

REPORT

Climate Action, Planning and Development

To: Mayor Cote and Members of Council **Date:** October 3, 2022

From: Emilie K. Adin, MCIP **File:** HER00784/ HER00785/
Director, Climate Action, Planning and HER00786
Development

Item #: 2022-677

Subject: **Heritage Revitalization Agreement: 441 Fader Street – Preliminary Report to Council**

RECOMMENDATION

THAT Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement at 441 Fader Street, as outlined in the “Consultation and Review Process” Section of this report.

PURPOSE

To seek Council’s approval to proceed with processing the proposed Heritage Revitalization Agreement at 441 Fader Street.

EXECUTIVE SUMMARY

An application has been received for a Heritage Revitalization Agreement (HRA) at 441 Fader Street, a corner property in the Sapperton neighbourhood. Through stratification, the project would retain a 1930 heritage house and construct a new infill house with a rental secondary suite, fronting Major Street. The heritage house would have a density of 0.277 floor space ratio (FSR) and the infill house 0.386 FSR. The project’s combined total density would be 0.662 which would result in 268 sq. ft. more than permitted by the site’s current zoning. A compact parking space for every unit would be accessed from the rear lane.

Stratification and higher density are the primary Zoning Bylaw relaxations proposed through the HRA. Some additional relaxations are required, including the rear setback for the infill house, and to allow compact parking spaces. Additionally, the existing lot

size (5,106.3 sq. ft.), which is below the minimum required in the zone, would be regularized with this application. In exchange, the 1930 house would be restored, and legally protected through a Heritage Designation Bylaw and listed on the City's Heritage Register. The relaxations are considered reasonable in the context of the heritage value of the house, the restoration work proposed on the heritage house, increasing infill housing and choice, and the inclusion of a rental unit.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to proceed with processing the proposed Heritage Revitalization Agreement application at 441 Fader Street, as outlined in the "Consultation and Review Process" section of this report;
2. That Council provide staff with alternative direction.

Staff recommend Option 1.

ATTACHMENTS

Attachment 1: Staff Memo

Attachment 2: Background Information

Attachment 3: Drawing Package

APPROVALS

This report was prepared by:

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This report was reviewed by:

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This report was approved by:

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Lisa Spitale, Chief Administrative Officer