

PROPOSED

ITEM #6.2.2
PUD2018-0059
ATTACHMENT 1

BYLAW NUMBER 8M2018

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE CHURCH OF THE REDEEMER 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 real property as a Municipal Historic Resource whose preservation City Council considers to be in the public interest because of its heritage value;

AND WHEREAS the owner of the Church of the Redeemer 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 Church of the Redeemer as a Municipal Historic Resource”.

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The “Church of the Redeemer” comprises a Gothic Revival-style church dating from 1905 and is located at 218 7 Avenue SE, and legally described as:

Plan “A” Calgary

Block Forty One (41)

Lots Thirty Four (34) to Forty (40) Inclusive Excepting Thereout:

A) Plan 4LK – Road

B) Plan 1211425 – Road

as shown on the attached Schedule “A”.

3. The Church of the Redeemer is hereby designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of the Church of the Redeemer is hereby described in the attached Schedule “B”.
5. The specific elements of the Church of the Redeemer possessing heritage value are hereby known as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are specifically described or identified in the attached Schedule “C”.

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of the Church of the Redeemer, as described or identified in Schedule "C" shall not be removed, destroyed, disturbed, altered, restored, repaired, other than 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*, and such approval must not be unreasonably withheld. Any alteration, repair or restoration of 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 "D".
- b) All portions of the Church of the Redeemer which are not described or identified as a Regulated Portion in Schedule "C" 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 removed, destroyed, disturbed, altered, restored, or repaired, provided that such work does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all the other permits required to do such work have been obtained. Any determination of whether the removal, destruction, disturbing, alteration, restoration or repair of a Non-regulated Portion will either negatively impact the Regulated Portions, or will adversely affect the historical, contextual or landmark character of the property must be made on a reasonable basis.

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.

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SCHEDULES

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

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

10. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

MAYOR

SIGNED ON _____

CITY CLERK

SIGNED ON _____

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SCHEDULE "A"



218 7 AV SE



SCHEDULE "B"

Description

The Church of the Redeemer, constructed 1904 to 1905 of rough-dressed, local sandstone, is an Anglican cathedral in downtown Calgary. The Gothic Revival-style building evokes an English parish church, and is distinguished by buttressed walls, pointed-arch stained-glass windows and a lofty barrel-vault ceiling. The cathedral serves as the seat of the Anglican Diocese of Calgary, and since 1949 has been known as the 'Cathedral Church of the Redeemer'.

Heritage Value

Commissioned in 1903, and inaugurated two years later, The Church of the Redeemer is among the finest and most substantial examples of Gothic Revival style architecture in Calgary.

Inspired by the smaller parish churches of rural England, its design is characterized by a lower and more compact form without towers. The exterior of the dignified sandstone edifice features buttressed walls, pointed-arch windows and steep parapeted gable roofs. The plainly finished, but lofty, interior is impressive for its ribbed, barrel-vault, truss ceiling, 1906 Casavant Freres pipe organ, and 40 stained-glass windows. Three of the windows are among the oldest stained glass windows in Calgary, being taken from the first Church of the Redeemer, built in 1884; the earliest of these windows dates from 1892. The other stained glass windows date from 1892-1977 and were produced by McCauland Co. of Toronto, Spence Brothers of Montreal, and William Morris & Co. of Merton Abbey, England. Other notable interior elements include a carved oak rood screen, dedicated by Edward Prince of Wales in 1919, and elaborately carved pulpit, altar and sanctuary panelling. The church was enlarged 1935-36 with a matching chapel located at the southeast corner.

In charge of the building's original design was John C. M. Keith, a prolific Victoria, BC architect. The Scottish-born Keith is best known for his 1891 design of the elaborate Christ Church Cathedral in Victoria, built 1926-1994.

The Church of the Redeemer's sandstone was obtained from the local Lewis Quarry - located between West Nose Creek and Nose Hill Park - which supplied the sandstone for many early Calgary buildings including Stephen Avenue's Imperial Bank (1892) and City Hall (1911).

The Church of the Redeemer has been integral to the cultural, spiritual and social life of the Calgary community since it was finished in 1905. Since that time it has been the home and place of worship, for a congregation that first met in November 1883. In 1905 this church replaced the first Anglican church to be built in Calgary - the congregation's original 1884 wood-frame church. That church was located immediately to the east of the present church, making the Church of the Redeemer's location the home to an Anglican congregation since 1884. Throughout its history, the church has hosted a wide array of cultural and social events and anchored an array of community and church organizations.

With the early establishment of the church, its congregation comprised many of Calgary's earliest pioneer families with British backgrounds, including a large number of the community's most well-known business and civic leaders: rancher and businessman William Roper Hull; lawyer and Prime Minister of Canada R. B. Bennett; irrigation pioneer William Pearce; and brewer A.E. Cross. A selection of the congregation's early members are commemorated in plaques and tablets lining the walls of the nave.

Additionally, the Church is an important Anglican institution being the seat of the Diocese of Calgary, since 1889 when the Calgary diocese was established. At that time the original church obtained status as the 'Pro-Cathedral', and since then the Diocese has been led from the Church of the Redeemer. In 1949, the church was bestowed with the title of 'Cathedral' when it was finally determined that a larger church would not be constructed, and the existing church would be the permanent, main church of the diocese.

The church is known as one of the most significant landmarks in downtown Calgary. Its impressive Gothic design, and long-standing role in Calgary's cultural fabric – combined with its visibility along Seventh Avenue, the primary transit corridor in downtown Calgary – lend the church this landmark status.

Character-defining Elements

The character-defining elements of the Church of the Redeemer include, but are not limited to its:

Exterior:

- masonry construction with rough-dressed sandstone finish comprising walls, buttresses parapets, pinnacles and chimneys;
- steeply pitched cross-gable roofs with pressed metal roofing and finials;
- pointed-arch windows and doors; 40 leaded and stained-glass windows;
- commemorative cornerstones; and
- the bell atop the chapel.

Interior:

- apse form with configuration divided into two foyers, narthex, nave, chancel, sanctuary, side chapel, balcony and ancillary rooms;
- lofty barrel-vault and truss ceiling with pine ribbing supported by large open arched supports;
- plainly finished plaster walls and ceilings;
- organ pipes and carved-wood cases;
- carved wood panelling (reredos) of the sanctuary and balcony balustrades;
- liturgical elements comprising the carved oak rood screen and pulpit; the stone baptismal font; the railings and raised platform of the children's chapel; the oak pews and rail within the nave and chapel; the carved oak altar (sanctuary); the bishops cathedra in the sanctuary;
- numerous memorial plaques lining the walls of the sanctuary;
- the hanging light fixtures of the nave and the copper wall sconces; and
- cast-iron radiators throughout.

Context:

- the setback of soft landscaping along the south side of the church; and
- the commemorative cairn; and memorial tablet to the Campbells.

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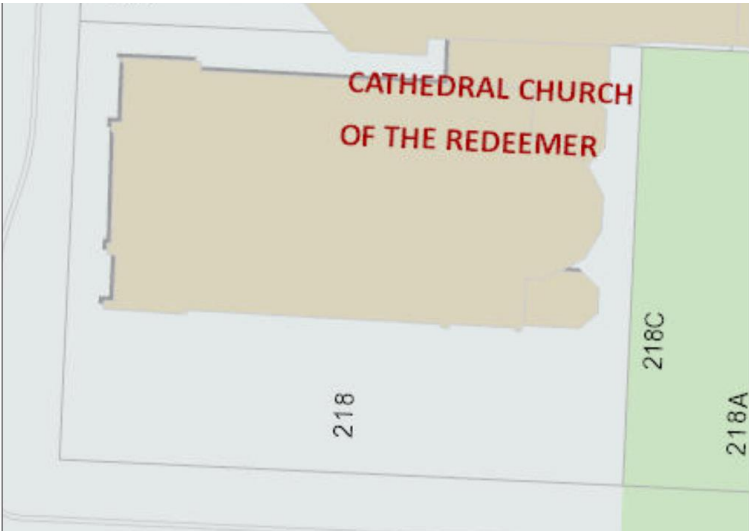
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SCHEDULE “C”

REGULATED PORTIONS

1.0 Context, Orientation and Placement

- a) The placement of the building on the parcel of land (Image 1.1);
- b) The 1807.8 square-meters of land which comprises the entire parcel, and specifically the soft-landscaping character between the south side of the church building and the street; and
- c) The commemorative cairn and cornerstone (Photo 1.2); and the memorial tablet to Grace and James Campbell (Photo 1.3).



(Image: 1.1)

	
(Photo 1.2: commemorative cairn and cornerstone)	(Photo 1.3: memorial tablet)

2.0 Exterior

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- a) The rock-faced sandstone exterior finishes including walls, buttresses, coping stones (Photos 2.1-2.6); southeast entrance stair walls (Photo 2.3); two chimneys (Photo 2.5); smooth sandstone coping atop gables (Photo 2.7);
- b) Openings, comprising pointed-arch windows containing stained glass; louvered openings of the attic; pointed-arch doorways and associated stained-glass transom lights (Photos 2.1-2.6);
- c) The steeply-pitched cross-gable roof with pressed-metal roofing and rooftop finials at the east and west ends of the building (Photos 2.1, 2.6);
- d) The two commemorative cornerstones of the building (Photos 2.8, 2.9); and
- e) The bell atop the chapel (Photo 2.10).



(Photo 2.1: South and West Façades- oblique view from the southwest, ca. 1911
Glenbow Archives NC-24-17)

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(Photo 2.2: West façade)



(Photo 2.3: South façade)

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(Photo 2.4: North façade)



(Photo 2.5: oblique view of East façade)



(Photo 2.6: oblique view of East façade)

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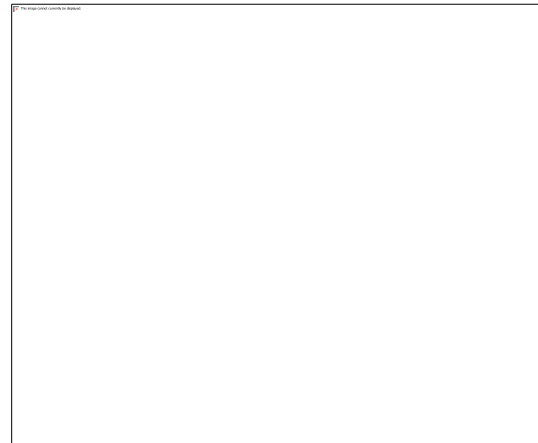
(Photo 2.7: smooth sandstone coping of gables and example of the metal roofing)



(Photo 2.8: one of two commemorative cornerstones)



(Photo 2.9: one of two commemorative cornerstones)



(Photo 2.10: bell atop the chapel)

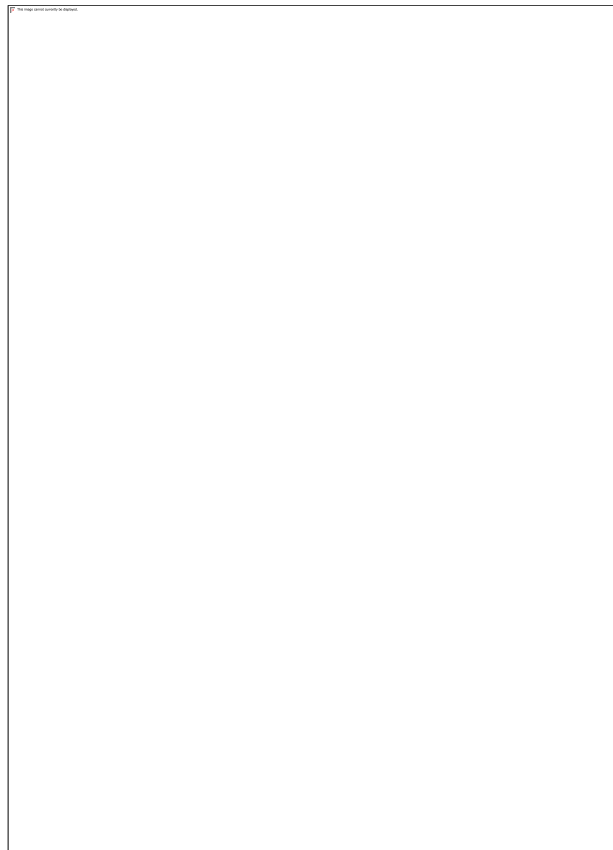
3.0 Interior

- The open character and lofty height of the nave, chancel and sanctuary (Image 3.1; Photos 3.2-3.6);
- The layout / configuration of the interior comprising the nave, chancel, narthex, foyers (those ancillary rooms adjacent to the chancel and the sanctuary which are marked with an "X" on Image 3.1 are hereby excluded and are not a Regulated Portion) (Image 3.1);

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- c) The plainly finished plaster walls and ceilings throughout the interior (Photos 3.2-3.8); the carved wood (oak) panelling of the sanctuary walls (Photos 3.13, 3.14, 3.23, 3.24); the wood paneling of the chapel's sanctuary walls (Photo 3.7);
- d) The ceiling features including barrel-vault nave, exposed timber trusses and dentil mouldings (nave) and the wood ribbing throughout the nave, chancel, sanctuary, and foyers. (Photos 3.2, 3.9, 3.10);
- e) The 40 stained glass windows throughout the building (Photo 3.11);
- f) 28 historical memorial plaques lining the interior walls (Photo 3.12);
- g) Wood finishes comprising the carved oak paneling of the chancel (3.13, 3.14); the oak balcony balustrades above the narthex (Photo 3.5) and within the chancel (Photo 3.15); the wood finishes and columns in the narthex (Photo 3.16); the wood tribune holding the organ pipes(3.17);
- h) Liturgical elements comprising the carved oak rood screen and pulpit (Photo 3.17); the stone baptismal font (Photo 3.18); the oak pews and rail within the nave and chapel (Photos 3.7, 3.19); the railings and raised platform of the children's chapel (Photo 3.20); the bishops cathedra in the sanctuary (Photo 3.21); and
- i) The cast-iron radiators throughout (Photo 3.22).



(Image 3.1: open character/ layout / configuration of the interior comprising the nave, chancel, narthex, foyers)

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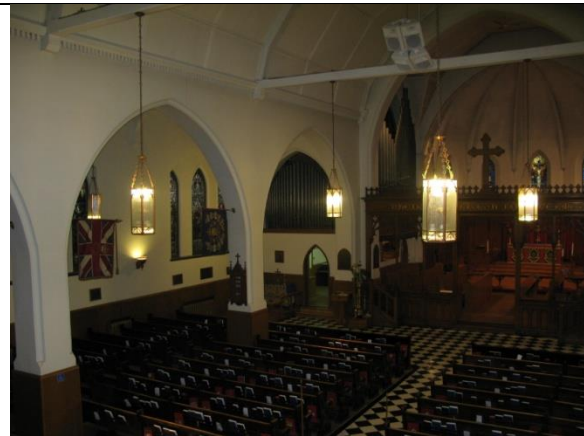
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(Photo 3.2: open character and lofty height of the nave)



(Photo 3.3: character and finishes of the sanctuary – view from the northwest)



(Photo 3.4: character and finishes of the sanctuary – view from the northeast)

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(Photo 3.5: character and finishes of the sanctuary – view from the east)



(Photo 3.6: character and finishes of the sanctuary – view from the northeast)



(Photo 3.7: chapel interior – view from the west)



(Photo 3.8: chapel interior – view from the east)

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(Photo 3.9: ceiling features including barrel-vault nave, exposed timber trusses and dentil mouldings (nave))



(Photo 3.10: wood ceiling ribbing throughout the nave, chancel, sanctuary, and foyers)



(Photo 3.11: an example of one of the 40 stained glass windows)



(Photo 3.12: an example of some of the 28 historical memorial plaques on the walls)

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(Photo 3.13: carved oak paneling of the chancel)



(Photo 3.14: carved oak paneling of the chancel)



(Photo 3.15: oak balcony balustrades within the chancel)



(Photo 3.16: wood finishes and columns in the narthex)

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(Photo 3.17: carved oak rood screen and pulpit)



(Photo 3.18: stone baptismal font)



(Photo 3.19: oak pews and rail within the nave)



(Photo 3.20: railings and raised platform of the children's chapel)

	
<p>(Photo 3.21: the bishop's cathedra)</p>	<p>(Photo 3.22: an example of the cast-iron radiators)</p>

4.0 Structural Integrity

Those elements which constitute the structural integrity of the building, comprising foundations, structural walls, floors and roof-structure components.

SCHEDULE “D”

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

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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 from:

City of Calgary	Parks Canada National Office
Planning and Development	25 Eddy Street
P.O. Box 2100, Stn. M, #8073	Gatineau, Quebec K1A 0M5
Calgary, Alberta, T2P 2M5	