

BYLAW NUMBER 32M2014

**BEING A BYLAW OF THE CITY OF CALGARY
TO DESIGNATE RIVEREDGE PARK AS A
MUNICIPAL HISTORIC RESOURCE**

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the "Act") permits the Council of The City of Calgary to designate real property as a Municipal Historic Resource whose preservation the Council considers to be in the public interest because of their heritage value;

AND WHEREAS the Owner(s) of Riveredge Park has been given sixty (60) days written notice of the intention to pass this Bylaw in accordance with the Act;

NOW, THEREFORE, THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as "City of Calgary Bylaw to Designate Riveredge Park as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. "Riveredge Park" comprises:
 - a) 95,395.50 square-meters (23.57 acres) of land covering five separate parcels of land shown on attached Schedule "A" and described as follows:
 - I. First parcel
Municipal address: 1125 50 Avenue SW
Legal description:
Plan 270AP Block C
Area: 0.87 Hectares (2.15 Acres) more or less
 - II. Second parcel
Municipal address: 1215 50 Avenue SW
Legal description:
Plan 270AP Block B
Excepting thereout that portion of said Block B formerly known as Lots twenty nine (29) to thirty seven (37) inclusive in Block four (4) as shown on said Plan 270AP all mines and minerals
Area: 5.2 Hectares (12.85 Acres) more or less

III. Third parcel

Municipal address: 1235 50 Avenue SW

Legal description:

Meridian 5 Range 1 Township 23 Section 33 that portion of the east half of legal Subdivision 13 which lies to the north of the Elbow River described as follows:

Commencing at the north west corner of said section thence east along the northern boundary thereof, 659.6 feet to the centre line of said legal Subdivision 13 thence south parallel with the western boundary of the said section, 773 feet, thence east parallel with the said northern boundary 33 feet, thence south parallel with said western boundary 179.3 feet to a post planted high water mark of said Elbow River, being the point of commencement, thence north along the last mentioned course 179.3 feet, thence east parallel with the said northern boundary 208.7 thence south parallel with the western boundary 206 feet, thence following the present highwater mark of said Elbow River to said point of commencement and intended to be delineated on plan attached to transfer registered as 1752 AD and thereon colored pink, containing .405 Hectares (1 Acre) more or less together with the right of way over and along a strip of land 33 Feet in width and adjoining the said centre line of said centre line of said legal Subdivision and extending from the north bank of said Elbow River to the south limit of a roadway is shown on Plan 1590I excepting thereout all mines and minerals

IV. Fourth parcel

Municipal address: 1301R 50 Avenue SW

Legal description:

Plan 270AP

All of the roadway, 33 feet, in width adjoining the centre line of Meridian 5 Range 1 Township 23 Section 33 legal Subdivision 13 containing .247 Hectares (.61) of an Acre more or less excepting thereout all mines and minerals

V. Fifth parcel

Municipal address: 1411 50 Avenue SW (portion south of the roadway)

Legal description:

Meridian 5 Range 1 Township 23 Section 33

All that portion of the west half of legal Subdivision 13 which lies north of the Elbow River, containing 5.14 Hectares (12.68 Acres) more or less excepting:

Plan	Number	Hectares/Acres more or less	
Roadway	1590I	.534	1.32

Excepting thereout all mines and minerals and the right to work the same

3. "Riveredge Park" is designated as a Municipal Historic Resource as defined in the *Act*.
4. The heritage value of the Riveredge Park is described in the attached Schedule "B".
5. The specific elements of Riveredge Park possessing heritage value are identified as the "character defining elements" in the attached Schedule "B". Those specific elements identified as "character defining elements" in the attached Schedule "B" are known as the Regulated Portions ("Regulated Portions").

PERMITTED REPAIRS AND REHABILITATION

6. a) The Regulated Portions of Riveredge Park shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than routine preservation and maintenance work, without prior written approval from the City of Calgary Council, or the heritage planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, ("Standards and Guidelines"), as referenced and summarized in the attached Schedule "C".
- b) All portions of Riveredge Park which are not specifically described or identified as a Regulated Portion are hereby known as the Non-Regulated Portions ("Non-Regulated Portions"). The Non-Regulated Portions are not subject to the Standards and Guidelines and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration or repair does not negatively impact the Regulated Portions, and that all the other permits required to do such work have been obtained.
7. a) Any changes to Riveredge Park that require a building permit or a development permit also require the approval of the City of Calgary Council, or the heritage planner appointed by the City of Calgary Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any such changes must be done in accordance with the terms of the Standards and Guidelines.
- b) Changes to Riveredge Park that do not require a building permit or development permit are not subject to the Standards and Guidelines.

COMPENSATION

8. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

- 9. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

SCHEDULES

- 10. The schedules to this Bylaw form a part of it.
- 11. This Bylaw comes into force on the date it is passed.

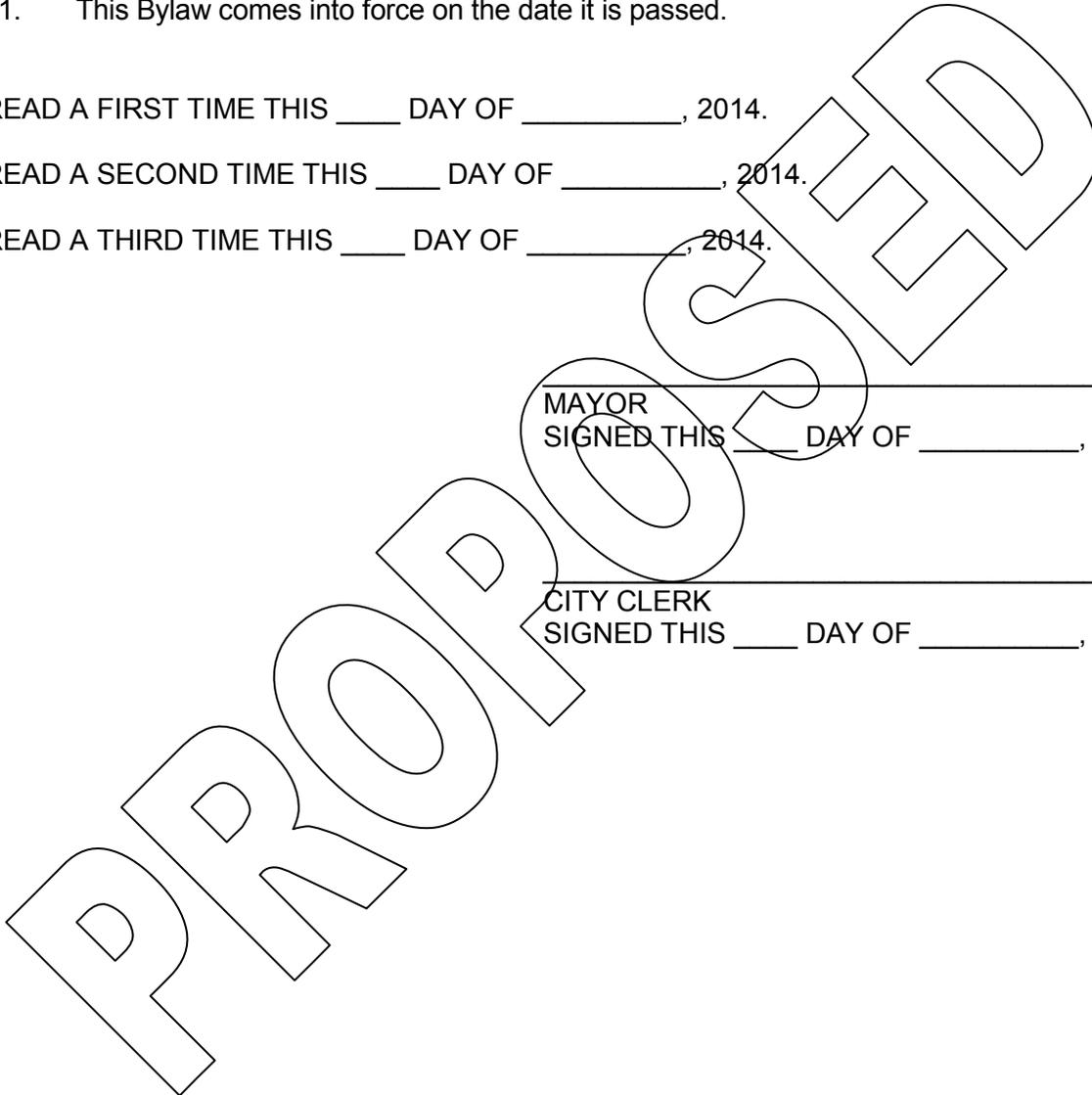
READ A FIRST TIME THIS ____ DAY OF _____, 2014.

READ A SECOND TIME THIS ____ DAY OF _____, 2014.

READ A THIRD TIME THIS ____ DAY OF _____, 2014.

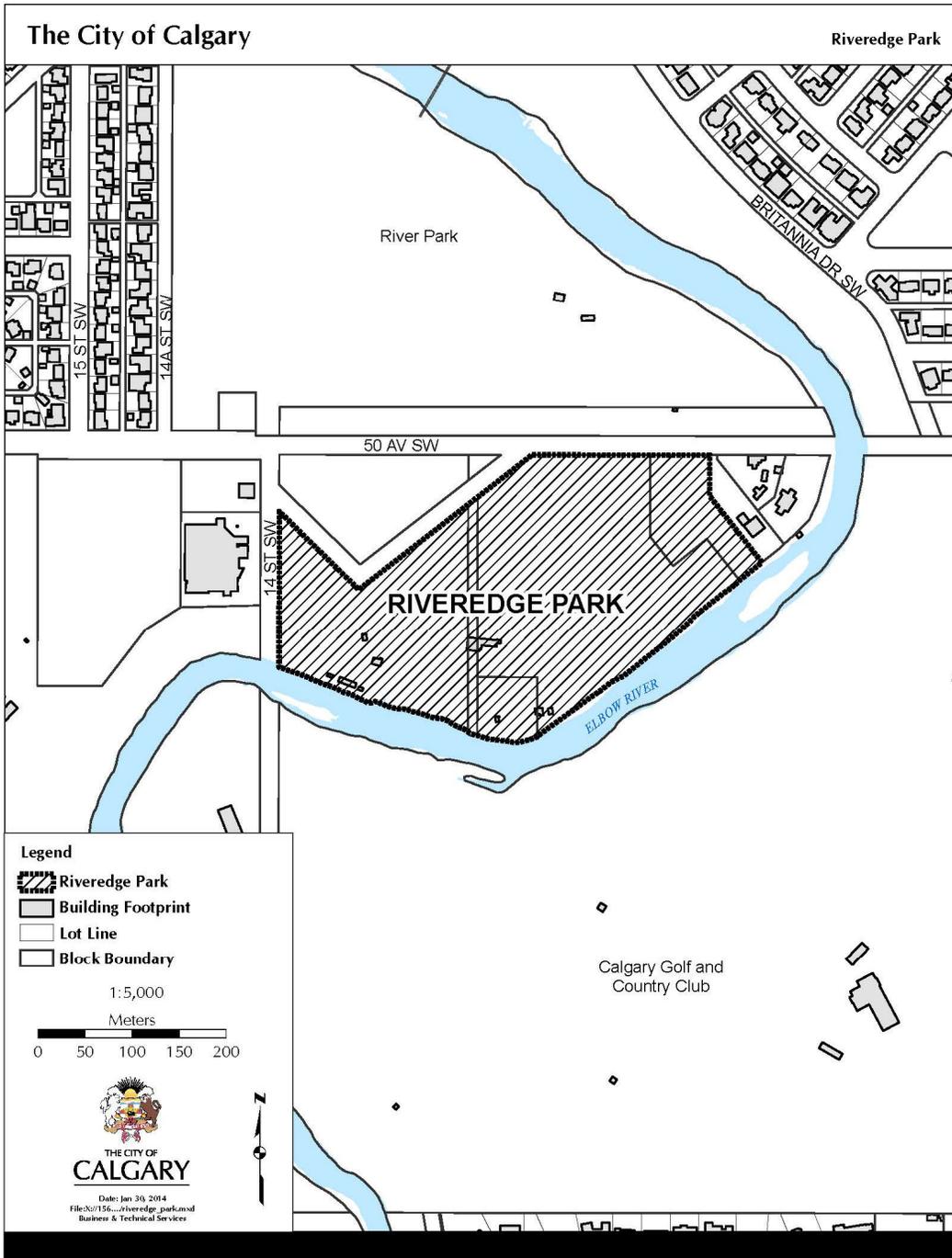
MAYOR
SIGNED THIS ____ DAY OF _____, 2014.

CITY CLERK
SIGNED THIS ____ DAY OF _____, 2014.



SCHEDULE "A" TO THE BYLAW TO DESIGNATE RIVEREDGE PARK AS A MUNICIPAL HISTORIC RESOURCE

PROPOSED



SCHEDULE “B” TO THE BYLAW TO DESIGNATE RIVEREDGE PARK AS A MUNICIPAL HISTORIC RESOURCE

Description

Riveredge Park is a 9.5 hectare (23 acre) City of Calgary recreational area and former agricultural land which has served as a day camp since 1967. It is set in the Elbow River valley in the southwest community of Glenmore Park and is bounded by 50th Avenue to the north, the Elbow River to the south and east, and an escarpment to the west. The southwest portion (9 acres), operated as YMCA Camp Riveredge, consists of a large triangular archery field to the west and a heavily treed area to the south. The northeast portion (10 acres), operated by the Between Friends Club as Camp Bonaventure, is characterized by an expansive central grassy field planted with borders and parallel hedgerows of mature hedges and trees. The western edge of the land (4 acres) is primarily a steep escarpment sloping up to 14 Street SW and down to the Elbow River and includes a small cottage residence.

Heritage Value

Riveredge Park is a rare surviving cultural landscape of undeveloped, former agricultural lands within inner-city Calgary. The park recalls the agricultural activity which defined early Calgary and occurred on the property in the late 1800s and first half of the 1900s. The land, cultivated by farmers and gardeners for decades, still displays discernable agricultural patterns and features: the large central planting field, a smaller triangular field and planted borders. Visible from the south-east and south-west; its distinctive, undeveloped character stands in contrast to the surrounding developed neighbourhoods.

From the 1880’s through 1907 the land was directly owned by individuals involved with farming: Joseph Butlin, rancher and quarry operator, William Ford, livery stable keeper, and gardeners George Wells, William Hole and James Anderson. Planted fields and hedgerows shown in 1920s-50s aerial photographs indicate Riveredge was likely also leased as agricultural land for the following decades. During this period, possibly 1930s, a small wood-shingle-clad cabin and adjacent shed built of rough-sawn lumber were built on the property on the banks of the Elbow River. The buildings were likely built for Dr. Leon Beauchemin, an owner at the time, who likely used the cabin for leisure purposes. On the most westerly portion of the land, as the escarpment levels out, sits a cottage possibly also associated with the agricultural uses. There were three outbuildings south, adjacent to the river, which are associated with the property, the longest in form said to be a chicken coop. The date of the cottage residence is unknown and it appears to be two attached smaller gabled-roof cottages. However, the wooden drop siding, sash windows and doors are indicative of an Edwardian or earlier building and both it and the out-buildings are extant in the 1924 aerial photograph.

In the late 19th century, the land was owned by Joseph Butlin (1858-1924), an important Calgary pioneer rancher, quarry operator and police constable during the city’s earliest settlement period. Kingston-born Butlin came to western Canada with the North-West Mounted Police in the 1874 Dufferin march to Fort MacLeod and served with the F Troop for six years, including five years at Fort Calgary and service during the 1885 North West Riel Rebellion. In 1875 he married Angelique Roussel (1859-1946), daughter of Métis pioneers Louis and Angelique Roussel. In 1880 he left the force to establish a homestead and raise his family of ten children. In 1884 he was elected as an official of Calgary’s first agricultural society which promoted farming and the city’s natural beauty. By 1885 his twenty-seven acre ranch, which may have included Riveredge, had sixty cattle, seventeen horses and small stock, plus twenty-five broken

acres, a barn, stable and farmhouse. By 1896, Butlin was employed by friend Patrick Burns as a butcher, and in 1901 he left to run a Burns slaughterhouse in Wetaskiwin.

Riveredge Park has been associated with the day camp movement for over four decades. It was Calgary's fourth day camp and the first day camp for disabled persons. In 1955 the park was acquired by eminent Calgary philanthropist and businessman Eric Harvie (1892-75), one year before the land was annexed. Between 1952 and 1956, through Glenbow Investments, Harvie worked with the City to establish a "park for rest and relaxation in a natural setting", donating the lands currently known as River Park as well as funds for park management. The name Riveredge was likely taken from Harvie's Riveredge Foundation which he established in 1967, named for his Calgary residence. In 1979 Harvie's Devonian Foundation sold the land to the City. Since 1982 the City of Calgary has leased the park to the YMCA and Between Friends to operate two separate day camps during the summer. The cottage residence on the most westerly portion of the land has been continuously rented to the same tenant since 1975.

Character-defining Elements

Key elements that define the heritage character include:

- layout and landscape features which recall its agriculture use: plantings along park borders; linear hedgerows and allees of trees planted to provide a windbreak and shade, and to partition land; extensive grassed areas unbroken by paved roads or pathways, or by barriers;
- plantings including parallel hedgerows of mixed shrubs, allees of trees bordered by shrubs, circular planting of shrubs and trees around fire-pit; circular planting of shrubs and trees in centre of main field;
- relation to the wider surrounding green space and river valley including the River Park/Britannia Slopes/Sandy Beach park system and the Calgary Golf and Country Club across the river;
- views to the former quarry from the river bank; and
- small cottage residence: form and scale expressed by its one-storey, rectangular plan with cross gabled roof; woodframe construction clad in wooden drop siding, wood trim and cornerboards; projecting eaves and verges with plain wood fascia board; wooden soffit boards; fenestration patterns on all façades; original windows such as one-over-one sash windows and wooden storms; front entrance and step on south elevation; original front and back doors.

SCHEDULE “C” TO THE BYLAW TO DESIGNATE RIVEREDGE PARK AS A MUNICIPAL HISTORIC RESOURCE

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be conserved.

The Standards

Definitions of the terms in italics below are set forth in the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must; therefore, be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.

9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the Standards and Guidelines is available from:

City of Calgary	Parks Canada National Office
Planning, Development and Assessment	25 Eddy Street
Department	Gatineau, Quebec
P.O. Box 2100, Stn. M, #8117	Canada
Calgary, Alberta, T2P 2M5	K1A 0M5