

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 May 14**

**ISC: UNRESTRICTED
IP2025-0405**

Multiple Municipal Historic Resource Designations – Spring 2025

PURPOSE

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

PREVIOUS COUNCIL DIRECTION

C2018-1158 directed Administration to “continue to legally protect heritage assets and directly support landowners”.

RECOMMENDATION(S):

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 East Calgary Substation (Attachment 2);
- b) The Upton Residence (Attachment 3);
- c) Capitol Hill Park (Attachment 4);
- d) Century Gardens (Attachment 5);
- e) Triangle Park and Scotland Street Plot (Attachment 6); and
- f) The Historic Parks of Upper Mount Royal (Attachment 7).

GENERAL MANAGER COMMENTS

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 and sites 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 properties in this report represent the Pre-World War 1 Boom / Age of Optimism (1906 – 1913), Depression (1930 – 1939), and Modern (1957 – 1982) eras.
- The owners/stewards of the properties have formally requested designation.
- Approval of the ten (10) designations in this report would bring the number of sites designated by bylaw in Calgary to 173, which is approximately 21% of the total number of extant sites listed on the heritage Inventory.

Multiple Municipal Historic Resource Designations - Spring 2025

DISCUSSION

The following sites are proposed for Municipal Historic Resource designation, including two (2) privately-owned properties which were previously protected via legal agreements (during rehabilitation for adaptive re-use), and eight (8) City-owned cultural landscapes as requested by Operational Services in alignment with the Cultural Landscapes Strategic Plan. The designation of park sites as Municipal Historic Resources assists The City in managing select heritage-significant features for each site, and provides access to additional conservation funding opportunities via the Province of Alberta. Proposed heritage regulation is specific to key 'Character-Defining Elements' in each bylaw, and everyday parks operations are not impacted by the recommended designations.

All of the properties recommended for designation have been previously 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.

The East Calgary Substation

- Built in 1911 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913)
- 3115 11 ST SE [Highfield]
- Valued for playing a pivotal role in Calgary's early electrification, as part of a transformative power grid upgrade which supported the city's rapid growth and diversifying economy during the pre-World War I Boom. It is an early and unique application of reinforced, poured-in-place concrete construction in Calgary. The use of concrete for all major exterior and structural elements was novel for utility infrastructure in Calgary at the time and was not replicated in later substations during the pre-war era.

Upton Residence

- Built in 1908 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913)
- 1035 1 AV NW [Sunnyside]
- Valued as a rare and excellent early example of an Edwardian Cottage (Builder's Cottage) in the community.

Capitol Hill Park

- Built in 1932 – Depression Era (1930 – 1939)
- 1531 21 AV NW [Capitol Hill]
- Representative of neighborhood, multi-purpose recreational parks of its era with its functions continuing to the present time.

Century Gardens

- Built in 1975 – Modern Era (1957 – 1982)
- 827 7 AV SW [Downtown Commercial Core]
- Valued as a good example of a Brutalist style park space, which is rare of landscape architecture in the city of Calgary.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 May 14**

**ISC: UNRESTRICTED
IP2025-0405**

Multiple Municipal Historic Resource Designations - Spring 2025

Triangle Park & Scotland Street Plot

- Triangle Park: Built in 1913 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913) & Scotland Street Plot: Built in 1934 – Depression Era (1930 – 1939)
- 1628 SHELBOURNE ST SW [Scarboro]
- Collectively valued as fundamental landscape features of the original "Sunalta Suburb" subdivision designed by John Charles Olmsted.

The Historic Parks of Upper Mount Royal

- South Mount Royal Park, Talon Avenue Park, Cartier Park & Carleton Plot: Built in 1911 – pre-World War 1 Boom / Age of Optimism Era (1906 – 1913)
- 2908 Wolfe ST SW [Upper Mount Royal]
- Collectively valued as integral design components of the original planning scheme (Olmstedian Planned Suburb) for the subdivision as the original neighbourhood park spaces in the community.

Proposed Bylaw Schedules

The proposed designation bylaws are provided as Attachments 2 to 7.

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 |

The owners and stewards of each property have expressly requested and agreed in writing to the designation of their properties as Municipal Historic Resources. Each property owner, including the Operational Services department, stewards of the parks, were circulated their proposed bylaw. 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 has expressed support for these proposed designations as outlined in Attachment 8 to this report.

Multiple Municipal Historic Resource Designations - Spring 2025

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%). Designation of the park spaces ensures they will continue to serve as recreation spaces for future generations of Calgarians.

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 private 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.

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 May 14**

**ISC: UNRESTRICTED
IP2025-0405**

Multiple Municipal Historic Resource Designations - Spring 2025

ATTACHMENT(S)

1. Previous Council Direction, Background
2. Proposed Wording for a Bylaw to Designate the East Calgary Substation as a Municipal Historic Resource
3. Proposed Wording for a Bylaw to Designate the Upton Residence as a Municipal Historic Resource
4. Proposed Wording for a Bylaw to Designate Capitol Hill Park as a Municipal Historic Resource
5. Proposed Wording for a Bylaw to Designate Century Gardens as a Municipal Historic Resource
6. Proposed Wording for a Bylaw to Designate Triangle Park and Scotland Street Plot as a Municipal Historic Resource
7. Proposed Wording for a Bylaw to Designate the Historic Parks of Upper Mount Royal as a Municipal Historic Resource
8. Heritage Calgary Letters of Support
9. Presentation

Department Circulation

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

Authors: Simon Cheng & Alastair Pollock, City and Regional Planning