

## Multiple Municipal Historic Resource Designations – December 2022

### RECOMMENDATION(S):

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

- a) the Athlone Building (Attachment 2);
- b) the Barron Building (Attachment 3);
- c) the Gray Residence (Attachment 4);
- d) the McAdam Residence (Attachment 5); and
- e) the Reliance (Armour) Block (Attachment 6).

### 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 private owners eligible for grant funding from The City of Calgary. Designation of city-owned sites provides access to provincial and federal grant funds for ongoing conservation.
- **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.
- Two properties in this report were built prior to World War I during Calgary's pre-World War I Boom, Age of Optimism period (1906-1913). The other three properties represent the first half of Calgary's 20<sup>th</sup> century architectural history encompassing the Post World War I to Stock Market Crash (1919-1929), the Depression (1930-1939) and Oil Boom (1946-1956) development eras.
- The owners/stewards of the properties have formally requested designation.
- Approval of the five (5) designations in this report would lead to seven (7) Municipal Historic Resource designations in total in 2022, bringing the total number of sites designated by bylaw in Calgary to 127.
- Background and previous Council direction is included as Attachment 1.

### 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."

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### Athlone Building

- Built 1936
- 3910 Quesnay Wood DR SW [Currie Barracks – Ward 8]
- Valued for its clean Georgian Revival architecture style and its association with the former Canadian Forces Base Calgary.

### Barron Building

- Built 1951
- 610 8 AV SW [Downtown Commercial Core – Ward 7]
- Valued for its Art Moderne architecture style, a symbol of Calgary's role as a 'oil capital' and its association with Jacob B. Barron, an important businessman and leader in the Jewish community. It is currently undergoing conversion from office to rental housing.

### Gray Residence

- Built 1911
- 2222 16 ST SE [Inglewood - Ward 9]
- This is an important example of the Edwardian cottage architecture style representing residential development in Inglewood for railway, factory and other labourers during the Pre WW1 building boom.

### McAdam Residence

- Built 1926
- 105 Scarboro AV SW [Scarboro – Ward 8]
- An example of a modest Tudor Revival-style home constructed during the second build-out of Scarboro (then known as Sunalta Addition) contributing towards the "Picturesque suburb" character of Scarboro.

### Reliance (Armour) Block

- Built 1909
- 15 4 ST NE [Crescent Heights – Ward 7]
- One of the oldest Edwardian Commercial style buildings in Crescent Heights, recalling the high-street, mixed-use character of 4 ST NE as well as providing housing to residents from a range of working-class and cultural backgrounds.

### Proposed Bylaw Schedules

The proposed designation bylaws provide detailed information on all properties in Attachments 2 to 6.

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.

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### **EXTERNAL ENGAGEMENT AND COMMUNICATION**

- |   |   |
|---|---|
| <input type="checkbox"/> Public Engagement was undertaken                   | <input checked="" type="checkbox"/> Dialogue with interested parties was undertaken     |
| <input checked="" type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

The property owners/stewards have expressly requested and agreed to designation of their properties as a Municipal Historic Resource.

Each property owner/steward 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 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 7 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'.

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### **RISK**

No risks have been identified in designating the proposed sites as Municipal Historic Resources. The 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.

There would be risk of alteration or demolition should the Heritage Designations not be applied on the properties.

### **ATTACHMENT(S)**

1. Attachment 1 – Background and Previous Council Direction
2. Attachment 2 – Proposed Wording for a Bylaw to Designate the Athlone Building as a Municipal Historic Resource
3. Attachment 3 – Proposed Wording for a Bylaw to Designate the Barron Building as a Municipal Historic Resource
4. Attachment 4 – Proposed Wording for a Bylaw to Designate the Gray Residence as a Municipal Historic Resource
5. Attachment 5 – Proposed Wording for a Bylaw to Designate the McAdam Residence as a Municipal Historic Resource
6. Attachment 6 – Proposed Wording for a Bylaw to Designate the Reliance (Armour) Block as a Municipal Historic Resource
7. Attachment 7 – Heritage Calgary Letters of Support
8. Attachment 8 – Presentation – IP2022-1255

Department Circulation

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