

DESIGNATION OF THE BANK OF MONTREAL AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The purpose of this report is to recommend designation of the Bank of Montreal as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act. The building is of City-wide significance and designation legally protects the property. The building was completed in 1932 and is a significant example of Beaux Arts-style architecture. It was added to Calgary's Inventory of Evaluated Historic Resources in 1982.



ADMINISTRATION RECOMMENDATION(S)

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

1. Refer this item to the 2016 May 02 meeting of Council, which will allow the 60-day waiting period to pass between the issuance of the Notice made to the owner to designate the property, and passage of the bylaw at Council, as required by the legislation of the Alberta Historical Resources Act; and
2. Give three readings to the proposed bylaw to designate the Bank of Montreal as a Municipal Historic Resource.

RECOMMENDATIONS OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2016 APRIL 13

That Council give three readings to **Proposed Bylaw 27M2016**.

PREVIOUS COUNCIL DIRECTION / POLICY

2016 January 11 Council approved PFC2015-0912 which recommended approval of a one-time 2016 budget increase of \$1,599,000 in City-Wide Policy & Integration, Program 610 funded from the Fiscal Stability Reserve to provide a grant to the owner of the Bank of Montreal building (140 8 Avenue S.W.).

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BACKGROUND

The Bank of Montreal is located at 140 8 Avenue S.W. The building was completed in 1932 and is a significant example of Beaux Arts-style architecture. It was added to Calgary's Inventory of Evaluated Historic Resources in 1982, and is listed as having "City-wide" significance. The property was also designated as a Provincial Historic Resource in 2003.

Council approved a grant for the Bank of Montreal contingent upon its designation as a Municipal Historic Resource.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

The Historical Resources Act permits the City of Calgary Council to designate real property as a Municipal Historic Resource when the Council considers such protection to be in the public interest. The City enters into this process in cooperation with the building owner, investigates the historical significance of the building and drafts a bylaw for Council's consideration that specifies the elements of the building that must be protected.

Designation of the Bank of Montreal 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 that must be treated appropriately in any future changes or conservation work. While the property is currently designated by the Province of Alberta, the municipal designation will provide The City with joint approving authority, and ensure that any future work to the building will meet The City's standards and expectations, in addition to those of The Province.

Designation of the property will also make it eligible to utilize some of the heritage conservation incentives available to designated heritage properties in the downtown. Such incentives include the ability to transfer or sell unused density and unused parking potential from this heritage property to a development site in the area, allowing the owner to recapture some of their restoration investment, or for future maintenance, for example.

The process of municipal designation, as per the Alberta Historical Resources Act, requires The City to issue a 'Notice of Intention to Designate' to the property owner 60 days prior to Council passing a designation bylaw on the property. The Notice became effective when received on 2016 Feb 26. Thus a bylaw can only be passed by Council 2016 April 26, or later, upon expiration of the 60-day waiting period. For this reason, Administration's recommendation is advises to refer this item to the 2016 May 02 Council meeting.

Stakeholder Engagement, Research and Communication

The owner of the Bank of Montreal is in agreement with the proposed bylaw.

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Strategic Alignment

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* sets forth 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

The preservation of historic places capitalizes on the energy investment in the original structures, preventing unnecessary resource use and reducing the pressure on landfill sites from demolition.

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. Also tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

Designation of the Bank of Montreal will lead to a one-time 2016 payment of \$1,599,000 from the Fiscal Stability Reserve to the owner of the Bank of Montreal property.

Current and Future Capital Budget:

Designation of the Bank of Montreal will have no capital budget implications for The City of Calgary.

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Risk Assessment

No risks have been identified in designating the Bank of Montreal as a Municipal Historical Resource.

REASON(S) FOR RECOMMENDATION(S):

Built 1930-32, the Bank of Montreal is the finest example of Beaux Arts architecture in Calgary and the most substantial temple-form bank in the city. As the site of company's main operations in the city since the 1880s, the property also symbolizes a long historical association with the city. Designation as a Municipal Historic Resource also meets the condition of PFC2015-0912.

ATTACHMENT(S)

1. Proposed Bylaw 27M2016