

Multiple Municipal Historic Resource Designation – Winter 2019

EXECUTIVE SUMMARY

This report presents two evaluated heritage sites for designation as Municipal Historic Resources under Section 26 of the Alberta Historical Resources Act. The two properties included in this report are the *William H. Hattel Residence* and the *Treend Residence*. The property owners of these heritage sites have both requested and consented to designation.

Designation as a Municipal Historic Resource offers legal protection to evaluated heritage sites, preserving them for the future, and making the owners eligible for conservation incentives and financial assistance in maintaining the properties through existing Municipal and Provincial programs. Beyond the broadly-recognized cultural and educational benefits of heritage conservation, investment in historic resources has been demonstrated to build economic resiliency, support innovation and the creative economy, sustain and grow a skilled-labour market, create jobs at a rate in-excess of new construction, and play an integral role in the long-term sustainability goals of a municipality.

ADMINISTRATION RECOMMENDATION:

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

- a) the William H. Hattel Residence (Attachment 1); and
- b) the Treend Residence (Attachment 2).

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, 2019 DECEMBER 04:

That Council:

1. Give three readings to **Proposed Bylaw 48M2019**; and
2. Give three readings to **Proposed Bylaw 49M2019**.

PREVIOUS COUNCIL DIRECTION / POLICY

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.”

At the 2016 November 7 Combined Meeting of Council, through CPS2016-0867, Council adopted the Culture Plan for Calgary, identifying Heritage Conservation as one of the 5 Strategic Priorities of the Plan.

At the 2008 February 4 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

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BACKGROUND

Protecting historic buildings through legal designation is an internationally recognized best-practice in planning, and is supported by City of Calgary policy (an overview of relevant policies and conservation benefits is available in Attachment 3 to this report). The One Calgary 2019-2022 Service Plan directs Administration to seek an annual target of 7 designations per year. Detailed information on the qualifications and mechanisms for designation as a Municipal Historic Resource, and incentives (including grants) is contained in Attachment 4. Approval of the designations included in this report would bring the number of Municipal Historic Resource designations in 2019 to 5.

Designations are owner driven and there are many factors that influence the number of designations that are done on a yearly basis. Other than protecting a significant historic resource, one of the main incentives for designation is the ability to transfer unused density on the subject parcel to another parcel who is willing to buy the density. While this trade provides a benefit for both parcel owners, the added density is offset by the community benefit of retaining a significant resource. This year has seen less of a desire for this exchange, which may have resulted in fewer designations. Furthermore, The City, on average, brings forward two City-owned historic resources on a yearly basis, however, no City-owned sites have been brought forward for designation this year. Calgary Growth Strategies continues to work with business units to bring forward City-owned historic resources for designation in 2020.

To date, a total of 97 properties in Calgary have been designated as Municipal Historic Resources out of 784 existing sites on the *Inventory of Evaluated Historic Resources* (approximately 12% of the *Inventory*). 'Progress Snapshot' containing further information on the status of the *Inventory*, and the protection and management of historic resources is available as Attachment 5 to this report.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The following sites are proposed for designation – having been previously recognized by the Calgary Heritage Authority as *Evaluated Historic Resources* using the Council-approved *Historic Resource Evaluation System*, which assesses sites against criteria of nine possible values:

The William H. Hattel Residence (Built 1920) 3207 6 ST SW [Elbow Park]

- Recognized for its Style and Symbolic value as an example of a Craftsman Bungalow and representative of a unique and brief period of development in Elbow Park.

The Treend Residence (Built 1922) 1933 5 ST SW [Cliff Bungalow]

- Recognized for its Style, Person, Landmark and Activity value as a rare example of a Prairie style residence which was home to the Hanen family, Lena a successful businesswoman and her son Harold a celebrated city planner.

Detailed information on all properties can be found in Attachments 1 and 2, being the proposed designation bylaws.

Each proposed bylaw provides conditions for treatment of that property. 'Schedule A' visually clarifies the site location; 'Schedule B' includes the Statement of Significance from the property's heritage evaluation, and outlines specific 'Regulated Portions' that cannot be

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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, Research and Communication

The owners of each property formally requested designation as a Municipal Historic Resource: the William H. Hattel Residence (2019 July) and the Treend Residence (2019 September).

Both owners have reviewed their respective proposed bylaw and expressed agreement in-writing to it being presented to the Standing Policy Committee on Planning and Urban Development, 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.

The Calgary Heritage Authority has expressed support of this proposed designation as outlined in Attachment 6 to this report.

Strategic Alignment

The *Municipal Development Plan, Calgary Heritage Strategy (2008)*, *Culture Plan for Calgary, One Calgary 2019-2022 Service Plan*, and a variety of area-specific plans support the conservation of Calgary's Historic Resources. Detailed information on policy and strategic alignment regarding heritage conservation (including Calgary Economic Development's *Calgary in the New Economy* strategy) is contained in Attachment 3 to this report.

Social, Environmental, Economic (External)

The triple-bottom-line benefits of historic resource conservation for communities and municipalities (including the economic activity generated through rehabilitation) have been documented internationally and form the basis for the Calgary Heritage Strategy (2008). An overview of the benefits of heritage conservation is included as Attachment 3 – highlighting positive impacts on job growth, tourism, Calgary's competitive advantage in the labour marketplace, affordable commercial space, carbon emission reductions through 'avoided impact', diverted landfill waste, citizen appreciation and enjoyment of our city, and strengthening of local history and collective identity.

Financial Capacity

Current and Future Operating Budget:

The proposed designations will have no operating budget implications for The City of Calgary.

Designation renders property owners eligible to apply to The City of Calgary's Heritage Conservation Grant Program, funded through an existing reserve administered by Heritage Planning, which receives \$225,000 per year from the Planning & Development budget – and will increase to \$500,000 per year in 2020 (One Calgary 2019-2022 Services Plans and Budgets). The status of the Historic Resource Conservation Grant Program is included on page 2 of Attachment 4 to this report.

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Current and Future Capital Budget:

The proposed designations will have no capital budget implications for The City of Calgary.

Risk Assessment

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

REASON(S) FOR RECOMMENDATION(S):

The described properties are identified on Calgary's Inventory of Evaluated Historic Resources, making them eligible for designation as a Municipal Historic Resource.

The owners of both properties have formally requested designation. Protecting Calgary's historic resources is an identified objective of The City. Designation will also allow these properties to access incentives (including grant programs) to assist in their long-term management.

ATTACHMENT(S)

1. Attachment 1 – **Proposed Bylaw 48M2019**
2. Attachment 2 – **Proposed Bylaw 49M2019**
3. Attachment 3 – Heritage Conservation Overview and Benefit Summary
4. Attachment 4 – Heritage Designation Process and Incentives (Including Grants)
5. Attachment 5 – Heritage Conservation in Calgary – Progress Snapshot December 2019
6. Attachment 6 – Calgary Heritage Authority Letters of Support