

MCHUGH HOUSE BELTLINE COMMUNITY INVESTMENT FUND APPLICATION

EXECUTIVE SUMMARY

The Beltline Community Investment Fund Committee recommends that capital funds from the Beltline Community Investment Fund (BCIF) be provided to support the permanent relocation of the McHugh House in Humpy Hollow Park.

ADMINISTRATION RECOMMENDATION(S)

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

1. Endorse the recommendation of the Beltline Community Investment Fund (BCIF):
 - a. Committee to commit \$250,000 from the BCIF capital deposit to contribute to the capital
 - b. Costs of the permanent relocation of the McHugh House and;
2. Approve capital budget and appropriation of \$250,000 in 2014 for Program 500:
 - a. Funded from the BCIF capital deposit.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2014 OCTOBER 08:

That the Administration Recommendations contained in Report PUD2014-0708 be approved.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2014 February 24, Council approved C2014-0188 as follows: That Council:

1. Direct Administration to move the McHugh House to a temporary location at Humpy Hollow Park (17 Avenue SW and Centre Street) until it can be placed on a permanent foundation at Humpy Hollow Park,
2. Endorse the recommendation of the Beltline Community Investment Fund (BCIF) Committee, to fund up to \$150,000 from the BCIF towards the cost to move the McHugh House from its current location. The cost and funding to flow through Operating Program 616 – Land Use Planning & Policy, and
3. Authorize a loan of up to \$300,000 from the Fiscal Stability Reserve (FSR) to fulfill the project; and
4. Develop a long term strategy for the permanent sitting and disposition of the McHugh House and Humpy Hollow Park and the repayment of the FSR monies and report back to Council by 2014 December; and further that the In-Camera discussions remain confidential pursuant to Section 28(a) of the *Freedom of Information and Protection of Privacy Act*.

On 2014 January 27, Council, through a Notice of Motion, directed Administration to “explore options and tools to preserve the McHugh House including but not limited to:

- a) purchase of the land and/or building;
- b) relocation of the building;
- c) identify a potential source of funds to accomplish preservation; and

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d) report back to Council no later than 2014 February.”

On 2011 June 20 Council approved report LPT2011-40 Terms of Reference – Beltline Community Investment Fund (BCIF). As outlined in these terms, project funding requests that exceed \$75,000 must be approved by Council.

On 2006 May 15 Council approved the Beltline Area Redevelopment Plan (ARP), which allows for the earning of bonus density through cash contributions to the Beltline Community Investment Fund (BCIF). The Fund was created in conjunction with the density bonusing policies outlined in the ARP and implemented through the Land Use Bylaw 1P2007.

BACKGROUND

Built in 1896 the house is the 6th oldest house in Calgary and is listed on the City of Calgary Inventory of Historic Resources as a City Wide Historic Resource due to its' significance to the city as a whole. (See Attachment 1 – Statement of Significance)

In 2013 the owner of the McHugh House (The Roman Catholic Bishop of the Diocese of Calgary) applied for a permit to demolish the house. On-going discussions between the owner's representative, Administration and Provincial Heritage staff sought to identify options to conserve the McHugh House. On 2014 February 04 the Mayor's office received correspondence from the Catholic Diocese agreeing to delay demolition until 2014 April 06.

In early 2014 Administration researched property in the vicinity where the house might be moved immediately. Humpy Hollow Park located a block north of the existing McHugh site at the corner of 17th Avenue SW and Centre Street South was identified as a site large enough to store the McHugh House on a temporary basis until a permanent location was identified. The tight timeline did not allow Administration the ability to fully determine the work required and budget needed to support the permanent relocation of the house.

In 2014 February an application for BCIF funding of up to \$150,000 for Phase 1 of the project was approved by City Council. This funding supported the temporary relocation of the house to Humpy Hollow Park in 2014 April. The City of Calgary took ownership of the house and will proceed to legally protect it as a designated Municipal Historic Resource.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Work is underway to secure a long term community based tenant. The land use on the Humpy Hollow site is Special Purpose – Community Service (S-CS) with limited permitted uses. Discretionary uses include: Child Care Service, Community Recreation Facility, Indoor Recreation Facility, Library, Museum, School and Service Organization. This would include uses such as a Community Association or Social Recreation Organization(s).

Administration has finalized a plan (Phase 2) to reconstruct porches and other elements dismantled as part of the move, install service connections (electric, water, sewer and natural gas) and return the house to a useable condition. With the approval of additional BCIF funding the City of Calgary will complete Phase 2 of the McHugh House relocation. This will allow for the preservation of the house and provide the opportunity for Administration to identify and

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implement a strategy for the long term conservation and community use of the McHugh House. At this time the house has been placed on its permanent foundation.

Administration has reviewed the project and is comfortable that it meets the criteria as laid out within the BCIF Terms of Reference. The BCIF Committee discussed and voted in favour of the funding request (Attachment 2).

Stakeholder Engagement, Research and Communication

In early 2014 Administration staff met with stakeholders including the Executive Director of the Victoria Park Business Revitalization Zone, the President of the Beltline Community and the Chair of the Mission/Cliff Bungalow Community Association Heritage Committee to gain their support for preserving the McHugh House through temporary relocation to the Humpy Hollow Park site.

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 inclusivity 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.

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. The McHugh House will add visual interest and, through new uses, bring vitality to Humpy Hollow Park while serving as a landmark terminus to the south end of the Volunteer Way pedestrian area.

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 McHugh House will add character and visual interest to the streetscape; new uses housed within the restored house will attract community users, residents and tourists. Historic designation will ensure these attributes are protected to the benefit of the community.

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Financial Capacity

Current and Future Operating Budget:

As the relocation of the McHugh House (Phase 2) is completed, Administration will continue to explore future use of the house and the operating implications of its acquisition and use. Parks Operations will be assuming ongoing operating costs until a tenant is confirmed.

Current and Future Capital Budget:

Phase 2 Budget: \$400,000

City of Calgary Parks funding contribution: \$150,000

The approval of \$250,000 from the Beltline Community Investment fund would ensure that 100% of the capital budget for Phase 2 is in place.

Risk Assessment

Completion of Phase 2 of the relocation of the McHugh House prior to the winter season will lessen potential risks to the house from environmental factors during the upcoming winter season.

REASON(S) FOR RECOMMENDATION(S):

Protecting Calgary's historic resources is an identified objective of The City. Council directed Administration to explore relocating the McHugh House in order to conserve its heritage value. Completion of Phase 2 of the relocation project will allow Administration to further protect the physical asset and more fully explore options for potential long term community use.

ATTACHMENT(S)

1. Statement of Historic Significance
2. Minutes of the 2014 August 20 Meeting of the Beltline Community Investment Fund Committee