sq. ft.
	Commercial use of public easement space	\$10.54 per sq. ft.	\$0.52 per sq. ft.	\$11.06 per sq. ft.
Pushcarts	Non-food (per cart, per year)	\$520	--	\$520
	Food (per cart, per year)	\$776	--	\$776

NOTES:

Note 1: Refunds: the policy on refunds is as follows. Where an applicant or The City wishes to cancel an application listed on this schedule: • within seven calendar days of the application date: 75% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after the initial seven days, and prior to a decision being rendered: 25% of the base fee paid, plus any applicable DCP, CPC or advertising fee will be refunded • after a decision has been rendered: no refund of the fees paid • for revised plans: fees may be transferred to a new DP if the revised plan was applied for in error or cancelled before the review began.

Note 2: Building Grade fee: for new Single, Semi-detached, and Duplex Dwellings, the Building Grade fee is due at the time of Development Permit application, unless previously paid. This fee may also be charged on Additions to Single, Semi-detached, and Duplex Dwellings in the Developed Area - over 10 m², dependent on the scope of the application. The Building Grades fee for multi-residential, commercial and industrial developments is due at the time of Development Site Servicing Plan (DSSP) application. The Building Grade fee is set by Utility Site Servicing Bylaw 33M2005 and is listed on this schedule for convenience only.

Note 3: Calgary Planning Commission: the Calgary Planning Commission (CPC) fee may apply to this application if it listed on the Calgary Planning Commission List. Some examples of when the CPC fee may be required include:

- Developments which require the use of bonus provisions
- Shopping centres over 7000m²
- Direct Control sites where specific Council guidelines require CPC approval
- Proposed Place(s) of Worship - Large
- Addiction Treatment and Custodial Care developments with more than ten residents
- Prominent sites in entranceways or gateways, as defined in the MDP
- Developments which, in the opinion of the Development Officer, should be reviewed by CPC

The examples above are provided on this schedule for convenience only. For the official complete listing, please see the [Calgary Planning Commission List](#)

Note 4: Condominium applications: the Condominium application fee is set by the Condominium Property Regulation and is listed on this schedule for convenience only.

Note 5: Development Completion Permits (DCP): the City is able to charge for any additional DCP inspections required as a result of project phasing or the need for re-inspection. The current DCP fee will be charged.

Note 6: Resubmitted applications: where identical applications are submitted at any time up to 30 days prior to expiry of the previous development permit, 50% of the applicable current base fee will be charged.

Note 7: Additions to a Multi-residential development, townhouses and rowhouses: is a development which is producing new Gross Floor Area (GFA).

Note 8: Renovations to a Multi-residential development, townhouses and rowhouses: is a development which is NOT producing new Gross Floor Area (GFA), such as changes to the plan, exterior renovations, enclosing existing balconies, adding awnings, adding a roof-top mechanical enclosure, et cetera.

Note 9: GST: GST is included in the total fee rate, in compliance with the Excise Tax Act, which regulates GST applicability on the supply of select services by municipalities.

Note 10: Customers will only be charged one fee for applications requiring both a relaxation on a residential existing structure and a certificate of compliance on single-detached, semi-detached, and duplex dwellings. You will not be charged both fees.

POSTPONED REPORT

Excerpt from the Minutes of the Infrastructure and Planning Committee, 2021 November 10:

“Summary of Current Proceedings, IP2021-1509:

Moved by Councillor Sharp

That report IP2021-1509, be postponed to the 2021 December 1 Regular Meeting of the Infrastructure and Planning Committee.

For: (9) Councillor Carra, Councillor Demong, Councillor Sharp, Councillor Spencer, Councillor McLean, Councillor Mian, Councillor Penner, Councillor Chabot, and Councillor Dhaliwal

MOTION CARRIED”