

Fairfield Gonzales Community Association Land Use Committee

Report on 601 Trutch:

An application to rezone property to a NEW ZONE to accommodate 3 new residential suites in two out buildings on the property. One building will be a new build, while second building exists but will be renovated.

Present: 10 12 residents, mostly immediate neighbours

CALUC: Joanna Fox, Kevin White, Joanne Thibault, Robin Jones, Alice Albert, David Wales, Susan Kainer, Don Monsour, and David Biltek, Chair

Report prepared by David Biltek and approved by Committee

Nicole Parker from Keay architects presented on behalf of applicant, Peter Walton

There were two major concerns raised by residents present: lack of parking and side yards too close to property lines and developments on both north and southside of property.

Parking: there are presently 7 suites in the Trutch Manor. This application would add 3 new suites, for a total of 10, however the parking would remain at 3 spaces. As a result the application would also include a variance for parking.

The owner pointed out that most of the current tenants do not have cars and walk or cycle instead, and while acknowledging that this may be the case neighbours commented that might change with new tenants

Side yards. The to be renovated building to the south is close to the south property line and a neighbouring patio. If this was a new build it would not be accepted without a variance given the current side yard requirements.

The same situation exists on the new build on the north side of the subject property.

Some time was spent attempting to make changes to the development which would solve these challenges, but given that the manor and grounds have a heritage designation it would be very difficult to resolve these issues. One possibility would be to eliminate the ground floor suite on the new build and put one parking space under the new building. This of course would mean one less suite.

The application does present a common conundrum: increase residential space, at the cost of parking or green space...

One resident did commend Peter Walton, the property owner, for "saving Trutch Manor and maintaining it so well ..."

And two residents, one in person and one by email approved of the application advising that it met the goals of gentle density and added much needed residential rental space.