

Planning & Development Report to
SPC on Planning and Urban Development
2019 July 03

ISC: UNRESTRICTED
PUD2019-0748

Multiple Municipal Historic Resource Designation – Spring 2019

EXECUTIVE SUMMARY

This report presents three evaluated heritage sites for designation as Municipal Historic Resources under Section 26 of the Alberta Historical Resources Act. It is a departure from Administration's previous reports recommending designation of individual properties. This new approach is being introduced to increase efficiency and clarity. The three properties included in this first multiple designation report are the *Richard and Annie Taylor Residence*, the *Norman and Jo Ann Stewart Residence*, and the *Gerlitz Residence*. The property owners of these heritage sites have all requested and consented to designation.

Designation as a Municipal Historic Resource offers legal protection to evaluated heritage sites, preserving them for the future, and making the owners eligible for conservation incentives and financial assistance in maintaining the properties through existing Municipal and Provincial programs. Beyond the broadly-recognized cultural and educational benefits of heritage conservation, investment in historic resources has been demonstrated to build economic resiliency, support innovation and the creative economy, sustain and grow a skilled-labour market, create jobs at a rate in-excess of new construction, and play an integral role in the long-term sustainability goals of a municipality.

ADMINISTRATION RECOMMENDATION:

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

- a) the Richard and Annie Taylor Residence (Attachment 1);
- b) the Norman and Jo Ann Stewart Residence (Attachment 2); and
- c) the Gerlitz Residence (Attachment 3).

RECOMMENDATION OF THE STANDING POLICY COMMITTEE ON PLANNING AND URBAN DEVELOPMENT, DATED 2019 JULY 03:

That Council:

Give three readings to the following proposed bylaws, to designate as a Municipal Historic Resource:

- a. the Richard and Annie Taylor Residence **Bylaw 26M2019** (Attachment 1);
- b. the Norman and Jo Ann Stewart Residence **Bylaw 28M2019** (Attachment 2); and
- c. the Gerlitz Residence **Bylaw 27M2019** (Attachment 3).

PREVIOUS COUNCIL DIRECTION / POLICY

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

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actions proposed to “continue to legally protect heritage assets and directly support landowners.”

At the 2016 November 7 Combined Meeting of Council, through CPS2016-0867, Council adopted the Culture Plan for Calgary, identifying Heritage Conservation as one of the 5 Strategic Priorities of the Plan.

At the 2008 February 4 Combined Meeting of Council, through LPT2007-64, Council adopted the Calgary Heritage Strategy. The approved content of the Strategy states that significant historic resources “can and should be protected through designation bylaws”.

BACKGROUND

Protecting historic buildings through legal designation is an internationally recognized best-practice in planning, and is supported by City of Calgary policy (an overview of relevant policies and conservation benefits is available in Attachment 5 to this report). The One Calgary 2019-2022 Service Plan directs Administration to seek an annual target of 7 designations per year. Detailed information on the qualifications and mechanisms for designation as a Municipal Historic Resource, and incentives (including grants) offered to designate is contained in Attachment 6. Approval of the designations included in this report would bring the number of Municipal Historic Resource designations in 2019 to 3, towards the annual target.

To date, a total of 94 properties in Calgary have been designated as Municipal Historic Resources out of 783 extant sites on the *Inventory of Evaluated Historic Resources* (approximately 12% of the *Inventory*).

A ‘Progress Snapshot’ containing further information on the status of the *Inventory*, and the protection and management of historic resources is available as Attachment 7 to this report.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

New Reporting Format

Going forward, Administration will aim to bring multiple heritage designations forward together rather than as individual items. This approach will allow for a streamlined and efficient process by eliminating duplication of work and providing succinct information for Council and Committee. For Council’s convenience, each report going forward will include:

- Attachments outlining the proposed bylaws for each of the properties, as well as letters of support from the Calgary Heritage Authority, as available.
- An attachment with a high-level overview of the benefits of Heritage Conservation.
- An attachment discussing the designation process and incentives (including grants).
- An attachment providing updates on the current the status of heritage conversation in Calgary.

Proposed Designations in the Spring 2019 Report

The following sites are proposed for designation – having been previously recognized by the Calgary Heritage Authority as *Evaluated Historic Resources* using the Council-approved *Historic Resource Evaluation System*, including the following values:

The Richard and Annie Taylor Residence (Built 1912) 3216 17 ST SW [South Calgary]

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- Recognized for its Landmark, Style and Symbolic value as one of the oldest extant properties in South Calgary, and a rare and landmark example of a brick Edwardian Cottage residence in the area.

The Norman and Jo Ann Stewart Residence (Built 1979) 2616 26 ST SW [Killarney/Glengarry]

- Recognized for its Construction, Design, Person, and Style value as a pioneering 'earth-sheltered' energy-efficient home, designed by notable Calgary architect Wolfgang Wenzel in an expressionist style.

The Gerlitz Residence (Built 1904) 1222 10 AV SE [Inglewood]

- Recognized for its Style and Symbolic value as a well-preserved example of an Edwardian working-class home in one of Calgary's earliest subdivisions.

Detailed information on all properties can be found in Attachments 1 to 3, being the proposed designation bylaws.

Each proposed bylaw provides conditions for treatment of that property. 'Schedule A' visually clarifies the site location; 'Schedule B' includes the Statement of Significance from the property's heritage evaluation, and outlines specific 'Regulated Portions' that cannot be removed, altered, or destroyed without approval from the City of Calgary; Schedule C compiles a reference list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

In addition to these properties warranting designation through being Evaluated Historic Resources via the Calgary Heritage Authority, the communities of each resource – South Calgary (Taylor Residence), Killarney (Stewart Residence) and Inglewood (Gerlitz Residence) – are experiencing significant development pressure through planning work and market demand. Designation offers an important opportunity to conserve three heritage resources in areas of high growth and change.

Stakeholder Engagement, Research and Communication

The owners of each property formally requested designation as a Municipal Historic Resource: The Richard and Annie Taylor Residence (2018 December), Stewart Residence (2019 January), and the Gerlitz Residence (2019 March).

All owners have reviewed their respective proposed bylaw, and expressed agreement in-writing to it being presented to the Standing Policy Committee on Planning and Urban Development, and City Council.

Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners in accordance with the 60-day notice requirement of the Act.

The Calgary Heritage Authority has expressed support of this proposed designation as outlined in Attachment 4 to this report.

Strategic Alignment

The *Municipal Development Plan*, *Calgary Heritage Strategy* (2008), *Culture Plan for Calgary*, *One Calgary 2019-2022 Service Plan*, and a variety of area-specific plans support the

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conservation of Calgary's Historic Resources. Detailed information on policy and strategic alignment regarding heritage conservation (including Calgary Economic Development's *Calgary in the New Economy* strategy) is contained in Attachment 5 to this report.

Social, Environmental, Economic (External)

The triple-bottom-line benefits of historic resource conservation for communities and municipalities (including the economic activity generated through rehabilitation) have been documented internationally and form the basis for the Calgary Heritage Strategy (2008). An overview of the benefits of heritage conservation is included as Attachment 5 – highlighting positive impacts on job growth, tourism, Calgary's competitive advantage in the labour marketplace, affordable commercial space, carbon emission reductions through 'avoided impact', diverted landfill waste, citizen appreciation and enjoyment of our city, and strengthening of local history and collective identity.

Financial Capacity

Current and Future Operating Budget:

The proposed designations will have no operating budget implications for The City of Calgary.

Designation renders property owners eligible to apply to The City of Calgary's Heritage Conservation Grant Program, funded through an existing reserve administered by Heritage Planning, which receives \$225,000 per year from the Planning & Development budget – and will increase to \$500,000 per year in 2020 (One Calgary 2019-2022 Services Plans and Budgets). The status of the Historic Resource Conservation Grant Program is included on page 2 of Attachment 6 to this report.

Current and Future Capital Budget:

The proposed designations will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the proposed sites as Municipal Historic Resources. All property owners are in agreement with the proposed designations, which do not prescribe activities in the buildings or on the properties, allow each owner to retain all rights to the individual enjoyment of their property, and do not prevent a property from being sold.

Additionally, no risks are identified with this new multiple designation format. It is anticipated that 3-4 combined reports per year may be brought to Committee/Council with this approach, rather than the current average of 9 individual designation reports. Due to workload balancing and required internal processes, the current report cycle for individual designation reports is approximately 4 months, and the combined format is not expected to significantly increase timelines for citizens seeking designation of a property. In cases where timelines are accelerated (e.g. where tied to a Land Use Application and/or Density Transfer), an individual report may be brought forward in the prior designation format.

REASON(S) FOR RECOMMENDATION(S):

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The described properties are identified on Calgary's Inventory of Evaluated Historic Resources, making them eligible for designation as a Municipal Historic Resource.

The owners of all properties have formally requested designation. Protecting Calgary's historic resources is an identified objective of The City. Designation will also allow these properties to access incentives (including grant programs) to assist in their long-term management.

ATTACHMENT(S)

1. Attachment 1 – **Proposed Bylaw 26M2019** to Designate the Richard and Annie Taylor Residence as a Municipal Historic Resource
2. Attachment 2 – **Proposed Bylaw 28M2019** to Designate the Norman and Jo Ann Stewart Residence as a Municipal Historic Resource
3. Attachment 3 – **Proposed Bylaw 27M2019** to Designate the Gerlitz Residence as a Municipal Historic Resource
4. Attachment 4 – Calgary Heritage Authority Letters of Support
5. Attachment 5 – Heritage Conservation Overview and Benefit Summary
6. Attachment 6 – Heritage Designation Process and Incentives (Including Grants)
7. Attachment 7 – Heritage Conservation in Calgary – Progress Snapshot July 2019