

Multiple Municipal Historic Resource Designations (Private-owned sites) – December 2021

RECOMMENDATION(S):

That the Infrastructure and Planning Committee recommends that Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Arthur Bishop Residence (Attachment 2);
- b) the McPherson Ranch House (Attachment 3);
- c) the Rideout (Mitchell-Sproule) Residence (Attachment 4); and
- d) the Wright Residence (Attachment 5)

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2021 DECEMBER 1:

That Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Arthur Bishop Residence **Proposed Bylaw 64M2021** (Attachment 2);
- b) the McPherson Ranch House **Proposed Bylaw 61M2021** (Attachment 3);
- c) the Rideout (Mitchell-Sproule) Residence **Proposed Bylaw 67M2021** (Attachment 4);
and
- d) the Wright Residence **Proposed Bylaw 66M2021** (Attachment 5)

HIGHLIGHTS

- Protecting Calgary’s historic resources is an identified objective of The City; designating the proposed historic buildings would legally protect them permanently from demolition or unapproved alteration to heritage elements.
- **What does this mean to Calgarians?** Designation as Municipal Historic Resources ensures these buildings are conserved for all Calgarians, present and future and makes the owners eligible for grant funding from The City of Calgary.
- **Why does this matter?** Conservation and rehabilitation of Calgary’s historic buildings and sites is important to Calgary’s culture, history, and identity and reinvests in the local economy. Protecting historic buildings benefits Calgary by reducing environmental impacts by reusing structures/materials and generating economic uplifts, such as increased tourism and job growth in the skilled trades.
- The properties listed in the report were built in the early 1900s during Calgary’s Pre-World War One boom period (1906-1913).
- The owners of all properties have formally requested designation.
- Approval of the four (4) designations in this report, coupled with the three (3) designations in Report IP2021-1506 on the same meeting agenda, would result in 14 Municipal Historic Resource designations in 2021, bringing the total designations to 120
- 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”.
- Strategic Alignment to Council’s Citizen Priorities: A city of safe and inspiring neighbourhoods.
- Background and Previous Council Direction is included as Attachment 1.

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DISCUSSION

The following sites are proposed for Municipal Historic Resource designation. They have been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine value areas. Once evaluated, the Calgary Heritage Strategy (LPT2007-64) states that these “significant historic resources” “can and should be protected through Designation Bylaws”.

Arthur Bishop Residence

- Built in 1912
- 1401 2 ST NW [Crescent Heights]
- Represents the founding and early development of Crescent Heights, one of Calgary’s earliest residential subdivisions, during Calgary’s first population boom (1907-1913).

McPherson Ranch House

- Built in 1910
- 7011 Sierra Morena BV SW [Signal Hill]
- Located on former McPherson family ranch lands and operated by the family for nearly a century, it holds value for its associations with ranching.

Rideout (Mitchell-Sproule) Residence

- Built in 1912
- 2209 Carleton ST SW [Upper Mount Royal]
- Is one of Upper Mount Royal’s earliest homes, representing the area’s origins as a residential subdivision, attracting Calgary’s newly affluent who were benefitting from the city’s pre-World War One economic boom.

Wright Residence

- Built in 1914
- 3212 6 ST SW [Elbow Park]
- Valued for its association with the earliest development of the Elbow Park community and its association with the Wright family, one of the earliest residents of the home.

Proposed Bylaw Schedules

Detailed information on all properties can be found in Attachments 2 to 5, the proposed designation bylaws.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A geographically situates 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 AND COMMUNICATION (EXTERNAL)

- Public Engagement was undertaken
- Public Communication or Engagement was not required

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- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Public communication or engagement was not required for the recommendations. The proposed designation bylaws impact specific privately-owned properties, and all property owners have expressly agreed to designation as a Municipal Historic Resource.

The owner of each property intended for designation was circulated their proposed bylaw and provided agreement in-writing to it being presented to the Infrastructure and Planning Committee, 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, a civic partner, has expressed support of these proposed designations as outlined in Attachment 6 to this report.

IMPLICATIONS

Social

Protection of Calgary's heritage resources through designation is an essential part of conserving our history, culture and identity. A 2020 Citizen Perspective Survey Report indicates a majority of Calgarians agree that conservation of Calgary's historic buildings and sites is important, personally (83%), to Calgary's culture (94%); and, for future generations to enjoy (86%).

Environmental

Conservation of heritage resources contributes to reducing carbon emissions through avoidance of new material use and diverted landfill waste. Historic buildings have 'inherent sustainability' through their long life-cycle, reparability and traditional building design. Demolition of buildings in Canada generates approximately 25% of all landfill waste. Conservation of historic buildings offers a significant opportunity to reduce unnecessary landfill usage and material loss. Additionally, conserving cultural landscapes retains mature trees and associated microclimates.

Economic

The conservation of heritage resources has economic benefits including job growth and retention in skilled trades and construction; increased tourism through attractive streets; and attracting innovative/start-up businesses by offering affordable commercial/industrial spaces.

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Service and Financial Implications

No anticipated financial impact

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 community plans support the conservation of Calgary's Historic Resources.

RISK

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. Designation allows each owner to retain all rights to the individual enjoyment of their property and does not prevent a property from being sold.

ATTACHMENT(S)

1. Attachment 1 – Previous Council Direction, Background
2. **Attachment 2 – Proposed Bylaw 64M2021**
3. **Attachment 3 – Proposed Bylaw 61M2021**
4. **Attachment 4 – Proposed Bylaw 67M2021**
5. **Attachment 5 – Proposed Bylaw 66M2021**
6. Attachment 6 – Heritage Calgary Letters of Support

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development	Approve