

100 Block of 7th Avenue SW



Address	109-131 7 Ave SW (south block face of 100 block)
Community	Downtown Commercial Core
Constructed	1905-1928
Type	Commercial, shops and office
Current Owner	Trioest
CHI Watch Risk¹	High risk (5 out of 5)
Designation²	Five of the buildings were designated as Municipal Heritage Resources in 2014, see bylaw Self Serving Grocery (1921) at 121 7 Ave SW Calgary Electric Light Co. (Hinds Meat Store) (1922c) at 121 7 Ave SW Rochons (1912) at 123 7 Ave SW Delamer Block (1912) at 125 7 Ave SW Calgary Stock Exchange (1915) at 129 7 Ave SW
City Inventory	Three additional buildings are listed on the Inventory Army and Navy Store (1928) 109 7 Ave SW Calgary Plumbing & Heating/Tyndale Memorial Bible House (1926) 117 7 Ave SW Central Methodist Church (1905) at 131 7 Ave SW
Significance³	A rare grouping of low-scale, early Twentieth Century buildings in the core of downtown. Other than the Stephen Avenue buildings, this is only streetscape of its kind remaining in downtown, and one of the few in the city. It was an important hub of retail activity, but unlike the adjacent higher-profile shops on Stephen Avenue, served as a destination for the daily, more prosaic needs of shoppers (grocery and butcher, confectionary, furniture store, and

	stationery shop). It was the first home of the Calgary Stock Exchange and is directly associated with the earliest development of the oil industry in Alberta, aiming to regulate trading associated with the new resource; it reflects the city's aspirations to become a financial centre. It is an as important example of the type of small-scale. Commercial-style architecture that once dominated downtown but has now become rare; it features high quality brick facades, recessed entries, large display windows and storefront cornices. A City Wide Historic Resource.
Status	Triovest purchased the block in 2016 and tenants vacated in November of that year. Articles from late November indicated “Triovest is looking forward to transforming the 100 block of 7th Avenue S.W. into a ‘hip enclave in the heart of downtown’”. However, these buildings have languished for some years – some would argue suffering from demolition by neglect. As of May 2022, a multi-phase proposal (Development Permit DP2022-02927) has been submitted for this block (excluding the most historic part of Central Methodist Church) and the north side of the 100 block of Stephen Avenue. One phase proposes to construct a 66-story high-rise, which would make it the tallest building in the city. The development would include office, residential, retail, and hotel space. On Stephen Ave, the Norman Block, Clarence Block, Tribune Block, Molson’s Bank, Ashdown (Calgary) Hardware, and the Hudson’s Block would all be reduced to facades, while historic buildings on 7th Ave (Army and Navy Store, Stuart Block, Calgary Plumbing and Heating, Self Serving Grocery, Hinds Meat Store, Rochons’, Delamere Block, Calgary Stock Exchange, and components of the newer part of the church) would be demolished, necessitating dedesignation of 5 Municipally Designated Heritage Resources. On Nov 17, 2022, The National Trust for Canada added the site to their endangered places list. https://nationaltrustcanada.ca/nt-endangered-places/stephen-avenue
CHI’s Position Statement	As one of the very few intact early century downtown streetscapes, and the only remaining of what was once several blocks of ‘smaller siblings’ to Stephen Avenue, CHI supports a sympathetic adaptive reuse of this unique and important block, and encourages City Council to respect the protected status of these buildings. CHI is opposed to development that requires dedesignation and demolition of protected heritage resources, and advocates instead for the retention and repurposing of these historic buildings. Calgary’s downtown has a notoriously high vacancy rate making the destruction of a street’s historic character for further office space somewhat senseless. The City of Calgary and the Province need to do a better job of protecting our heritage assets and recognizing the economic, environmental and social benefits they provide to our citizens.
Upcoming	Watch for public hearing dates on the Land Use Application
Public Call to Action	Visit www.savestephenave.ca for more information and “Take Action” info. The City of Calgary is currently accepting comments for input on this proposed development (you can submit your comments here). Advocate for the awareness and preservation of Stephen Avenue by taking photos and posting on social media with the tag #savestephenave . Email, tweet, phone, or write your councillor (you can email your councillor via the form here , and make sure to CC terry.wong@calgary.ca , the Ward 7 councillor for downtown), and call 311.
Related articles & posts	2022 https://www.cbc.ca/news/canada/calgary/opinion-stephen-avenue-quarter-towers-heritage-1.6456692?cmp=DM_Display_PopularNow_CBCCalgary_P8 2022 https://www.cbc.ca/news/canada/calgary/calgary-developer-project-proposal-downtown-stephen-avenue-1.6448863 2022 https://calgaryherald.com/news/local-news/0513-stephen-ave-heritage 2022 https://globalnews.ca/news/8823491/massive-downtown-calgary-development-stephen-avenue/ 2016 http://calgaryherald.com/business/local-business/revitalization-planned-for-run-down-downtown-block-again 2016 http://www.metronews.ca/news/calgary/2016/11/16/property-deal-bursts-bubble-of-downtown-calgary-tenants.html

**Historic
Photos**



Calgary Stampede parade, Calgary, Alberta.", [ca. 1912-1939], (CU1136169) by Oliver, W. J.. Courtesy of Libraries and Cultural Resources Digital Collections, University of Calgary. Travelling on 7th Avenue between Centre Street and 1st Street West; passing by Wilkinson Electric (129 - 7th Avenue SW), New Calgary Market in the De La Mere Building (125 - 7th Avenue), Paint Arts Supply (123 - 7th Avenue), Hinds Meatateria (121 - 7th Avenue), Pacific Fish and Meat Market (119 - 7th Avenue), and Canadian Bible Society (117 - 7th Avenue). [ca. 1912-1939]

Glenbow Archives NA-644-15



View of 7th Avenue, west, from Centre Street, Calgary, Alberta (1912).
Courtesy of Libraries and Cultural Resources Digital Collections, University of Calgary.

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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