

Multiple Municipal Historic Resource Designation – Summer 2020

EXECUTIVE SUMMARY

This report presents four evaluated heritage sites for designation as Municipal Historic Resources under Section 26 of the Alberta Historical Resources Act. The four properties included in this report are *St. Mary's Parish Hall/CNR Station*, the *East Calgary Telephone Exchange*, the *Parker Residence*, and the *Rouleau Residence*. The property owners of these heritage sites have all 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 recommend that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) St. Mary's Parish/CNR Station (Attachment 1);
- b) East Calgary Telephone Exchange Building (Attachment 2);
- c) Parker Residence (Attachment 3); and
- d) Rouleau Residence (Attachment 4).

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" which are measured through a target set through the Services Plans and Budgets of seven designations per year.

BACKGROUND

Protecting historic buildings through legal designation is an internationally recognized best-practice in planning, and is supported by City of Calgary policy. The protection of buildings, as represented by these four municipal designations, is a key component and result of the *2008 Calgary Heritage Strategy's* 'Heritage Continuum's mandate to 'Identify', 'Protect' and 'Manage' historic assets. More information on overall progress towards Calgary's heritage conservation goals can be found online at www.calgary.ca/HeritagePlanning (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/HeritagePlanning. Designations are owner-driven and achievement of the target

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of seven designations per year can be affected by influences outside of Heritage Planning's purview. For example, in the first half of 2020 substantial work was carried out towards the goal of designating an additional property. However due to the on-going impacts from the COVID-19 pandemic, the property owners determined that they were unable to move forward with designation at this time. Approval of the designations included in this report would bring the number of Municipal Historic Resource designations in 2020 to four. Currently Administration is in consultation with several owners and plans to bring between four to six designations forward in the multiple designation report in December 2020. To date, a total of 99 properties in Calgary have been designated as Municipal Historic Resources out of 787 extant sites on the *Inventory of Evaluated Historic Resources* (approximately 12.6% of the *Inventory*).

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 nine value areas.

St. Mary's Parish Hall/CNR Station

- Built in 1905
- 141 18 AV SW [Mission]
- Recognized for its Activity, Style, Institutional, Symbolic and Landmark values as an early example of sandstone architecture with an Edwardian Classical style front façade, railway architecture rear extensions and being the only surviving historic rail station on its original site.

The East Calgary Telephone Exchange Building

- Built in 1909
- 1311 9 AV SE [Inglewood]
- Recognized for its Activity, Style, Value, Construction and Symbolic values as a rare and well-preserved example of a Romanesque Revival commercial building and representative of the development of Calgary's telecommunications system and 9th Avenue SE historic main street.

The Parker Residence

- Built in 1913
- 260 29 AV NW [Tuxedo Park]
- Recognized for its Symbolic and Style value as a rare extant example in Tuxedo Park of a modest Edwardian Cottage-style home most likely constructed from pattern book plans.

The Rouleau Residence

- Built in 1885
- 141 18 AV SW [Mission]
- Recognized for its Style, Person, Symbolic and Landmark values as an early example of a modest Queen Anne Revival home, one of the oldest known homes in Calgary and associated with the development of Rouleauville (later Mission).

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Detailed information on all properties can be found in Attachments 1 to 4, 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 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: St. Mary's Parish Hall/CNR Station, the East Calgary Telephone Exchange Building, the Parker Residence, and the Rouleau Residence. All 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.

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

Strategic Alignment

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 area-specific plans support the conservation of Calgary's Historic Resources. Additionally, there is tremendous value to The City of Calgary in conserving heritage; however, despite significant progress, most heritage properties remain unprotected from unfavorable alteration or demolition. Designations as being proposed by this report will benefit economic development, environmental sustainability and quality of life for Calgarians which aligns with other ongoing initiatives such as the Climate Change Plan, Resiliency Plan and Calgary Economic Development's Calgary in the new Economy.

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). Positive impacts of conservation include 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. Designated historic resources are eligible for inclusion in The City's heritage conservation grant program which offers matching funds for projects to restore, preserve or rehabilitate privately-owned, designated historic resources.

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Financial Capacity

Current and Future Operating Budget:

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

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. All property owners are in agreement 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 all 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 Wording for a Bylaw to Designate the St. Mary's Parish Hall/CNR Station as a Municipal Historic Resource – PUD2020-0915
2. Attachment 2 – Proposed Wording for a Bylaw to Designate the East Calgary Telephone Exchange Building as a Municipal Historic Resource – PUD2020-0915
3. Attachment 3 – Proposed Wording for a Bylaw to Designate the Parker Residence as a Municipal Historic Resource – PUD2020-0915
4. Attachment 4 – Proposed Wording for a Bylaw to Designate the Rouleau Residence as a Municipal Historic Resource – PUD2020-0915
5. Attachment 5 – Heritage Calgary Letters of Support – PUD2020-0915