

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2024 July 03

ISC: UNRESTRICTED  
IP2024-0682

## **Multiple Municipal Historic Resource Designations – Summer 2024**

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### **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”.

### **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 Jones Residence (Attachment 2);
- b) the Magarrell Residence (Attachment 3).

### **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.
- 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 two properties in this report represent the Pre-World War 1 Boom / Age of Optimism (1906 – 1913).
- The owners/stewards of the properties have formally requested designation.
- Approval of the two (2) designations in this report would bring the total number of sites designated by bylaw in Calgary to 163.

### **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.

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### Jones Residence

- Built in 1911 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913)
- 1302 Prospect AV SW [Upper Mount Royal]
- Valued as a well-crafted, picturesque example of the Tudor Revival style with prominent façades fronting both 12th Street and Prospect Avenue and symbolic of early development in Mount Royal.

### Magarrell Residence

- Built in 1912 – Pre-World War 1 Boom / Age of Optimism (1906 – 1913).
- 1501 25 AV SW [Bankview]
- The Magarrell Residence possesses symbolic significance as an early, extant representation of pre-First World War housing stock that contributed to the development of the new Bankview district as a middle-class neighbourhood distant from the city centre but well-connected via the new street railway system.

### Proposed Bylaw Schedules

The proposed designation bylaws are provided as Attachments 2 and 3.

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.

## 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. 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, the Civic Partner tasked with advising Council on all matters relating to Calgary's heritage, has expressed support for these proposed designations as outlined in Attachment 4 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%).

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### 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.

### 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 Jones Residence as a Municipal Historic Resource
3. Proposed Wording for a Bylaw to Designate the Magarrell Residence as a Municipal Historic Resource
4. Heritage Calgary Letters of Support
5. Presentation

Department Circulation

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

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