
Rezoning Application
No. 00678
for
601 Trutch Street



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Subject Site



Viewed from Trutch Street

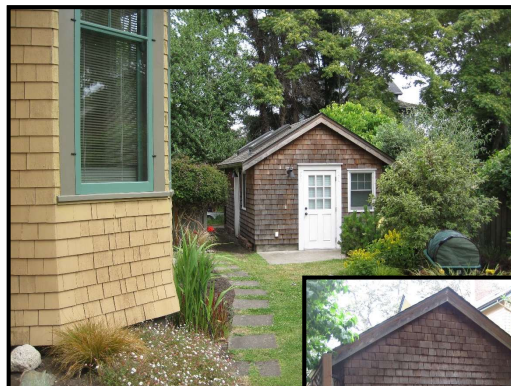


Viewed from the rear lane



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Subject Site - Accessory Building



Existing secondary building



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Neighbouring Properties



603 Trutch Street (street view)



603 Trutch Street (lane view)

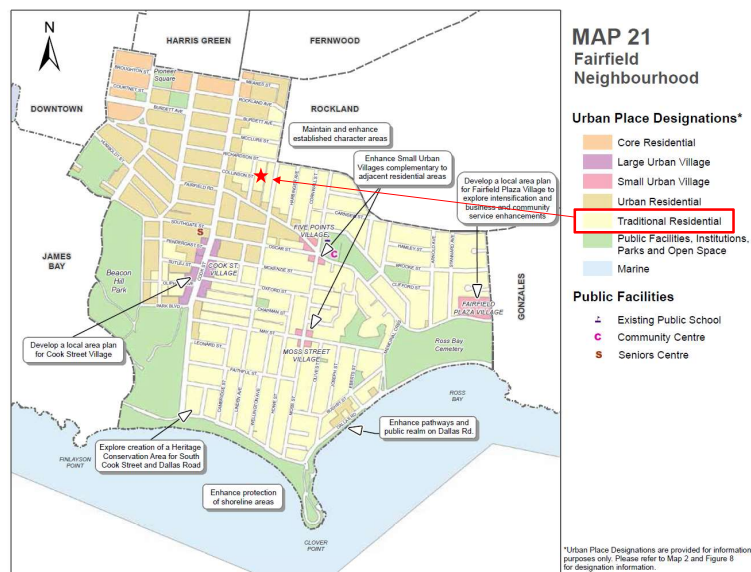


535 Trutch Street



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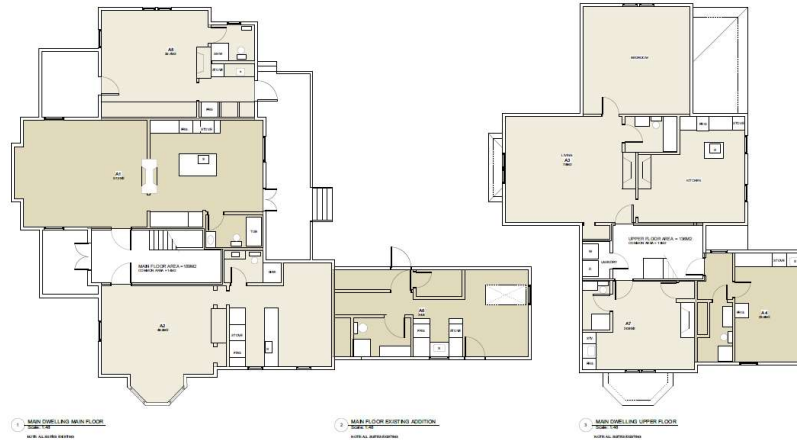
OCP Designation



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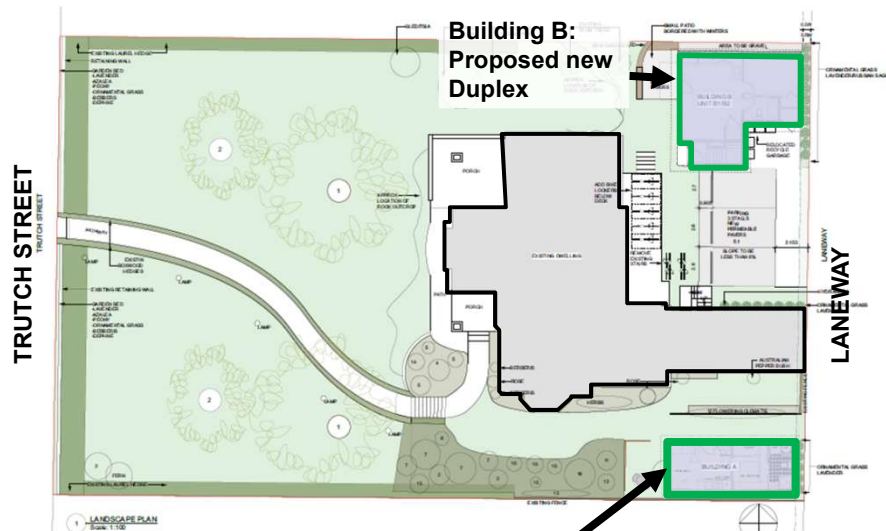
Heritage House – Floor Plans

1959: 1 suite + 7 housekeeping units
 1982: 4 suites + 5 housekeeping units
 Present: 7 suites



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Site Plan



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Heritage Alteration Permit With Variances Application No. 0012 for 601 Trutch Street



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Heritage Status

Heritage Status: Designated, Not in HCA

- Constructed in 1861
- Designed by Wright and Sanders
- A rare example of the Italianate Villa style

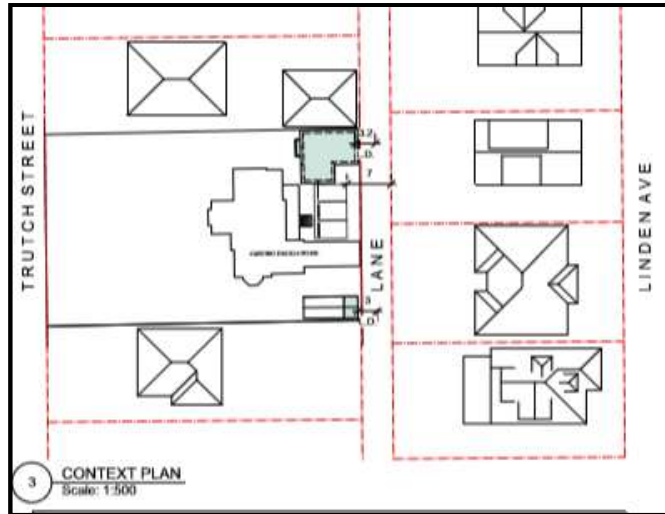
Statement of Significance CDEs:

- Prominent elevated location at the top of a rock outcrop with mature landscaping in the large front yard and a substantial setback
- Italianate Villa elements (gable roof forms, bay windows, wide overhanging roof eaves, decorative brackets, tall wood multi-lite windows...etc)



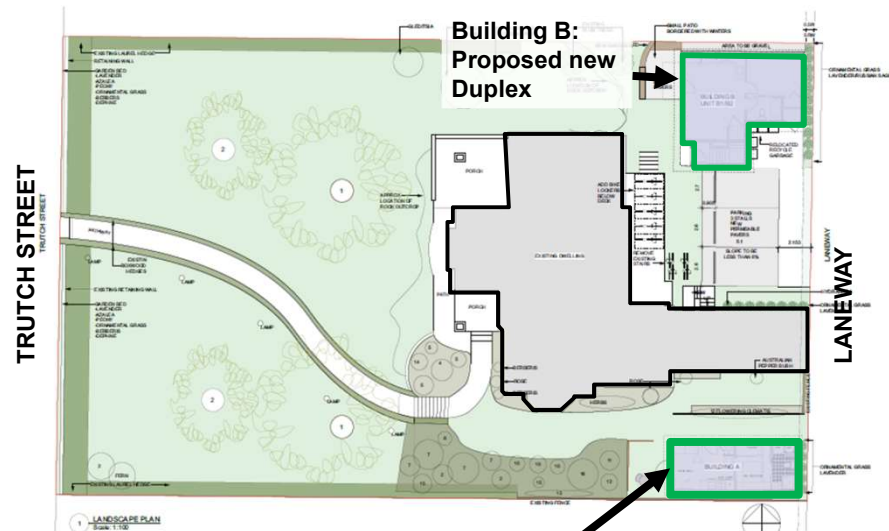
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Context Plan



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Site Plan



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Building A- Converted Accessory Building Photos

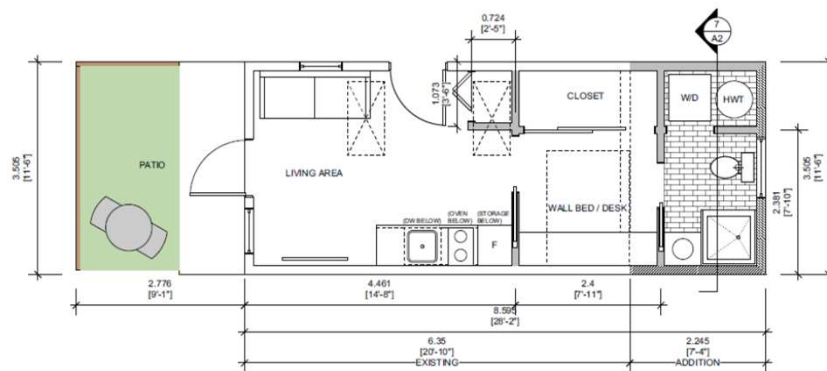


Existing secondary building



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Building A- Converted Accessory Building Floor Plan



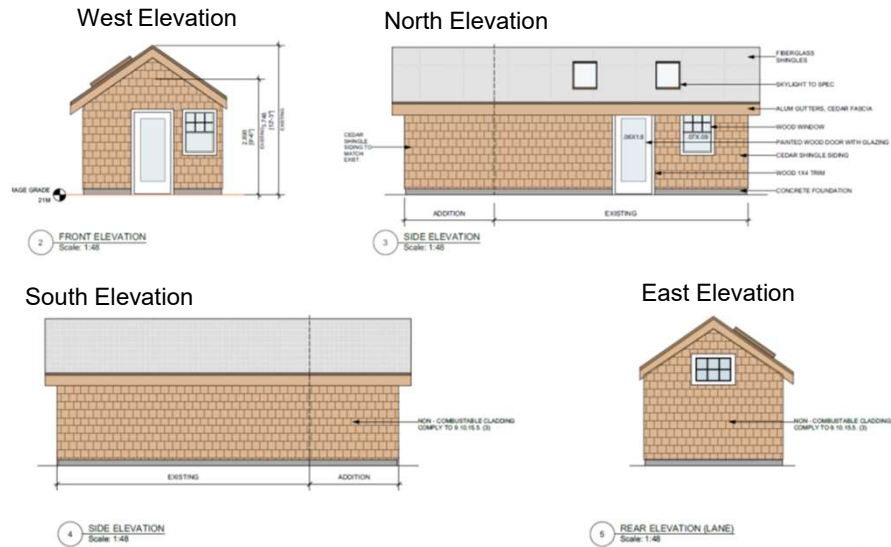
EXISTING AREA= 25 sq. M.
AREA WITH ADDITION= 27 sq. m.

270 Square feet



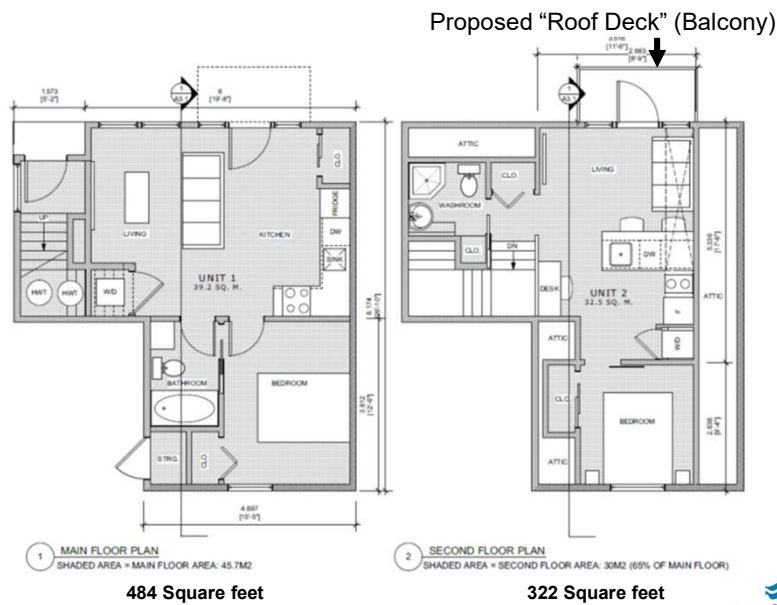
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Building A- Elevations



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Building B- Duplex Floor Plans



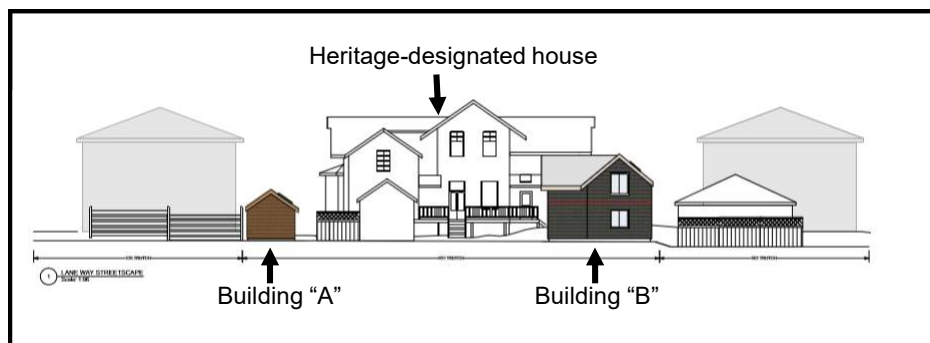
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Building B- Duplex Elevations



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Laneway Elevation (Rear)



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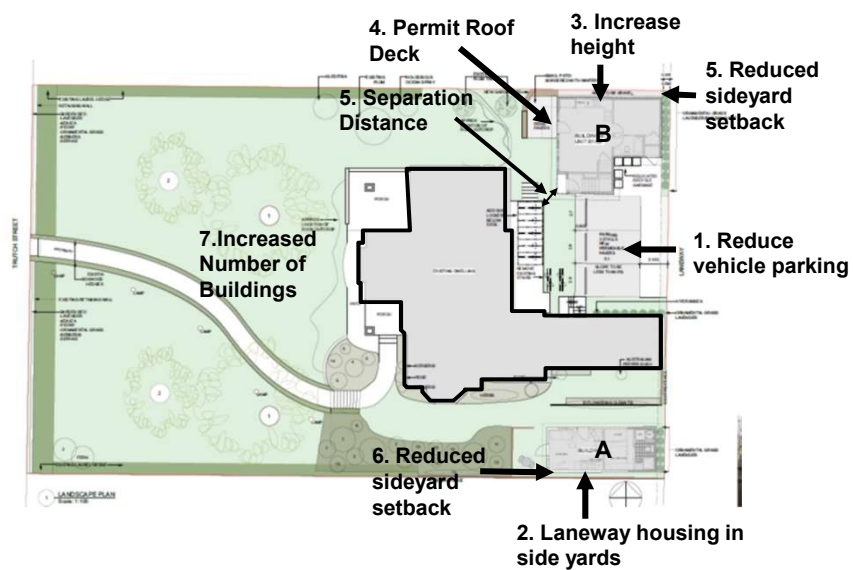
Variances

1. reduce the vehicle parking requirement from 10 stalls to 3 stalls
2. permit laneway housing in the side yards rather than the rear yard of the main building
3. increase the number of storeys from 1.5 to 2 for Building B
4. permit a roof deck on the west side of Building B
5. reduce the separation distance between Building B and the main building from 2.4 metres to 1.2 metres
6. reduce the side yard setback for Building B from 0.6 metres to 0.59 metres
7. reduce the side yard setback for a new addition to Building A from 0.6 metres to 0.57 metres
8. increase the number of buildings permitted on a lot from one to three



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Variances



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Staff Recommendation

That Council decline the issuance of Heritage Alteration Permit with Variances Application No. 00012 for 601 Trutch Street.

