

Planning & Development Services Report to
Infrastructure and Planning Committee
2023 November 08

ISC: UNRESTRICTED
IP2023-1175

Municipal Historic Resource Designation - Stewart Livery Stable

PURPOSE

The purpose of this report is to recommend Council approval to designate the Stewart Livery Stable as a Municipal Historic Resource. Protecting Calgary's heritage resources is an identified priority for The City of Calgary, and designation will provide permanent legal protection against demolition or unapproved alteration to elements with heritage significance.

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 the proposed bylaw to designate the Stewart Livery Stable as a Municipal Historic Resource (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. The proposed designation is a strong example of redevelopment and City incentives working together to support the conservation of Calgary's built heritage.

HIGHLIGHTS

- The property owner is seeking to conserve and adaptively re-use the historic "Stewart Livery Stable" as part of an innovative multi-residential redevelopment for the site (DP2023-01642) and has formally requested designation.
- The Stewart Livery Stable is a rare and significant resource representing development from the pre-World War 1 Boom / Age of Optimism era (1906 – 1913).
- Designation would ensure the building is conserved for all Calgarians, present and future, protecting it against demolition or modifications that would affect its heritage integrity.
- Conservation of the heritage resource is reliant on financial support through The City of Calgary's Historic Resource Conservation Grant program. Eligibility for this program requires designation.
- Approval of the designation in this report would bring the total number of sites designated by bylaw in Calgary to 131.

DISCUSSION

The following site is proposed for Municipal Historic Resource designation. It has 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.

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Stewart Livery Stable

- Built in 1909
- 806 14 ST SE [Inglewood]
- Valued as one of the last livery stables in Calgary and a community landmark. Its design and construction is also significant, using “plank framing” which allowed for an open central section that better accommodated emerging technology.

Proposed Bylaw Schedules

The proposed designation bylaw is provided as Attachment 2.

The proposed bylaw provides conditions for the treatment of the property. Schedule A is the building’s location. Schedule B outlines specific ‘Regulated Portions’ that cannot be removed, altered or destroyed without approval from The 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 |

The property owner has expressly requested and agreed to designation of their property as a Municipal Historic Resource. Public communication or engagement was not required for the recommendation.

The 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 the property was issued to the property owner with the 60-day notice as required by the Act.

Heritage Calgary, a civic partner, has expressed support for the proposed designation as outlined in Attachment 3 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 to them 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

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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 areas and attracting innovative/start-up businesses by offering distinctive commercial/industrial spaces.

Service and Financial Implications

No anticipated financial impact

There is no anticipated financial impact directly associated with this report. Designation would enable the property owner to apply for grants through The City's Historic Resource Conservation Grant program. A grant has been applied for and approved for the Stewart Livery Stable using existing funds in the non-residential grant stream, however designation is required for funding to be released.

RISK

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

ATTACHMENTS

1. Previous Council Direction, Background – IP2023-1175
2. Proposed Bylaw to Designate Stewart Livery Stable as a Municipal Historic Resource – IP2023-1175
3. Heritage Calgary Letter of Support – IP2023-1175
4. Presentation – IP2023-1175

Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Debra Hamilton	Planning & Development Services	Approve

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