

Proposed Wording for a Bylaw to Designate Triangle Park and Scotland Street Plot as a Municipal Historic Resource

WHEREAS the *Historical Resources Act*, R.S.A. 2000 c. H-9, as amended (the “*Act*”) permits The City of Calgary Council (“City Council”) to designate any historic resource within the municipality whose preservation City Council considers to be in the public interest together with any specified land in or on which it is located, as a Municipal Historic Resource;

AND WHEREAS the owners of the Triangle Park and Scotland Street Plot have been given sixty (60) days` written notice of the intention to pass this Bylaw in accordance with the *Act*;

NOW THEREFORE THE COUNCIL OF THE CITY OF CALGARY ENACTS AS FOLLOWS:

SHORT TITLE

1. This Bylaw may be cited as “City of Calgary Bylaw to Designate Triangle Park and Scotland Street Plot as a Municipal Historic Resource”.

MUNICIPAL HISTORIC RESOURCE

2. The parks known as Triangle Park, comprising an area of 5,308.64 square-meters (1.31 acres), more or less, and Scotland Street Plot, comprising an area of 119.65 square-meters (0.03 acres), more or less located at 1628 Shelbourne St SW and making up a portion of the land legally described as:

PLAN5700 AG

PARKS A,B,C,D,E,F and G

EXCEPTING THEREOUT:

(A) THAT PORTION OF PARK "F" LYING NORTH WEST OF THE PRODUCTION NORTH EAST OF THE SOUTH EAST BOUNDARY OF LOT 2, BLOCK 223

(B) PORTION FOR ROAD ON PLAN 8711668 (AS TO SURFACE)

(the “Historic Resource”) as shown more specifically in the attached Schedule “A” are hereby designated as a Municipal Historic Resource.

3. The heritage value of the Historic Resource is described in the attached Schedule “B”.
4. The specific elements of the Historic Resource possessing heritage value are identified as the “character defining elements” in the attached Schedule “B”. Those specific elements identified as “character defining elements” in the attached Schedule “B” are known as the Regulated Portions (the “Regulated Portions”).

PERMITTED REPAIRS AND REHABILITATION

5. a) The Regulated Portions of the Historic Resource as described or identified in Schedule “B” shall not be removed, destroyed, disturbed, altered, rehabilitated, repaired or otherwise permanently changed, other than for routine preservation and maintenance work, without prior written approval from City Council, or the person appointed by City Council as the Approving Authority for the purposes of administration of Section 26 of the *Act*. Any such alteration, rehabilitation, repair or change to the Regulated Portions must be in accordance with the terms of the Parks Canada 2010 publication Standards and Guidelines for the Conservation of Historic Places in Canada, (the “*Standards and Guidelines*”), as referenced and summarized in the attached Schedule “C”.
- b) All portions of the Historic Resource which are not described or identified as a Regulated Portion in Schedule “B” are hereby known as the Non-regulated Portions (the “Non-regulated Portions”). The Non-regulated Portions are not subject to the *Standards and Guidelines* and may be rehabilitated, altered or repaired, provided that such rehabilitation, alteration, and repair does not negatively impact the Regulated Portions or adversely affect the historical, contextual or landmark character of the property, and that all other permits required to do such work have been obtained.
- c) For clarity, routine operation of the Historic Resource including lawn care, weeding and planting or seeding of analogous replacements for trees, grass, shrubs, perennials or other plants existing at the time of passage of this Bylaw shall be considered routine preservation and maintenance work and shall not require separate approval by City Council or the Approving Authority. All replacement shrubs and perennials must be listed within “The Herbaceous Perennial Garden together with Annotated Catalogue of Herbaceous Plants introduced by, and growing in the garden of W. R. Reader, Parks Superintendent Calgary Alberta”.

COMPENSATION

6. No compensation pursuant to Section 28 of the *Act* is owing.

EXECUTION OF DOCUMENTS

7. Any employees of The City of Calgary who exercise land use and heritage planning powers and duties are hereby authorized to execute such documents as may be necessary to give effect to this Bylaw.

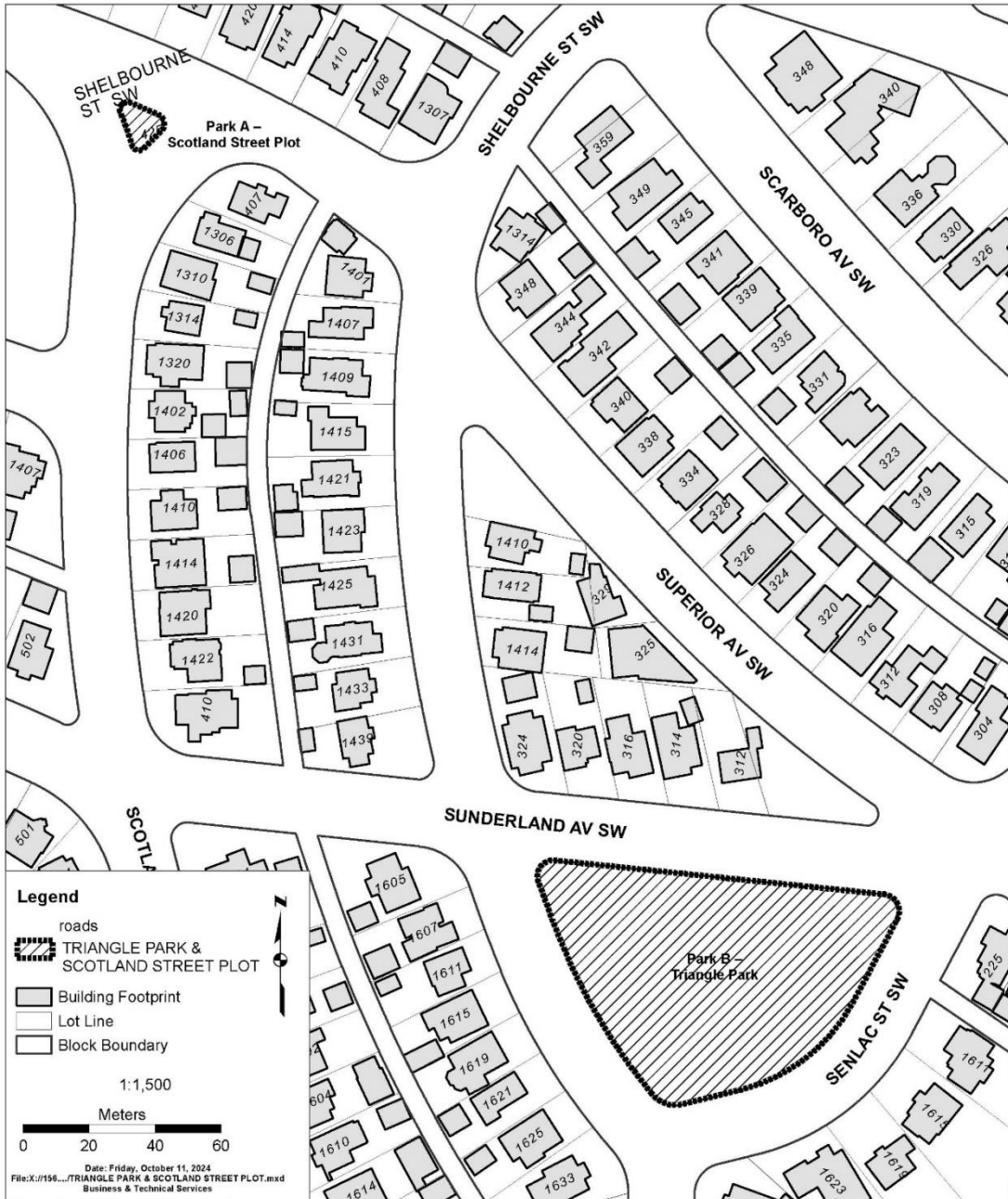
SCHEDULES

8. The schedules to this Bylaw form a part of it.

SCHEDULE "A"



TRIANGLE PARK & SCOTLAND STREET PLOT



SCHEDULE “B”

Description

Triangle Park was created in 1912 to 1913, but further development did not occur until 1927. It is a triangular shaped 0.53-hectare park in the community of Scarborough. It is bordered by Sunderland Avenue to the north, Shelbourne Street to the west and Senlac Street along the east. Scotland Street Plot (Alternate Names: Scotland Street Triangle, Scotland Road) was created in 1934 and developed as a green space in the following years. It is a triangular shaped 0.01-hectare plot (approximately), found at the intersection of Scarborough Avenue and Scotland Street in the community of Scarborough.

Heritage Value

Triangle Park and Scotland Street Plot are both fundamental features of the original “Sunalta Suburb” subdivision designed by John Charles Olmsted and built by the Canadian Pacific Railway. Triangle Park and Scotland Street Plot are part of a larger collection of green spaces in Scarborough, including parks, open spaces, and treed boulevards.

The Canadian Pacific Railway hired American Landscape Architect John Charles Olmsted in 1909 to design the Sunalta Suburb (also known as Sunalta Addition, and today known as Scarborough). John Charles Olmsted was the nephew and adopted son of Frederick Law Olmsted, who is considered to be the father of modern landscape architecture. John Charles and Frederick Law Olmsted, Jr. created Olmsted Brothers in 1908 after Frederick Law Olmsted Sr. retired. Both had worked under Olmsted Sr. and carried on Olmsted's design principles and superior reputation. In 1899 John Charles Olmsted was one of the founding members, and first president, of the American Society of Landscape Architects.

The Sunalta Suburb reflects Olmsted's picturesque-influenced approach to suburban design compared to the more utilitarian grid style of the first phase of Sunalta found further north and east. John Charles Olmsted followed typical Olmstedian principles, including utilization of the naturally occurring landscape and topography and a rejection of the right angles, straight lines, and flat surfaces which characterized many communities during Olmsted's time. The layout and development of the undulating landscape with gracefully curved, tree lined streets resulted in the typical generously sized residential lots and a collection of easily accessible parks and open space for residents to enjoy. The collection of green spaces in Scarborough, together with the broad, treed boulevards connecting the green spaces, relates Scarborough to other Olmsted suburbs, including Riverside, Illinois (design in 1868 by Olmsted Sr.) and The Uplands, British Columbia (designed in 1907 by John Charles).

Triangle Park is the largest of five park plots developed within Scarborough and is the only one remaining in its original form. The park was essentially undeveloped prior to 1927 when development began with work directed by Parks Superintendent William Reader, including fencing, grading, seeding and planting. In 1929 an informal skating rink site was removed, and a permanent concrete curb was installed. In 1937, to commemorate the coronation of King George VI, the Mayor and Council planted cutleaf birch and dogwoods in a design that conformed to those used throughout Great Britain. Unfortunately, the majestic display quickly became overcrowded and in 1939 a number of the trees were removed.

Scotland Street Plot is one of the small green spaces developed within Scarborough that is part of the curvilinear, heavily landscaped, streetscape layout. The original 1913 subdivision plans show the plot and shape clearly marked at its current location, but the plot was not realized until 1934 when the Parks Department first began the development. The plot continued to be developed as part of

the Scarboro streetscape during the late 20's and 30's. It remained a noted plot of land in the annual reports of the Parks Department throughout the 30's, 40's and most of the 50's.

The build out of Scarboro was not completed until the 1950's as development was hampered by economic depression and the two World Wars. By the 50's Scarboro had transformed into one of the most desirable residential suburbs in the City of Calgary, aligning with the vision of many Olmstedian suburbs.

Character Defining Elements

- a) The existing shape of the two parks (as shown on attached Schedule "A") which are formed by the curving roads, representative of an Olmstead influenced subdivision (as opposed to the typical grid pattern of the time) (Image 1.1).
- b) The soft-landscape character of both parks with continued use of plantings identified within "The Herbaceous Perennial Garden together with Annotated Catalogue of Herbaceous Plants introduced by, and growing in the garden of W. R. Reader, Parks Superintendent Calgary Alberta" (Image 1.2).

TEXT FOR DISCUSSION ONLY

Images

Images are included for reference and example only and are not intended to form part of the Regulated Portions.



Image 1.1: Historic air photo of Scarborough (1953), illustrating the shape of Triangle Park and Scotland Street Plot which are formed by the curving roads, representative of an Olmstead influenced subdivision.



Image 1.2: Contemporary photo of Triangle Park (2011), illustrating the soft-landscape character that includes manicured lawn, trees and shrubs.

SCHEDULE “C”

The primary purpose of the *Standards and Guidelines* is to provide guidance to achieve sound conservation practice. They are used to assess proposed changes to designated Municipal Historical Resources and form the basis for review and assessment for the approved rehabilitation program.

The *Standards and Guidelines* were developed by Parks Canada and were formally adopted by The City of Calgary in 2005. They provide a philosophical consistency for project work; and while neither technical nor case-specific, they provide the framework for making essential decisions about those features of a historic place, which should be maintained and cannot be altered.

The *Standards* listed below, and the referenced *Guidelines* shall apply to the Regulated Portions and any rehabilitation or maintenance work undertaken with respect to them at any time.

The Standards

Definitions of the terms in italics below are set forth in the Introduction of the *Standards and Guidelines*. In the event of a conflict between the italicized terms below and those in the *Standards and Guidelines*, the latter shall take precedence. The Standards are not presented in a sequential or hierarchical order, and as such, equal consideration should be given to each. All Standards for any given type of treatment must therefore be applied simultaneously to a project.

General Standards (all projects)

1. Conserve the *heritage value* of a *historic place*. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible and identifiable upon close inspection and document any *intervention* for future reference.

Additional Standards Relating to Rehabilitation

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to a *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the *historic place*.
12. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Guidelines

The full text of the *Standards and Guidelines* is available online through www.historicplaces.ca, or from:

Parks Canada National Office
25 Eddy Street
Gatineau, Quebec K1A 0M5