

Multiple Municipal Historic Resource Designations – June 2022

RECOMMENDATION(S):

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

- a) the Imperial Bank Building (Attachment 2); and
- b) the Lorraine Apartments (Attachment 3).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2022 JUNE 10:

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

- a) **Proposed Bylaw 21M2022** (Attachment 2); and
- b) **Proposed Bylaw 20M2022** (Attachment 3).

HIGHLIGHTS

- Protecting Calgary's historic resources is an identified priority for The City of Calgary. Designating the proposed historic buildings will 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 is an investment 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.
- One property listed in this report was built in 1886 during Calgary's 'Railway/Early Settlement era (1885-1905). The other property was constructed during the Pre WW1/Age of Optimism period (1906-1913).
- The owners of both properties have formally requested designation.
- Approval of the designations in this report would lead to two (2) Municipal Historic Resource designations thus far in 2022, bringing the total number of sites designated by bylaw in Calgary to 122.
- 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.”

Imperial Bank Building

- Built 1886
- 100 8 AV SW [Downtown Commercial Core]
- Valued for its Neo-Classical architecture style and its reflection of the dynamic commercial growth of Calgary at the turn of the century.

Lorraine Apartments

- Built 1912-13
- 620 12 AV SW [Beltline]
- This is an important example of a Classical Revival style building possessing historic and symbolic value as one of the surviving buildings representing the Beltline’s original character as one of Calgary’s premier residential communities.

Proposed Bylaw Schedules

The proposed designation bylaws provide detailed information on both properties in Attachments 2 to 3.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A is the building’s location. Schedule B includes the Statement of Significance and outlines specific 'Regulated Portions' that cannot be removed, altered, or destroyed without approval from the City of Calgary. Schedule C is a 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
- Public/Stakeholders were informed
- Stakeholder dialogue/relations were undertaken

Both property owners have expressly requested and agreed to designation as a Municipal Historic Resource. Public communication or engagement was not required for the recommendations.

Each property owner was circulated their proposed bylaw and provided agreement in writing to it being presented to the Standing Policy Committee on Infrastructure and Planning and City

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Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners with the 60-day notice as required by the Act.

Heritage Calgary, a civic partner, has expressed support for these proposed designations as outlined in Attachment 4 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 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 lifecycle, 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 and distinctive commercial/industrial spaces.

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 Plans and Budgets, 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. Both property owners agree 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.

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ATTACHMENT(S)

Attachment 1 – Background and Previous Council Direction

Attachment 2 – Proposed Bylaw 21M2022

Attachment 3 – Proposed Bylaw 20M2022

Attachment 4 – Heritage Calgary Letters of Support

Attachment 5 – Presentation – IP2022-0529

Department Circulation

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