



CALGARY
HERITAGE
INITIATIVE

Heritage Watch Fact Sheet

800 Block of 17th Ave SW



Address	South Side, 821 to 829 17 th Ave SW Click to view on google maps
Community	Lower Mount Royal, Ward 8
Year Constructed	1900: #823 (also #821) (currently the Bon Giorno Restaurant) 1911: #825,827,829, 831 (3 of 4 converted houses; 831 is not included in development parcel) 1911: #833 (currently Lang's Grocery – not included in development parcel) 1930: #835-847 17 th Ave SW and 1708 8 th St SW (corner block not included in development parcel, currently occupied Opa, Panago, Davids Tea, Callebaut, and Freshii)
Type	Original use – residential and commercial
Current Owner	Arlington Street Investments The applicant is B&A Planning Group
CHI Watch Risk¹	High (4 out of 5)
Designation²	Not protected
City Inventory	Not listed
Significance	A rare, remaining example of a residential historic streetscape on 17 th Ave SW. Features the Spanish style Buon Giorno restaurant and modest wood frame homes, adjacent to the mixed-use commercial (Lang's Grocery) and single story food retailers with angled corner frontage at 8 th St SW. The block is across the avenue from Tomkins Park, established in 1915 on land donated by Henry & Elinor Tomkins. It is kitty-corner to the prominent Devinish Apartments , also constructed in 1911, a provincially and municipally protected heritage resource. The 1912 Anderson Apartments , also designated, are located to the rear and east of the development site at 804 18 th Ave SW. These sites

	arguably form a heritage district on a highly visible corner (8 th St and 17 th Ave SW). The district is reminiscent of what was once the 17 th Avenue High Street, with diverse housing, commercial and a public space.
Who	The Henderson Directory for 1910-1912 indicates that the middle of the block was occupied by the working class (carpenters), a clerk, a rancher and real estate brokers. By 1932, Henderson Directory lists the commercial businesses at the west end of the development site as: 833a The Alaska Furriers 835 Ball W H Meats 837 Fong Cecil fruits 839 Bk of Nova Scotia (Br) 841 Olympia Confectionary The middle of the block continued to be residential. The east end of the block (redeveloped within the past two decades) was mostly commercial, with drygoods, clothiers, grocery, a market, drug store, bank, an accountant, apartments, and later a post office, meat market, and shoe-maker.
Status	The developer plans to demolish these buildings to make way for a mixed-use building tentatively called Royal Park . A Land Use Application 2018-0188 (August 2018) is currently under review by the City. This application proposes to change the designation of this property to allow for a maximum building height of 27 metres (an increase from the current maximum of 23 metres) and a maximum building floor area of 6,967 square metres (an increase from the current maximum of 4,180). Uses listed in the C-COR1 designation with the addition of "Restaurant: Licensed - Large".
CHI's Position Statement	CHI recommends that the buildings in this block be independently evaluated for historic significance as soon as possible and that they be added to the City's Inventory of Historic Resources if the evaluation warrants it. CHI advocates for preservation of the whole west end of the 800 block with development (and underground parking) limited to the rear, as it appears from satellite imagery that about half the depth of the lots are taken up by the historic buildings. If the development proceeds, CHI is concerned with obstruction of issues of views from the Anderson Apartments and shadowing of Tomkins Park due to the height of the proposed building.
Upcoming	No upcoming events at this time. The application will come before the City's Planning and Urban Development Committee, then proceed to a Public Hearing at City Council.
Public Call to Action	Voice your concerns and request that this character-defining historic streetscape be formally evaluated for historic significance to: Troy Gonzalez, City of Calgary Planning and Development File Manager (403) 268-2663 Troy.Gonzalez@calgary.ca Josh Traptow, The Calgary Heritage Authority josh@calgaryheritageauthority.com , Ward 8 Councillor evan.woolley@calgary.ca and your own Ward Councillor. cc: CHI, contact@calgaryheritage.org and The Senior Heritage Planner, City of Calgary, Clint.Robertson@calgary.ca Follow CHI and watch the media for updates.
Related articles & posts	Oct 10 2018 Avenue Magazine April 13 2018 CBC News April 11 2018 CBC News Aug 18 2018 CHI Post
Historic Photos	Please send any historic photos of the 800 Block to contact@calgaryheritage.org . Glenbow - search NB-41-36

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1. CHI Heritage Watch Rating

5	Imminent loss	Active plans for demolition
4	High Risk	Risk factors + negative intentions / dormant demolition plans
3	At Risk	Risk factors
2	Possible Risk	Unknown intentions or mix of negative and positive factors
1	Monitoring	Positive intentions but still possible risk

2. A designated Municipal Historic Resource is legally protected against demolition or inappropriate changes.