

Planning & Development Services Report to
Infrastructure and Planning Committee
2024 November 06

ISC: UNRESTRICTED
IP2024-1172

Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

PURPOSE

The purpose of this report is to propose the repeal and replacement of the Municipal Historic Resource designation for the Walter Hargrave Residence. The residence was originally designated in 2021 under Bylaw 16M2021. However, a subdivision in 2023 created two lots: one containing the Walter Hargrave Residence and an undeveloped lot to the west with no regulated heritage elements. This report addresses these changes and provides an updated replacement designation for the lot containing the Walter Hargrave Residence.

PREVIOUS COUNCIL DIRECTION

At the 2021 March 22 Combined Meeting of Council, Bylaw 16M2021 was approved, designating the Walter Hargrave Residence as a Municipal Historic Resource. Additional Background and Previous Council Directions are included in Attachment 1.

RECOMMENDATION:

That Infrastructure and Planning Committee:

- a) Forward this report to the 2024 December 17 Regular Meeting of Council;

That Infrastructure and Planning Committee recommend Council give three readings to each of the following:

- b) Proposed Wording for a Bylaw to Repeal Bylaw 16M2021 Which Designates the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 2); and
- c) Proposed Wording for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 3).

RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2024 NOVEMBER 6:

That Council give three readings to each of the following:

1. **Proposed Bylaw 45M2024** to Repeal Bylaw 16M2021 Which Designates the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 2); and
2. **Proposed Bylaw 46M2024** for a Bylaw to Designate the Walter Hargrave Residence as a Municipal Historic Resource (Attachment 3).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed changes update the designation bylaw to reflect a 2023 subdivision, while maintaining legal protections for the Walter Hargrave Residence itself.

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HIGHLIGHTS

- The property owners have formally requested the repeal of the existing designation bylaw and for its replacement with a new designation bylaw to reflect the updated parcel boundary and legal description following a subdivision in 2023.
- The proposed recommendations ensure the ongoing legal protection of the Walter Hargrave Residence as a Municipal Historic Resource, which is important to Calgary's culture, history and identity.
- Designation as Municipal Historic Resources ensures buildings are conserved for all Calgarians, protecting against demolition or unapproved alterations to regulated heritage elements.
- Designation allows each owner to retain all rights to the individual enjoyment of their property and does not prevent a property from being sold. The proposed recommendations are in keeping with the spirit of this principle.

DISCUSSION

In 2021, through PUD2021-0100 (Bylaw 16M2021), the Walter Hargrave Residence was designated as a Municipal Historic Resource (Attachment 1). Upon designation, Bylaw 16M2021 was registered on the property's land title.

In 2023, following its designation, the property containing the Walter Hargrave Residence was subdivided into two lots. The eastern lot (1732 13 AV NW) contains the historic Walter Hargrave Residence, while the western lot (1736 13 AV NW) has no regulated portions or features and holds no heritage significance. Currently, Bylaw 16M2021 applies to both lots.

As the undeveloped western lot holds no heritage significance, the property owners have requested that the heritage designation only be applied to the eastern lot containing the Walter Hargrave Residence.

To remove Bylaw 16M2021, the Alberta Land Titles Office requires a repealing bylaw. Since this repealing bylaw removes the designation for both lots, the second recommendation proposes a replacement Municipal Historic Resource designation bylaw for the Walter Hargrave Residence, which the Alberta Land Titles Office can register onto the eastern lot's land title.

The replacement designation bylaw updates the parcel boundaries and legal description and does not propose any new regulated heritage elements.

EXTERNAL ENGAGEMENT AND COMMUNICATION

- | | |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <input type="checkbox"/> Public engagement was undertaken | <input type="checkbox"/> Dialogue with interested parties was undertaken |
| <input type="checkbox"/> Public/interested parties were informed | <input checked="" type="checkbox"/> Public communication or engagement was not required |

Public communication or engagement was not required for the recommendations.

The property owners of the Walter Hargrave Residence were circulated and agree with the proposed repealing bylaw and proposed replacement designation bylaw.

Update to Municipal Historic Resource Designation for the Walter Hargrave Residence

In accordance with the Alberta Historical Resources Act, the property owners received a 'Notice of Intention' on October 11, 2024, informing them that The City of Calgary intends to repeal and replace the existing bylaw designating the Walter Hargrave Residence as a Municipal Historic Resource. A 60-day notice period must be completed before the replacement bylaw can be approved. The 60-day notice requirement will be fulfilled by the time Council considers the bylaws at the 17 December 2024 Regular Meeting of Council.

IMPLICATIONS

Social

Not Applicable.

Environmental

Not Applicable.

Economic

Not Applicable.

Service and Financial Implications

No anticipated financial impact

There are no anticipated financial impacts associated with this report. Designation as a Municipal Historic Resource ensures that the Walter Hargrave Residence will remain eligible for grants under The City of Calgary's Municipal Heritage Conservation Program, as it is today.

RISK

No risks have been identified for repealing and replacing the designation of the Walter Hargrave Residence.

ATTACHMENTS

1. Previous Council Direction, Background
2. **Proposed Bylaw 45M2024**
3. **Proposed Bylaw 46M2024**
4. Presentation

Department Circulation

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

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