

Old St. Stephen's College, 8820 - 112 Street, Edmonton, Alberta, Canada T6G 2P8

Telephone 780-431-2313
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December 1, 2022

VIA REGISTERED MAIL
Our File : Des 0062

Triovest Realty Advisors Inc.
300, 1100 1 Street SE
Calgary, AB T2G 1B1

Dear Sir/Madam:

SUBJECT: Proposed Redevelopment
101 - 131 7 Avenue SW and 102 - 126A 8 Avenue SW
Lots 1-20 and Lots 21-36, Block 50, Plan A
Calgary
Historical Resources Act Requirements

Alberta Culture has reviewed your proposed redevelopment of the above properties that will result in the demolition and/or alteration of a number of historic buildings. I have determined that pursuant to Section 37(2) of the *Historical Resources Act*, Triovest Realty Advisors Inc. is required to conduct a Historic Resource Impact Assessment prior to the initiation of the project. The Historic Resource Impact Assessment is to be prepared in accordance with the instructions outlined in the enclosed Schedule A. Legal descriptions and a plan of the affected properties can be found in Schedule B.

Should you require additional information or have any questions, please contact Larry Pearson by telephone at 403-297-4076 or by e-mail at larry.pearson@gov.ab.ca.

I would like to thank you and officials of Triovest Realty Advisors Inc. for your cooperation in our endeavour to conserve Alberta's past.

Regards,



David Link
Assistant Deputy Minister
Heritage

Enclosures

cc: Gareth Webster, City of Calgary

HISTORICAL RESOURCES ACT REQUIREMENTS

**TRIOVEST REALTY ADVISORS INC.
PROPOSED DEMOLITION AND REDEVELOPMENT
101 to 131 - 7 AVENUE SW AND 102 to 126A - 8 AVENUE SW, CALGARY, AB
LOTS 1-20 AND LOTS 21-36, BLOCK 50, PLAN A**

HRIA REQUIREMENTS/ PROJECT FILE: DES 0062

(Schedule “A”)

For the purposes of this Schedule, Triovest Realty Advisors Inc. shall be referred to as the “Proponent”, the proposed redevelopment project described in Section 1.2 shall be referred to as the “Project”, and the lands legally described and illustrated in Schedule B shall be referred to as the “Development Footprint”.

1.0 HISTORIC STRUCTURES

1.1 Historic Resource Impact Assessment

Pursuant to Section 37(2) of the *Historical Resources Act*, a Historic Resource Impact Assessment is to be undertaken by a heritage building conservation specialist. The specialist must have demonstrated experience in interpreting and applying the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and must not be a member of the Project team.

1.1.1 Contacting the Historic Places Stewardship Section

For further information regarding these requirements, please contact Larry Pearson, Director, Historic Places Stewardship Section at 403-297-4076 (toll-free 310-0000) or larry.pearson@gov.ab.ca.

1.2 The Project

The Project is described in applications to the City of Calgary for a Land Use Redesignation (LOC2022-0074) and Development Permit (DP2022-02927). If approved, the Project will result in the partial or total demolition of several historic buildings located within the Development Footprint and the construction of office and residential towers, retail space, and a hotel.

1.2.1 Heritage Values

Federal, provincial, and municipal governments have recognized the historic significance of buildings situated within the Development Footprint.

The majority of the footprint is located within the boundaries of the Stephen Avenue National Historic Site. The Historic Sites and Monuments Board summarized Stephen Avenue’s significance as follows:

Stephen Avenue is a superb illustration of the central role that retail streets have played and continue to play in the Canadian urban experience. As a well-preserved commercial street, the avenue bears eloquent witness to the emergence of the modern retail sector in Canada from 1880 to 1930. With the coming of the railway, Prairie cities grew at an unprecedented rate, and their gridiron urban plans reflected a new functional pattern: financial and

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commercial sectors located near the train station, surrounded by residential areas while factories were farther away. Elegant illustrations of Calgary's sandstone era, the buildings of Stephen Avenue are handsome representatives of the architecture of their time, featuring Victorian, Art Deco and Beaux-Arts elements.

Character-defining elements of the National Historic Site include:

- a collection of buildings of compact, rectangular massing, and of modest height (from two to six storeys),
- the complete use of lots with buildings abutting each other, façades flush to the sidewalk, and rear alleys, and
- the predominantly masonry construction, largely stone with some brick and stone combinations, and one wooden structure.

Both the Government of Alberta and the City of Calgary have recognized the heritage value of buildings located within the Development Footprint, including the Molson's (Toronto Dominion) Bank, a Provincial Historic Resource, as well as the Tribune Block and the 100 Block of Seventh Avenue Southwest, both Municipal Historic Resources. There are also a number of heritage structures within the footprint have been placed on the City of Calgary's municipal inventory of evaluated historic resources. The Bank of Montreal and the Imperial Bank, both designated as Provincial and Municipal Historic Resources, are situated adjacent to the Development Footprint. An overview of the historic buildings affected by the proposed redevelopment can be found in Schedule B.

1.2.2 Project Evaluation

The Government of Alberta evaluates proposed changes to historic buildings and heritage districts using the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Based on frameworks used internationally, the *Standards and Guidelines* provide best practices in the conservation and rehabilitation of historic buildings and heritage districts. The Project as currently proposed contravenes several of the principles outlined in the *Standards and Guidelines*, including:

Standard 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.

Standard 3: Conserve heritage value by adopting an approach calling for minimal intervention.

Standard 5: Find a use for a historic place that requires minimal or no change to its character-defining elements.

Standard 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.

*Guideline 4.3.1.12 for exterior form, which recommends against *selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street façade(s).**

Guideline 4.5.3.11 for masonry which recommends *retaining sound and retainable masonry that contributes to the heritage value of the historic place.*

1.2.3 Assessment

The Historic Resources Impact Assessment must include modified Project options that reduce adverse effects on the heritage character of the area. The assessment must include written recommendations and illustrative materials in support of options that:

- Prioritize the retention of the form, scale and massing (e.g. exterior walls, roof, and interior floor plates) of designated and inventoried historic resources within the designation boundary of the Stephen Avenue National Historic Site. To facilitate an analysis of preservation options, the Proponent should engage with the City of Calgary's Heritage Planning Unit to fully consider any potential municipal incentives supporting the conservation of historic places.
- Prioritize the retention of intact, repairable historic fabric and reduce impacts to the heritage values and character-defining elements of all designated and inventoried historic resources within the Development Footprint.
- Reduce the visual impact of new construction on existing historic buildings along Stephen Avenue. The assessment must include options that set back new construction to the rear wall of the Molson's (Toronto Dominion) Bank Provincial Historic Resource.

The Proponent must provide a detailed rationale should conservation approaches be deemed infeasible in any particular instance.

1.3 Timing

The Historic Resources Impact Assessment is to be carried out prior to the initiation of the Project. No physical disturbance to the subject properties may occur until such time as *Historical Resources Act* clearance has been obtained.

1.4 Reporting the Results of Assessment

Upon completion of the Historic Resources Impact Assessment for historic structures, the final report must be submitted to the Historic Resources Management Branch, Heritage Division, Alberta Culture, Old St. Stephen's College, 8820 - 112 Street, Edmonton, Alberta, T6G 2P8.

2.0 PROVINCIAL HISTORIC RESOURCE REQUIREMENTS

Pursuant to Section 20(9) of the *Historical Resources Act*, the Proponent is required to seek formal approval from Alberta Culture for proposed interventions to the Molson's (Toronto Dominion) Bank, Provincial Historic Resource, located at 114 – 8 Avenue SW, prior to the initiation of the Project.

The Bank of Montreal Building, located at 140 – 8 Avenue SW, and the Imperial Bank of Commerce, located at 102 – 8 Avenue SE, are Provincial Historic Resources immediately adjacent to the Development Footprint that may be impacted by construction activities related to the Project. Once the proposed scope of work adjacent to these buildings is understood in detail (working drawing level or similar), an independent structural engineer or architect experienced in the assessment and conservation of historic structures must prepare a desktop evaluation and report. This report would assess possible direct and indirect detrimental impacts to each

structure. The primary concern would be potential cracking and deformation of the exterior masonry facade and underlying masonry structure. Once complete, the report must be submitted to Alberta Culture for review.

2.1 STANDARD CONDITIONS UNDER THE *HISTORICAL RESOURCES ACT*

The Proponent must comply with standard conditions under the *Historical Resources Act*, which are applicable to all land surface disturbance activities in the Province. Standard conditions require applicants to report the discovery of historic resources.

3.0 FURTHER SALVAGE, PRESERVATIVE OR PROTECTIVE MEASURES

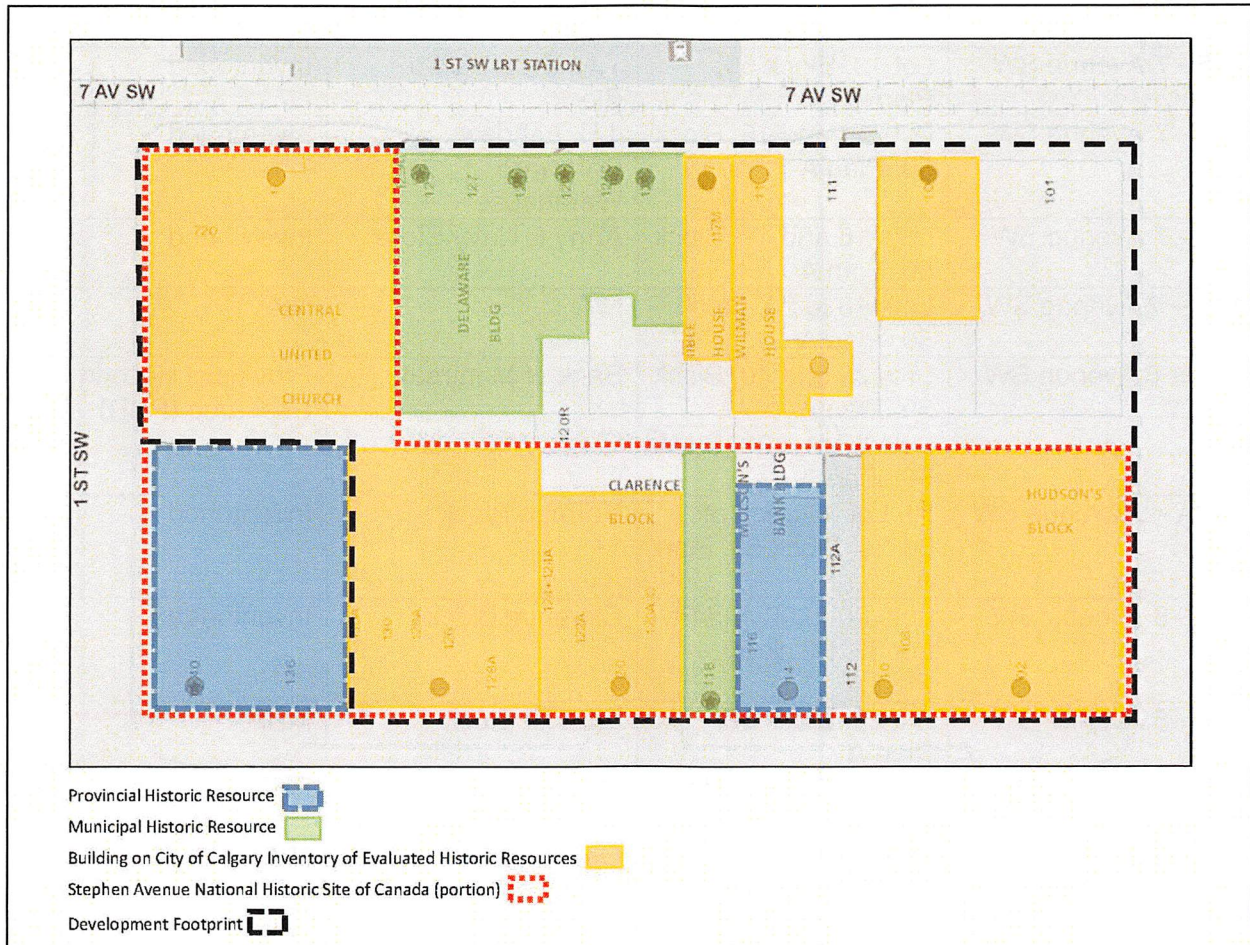
Based upon the results of the Historic Resources Impact Assessment, the Proponent may be ordered to undertake further salvage, preservation or protective measures or take any other actions that the Minister responsible for the *Historical Resources Act* considers necessary.

4.0 COMPLIANCE IS MANDATORY

These conditions shall be considered directions of the Minister of Alberta Culture under the *Historical Resources Act*. The Proponent and agents acting on behalf of the Proponent are required to become knowledgeable of the conditions. Failure to abide by the conditions will result in *Historical Resources Act* approval not being granted, or delayed.

Schedule "B"

Development Footprint



Street Address	Legal Description	Historic Building	Historic Status
131 - 7 Avenue SW	Pt. Lots 1-5, Block 50, Plan A	Central Methodist Church	Inventoried (listed on the City of Calgary's Inventory of Evaluated Historic Resources)
129 - 7 Avenue SW	Pt. Lot 6, Block 50, Plan A	Calgary Stock Exchange	Municipal Historic Resource (MHR)
125 and 127 - 7 Avenue SW	Lot 7, Block 50, Plan A Lot 8, Block 50, Plan A	Delamere Block	MHR
123 - 7 Avenue SW	Lot 9, Block 50, Plan A	Rochon's	MHR
121 and 121C - 7 Avenue SW	Lots 10 and 11, Block 50, Plan A	Self Serving Grocery Calgary Electric Light Co. / Hinds Meat Store	MHR

117 - 7 Avenue SW	Lot 12, Block 50, Plan A	Calgary Plumbing & Heating / Tyndale Memorial Bible House	Inventoried
115 - 7 Avenue SW	Lot 13, Block 50, Plan A	T.R. Stuart & Co. Block	Inventoried
111 - 7 Avenue SW	Lots 14 and 15, Block 50, Plan A	J.H. Ashdown Hardware Warehouse	Inventoried
109 - 7 Avenue SW	Lots 16 and 17, Block 50, Plan A	Army & Navy Store	Inventoried
101 - 7 Avenue SW	Lots 18 to 20, Block 50, Plan A	N/A	N/A
140 - 8 Avenue SW	Lots 39 and 40, Block 50, Plan A	Bank of Montreal	Provincial Historic Resource (PHR)
	Lots 37 and 38, Block 50, Plan A		
126A - 8 Avenue SW	Pt. Lot 33 and Lots 34-36, Block 50, Plan A	Norman Block	Inventoried
120 - 8 Avenue SW	Lots 30 to 32 and Pt. Lot 33, Block 50, Plan A	Clarence Block	Inventoried
118 - 8 Avenue SW	Lot 29, Block 50, Plan A	Tribune Block	MHR
114 - 8 Avenue SW	Pt. Lot 27 and Lot 28, Block 50, Plan A	Molson's (Toronto Dominion) Bank	PHR
112 - 8 Avenue SW	Pt. Lot 26 and 27, Block 50, Plan A	Osborne's	N/A
	Pt. Lot 25, Block 50, Plan A		N/A
110 - 8 Avenue SW	Pt. Lot 25 and 26, Block 50, Plan A	Calgary / Ashdown Hardware	Inventoried
102 - 8 Avenue SW	Lots 21-24 and Pt. Lot 25, Block 50, Plan A	Hudson's Bay Company Department Store	Inventoried

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December 1, 2022

Mr. Gareth Webster
Approvals Coordinator
Calgary Approvals Coordination, Planning & Development
City of Calgary (Mail code # 8075)
5th Floor, Municipal Building
800 Macleod Trail SE
P.O. Box 2100, Station M
Calgary, AB T2P 2M5

Dear Mr. Webster:

SUBJECT: Land Use Redesignation Application Number LOC2022-0074 and
Development Permit Application Number DP2022-02927

Please be aware that I have issued a requirement under the *Historical Resources Act* for a Historic Resource Impact Assessment to be undertaken for the redevelopment project proposed for the properties located at 101 - 131 7 Avenue SW and at 102 - 126A 8 Avenue SW. The legal description for these properties is Lots 1-20 and Lots 21-36, Block 50, Plan A.

Pursuant to Section 37(3) of the *Historical Resources Act*, the City of Calgary is required to withhold any license, permit, consent or similar authorization for the proposed redevelopment of these properties until I am satisfied that the owner has addressed their obligations under the *Historical Resources Act*.

Should you require additional information or have any questions, please contact Larry Pearson by telephone at 403-297-4076 or by e-mail at larry.pearson@gov.ab.ca.

Thank you for your cooperation in this matter.

Regards,



David Link
Assistant Deputy Minister
Heritage