

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

November 29, 2019

To: Mayor and Council
City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 601 Trutch Street Rezoning

Dear Mayor and Council,

We are submitting an application for the rezoning of 601 Trutch Street from R1-B to a new site-specific zone.

The owner, Peter Walton, is proposing three additional rental units off the back lane at 601 Trutch: one through an addition to an existing garden shed and two in a proposed coach house adjacent to the lane.

601 Trutch Street dates from 1861 and was designed by noted architect John Wright. The original home was converted into 11 housekeeping rooms in the late 1940's. It has been in the care of Peter Walton since 1982 when heritage designation was secured from the city for both house and grounds to ensure long-term protection of this historic community asset. The careful restoration of the exterior was undertaken based upon archival records and won 601 Trutch Street a Hallmark Award in 1984.

Currently, the property is zoned as R1-B and contains seven rental suites. We are proposing to renovate and expand the current garden shed into a single rental unit and construct a new building in the north east corner to include two additional rental units. The three proposed suites range in size from 26sq.m. to 39sq.m. The current building is located on a large 1523sq.m. lot, with 20% site coverage and has a total floor area of 325sq.m. In this application, we are proposing to increase the site coverage to 24%, and the floor area to 430sq.m. The property currently has three parking stalls, with an existing variance of five. The proposed units will increase the required stalls by two, prompting an additional variance of two stall. See parking Calculation on Architectural A-1.0.

Due to the buildings close proximity to the downtown core, the majority of tenants rely on walking, biking and public transit as their mode of connection with the community. With concerns to the increase of traffic, the building owner has included in the proposed application an electric vehicle charging station, 2 Modo plus memberships, 5 locked and covered bicycle parking stalls along with 4 visitor bicycle parking spots.

The addition of three new rental suites to the existing seven suites provides for a modest increase in density with no visual impact to the Trutch street scape. Both buildings have been designed sensitively to reflect and complement the aesthetic of the original dwelling. Rooted in the existing architecture of the 601 Trutch Street home, the proposed design retains the character of the neighborhood and reinforces the vitality that makes Fairfield such a special place to live.

We believe this application provides an opportunity to establish three new rental suites in an area of high demand for rental housing with an anticipated positive impact on the neighborhood. Thank you for your consideration of this proposal. We look forward to presenting and answering all questions you may have.

Sincerely,

Nicole Parker, Architectural Technologist, AIBC
Associate