

DESIGNATION OF THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

EXECUTIVE SUMMARY

The property owner has requested designation of the Orman Residence as a Municipal Historic Resource under Section 26 of the Alberta Historical Resources Act.

The property was built in 1911 and is a unique blend of Craftsman and Queen Anne Revival-style architecture.



Orman Residence, 734 Memorial DR NW

ADMINISTRATION RECOMMENDATION(S)

That the SPC on Planning and Urban Development recommends that Council give three readings to the proposed bylaw to designate the Orman Residence as a Municipal Historic Resource.

RECOMMENDATION OF THE SPC ON PLANNING AND URBAN DEVELOPMENT, DATED 2015 DECEMBER 09:

That Council give three readings to **Proposed Bylaw 4M2016**.

PREVIOUS COUNCIL DIRECTION / POLICY

No previous Council Direction / Policy

BACKGROUND

The Orman Residence (address: 734 Memorial Drive NW; short legal description: 1948P; 19; 45, 46) is listed as having “Community” significance on Calgary’s Inventory of Evaluated Historic Resources.

The property owner has requested to designate the property as a Municipal Historic Resource to protect the property in perpetuity and to make the property eligible for conservation grant funding from The Alberta Historical Resources Foundation Conservation Grant Program. The letter can be found in Attachment 2.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Designation of the Orman Residence legally protects the property and ensures that any future changes and conservation work aligns with best practices in heritage conservation. The proposed bylaw can be found in Attachment 1. The bylaw identifies the elements of the property that contribute to its heritage value and that must be treated appropriately in any future changes or conservation work.

Stakeholder Engagement, Research and Communication

The owner of the Orman Residence is in agreement with the proposed bylaw.

DESIGNATION OF THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

Strategic Alignment

The City of Calgary *Municipal Development Plan* supports the conservation and protection of Calgary's historic resources. The plan identifies historic preservation as part of good city building and community identity, and encourages property owners to conserve Calgary's historic resources.

The City of Calgary *2020 Sustainability Direction* sets forth an objective for Calgary to become a "diverse and socially inclusive city that respects its heritage and the arts," as well as a strategy to "support the preservation of Calgary's historic resources".

The City's *Calgary Heritage Strategy* (2008) recommends that identified historic resources should be protected by designation bylaws, when possible, to ensure their preservation. This protection prevents demolition, provides appropriate management of physical interventions and is critical to ensuring effective management of historic resources.

Social, Environmental, Economic (External)

Social

Historic resources connect us to our past, our future, and to each other. They provide places of learning and places of understanding for all Canadians. They are integral to the identity of our community and help to strengthen its distinctiveness. Historic resources add to the beauty, character and visual interest of our urban environment which contributes to the city's liveability and are sources of community pride.

Environmental

The preservation of historic places capitalizes on the energy investment in the original structures, preventing unnecessary resource use and reducing the pressure on landfill sites due to demolition waste.

Economic (External)

The property adds character and visual interest to the streetscape which makes economic investment in the area an attractive prospect. Designation will ensure these attributes are protected and the resulting security will promote high-quality investment. Also tourists and residents are attracted to areas with historic resources.

Financial Capacity

Current and Future Operating Budget:

None

Current and Future Capital Budget:

None

Risk Assessment

There is no risk associated with the designation of this property. However, the risk of not designating the property is that it could potentially be demolished in the future.

DESIGNATION OF THE ORMAN RESIDENCE AS A MUNICIPAL HISTORIC RESOURCE

REASON(S) FOR RECOMMENDATION(S):

The owner of the property has formally requested Municipal Historic Resource Designation. Protecting Calgary's historic resources is an identified objective of The City.

ATTACHMENT(S)

1. **Proposed Bylaw 4M2016.**
2. Request to Designate: Letter from Property Owners