

Minutes Extract
Heritage Revitalization Agreement Bylaw No. 8406, 2023 and Heritage Designation
Bylaw No. 8407, 2023 for 441 Fader Street

R-2 Preliminary Report to Council – October 3, 2022

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

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

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.

Adopted on Consent.

R-3 Report to Community Heritage Commission – December 7, 2022

5.2 Heritage Revitalization Agreement Application: 441 Fader Street

Kathleen Stevens, Heritage Planning Analyst, reviewed the December 7, 2022 report regarding a Heritage Revitalization Agreement application for 441 Fader Street which would include the retention of a 1930 heritage house and the construction of a new infill house with a secondary rental suite.

Julie Schueck shared a PowerPoint presentation which outlined the following:

- The project and its heritage value, including character-defining elements;
- The heritage house conservation plan; and,
- The proposal for the construction of a new infill house.

In response to questions from the Commission, Ms. Schueck provided the following comments:

- Consultation with the neighbours will begin soon;
- The infill house will be stratified;
- The plan is to keep the new house in the family; however, that could change in the future;

- Generally, there is less of a desire to use all authentic supplies on new homes, especially with cost of wood; and,
- Hardie board siding would only be used on the new build.

Discussion ensued and Commission members provided the following comments:

- The colour scheme is striking and works with house across the street;
- Appreciate seeing an HRA for a house of this size and era in the Sapperton area;
- Clarification is needed regarding the rehabilitation of the windows as both the Conservation Plan and the staff report note the replacement of the current vinyl windows with wood-frame windows; however, window frames and window sashes are different elements of window assembly;
- The appropriate intervention for an HRA would be to preserve and rehabilitate existing wood frames in order to support wood window sashes, with no use of wood veneer or faux wood products;
- While sliding windows are not historically appropriate and hung windows should be used instead, it is understood that the south elevation sliding window is to provide egress;
- If not received already, detailed, measured drawings of the existing condition of the heritage building should be provided to the City; and,
- While the densification is difficult to accept, it is appreciated that the infill house respects the architecture of the existing house and neighbourhood.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 441 Fader Street and its inclusion on the City's Heritage Register.

Carried.

All Commission members present voted in favour of the motion.

R-5 Comprehensive Report to Council and Bylaws for Readings – November 6, 2023

3.5 Heritage Revitalization Agreement and Heritage Designation: 441 Fader Street – Bylaws for First and Second Readings

MOVED and SECONDED

THAT Council consider Heritage Revitalization Agreement (441 Fader Street) Bylaw No. 8406, 2023 and Heritage Designation Bylaw (441 Fader Street) No. 8407, 2023 for First and Second Readings, and forward the Bylaws to a Public Hearing.

THAT Council add the building currently located at 441 Fader Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw No. 8407, 2023.

THAT Council approve the proposed strata plan for 441 Fader Street and authorize the Approving Officer to sign the strata plans, subject to the completion of required steps outlined in this report, following the adoption of Heritage Revitalization Agreement (441 Fader Street) Bylaw No. 8406, 2023 and Heritage Designation Bylaw (441 Fader Street) No. 8407, 2023.

Adopted on Consent.

6.1 Bylaws for readings

a. Heritage Revitalization Agreement (441 Fader Street) Bylaw No. 8406, 2023

MOVED and SECONDED

THAT Council give Heritage Revitalization Agreement (441 Fader Street) Bylaw No. 8406, 2023 first reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Council give Heritage Revitalization Agreement (441 Fader Street) Bylaw No. 8406, 2023 second reading.

Carried.

All members present voted in favour of the motion.

b. Heritage Designation (441 Fader Street) Bylaw No. 8407, 2023

MOVED and SECONDED

THAT Council give Heritage Designation (441 Fader Street) Bylaw No. 8407, 2023 first reading.

Carried.

All members present voted in favour of the motion.

MOVED and SECONDED

THAT Council give Heritage Designation (441 Fader Street) Bylaw No. 8407, 2023 second reading.

Carried.

All members present voted in favour of the motion.