

Planning & Development Services Report to  
Infrastructure and Planning Committee  
2025 November 21

ISC: UNRESTRICTED  
IP2025-0937

## **Municipal Historic Resource Designation – Burn Block**

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### **PURPOSE**

The purpose of this report is to recommend Council approval to designate the Burn Block as a Municipal Historic Resource. [The Calgary Heritage Strategy \(2008\)](#) establishes that 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**

One Calgary 2019-2022 Service Plans and Budgets (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.

### **RECOMMENDATION(S):**

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

### **RECOMMENDATION OF THE INFRASTRUCTURE AND PLANNING COMMITTEE, 2025 NOVEMBER 21:**

That Council give three readings to **Proposed Bylaw 58M2025** to designate the Burn 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 Burn Block dates from 1912, is listed on the Heritage Inventory per Heritage Calgary (Civic Partner), and is one of the largest and most notable buildings in Inglewood, valued for its elaborate and detailed Edwardian Commercial architecture.
- The owner of the Burn Block has formally requested designation.
- Municipal Historic Resource designation would ensure long-term protection of the Burn 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 Burn 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 175.

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### DISCUSSION

The Burn Block 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 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*.

#### Evaluation Summary

- Built in 1912; located at 1215 9 Avenue SE (Inglewood).
- Three-storey structural masonry building, designed in a late Edwardian Commercial Style with Romanesque influence.
- Valued for its rare and detailed architectural style, landmark prominence, continued mixed-use activity as part of 9<sup>th</sup> Avenue SE, and as a symbol of the historic development of 9<sup>th</sup> Avenue SE (formerly "Atlantic Avenue").
- One of the largest and most elaborate buildings on the 9th Avenue SE Historic Commercial Main Street.

#### Proposed Bylaw Summary

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.

#### Report Process

The Heritage Planning team in Planning & Development Services typically recommends designations to Committee and Council in "Multiple Designation Reports" several times a year, containing a group of sites requesting designation, based on property owner interest. Designation of the Burn Block is recommended through a standalone report, to assist the property owner in receiving the 2026 Heritage Tax Cancellation, as part of the two-year pilot approved with EC2025-0274. Approval of the designation in this report by Council would bring the total number of sites designated as Municipal Historic Resources in Calgary to 175.

### 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 has requested designation of their property as a Municipal Historic Resource. Public communication/engagement was not required. The property owner was

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circulated the proposed bylaw (Attachment 2) and provided agreement in writing to it being presented to the Infrastructure and Planning Committee and City Council. The property owner was provided with official 'Notice of Intention' to designate the property per the Alberta *Historical Resources Act*.

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 makes 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.

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**ATTACHMENT(S)**

1. Previous Council Direction, Background – IP2025-0937
2. **Proposed Bylaw 58M2025**
3. Heritage Calgary Letter of Support – IP2025-0937
4. Presentation – IP2025-0937

Department Circulation

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

Author: Kimberly Haskell, Heritage Planner, and Alastair Pollock, Senior Heritage Planner, City and Regional Planning, Planning & Development Services

**City Clerks: A. Gagliardi / J. Palaschuk**