PROPOSED

IP2023-0787
ATTACHMENT 4

BYLAW NUMBER 38M2023

BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE PETRO-FINA BUILDING AS A MUNICIPAL HISTORIC RESOURCE

*** ***

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the "*Act*") permits The City of Calgary Council ("City Council") to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Petro-Fina Building have 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 the Petro-Fina Building as a Municipal Historic Resource".

BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Petro-Fina Building, located at 736 8 AV SW and the land on which the building is located being legally described as PLAN A1 BLOCK 47 LOTS 35, 36, 39 AND 40 AND THOSE PORTIONS OF LOTS 37 AND 38 WHICH LIE TO THE NORTH OF THE SOUTHERLY 7 FEET THROUGHOUT THE SAID LOTS 37 AND 38 EXCEPTING OUT OF THE SAID LOTS 37 AND 38 ALL MINES AND MINERALS (the "Historic Resource"), as shown in the attached Schedule "A", are hereby designated as a Municipal Historic Resource.

3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the "Regulated Portions"). The Regulated Portions are identified in the attached Schedule "B".

PERMITTED REPAIRS AND REHABILITATION

4. a) The Regulated Portions of the Historic Resource as described or identified in Schedule "B" shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City 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, (the "*Standards and Guidelines*"), as referenced and summarized in the attached Schedule "C".

b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule "B" are hereby known as the Non-regulated Portions (the "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, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.

COMPENSATION

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

EXECUTION OF DOCUMENTS

6. 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

7. The schedules to this Bylaw form a part of it.

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON _____

READ A SECOND TIME ON _____

READ A THIRD TIME ON _____

_____
MAYOR

SIGNED ON _____

_____
CITY CLERK

SIGNED ON _____

PROPOSED

BYLAW NUMBER 38M2023

SCHEDULE "A

Calgary

736 8 AV SW

SCHEDULE "B"

Description
The Petro-Fina Building is an eleven-storey, Modern style building expressed through its buff-coloured brick, structural grid construction, a penthouse floor, and red sienna granite clad columns and storefront arcade. A repeating three- four- and five-pane pane vertical window sash pattern is accentuated with pilasters clad with terra cotta tiles; glazed green terra cotta tile spandrel panels set into the structural grid with mortar joint alignments between pilasters and spandrels on west and south facades and angled 'chevron' (zig-zag pattern) glazed terra cotta tile spandrel panels on the building corners. The south façade penthouse features glazed terra cotta relief panels and a balcony with aluminum bar handrail featuring stylized crests and mesh design. Located in the west end of Downtown, the building is situated on the southwest corner of a block containing many historic resources including the Elveden Centre and Holiday Inn/Ramada Hotel that collectively contribute to the mid-century modern character of the surrounding area.

Heritage Value
The Petro-Fina Building, constructed in 1959-60, is a significant part of oil and gas growth that took place in Calgary during the post Second World War boom. It exemplifies the office tower developments in downtown Calgary's west end that emerged after the 1947 Leduc oil strike. Calgary had established itself as the administrative and financial hub of Canada's oil and gas industry early in the city's history, posturing for the position after the Turner Valley oil strike in 1914. By the start of the post Second World War petroleum boom in Alberta, many major oil companies were already well established in the city.

In the 1920s, a consortium of Belgian financiers established the Compagnie Financière Belge des Pétroles, which subsequently expanded its operations to multiple countries before entering the Canadian market in the 1950s. They established Canadian Petrofina Ltd. (refining and marketing) in Montreal and Canadian Fina Oil Ltd. (exploration and production) in Calgary. In Alberta, Canadian Fina Oil was established by acquiring petroleum interests from two prominent Calgary businessmen's companies: Max Bell (1912-1975) of the Calvan Consolidated Oil and Gas Company, and lawyer Eric Harvie (1892 - 1975) of Harvie's Western Leaseholds. Both Bell and Harvie became shareholders in Petrofina, and Harvie also joined Petro-Fina's Board. Eric Harvie's son, Donald, later headed the company's Calgary-based exploration arm and left the legacy of Calgary's Glenbow Museum through his philanthropy.

In 1956, it was announced that the Canadian Fina Oil company would build its Calgary office tower on lands acquired by Clair J. Cote at the corner of 8 AV SW and 7 ST SW. Rule, Wynn, and Rule, an Alberta architecture firm, initially designed the building as a six-storey building with a future four- and-a-half storey addition. However, rapid expansion of the company in Alberta during this time resulted in eleven storeys being constructed. In 1957, the company awarded the contract to Calgary-based Poole Construction Company and on August 3, 1959, at a cost of 3.5 million dollars Canadian Fina Oil Company President Trajan Nitescu turned the sod for the building. The building was completed in December 1960. Significant to Calgary's local oil and gas industry, in 1981, the federal Liberal government acquired Petrofina's Canadian interests and incorporated them into Petro-Canada, a government-owned Crown corporation. In 1984, Petro-Canada opened its new 32- and 52-storey building in the downtown core on 6 AV SW and 1 ST SW. After this time, the Petro-Fina Building continued to be known as the Canadian Oil

Fina Building and later in 1991 the Canadian Petro-Canada Oil Building although neither company occupied the building.

The Petro-Fina Building is an example of a Modern style office building using a structural grid construction, articulation achieved through its u-shape atop rectangular massing and ground-level commercial storefront arcade. The structural system creates a grid-like pattern that is accentuated with a unique blend of materials including, buff-coloured brick; terra cotta tile clad pilasters; glazed green terra cotta tiled spandrel panels; beige 'chevron' (zig-zag pattern) terra cotta tile spandrel panels; and red sienna clad granite columns at grade. The repeating three- four- and-five- vertical window sash pattern and narrow aluminum window frames further highlight the grid-like pattern. The penthouse floor, which served as the president's and administration's office, includes a west-facing rooftop access and a south facing balcony with an aluminum balustrade featuring stylized crests and a mesh design.

The Petro-Fina Building's structural grid appearance is compatible with the surrounding dominant character of Modern office tower designs and functions established in the west downtown such as the Elveden Centre (1958); Holiday Inn/Ramada Hotel (1964); and Petro-Chemical Building (1956).

Character-Defining Elements
Character-defining elements include, but are not limited to:
- form, scale and massing as expressed by its eleven-storey, rectangular massing transitioning to U-shape at the fifth storey, penthouse floor stepped back on west, east and north facades, plus two additional mechanical floors; flat roofs with parapets; and recessed commercial storefront arcade on south facade;
- steel, masonry, and concrete construction;
- buff-coloured brick cladding, structural pilasters clad with terra cotta tiles from storeys two through ten and continuing to penthouse; glazed green terra cotta tile spandrel panels set into structural grid with mortar joint alignment between spandrels and pilasters on south and west facades; angled 'chevron' (zig-zag pattern) glazed terra cotta tile spandrel panels from storeys two through ten on all the corners; and south façade penthouse parapet portion featuring glazed terra cotta relief panels and projecting moulded canopy beneath;
- 8 Avenue SW ground-level facade: fenestration segmented by bulkheads, upper bands, walls and corner column; upper band and bulkhead clad in green toned 'verde issorie' marble; red sienna granite clad feature wall; eight red sienna granite clad arcade columns; and signbands clad in glazed moulded terra cotta;
- 7 Street SW ground-level facade: fenestration segmented by bulkheads, signbands, walls and columns; bulkhead clad in green toned 'verde issorie' marble; five engaged red sienna granite clad columns; signbands clad in glazed moulded terra cotta;
- fenestration including: repeating three- four- and five-pane vertical window sash pattern; north inset wall with evenly spaced multi-pane narrow horizontal windows flanked by two vertical columns of multi pane windows; narrow aluminum tubular sashes; glazed terra cotta sills on second level; two west-facing glazed penthouse door openings providing rooftop access; south balcony central glazed double-doors and glazed doors on the balcony's east and west ends;
- penthouse floor balcony, aluminum balustrade featuring stylized crests and a mesh design;
- brick parapet; glazed terra cotta coping;
- elevator lobbies' wall and ceiling curvatures;
- location on the north, west, and east property lines; and

- location on a prominent southwestern corner lot anchoring a full block of historic resources including the Elveden Centre (1958) and Holiday Inn/Ramada Hotel (1964).

REGULATED PORTIONS

1.0 Land

The Land is regulated as follows:

a) The building's existing location and placement on the land (as shown on attached Schedule "A").

2.0 Form, Scale, Massing and Roof

The following elements are regulated:

a) 10-storey U-shape massing with rooftop penthouse (stepped back on west, east and north façades); elevator and mechanical structure above penthouse (Images 2.3 and 3.1 – 3.5);
b) Flat roofs; parapet clad in buff-colored brick, finished with glazed terra cotta coping; south façade penthouse parapet portion features glazed terra cotta relief panels and projecting moulded canopy beneath (Images 2.1 – 2.3 and 3.1 – 3.5).

(Image 2.1: Parapet with glazed terra cotta coping, relief stone panels with projecting moulded canopy beneath – south façade)

(Image 2.2: Parapet with glazed terra cotta coping, relief stone panels with projecting moulded canopy beneath – south façade)

(Image 2.3: South-facing aerial view of roof showing stepped back rooftop penthouse, and buff-coloured brick clad elevator and mechanical structure finished with terra cotta coping)

3.0 Exterior

The following elements are regulated:

a) Buff-coloured brick cladding in common bond; structural pilasters clad with terra cotta tiles from storeys two through ten and continuing to penthouse; glazed green terra cotta tile spandrel panels set into structural grid with mortar joint alignment between spandrels and pilasters on south and west facades; angled ‘chevron’ glazed terra cotta tile spandrel panels from storeys two through ten (Images 3.1 – 3.9, 3.13 – 3.14).

b) Ground level:
   - South façade: arcade formed in between granite clad columns, granite clad feature wall and recessed commercial storefronts with evenly distributed fenestration, glazing segmented by aluminum tubular sashes; upper band and bulkhead clad in green toned ‘verde issorie’ marble (Images 3.8 – 3.13);
   - West façade: granite clad columns; evenly distributed fenestration, glazing segmented by aluminum tubular sashes; bulkhead clad in green toned ‘verde issorie’ marble (Images 3.11, 3.14); and
   - South and west façades: Signbands clad in glazed moulded terra cotta (Images 3.8, 3.9, 3.13, 3.14).

c) Remaining storeys:
   - Fenestration including repeating three- four- and five- pane vertical window sash pattern; north façade inset wall with evenly spaced multi pane narrow horizontal windows flanked by two vertical columns of multi pane windows; narrow aluminum tubular sashes; glazed terra cotta sills on second level (Images 3.1 – 3.9, 3.13 – 3.14).

(Image 3.1: Oblique view of south façade – Petro-Fina building)

(Image 3.2: Aerial view of south and west façades, fenestration including repeating three- and four-pane vertical window sash pattern, rooftop penthouse, elevator and mechanical structure)

(Image 3.3: Aerial view of south and east façades, east façade fenestration including repeating three- and four-pane vertical window sash pattern, rooftop penthouse, elevator and mechanical structure)

(Image 3.4: Aerial view of east façade and portions of north façade, north façade fenestration including repeating five-pane vertical window sash pattern, rooftop penthouse, elevator and mechanical structure)

(Image 3.5: Aerial view of west façade and portions of north façade, north façade fenestration including repeating five-pane vertical window sash pattern, inset wall with evenly spaced multi pane narrow horizontal windows flanked by two vertical columns of multi pane windows, narrow aluminum tubular sashes, rooftop penthouse, elevator and mechanical structure)

(Image 3.6: Glazed green tile spandrel panels set into structural grid with matching mortar joints between spandrels and pilasters, as denoted with white dotted lines)

(Image 3.7: Detail view of buff-coloured brick cladding in common bond and angled ‘chevron’ glazed terra cotta tile spandrel panels, north façade)

(Image 3.8: View of south façade's ground level arcade on southwest corner, showing granite clad columns, glazed moulded terra cotta signbands, and terra cotta sills on second storey, three- and four-pane vertical window sash pattern and narrow aluminum tubular sashes)

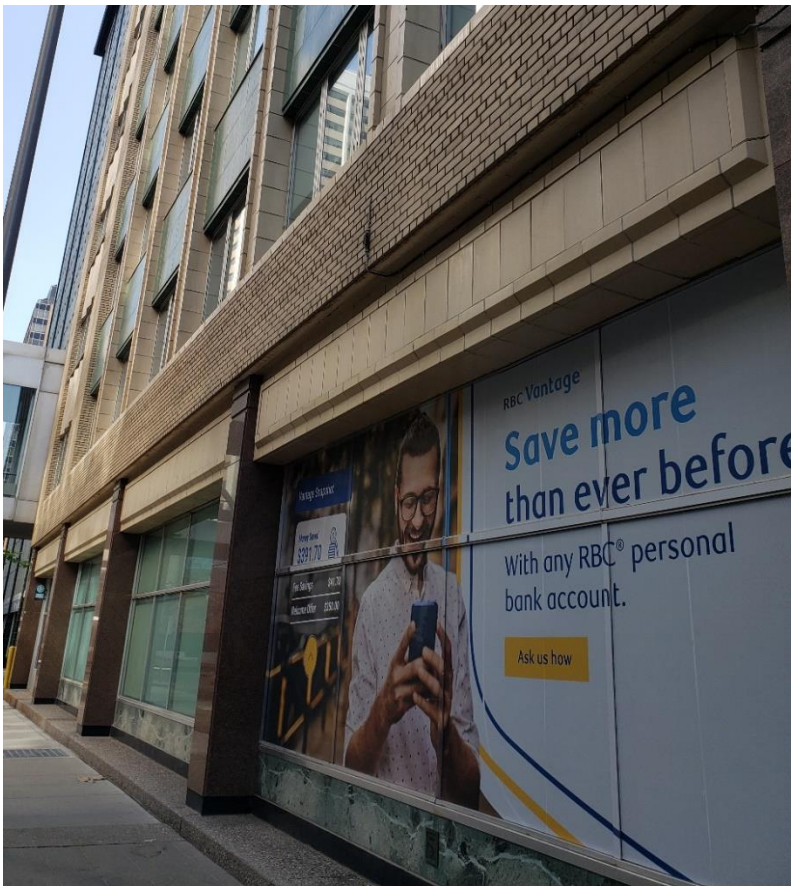
(Image 3.9: Detail view showing a granite column, glazed moulded terra cotta signband, buff-coloured brick cladding, and terra cotta sills on second storey)

(Image 3.10: Detail view of a granite clad column)

(Image 3.11: Glazed recessed display windows and commercial storefront with upper bands and bulkheads clad in green toned ‘verde issorie’ marble)

(Image 3.12: Ground level arcade formed between granite clad columns (on the left), commercial storefronts, granite clad feature wall and lobby entrance (on the right))

(Image 3.13: Ground level arcade formed between granite columns, recessed commercial storefronts, granite clad feature wall and lobby entrance)



(Image 3.14: Granite clad pilasters with glazed moulded terra cotta signbands and bulkhead clad in green toned ‘verde issorie’ marble on west façade)

4.0 Interior

The following elements are regulated:

a) Central lobby and elevator lobby configurations on each floor, with wall curvatures (Images 4.1 – 4.2)

(Image 4.1: Central lobby, wall curvature)

(Image 4.2: third floor elevator lobby, wall curvature)

SCHEDULE "C"

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 maintained and cannot be altered.

The *Standards* listed below and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards
Definitions of the terms in italics below are set forth in the Introduction of 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 online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5