



Historical land use research

Hours: Monday to Friday, 8 a.m. to 4:30 p.m. (except statutory holidays)

Location: Municipal Complex, Main Floor, Administration Building, 313 7th Ave. S.E.

Email: archives@calgary.ca **Telephone:** 403-268-8180 **Fax:** 403-268-6731

The City of Calgary, Corporate Records, Archives does not hold a complete record of all information in possession of The City of Calgary. Therefore, The City of Calgary makes no warranty, nor assumes any obligation, with respect to the accuracy, sufficiency, or completeness of the information contained in its Archives for research purposes.

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Onward! Calgarians will feel connected to the history of their city.



Building Permit register, circa 1956.

Legal descriptions may be obtained from the Property Tax, Business Tax and Animal Licensing counter on the third floor of the Municipal Building, 800 Macleod Trail S.E., by calling 3-1-1 or through calgary.ca/cityonline. Charges may apply.

Records in the Archives

Assessment and Tax Rolls

City of Calgary tax rolls date back to the 1880s and can provide information on property ownership and year of construction. These records also provide assessment information. *Note: Current year assessment information is available to property owners from the Assessment Business Unit. They may be contacted through 3-1-1 or by calling 403-268-8888.*

Introduction

The Archives of The City of Calgary provides sources which may contain information regarding past uses of land within Calgary. These sources can help to build a foundation of knowledge which may assist in making decisions concerning such issues as environmental testing, future development or preservation.

Archival records can often identify the owners of particular lands, but they cannot provide conclusive evidence of the activities performed by the owners.

Before you begin

Determine the legal description of the property. Legal descriptions include a section number, plan number, block and lot numbers. For example:

5 1371 GP 11 25-26
(Section) (Plan) (Block) (Lots)

The Archives does not provide legal descriptions.

Assessment roll, circa 1915.

Business Tax Rolls

These rolls date between 1945 and 1981. Businesses are arranged by roll number which usually follows the street address closely, but not exactly in all cases. In some cases a brief description of the business is included, but information on property ownership is not included.

Assessment Cards

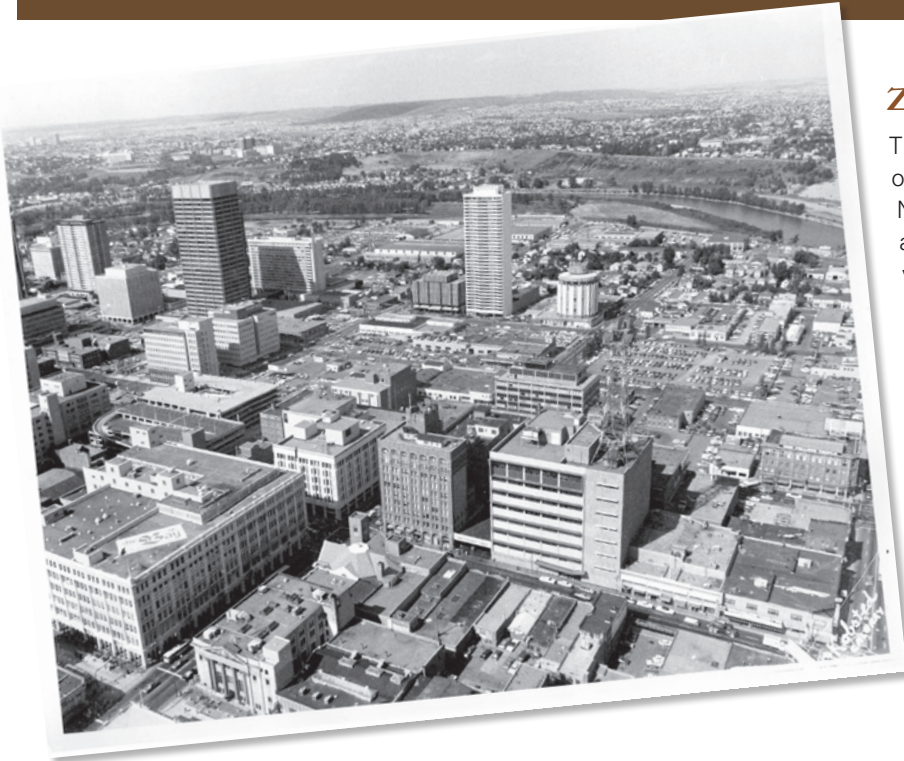
These records, compiled between 1935 and 1950, provide a brief description of a property during the time of assessment. Cards may include the following information:

- Year of construction.
- Dimensions.
- Construction materials.
- General condition.
- Assessed value.
- Record of inspection.

Residential Assessment Cards dating from the 1970s to the late 1980s contain similar information. The roll number of the property is required to access this information.

Assessment history card, circa 1935.





Aerial photograph of downtown Calgary, circa 1960.

Zoning/Land Use Bylaws

The Archives holds the earliest zoning bylaw, No. 2835 of 1932, and subsequent bylaws, No. 4916 (1957), No. 7500 (1969), No. 7839 (1970), No. 8600 (1972) and 2P80 (1980). Often, these bylaws include maps which outline the specific land use designations for each area.

Note: Current land use bylaws can be consulted in Legislative Services. Telephone 403-268-5861. Current bylaws of frequent reference are also available on The City's web site at calgary.ca .

Aerial photographs

The Archives holds aerial photographs ranging in date from about 1914 to 2009. In some cases, copyright to the images has not been transferred to the Archives.

These records can assist in identifying the existence of structures, the type of structure, etc. on a parcel of land.

Planning and Building Records

These records include:

- Building Permit registers, 1907-1913; 1945-1962.
- Zoning applications and appeals, 1950s-1960s.
- Building regulations, 1964-1972.
- Newspaper clippings.
- Correspondence concerning area redevelopment plans, development permits, environmental studies, land use classification and land use bylaws.

Land Department Records

The records of the Land Department include:

- City land sales, acquisition and development.
- Caveats and tax sales.
- Inventories of City-owned properties.
- Information on **land annexations**.

Right: Bylaw Land Use map.

Below left: Building Permit register for September of 1951.

Below right: Looking east towards downtown from site of Crowchild Trail overpass construction.



CITY OF CALGARY - BUILDING DEPT. 19 51									
Building Permit Application for Month of September									
Permit No.	Area	Location	Est. No.	Area	Est. No.	Area	Est. No.	Area	Est. No.
1228	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1229	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1230	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1231	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1232	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1233	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1234	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1235	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1236	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1237	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1238	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1239	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1240	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1241	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1242	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1243	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1244	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1245	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1246	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1247	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1248	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1249	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108
1250	S	1108 - 2020 Ave. S.E.	1108	2020	1108	2020	1108	2020	1108





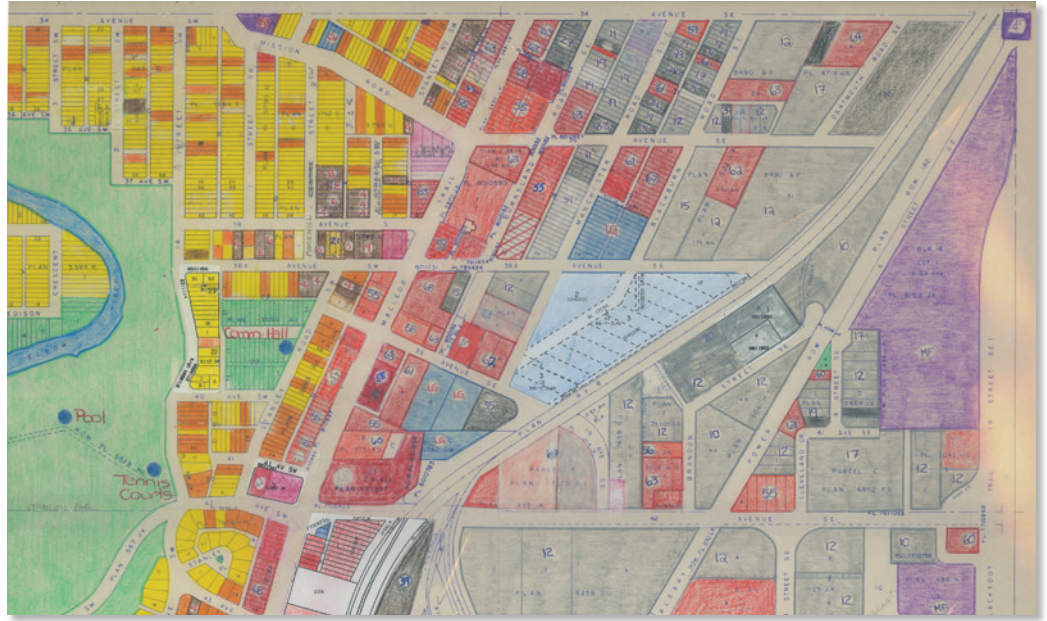
Land use classification maps

These records are useful as a supplement to zoning and land use bylaws. They are colour coded to indicate the land use of the area. These maps are from the 1970s.

Fire Insurance Plans

Fire Insurance Plans were originally created to allow fire insurance underwriters to understand the physical characteristics of insured buildings and the spatial relationships between policy holders in an effort to limit losses.

The Archives holds copies of Fire Insurance Plans from 1908 to 1947 and originals from 1954 to 1972. Some gaps in these date ranges exist.



Land use classification map, circa 1970s.

The City of Calgary records

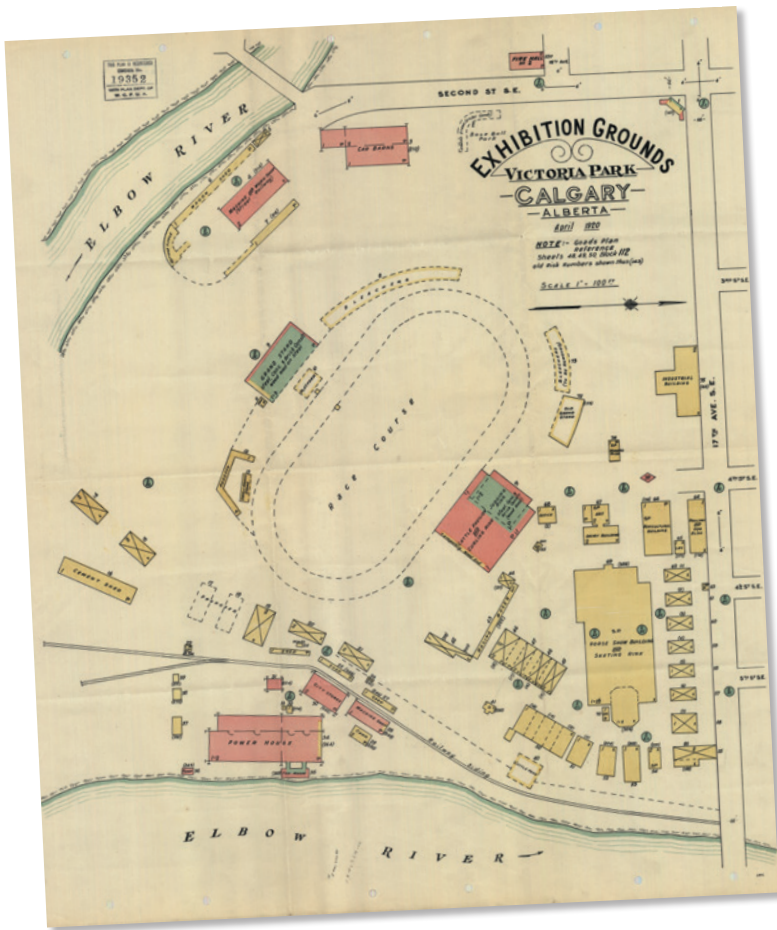
Boards, Commissions and Committees

Records from the following bodies consist primarily of agenda, minutes, correspondence and reports:

- Town Planning Commission, 1911-1915; 1929-1951.
- Railways and New Industries Committee, 1911-1914; 1926.
- City Lands Committee/Tax Sale Lands Policy Committee, 1925-1953.
- Industrial Commission, 1946-1954.
- Technical Planning Board, 1952-1960.
- Planning Advisory Commission, 1952-1961.
- Planning Advisory Committee, 1964-1977.
- Industrial Management Commission, 1954-1960.
- Calgary Regional Planning Commission, 1955-1961.
- Calgary Planning Commission, 1964-1989.
- Industrial Expansion Committee/Committee on Economic Development, 1963-1976.

Other records

- Agreements and Agreement drawings.
- Board of Commissioners.
- City Clerk's Department.
- Council Minutes (includes comment sheets regarding land development, land use changes, etc., as they were expected to affect various City business units).
- Engineering and Environmental Services Department (includes maps and drawings).
- Law Department (includes City Solicitor's General Subject Files which refer to agreements between The City and various corporations).



Fire insurance Plan of Victoria Park, circa 1920.





Other sources/contacts

Alberta Land Titles

telephone: 1-877-427-4088

web: www.servicealberta.gov.ab.ca/landtitles.cfm

e-mail: lto@gov.ab.ca

- Historical title search.
- Transfer documents.
- Caveats, mortgages, etc.
- Registered plan of survey.

Calgary Economic Development

telephone: 403-221-7831 or toll free: 1-888-222-5855

web: www.calgaryeconomicdevelopment.com

- Information on manufacturers and businesses in Calgary.

Calgary Public Library

telephone: 403-260-2600

web: www.calgarypubliclibrary.com

- Alberta Consumer and Corporate Affairs Company Files Registry.
- Alberta Government Publications.
- Alberta Manufacturers Index.
- Henderson's Directories.
- Industrial Products and Process Index.

Land Use Planning and Policy

web: calgary.ca/PDA/LUPP/Pages/Publications/Publications.aspx

- Land use maps and bylaw.
- Community and area plans.
- Heritage resources.
- Plans and studies.
- Annexation map.

City Clerk's, Legislative Services

telephone: 403-268-5861

web: calgary.ca/CA/city-clerks/Pages/Legislative-services/Legislative-Services.aspx

e-mail: cityclerk@calgary.ca

- current (less than 25 years old) bylaws, agreements and committee records

University of Calgary Spatial and Numeric Data Services

telephone: 403-220-6822

web: www.library.ucalgary.ca/sands

- Aerial photographs.
- Fire insurance maps.

Glenbow Library and Archives

telephone: 403-268-4204

web: www.glenbow.org

- Alberta Homestead Records Index.
- Alberta Historical Resources Foundation Building and Residence Inventory (for pre-1930 structures).
- Cummins Rural Directors (homestead maps).
- Henderson's directories.
- Canada Northwest Land Company records.
- Canadian Pacific Railway land sale records.
- Fire insurance maps.
- General map collection.
- Photograph collection.



Aerial photograph of Calgary, circa 1970.

