

## DESIGNATION OF THE CALGARY TREND HOUSE AS A MUNICIPAL HISTORIC RESOURCE

---

### EXECUTIVE SUMMARY

The property owners have requested designation of the Calgary Trend House as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act.

### ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw (Attachment) to designate the Calgary Trend House as a Municipal Historic Resource.

### RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2014 DECEMBER 12:

---

That Council give three readings to the Proposed Bylaw **78M2014** to designate the Calgary Trend House as a Municipal Historic Resource.

### PREVIOUS COUNCIL DIRECTION / POLICY

The City of Calgary *Municipal Development Plan* (MDP) 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 Alberta Historical Resources Act enables the protection of historic resources.

### BACKGROUND

The Calgary Trend House (address: 730 - 47 Av. SW; and with a short legal description of 544GQ; 23; 9) is listed as having "City-wide" significance on Calgary's Inventory of Evaluated Historic Resources. The property was built in 1953 and is an exceptional and nationally significant example of Modernist-style architecture. It represents one of the finest residential examples of mid-century Modern-style design in Calgary.

The property owners have requested to designate the property as a Municipal Historic Resource to protect the property in perpetuity. Municipal designation will also make the property eligible for conservation grant funding from the Alberta Historical Resources Foundation and from the City of Calgary's Historic Resource Conservation Grant Program.

Administration recognizes that this building contributes to community identity and is a unique historic resource. Therefore, its protection supports the intent of the MDP.

### INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the Calgary Trend House legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaw is attached. The bylaw identifies the elements of the building that contribute to its heritage value and that must be treated appropriately in any future changes or conservation work.

## DESIGNATION OF THE CALGARY TREND HOUSE AS A MUNICIPAL HISTORIC RESOURCE

---

The property is for the most part in original condition, but now requires significant conservation work including window replacement and structural upgrades. Access to the grant programs, will ensure that the initiation of such work is possible and carried out to a high standard.

### **Stakeholder Engagement, Research and Communication**

The owners of the Calgary Trend House are in agreement with the proposed bylaw.

### **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)**

Cities and areas which have conserved their historic resources and character have been shown to attract residents, investment and development, leading to positive economic benefit.

### **Financial Capacity**

#### **Current and Future Operating Budget:**

Designation of the Calgary Trend House will have no operating budget implications for The City of Calgary. As a result of the designation, if the property owner seeks to access the City of

## **DESIGNATION OF THE CALGARY TREND HOUSE AS A MUNICIPAL HISTORIC RESOURCE**

---

Calgary's Historic Resource Conservation Grant Program, the grant funding would come from a reserve fund – the Heritage Incentive Reserve Fund.

### **Current and Future Capital Budget:**

Designation of the Calgary Trend House will have no capital budget implications for The City of Calgary.

### **Risk Assessment**

No risks have been identified in designating the Calgary Trend House as a Municipal Historical Resource.

### **REASON(S) FOR RECOMMENDATION(S):**

The owner of the property has formally requested Municipal Historic Resource Designation. Protecting Calgary's historic resources is an identified objective of The City.

### **ATTACHMENT(S)**

**Proposed Bylaw 78M2014**