



TO: City Council

FROM: Cynthia Klaassen, Heritage Resources Program Manager

DATE: Tuesday, April 4, 2023

RE: LOC2022-0114 – Stewart Livery Stable

Dear members of council,

Thank you for providing Heritage Calgary with an opportunity to provide our comments and support for the captioned Land Use Amendment. Heritage Calgary is a Civic Partner whose mandate is to advise Council on all matters relating to Calgary's heritage. We evaluate potential historic sites and maintain Calgary's Inventory of Evaluated Historic Resources, the "Inventory," and we promote public awareness of our shared heritage.

The Stewart Livery Stable, located in the historic Inglewood community, is a historic resource listed on the Inventory. This imposing and rare structure is a community landmark and is particularly notable because the exterior is largely unaltered, and it is situated one-half block away from Inglewood's main street, 9th Avenue aka Atlantic Avenue, a principal transit artery.

Heritage Value

Built in 1909, the Stewart Livery Stable, is one of the last remaining examples of a livery stable in Calgary, representing the importance of this kind of structure to daily life in the early city when horses and horse-drawn vehicles were an essential mode of travel.

Livery stables, once common in Western cities and towns, were used by ranchers and travellers who needed a place to feed, clean, or leave their horses while passing through the city. The stables were typically located on secondary streets, in light industrial areas, or (like the surviving East End Livery in Inglewood) near to and associated with hotels. The 1912 city directory lists 17 "Livery, Feed and Sales Stables" in Calgary.

James A. Stewart acquired the land for this stable in 1907, and a building permit in November 1909. It was built by local contractor R.A. Brocklebank, almost certainly from a standardized plan. Stewart also lived in or beside the stable. It was located just off of 9 AV, the commercial street of East Calgary (now Inglewood) and near the numerous industries in East Calgary which included the Calgary Brewing & Malting Co., Patrick Burns' meat packing plant, and Canadian Pacific Railway shop. East Calgary was also a residential area for these employers' workers.

Stewart operated the stable until 1915. The next long-term owners were Ellen Sheppard Griffith and Selina and Jacob Bradshaw (1925-49) who used the barn as a garage for their motorized fleet of mail trucks until the early 1940s. Subsequent uses included a garage, manufacturing, and storage.

Proposal

The application proposes a change in land use from R-C2 to DC to permit multiple dwellings on this corner lot. The proposal also includes the removal of a shed addition to the north side of the existing building. The Stewart Livery Stable will provide an anchor for the new development and be used once again to house transportation equipment, in this case personal vehicles for the residents. Future use for the existing stable also includes room for storage and a live-work space.

Response

Heritage Calgary was pleased to meet with the applicant for a site tour in October, 2022. At that time Heritage Calgary was able to assess the state of the current building, and together with the applicant, imagine how the space could be transformed into future, active use.

The re-use of existing buildings presents exciting, creative opportunities as well as carbon savings over the cost of replacing Calgary's existing building stock. Heritage buildings have "inherent sustainability" through their long life cycle, and conserving and rehabilitating historic fabric presents an opportunity to reduce unnecessary landfill usage and material loss.

Upon completion of the building's renovations and the construction of the adjacent row housing, Heritage Calgary recommends designating the Stewart Livery Stable as a Municipal Historic Resource. This will prevent demolition and provide access to conservation tools and incentives available through the City of Calgary's Heritage Planning department. Designation does not affect the ability to sell or purchase the property, and property owners actively participate in the development of the designation by-law. Since this site is already listed on the Inventory of Evaluated Historic Resources and the Property owner has listed the Character Defining Elements being preserved in this application, designation can be facilitated easily.

Conclusion

Thank you for providing Heritage Calgary an opportunity to comment on this application. We are pleased to see a proposed development that incorporates the use of the existing historic structure into future active use.

Regards,



Cynthia Klaassen

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