

Planning and Development Services Report to
Infrastructure and Planning Committee
2023 September 13

ISC: UNRESTRICTED
IP2023-0787
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Multiple Municipal Historic Resource Designation – Fall 2023

PURPOSE

The purpose of this report is to recommend Council approval to designate multiple historic buildings as Municipal Historic Resources. Protecting Calgary's historic resources is an identified priority for The City of Calgary. Designating historic buildings will provide permanent legal protection against demolition or unapproved alteration to their heritage elements.

PREVIOUS COUNCIL DIRECTION

C2018-1158 directed Administration to "continue to legally protect heritage assets and directly support landowners". Additional Background and Previous Council Directions are included in Attachment 1.

RECOMMENDATION:

That Infrastructure and Planning Committee recommend Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Crawford Residence (Attachment 2);
- b) the Kalbfleish Residence (Attachment 3); and
- c) the Petro-Fina Building (Attachment 4).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2023 SEPTEMBER 13:

That Council give three readings to each of the following proposed bylaws, to designate as a Municipal Historic Resource:

- a) the Crawford Residence (**Proposed Bylaw 37M2023** – Attachment 2);
- b) the Kalbfleish Residence (**Proposed Bylaw 39M2023** – Attachment 3); and
- c) the Petro-Fina Building (**Proposed Bylaw 38M2023** – Attachment 4).

CITY MANAGER/GENERAL MANAGER COMMENTS

Stuart Dalglish, General Manager, concurs with this report.

HIGHLIGHTS

- Designation as Municipal Historic Resources ensures these buildings are conserved for all Calgarians, present and future and makes private owners eligible for grant funding from The City of Calgary. Designation of city-owned sites provides access to provincial and federal grant funds for ongoing conservation.
- Conservation and rehabilitation of Calgary's historic buildings and sites is important to Calgary's culture, history, and identity and is an investment in the local economy. Protecting historic buildings benefits Calgary by reducing environmental impacts by reusing

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structures/materials and generating economic uplifts, such as increased tourism and job growth in the skilled trades.

- The three properties in this report represent two different eras of development in Calgary: World War I (1914 – 1918), and Modern era (1957 – 1982).
- The owners/stewards of the properties have formally requested designation.
- Approval of the three (3) designations in this report would bring the total number of sites designated by bylaw in Calgary to 130.
- Strategic Alignment to Council's Citizen Priorities: A city of safe and inspiring neighbourhoods.

DISCUSSION

The following sites are proposed for Municipal Historic Resource designation. They have been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine value areas. Historic resources that have undergone evaluation and demonstrate adequate physical integrity may qualify for protection under a Designation Bylaw.

Crawford Residence

- Built ca.1911
- 636 Elbow DR SW [Elbow Park]
- Valued for its Tudor Revival-style architecture that incorporates disparate stylistic influences to create a unique appearance. It is one of the most substantial, high quality and elaborately detailed properties in the area and features a generous front veranda and balconies.

Kalbfleisch Residence

- Built in 1967
- 2604 Toronto CR NW [St. Andrews Heights]
- Valued as a bold expression of Modern-style architecture in Calgary and reflects the height of this design movement on the Canadian prairies. The residence expresses this style through a high contrast of planes, volumes and materiality; all hallmarks of Modern-style architecture.

Petro-Fina Building

- Built in 1959-60
- 736 - 8 Avenue SW [Downtown Commercial Core]
- A prominent a mid-century oil headquarters office building constructed during Calgary's Modern era. It stands among several clusters of buildings in the west end of downtown that were built during the Oil boom. It expresses the Modern-style through its rectangular forms, gridded cladding layout, horizontal bands of windows and articulated ground floor arcade.

Proposed Bylaw Schedules

The proposed designation bylaws provide detailed information on all properties in Attachments 2 to 4.

Each proposed bylaw provides conditions for the treatment of that property. Schedule A is the building's location. Schedule B includes the Statement of Significance and outlines specific 'Regulated Portions' that cannot be removed, altered, or destroyed without approval from the

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City of Calgary. Schedule C is a list of key standards from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | | | |
|-------------------------------------|---|-------------------------------------|---|
| <input type="checkbox"/> | Public engagement was undertaken | <input checked="" type="checkbox"/> | Dialogue with interested parties was undertaken |
| <input checked="" type="checkbox"/> | Public/interested parties were informed | <input checked="" type="checkbox"/> | Public communication or engagement was not required |

Property owners have expressly requested and agreed to designation of their properties as Municipal Historic Resources. Public communication or engagement was not required for the recommendations.

Each property owner was circulated their proposed bylaw and provided agreement in writing to it being presented to Infrastructure and Planning Committee and to City Council. Per the Alberta Historical Resources Act, a 'Notice of Intention' to designate each property was issued to the property owners with the 60-day notice as required by the Act.

Heritage Calgary, a civic partner, has expressed support for these proposed designations as outlined in Attachment 5 to this report.

IMPLICATIONS

Social

Protection of Calgary's heritage resources through designation is an essential part of conserving our history, culture, and identity. A 2020 Citizen Perspective Survey indicates a majority of Calgarians agree that conservation of Calgary's historic buildings and sites is important, personally (83%), to Calgary's culture (94%); and, for future generations to enjoy (86%).

Environmental

Conservation of heritage resources contributes to reducing carbon emissions through avoidance of new material use and diverted landfill waste. Historic buildings have 'inherent sustainability' through their long lifecycle, reparability, and traditional building design. Demolition of buildings in Canada generates approximately 25% of all landfill waste. Conservation of historic buildings offers a significant opportunity to reduce unnecessary landfill usage and material loss. Additionally, conserving cultural landscapes retains mature trees and associated microclimates.

Economic

The conservation of heritage resources has economic benefits, including job growth and retention in skilled trades and construction, increased tourism through attractive streets, demonstrated economic lift to surrounding properties and areas, and attracting innovative/start-up businesses by offering distinctive commercial/industrial spaces.

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Service and Financial Implications No anticipated financial impact

There are no anticipated financial impacts associated with this report. Legal protection provided through municipal historic resource designation enables property owners to apply for grants under The City of Calgary's Municipal Heritage Conservation program.

The Municipal Development Plan, Calgary Heritage Strategy (2008), Culture Plan for Calgary, One Calgary 2019-2022 Service Plans and Budgets, Council Priority N3 'A City of Safe and Inspiring Neighbourhoods' directing the 'Cherishing and protecting our heritage, and a variety of community plans support the conservation of Calgary's Historic Resources.

RISK

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

ATTACHMENTS

1. Previous Council Direction, Background
2. **Proposed Bylaw 37M2023**
3. **Proposed Bylaw 39M2023**
4. **Proposed Bylaw 38M2023**
5. Heritage Calgary Letters of Support
6. Presentation

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Stuart Dalgleish	Planning & Development Services	Approve

Author: Simon Cheng, Heritage Planner, City and Regional Planning, Planning and Development Services

City Clerks: C. Doi / J. Booth