

Planning & Development Services Report to
Infrastructure and Planning Committee
2023 December 13

ISC: UNRESTRICTED
IP2023-1253

Multiple Municipal Historic Resource Designations - Winter 2023

PURPOSE

The purpose of this report is to recommend Council approval to designate multiple historic buildings as Municipal Historic Resources.

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 Municipal Historic Resources:

- a) the Cross Residence (Attachment 2);
- b) the Lawless Residence (Attachment 3);
- c) the Nimmons Residence (Attachment 4); and
- d) the Plaza Theatre (Attachment 5).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

Acting General Manager Debra Hamilton concurs with this report. The proposed designations will meaningfully contribute to Calgary’s commitment to protecting our historic places.

HIGHLIGHTS

- Designation as Municipal Historic Resources ensures these buildings are conserved for all Calgarians, protecting against demolition or unapproved alterations to heritage elements. It also makes private owners eligible for conservation grant funding from The City of Calgary and Government of Alberta. City-owned Municipal Historic Resources are eligible for 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. It supports investment in the local economy through skilled trades and reduces environmental impacts through the reuse of existing buildings and materials.
- The four properties in this report represent three different eras of development in Calgary: Railway / Early Settlement (1885 – 1905), pre-World War 1 Boom / Age of Optimism (1906 – 1913) and Post World War I to Stock Market Crash (1919 to 1929).
- The owners/stewards of the properties have formally requested designation, including The City of Calgary as owner of the Cross Residence.
- Approval of the four (4) designations in this report would bring the total number of sites designated by bylaw in Calgary to 135.

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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.

Cross Residence

- Built in 1891 – Railway / Early Settlement Era (1885 – 1905)
- 1240 8 AV SE [Inglewood]
- Valued as an early and refined example of late nineteenth century Queen Anne Revival style, this residence was home to the Cross family who had a significant impact on Calgary's economic and social life.

Lawless Residence

- Built in 1912 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913)
- 2326 15A ST SE [Inglewood]
- Valued as a modest working-class Edwardian Cottage, it exemplifies Colonel James Walker's 1910 'Inglewood' subdivision. It is also valued for its association to the Canadian Pacific Railway, with the first resident being train engineer William Lawless.

Nimmons Residence

- Built in 1898 – Railway / Early Settlement Era (1885 – 1905)
- 1827 14 ST SW [Bankview]
- Valued as a rare surviving ranch house in Calgary, one of the earliest remaining brick buildings and an excellent example of the Queen Anne Revival style. This was the first house in the Bankview and Richmond/Knob Hill communities.

Plaza Theatre

- Built in 1928 – Post World War I to Stock Market Crash Era (1919 to 1929)
- 1133 Kensington RD NW [Hillhurst]
- Valued as an excellent example of a neighbourhood movie house built in an Art Deco style with Spanish Colonial Revival influences, which were popular for movie theatres of the time.

Proposed Bylaw Schedules

The proposed designation bylaws are provided as Attachments 2 through 5.

Each proposed bylaw provides conditions for the treatment of that 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.

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

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.

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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 Wording for a Bylaw to Designate the Cross Residence as a Municipal Historic Resource
3. Proposed Wording for a Bylaw to Designate the Lawless Residence as a Municipal Historic Resource
4. Proposed Wording for a Bylaw to Designate the Nimmons Residence as a Municipal Historic Resource
5. Proposed Wording for a Bylaw to Designate the Plaza Theatre as a Municipal Historic Resource
6. Heritage Calgary Letters of Support
7. Presentation

Department Circulation

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

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