

DESIGNATION OF THE GEORGE C. CUSHING RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

Designation of the George C. Cushing Residence as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act.

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw to designate the George C. Cushing Residence as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2014 JULY 16

That Council give three Readings to proposed **Bylaw 47M2014**.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2013 June 10, Council adopted CPC2013-052. Bylaw 45D2013 re-designated the property from CC-MH to DC Direct Control District to accommodate a mixed-use residential and commercial development while conserving the George C. Cushing Residence.

BACKGROUND

The George C. Cushing Residence (address: 1313 Centre St. SW; and with a short legal description of SC; 100; 19, 20) is listed as having “City-wide” significance on Calgary’s Inventory of Evaluated Historic Resources.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the George C. Cushing Residence legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaw is attached. The bylaw identifies the elements of the building that contribute to its heritage value and that must be treated appropriately in any future changes or conservation work

Stakeholder Engagement, Research and Communication

The owners of the George C. Cushing Residence are in agreement with the 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”.

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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.

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.

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 George C. Cushing Residence 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 George C. Cushing Residence will have no operating budget implications for The City of Calgary.

Current and Future Capital Budget:

Designation of the George C. Cushing Residence will have no capital budget implications for The City of Calgary.

Risk Assessment

No risks have been identified in designating the George C. Cushing Residence as a Municipal Historical Resource.

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REASON(S) FOR RECOMMENDATION(S):

Designation of the George C. Cushing Residence is a condition of land use re-designation bylaw 45D2013 that accommodates a mixed-use residential and commercial development while conserving the George C. Cushing Residence.

ATTACHMENT(S)

Proposed Bylaw 47M2014