

**Planning & Development Services Report to
Infrastructure and Planning Committee
2025 September 03**

**ISC: UNRESTRICTED
IP2025-0777**

Municipal Historic Resource Designation – Sibley Block

PURPOSE

The purpose of this report is to recommend Council approval to designate the Sibley Block as a Municipal Historic Resource. Protecting Calgary's heritage resources is an identified priority for The City of Calgary, and designation will provide permanent legal protection against demolition or unapproved alteration to elements with heritage significance.

PREVIOUS COUNCIL DIRECTION

C2018-1158 directed Administration to "continue to legally protect heritage assets and directly support landowners". Additional background and previous direction related to C2018-1158 is included in Attachment 1.

LOC2018-0038 approved a Policy and Land Use Amendment at 915 9 Avenue SE, changing the Land Use to a Direct Control District based on the Mixed Use – Active Frontage (MU-2) with a base Floor Area Ratio (FAR) of 2.8, and an opportunity for an additional 1.6 FAR for the provision of items including Municipal Historic Resource Designation of the Sibley Block.

RECOMMENDATION(S):

That Infrastructure and Planning Committee recommend that Council give three readings to the proposed bylaw to designate the Sibley Block as a Municipal Historic Resource (Attachment 2).

CHIEF ADMINISTRATIVE OFFICER/GENERAL MANAGER COMMENTS

General Manager Debra Hamilton concurs with this report. The proposed designation supports heritage resource conservation and strategic redevelopment in one of Calgary's most significant historic communities.

HIGHLIGHTS

- The Sibley Block dates from 1911, is listed on the Heritage Inventory per Heritage Calgary (Civic Partner), and is valued for its Edwardian Commercial architecture and contribution to the 9th Avenue SE historic commercial main street (Inglewood).
- The owner of 915 9 Avenue SE has requested immediate designation to fulfil a Direct Control condition, and the owner of the Sibley Block has provided full support for designation.
- Municipal Historic Resource designation would ensure long-term protection for the Sibley Block against demolition or modifications that would affect its heritage integrity – conserving it for all Calgarians, present and future.
- Designation will also make the owner of the Sibley Block eligible for incentives including the 2026 Heritage Tax Cancellation, as part of the two-year pilot approved with EC2025-0274.
- Approval of the designation in this report would bring the total number of sites designated by Municipal Historic Resource bylaw in Calgary to 174.

DISCUSSION

The following site is proposed for Municipal Historic Resource designation. It has been evaluated by Heritage Calgary using the Council-approved Historic Resource Evaluation System, which assesses sites against nine tangible and intangible values. Resources listed on

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the Inventory which maintain sufficient integrity of identified 'Character Defining Elements' may qualify for designation as a Municipal Historic Resource under the *Historical Resources Act*.

Sibley Block

- Built in 1911; located at 921 9 Avenue SE [Inglewood]
- Valued for its Edwardian Commercial architectural style, continued retail/commercial activity as part of 9th Avenue SE, and as a symbol of the historic development of 9th Avenue SE (formerly "Atlantic Avenue").

Existing Protection Agreement

Prior to this report, the Sibley Block was protected via private legal agreement in 2018 as part of LOC2018-0038. This Land Use Amendment redesignated the adjacent 915 9 Avenue SE to Direct Control 254D2019, with the maximum Floor Area Ratio contingent on subsequent designation of the Sibley Block. Private protection agreements are used by Administration to facilitate the protection of heritage resources within the timeline of specific Development Application negotiations, but are intended to serve as interim protection until Municipal Historic Resource Designation can be achieved. The recommended designation would supersede the existing protection agreement, with the proposed bylaw regulating the same portions of the site.

Proposed Bylaw Schedules

The proposed designation bylaw is provided as Attachment 2. If approved, this would protect the property under the Alberta Historical Resources Act and support ongoing conservation management.

Schedule A indicates the site location and building orientation/placement. Schedule B outlines specific 'Regulated Portions' that cannot be altered or destroyed without approval from The City (site elements are regulated where they play a key role in embodying/conveying the resource's identified value(s) to the public). Schedule C lists the 'Standards' from the *Standards and Guidelines for the Conservation of Historic Places in Canada*, a national best-practice manual.

This designation is recommended outside of Heritage Planning's typical process of Multiple Designation Reports, based on a specific request from the owner of 915 9 Avenue SE, to fulfil a pending land transaction. Approval of the designation in this report would bring the total number of sites designated by Municipal Historic Resource bylaw in Calgary to 174.

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 property owner agreed to designation of their property as a Municipal Historic Resource. Public communication/engagement was not required. The 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. The property owner was provided with official 'Notice of Intention' to designate the property per the Alberta Historical Resources Act.

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Heritage Calgary, a Civic Partner, has expressed support for the proposed designation as outlined in Attachment 3 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 per cent), to Calgary's culture (94 per cent) and for future generations to enjoy (86 per cent).

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 per cent of all landfill waste. Conservation of historic buildings offers a significant opportunity to reduce unnecessary landfill usage and material loss.

Economic

The conservation of heritage resources has associated economic benefits, including job growth and retention in skilled trades, increased tourism and local pedestrian activity through preserving attractive and walkable streetscapes, demonstrated economic uplift within and surrounding heritage commercial areas such as historic main streets, and attraction of innovative/start-up businesses via distinctive commercial/industrial 'character' spaces.

Service and Financial Implications

No anticipated financial impact

There is no anticipated financial impact directly associated with this report. Designation enables the property owner to apply for grants through The City's Historic Resource Conservation Grant program and make the property eligible for the 2026 Heritage Tax Cancellation.

RISK

No risks have been identified in designating the proposed site as a Municipal Historic Resource. The property owner agrees with the proposed designation, which does not prescribe activities in the building or on the properties. Designation allows the owner to retain all rights to the individual enjoyment of the property and does not prevent a property from being sold.

ATTACHMENT(S)

1. Previous Council Direction, Background
2. Proposed Bylaw to Designate the Sibley Block as a Municipal Historic Resource
3. Heritage Calgary Letter of Support
4. Presentation

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Department Circulation

General Manager/Director	Department	Approve/Consult/Inform
Kathy Davies Murphy	City and Regional Planning	Approve
Debra Hamilton	Planning & Development Services	Approve

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