

DESIGNATION OF DAFOE TERRACE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The City is pursuing designation of the Dafoe Terrace property as a Municipal Historic Resource because designation was a condition of Council for approving the land use re-designation on the property from Direct Control (DC) to Centre City Mixed Use District (CC-X) on 2016 July 25. The owner of the property sought the CC-X designation to obtain the associated density with CC-X, and the ability to transfer that density as per the provisions of the Beltline Area Redevelopment Plan, subject to the property being designated as a Municipal Historic Resource.

Council gave first reading to the land use re-designation bylaws on 2016 May 2, subject to the Dafoe Terrace being protected as a Municipal Historic Resource, or by some other mechanism. This was accomplished through an agreement between The City and the landowner executed on 2016 May 11. Council gave second and third readings to the land use re-designation bylaw on 2016 July 25. This report brings forward the bylaw to designate the property as Municipal Historic Resource for Council's consideration.

The Dafoe Terrace is a Georgian Revival-style style terrace built in 1910, located in the Beltline (Victoria Park) community. The property has been determined to be significant by the Calgary Heritage Authority, for its design, style, symbolic and landmark value.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed Bylaw to designate Dafoe Terrace as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2017 MARCH 08:

That Council give three readings to **Proposed Bylaw 16M2017** to designate Dafoe Terrace as a Municipal Historic Resource.

PREVIOUS COUNCIL DIRECTION / POLICY

2016 July 25, Council approved land use re-designation of the property, given that an agreement between The City and the owner of the Dafoe Terrace had been executed on 2016 May 11.

ADOPT, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Council give second and third readings to Proposed Bylaws 19P2016 and 94D2016.

CARRIED

SECOND, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 19P2016 be read a second time.

CARRIED

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THIRD, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 19P2016 Being a Bylaw of The City of Calgary to Amend the Beltline Area Redevelopment Plan Bylaw 2P2006, be read a third time.

CARRIED
10.1.2 BYLAW 94D2016 SECOND AND THIRD READING

SECOND, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 94D2016 be read a second time.

CARRIED

THIRD, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 94D2016, Being a Bylaw of The City of Calgary to Amend the Land Use Bylaw 1P2007 (Land Use Amendment LOC2014-0076), be read a third time.

CARRIED

INELIGIBLE TO VOTE Pursuant to Section 184(a) of the *Municipal Government Act* , as Councillor Keating was absent from the public hearing on Bylaw 173D2016, he is ineligible to vote and participate in debate on the Bylaw Tabulation and left the Council Chamber at 5:48 p.m.

2016 May 2, Council gave first reading to the land-use re-designation (bylaws 19P2016 & 94D2016) of the property from DC to CC-X subject to an agreement being executed prior to third reading of the land use re-designation bylaw which allowed the City to designate the property as a Municipal Historic Resource if Council approved the land-use re-designation.

That Council:

1. ADOPT the proposed amendments to the Beltline Area Redevelopment Plan, in accordance with Administration's recommendation; and
2. Give first reading to the proposed Bylaw 19P2016.
3. WITHHOLD second and third readings pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.
4. ADOPT the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1204 - 3 Street SE (Plan C, Block 91, Lots 1 and 2) from DC Direct Control District to Centre City Mixed Use District (CC-X), in accordance with Administration's recommendation; and
5. Give first reading to the proposed Bylaw 94D2016; and
6. WITHHOLD second and third readings pending Municipal Historic Designation of the site or until any other mechanism to ensure such designation is in place.

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CARRIED

INTRODUCE, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 19P2016, Being a Bylaw of The City of Calgary to Amend Beltline Area Redevelopment Plan Bylaw 2P2006, be introduced and read a first time.

CARRIED

INTRODUCE, Moved by Councillor Woolley, Seconded by Councillor Farrell, that Bylaw 94D2016, Being a Bylaw of The City of Calgary to Amend Land Use Bylaw 1P2007 (Land Use Amendment LOC2014-0076), be introduced and read a first time.

BACKGROUND

The Dafoe Terrace (address: 1204 – 3 Street S.E.; short legal description: Plan C; Block 91; Lots 1 and 2) was added to Calgary's Inventory of Evaluated Historic Resources in 1991 and re-evaluated in 2016 as a property of "City-wide" significance. The property has been determined to be significant by the Calgary Heritage Authority, for its:

- Design value: being a six-unit example of a well-preserved and very rare early type of this housing form in Calgary.
- Style value: being a high quality example of Georgian Revival-style architecture.
- Symbolic value: being an early apartment built for professionals in 1910, Dafoe Terrace is symbolic of early Victoria Park which, by that date, was fully developed with a rich variety of building types serving a range of land uses and social classes.
- Landmark value: being a distinctive terrace building, with a prominent corner location at the north edge of the busy Stampede Park, convention centre and Saddledome arena, and along the 12th Avenue transportation corridor.

The Dafoe Terrace owner agreed to designation of the property as a Municipal Historic Resource in an agreement dated 2016 May 11. In the agreement, the Dafoe Terrace owner offered designation of the property in exchange for a land-use re-designation of the property from DC to CC-X to obtain the additional associated density with CC-X, and the ability to transfer that density, as per the provisions of the Beltline Area Redevelopment Plan, subject to the property being designated as a Municipal Historic Resource. The agreement contains the same regulated portions schedule as per Attachment 1.

To date, 80 properties have been designated as Municipal Historic Resources. There are currently 832 sites on the Inventory of Evaluated Historic Resources, which is maintained by the Calgary Heritage Authority.

Designated sites are both City-owned (24 properties including 14 owned by Parks) and privately-owned (56 properties).

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INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the Dafoe Terrace legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The 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. Designation of the property allows the owner to proceed with transferring the unused density on the property. Any transfer of unused density will involve the Dafoe Terrace (sender) property and the development (receiver) site to both be re-designated as DC districts

Stakeholder Engagement, Research and Communication

The owner of the Dafoe Terrace agreed to Municipal Historic Resource designation of the property 2016 May 11 in an agreement which allowed The City to designate the property if Council re-designated the land use of the property from DC to CC-X; that re-designation occurred 2016 July 25.

A 'Notice of Intention' to designate the property was issued 2017 January 5. Upon receipt of the notice (2017 January 9), 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 March 9 or later.

The owner of the Dafoe Terrace has reviewed the proposed bylaw and expressed through written correspondence 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 *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 *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 *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 *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.

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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

The preservation of historic places capitalizes on their 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 Dafoe Terrace will have no operating budget implications for The City of Calgary.

Designation of the Dafoe Terrace will make the property eligible to apply to The City of Calgary's Heritage Conservation Grant Program, although it's unknown when / if the property owner will apply to the program. The Program is a reserve fund which is increased by \$225,000/ year from the Planning & Development budget and allocated on a 'first-come/ first-serve' basis.

Current and Future Capital Budget:

Designation of the Dafoe Terrace will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the Dafoe Terrace as a Municipal Historical Resource.

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REASON(S) FOR RECOMMENDATION(S):

The property is identified on Calgary's Inventory of Evaluated Historic Resources, as a site of 'City-wide' significance, making it eligible for designation as a Municipal Historic Resource. Designation of the property was a condition of Council for approving a land-use re-designation of the property which occurred 2016 July 25.

ATTACHMENT(S)

1. **Proposed Bylaw 16M2017 to Designate Dafoe Terrace as a Municipal Historic Resource**
2. Bylaw Agreement from Owner
3. Calgary Heritage Authority Letter of Support