

The Eau Claire Smokestack



Policy Issue	De-designation of a municipally protected heritage resource
Address	382 2 Avenue SW Click here to view in Google Maps
Community	Eau Claire
Year Constructed	1947
Type	Industrial
Current Owner	Harvard Developments
CHI Watch Risk¹	Imminent (5 out of 5)
Designation²	Municipal: see bylaw . (Jul 13 2008)
City Inventory	Heritage Inventory Eau Claire Smokestack
Significance³	<p>City Wide Significance. The brick smokestack in the Eau Claire plaza is the sole remnant of the Calgary Transit System garages (1947 - 1988)</p> <p>Symbolizes Eau Claire's skyline & development history, beginning with the Eau Claire and Bow River Lumber Company office, and before its development as a shopping and entertainment district in the 1990s</p> <p>Original bricks custom made off-site with precise curvatures</p> <p>Original location is a character defining element which contributed to its significance, meeting a standard for designation</p>
Status	<p>At the September 11, 2017 Council Meeting, the bylaw to de-designate the Eau Claire smokestack was passed.</p> <p>Harvard Developments is redeveloping the Eau Claire Site for office, retail and hotel. The City is revamping Eau Claire Plaza. The smokestack will be moved about 10 m onto a road allowance to allow for development. The resource will be de-designated then a bylaw to re-designate it at its new site will come before Council. Harvard (developer) proposed</p>

	<p>and the City accepted a \$300K contribution for the Heritage Incentive Reserve to fund the City of Calgary Historic Resource Conservation Grant Program, in addition to the cost of moving smokestack. This equates to \$50/sq ft or \$538/sq meter, about double the density bonuses of \$270/sq meter. There may be a marker indicating the original smokestack site (like a floor pattern) in the new development.</p>
CHI's Position Statement	<p>De-designation is being sought by the developers of the Eau Claire site to allow for the smokestack to be moved just a few meters to maximize developable space, retail access, and profit. CHI maintains that a work-around design should have been required by the City because of their commitment to the public to protect this resource. De-designation has never been done before.</p> <ul style="list-style-type: none"> • De-designation degrades the value of designation • Wastes the public investment in research, the designation process, volunteer time and grants provided for restoration (if applicable) • One of the reasons why a resource is deemed worthy of designation is because it is located on its original site. Moving it and re-designating it undermines the integrity of the resource. <p>CHI will not accept a decision in favour of de-designation as precedent setting</p> <ul style="list-style-type: none"> • CHI wants a guarantee it won't happen again. It's a slippery slope - this is just one of about 80 municipally protected sites -which is the next one at risk? Will this open the door for other developers to move protected historic resources? Only about 10% of the heritage resources listed to date on the City's inventory are protected. • Need a policy on de-designation that can't be overturned/overrun by developers for commercial gain. What disincentives (penalties?) need to be in place to discourage this? • The concept of de-designation MAY be supported but only if in the public good, not for developer commercial gain <p>The negotiated compensation puts a "price" on heritage</p> <ul style="list-style-type: none"> • Developer paid a discounted price for the property because of the restriction of the designation. The \$300,000 "penalty" negotiated does not reflect the millions of dollars in commercial benefit that this developer will achieve. <p>There is no guarantee that a newly elected Council (municipal election in Oct 2017) will vote in favour of a bylaw to re-designate the smokestack once moved.</p> <p>Despite a City-developer Preservation Agreement that Harvard accept liability for damage during the move, the risks are irreparable breakage and inability to source the unique curved red bricks.</p> <p>What does "protected" (through municipal designation) really mean? "De-designation would be a travesty of the public trust".</p>
Upcoming	<p>The move needs to be closely monitored, as does the ongoing structural integrity post move.</p>
Public Call to Action	<p>Email or call members of City Council, including the mayor, to express your concerns. http://www.calgary.ca/citycouncil/Pages/Councillors-and-Wards.aspx . Challenge municipal candidates about their position on protecting Calgary's heritage resources and consider their responses when voting.</p>
Related articles	<p>September 12, 2017 http://www.calgarysun.com/2017/09/11/eau-claire-redevelopment-gets-council-ok September 12, 2017 http://www.cbc.ca/news/canada/calgary/eau-claire-redevelopment-calgary-council-approval-1.4285080</p>

	<p>April 24, 2017 http://calgaryherald.com/news/local-news/council-approves-de-designating-eau-claire-smokestack-as-historic-resource</p> <p>April 12, 2017 http://calgaryherald.com/news/local-news/history-on-the-move-eau-claire-smokestack-one-step-closer-to-relocation</p> <p>April 8, 2017 http://calgaryherald.com/news/local-news/potential-de-designation-of-protected-eau-claire-heritage-site-alarms-advocates</p> <p>2016 http://calgaryherald.com/news/local-news/little-eau-claire-smokestack-raising-big-questions-about-protection-of-historic-buildings</p> <p>2015 http://www.cbc.ca/news/canada/calgary/eau-claire-smokestack-relocation-plan-worries-heritage-group-1.3066777</p>
Historic photo reference	<p>Glenbow Museum http://ww2.glenbow.org/search/archivesPhotosSearch.aspx Image No: PA-4019-1</p>

Updated: September 15, 2017 KP

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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 Resources is legally protected against demolition or inappropriate changes.

3. Primary Source: City of Calgary Inventory of Evaluated Historic Resources