



DESIGNATION OF THE ST. LOUIS HOTEL AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

In 2008 the St. Louis Hotel property was designated as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act. The property, as designated, included three lots with the St. Louis Hotel building occupying only one of those lots, and the other two lots being vacant.

In 2014 the property was subdivided. The 2008 designation bylaw must now be repealed to remove the designation from the vacant parcels not containing the St. Louis Hotel building, and a new designation bylaw put in place to include only the St. Louis Hotel building and its associated parcel.

ADMINISTRATION RECOMMENDATION(S)

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

1. Repeal Bylaw 3M2008, a bylaw designating the St. Louis Hotel as a Municipal Historic Resource
2. Give three readings to the proposed bylaw to designate the St. Louis Hotel as a Municipal Historic Resource.
3. Forward this report for consideration to the 2014 December 15 Regular Meeting of Council to not compromise a sale agreement that the owner has on those lands not containing the St. Louis Hotel building.

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

That Council:

1. Repeal Bylaw 3M2008, a bylaw designating the St. Louis Hotel as a Municipal Historic Resource
2. Give three readings to the Proposed Bylaw **77M2014** to designate the St. Louis Hotel as a Municipal Historic Resource.

Excerpt from the Minutes of the Regular Meeting of the SPC on Planning and Urban Development Held 2014 December 12:

- "3. Forward this report for consideration to the 2014 December 15 Regular Meeting of Council to not compromise a sale agreement that the owner has on those lands not containing the St. Louis Hotel building."

PREVIOUS COUNCIL DIRECTION / POLICY

On 2007 July 23 Council adopted the recommendations in LAS2007-98 which authorized the proposed sale of the St. Louis Hotel subject to its designation as a Municipal Historic Resource.

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On 2008 February 04 Council approved Bylaw 3M2008 to designate the St. Louis Hotel as Municipal Historic Resource.

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.

BACKGROUND

The St. Louis Hotel (430 - 8 Av. SE; short legal description of 1412692; 54; 43) is listed as having "City-wide" significance on Calgary's Inventory of Evaluated Historic Resources. The St. Louis Hotel was built in 1914 and survives as one of the oldest hotel buildings in the city. It contributes significantly to the heritage character of the East Village area.

In 2008 the St. Louis Hotel property was designated as a Municipal Historic Resource. The property, as designated, included three lots with the St. Louis Hotel building occupying only one of those lots. A copy of Bylaw 3M2008 is attached as Attachment 1.

In 2014 the St. Louis Hotel property was subdivided to allow those vacant portions of the property not containing the St. Louis Hotel building to be sold and developed.

The Calgary Municipal Land Corporation (CMLC), the owner of the St. Louis Hotel building and those lands contained in the 2008 designation bylaw, has requested that the Municipal Historic Resource designation be removed from those lands not containing the St. Louis Hotel building. CMLC has requested the designation be removed at the 2014 December 15 meeting of Council on the parcels not containing the St. Louis Hotel building so that a sale agreement with a development partner on those parcels will not be compromised.

The 2008 bylaw designating the St. Louis Hotel as a Municipal Historic Resource must be repealed to remove the historic resource designation (encumbrance) from those lands not containing the St. Louis Hotel building; a new bylaw designating the St. Louis Hotel as a Municipal Historic Resource should be approved which designates only the St. Louis Hotel building and its associated parcel. The proposed bylaw is Attachment 2 and contains a new legal description for the property.

At the time the original designation bylaw was passed, the parties involved recognized that the amendment or repeal of the original designation bylaw would be necessary at time of a subdivision.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the St. Louis hotel legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaw is Attachment 2. The bylaw identifies the elements of the building that contribute to its heritage value and that must be protected in any future changes or conservation work. Removing the designation from the vacant parcels will have no impact on the protected features or heritage value of the St. Louis Hotel.

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Stakeholder Engagement, Research and Communication

The owners of the St. Louis Hotel are in agreement with repealing the 2008 Municipal Historic Resource designation bylaw and are in agreement with the new 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. They 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 St. Louis Hotel 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 St. Louis Hotel will have no operating budget implications for The City of Calgary.

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Current and Future Capital Budget:

Designation of the St. Louis Hotel will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the St. Louis Hotel as a Municipal Historical Resource.

REASON(S) FOR RECOMMENDATION(S):

The owner of the property has requested that Bylaw 3M2008 be repealed, and is in agreement with the proposed bylaw. Administration is supportive of the repeal and supports the replacement of Bylaw 3M2008 with the proposed bylaw; this process should occur concurrently to provide the St Louis Hotel building with uninterrupted protection.

ATTACHMENT(S)

1. Bylaw 3M2008 Being A Bylaw of The City of Calgary To Designate The St. Louis Hotel As A Municipal Historic Resource
2. **Proposed Bylaw 77M2014**