

HERITAGE MANAGEMENT PLAN



DONALD LUXTON & ASSOCIATES

2006



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Municipal Heritage
Partnership Program



Canada's Historic Places
Lieux patrimoniaux du Canada

The City of Red Deer gratefully acknowledges the contribution of the Government of Canada in supporting its participation in the Historic Places Initiative and the Government of Alberta in supporting its participation in the Municipal Heritage Partnership Program.

1. INTRODUCTION

The heritage resources of Red Deer promote a sense of stability and continuity for residents, illustrate how the community developed in the past, and define the historic character that is unique to the city. As such, The City of Red Deer has made a commitment to assist in the conservation of key heritage resources for the enjoyment and benefit of future generations.

The term "heritage" is used to describe a wide range of aspects, from physical to social and cultural elements. Heritage resources are the physical elements that make each community distinct. They are the tangible embodiments of historical, cultural and social values that give Red Deer its particular sense of time and place. Historic structures such as the CPR Train Station and the Old Court House are important examples of built heritage, but the community values many other historically significant features such as farmsteads, industrial sites, natural landscapes and cemeteries. Intangible elements of heritage are also diverse, ranging from cultural ancestry to social identity, community relationships and traditions. All aspects of Red Deer's diverse heritage are worthy of celebration and respect.

For a community the size and age of Red Deer, the management of significant heritage resources is a legitimate and desirable function that is becoming increasingly important in the development of a healthy community. The City of Red Deer recognizes the need to coordinate community heritage initiatives and strategies through this Heritage Management Plan; that assesses, structures and guides the existing heritage protection program and explores new heritage tools and initiatives. This Heritage Management Plan provides a framework for decision-making that allows the community to collaboratively work towards the retention of key heritage resources. Volunteers already provide invaluable support for the heritage protection program. There are many contributing community stakeholders and organizations who support heritage management through the preservation and promotion of heritage sites and heritage education and awareness.

This Plan will provide ongoing guidance to heritage property owners, community volunteers, heritage organizations and those with a more general interest in heritage and history relating to current and future practices and tools.

1.1 THE UNIQUE HERITAGE OF RED DEER

Red Deer's origins reflect the major historical themes that have dominated central Alberta's history and development. The city of Red Deer has a rich history starting with the First Peoples of Central Alberta, and later the Blackfoot, the Plains Cree, the Stoney and Metis hunters and traders. Red Deer was later settled by farmers interested in grain growing, ranching and dairy farming, and grew substantially with the construction of the Canadian Pacific Railway from Calgary to Edmonton. Red Deer developed primarily as an agricultural service and distribution centre, enhanced by its location midway between Edmonton and Calgary, in an area of fertile mixed farming. Since the 1950s, petroleum has become an increasingly significant part of the local economy, entrenching Red Deer's position as Alberta's third largest city. The spirit of the town is rooted in a proud history of pioneering, farming, and settlement, fuelled by entrepreneurial adventure and the westward expansion of the railway.

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Automobile Club Parade on Ross Street, May 1912 (Red Deer and District Archives mg-18)

Heritage in Red Deer consists of many different elements, including cultures, homes, commercial buildings, farms and natural features. The special features of the city's heritage include:

- A fascinating history, ranging from aboriginal settlement to agricultural initiatives, that tell many diverse stories
- A unique heritage, defined by people ("intangible heritage" such as memories and stories) and physical remains ("tangible heritage" such as artifacts, heritage sites, and structures)
- An historic infrastructure (water and rail transportation, early road patterns, etc), an extensive natural heritage, and a broad range of heritage sites and buildings (residential, commercial, institutional and industrial)

In 1999, the Heritage Preservation Committee prepared an "Inventory of Historically Significant Resources," subsequently adopted by The City of Red Deer within the Land Use Bylaw and flagged on the municipal GIS database. The Municipal Inventory represents a broad mix of sites, including some of the city's oldest buildings, historic structures, heritage sites, landscape features and post-second World War sites.

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This broad range of resources is representative of Red Deer's historical evolution and development. A number of significant buildings have already received municipal and/or provincial designation:

MHR: Municipal Historic Resource

RHR: Registered Historic Resource

PHR: Provincial Historic Resource

- CPR Station, 5000 - 51st Avenue/5102 Ross Street (PHR, MHR)
- Old Red Deer Court House, 4836 Ross Street (PHR)
- CPR Rail Bridge, Red Deer River (RHR, MHR)
- North Cottage School, 5704 - 60th Street (RHR)
- Parsons House, 4801 - 49th Street (RHR, MHR)
- St. Luke's Anglican Church, 4929 - 54th Street (RHR)
- Allen Bungalow, 6316 - 45th Avenue (RHR, MHR)
- Alberta Presbyterian Ladies' College (Michener Centre), 5300 - 39th Avenue (MHR)
- Clarke Residence, 4757 - 56th Street (MHR)
- Cronquist House, Great Chief Park (MHR)
- J.J. Gaetz House (Willow Villa), 3504 - 55th Street (MHR)
- McIntosh House, 4631 - 50th Street (MHR)
- Red Deer Armoury (Old Fire Hall #1), 4905 - 49th Street (MHR)
- Heritage Square: Gaetz Library; Presbyterian Church Steeple; Stevenson-Hall Block (MHR)
- Scott House, 4745 56 Street (MHR)



St. Luke's Anglican Church, in 1912 (Red Deer and District Archives p362-18) and in 2006

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1.2 THE HERITAGE MANAGEMENT PLAN PROCESS

The City of Red Deer has already taken significant steps to inventory and manage its historic building stock. Enabling legislation exists both in The City's own policy documents as well as through the *Alberta Historical Resources Act*, the *Municipal Government Act* and provincial Land Use policies to enact regulations and policies at the municipal level to conserve community heritage. There are many contributing stakeholders involved in local heritage preservation efforts. The Heritage Management Plan will help ensure that these different initiatives are coordinated for the benefit of the entire community.

The support and direction for the development of a Heritage Management Plan is identified in The City of Red Deer's current Strategic Plan and the 2006 draft update of the Municipal Development Plan. The recommendations and implementation strategy of this Plan have been created through broad public consultation and in close consultation with a steering committee of heritage stakeholders within the city of Red Deer comprised of the following representatives:

- City staff
- Parkland Community Planning Services
- City Archivist
- Heritage Building Owner
- Chair, Heritage Preservation Committee
- Main Street Project Coordinator

The following process was undertaken to ensure that there was broad community consultation, and consensus on the final recommendations and implementation strategy:

- October 6th, 2005: Steering Committee Meeting
- October 25th, 2005: Stakeholders' Workshop
- October 26th, 2005: City of Red Deer Staff and Steering Committee Workshop
- November 2005: Submit First Draft of Plan to Steering Committee
- November 21, 2005: Steering Committee Meeting
- November 21, 2005: Presentation to Red Deer Mayor, Councillors and Senior Management
- November 22, 2005: Public Open House
- January, 2006: Submit Second Draft Plan to Steering Committee
- January 18, 2006: Steering Committee Meeting
- January 18, 2006: Present Draft Plan to Heritage Preservation Committee
- February 15, 2006: Final Draft Heritage Management Plan submitted
- September 11, 2006: Presentation to Red Deer Council

2. BACKGROUND TO THE PLAN

In order to formulate an effective plan for the management of Red Deer's heritage resources, factors outside The City's jurisdiction were reviewed that could provide guidance. An understanding of why heritage conservation is important, what support is available from other levels of government and how other jurisdictions handle heritage conservation provided a broader context.

2.1 THE PUBLIC BENEFITS OF HERITAGE CONSERVATION

Heritage conservation has many potential cultural, social and economic benefits. Conserving heritage allows a community to retain and convey a sense of its history, and provides aesthetic enrichment as well as educational opportunities. Heritage resources help us understand where we have come from so that we can appreciate the continuity in our built environment from past to present to future. Historic buildings become landmarks and touchstones for the community, and the retention of historic elements serves to moderate the impact of rapid change, currently so evident in Red Deer. Key landmark buildings, monuments, historic homes and period streetscapes all add to the vibrancy and character of Red Deer.

- Heritage conservation allows a community to retain and convey a sense of its unique history.
- A coordinated approach to heritage planning can take advantage of partnership opportunities with senior levels of government, and engage the private and volunteer sectors.
- Heritage initiatives have a strong positive impact on developing complete communities and creating a vibrant culture of creativity and innovation.
- The preservation of historical sites supports tourism development and education. Heritage conservation is now inextricably linked with tourism, and many regional examples show the success of this approach. Cultural and heritage-based tourism is now the fastest growing segment of the growing tourism industry.
- Flexible heritage planning can assist owners in retaining historic resources. Even residential properties that are located in commercial districts, such as the Parsons House on 49th Street, can be adapted and reused for commercial purposes.
- Other benefits of strong heritage policies include creating distinctive neighbourhoods, preserving cultural heritage, providing community identity and pride and combating social problems by engaging youth in the history and identity of their community.
- The restoration and preservation of heritage buildings can be marketed as a tool to create positive economic development and cultural sustainability of the city.

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2.2 GOVERNMENT INITIATIVES

The conservation of heritage resources is enabled by legislation at all three levels of government and supported by a number of programs and initiatives. This refers to the power that is enshrined in government acts that allows various actions or processes to be carried out by governmental agencies in order to assess or protect historical properties. There are a number of senior government initiatives that can provide support at the local level.

2.2.1 FEDERAL GOVERNMENT

In 2000, the Department of Canadian Heritage and Parks Canada began a wide-ranging series of consultations on the best means to preserve and celebrate Canada's historic places. These consultations have resulted in a broad based strategy, the **Historic Places Initiative**, which is the most important federal heritage conservation proposal in Canada's history. The Federal government has established a national heritage register, comprehensive conservation standards and guidelines for historic places, a certification process for project approval and rehabilitation funding assistance. The standards and guidelines have been officially adopted by the Province of Alberta as the basis for its heritage programs. Further details regarding Historic Places Initiative are provided in **Appendix B**.

These federal initiatives are evolving at a rapid pace, and Red Deer can take advantage of these opportunities. These initiatives may have significant implications for a number of heritage sites in Red Deer. A number of Red Deer sites have now been documented for inclusion on the Canadian Register of Historic Places. Statements of Significance (SoS) have been prepared for the following sites, which are currently posted on the Canadian Register: An SoS explains why a place is important to a community and why it is important for inclusion on the Canadian Register.

- CPR Station, 5000 - 51st Avenue/5102 Ross Street
- Allen Bungalow, 6313 - 45th Avenue
- CPR Rail Bridge, Red Deer River
- Clarke Residence, 4757 - 56th Street
- Cronquist House, Great Chief Park
- Old Red Deer Court House, 4836 Ross Street
- Parsons House, 4801 - 49th Street
- Red Deer Armoury (Old Fire Hall #1), 4905 - 49th Street

The federal government currently offers a financial incentive under the Historic Places Initiative program, the Commercial Heritage Properties Incentive Fund (CHPIF). This program will reimburse up to 20% of eligible costs for the rehabilitation of commercial properties up to a maximum of \$1 million. In addition, the federal government offers Residential Rehabilitation Assistance Programs through the Canada Housing and Mortgage Corporation, which may apply to individual rehabilitation projects. Further details on Federal financial incentives are provided in **Appendix C**.

2.2.2 PROVINCE OF ALBERTA

The Province of Alberta, acting through the Ministry of Community Development, is the steward of many diverse historic resources. Through the Heritage Resource Management Branch, technical advice and support is provided, and other support programs are offered through funding provided by the province. The powers that allow various actions or processes to be carried out by provincial agencies in order to assess or protect historical properties rest in two Acts: the *Historical Resources Act* and Sections 26, 27 and 28 of the *Municipal Government*

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Act. While the *Municipal Government Act* enables the regulatory powers contained within the Land Use Bylaw, it is the *Historical Resources Act* that is the major legislative tool with the power to control development or actions affecting historic buildings, structures and areas.

Under the *Historical Resources Act*, sites can be designated by the province either as a Provincial Historic Resource (PHR) or a Registered Historic Resource (RHR). The RHR category is being phased out, and no new RHRs are being designated. Existing RHR sites (there are five in Red Deer) will no longer be eligible for funding after 2009. Further detail on provincial enabling legislation is provided in **Appendix D**.

The following are the heritage incentives currently available from the Provincial Government. For further details on these funding programs, please refer to **Appendix E**.

- **Alberta Historic Resources Foundation**
AHRF assists in the preservation and interpretation of Alberta's historical resources, primarily through the encouragement and sponsorship of community heritage initiatives.
- **Alberta Main Street Programme**
The Alberta Main Street Programme was created in 1987, based on the US Main Street model, to provide Alberta communities with a process to revive their main streets through a combination of heritage commercial building rehabilitation and economic development. The City of Red Deer participated in the Main Street Programme beginning in September 2000. For further information refer to **Section 4.4**: Red Deer Main Street Project.
- **Municipal Heritage Partnership Program (MHPP)**
This program is designed to help municipalities manage their historic places by providing opportunities for municipalities to access funding assistance, expertise and networks that will help them to establish or maintain an ongoing municipal heritage conservation program.
- **Alberta Gaming Lottery Funding Programs**
The Community Facility Enhancement Program (CFEP) and the Community Initiatives Program (CIP), offered through the Alberta Gaming Lottery Funding Programs, are grant programs that may assist owners of community use buildings with mechanical and technical upgrades or repairs and improvements to their heritage buildings.

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Houses on 4th Street North (54th Street), 1912 (Red Deer and District Archives p362-14)

2.3 MUNICIPAL BEST PRACTICES

As part of this plan, a number of Alberta and British Columbia municipalities were surveyed to determine the scope of their heritage programs. This survey looked at relative population, heritage initiatives to dates, the extent of incentive and heritage awareness programs, and current staffing levels. The “best practices” extracted from this survey have been used to assist in the formulation of a recommended heritage management program framework for The City of Red Deer.

It was found that communities of different sizes have varying approaches. Some are in a formative stage in the development of heritage programs while other have decades of experience. The findings of this survey are summarized in the charts on the following pages and further described in **Appendix G**.

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Municipality	Heritage Inventory	Heritage Register	Heritage Commission / Advisory	Heritage Protection	Incentives / Grants	Heritage Awareness Initiatives	Additional
RED DEER (PCPS as required) Pop. 82,971 (2006)	Yes	Yes	Heritage Preservation Committee	Municipal Historic Resource Designation; Permit Review	No	Community Heritage Plaque Program; Heritage Awards Program; Doors Open/Historic RD Week; Walking Tours	C1 Design Guidelines Main Street Project GDAP HS & HP Districts
CALGARY (Heritage Conservation Program - 2 Heritage Planner & 1 Assistant Planner on staff) Pop. 951395	Yes		Calgary Heritage Authority	Municipal Historic Resource Designation; Permit Review;	Density Transfer for Heritage Conservation Commercial Conversion to Office Use for Existing Residential Buildings	Community Heritage Plaque Program; Heritage Awards Program; Doors Open Calgary (cancelled 2005)	City offers compensation for privately-owned properties Calgary Civic Trust Stephen Avenue National Historic District Tax "Freeze" for the Loughheed Building
EDMONTON (Historic Resource Management Program - 2 Heritage Planners) Pop. 937,845	Yes	Yes	Municipal Advisory Board	Municipal Historic Resource Designation Development Application Review	Granting Program Tax Rebate Program for Rehabilitation	Historic Edmonton Week (run by the Historical Society); Doors Open Edmonton Heritage Plaques "This Old Edmonton House" (Public Seminar Series); Downtown Walking Tour Brochure	Edmonton & District Historical Board (Historic Resources Review Panel); Old Strathcona Foundation Westmount Architectural Heritage Area (voluntary) Compensation for designation (up to \$25,000 in matching dollars for houses and up to 50% for commercial properties.)
COCHRANE (1 Senior Planner, Planning and Development Services) Pop. 12,688 (2004)		Yes (June, 2005)	Heritage Advisory Committee to be est. 2006	Municipal Historic Resource Designation	Heritage Conservation Incentive Program, 2005	Plaques by Historical Society	Heritage Management Plan (to be updated 2007); Western Heritage Design Guidelines; Cochrane Historical Archival Preservation Society

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Municipality	Heritage Inventory	Heritage Register	Heritage Commission / Advisory	Heritage Protection	Incentives / Grants	Heritage Awareness Initiatives	Additional
LAMONT COUNTY (1 Economic Development/ Tourism Coordinator) Pop. 4,212 plus 4,071 in the included towns and villages	Heritage Survey with Inventory to come	No	Heritage Advisory Board	Municipal Historic Resource Designation	Heritage Incentive policy		Heritage Management Plan almost complete
BANFF (1 senior Planner, Planning and Development) Pop. 8,282	Yes	Yes	Banff Heritage Corporation	Municipal Historic Resource Designation	Facilitating Low-Interest Loans; Property Tax Incentives	Walking Tours; Plaquing Program; Public Education; Heritage Awards; Doors Open Banff	Heritage Tourism Strategy
MEDICINE HAT Pop. 50,048			Arts and Heritage Advisory Board		Arts and Heritage grants		Municipal Development Plan 2004 includes heritage policies
LETHBRIDGE (1 Heritage Inventory Program Consultant) Pop. 67,374	Yes						In the process of creating a Municipal Heritage Management Plan (2006)
KELOWNA, BC (1 Senior Planner with responsibility for Heritage) Pop. 96,288	Yes	Yes	Community Heritage Commission	Municipal Historic Resource Designation	Tax Incentive Program, Kelowna heritage foundation	Heritage awards; walking and driving tours; Heritage Week events	
PRINCE GEORGE, BC (No dedicated heritage staff) Pop. 72,406	Underway	No	Community Heritage Commission	Heritage Designation (2 sites)	No	Regional Heritage Fair; Walking Tours	Heritage Strategic Plan completed in 2006.
NANAIMO, BC (1 Heritage & Community Planner) Pop. 73,000	Yes	Yes	Community Heritage Commission	Heritage Designation	Heritage Facade Grant Program; Downtown Residential Tax Exemption Program	Virtual Heritage Walk; Walking Tour Brochures	Downtown Heritage Conservation Area Heritage Design Guidelines

3. THE CITY OF RED DEER

The City of Red Deer has already made considerable progress in the identification and protection of heritage sites. The preparation of this Heritage Management Plan builds upon previous municipal policy documents that form the foundation for more specific heritage related policy development. It is evident that The City of Red Deer values its historical roots as shown by the consistent reference in policy statements to the importance of recognizing and respecting its built heritage. There is a considerable body of planning work already in place that supports the Heritage Management Plan.

3.1 CURRENT HERITAGE PLANNING FRAMEWORK

Over the past several decades, The City of Red Deer has established various components of a heritage protection program. There are a number of existing City policies and documents that provide direction for the further development of the Heritage Management Plan.

3.1.1 Vision 2020

Within “The City of Red Deer Vision 2020: Vision Statement and Planning Principles,” there is a principle that refers to heritage conservation:

Principle 2.5 (Medium Priority)

Preserve and enhance heritage resources as an integral component of the community and develop long term plans for the preservation and interpretation of heritage resources.

3.1.2 Municipal Development Plan

The City of Red Deer is currently updating its Municipal Development Plan (MDP). The MDP is the main land use planning policy document that guides future growth and change within the community. It provides broad direction on the types of land uses that will be directed to various locations within the city. The MDP also provides direction on how development is expected to occur and how decisions on development are to be made. In the 1998 Municipal Development Plan, which was amended in 2003, heritage conservation is reflected in the following Section:

Section 3.5 Demographic and Social Trends

Municipal Development Plan policies must recognize and respond to these trends which are summarized below:

Number 22. Celebration of local history and heritage is becoming more popular in Red Deer as the community ages. The foregoing trends provide a snapshot of the of Red Deer’s residents today, and into the future. The interrelationships between these trends, along with the considerable resident input provided as part of the plan process, are reflected in the policies contained in this Municipal Development Plan. In particular, the Plan policies reflect that the focus on increased cultural opportunities, and local history and heritage, will grow.

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Red Deer Court House, 1932 (Red Deer and District Archives pa-90-18)

3.1.3 Land Use Bylaw

The City of Red Deer Land Use Bylaw specifies the policies that guide development and land use in the city, and identifies the land use districts and the uses and regulations that govern development in each district. Land Use Districts (C1 City Centre, HS Historically Significant, HP Historical Preservation and Parkvale Districts) include references to the preservation of historic character.

- **C1 Commercial (City Centre) District Regulations.** Created to preserve heritage resources and encourage compatible style development within the downtown area. Reference is specifically made to heritage buildings listed within the Historically Significant and Historical Preservation districts. As part of the normal circulation process, the Development Authority will refer any development proposal on a heritage property or abutting a heritage property to the Heritage Preservation Committee for comment. In addition, any development proposal within the boundary of the Main Street Project or abutting the boundary will be referred to the Main Street Local Advisory Board. Reference is made to the Gaetz-Ross Heritage Area, with additional considerations.
- **HP Historical Preservation District.** Identifies sites that have received either provincial or municipal designation. The general purpose is to maintain historical character. Buildings shall not be demolished, added to, structurally altered or the exterior renovated unless approved by the Development Authority.

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- **HS Historic Significance District.** Identifies sites listed on the Historic Sites Municipal Inventory, with the intent of promoting community awareness. A notice of 45 days of proposed demolition must be given to allow a historical evaluation to be carried out by the Heritage Preservation Committee. If the site is deemed significant, the HPC can negotiate with the owner and make a recommendation to the Development Authority. If agreement is not reached with the owner, demolition is permitted.
- **Mature Neighbourhood - Parkvale Neighbourhood.** Recognizes the neighbourhood's heritage character. This is a strong message that its heritage is valuable and should be protected within the planning context: "The purpose of this District is to ensure that new and infill low density residential development in the Parkvale Neighbourhood is sensitive in scale to existing development, [and] maintains the traditional character and pedestrian-friendly design of the streetscape..." The District provides a means to regulate unique design attributes of the mature Parkvale Neighbourhood in a manner which cannot be satisfactorily addressed through conventional land use planning.

3.1.4 Community Services Division Open Spaces and Facilities Action Plan

This plan indicates that the Community Services Division will continue to support Heritage Square, a collection of heritage structures, as a place for providing education, programs and public gatherings.

3.1.5 The City of Red Deer Strategic Plan 2005-2008

The following excerpts from the Strategic Plan refer to heritage and related issues:

- **Community and Land Use Planning**
Plan for community and economic growth, while providing a balance in preserving and maintaining environmentally sensitive areas, historic resources, and other significant features. **(Strategy 4.3.7)**
- **Tourism**
To support the development of Red Deer as a tourist destination for people attending meetings, conferences, trade shows, conventions as well as sporting, cultural, arts and heritage events and amenities in our community. **(Goal 5.4)**

Promote our amenities, including recreation facilities, parks, heritage, culture, and other attractions in Red Deer and Central Alberta, as assets to support a quality lifestyle, the growth of tourism, and economic development. **(Strategy 5.4.3)**

3.1.6 The City of Red Deer Greater Downtown Action Plan

The July 2000 Action Plan includes a number of policies regarding heritage conservation:

- **Maintaining a Heritage Inventory**
Maintain the Municipal Inventory of Historically Significant Resources, documenting all buildings and structures of architectural, cultural and historical significance. **(Policy 10.1)**
- **Supporting the Private Sector in Heritage Preservation**
Encourage the preservation of heritage buildings through designation, financial assistance, coordination and "moral persuasion"; provide support to the private sector through: cooperating with community groups to save buildings in danger, providing

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advisory services to owners of heritage buildings, maintaining a database of individuals and companies with expertise in the heritage trades, heritage preservation assisting building owners in applying for Provincial Designation. **(Policy 10.2)**

- **A Downtown Heritage Preservation Plan**
Develop a Downtown Heritage Preservation Plan as a component of Red Deer's Heritage Preservation Program; identify those blocks or areas in the Downtown where heritage resources are concentrated and adopt special measures to preserve and strengthen those areas. **(Policy 10.3)**
- **City Funds for Heritage Preservation**
Review the status of The City's Heritage Fund with a view to expanding the fund, encouraging funding partnerships, revising the criteria for private sector access to the funds and actively promoting the use of the Fund. **(Policy 10.4)**
- **Provincial and Federal Funds for Heritage Preservation**
Seek Provincial and Federal funding support for heritage preservation; as an initial step, apply to the Alberta Main Street Programme. **(Policy 10.5)**
- **Historical Walking Tours**
Actively promote the Red Deer Historical Walking Tours and financially support an extension to the interpretive signage program on the downtown area. **(Policy 10.6)**
- **Heritage Promotion and Education**
Educate the public of Red Deer regarding the value of preserving the built heritage, through such measures as: continuing the plaque program for "Designated Heritage Structures," emphasizing built heritage during "Heritage Day," developing "heritage vignettes" for free insertion in local newspapers, radio and television, and pursuing the development of cultural heritage courses in the local school curriculum. **(Policy 10.7)**

3.1.7 Protecting Our Legacy Community Project

In January 2003, the Leadership Centre worked with the Heritage Preservation Committee to develop Actions for the committee on how to promote and encourage the preservation of the community's historically significant buildings and sites, with emphasis on those in the hands of private property owners. In the report, ***Protecting Our Legacy Community Project - Strategic Planning for Heritage Preservation***, the Actions were split into two categories: Community Awareness and Preservation Promotion.

3.1.8 Neighbourhood Planning Standards and Guidelines

The Neighbourhood Planning Guidelines and Standards were developed to provide guidelines and standards for the planning and design of neighbourhoods including parks and public facilities/amenities in The City of Red Deer. Parkland Community Planning Services is working with The City to develop a section within the current document to guide developers in identifying heritage resources, and promoting their recovery and preservation whenever possible. This includes a review of physical remains of human settlement including archaeological and heritage resources as well as natural heritage. Included in the Guidelines is a framework for interpretation that will foster a connection between neighbourhood residents and the natural and cultural heritage of the area.

3.1.9 Recreation, Parks & Culture Organizational Review

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The City's Recreation, Parks & Culture Department has recently completed a functional and organizational review. This includes a review of who will be responsible for City-owned heritage resources; some of these sites, such as the Allen Bungalow, are currently maintained under separate agreements. The current plan is to initiate a Heritage and Archives Coordinator staff position in 2007. The duties associated with this position have not been finalized but could also include other coordination and support to The City Archives, the Heritage Preservation Committee and community heritage groups. This is being considered as a facilitative community development position, and will not be the equivalent of a heritage planning function.

3.2 CURRENT HERITAGE INITIATIVES

Over the past several decades, The City of Red Deer has established various components of a heritage protection program. These components include: municipal (and provincial) designation of various resources, municipal policy documents, a historic significance inventory, and commercial core heritage design guidelines.

3.2.1 Municipal Inventory of Historically Significant Resources

In 1998, the Heritage Preservation Committee completed an Inventory of Historically Significant Resources including significant heritage buildings and landscape features. As a result, 127 buildings and sites were identified in the Land Use Bylaw in the Historically Significant and Historical Preservation Districts. In 1999, The City created a Heritage Protection Program brochure that defined the different levels of historic designation, levels of protection, designation criteria and process, as well as reference to provincial funding programs.

Under the Land Use Bylaw, heritage structures may be identified as significant heritage buildings and protected from demolition for up to 45 days; this period allows for a thorough historic evaluation and discussions with the landowner in advance of any proposed demolition. Sites on the Municipal Inventory have been flagged on the municipal GIS database.

3.2.2 Heritage Designation

Under the *Historic Resources Act*, every Alberta municipality is given the power to designate a heritage property as a Municipal Historic Resource (MHR). In the early 1980s, Red Deer was the first municipality in Alberta to enact municipal heritage designations. Since that time, The City of Red Deer has been working to designate heritage buildings of local significance. These designated resources are recognized by bylaw under the *Historic Resources Act* of Alberta and also noted in The City of Red Deer Land Use Bylaw Heritage Preservation District. Municipally designated buildings must present any alterations, additions or demolition to The City of Red Deer Municipal Planning Commission for approval.

At present, there are fifteen sites in Red Deer that have received provincial or municipal designation or are registered as historic resources, as listed in **Section 1.1**:

- Provincial Historic Resource: 2 sites (1 with municipal designation)
- Registered Historic Resource: 5 sites (3 with municipal designation)
- Municipal Heritage Resource: 8 sites (plus the PHR and RHRs sites listed above)

3.2.3 City-Owned Heritage Sites

The City is listed as the owner of 26 sites on the Municipal Inventory, and is the largest single owner of heritage properties. Other sites, such as the Red Deer Cemetery, are known to have

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heritage value but have not been listed on the Municipal Inventory. Other resources under City control or on City land may also remain unidentified.

3.2.4 Statements of Significance Project

In 2004, The City of Red Deer participated in a program funded by the Province of Alberta Historical Resources Foundation to produce Statements of Significance for 11 municipally designated buildings. These statements were submitted to the Alberta Register for inclusion on the Canadian Register of Historic Places.

3.2.5 Red Deer Main Street Project

Since 2000, The City has supported this project through joint funding with the Province and Red Deer Downtown Business Association. Building owners are eligible for matching funding to rehabilitate facades of buildings 50 years or older located within the Main Street boundary. Matching funding is also available to create and install historic signage or complete a basic fix-up on buildings of any age within the Main Street boundary. (see **Section 4.4**).

3.2.6 Red Deer Heritage Fund-City

The City has an existing Heritage Fund, which was formed as a result of money that was surplus from the funding provided by the province to Red Deer for The City's 75th Anniversary. Any expenditures from this fund must be approved by the Waskasoo Museum Foundation prior to City Council's approval.

As of 2006, there is approximately \$230,000 in the Heritage Fund. The purposes for which the money can be used are:

- Preservation;
- Interpretation;
- Restoration of historical buildings, structures and sites in the city and the area immediately surrounding the city; and
- Research and studies related to heritage conservation and preservation.

3.2.7 Red Deer Heritage Fund (Designated Fund) - Community Foundation

This fund was established in 1997 to assist with the preservation and interpretation of human and natural heritage resources in Red Deer and area. The interest of the fund is returned to The City annually. As of 2006, there is approximately \$100,000 in the fund. Any application or use of this fund would be determined and approved by The City of Red Deer.

3.2.8 Fee for Service Funding Program - City of Red Deer

Fee for service grants are available for arts, heritage and cultural groups to apply annually for program or event support. The program requires the agencies to apply for the funding and the applications are then adjudicated and support levels are determined.

3.2.9 Heritage Awareness and Education

Through sponsorship and subsidy, The City has participated in a number of heritage programs that promote local history. This includes the "Ghosts" program, which commemorates local pioneers and personalities. The Ghosts program is achieved through partnerships between The City, the Downtown Business Association and community partners.

3.3 City Departments

Currently, there are several City departments who are involved in heritage initiatives throughout the community. These are identified below.

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3.3.1 Recreation, Parks and Culture Department Red Deer and District Archives

The Red Deer and District Archives was established by The City of Red Deer to collect and preserve the documentary and photographic history of Central Alberta. Its collections relate primarily to The City of Red Deer and its immediate vicinity in Central Alberta. Today, the Archives manage and make available to the public a wealth of historical information on the development of Red Deer and the surrounding region. It is the official repository of City records of enduring historical value. The Archives also holds records for several other public bodies and institutions, as well as numerous organizations, associations, churches, cemeteries, businesses, unions, cooperatives, lodges and clubs. The Red Deer and District Archives has placed a strong emphasis on genealogical information and research. It maintains an extensive set of biographical files on local families and residents. Space is also provided for the library of Red Deer Branch of the Alberta Genealogical Society.

Greater Downtown Coordinator

In 2006, this position was created to coordinate and collate existing plans, studies and reviews. One of the areas of emphasis is undertaking the lead role in consolidating and advancing designated projects such as the review and up date of The Greater Downtown Action Plan, Riverside Meadows Area Redevelopment Plan, and Riverlands Area Redevelopment Plan and Community Redevelopment Plan. There are heritage components to these plans.

3.3.2 Inspections and Licensing Department

This City Department accepts and processes applications for development and building permits. Currently, applications affecting heritage buildings are circulated to the Heritage Preservation Committee for comment. Inspections and Licensing also enforces regulations listed in the Land Use Bylaw.

3.3.3 Parkland Community Planning Services

PCPS, under contract as part of The City of Red Deer Community Services Division, is the City's Planning Department. The office undertakes municipal land use planning strategies; maintains and updates statutory land use plans and policies; manages issues associated with community growth; administers the *Neighbourhood Planning Guidelines & Standards*; provides public participation processes related to planning, development and subdivision and is responsible for the Land Use Bylaw.

A Planner and an alternate from PCPS are members of the Heritage Preservation Committee. Heritage building owners seeking municipal designation work with a Planner who takes them through the process.

4. COMMUNITY HERITAGE ORGANIZATIONS AND PARTNERS

Red Deer is fortunate to have active community involvement in many diverse heritage activities. This ranges from individuals who own and maintain heritage buildings to community groups with a specific focus. Some groups have been active over several decades, and have deep roots based on the efforts of dedicated volunteers. Heritage programming in Red Deer is provided primarily by not-for-profit groups, and is offered to a broad age spectrum.

4.1 HERITAGE BUILDING OWNERS

Every heritage site has an owner who must take care of it or it will not be preserved. It is the owners of each site that must be engaged in the heritage management process. There is a substantial difference between the needs and aspirations of private, public and institutional owners. Ownership is the primary determinant of what heritage management tools may be most appropriate. The categories of current ownership are listed in *Appendix H*.

4.2 HERITAGE PRESERVATION COMMITTEE

The Heritage Preservation Committee is dedicated to the identification, preservation and maintenance of human and natural heritage features in and around Red Deer. This Committee makes recommendations to The City of Red Deer regarding designation, preservation and interpretation of heritage sites. It is comprised of representatives from the community and city staff who have a special interest and knowledge in the architectural and cultural heritage of their community. Currently, the Normandeau Cultural and Natural History Society, by agreement with The City of Red Deer, oversees the Heritage Preservation Committee. Funding for the administration of the Heritage Preservation Committee is provided by The City to the Normandeau Society on an annual basis. See *Appendix F* for further details.



Hazel Braithwaite Ghost, Bishop's Park, Ross Street

4.3 NORMANDEAU CULTURAL AND NATURAL HISTORY SOCIETY

The Normandeau Society acts as an umbrella organization that, through agreement with The City, coordinates a number of other groups, including the Heritage Preservation Committee. With funding from Red Deer, the Society operates three major public facilities, the Red Deer and District Museum, the Kerry Wood Nature Centre and Historic Fort Normandeau. The Normandeau Society is also responsible for the operation of Heritage Square.

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The mandate of the Society is currently under review, as there is recognition that the rapid growth of the city has placed strain upon the ability of the Society to undertake all that is expected of it under current funding and administrative constraints.

4.4 RED DEER MAIN STREET PROJECT

Funding for this project has been cost-shared between the Alberta Historical Resources Foundation, The City of Red Deer and the Red Deer Downtown Business Association, to allow hiring a Project Coordinator and to implement the program over an initial three-year period. Building on past successes, the programme has been extended to the end of August, 2007, with further extensions possible.. Governance of the project is by a local advisory board. Main Street has four main approaches: Design, Organization, Marketing and Economic Development, that promote viability as well as conservation. Assistance is provided to heritage building owners within proscribed boundaries, including cost-shared funding, professional design assistance and construction expertise. Case studies documenting building restorations have been developed; the restoration process is compared to The City's Restoration and Rehabilitation Principles for Heritage Buildings.

In addition to funding building rehabilitations, the Main Street Project Coordinator is an active member of the Heritage Preservation Committee, participates in Historic Red Deer Week, and has been involved in the Historic Homes Tour. Other activities have included the development of downtown walking tours. Among its programs is the Historic Mural Series, which has completed three murals in Downtown since 2003, with assistance from local artists and high school students.

4.5 THE RED DEER AND DISTRICT MUSEUM

The Museum tells the story of the diverse peoples of the Red Deer River Valley, from the early First Nations culture to the birth of the modern city. The Museum also hosts touring exhibits that reflect many different facets of the community. These exhibits vary from local, national, and international art to science and history. The Museum offers hands on displays and library resources as well as providing school curriculum support and coordinating the Heritage Fair. The Museum is operated under contract to The City by the Normandeau Society.

4.6 THE RED DEER AND DISTRICT MUSEUM SOCIETY

The Red Deer and District Museum Society owns the collection of the Red Deer Museum. This collection contains artifacts that chronicle the rich history and culture of the Red Deer area.

The Museum Society owns the property and most of the buildings and artifacts at Sunnybrook Farm Museum, which was developed to preserve and interpret the history of mixed farming in central Alberta. Mr. and Mrs. Norman Bower donated the original family farm in 1987 to the Museum Society, allowing the Society to realize the dream of preserving a bit of the past to ensure that future generations would know the heritage of Alberta and the pioneers that ploughed the way to our future.

The Friends of the Museum Society operate Sunnybrook Farm Museum and ensure the continued development and preservation of the farm. The Farm Museum also undertakes extensive educational and heritage awareness programming including school tours, summer camps and other public activity, that interpret local agricultural history.

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In previous years, another arm's length committee of the Museum Society was formed with the mandate of organizing a public tour of historic homes in Red Deer. Tickets were sold for the event with the proceeds donated to the Heritage Preservation Committee and Red Deer and District Museum Society. There have been two tours in the past with visions of hosting a tour every two years.



Cronquist House, Bower Ponds

4.7 RED DEER CULTURAL HERITAGE SOCIETY

The Red Deer Cultural Heritage Society operates the historic Cronquist House, a three-story Edwardian-era farm house built in 1911 by one of Red Deer's early settlers. The Society also organizes special events, and coordinates The City's Canada Day celebrations. In addition, the Society owns and operates Festival Hall, 4214-58th Street [Former Drill Hall #2], which is listed on the Municipal Inventory of Historically Significant Resources.

4.8 RED DEER RIVER NATURALISTS

Founded as the Alberta Natural History Society in 1906, The Red Deer River Naturalists promote ecological knowledge and education of natural features, and involve the community in responsible stewardship. This is accomplished through tours, events and other specialized programming.

4.9 CENTRAL ALBERTA HISTORICAL SOCIETY

The Central Alberta Historical Society is responsible for Historic Red Deer Week, an annual event designed to involve the entire Red Deer and district community in a week of celebration of local heritage to increase awareness and community pride, by having fun exploring and experiencing local history through a multitude of activities. It is held in association with Doors Open Alberta, which raises the profile of Alberta's architectural heritage by encouraging urban and rural communities to open the doors to buildings of all types, past and present, to the general public.

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4.10 RED DEER AND DISTRICT COMMUNITY FOUNDATION

The Red Deer and District Community Foundation was formed as a community catalyst, committed to growing a legacy which strengthens the quality of life in Red Deer and surrounding areas. This pooling and investment of charitable gifts from many people generates revenue for the benefit of the community on an ongoing basis. The Community Foundation's resources are allocated to encourage a range of local charitable activities including arts and culture.

4.11 CULTURE LINK

Culture Link (the Cultural Development Association of Red Deer) is a community-based organization which serves as a catalyst to advance and nurture arts and heritage in an environment where they can flourish, be created, enhanced and matured. Culture Link is dedicated to advancing culture in Red Deer through a coordinated collaborative approach with culture groups and their friends. In partnership with the business community, Culture Link has established the Community Culture Fund, that is managed in partnership with the Red Deer and District Community Foundation. Presently the Culture Link Fund Development Committee is exploring ways to increase the Community Culture Fund and the operating endowment in order to provide funding to the arts and culture community on a regular basis.

4.12 THE ALBERTA GENEALOGICAL SOCIETY

The Red Deer Branch is one of eleven branches of the Alberta Genealogical Society. Since 1981, the branch has collected all births, deaths and marriages that have appeared in the Red Deer Advocate. These have been put together in booklet form for each year and are available in the genealogy library. Branch members have also been active in recording cemetery information in Central Alberta. This information has been added to a CD put together by the Alberta Genealogical Society listing cemetery recordings for Alberta. Other indexing projects for local church records have been completed and are available in the genealogy library.

4.13 TOURISM RED DEER

Tourism Red Deer provides information on attractions, activities and events to visitors from around the world. Tourism Red Deer coordinates tourism/event services and promotion within Greater Red Deer. In addition to operating the Red Deer Visitor Centre, located north of the 32nd Street overpass on Highway 2 and open year-round, they publish the *Red Deer & Area Visitors Guide* and other annual tourism publications.

4.14 ALBERTA SPORTS HALL OF FAME

The Alberta Sports Hall of Fame and Museum is an interactive, hands-on celebration of Alberta's Sporting history. It shares the Red Deer Visitor Centre facility with Tourism Red Deer. Over 6,000 square feet of exhibit space includes an interactive hockey rink, baseball pitching field, Alpine Skiing machine, and the Honoured Members Gallery. The Alberta Sports Hall of Fame and Museum also has over 7,000 artifacts of Alberta Sports history in its collection.

4.15 RED DEER DOWNTOWN BUSINESS ASSOCIATION

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The Red Deer Downtown Business Association is dedicated to the growth and prosperity of Red Deer's Downtown. It is a not-for-profit organization operating on behalf of all business in The City's Business Revitalization Zone. It deals with issues such as cleanliness, parking, promotion and safety. As downtown Red Deer has a concentration of The City's heritage resources, the area's economic viability is a key factor in ensuring long-term preservation. The Association promotes the Ghosts program, which is undertaken in conjunction with community partners.

4.16 RED DEER PUBLIC SCHOOL DISTRICT NO. 104

The Red Deer Public School District No.104 is listed as the owner of three sites on the Municipal Inventory, and may own other sites of heritage significance. The School District could play a strong role in heritage education and awareness, and could partner with other heritage groups and initiatives.

4.17 RED DEER CATHOLIC REGIONAL DIVISION NO. 39

With a network of fourteen schools in central Alberta, the Division offers a full range of K-12 educational programs. The Division has a strong Fine Arts program, and there may be opportunities to integrate historical information within the school curriculum.

4.18 HERITAGE COMMUNITY FOUNDATION

The Heritage Community Foundation is a provincial charitable trust committed to connecting people with heritage. The Heritage Community Foundation is committed to communicating the importance of heritage-for personal, community and societal integration and growth. The Foundation's over-arching purpose is to build the knowledge and skills to enrich the lives of individuals and communities through the preservation, study, communications and enjoyment of heritage in all its aspects-historical, natural, cultural, scientific and technological. The Foundation has received recognition for its state-of-the-art programs involving new technology and experiential learning. Working collaboratively with public and private-sector partners, the Foundation seeks support not only for its own programs but also for those of partners and stakeholders at the local, regional, provincial and national levels. The Foundation's goal is for heritage to be valued by everyone.

The Heritage Community Foundation has the following primary areas of interest based on its charitable objects: Educational Resource Creation ("Edu-Kits"); Research; Digital Technology; and Experiential Learning. All programs link people with place, stories, objects, landscapes, traditions—all of those aspects that define us as individuals and communities.

4.19 RED DEER AND DISTRICT CULTURE CHARTER PARTNERS

The Red Deer and District Culture Charter Partners consider themselves the one-stop source for information relating to Arts and Culture activities throughout Central Alberta. At the time of this plan, they had 29 member organizations with direct contacts to people in Central Alberta in arts and culture activities.

5. CHALLENGES

The analysis undertaken as part of the development of the Heritage Management Plan indicates that much has been achieved over a period of several decades, through the efforts of The City and dedicated community volunteers. There are, however, areas where current initiatives may not be effective, and also the growth of the city is straining the resources allocated to heritage management. It is therefore timely to address the gaps in the process, in order to ensure that the Heritage Program will achieve maximum effectiveness.

These gaps can be summarized as follows:

5.1 CITY STEWARDSHIP

- The City of Red Deer is the largest single owner of Municipal Inventory sites though few agreements are in place to manage these sites.
- There is no identified heritage planner for The City. It is difficult for The City to provide effective technical or planning advice due to lack of expertise and defined roles.

5.2 HERITAGE ADMINISTRATION AND PLANNING

- Heritage inquiries are not directed consistently as there is no single point of contact or person to respond to the public. There is no identified internal advocate for heritage issues.
- Heritage regulatory procedures and policies could be strengthened. The Neighbourhood Area Structure Plan review process is not considered adequate in promoting conservation or in long-term monitoring.
- Heritage planning currently responds to issues as they arise rather than anticipating situations and having the proper processes in place.
- Concern was expressed during the public process about the level of heritage conservation that is being achieved, and that it is not consistent with federal Standards and Guidelines for the Conservation of Historic Places in Canada.
- The Heritage Preservation Committee is mandated as part of The City's permit review process and therefore serves in an advisory capacity, but is struggling with the lack of a separate identity and an identified budget.
- The current Heritage Protection Program lacks secure long-term funding and administrative support.

5.3 HERITAGE CONSERVATION INCENTIVES

- A low level of heritage protection is being achieved; only 15 sites to date have official protection. It was noted that this may be a result of a lack of heritage incentives.
- Historic sites lack long-term maintenance plans, and do not have reserve funds to ensure long-term conservation.
- Other than some relaxations and planning variances, there are no effective municipal heritage incentives.
- The designated sites have relied to date on provincial funding. However, funding for Provincial Registered Historic Resources disappears in 2009, and Municipal Heritage

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Resources will not qualify for provincial funding unless they meet provincial criteria (e.g. Cronquist House has been relocated and does not meet the criteria).

- City's involvement with community heritage stakeholders could be enhanced.
- Heritage initiatives require sustainable budgets.
- The cost to apply for municipal designation is a disincentive. Currently, the applicant must pay \$700 for advertising the Land Use Bylaw amendment.

5.4 DOWNTOWN HERITAGE CONSERVATION PLAN

- Regulations regarding heritage buildings are not clearly identified.
- Red Deer Main Street Programme is temporary and no sustainability plan is in place.
- GDAP heritage policies still require implementation.

5.5 HERITAGE EDUCATION AND AWARENESS

- Although there are a number of active community heritage groups working hard on individual initiatives, there is little coordination between the groups.
- The growth of the city has placed enormous strain on the ability of community groups to keep up. The Normandeau Cultural and Natural History Society is struggling to maintain service and function levels, define priorities and secure adequate resources.

Methods of addressing these gaps are identified in the recommendations for the Heritage Management Plan in **Section 6**.

6. A HERITAGE MANAGEMENT PLAN FOR THE CITY OF RED DEER

Through the course of this project, a vision has emerged to conserve Red Deer's historic built form and public realm including provincially and municipally designated sites, in order to preserve, protect and promote the city's unique heritage resources. This will require the adoption of a "conservation approach" for the built fabric of Red Deer and undertaking authentic conservation of heritage buildings within their historical context.

VISION FOR THE COMMUNITY HERITAGE PROGRAM

In order to best conserve Red Deer's historic built form and public realm, and engage the public in heritage conservation, a Heritage Program will be established with sufficient resources to achieve the following outcomes:

- Heritage conservation is broadly valued by the community
- Heritage conservation is supported, coordinated and facilitated
- Heritage building owners are supported through a clear and transparent regulatory process and a range of heritage conservation incentives
- Opportunities to learn and experience community heritage and history are available and accessible
- Heritage resources are consistently documented, categorized and researched
- Heritage conservation initiatives and incentives are sustainable
- Heritage stakeholders and advocates have the capacity to be effective

The following framework of recommendations guide the implementation of a comprehensive heritage management plan that will contribute to the success of these outcomes tailored for The City of Red Deer and are based an evaluation of Red Deer's past and present heritage initiatives.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

6.1 ADOPT A CITY HERITAGE STEWARDSHIP POLICY

City stewardship was identified as a challenge following the analysis of existing city of Red Deer heritage initiatives. The City of Red Deer, in co-operation with key community stakeholders, should set, by example, the standard for other owners of heritage properties. The City should adopt a leadership role, and should establish stewardship policies for the management of heritage resources.

By adopting a leadership role, The City will set the standards for other heritage property owners. The outcome will be an enhanced approach to heritage conservation on all levels. In order to achieve success, a commitment to a Heritage Stewardship Policy will require an allocation of human and financial resources.

6.1.1 Identify Department Responsibilities and Internal Coordination

There is a need to promote heritage awareness within all City departments to ensure that the value of civic-owned heritage resources including landscape features and parks are fully recognized. The responsibilities of different municipal departments relating to these sites and other heritage sites in the city need to be identified and internal coordination mechanisms defined. It is recommended that an internal information sharing system be set up to allow for the consistent treatment of recognized heritage resources.

A number of City departments could be involved in an expanded heritage program:

Corporate Services Division

- Assessment & Taxation Services: Can be a potential partner in providing heritage incentives that would promote investment in privately-owned heritage resources

Community Services Division and Partner Agencies

- Recreation, Parks & Culture: Can assist in community coordination and support through the new Heritage and Archives Coordinator staff position
- Archives: Continue to provide the information base for the heritage program; Establish community based programs and services to increase awareness and value in heritage
- Planning (Parkland Community Planning Services): Administration of the Land Use Bylaw, and provision of planning assistance and technical assistance
- Tourism Red Deer: Ongoing promotion of the city's heritage resources

Development Services Division

- Inspections & Licensing: Can assist in heritage permit review and monitoring; Building code equivalencies
- Engineering Services: Can provide technical support
- Public Works: Can provide streetscaping expertise
- Information Technology Services: GIS mapping support to identify heritage resources

6.1.2 Prepare Conservation Plans and Maintenance Agreements

The long-term treatment of individual sites should be standardized through conservation plans and maintenance agreements. Future initiatives could include the development of annual maintenance programs for these sites and an internal monitoring process for heritage resources under direct City control. It is therefore important that The City should adhere to the federally adopted *Standards and Guidelines for the Conservation of Historic Places in Canada* in the treatment of its own resources. **(Section 6.2.6)**

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6.1.3 Staff Heritage Awareness Training

In order for conservation plans and maintenance agreements to be successful, there should be an education program on heritage issues set up for all City departments. An overview of the *Standards and Guidelines for the Conservation of Historic Places in Canada* could be included as part of the training for those involved in maintenance and design components of heritage.

CITY HERITAGE STEWARDSHIP POLICY

RECOMMENDATIONS

- 6.1.1 Set up an internal information sharing system to allow for the consistent treatment of recognized heritage resources.
- 6.1.2 Conservation plans and maintenance agreements should be prepared for City-owned heritage buildings and other heritage resources such as historic landscape features.
- 6.1.3 Educate City staff on heritage issues.

6.2 IMPROVED HERITAGE ADMINISTRATION AND PLANNING

One of the identified challenges has been the heritage permit review process. Applications regarding Municipal Inventory sites listed within the Historical Significance District have not been consistently handled. In order to achieve an improved response to heritage, it is recommended that The City provide an open and streamlined regulatory environment that encourages authentic heritage conservation and minimizes uncertainty for owners and The City. This could be achieved through improved zoning and regulatory systems, and enforcement policies that balance long-term conservation with acceptable safety standards. Developing an effective management and administrative framework with processes that encourage and support the rehabilitation of heritage buildings in Red Deer would result in an effective regulatory environment and a streamlined process for heritage permit applications.

6.2.1 Renewed Heritage Preservation Committee

To date the Heritage Preservation Committee has been the catch-all for heritage advisory and support for The City in regards to permits, zoning, and all other heritage related functions. This committee is volunteer based and currently receives a small budget through the Normandeau Cultural and Natural History Society. The current review of the Normandeau Society may establish a renewed mandate both for the Society and for its role as an umbrella organization for various community groups, including the HPC.

It is recommended that the Heritage and Archives Coordinator allot a budget for the committee's initiatives. Since the budget would no longer come directly from the Normandeau Society, the Committee no longer would have an obligation to report to the Society, and could transition into becoming an independent heritage group in the near range, focusing their efforts on heritage education and awareness.

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Most grant programs require the applicant to have non-profit or society status. As an independent heritage group, the HPC would be eligible for grants for special projects and should explore options to receive non-profit status or develop partnerships with those eligible organizations.

6.2.2 Heritage and Archives Coordinator

It is recommended that a Heritage Coordinator position would be this first point of contact for all heritage issues and inquiries. This position would oversee the implementation of the Heritage Management Plan and monitor heritage management programming. There are many heritage groups in the community and this person could identify synergies and opportunities for partnerships to avoid duplication of mandates. This person would provide information and event coordinator assistance to community heritage groups and would implement The City's Stewardship Policy (section 6.1). As part of the permit review process, the Coordinator would liaise with community heritage groups to gather their input on the application. This information would be provided to the Heritage Planner and included in the planning analysis. This position has been conceptually approved as a joint Archives Coordinator position however a detailed job description has not yet been developed.

6.2.3 Establish a Heritage Planning Function

It is crucial to the further development of Red Deer's heritage programming that a key person within the planning framework be identified that would be responsible for technical aspects of heritage planning. Reporting to the Heritage and Archives Coordinator, it could be estimated to be a .5 FTE position.

All designation inquiries regarding heritage sites should be directed towards this person as well they would process all heritage municipal designations. This person would also process permit applications related to heritage preservation and planning and would make recommendations related to such proposals to appropriate decision makers. Other duties could include the review and circulation of heritage related issues to other departments for input. This person would be involved in reviewing Neighbourhood Area Structure Plans to ensure they meet the heritage related guidelines and standards as outlined in the *Neighbourhood Planning Standards and Guidelines*. Inspections and Licensing Department would access this person for technical support related to heritage issues. This position can be established as a City Staff position, or included in the duties assigned to Parkland Community Planning Services, if extra resources are provided.

6.2.4 Implement a Heritage Advisory Team

It is recommended that a Heritage Advisory Team be created as an administrative advisory team consisting of any relevant City of Red Deer Departments. Team members may vary with the heritage issue but the Heritage Archives Coordinator would be a mandatory member providing feedback from relevant heritage stakeholder groups. This Team would report to the Heritage Planner who would call upon the Team to comment and advise on heritage issues and permit applications. The Heritage Planner would make a recommendation taking into account this information.

6.2.5 Revise the Heritage Permit Review Process

Through the GIS flagging, heritage permit applications are immediately identified. At present, there are gaps in how heritage procedures are explained to applicants, a lack of internal technical expertise, and uncertainty in the outcome of the review process. It is recommended that a process be developed to ensure that there is a clear and effective review of each development permit application regarding a historic site.

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6.2.5.1 Communication Strategy

A communication strategy should be developed to complement the heritage permit review process. As an example, a checklist or flow chart could be developed that explains the step-by-step process and how the heritage permit will be processed. This can then be made available to applicants in a brochure or on The City's website.

6.2.6 Adopt Standards and Guidelines

It is recommended that The City of Red Deer adopt the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for the assessment of all heritage permit applications, incentives and negotiations.

The Standards and Guidelines are being adopted across Canada as the framework for management of historic resources, and have been officially adopted by the Province of Alberta as the basis for its heritage programs. As well, relevant City staff would receive training in the *Standards and Guidelines for the Conservation of Historic Places in Canada*. These training programs are available through the Province of Alberta.

6.2.7 Incorporate Preservation and Interpretation Standards and Guidelines

The City of Red Deer currently has Neighbourhood and Industrial Area Planning Standards and Guidelines. Parkland Community Planning Services and the Heritage Preservation Committee are currently developing preservation and interpretation standards and guidelines for incorporation into these documents. These documents are used by developers when developing new subdivisions to ensure that the palaeontological and archeological history of the area is recognized and interpreted in the neighbourhood via plaques, naming of streets, parks, etc. It is recommended that these Standards and Guidelines be implemented into City planning documents.

6.2.8 Undertake a Municipal Inventory Update

The "Inventory of Historically Significant Resources" has been adopted by The City of Red Deer through the Land Use Bylaw as the basis of its heritage program, and flagged on the municipal GIS database. The Municipal Inventory will continue to change over time and should be subject to ongoing amendment. Although it is important to preserve the integrity of the Municipal Inventory, it is also prudent to recognize that some resources may be lost because of demolition or inappropriate alterations. Likewise, new information or conscientious rehabilitation practices may result in buildings, sites and structures being added to the Municipal Inventory (e.g. cast concrete street names in the downtown not yet listed on the Municipal Inventory). This would be the responsibility of the Heritage Planner.

It is recommended that a process should be put in place to amend the Municipal Inventory that allows for the careful and consistent evaluation of resources that may result in removals from or additions to the Municipal Inventory. An ongoing opportunity for public nomination could allow new properties to be considered for inclusion on the Municipal Inventory. This could be administered and reviewed through the Interim Heritage Advisory Team and eventually the Heritage Planner. Funding may be available from the Province of Alberta.

Once the Municipal Inventory has been updated, The City's GIS system and Land Use Bylaw will have to be updated to reflect additions and deletions.

6.2.9 Expand Municipal Inventory to Include Cultural Landscapes and Natural Features

As the heritage program matures, it is recommended that The City consider expanding what is

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

included under the program. Cultural landscapes and natural features are an area that is increasingly receiving greater appreciation. Red Deer has a spectacular setting and its landscape features are amongst its most defining attributes. The City may wish to protect specific landscape features that contribute to Red Deer's sense of place. Although there are a number of ways to protect sites such as these, inclusion in the Municipal Inventory will mark the area for potential cultural and historical recognition. Other heritage resources that should be assessed may include archaeological sites, community collections, historic artifacts and other aspects of community heritage.

It is recommended that The City review the programs offered under the provincial Municipal Heritage Partnership Program for cost-shared funding that could be used to update the Municipal Inventory; see **Appendix E**. This could include funding for both a broader survey of potential resources and an evaluated and updated Municipal Inventory.

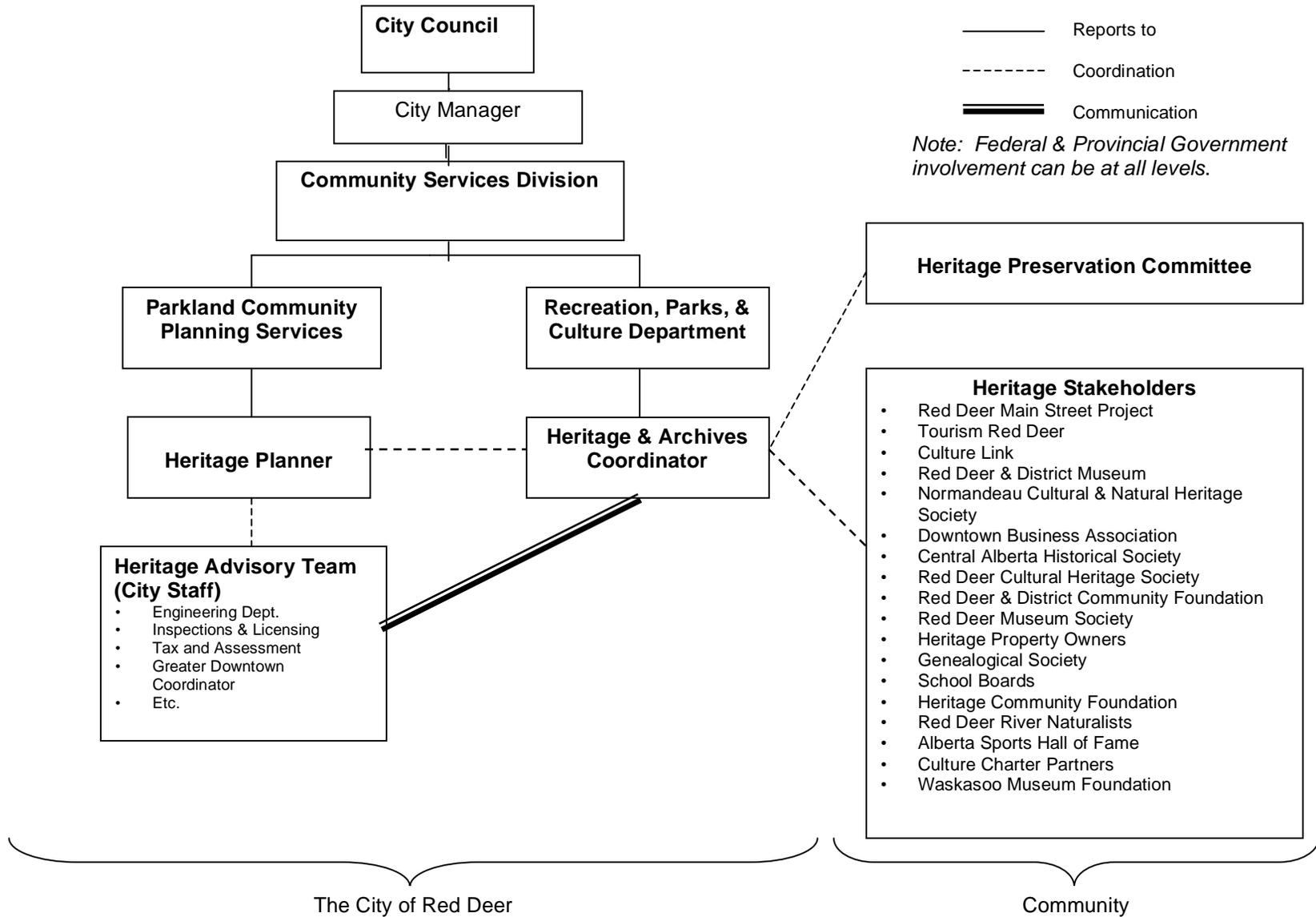
6.2.10 Long-Term Heritage Program Monitoring

Once updated policies, procedures and regulations are established, it is necessary to continue to monitor the heritage management program to ensure its ongoing effectiveness. Heritage plans and processes need to be reviewed and updated over time to ensure that they are relevant and the information on which they are based is up to date. New inter-governmental programs, such as the Historic Places Initiative, are being developed or expanded, providing new opportunities for community-based heritage programs.

Like any planning process, it is important that the Heritage Management Plan and the Municipal Inventory continue to be relevant and useful over time. It is recommended that a thorough review be undertaken every five years of the recommendations in the Management Plan and the properties listed on the Municipal Inventory.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

ORGANIZATION CHART: PROPOSED STRUCTURE OF HERITAGE IN RED DEER



HERITAGE ADMINISTRATION AND PLANNING

RECOMMENDATIONS

- 6.2.1** The Heritage Preservation Committee should transition into becoming an independent heritage group and explore options to receive non-profit status or develop partnerships with other non-profit organizations in order to be eligible for grant programs.
- 6.2.2** A Heritage and Archives Coordinator position would be this first point of contact for all heritage issues and inquiries.
- 6.2.3** A key person within the planning framework be identified who would be responsible for heritage planning.
- 6.2.4** Establish a Heritage Advisory Team to be an administrative advisory team consisting of any relevant City of Red Deer Departments, Heritage Archives Coordinator, and chaired by the Heritage Planner.
- 6.2.5** A process be developed to ensure that there is a clear and effective review of each development permit application regarding a historic site.
 - 6.2.5.1** Develop a communication strategy to complement the heritage permit review process.
- 6.2.6** The City adopt the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the basis for the assessment of all heritage permit applications, incentives and negotiations. Relevant city staff should receive training in these guidelines.
- 6.2.7** Develop and implement preservation and interpretation standards and guidelines for incorporation into the Neighbourhood Planning Guidelines and Standards.
- 6.2.8** A process should be put in place to amend the Municipal Inventory that allows for the careful and consistent evaluation of resources that may result in removals from or additions to the Municipal Inventory. Explore MHPP cost share funding options.
- 6.2.9** Expand Municipal Inventory to include cultural landscapes and natural features.
- 6.2.10** The Heritage Management Plan be regularly updated and thoroughly reviewed every five years.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

6.3 ADOPT HERITAGE CONSERVATION INCENTIVES

A considerable amount of building activity has occurred in Red Deer over the past few years, and without a strong program of heritage conservation incentives it could be difficult to achieve good conservation practices, increasing the risk of erosion of the remaining authentic aspects of Red Deer - buildings, structures, historic sites, cultural landscapes and street fabric. The most effective way to encourage heritage resource owners or potential owners to conserve and invest in the rehabilitation of their properties is by offering incentives.

Incentives refer to programs or measures administered by the municipality or other community-based agencies to encourage the protection and retention of historic resources. Unlike regulatory measures, these tools usually offer something to the owner or developer in return for undertaking rehabilitation work or legal protection. Often they work hand-in-hand with the policies referred to above to offer tangible advantages to owners. Examples of incentives are grant programs, tax incentives, technical assistance, or discretionary powers under the Land Use Bylaw which allow the Development Authority to waive standard requirements.

Private heritage property owners (individuals, businesses, corporations or organizations) are most likely to benefit directly from conservation incentives. The City of Red Deer has the authority through existing enabling legislation to provide to property owners:

- Different types of incentives (financial, developmental, administrative)
- Negotiated planning incentives (Agreements, Special Land Uses and Compensation Agreements)

The application of an incentive should be subject to the following conditions:

- The proposed work on the site would be compatible with and sympathetic to the character and context of the heritage site according to the federal heritage *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- The heritage character-defining elements of the site are maintained.
- For larger incentives, proof of financial necessity may be required through an economic analysis.
- Legal protection, in the form of a heritage designation or a covenant, should be a pre-requisite for any municipal heritage incentive.

It is recommended that The City develop and implement conservation incentives for heritage property owners.

6.3.1 Financial Incentives

All properties on The City of Red Deer Heritage Municipal Inventory should be eligible for financial incentives once they receive protection through municipal designation. A program of effective incentives appropriate to Red Deer should be created that will encourage authentic conservation and rehabilitation, by encouraging owners to invest in their properties.

6.3.1.1 Explore Grants

One of the most motivating incentives is direct financial assistance. Modest financial grants are sometimes extremely effective in promoting conservation, especially in the residential context. These are often only seed money or a show of support rather than reflecting a large share of restoration costs. Grants sometimes “top up” a project so that the specific heritage character-defining elements can be restored. Sometimes relatively small projects can have

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a dramatic impact on the appearance of a heritage building exterior (e.g., opening of an enclosed verandah, heritage paint colours, or re-installation of wood windows and doors). It is recommended that The City of Red Deer consider allocating a budget amount for heritage restoration grants that could be directed towards the conservation of properties on the Municipal Inventory (See **Section 6.3.3** as a potential source).

It is recommended that there be further exploration of available funding sources, especially for non-profit organizations. Additional funding assistance may be available through a wide variety of other government and private programs. Private foundations may also be willing to support local heritage conservation efforts. Please see **Appendices C and E** for information on other levels of government funding programs.

6.3.1.2 Explore and Implement Tax Based Heritage Grants

Currently, if a property owner undertakes a rehabilitation of a heritage building, he or she usually encounters an increased property tax assessment due to an increase in market value. This, combined with the high cost of meeting building code requirements, can make the upgrading of heritage properties a marginal economic proposition. The assessment and taxation process is governed by provincial legislation and is very inflexible.

There are municipal limitations to providing direct property tax incentives. However a grant that in effect provides some form of 'tax freeze' may be an option to consider where a local government wishes to provide financial support to a property owner to encourage conservation of a heritage property.

Experience in the United States has demonstrated that incentives tied to income tax are amongst the most effective mechanisms for the preservation of heritage buildings. In Canada, federal income tax incentives for conservation do not currently exist, but municipal tax based heritage grants have been proven to be successful in many cities including Calgary and Edmonton.

It is recommended that the potential for tax based heritage grants will need to be explored further as to their applicability within the Red Deer context. Those that work in Red Deer should be implemented.

6.3.2 Non-Financial Incentives

Heritage conservation incentives may also be provided through non-monetary support, including:

6.3.2.1 Development Permits

It is common for heritage buildings to be sited or built in ways that do not conform to the regulations that currently apply to the land use district governing the land on which the building sits. These buildings are considered non-conforming. The *Municipal Government Act* allows the Development Authority to approve permits for buildings that are non-conforming in recognition of the fact that they were built in an earlier era. In the past, The City has granted relaxations for heritage purposes.

As an example, when approving Development Permit applications, the Development Authority has discretionary powers and may relax some requirements related to parking, setbacks, and access especially when the developer is offering amenities in another part of the project. The result is the conservation and rehabilitation of a building on the Heritage

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Municipal Inventory. Similarly, some building permit equivalencies could be made available in order to prevent conservation principles and guidelines from being compromised.

It is recommended that there be further exploration of the potential for relaxations for heritage-related development applications. The next step is implementation.

6.3.2.2 Municipal Heritage Designation

Currently, municipal designation applications are taken separately to City Council and each applicant pays the public hearing advertising fee (approximately \$700). As an example, applications for municipal designations could be taken together to City Council. This would promote a cost sharing of the public hearing advertising fee between all applicants or The City could incur the cost as an incentive.

It is recommended that cost efficiencies in the municipal designation process be explored.

6.3.2.3 Conservation Agreements

A formal written agreement can be negotiated by a local government and an owner to protect a heritage property. A heritage conservation agreement is a contractual agreement between a property owner and a local government or heritage organization. Heritage conservation agreements are intended to enable a local government or a heritage organization to negotiate an agreement with a property owner to protect and/or conserve a site or building. Such agreements may not alter local government regulations such as siting, use, or density. The agreement outlines the responsibilities of the respective parties with respect to the conservation of a heritage property. Conservation agreements may apply to natural or built heritage resources. Such an agreement may be used to establish the amount, schedule, and details of the financial compensation negotiated with the owner in return for designation of the property, or it may be used to establish the conservation work program and required maintenance requirements.

A conservation agreement may be used to conserve property when planning and research identifies a need for conservation or when the parties are interested in formalizing the terms of conservation in a contract. A conservation agreement is registered on the Land Title, meaning that when the property is sold the conservation agreement remains in effect and shall be binding on the new owner.

It is recommended that opportunities for conservation agreements and partnerships between The City and heritage property owners to conserve their properties be explored and implemented.

6.3.2.4 Building Code Equivalencies

Building Code upgrading is the most important aspect of heritage building rehabilitation as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of Code equivalencies have been developed and adopted in the *Alberta Building Code*, which makes heritage building upgrading more feasible. For example, the use of sprinklers in a commercial heritage structure helps to satisfy fire separation and exiting requirements.

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Given that Code compliance is such a significant factor in the preservation of heritage buildings, the most important factor is to provide viable economic methods of achieving building upgrading.

It is recommended that the Heritage Planner explore potential heritage building code equivalencies to provide consistent review and knowledgeable advice to building owners. To qualify for these equivalencies, a building should be provincially or municipally designated or protected under a registered covenant agreement.

6.3.2.5 Density Bonus and Transfer Procedures

Once Red Deer has grown to a point where land in the downtown core is rare and the only way to grow is up, an effective incentive in some circumstances may be the redistribution of density.

Density refers to the ratio of floor area to lot size. In areas where there is a movement toward high densities heritage buildings often are demolished to make way for higher buildings. As well, these areas often have a height limitation. A density bonus would allow the height that is not being used by the heritage building to be transferred to another building. As an example, with a six storey height limitation a two storey heritage building could sell the four storeys it is not using to the other land owner to build a ten storey building. This is essentially the redistribution of density as “air rights” through market sale to another development. Density bonuses should be calculated so that they relate directly to the cost of retaining significant heritage portions of the site.

It is recommended that in the long term the idea of heritage bonuses be revisited.

6.3.3 Increase Current Local Funding Programs

The City of Red Deer and Community Foundation’s Red Deer Heritage Funds as described in section 3.2.6 and 3.2.7 currently provide funding for heritage initiatives. It is recommended that a review should be undertaken of the mandate of The City’s and Community Foundations’ Heritage Funds, with a view to expanding the funds, encouraging funding partnerships and revising the criteria for private sector access to the funds.

As an example, the Heritage Coordinator could explore increasing the fund by allotting increased tax collections from increased tax assessments on heritage properties due to improvements for a set amount of years as a way of increasing the fund. This would be similar to the Downtown Revitalization Fund that is managed by Land and Economic Development Department.

ADOPT HERITAGE CONSERVATION INCENTIVES

RECOMMENDATIONS

6.3.1 Create a program of effective conservation incentives appropriate to Red Deer

6.3.1.1 The City of Red Deer should consider allocating a budget for heritage restoration grants that could be directed towards the conservation of properties on the Municipal Inventory. Explore available funding sources.

6.3.1.2 Explore the potential for tax based heritage grants and their applicability within the Red Deer context

6.3.2 Explore and implement non-financial incentives appropriate to Red Deer.

6.3.2.1 Explore relaxation potentials for heritage related development permit applications.

6.3.2.2 Explore cost efficiencies in the municipal designation process.

6.3.2.3 Explore opportunities for conservation agreements and partnerships between The City and heritage property owners to conserve their properties.

6.3.2.4 To provide consistent review and knowledgeable advice to building owners, the Heritage Planner should explore and recommend potential heritage building code equivalencies to the Inspections and Licensing Department.

6.3.2.5 Revisit the concept of heritage density bonuses in the long term.

6.3.3 Review the mandate of The City's and Community Foundation's Heritage Funds, with a view to expanding the funds, encouraging funding partnerships and revising the criteria for private sector access to the funds.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

6.4 DEVELOP A DOWNTOWN HERITAGE CONSERVATION PLAN

A Downtown Heritage Conservation Plan should be developed as a component of Red Deer's Heritage Program. Recommendations in this plan are specific to the downtown and include the following:

6.4.1 Creation of Heritage Overlay Districts

It is recommended that Special Land Use Districts be considered in the city and outlined as an overlay district similar to the Heritage Preservation and Historical Significance Districts. Currently, there are provisions for spot overlay zoning. As an example, the Gaetz-Ross Heritage area, within the C1 Commercial City Centre District, provides additional regulations for heritage buildings.

Often design criteria are developed for overlay districts or zones to provide a way for the municipality to regulate development of land and buildings within the category. An area can also be designated by the municipality.

Blocks or areas in the city where heritage resources are concentrated should be reviewed, and special measures adopted to preserve and strengthen those areas. As an example, the Gaetz-Ross Heritage area, as identified in the Land Use Bylaw, is flagged on The City GIS system and corresponding Land Use Bylaw District Maps.

6.4.2 Continued Implementation of the Greater Downtown Action Plan

The City of Red Deer should continue to implement heritage related policies as outlined in the Greater Downtown Action Plan and C1 Development Design Criteria jointly with similar recommendations in this Heritage Management Plan. Some of the following policies are covered in other recommendations

- Maintain a heritage inventory
- Support the private sector in heritage preservation
- A downtown heritage preservation plan
- City funds for heritage preservation
- Provincial and Federal funds for heritage preservation
- Actively promote historical walking tours
- Heritage promotion and education

It is recommended that partnerships be explored and enhanced between the Heritage Coordinator, Downtown Coordinator, Downtown Business Association, Red Deer Main Street Project, Heritage Preservation Committee, Tourism Red Deer and other stakeholders to continue the implementation of these policies. This collaborative approach would leverage resources and efforts.

6.4.3 Sustainability Plan for Red Deer Main Street Project

The Red Deer Main Street Project is not a permanent program in the community. Government funding will end. It is recommended that near the conclusion of this successful project a review should be undertaken to determine which objectives of the project should be sustained and who will undertake these objectives.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

DEVELOP A DOWNTOWN HERITAGE CONSERVATION PLAN

RECOMMENDATIONS

- 6.4.1 Special Land Use Districts be considered in the city and outlined as a overlay district.
- 6.4.2 Create partnerships between heritage stakeholders and The City to leverage resources and volunteers for the implementation of the heritage recommendations in the GDAP and HMP.
- 6.4.3 Review the Red Deer Main Street Project to ensure project objectives are sustained once the Project leaves the community.

6.5 IMPROVED HERITAGE EDUCATION AND AWARENESS

Public awareness programs are a critical part of any heritage management program and may be administered by The City or community groups. These are the activities and events that engage the community with the purpose of raising the public profile and perceived value of heritage buildings and sites. Examples of public awareness programs are:

- interpretive plaque programs
- heritage walking tours
- annual award programs for rehabilitation work
- community “how-to” workshops
- lecture programs on heritage topics
- heritage festivals, and festivities marking important historic events
- school programs

The community is fortunate to have many active heritage societies and organizations that already undertake significant heritage education and awareness initiatives; see **Section 4** for further information. Support for these community organizations and their activities will only increase opportunities for more collaboration and partnerships in the strategic administration and delivery of these programs.

6.5.1 Information

The responsible conservation, rehabilitation and maintenance of historic resources requires specialized knowledge and technical skills in heritage planning, building evaluation and assessment, and conservation methods. In order to put a heritage management plan into practice, it is necessary to know where to obtain the correct professional and knowledgeable heritage advice and expertise for a variety of services when they are needed.

There is a vast array of information resources available to assist public and private organizations as well as individuals with their heritage conservation challenges. Many of these are available over the Internet or in publications available through governmental organizations, education programs on heritage conservation, and community-based societies and agencies. Access to resources is invaluable for the effective implementation and ongoing operation of heritage management programs, and should be facilitated through the heritage program.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

It is recommended that a comprehensive list of heritage resources and contacts be developed, maintained and promoted by the Heritage Coordinator who is the first point of contact for all heritage related questions.

6.5.1.1 Designation Process

There are various levels of designation and funding programs for each level. In recent years the provincial and federal governments have made changes to these programs. This can be confusing to applicants but also to those involved in heritage preservation. It is recommended that a brochure be developed by the Heritage Archives Coordinator summarizing the levels of designation, benefits, eligibility requirements and funding opportunities available.

6.5.2 Awareness Opportunities

One of the most effective ways to build and maintain respect for a community's heritage is through a rich selection of events that raise the public's awareness and appreciation of their history. In many municipalities, these kinds of events are jointly sponsored or managed with community-based societies that may choose to take the responsibility for administering these programs. There are already numerous heritage events and initiatives that are coordinated by community organizations and volunteers.

Cultural tourism is also the fastest growing segment of the tourism industry, and enhanced heritage information may provide further opportunities for the development of destination tourism.

The Heritage Coordinator in conjunction with Tourism Red Deer should support and provide facilitative assistance to groups who are coordinating heritage events and developing heritage tourism.

6.5.3 Education

Educational activities regarding the value of preserving the built heritage could include: extension to the interpretive signage program in the Downtown area; emphasizing built heritage during "Heritage Day"; developing "heritage vignettes" for free insertion in local media; and pursuing the development of cultural heritage courses in the local school curriculum.

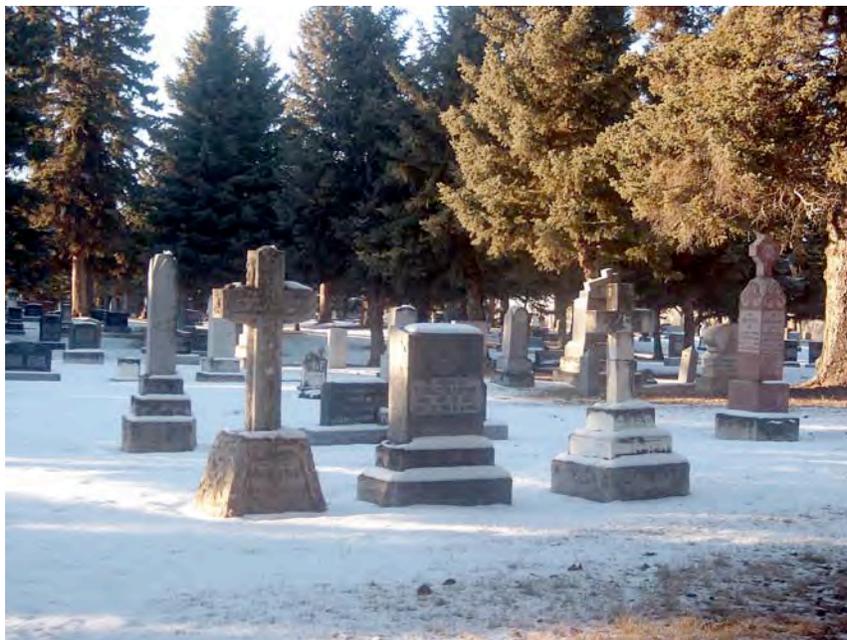
Over time, community partnerships can continue to be nurtured through coordination and selective funding. Institutional partnerships can also be fostered, especially through Red Deer Public School District No.104 and the Red Deer Catholic Regional Division No. 39, who could also play a key role in public heritage education, through local history curricula and heritage-related educational models. Throughout the school system, there will be many opportunities to integrate historical information within the school curriculum, through tours and educational modules.

It is recommended that education initiatives should be supported and promoted by The City's heritage program. Community coordination could be provided through the proposed Heritage and Archives Coordinator staff position.

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

6.5.4 Renewed Heritage Preservation Committee

The Committee has been a catalyst for heritage preservation in Red Deer. The number of heritage initiatives has grown beyond the Committee's scope and it is recommended in this Plan that The City take on more responsibility in the management and technical areas of heritage. Rather than having an advisory relationship with The City, it is recommended that the Heritage Preservation Committee review its mandate and focus their resources and efforts on education and awareness of heritage in the community. This is currently being done with the Heritage Recognition Awards and plaquing programs.



Red Deer Cemetery

6.5.5 Interpret and Manage Historic Cemeteries

The cemeteries of Red Deer are heritage landscapes of considerable historical and cultural importance to the community, and deserve special management. There are currently three cemeteries operating in Red Deer, the Red Deer Cemetery (City-owned, 1893), the Alto Reste Cemetery (outside City limits, but City-owned, 1955) and Mount Calvary Cemetery (operated by the Knights of Columbus on behalf of Sacred Heart Church, 1909). There are also other identified burial grounds that are not currently active, some of which have been identified but not all of which have been marked or interpreted. The Red Deer and District Museum currently holds cemetery walking tours, and historical information has been made available on the Red Deer Cemetery in a comprehensive brochure. Many communities have developed a "Friends of the Cemetery Society" which have access to grant funding through local and provincial programs.

It is recommended that opportunities for historical interpretation and enhancement of these cemeteries be explored and implemented.

IMPROVED HERITAGE EDUCATION AND AWARENESS

RECOMMENDATIONS

6.5.1 A comprehensive list of heritage resources and contacts should be developed, maintained and promoted by the Heritage Coordinator.

6.5.1.1 A brochure be developed summarizing the levels of heritage designation, benefits, eligibility requirements and funding opportunities available.

6.5.2 The Heritage Coordinator in conjunction with Tourism Red Deer should support and provide facilitative assistance to groups who are coordinating heritage events and developing heritage tourism.

6.5.3 Education initiatives should be supported and promoted by The City's heritage program.

6.5.4 The Heritage Preservation Committee should review its mandate and focus their resources and efforts on education and awareness of heritage in the community.

6.5.5 Opportunities for historical interpretation and enhancement of Red Deer's cemeteries be explored and implemented.

7. IMPLEMENTATION STRATEGY

The following is a summary of the recommendations of the Heritage Management Plan, with an outline of who will be responsible for the Action, and the approximate timeframe.

- Immediate**=effective with the plan adoption
- Near Range**=within 2 years of plan adoption
- Medium Range**=within 5 years of plan adoption
- Long Range**=within 10 years of plan adoption

Shaded=Community Initiative

6.1 ADOPT A CITY HERITAGE STEWARDSHIP POLICY	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
6.1.1 Set up an internal information sharing system to allow for the consistent treatment of recognized heritage resources.	Heritage Archives Coordinator	City Depts	Near Range	
6.1.2 Conservation plans and maintenance agreements should be prepared for City-owned heritage buildings and other heritage resources such as historic landscape features.	Heritage Planner	Heritage Advisory Team	Medium Range	
6.1.3 Educate City staff on heritage issues.	Heritage Archives Coordinator	City Staff	Near Range	

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

6.2 HERITAGE ADMINISTRATION AND PLANNING	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
Administration (Refer to Organization Chart pg 34)				
6.2.1 The Heritage Preservation Committee should transition into becoming an independent heritage group and explore options to receive non-profit status or develop partnerships with other non-profit organizations in order to be eligible for grant programs.	HPC	Heritage Archives Coordinator	Near Range	Leverage various funding sources for projects
6.2.2 A Heritage and Archives Coordinator position would be the first point of contact for all heritage issues and inquiries.	Rec. Parks & Culture Dept.		Immediate	1 FTE identified in Rec., Parks & Culture organizational review
6.2.3 A key person within the planning framework be identified who would be responsible for heritage planning.	Community Services Division	PCPS	Medium Range	
6.2.4 Establish a Heritage Advisory Team to be an administrative advisory team consisting of any relevant City of Red Deer Departments, Heritage Archives Coordinator, and chaired by the Heritage Planner.	Heritage Planner/ Inspections & Licensing	City Staff/ Heritage Archives Coordinator	Immediate	Meetings are required
Planning				
6.2.5 A process is developed to ensure that there is a clear and effective review of each development permit application regarding a historic site.	Heritage Planner/ Inspections & Licensing	Heritage Advisory Team/ Heritage Archives Coordinator	Near Range	
6.2.5.1 Develop a communications strategy to complement the heritage permit review process.	Heritage Planner	Inspections & Licensing/ Heritage Archives Coordinator/ Communicat'ns	Near Range	\$5,000 for printing/promotion costs

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RECOMMENDATION	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
Planning cont'd				
6.2.6 The City adopt the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> as the basis for the assessment of all heritage permit applications, incentives and negotiations. Relevant city staff would receive training on these guidelines.	Heritage Planner	Inspections & Licensing/ Relevant City staff/ Province	Near Range	
6.2.7 Develop and implement preservation and interpretation standards and guidelines for incorporation into the <i>Neighbourhood Planning Guidelines and Standards</i> .	Heritage Planner	PCPS/ HPC	Near Range	
6.2.8 A process should be put in place to update and amend the Municipal Inventory that allows for the careful and consistent evaluation of resources that may result in removals from or additions to the Municipal Inventory. Explore Municipal Heritage Partnerships Program (MHPP) cost share funding options.	Heritage Archives Coordinator	Province/ Heritage Planner/ Heritage Advisory Team/ IT Services	Near Range	\$20,000
6.2.9 Expand Municipal Inventory to include cultural landscapes and natural features.	Heritage Archives Coordinator	Heritage Planner/ Heritage Advisory Team	Near Range	
6.2.10 The Heritage Management Plan be regularly updated and thoroughly reviewed every five years.	Heritage Archives Coordinator		Medium Range	

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6.3 ADOPT HERITAGE CONSERVATION INCENTIVES	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
6.3.1 Create a program of effective conservation incentives appropriate to Red Deer.				
6.3.1.1 The City of Red Deer should consider allocating a budget for heritage restoration grants that could be directed towards the conservation of properties on the Municipal Inventory. Explore available funding sources.	Heritage Archives Coordinator		Near Range	Any budget item would go before City Council for approval.
6.3.1.2 The City of Red Deer should further explore tax based heritage grants.	Heritage Planner	Tax & Assessment Dept	Medium Range	Any budget item would go before City Council for approval.
6.3.2 Explore and implement non-financial incentives appropriate to Red Deer.				
6.3.2.1 Explore relaxation potentials for heritage related development permit applications.	Heritage Planner	Heritage Archives Coordinator/ Inspections & Licensing Dept.	Immediate	
6.3.2.2 Explore cost efficiencies in the municipal designation process.	Heritage Planner	Inspections & Licensing Dept.	Immediate	
6.3.2.3 Explore opportunities for conservation agreements and partnerships between The City and heritage property owners to conserve their properties.	Heritage Archives Coordinator	Land & Economic Dev.	Medium Range	
6.3.2.4 To provide consistent review and knowledgeable advice to building owners, the Heritage Planner should explore and recommend potential heritage building code equivalencies to the Inspections and Licensing Department.	Heritage Planner	Inspections & Licensing Dept.	Medium Range	

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RECOMMENDATION	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
6.3.2.5 Revisit the concept of heritage density bonuses in the long term.	Heritage Planner	Inspections & Licensing	Long Range	
6.3.3 Review the mandate of The City's and Community Foundation's Heritage Funds, with a view to expanding the funds, encouraging funding partnerships and revising the criteria for private sector access to the funds.	Heritage Archives Coordinator	Culture Link/ Heritage Stakeholder Groups	Near Range	

6.4 DEVELOP A DOWNTOWN HERITAGE CONSERVATION PLAN	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
6.4.1 Special Land Use Districts be considered in the city and outlined as an overlay district.	Heritage Planner	Heritage Advisory Team	Near Range	
6.4.2 Create partnerships between heritage stakeholders and The City to leverage resources and volunteers for the implementation of the heritage recommendations in the GDAP, C1 Development Design Criteria and HMP.	Heritage Archives Coordinator	Downtown Coordinator	Near Range	
6.4.3 A review of the Red Deer Main Street Project to ensure project objectives are sustained once the Project leaves the community.	Heritage Archives Coordinator	Downtown Business Association/ Downtown Coordinator	Near Range	

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6.5 IMPROVED HERITAGE EDUCATION AND AWARENESS	LEAD	INVOLVED	TIMELINE	IMPLICATIONS
6.5.1 A comprehensive list of heritage resources and contacts should be developed, maintained and promoted by the Heritage Coordinator.	Heritage Archives Coordinator		Near Range	
6.5.1.1 A brochure be developed summarizing the levels of heritage designation, benefits, eligibility requirements and funding opportunities available.	Heritage Archives Coordinator	Province/ Communicat'n Section		\$5,000 for printing/promotion costs
6.5.2 The Heritage Coordinator in conjunction with Tourism Red Deer should support and provide facilitative assistance to groups who are coordinating heritage events and developing heritage tourism.	Heritage Archives Coordinator	Tourism Red Deer	Immediate	
6.5.3 Education initiatives should be supported and promoted by The City's heritage program.	Heritage Archives Coordinator	HPC	Immediate	
6.5.4 The Heritage Preservation Committee should review its mandate and focus their resources and efforts on education and awareness of heritage in the community.	HPC		Immediate	
6.5.5 Opportunities for historical interpretation and enhancement of Red Deer's cemeteries be explored and implemented.	Heritage Archives Coordinator	HPC	Immediate	\$15,000

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PROJECT STEERING COMMITTEE

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- Michael Dawe, City Archivist, City of Red Deer
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MUNICIPAL HERITAGE PLANNERS

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- Tina Hunt, Economic Development/ Tourism Coordinator, Lamont County
- Sandra Wong, Senior Planner, The Town of Cochrane
- Robert Geldart, Heritage Planner, City of Edmonton



**Municipal Heritage
Partnership Program**



**Canada's
Historic Places**

**Lieux patrimoniaux
du Canada**

The City of Red Deer gratefully acknowledges the contribution of the Government of Canada in supporting its participation in the Historic Places Initiative and the Government of Alberta in supporting its participation in the Municipal Heritage Partnership Program.

APPENDIX A: DEFINITIONS

Character-Defining Elements

The materials, forms, location, spatial configurations, uses and cultural associations or meaning that contribute to the *heritage value* or a *historic place*, which must be retained in order to preserve its heritage value.

Community Heritage Commission/Committee

This is a committee, commission or board appointed by a municipal council for the purposes of advising a local government on heritage matters or undertaking other activities authorized by a local government.

Conservation

All actions or processes that are aimed at safeguarding the *character-defining elements* of a cultural resources so as to retain its heritage value and extend its physical life. This may involve "*Preservation*," "*Rehabilitation*," "*Restoration*," or a combination of these actions or processes. Reconstruction or reconstitution of a disappeared cultural resource is not considered as conservation.

Guidelines

Statements that provide practical guidance in applying the *Standards for the Conservation of Historic Places*. They are presented as recommended and non-recommended actions.

Heritage

Heritage is a broad term that refers to all that is inherited from the past. It therefore includes the built environment, those buildings and works of the past, sites of historic events, historic skills, behaviours and patterns of life. A community's heritage encompasses its entire environmental inheritance.

Heritage Advisory Board

See Community Heritage Committee/Commission.

Heritage Character

This means the overall effect produced by traits or features that give property or an area a distinctive quality of appearance dating from an earlier period.

Heritage Value

The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

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Historic Resource

An historic resource is any work of nature or humans that is primarily of value for its palaeontological, archaeological, prehistoric, historic, cultural, natural, scientific or esthetic interest including, but not limited to, a palaeontological, archaeological, prehistoric, historic or natural site, structure or object (*Alberta Historical Resources Act*, Ch. H-9).

Historic Place

A structure, building, group of buildings, district, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Historic Site

Any site that includes or is comprised of, an historical resource of an immovable nature or that cannot be disassociated from its context without destroying some or all of its value as an historical resource (*Alberta Historical Resources Act*, Ch. H-9).

Historic District

An historic district or conservation area denotes a neighbourhood unified by an architectural style and/or historical development.

Interpretation

This is any communication process designed to reveal the characteristics, meanings and relationships of a community's built heritage to the public through reference to objects, artifacts, landscapes, and structures or persons.

Intervention

Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Maintenance

Routine, cyclical non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Minimal Intervention

The approach which allows functional goals to be met with the least physical intervention.

Preservation

The action or process of protecting, maintaining, and/or stabilizing the existing materials, form and integrity of a historic place or of an individual component, while protecting its heritage.

Recording

Heritage recording is the process of documenting an illustrating what is significant or valuable about a historic structure. The results of the recording should be a clear, accurate and concise report, containing drawings, photographs and written analysis of the historic structure. The action of recording or documenting a heritage resource is an integral part of the preservation process. Not only does it necessitate a thorough scientific analysis of the building, but it also ensures that an archival reference will be created that describes the resource in detail, despite the fate of the building in the future.

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Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or addition, while protecting its heritage value.

Renovation

This is a generic term used to describe various levels of intervention including remodeling, recycling and rehabilitation. It refers to the improvement of existing buildings or neighbourhoods.

Restoration

The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Revitalization

Revitalization is a term that describes the process of economic, social, physical and cultural redevelopment of an area or street.

Standards

Norms for the respectful conservation of historic places.

APPENDIX B: HISTORIC PLACES INITIATIVE

In 2000, the Department of Canadian Heritage and Parks Canada began a wide-ranging series of consultations on the best means to preserve and celebrate Canada's historic places. These consultations have resulted a broad based strategy, the *Historic Places Initiative*, which is the most important federal heritage conservation proposal in Canada's history. As of May 2, 2001, the Federal Government made the financial commitment to fund the development of these initiatives. These rapidly evolving initiatives may have significant implications for a number of the heritage resources in Red Deer.

The Historic Places Initiatives (HPI) is a national partnership consisting of a number of interrelated elements. This includes a number of initiatives including a national heritage register called the Canadian Register of Historic Places (CRHP), comprehensive conservation standards and guidelines for historic places, and a certification process for project approval. The CRHP is a searchable database containing listings of historic places of local, provincial, territorial and national significance. An historic place may be a structure, building, group of buildings, district, landscape or other type of significant place in Canada. Canadian Register listings will eventually include grain elevators, theatres, churches, gardens, fortresses, archaeological sites and heritage districts, among many other places, representing the breadth of historic places found in Canada.

The purpose of the CRHP is to identify, promote and celebrate historic places in Canada. It also provides a valuable source of easily accessible and accurate information for government authorities, land use planners, developers, the tourism industry, educators, researchers, heritage professionals and the public. Listed historic places may be eligible for the Commercial Heritage Properties Incentive Fund (CHIPF), which provides revenue-generating properties with financial assistance to help cover costs associated with conservation work. A number of Red Deer sites have now been documented for inclusion on the Canadian Register of Historic Places.

Another integral part of HPI is the development of *Standards and Guidelines for the Conservation of Historic Places in Canada*. This recently completed document, prepared by Parks Canada to serve as the federal standard for the treatment of heritage resources, has been adopted by the Province of Alberta. A Project Certification Process has been designed to ensure that the incentives are awarded to eligible historic places and that the work that is undertaken complies with approved standards. The most recent federal budget, tabled February 2005, renewed the government's commitment to HPI for another five years of funding.

The federal government currently offers a financial incentive under the Historic Places Initiative program, the Commercial Heritage Properties Incentive Fund (CHPIF); for further information please refer to **Appendix C**. The program will reimburse up to 20% of eligible costs for the rehabilitation of commercial properties up to a maximum of \$1 million. The fund is administered by Parks Canada and is financed for three years with a budget of \$10 million per year. In order to be eligible, a property must be on the Canadian Register of Historic Places and be owned or leased by a taxable Canadian corporation. Once a property is accepted in the program, all rehabilitation and conservation work will be subject to the *Standards and Guidelines for the*

APPENDIX C: FEDERAL FINANCIAL INCENTIVES

COMMERCIAL HERITAGE PROPERTIES INCENTIVE FUND (CHIPF)

http://www.pc.gc.ca/progs/plp-hpp/plp-hpp2a_E.asp

The objective of the Commercial Heritage Properties Incentive Fund is to engage a broad range of taxable Canadian corporations in preserving Canada's heritage properties, to the benefit of Canadians and communities throughout Canada.

The program is designed to award financial incentives to eligible commercial historic places listed on the Canadian Register of Historic Places (provided that conservation work complies with the *Standards & Guidelines for the Conservation of Historic Places in Canada*) in order to:

- save threatened historic properties from demolition or destruction;
- preserve historic properties for future generations through proper conservation; and
- develop new or enhance existing commercial purposes for historic properties within the community.

CANADA MORTGAGE AND HOUSING CORPORATION PROGRAMS AND FINANCIAL ASSISTANCE

<http://www.cmhc-schl.gc.ca/en/prfias/index.cfm>

Some of the following programs may be applicable to individual heritage projects. Please refer to the CMHC website for further information.

Aboriginal Housing

Programs and services to meet the housing needs of Aboriginal Canadians.

Residential Rehabilitation Assistance Program (RRAP)

RRAP programs help low-income Canadians, people with disabilities and Aboriginal Canadians live in decent, affordable housing.

- ❑ *Homeowner Residential Rehabilitation Assistance Program (Homeowner RRAP)*
Financial assistance to repair substandard housing to a minimum level of health and safety.
- ❑ *EnerGuide for Low-Income Households*
The EnerGuide for Low-Income Households is a \$500-million federal initiative over 5 years that will help about 130,000 low-income Canadians make energy-efficiency retrofits that will make their housing more affordable and reduce greenhouse gas (GHG) emissions that contribute to climate change.
- ❑ *Rental Residential Rehabilitation Assistance Program (Rental RRAP)*
Assistance for landlords or affordable housing to pay for mandatory repairs to self-contained units occupied by low-income tenants.

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- ❑ *Residential Rehabilitation Assistance Program (Secondary/Garden Suite)*
Assistance to create affordable self-contained rental units for low-income seniors and adults with disabilities.
- ❑ *Residential Rehabilitation Assistance Program (RRAP for Persons with Disabilities)*
Assistance for homeowners and landlords to improve accessibility for persons with disabilities.
- ❑ *Rooming House Residential Rehabilitation Assistance Program (Rooming House RRAP)*
Repair assistance for owners of rooming houses with rents affordable to low-income individuals.
- ❑ *Residential Rehabilitation Assistance Program (RRAP for conversions)*
Assistance for converting non-residential buildings into affordable housing.

Home Adaptations for Seniors' Independence

An assistance program for making minor home adaptations to extend the time low-income seniors can live in their own homes.

Other Assistance Programs

Programs to help preserve or increase the supply and availability of affordable housing.

Centre for Public-Private Partnerships in Housing

A CMHC group that works with government agencies and non-profit community groups on affordable housing development.

Grants and Awards

Grants, awards and funding programs encouraging innovative ideas and research to address the housing needs of Canadians.

APPENDIX D: PROVINCIAL ENABLING LEGISLATION

In the province of Alberta, heritage conservation powers rest in two Acts: the *Historical Resources Act* and the *Municipal Government Act*. While the *Municipal Government Act* enables the regulatory powers contained within the Land Use Bylaw, it is the *Historical Resources Act* that is the major legislative tool with the power to control development or actions affecting historic buildings, structures and areas.

The *Historical Resources Act* contains several Sections (specifically Sections 26, 27 and 28) devoted to heritage conservation at the provincial level. Part 2 (Historic Resource Management) and Part 4 (General) contain the sections that are most applicable at the municipal level. Under the Act, the Province may designate a property that is assessed as having province-wide significance as either a **Registered Historic Resource (RHR)** or a **Provincial Historic Resource (PHR)**. This may occur with or without the agreement of the owner (although a forced designation is rarely enacted). For Registered or Provincial Historic Resources:

“no person shall destroy, disturb, alter, restore or repair any historic resource or land that has been designated under this section, or remove an historic object from an historic resource that has been designated under this section without the written approval of the Minister.”

If a property is designated as a RHR, it is protected from demolition for a period of up to 90 days. This gives the governmental authorities a time period in which to negotiate with the owner to strengthen the designation to the status of **Provincial Historic Resource**. Properties designated as PHR are immediately and indefinitely protected from demolition and alterations as stated above unless directed otherwise by the Minister.

The province is no longer designating sites as RHRs, and is phasing out this tool. Currently, RHRs are eligible for funding through the Alberta Historical Resources Foundation until 2009 at which time the municipalities will be expected to replace the RHR designation with a **Municipal Historic Resource (MHR)** designation. This will allow for greater protection and it ensures continued access to funding. RHRs and MHRs (that meet provincial eligibility criteria) are eligible for funding up to \$25,000, but funding for RHRs will be discontinued after 2009.

Under the *Historic Resources Act*, every Alberta municipality is given the power to designate a heritage property as a **Municipal Historic Resource (MHR)**. In order to clarify the intent of the designation, the designation bylaw passed by the municipality can identify in more detail the extent to which the municipality may have control over changes to the designated building. This may occur through accompanying legal agreements that outline future rehabilitation work, a maintenance schedule, or limitations on the extent of the protection of the building (e.g. exterior façade only). These are all elements that enable a municipality to negotiate with an owner or developer to develop a mutually acceptable legal agreement.

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If a property receives **Municipal Historic Resource** designation there may be a requirement for compensation (Section 28: “If a bylaw under Section 26 or 27 decreases the economic value of a building, structure or land that is within the area designated by the bylaw, the council shall by bylaw provide the owner of that building, structure or land with compensation for the decrease in economic value.”) In practice, municipal designations are almost always voluntary, and are dealt with through a Compensation Agreement, a waiver of compensation entered into between The City and the owners when a property is designated. Any disagreement over compensation can be referred to the Land Arbitration Board.

The *Historical Resources Act* stipulates the terms and conditions under which the designation process may take place including the Notice of Intention to Designation, public notification, and documentation on the title of the property.

APPENDIX E: PROVINCIAL HERITAGE FUNDING

ALBERTA HISTORICAL RESOURCES FOUNDATION FUNDING

AHRF is governed by a Board of Directors consisting of private citizens drawn from all walks of life and from all regions of the province. Under The Foundation's Heritage Preservation Partnership Program, the following grants are currently available:

Heritage Preservation Partnership Program

Grants may be awarded over any five-year period for up to 50% of eligible costs according to the following grant ceilings for each category:

- Building Feasibility Studies/Plans: maximum of \$25,000
- Property Designated as a Provincial Historic Resource: maximum of \$75,000
- Property Designated as a Registered Historic Resource: maximum of \$25,000 *
- Property Designated as a Municipal Historic Resource: maximum of \$25,000 (must be included on the Alberta Register of Historic Places)
- Local Historic Resource: maximum of \$5,000 (one time only)
- Provincially Significant Cemeteries or Graves: maximum of \$2,000 (one time only)

* Please note that the grant funding for the Registered Historic Resource category will be phased out after the next five-year funding period, 2004-2009. There are two RHR sites, North Cottage School and St. Luke's Anglican Church that will no longer be eligible for funding unless they receive MHR status and meet the criteria for inclusion on the Alberta Register of Historic Places.

Transportation/ Industrial Artifact Conservation

This category assists with the preservation or restoration of transportation and industrial artifacts that have a distinctive and significant connection to Alberta history. It means being the first artifact of its kind, the last remaining, the best example or having a direct association with a key historic event or figure. The applicant must establish the special significance of the artifact to Alberta. Only registered societies with access to public display space or public institutions such as community museums are eligible to apply. Funding is provided on a 50-50 cost-sharing and one time only basis. Grant maximum is \$25,000.

Research

This category supports research that will produce new understanding or add to the knowledge base of Alberta's history. The quality of the research strategy is an important consideration in evaluating the application. Oral history projects and historic site or building surveys fall into this category. For oral history projects, the transcription, annotation or indexing of tapes and videos is recommended and associated costs are also eligible for funding. Applicants who obtain funding in this category may apply for assistance in the Publications category if the work results in a manuscript/book for broad distribution. The grant maximum is \$15,000.

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Publications

This category supports initiatives to document Alberta's history by assisting with the printing/publishing costs of books, brochures or other documents. All must have substantial Alberta heritage content. They are assessed for their research interest and value, the quality of their composition and their potential distribution and audience. Brochures must be interpretive and educational rather than promotional. The grant maximum is: Books, \$5,000; Pamphlets, \$3,000.

Heritage Awareness

This category supports tangible initiatives that promote awareness of Alberta's history and have a lasting impact. Grant maximum is \$5,000 per project. The following types of projects fall within this category:

- Innovative educational projects for young Albertans that will increase their knowledge and understanding of this province's history.
- Any creative project that will promote awareness of Alberta's history through visual, participatory or any other method deemed appropriate by the Board of Directors, e.g. historical videos, broadcasts.
- Installation of interpretive plaques, monuments and markers that provide substantial information about Alberta's history. Commemorative markers providing only names and dates are ineligible for funding.
- Projects that provide an opportunity for professional development within the field of heritage preservation such as attendance at workshops, seminars or conferences relating to the preservation and interpretation of historic, archaeological or palaeontological resources. Evidence must be provided that attendance is vital to the applicant's career in heritage preservation.

MUNICIPAL HERITAGE PARTNERSHIP PROGRAM

The Municipal Heritage Partnership Program (MHPP) is designed to help municipalities manage their historic places. This program provides opportunities for municipalities to access funding assistance, expertise and networks that will help them to establish or maintain an ongoing municipal heritage conservation program.

Support from the MHPP, for identification and protection of local historic places, consists primarily of funding and guidance. The province is committed to helping municipalities become stewards of their own unique heritage and the guiding force for the protection of what each community determines to be historically important. The MHPP offers cost-sharing opportunities to aid in the cost of preparing surveys, inventories and management plans; The City of Red Deer has already received funding from the MHPP for this Heritage Management Plan. The cost sharing agreements shown below are maximums based on the municipality type. All cost sharing agreements are based on a 50% split of total costs. Municipal contributions can be up to one-half in kind and one-half cash.

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MHPP Funding for Cities

Surveys: which gather information about all of the potential heritage resources in a municipality and identify what types of resources it possesses.

Maximum provincial contribution: \$30,000

Municipal contribution: \$30,000 (Up to \$15,000 in kind contribution)

Inventories: culminating from surveys that recognize through evaluation, and aid in the management of, those places in a municipality which are significant for their heritage value.

Maximum provincial contribution: \$30,000

Municipal contribution: \$30,000 (Up to \$15,000 in kind contribution)

The Government of Canada, in collaboration with Alberta Community Development, makes funding for this program possible. To be eligible for conservation funding, a place must be protected through designation and on the Alberta and Canadian Registers of Historic Places.

ALBERTA GAMING LOTTERY FUNDING PROGRAMS

The Province of Alberta offers grant programs that may assist owners with mechanical and technical upgrades or repairs and improvements to their buildings. The Community Facility Enhancement Fund and the Community Initiatives Program, offered through the Alberta Gaming Lottery Funding Programs, are two programs that may assist owners of community or institutional buildings. This funding cannot be combined with any other lottery-based funding (such as that provided by AHRF).

Community Facility Enhancement Program

The Community Facility Enhancement Program (CFEP) provides financial assistance for the expansion and upgrading of Alberta's extensive network of community-use facilities, CFEP provides matching grants to municipalities, First Nations, Métis Settlements and registered community non-profit groups to build, purchase, repair, renovate or otherwise improve eligible facilities. The matching requirements may be met in the form of a combination of money, volunteer labour, services, or donated materials or equipment for the project. The maximum amount of their grant is \$125,000 per year per project.

The Community Initiatives Program

The Community Initiatives Program (CIP) provides funds from the Alberta Lottery Fund to enhance and enrich project-based community initiatives throughout Alberta. Funding is based on local needs and priorities, in accordance with provincial guidelines. The matching requirement may be met in the form of a combination of money, volunteer labour, services or donated materials or equipment for the project. Community not-for-profit groups, including those registered under the *Societies Act*, the *Agricultural Societies Act* and the *Cemeteries Act* are eligible to receive funding. Community organizations that are not registered may have a sponsor apply on their behalf. Only one CIP application can be submitted for a specific project in each fiscal year. A maximum grant request up to \$75,000 per project per year will be considered.

APPENDIX F: HERITAGE PRESERVATION COMMITTEE

The Heritage Preservation Committee is dedicated to the identification, preservation and maintenance of human and natural heritage features in and around Red Deer. This Committee is responsible for making recommendations to The City of Red Deer and through City Council regarding designation, preservation and interpretation of heritage sites. It is comprised of representatives from the community who have a special interest and knowledge in the architectural and cultural heritage of their community. The Normandeau Cultural and Natural History Society is, by agreement with The City of Red Deer, responsible for the Heritage Preservation Committee. Funding for the administration of the Heritage Preservation Committee is provided by The City to the Normandeau Society on an annual basis.

Responsibilities

1. To stimulate interest and awareness of the community in its heritage resources.
2. To identify and recommend to The City of Red Deer or Red Deer County Council specific designation (municipally significant, municipal, registered, provincial) for heritage resources of significance for their architectural historical, cultural, environmental or aesthetic values.
3. To develop and assist in the implementation of a general long-term plan for the designation and preservation of historically important structures, sites and other heritage resources in The City of Red Deer and Red Deer County.
4. To investigate the use and plans for use of designated buildings and sites, and to endeavor to protect, recognize or preserve their heritage importance in the community.
5. To encourage and support projects which identify heritage resources in the community and seek their preservation.
6. To oversee the historical interpretive sign and walking tour brochure programs.
7. To determine whether the proposed Ghosts projects are appropriate heritage figures and to make recommendations on locations.
8. To implement a Heritage Recognition Awards Program.

Policies

1. To maintain liaison with and to support other municipal, regional, provincial and national groups with similar interest and goals.
2. To consider requests from and make recommendations to the Normandeau Society, City of Red Deer administration, Municipal Planning Commission and Red Deer County Council.
3. To advise City/Council on matters related to designation, preservation and interpretation of heritage sites.

To date, some of the accomplishments of the Heritage Preservation Committee include:

- **Inventory of Historically Significant Resources**
In 1998, the Heritage Preservation Committee completed a Municipal Inventory

CITY OF RED DEER HERITAGE MANAGEMENT PLAN

of Historically Significant Resources including significant heritage buildings. As a result of that work, 127 buildings and sites were identified as Historic Resources. In 1999, The City implemented a Heritage Protection Program based on the Municipal Inventory.

- **Walking Tours**

The Heritage Preservation Committee has established five historic walking tours - North Red Deer Community, Cemetery, Parkvale, Gaetz Park, and Downtown. There are brochures for each of the walking tours. Most of the historic buildings on the tours have plaques indicating the buildings' heritage significance.

- **Heritage Recognition Awards**

During Historic Red Deer Week 2006, the HPC held their fifth annual Heritage Recognition Awards to recognize outstanding efforts in heritage preservation within The City of Red Deer and Red Deer County. The awards were established by the HPC as a way to bring recognition to both heritage properties and their owners for undertaking recent rehabilitation or restoration projects, as well as raising the profile of the value of conservation practices and building pride in the community. The Award nominees demonstrate excellence in heritage preservation in one or more categories including, restoration and/or adaptive reuse; new design compatible in a heritage context; neighbourhood or community revitalization; conservation and preservation of natural features or built heritage; and significant interpretation, publication, research or education in the area of heritage. The Awards are supported by The City, through the Normandeau Society, and Red Deer County.

APPENDIX G: MUNICIPAL BEST PRACTICES

A number of other municipal heritage programs in Alberta and British Columbia were reviewed to determine the different levels of municipal responses to heritage management, and to review what program components were most effective.

CALGARY, AB

Population: 951,395

Staff: Two Heritage Planners & one Assistant Planner

Advisory Bodies: Calgary Heritage Authority; Calgary Civic Trust

Tools: Inventory; Municipal heritage designations; permit review

Incentives: Density transfers for heritage conservation; Commercial conversion to office use for existing residential buildings

Heritage Awareness: Community heritage plaque program; Heritage Awards Program; Doors Open Calgary; Stephen Avenue National Historic District

- The "**Inventory of Potential Heritage Sites**" is a list of sites that have been evaluated by the Calgary Heritage Authority according to the Council-approved Heritage Evaluation Procedure, on the basis of their historical, architectural, and contextual significance. The "Inventory" contains sites that are designated under the *Alberta Historical Resources Act*, which are termed Designated Historical Resources, and sites that have been identified by the Calgary Heritage Authority as having potential historic significance, which are called Potential Heritage Sites. The "Inventory" enables the Calgary Heritage Authority to review, monitor, and make recommendations on proposed changes to properties with heritage significance.
- **Development, Building and Demolition Permits** for sites on The City's "Inventory of Potential Heritage Sites" are all reviewed by the Heritage Planner.
- **Density Transfer for Heritage Conservation**
All "Category A" and "B" sites and buildings that are designated as Municipal Historic Resources under the *Historical Resources Act*, and are located in the CM-2 Land Use District, are eligible to transfer unused development potential to other sites within the same Land Use District. Council may continue to consider, on their merits, individual Direct Control applications for non-CM-2 proposals incorporating density transfer for heritage conservation purposes.
- **Commercial Conversion to Office Use of Existing Residential Buildings**
A number of Area Redevelopment Plans (ARPs) in the Inner City have policies related to the conversion of residential buildings to commercial use if the structure is listed on The City of Calgary's Inventory of Potential Heritage Sites. In reviewing applications for the commercial conversion to office uses of residential buildings listed on the City of Calgary's "Inventory of Potential Heritage Sites", the differing significance of such sites is interpreted as follows:

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- "Category A" and "B" sites are automatically eligible for consideration under the commercial conversion policy; and
- "Category C" sites are eligible for consideration under commercial conversion policy on a case-by-case basis.
- The Calgary Heritage Authority, in conjunction with Community Associations and the Chinook Country Historical Society, awards **interpretive plaques** annually to sites considered to be of historic significance to their respective communities. Plaques are presented to the property owners and a community association representative during a ceremony at City Council. The plaques interpret the history of each site and its importance to the development of Calgary.
- The Calgary Heritage Authority **awards** citations to citizens who have undertaken significant initiatives in support of heritage conservation in Calgary. The awards are juried by the Calgary Heritage Authority and citations are presented biannually at a public reception in historic City Hall in June.
- The Historic Sites and Monuments Board of Canada has declared a portion of Calgary's original downtown one of only three **National Historic Districts** in Canada. Over 30 historic buildings have been restored along and around Stephen Avenue and today it serves as one of the central spines of Calgary's downtown core.
- Calgary used a **"tax freeze"** as an incentive for the designation and restoration of the Lougheed Building. In that case, the owner is currently paying approximately \$50,000/year in municipal property taxes. Once the restoration is complete the tax bill will be in excess of \$200,000. City Council approved a one-off scenario for the Lougheed Building where the owner will pay the full amount of tax every year but the City will refund the difference between the pre-restoration and post-restoration amount for 15 years.

EDMONTON, AB

Population: 937,845

Staff: Two Heritage Planners & one Assistant Planner

Advisory Bodies: Edmonton & District Historical Board; Old Strathcona Foundation

Tools: Heritage Register; Municipal heritage designations; Development application review

Incentives: Grant program; tax rebate program for rehabilitation projects

Heritage Awareness: Heritage plaque program; Historic Edmonton Week (run by the Historical Society); Doors Open Edmonton; "This Old Edmonton House" (Public Seminar Series); Downtown Walking Tour Brochure; Westmount Architectural Heritage Area (voluntary)

- The **Register of Historic Resources** in Edmonton is a list of buildings and structures within Edmonton that merit conservation and may be eligible for designation as Municipal Historic Resources. The initial list was compiled in 1992 by an experienced team of architectural and historical consultants. The Planning and Development Department, in conjunction with the Edmonton Historical Board, has a system for reviewing nominations and/or amendments of properties to be added or deleted from the register. The existing zoning, and attendant development rights and regulations continue to apply to properties on the register unless the building has been designated a Municipal Historic Resource.

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- Edmonton's Heritage Policy C-450 (A Policy to Encourage the Designation and Rehabilitation of Historic Resources in Edmonton) may provide **financial assistance** to property owners for the rehabilitation and maintenance of designated Municipal Historic Resources buildings. Assistance may include municipal property tax incentives, direct payments for specific rehabilitation costs, or other incentives deemed appropriate by City Council. The grant program is offered in lieu of compensation for designation: up to \$25,000 in matching dollars for houses and up to 50% for commercial properties.
- The City offers a series of **public seminars** about owning, maintaining and restoring a historic home. An expert in the field leads each seminar. Topics include foundations, roofs, the designation process, and interior house tours.

COCHRANE, AB

Population: 12,688

Staff: One Senior Planner has responsibility for heritage

Advisory Body: Heritage Advisory Committee (to be established)

Tools: Heritage Register; Municipal heritage designations; Heritage Management Plan (to be updated in 2007)

Incentives: Heritage Conservation Incentive Program, 2005

Heritage Awareness: Heritage plaque program by Historical Society; Cochrane Historical Archival Preservation Society

- The **Western Heritage Design Guidelines** provides the architectural requirements for all developments within Cochrane.
- The various documents related to heritage preservation (*Heritage Register, Heritage Management Plan, Heritage Incentives Program, and Heritage Awareness Program*) implement the MDP policies for the protection of Cochrane's historic resources.
- **Cochrane Historical Archival Preservation Society:** Identify, protect, preserve historic sites of Cochrane (Old Town Cochrane - Pre 1975) by collecting and protecting both tangibles and intangibles (i.e. Things and Stories).

LAMONT COUNTY, AB

Population: 4,212 plus 4,071 in the included towns and villages

Staff: One Economic Development/Tourism Coordinator has responsibility for heritage

Advisory Body: Heritage Advisory Board

Tools: Heritage Survey (with Inventory to follow); municipal heritage designations; Heritage Management Plan (to be completed in 2006)

Incentives: Heritage Incentive Policy

- Lamont County has completed a **heritage survey** as the first phase of a three-phase program. This has involved photographing and recording all pre-1963 buildings in the County - over 7,500 sites. The **Heritage Management Plan** will be completed in 2006,

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and a **Heritage Advisory Board** has been established.

- Council approved in 2005 a **Heritage Incentive Policy**. In lieu of compensation, an incentive(s) shall be offered to owners of properties that are eligible for designation as municipal historic resources. The purpose is to encourage property owners to accept municipal historic resource designation.

BANFF, AB

Population: 8,282 (2004)

Staff: One Senior Planner has responsibility for heritage

Advisory Body: Banff Heritage Corporation

Tools: Heritage Register; Municipal heritage designations; Heritage Tourism Strategy

Incentives: Facilitation of low-interest loans; property tax incentives

Heritage Awareness: Walking tour brochures; plaquing program; public education; heritage awards; Doors Open Banff

- The purpose of the **Banff Heritage Corporation** is to identify, protect, preserve and commemorate the community's historic resources. Consists of five public representatives, one administrative representative, two council representatives, one Parks Canada representative, one representative from Alberta Community Heritage Services, and one representative from the Alberta Association of Architects. The Heritage Corporation's key activities include inventorying and classifying heritage resources, commemorating significant buildings with a **plaquing program**, publication of a historical **walking tours** brochure, public education and **facilitating low interest loans** and **property tax incentives** to encourage owners to preserve and restore heritage buildings.
- Banff's **Heritage Tourism Strategy** is based on the fact that Banff has something that is becoming rarer and more valuable in the world. The primary aim of the strategy is to sustain Banff as a tourism destination by preserving and celebrating the beauty and ecological integrity of the park and by encouraging the same goal in surrounding areas.

MEDICINE HAT, AB

Population: 50,048

Advisory Body: Arts and Heritage Advisory Board

Incentives: Arts and Heritage Grants, for cultural events and projects

- The **Municipal Development Plan 2004** identifies policies for Heritage Buildings, including that the City shall consider incentives to identify, enhance and protect heritage buildings in the Inner City, and identify and manage the City's significant cultural heritage resources. There are also policies for: respecting the heritage policies and designations of heritage resources controlled by other levels of government; preserving heritage buildings, structures, landscapes and archaeological resources that are under the City's ownership; protecting cultural heritage resources when undertaking public utility and

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transportation projects and consider opportunities to mitigate impacts; considering opportunities to acquire, renovate and lease heritage buildings when reviewing the building needs for the City of Medicine Hat.

LETHBRIDGE, AB

Population: 67,374

Staff: Heritage Inventory Program Consultant

- In 2004, the City of Lethbridge in partnership with the Lethbridge Historical Society has launched a survey to record the history of Lethbridge through its architecture, and landscape features.
- The next stage in this process is to develop a Municipal Heritage Management Plan which is a policy that the City will follow with respect to heritage conservation. Once this policy has been developed it would be brought to Council for approval. This policy will represent a crucial step toward better recognition, protection and enhancement of Lethbridge's heritage.
- Active Main Street Project since 2000

KELOWNA, BC

Population: 96,288

Staff: One Senior Planner has responsibility for heritage

Advisory Body: Community Heritage Commission

Tools: Heritage Register; Municipal heritage designations; Heritage Procedures Bylaw; Heritage revitalization Agreements; Heritage Conservation Covenants; Heritage Conservation Areas (Abbott Street and Marshall Street)

Incentives: Heritage Building Tax Incentive Program; Kelowna Heritage Foundation Grants

Heritage Awareness: Central Okanagan Heritage Society; Heritage Week; Central Okanagan Heritage Society Annual Awards; Kelowna Heritage Walking Tour Brochure; Kelowna Heritage Driving Tour Brochure; *Adaptive Re-Use Guidelines for Residential Heritage Buildings*

- A **Community Heritage Commission** advises City Council on issues related to heritage conservation.
- A **Heritage Procedures Bylaw**, which sets application procedures for Heritage Alteration Permits (applications to alter heritage buildings), Heritage Designations Bylaws (applications to protect heritage buildings) and Heritage Revitalization Agreements (applications to adaptively re-use heritage buildings).
- The **Heritage Building Tax Incentive Program Policy**, which provides tax breaks to property owners who have restored revenue generating heritage buildings.
- The **Kelowna Heritage Foundation** was established as a registered non-profit society in 1991 to encourage the preservation of heritage buildings in Kelowna and to further public awareness of the significance of heritage resources. The foundation receives an annual allocation of \$20,000, which is used to provide financial support for the restoration of residential, commercial, institutional, industrial and agricultural properties within the City of Kelowna, and to put on heritage conservation seminars and workshops.
- The **Central Okanagan Heritage Society** manages several properties for the City of

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Kelowna.

- Establishment of the Abbott Street and Marshall Street **Heritage Conservation Areas**, which provide development guidelines that encourage new development to be compatible with the character of each area.
- **Adaptive Re-Use Guidelines for Residential Heritage Buildings**, which are intended to provide direction in terms of what may be considered an appropriate adaptive re-use of heritage buildings.

PRINCE GEORGE, BC

Population: 72,406

Staff: Leisure Services Department responsible for heritage

Advisory Body: Community Heritage Commission

Tools: Municipal heritage designations; Heritage Strategic Plan (to be completed in 2006)

Heritage Awareness: Prince George Regional Heritage Fair; walking tours

- The Mission of the **Prince George Community Heritage Commission** is “To protect, conserve and interpret the heritage resources within the City by supporting, encouraging, and facilitating their proper conservation, maintenance and restoration”. This body is made up of volunteer residents and community leaders, advises Council on any issue related to heritage conservation. They also can undertake heritage education and awareness including raising funds for support of such activities and promoting the conservation of historic photos and heritage artifacts as public art.
- Currently, the City's Official Community Plan includes consideration for heritage conservation. The City's Heritage Strategic Plan was completed in 2006.
- The City has two designated heritage buildings and an incomplete Heritage Inventory.

NANAIMO, BC

Population: 73,000

Staff: One Heritage & Community Planner

Advisory Body: Community Heritage Commission

Tools: Heritage Register; Municipal heritage designations; Heritage Management Plan; Downtown Heritage Conservation Area; Heritage Building Design Guidelines

Incentives: Heritage Façade Improvement Grant Program; Downtown Residential Tax Exemption Program

Heritage Awareness: Virtual Heritage Tour (City website); walking tour brochures

- The **Nanaimo Community Heritage Commission** is a volunteer group, appointed by Nanaimo City Council, to provide advice and recommendations on issues associated with the protection and conservation of heritage buildings, sites and areas within the city.
- The **virtual heritage walk** compliments the City's existing on-line heritage building database and allows the viewer to explore the City's heritage buildings in a virtual

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setting. Produced by a local interactive immersion and 3D object imaging firm, the 360 degree image technology used in the virtual walk provides a unique and engaging introduction to Nanaimo and its heritage buildings.

- The **Downtown Residential Conversion Tax Exemption Program** has two main goals - one is to encourage new residential units; the other is to preserve heritage buildings in the Downtown Core.
- Facade Improvement Grant's (F.I.G.s) through the City's **Heritage Facade Improvement Grant Program** is coordinated and funded by the Downtown Nanaimo Partnership and the City of Nanaimo and is designed to encourage rehabilitation and enhancement of historic buildings, as well as to promote economic growth and investment in the Downtown Core. Grants cover up to 50% of external building improvement or conservation costs, to a maximum of \$10,000 per building face fronting on a street. The most common improvements completed under the program include awning upgrades, new signage, painting, and window conservation. In order to be eligible for a grant, the building must be recognized by the City as having historic value.

APPENDIX H: HERITAGE SITE OWNERSHIP

For sites currently listed on the Inventory, the following categories of ownership have been determined.

- **Crown Federal:** Her Majesty the Queen is listed as the owner of four sites listed on the Inventory.
- **Province of Alberta:** The Province of Alberta Department of Public Works is listed as the owner of one site, the Michener site (former Presbyterian Ladies' College). Recently, it was transferred to the David Thompson Health Region for use as an administrative centre. They also own the J.J. Gaetz House.
- **The City of Red Deer:** The City is listed as the owner of 26 sites on the Inventory, and is the largest single owner of heritage properties. Other sites, such as the Red Deer Cemetery, are known to have heritage value but have not been listed on the Municipal Inventory. Other resources under City control or on City land may not have been identified.
- **Red Deer Public School District No. 104:** The Red Deer Public School District No. 104 is listed as the owner of three sites, the Drill Hall #1, the Ceremonial Trees at Central School and North Cottage School.
- **Institutional Owners:** A number of institutions own heritage sites in Red Deer that are listed on the Municipal Inventory, including:
 - Cultural Development Association of Red Deer
 - Gaetz Memorial United Church
 - John Howard Society of Red Deer
 - New Life Tabernacle
 - Parish of the Immaculate Conception
 - Piper Creek Lodge Foundation
 - Red Deer College
 - Red Deer and District Museum Society (Bower Residence and Barn)
 - St. Luke's Anglican Church
 - Synod Diocese of Calgary
- **Commercial Owners:** Account for the ownership of 23 sites on the Municipal Inventory.
- **Private Owners:** Account for the ownership of 64 sites on the Municipal Inventory, many of which are residential buildings. This is the largest category of ownership of sites on the Municipal Inventory.

APPENDIX I: WEBSITES

FEDERAL GOVERNMENT

Canadian Register of Historic Places

<http://www.historicplaces.ca>

Standards and Guidelines for the Conservation of Historic Places in Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Commercial Heritage Property Incentives Fund

http://www.pc.gc.ca/progs/plp-hpp/plp-hpp2c6_E.asp

PROVINCE OF ALBERTA

**Heritage Resource Management, Cultural Facilities and Historical Resources
Division, Alberta Community Development**

<http://www.cd.gov.ab.ca/preserving/heritage>

Alberta Historical Resources Foundation

<http://www.cd.gov.ab.ca/preserving/heritage/ahrf/index.asp>

The Alberta Main Street Programme

<http://www.albertamainstreet.org>

Municipal Heritage Partnership Program

<http://www.mhpp.ab.ca/>

COMMUNITY ORGANIZATIONS AND HERITAGE PARTNERS

The Red Deer and District Museum

<http://www.museum.red-deer.ab.ca/>

Red Deer Main Street Project

<http://www.experiencedowntownreddeer.com>

Central Alberta Historical Society

<http://www.albertahistory.org/Central/>

Red Deer and District Archives

<http://www.reddeer.ca/archives>

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Sunnybrook Farm Museum

<http://www.sunnybrookfarmmuseum.ca/>

Red Deer River Naturalists

http://www.rdrn.fanweb.ca/page_01_red_deer_river_naturalists_home.htm/

Red Deer and District Community Foundation

<http://www.rddcf.ca/>

Culture Link

<http://www.culturelink.ws/>

The Alberta Genealogical Society

<http://abgensoc.ca/>

Tourism Red Deer

<http://www.tourismreddeer.net/>

Alberta Sports Hall of Fame

<http://www.albertasportshalloffame.com/>

Red Deer Downtown Business Association

<http://www.experiencedowntownreddeer.com/>

Red Deer Public School District No.104

<http://www.rdpsd.ab.ca/>

Red Deer Catholic Regional Division No. 39

<http://www.rdcrd.ab.ca/>

Heritage Community Foundation

<http://www.heritagecommunityfdn.org/>