

DESIGNATION OF THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The William J. Gray Residence is proposed for designation as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act.

Designation offers legal protection to an evaluated historic resource, preserving it for the future and making the owner eligible for assistance in maintaining the property through existing Municipal and Provincial incentive programs.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw to designate the William J. Gray Residence as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 MAY 10:

That Council give three Readings to Proposed Bylaw **27M2017**.

PREVIOUS COUNCIL DIRECTION / POLICY

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”.

BACKGROUND

Conserving historic buildings through legal protection is an internationally recognized best-practice in heritage planning, and is supported by the Calgary Heritage Strategy and Calgary Municipal Development Plan. Legal protection in Alberta is achieved through designating sites as Municipal and/or Provincial Historic Resources, enabled by the Alberta Historical Resources Act. The subject of this report concerns Municipal-level designation.

Prior to being designated, a property must be included on Calgary’s Inventory of Evaluated Historic Resources, a growing list of significant local heritage sites. The Inventory is maintained by the Calgary Heritage Authority, an advisory board comprised of members of the public, which evaluates potential Inventory sites and guides Council on heritage-related matters. Properties suggested for inclusion on the Inventory are researched and evaluated according the Calgary Historic Resource Evaluation System. To date, there are 761 extant sites on the Inventory of Evaluated Historic Resources.

As part of the designation process, the Alberta Historical Resources Act (Section 28[1]) specifies that Municipalities must compensate property owners for any decreased economic value related to designation. To avoid incurring this cost, City of Calgary Heritage Planning only moves to designate sites as Municipal Historic Resources if the property owner consents and waives any compensation associated with the Act, or if Council has otherwise directed the designation.

DESIGNATION OF THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Property owners may choose to designate for a variety of reasons, including an interest in preservation. Additionally, a variety of incentives for designation are offered at the Municipal and Provincial level, including conservation grant programs, and incentives through the planning approvals process.

The City of Calgary operates the Heritage Conservation Grant Program, offering matching funds for projects to restore, preserve or rehabilitate character-defining elements of a privately-owned designated historic resource. The grant program is funded through an existing reserve receiving \$225,000 per year from the Planning & Development budget. Currently 58 of the 761 existing sites on the Inventory are eligible to apply for grant funding through this program. Applicants can apply for up to 50% of a project cost, once every five years, to a maximum 15% of the assessed value of the property (at the time of application) over a period of 15 years. Additional information is included in Financial Capacity of this report, and full terms and conditions are available through www.calgary.ca/heritage.

Alberta Culture and Tourism operates a Provincial-level grant program, providing matching funds to owners of historic sites under terms and conditions established by the Alberta Historical Resources Foundation (available online through www.culturetourism.alberta.ca). The designation of a property as a Municipal Historic Resource qualifies a property owner to apply for up to \$50,000 per year in Provincial matching funds, as opposed to a one-time grant of \$5000 available to non-designated sites.

It is unknown when or if a property owner will apply for incentives. Heritage Planning provides owners with information about all applicable incentives programs for their properties, and does not guarantee grant funds prior to approving a funding application. Furthermore, owners are made aware that both grant programs are commonly fully-subscribed.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The William J. Gray Residence is being proposed for designation as a Municipal Historic Resource. The property was added to the Inventory of Evaluated Historic Resources in 2016 as a property of "Community" significance. The property has been determined to be significant by the Calgary Heritage Authority, for its:

- Symbolic value, representative of the earliest development in the community of Hillhurst, reflecting its original middle-class population.
- Style value, being a good example of an Edwardian Gable-front house, once common in Hillhurst.

The property owner has requested designation of the property as a Municipal Historic Resource to protect the property in perpetuity and to make the property eligible for conservation grant funding from the City of Calgary *Historic Resource Conservation Grant Program*, and the Alberta Historical Resources Foundation *Heritage Preservation Partnership Program*.

Designation of the William J. Gray Residence legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The

DESIGNATION OF THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

proposed bylaw (Attachment 1) identifies the elements of the property that contribute to its heritage value and must be treated appropriately in any future changes or conservation work.

Stakeholder Engagement, Research and Communication

The owner of the William J. Gray Residence requested Municipal Historic Resource designation 2016 December 19. A 'Notice of Intention' to designate the property was issued 2017 March 24 via registered mail. Upon receipt of the notice 2017 March 25, in accordance with the Alberta Historical Resources Act, sixty (60) days are required to pass before Council may, by bylaw, designate the site as a Municipal Historic Resource, being 2017 May 24 or later.

The owner of the William J. Gray Residence has reviewed the proposed designation bylaw and expressed in writing that they are in agreement with it, as referenced in Attachment 2.

The Calgary Heritage Authority has expressed support of this proposed designation as outlined in Attachment 3 to this report.

Strategic Alignment

Council priorities outlined in The City's *2015 – 2018 Action Plan* include the fostering of "A city of inspiring neighbourhoods". Historic resources are an integral component of such neighbourhoods and their retention contributes to the diversity and character of their surroundings.

The City of Calgary *Municipal Development Plan* supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

The City of Calgary *2020 Sustainability Direction* includes an objective for Calgary to become a "diverse and socially inclusive city that respects its heritage and the arts," as well as a strategy to "support the preservation of Calgary's historic resources".

The City's *Calgary Heritage Strategy* (2008) recommends that identified historic resources should be protected by designation bylaws, when possible, to ensure their preservation. This protection prevents demolition, provides appropriate management of physical interventions and is critical to ensuring effective management of historic resources.

Social, Environmental, Economic (External)

Social

Historic resources connect us to our past, our future, and to each other. They provide places of learning and places of understanding for all Canadians. Historic resources are integral to the identity of our community and help to strengthen its distinctiveness. Historic resources add to the beauty, character and visual interest of our urban environment which contributes to the city's liveability and are sources of community pride.

Environmental

DESIGNATION OF THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

The preservation of historic places capitalizes on their embedded (embodied) energy – the sum of all resources and materials that were originally incorporated in the development of the place and which would not have to be produced again for the development of a new place.

Economic (External)

The property adds character and visual interest to the streetscape which makes economic investment in the area an attractive prospect. Designation will ensure these attributes are protected and the resulting security will promote high-quality investment. Additionally, tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

Designation of the William J. Gray Residence will have no operating budget implications for The City of Calgary.

Designation will make the property 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. Until 2022, \$85,000 of this total is allocated to an existing grant agreement with the Lougheed Building (FCS2004-20, approved 2004 March 22). The unsubscribed balance is available to eligible applicants on a 'first-come/first-serve' basis. Designated heritage resources may apply to the grant program once every five years (as needed), for matching funds up to 50% of a conservation project cost up to a maximum 15% of the assessed value of the property (at the time of application) over a period of 15 years. As of the writing of this report, the grant program reserve is close to being fully subscribed.

Current and Future Capital Budget:

Designation of the William J. Gray Residence will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the William J. Gray Residence as a Municipal Historic Resource. The property owner is in agreement with the proposed designation, which does not affect activities in a building or on the property, allows the owner to retain all rights to the individual enjoyment of their property, and does not prevent the property from being sold.

The Heritage Conservation Grant Program risks under-serving historic property owners if reserve funding does not increase in some proportion to the number of designated properties. A lack of available funding may discourage some owners from applying for designation.

**DESIGNATION OF THE WILLIAM J. GRAY RESIDENCE AS A MUNICIPAL HISTORIC
RESOURCE**

REASON(S) FOR RECOMMENDATION(S):

The property is identified on Calgary's Inventory of Evaluated Historic Resources, as a site of 'Community Significance' for its stylistic and symbolic value, making it eligible for designation as a Municipal Historic Resource.

The owners of the property have formally requested designation. Protecting Calgary's historic resources is an identified objective of The City.

ATTACHMENT(S)

1. **Proposed Bylaw 27M2017.**
2. Bylaw Agreement from Owner
3. Calgary Heritage Authority Letter of Support