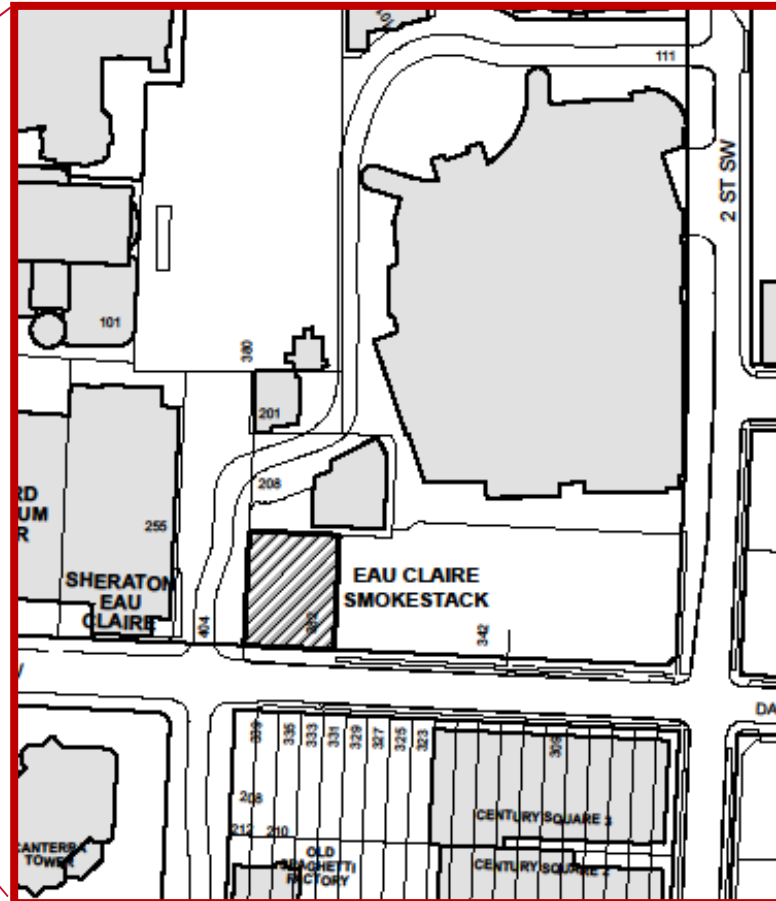
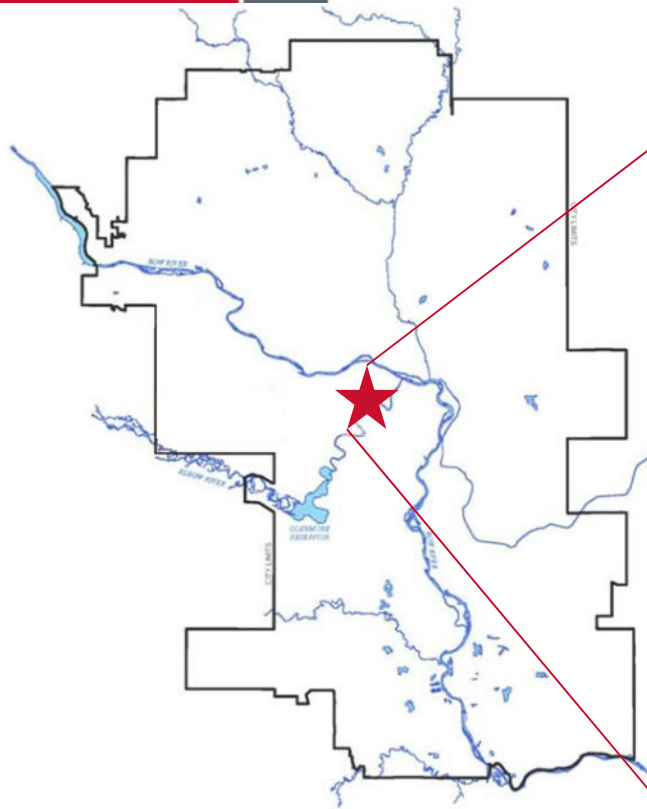


A tall, cylindrical brick smokestack with a green copper roof, set against a blue sky with white clouds. The smokestack is the central focus of the background image.

**PUD2017-0314: Report to Standing Policy Committee on
Planning and Urban Development
Repeal of Bylaw 37M2008 – Designation of the Eau Claire
Smokestack as a Municipal Historic Resource**



Eau Claire Smokestack

382 2 AV SW

Built: 1947

Heritage Status: added to The City's Heritage Inventory in 2008; Designated in 2008

COUNCIL DIRECTION

2015 Dec 8:

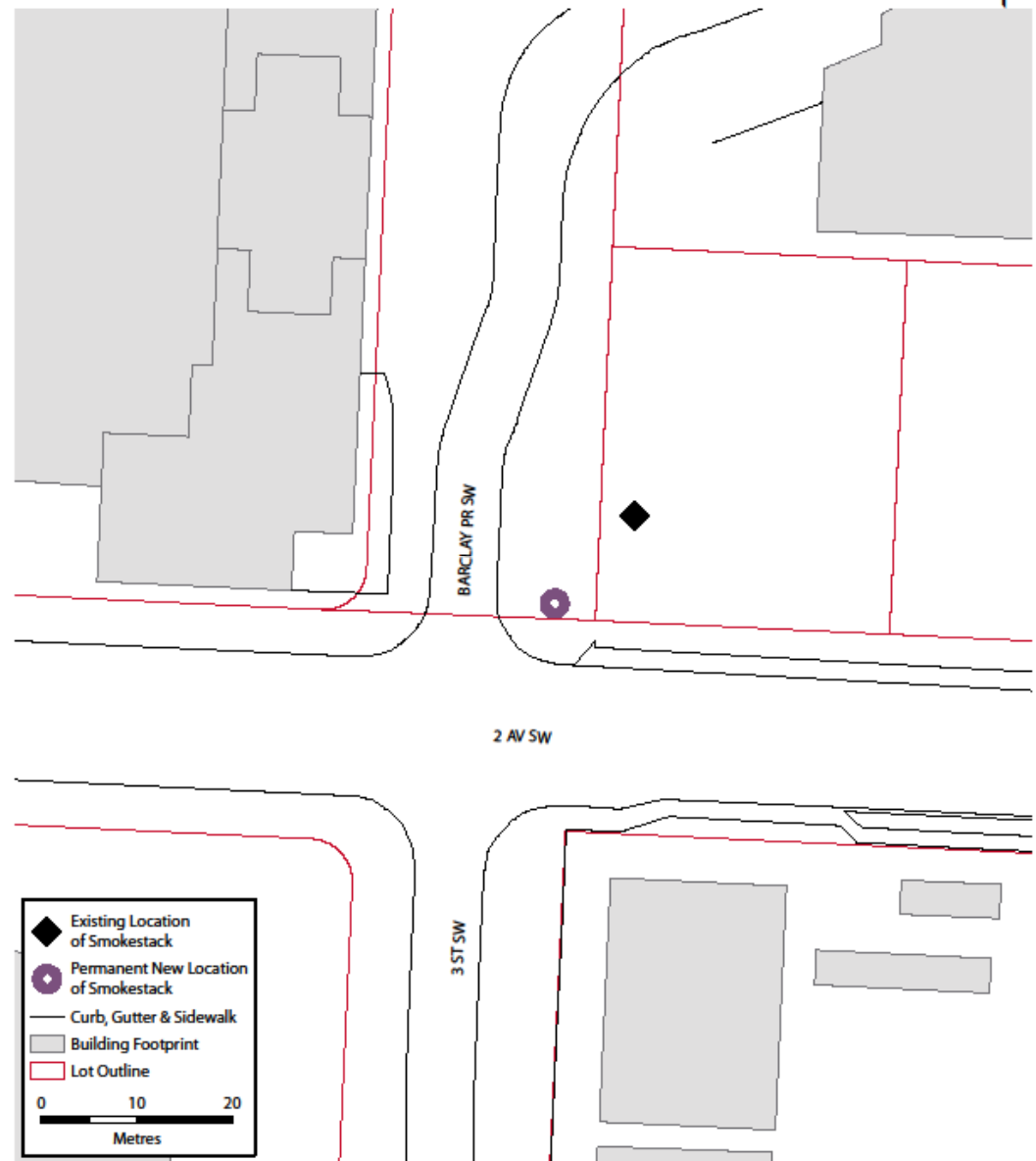
MOTION ARISING, Moved by Councillor Farrell, Seconded by Councillor Keating, that with respect to Report CPC2015-163, Council direct Administration to explore amending or repealing/replacing the municipal historic resource Bylaw 37M2008, if necessary, to relocate and preserve the smokestack at another site within the development and address any compensation which includes incorporation of the offer of the applicant to compensate for the restoration of 1886 cafe.



SOLUTION

- Developer to relocate smokestack 10m southwest to City-owned parcel
- Developer will be responsible for maintenance in the new location and remains responsible for smokestack in current location
- Allows the smokestack to remain in historic context while meeting urban realm and development goals.
- Smokestack can be re-designated in its new location

Existing and Proposed Locations of the Smokestack



PROCESS

- 1st reading given to bylaw to repeal the designation bylaw
- City and Developer enter into 2 agreements prior to 2nd reading - a Preservation Agreement; and an Access, Easement & Maintenance Agreement
- Prior to 2nd reading Developer provides compensation payment to City of \$300,000
- With 3rd reading the Preservation Agreement protecting the smokestack becomes effective



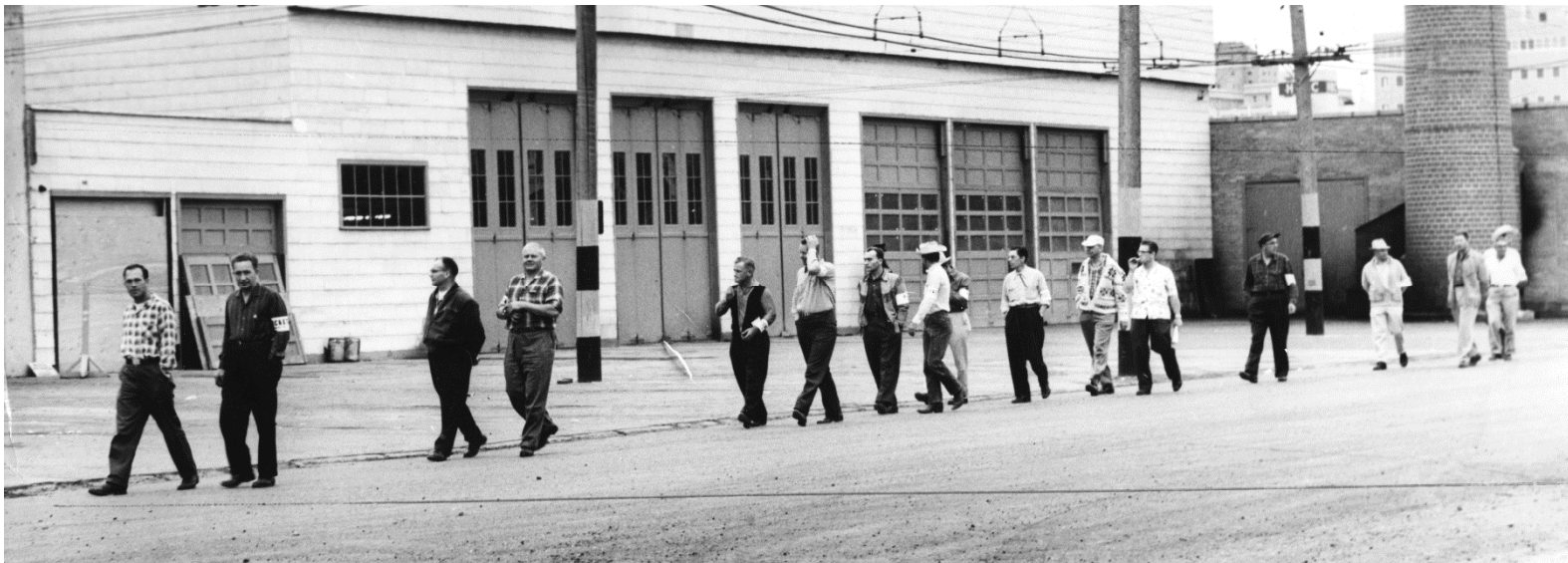
AGREEMENTS

Preservation Agreement:

- protects the smokestack after bylaw 37M2008 is repealed
- specifies how the smokestack will be moved
- requires the Developer to provide \$300,000 in compensation
- allows The City to take a security to re-erect the smokestack should the developer fail to do so

Access, Easement & Maintenance Agreement:

Developer to maintain the smokestack in perpetuity after it moves to the City-owned parcel



COMPENSATION

- \$300,000 provided by the Developer based on value of density (land value) of area occupied by smokestack
- \$300,000 confirmed by City's Valuation Review Committee
- Compensation originally proposed for 1886 Café rehabilitation, however the building cannot accommodate the expenditure in near future
- \$300,000 to be directed to other heritage conservation projects through the existing Historic Resource Conservation Grant Program



ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council:

1. Give first reading to Attachment 2 (the repealing bylaw), and withhold second and third reading until a Preservation Agreement and an Access Easement and Maintenance Agreement are executed between Harvard Developments and The City and a certified cheque pursuant to the Preservation Agreement has been tendered to The City;
2. Direct that the \$300,000 offered in compensation by Harvard Developments be placed in the Heritage Incentive Reserve to fund the City of Calgary Historic Resource Conservation Grant Program; and
3. Direct Administration to re-designate the Eau Claire Smokestack as a Municipal Historic Resource upon the relocation of the smokestack to the new proposed location on City lands.