

# PROPOSED

IP2025-0937  
ATTACHMENT 2

## BYLAW NUMBER 58M2025

### BEING A BYLAW OF THE CITY OF CALGARY TO DESIGNATE THE BURN BLOCK AS A MUNICIPAL HISTORIC RESOURCE

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**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 Burn Block 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 the Burn Block as a Municipal Historic Resource”.

#### BUILDING AND LAND DESIGNATED AS A MUNICIPAL HISTORIC RESOURCE

2. The building known as the Burn Block, located at 1215 9 Avenue SE, and the land on which the building is located being legally described as PLAN A3 BLOCK 1 LOTS 8 TO 10 INCLUSIVE, as shown in the attached Schedule “A”, are hereby designated as a Municipal Historic Resource.
3. The specific elements of the Historic Resource possessing heritage value are hereafter referred to as the Regulated Portions (the “Regulated Portions”). The Regulated Portions are identified in the attached Schedule “B”.

#### PERMITTED REPAIRS AND REHABILITATION

4. 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 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,

# PROPOSED BYLAW NUMBER 58M2025

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.

## COMPENSATION

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

## EXECUTION OF DOCUMENTS

6. 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

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

8. This Bylaw comes into force on the day it was passed.

READ A FIRST TIME ON \_\_\_\_\_

READ A SECOND TIME ON \_\_\_\_\_

READ A THIRD TIME ON \_\_\_\_\_

\_\_\_\_\_  
MAYOR  
SIGNED ON MM DD YYYY

\_\_\_\_\_  
CITY CLERK  
SIGNED ON MM DD YYYY

# PROPOSED BYLAW NUMBER 58M2025

## SCHEDULE "A"



1215 9 AV SE



# PROPOSED BYLAW NUMBER 58M2025

## SCHEDULE “B”

### REGULATED PORTIONS

#### 1.0 Land

The following elements are regulated:

- a) The building’s existing location and placement on the property (as shown on attached Schedule “A”).

#### 2.0 Form, scale, massing

The following elements are regulated:

- a) Three storey rectangular plan with long façade (attached Schedule “A”, Images 3.1 and 5.1); and
- b) Flat roof; pedimented stepped gable on north façade; and plain parapets edged with bricks in rowlock course on the east, west and south façades. Note: Interior light wells accessed by the roof skylights are not regulated (Images 3.1, 4.1, 4.3 and 5.1).

#### 3.0 North façade

The following elements are regulated:

- a) Polychrome brick masonry cladding consisting of buff-coloured, speckled brick in stretcher bond pattern with beaded joints; red-coloured, smooth faced brick pilasters framing window bays; buff-coloured brick clad pedimented stepped gable with red-coloured brick coping at the roof edge; band between first and second storeys; double brick arch above central main entry made with red-coloured, rusticated brick in the upper arch with keystone detailing and lower arch with buff-coloured brick in a radiating voussoir; two buff-coloured, speckled brick clad abutments supporting the arch; and buff-coloured, speckled brick clad columns on grade storey on both sides (Images 3.1 – 3.7);
- b) Pressed metal upper cornice with dentils, wrapping around the east and west façade front corners; ‘1912’ numbering in pedimented stepped gable; sign band with ‘BURN BLOCK’ lettering; and split, pressed metal cornice/sign band with red-coloured brick corbel stringcourse in the middle (Images 3.1, 3.4 – 3.6, 3.8 and 4.2);
- c) Original fenestration and window profiles including: triple assembly windows with arched triple transom lights; double segmental arch lintels with red-coloured brick in rowlock course and buff-coloured brick in radiating voussoirs and brown-coloured brick sills in rowlock course on the third storey; triple assembly windows with triple transom lights and brown-coloured brick sills in rowlock course on the second storey; half-round transom window over main central recessed doorway; large display windows with full-width transom lights; and single glazed door with large transom light profiles on commercial storey (Images 3.1 and 3.6 - 3.12); and
- d) Original commercial storey features including: six retail bays (two twinned retail bays with recessed entries, two single retail bays with recessed entries); knee wall bulkheads; two supporting steel columns; and two glazed display cases inset on either side of the main central entry (Images 3.1 and 3.8 – 3.12).

# PROPOSED BYLAW NUMBER 58M2025



(Image 3.1: North façade showing three storey, rectangular plan, polychrome brick cladding, pedimented stepped gable and red-coloured brick pilasters framing window grouping bays)



Image 3.2: Detail of buff coloured speckled brick cladding in stretcher bond pattern with beaded joint on north facade.



Image 3.3: Example of polychrome brick cladding showing buff-, light red-, and red-coloured bricks.

# PROPOSED BYLAW NUMBER 58M2025



(Image 3.4: Detail of buff-coloured brick pedimented stepped gable with red-coloured brick coping at the roof edge and '1912' numbering)



(Image 3.5: Detail of pressed metal upper cornice with dentils that wraps around the front corner of the side façade.)

# PROPOSED BYLAW NUMBER 58M2025

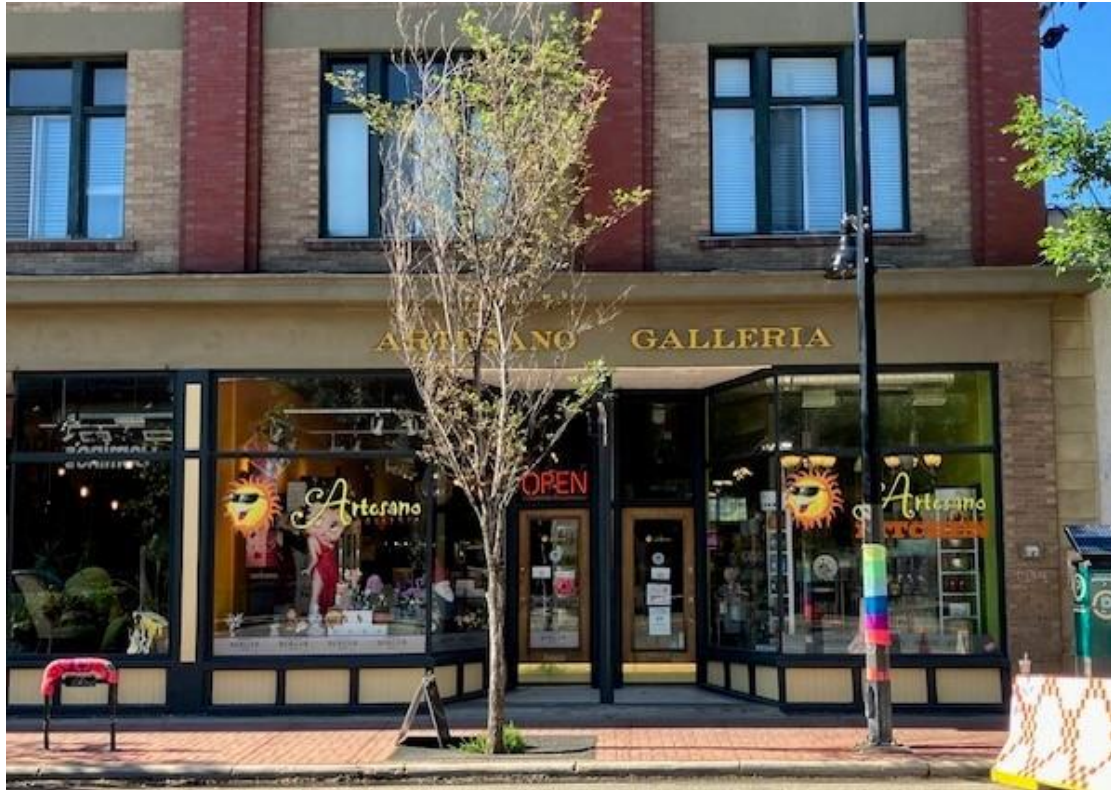


(Image 3.6: Detail of double brick arch above central main entry with upper arch and keystone detail made with red-coloured rusticated brick and the lower arch with buff-coloured brick in a radiating voussoir and wood half-round transom window)



(Image 3.7: Example of fenestration on third storey of the north façade showing segmental arch lintel comprised of red-coloured brick in rowlock course with brick keystone, buff-coloured brick in a radiating voussoir and sills made up of brown-coloured brick in rowlock course. Note: the red coloured, smooth faced and buff-coloured, speckled brick cladding is laid in courses simulating quoins to add aesthetic detail to the pilaster and window frame edges)

# PROPOSED BYLAW NUMBER 58M2025



(Image 3.8: Example of storefront bays with wood panel bulkheads, glazing and full-width transom lights)



(Image 3.9: Example of wood panel bulkheads)

# PROPOSED BYLAW NUMBER 58M2025



Image 3.10: Example of glazed display case in west side of central main entry.

Image 3.11: Examples of single glazed wood door with large transom light profile.



(Image 3.12: Example of recessed entry and steel column)

# PROPOSED BYLAW NUMBER 58M2025

## 4.0 East and West façades

The following elements are regulated:

- a) Brick cladding in common bond pattern; and brick parapet edge in rowlock course (Images 4.1 - 4.3);
- b) Light wells on both the east and west façades (Images 4.1 and 4.3); and
- c) Original fenestration in light wells in the east and west façades (Images 4.1 and 4.3).



(Image 4.1: Oblique view of west façade showing brick cladding, parapet edge and light well)

# PROPOSED BYLAW NUMBER 58M2025



(Image 4.2: East façade)



(Image 4.3: Detail of light well on east façade)

# PROPOSED BYLAW NUMBER 58M2025

## 5.0 South façade

The following elements are regulated:

- a) Brick cladding in common bond pattern; brick parapet edge in rowlock course (Image 5.1); and
- b) Original fenestration of upper storeys; brick sills with header course and stretcher course (Image 5.1 and 5.2).



(Image 5.1: South façade)



(Image 5.2: Detail of brick cladding in common bond pattern and example of sills made up of a header course and a stretcher course)

# PROPOSED BYLAW NUMBER 58M2025

## 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

# PROPOSED BYLAW NUMBER 58M2025

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](http://www.historicplaces.ca), or from:

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