

REPORT TO COMMITTEE



Date: September 20, 2018
RIM No. 0920-20 & 0940-60
To: Heritage Advisory Committee
From: Community Planning Department (TA)

Application: Z18-0083 & HAP18-0012
Address: 418-422 Cadder Avenue
Subject: Rezoning and Heritage Alteration Permit

Owner: Geoffrey Couper
Michelle Couper
Friedrich Wille
Evelyn Wille

Applicant: Geoffrey Couper

Existing OCP Designation: S2RES – Single/Two Unit Residential
Existing Zone: RU1 – Large Lot Housing
Proposed Zone: RU6 – Two Dwelling Housing
Heritage Conservation Area: Abbott Street
Heritage Register: Not Included

1.0 Purpose

To consider a rezoning application on the subject property to rezone from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to legalize an existing non-conforming duplex; and to consider the form and character of a proposed addition.

2.0 Proposal

2.1 Background

The subject property has been identified in the Abbott Marshall Heritage Conservation Area Design Guidelines as Late Vernacular Cottage, and the future dominant block style is Early Suburban.

The original home was constructed in 1921 as a single family dwelling. In 1946 there was a building permit issued for a duplex addition on the west side of the subject property. The duplex has remained since that time and is currently considered legal non-conforming. The west portion of the duplex (418 Cadder Avenue)

faces onto Cadder Avenue with a carport accessed from Long Street. The east portion of the duplex (422 Cadder Avenue) faces the east property line, and there is parking in a driveway off of Cadder Avenue. The existing building is finished in a light taupe stucco, white window trim, and earth-tone shingles. It has gabled roof forms and an asymmetrical façade.



Figure 1: 418 Cadder Avenue (Street View)



Figure 2: 422 Cadder Avenue (Street View)

2.2 Project Description

The applicant has applied to rezone the subject property from RU₁ – Large Lot Housing to RU₆ – Two Dwelling Housing to bring an existing legal non-conforming duplex into conformance with the zoning bylaw for the purposes of constructing an addition.

The proposed addition is align with key characteristics of the Late Vernacular Cottage design as outlined in the Abbott Marshall Conservation Area Design Guidelines (see Attachment “A”). The one and a half storey addition re-oriens the main entrance for 422 Cadder Avenue to face the street rather than the east property line. Materials proposed are light coloured stucco and hardie shake to match the existing house. Elements of the Late Vernacular Cottage design include gabled roof forms, an asymmetrical façade, and vertical window sashes. Existing mature trees will be preserved, and low ground cover plantings are proposed for landscaping along the pathway to the front entrance.

A variance is requested to vary the rear yard (east property line) from 7.5m to 2.5m. Due to the orientation on the corner lot, the front yard is defined as Long Street although the duplex is oriented toward Cadder Avenue. For this reason, the rear yard is perceived more as a side yard, and a 2.5m setback would apply to a side yard setback.



Figure 3: Conceptual rendering of proposed addition

2.3 Site Context

The subject property is located on the corner of Cadder Avenue and Long Street. It is identified as a Late Vernacular Cottage and the future dominant block style is Early Suburban. Other homes on Cadder Avenue exemplify a range of different styles including Arts and Crafts (early and late) and Early Suburban. Homes along Long Street include Early Suburban primarily.

Subject Property Map:



2.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RU6 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Maximum Height	9.5 m or 2 ½ storeys	7.1 m or 1 ½ storeys
Minimum Front Yard	6.0 m	7.4 m
Minimum Flanking Yard (south)	6.0 m	6.0 m
Minimum Side Yard (north)	2.3 m	2.5 m
Minimum Rear Yard	7.5 m	2.5 m❶
❶ Indicates a requested variance to the rear yard setback from 7.5m required to 2.5m proposed.		

3.0 Community Planning

Community Planning is requesting a recommendation from the Heritage Advisory Committee on the Heritage Alteration Permit for the proposed addition at 418-422 Cadder Avenue within the Abbott Street Heritage Conservation Area. Specifically, the proposal raises the following heritage-related questions:

1. Is the design of the proposed addition (either complementary or consistent) to the heritage character of the property?
2. Is there a heritage implication to the rear yard variance either to the subject property or neighbouring properties?

Report prepared by: Trisa Atwood, Planner II

Approved for Inclusion: Terry Barton, Urban Planning Manager

Attachments:

Attachment "A": Heritage Guidelines

Attachment "B": Applicant Rationale

Attachment "C": Plans & Drawings

Attachment "D": Photos