

LINWOOD SENIOR HOUSING



PROJECT OVERVIEW

PROPOSAL

The proposal is for the redevelopment of the existing lot and residential buildings at 3200 Linwood Avenue into new senior housing. The residence will accommodate 97 living units, with large common areas at the ground floor and parking located in an underground garage.

BASIC INFORMATION

Civic address: **3200 Linwood Ave**
Saanich, BC V8X 1E4

Legal address: **Lot A, Svection 63**
Victoria District, Plan
19322

PID: **003-699-137**

Existing Zoning: **RA-1**

Proposed Zoning: **RA-6**
Apartment Zone

PROPOSED SETBACKS

Front (Linwood Ave, East): **7.5m (80.7 SF)**

South (Tolmie Ave): **7.5m (80.7 SF)**

Rear (West): **12.0m (129.2 SF)**

North: **7.5m (80.7 SF)**

5,498m² SITE AREA

37.7% PROVIDED LOT COVERAGE
@ 2,074.8m² FOOTPRINT

6,997m² RESIDENTIAL AREA

9,104m² GROSS BUILDING AREA

14.1m PROPOSED
BUILDING HEIGHT

64.2m PROPOSED
BUILDING WIDTH

97 TOTAL LIVING UNITS

5 ACCESSIBLE UNITS

50 RESIDENTIAL
PARKING SPACES

6 VISITOR PARKING SPACES
@ 0.06 per UNIT

2 DISABLED PARKING SPACES

8 BICYCLE PARKING SPACES



SOUTHWEST VIEW



ELEVATIONS

1. EAST ELEVATION



2. WEST ELEVATION



ELEVATIONS

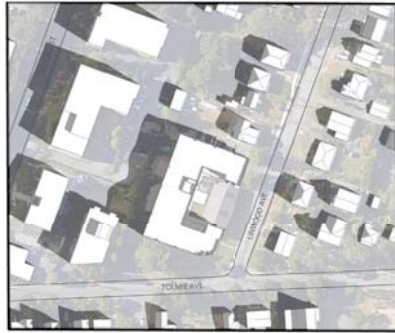
3. NORTH ELEVATION



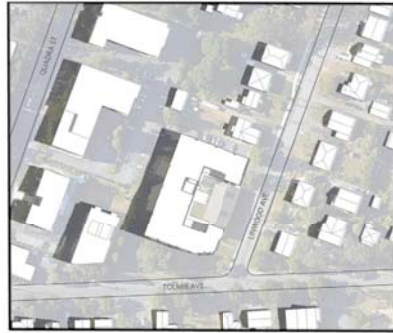
4. SOUTH ELEVATION



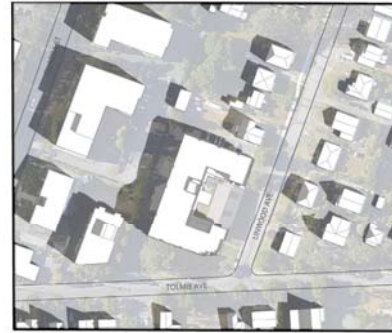
SHADOW STUDIES



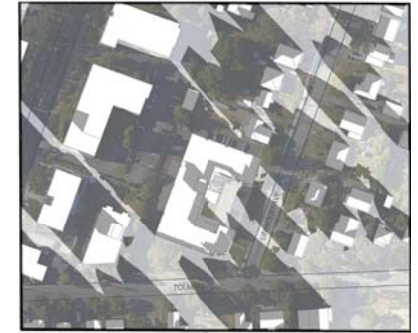
MARCH 21 - 9:00am



JUNE 21 - 9:00am



SEPTEMBER 21 - 9:00am



DECEMBER 21 - 9:00am



MARCH 21 - 12:00pm



JUNE 21 - 12:00pm



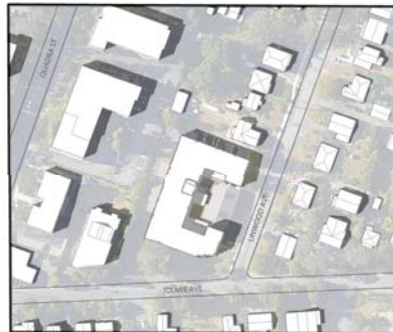
SEPTEMBER 21 - 12:00pm



DECEMBER 21 - 12:00pm



MARCH 21 - 3:00pm



JUNE 21 - 3:00pm



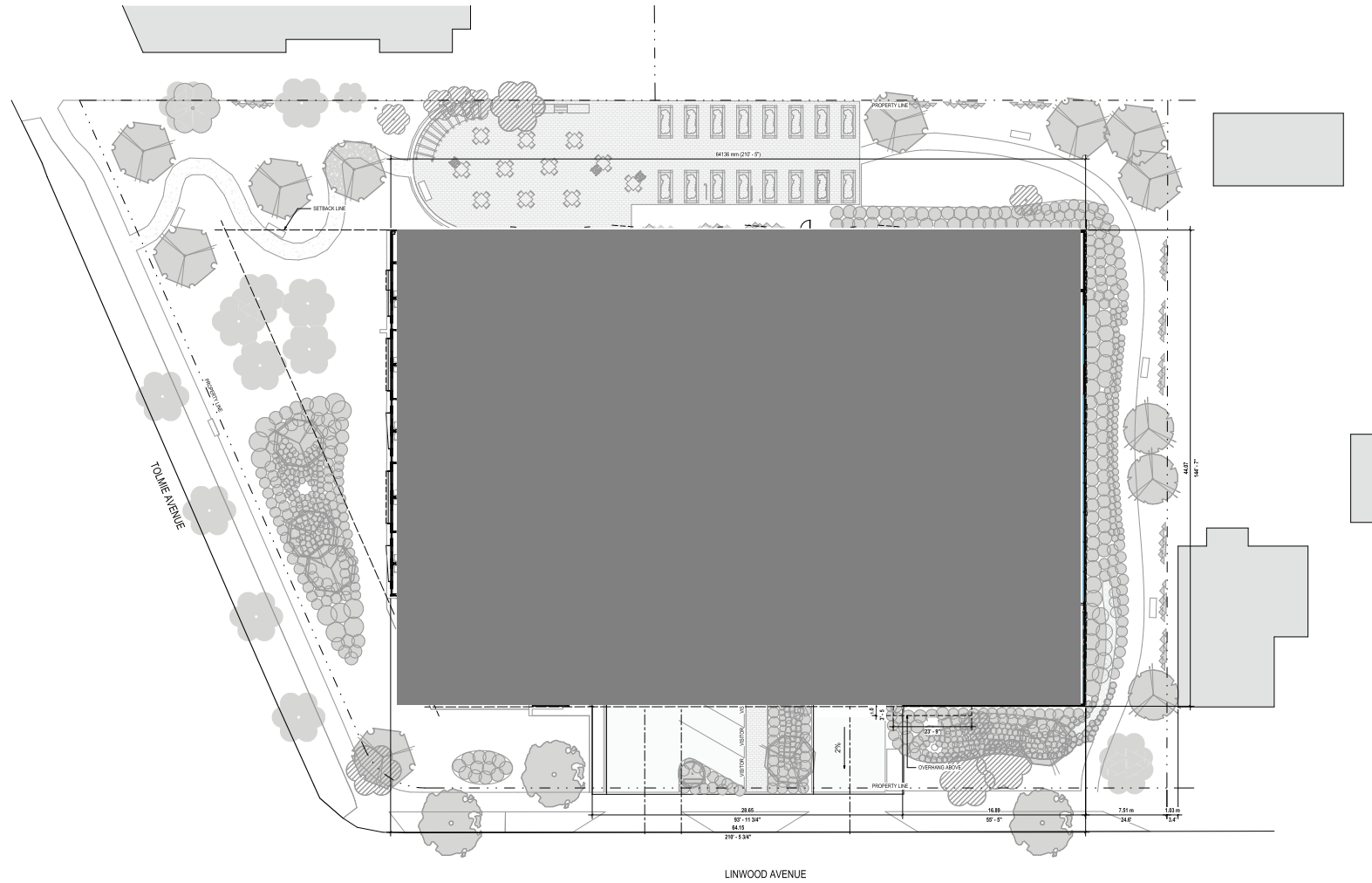
SEPTEMBER 21 - 3:00pm



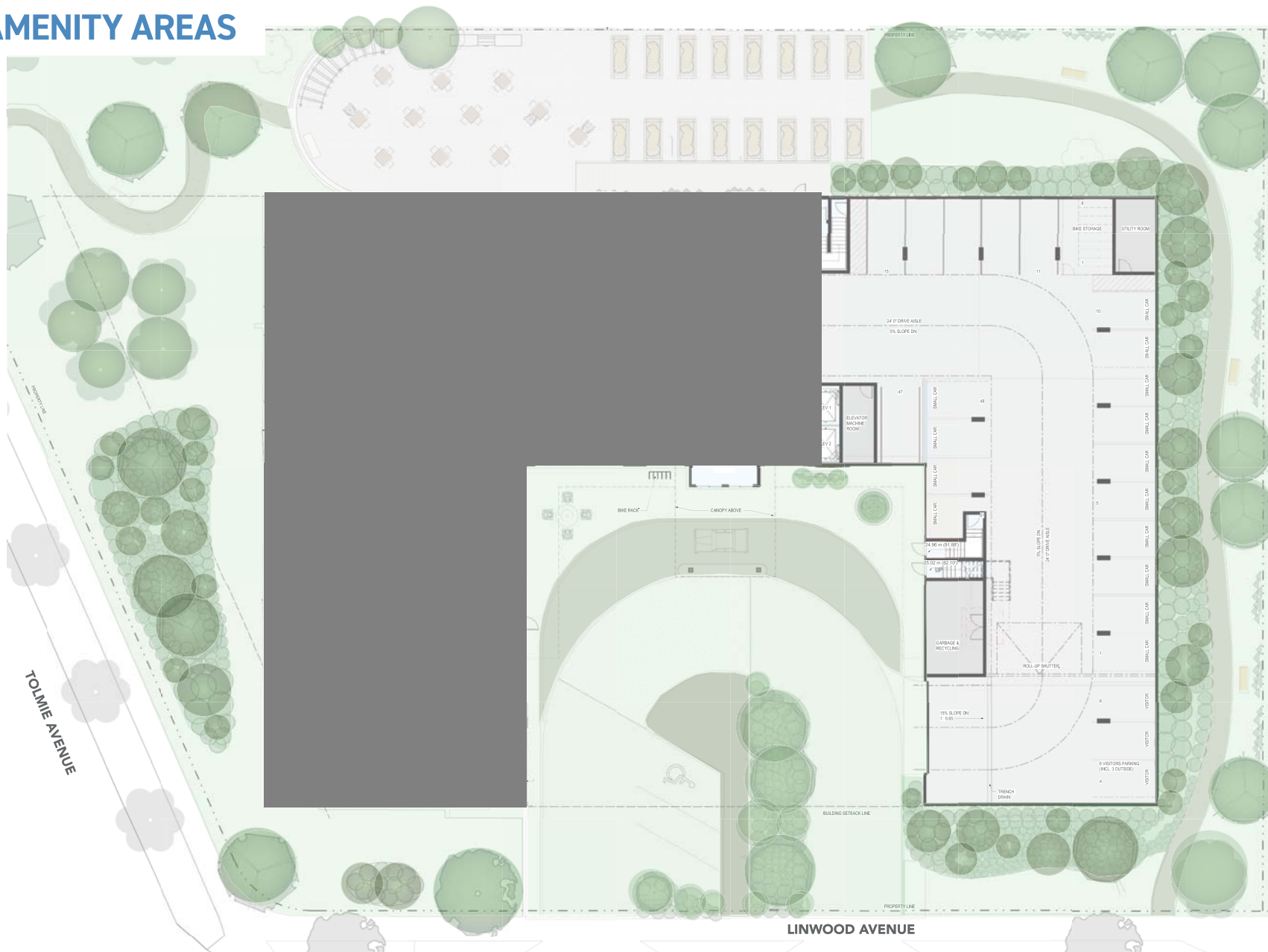
DECEMBER 21 - 3:00pm



SITE PLAN



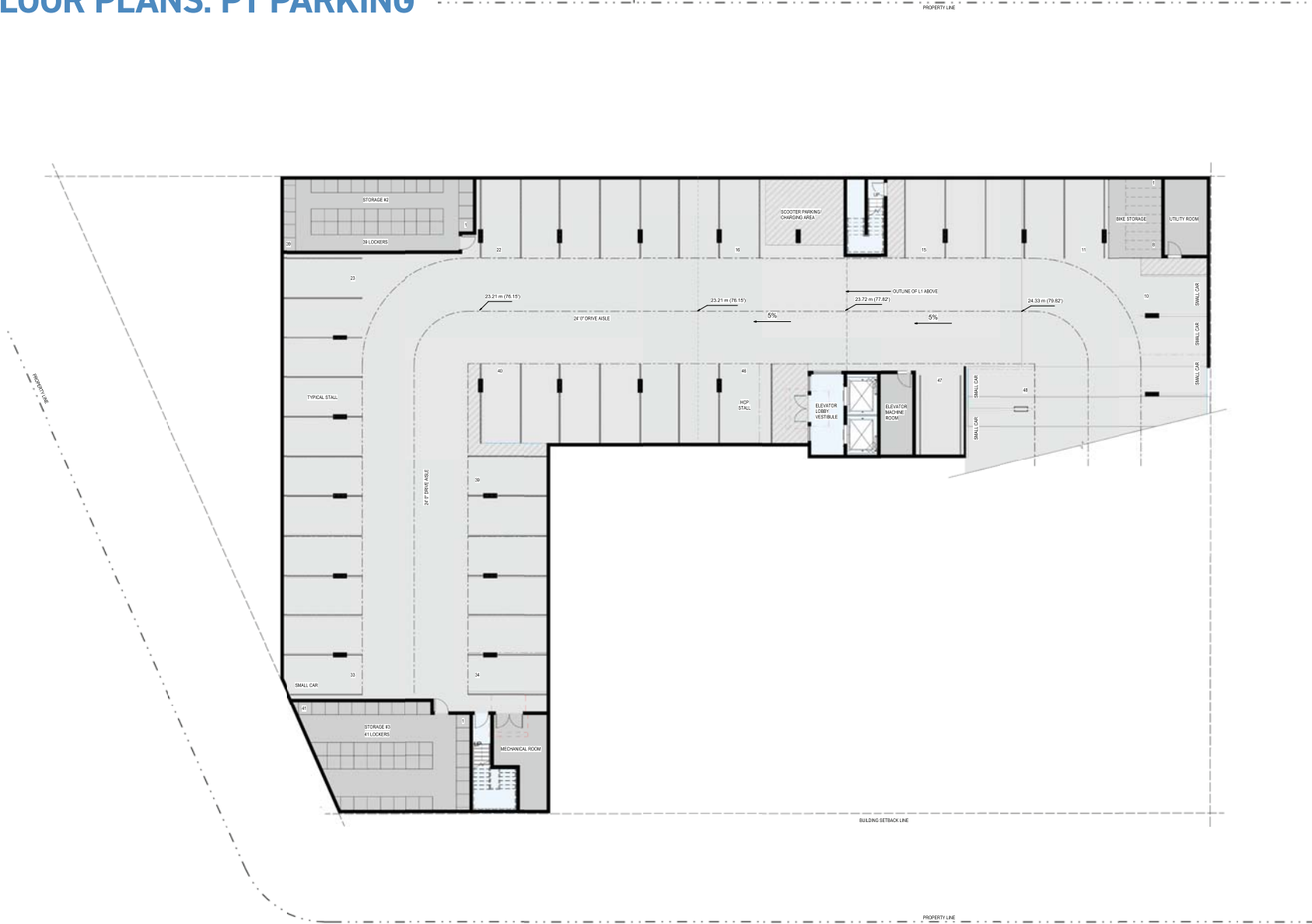
AMENITY AREAS



GUEST UNIT



FLOOR PLANS: P1 PARKING

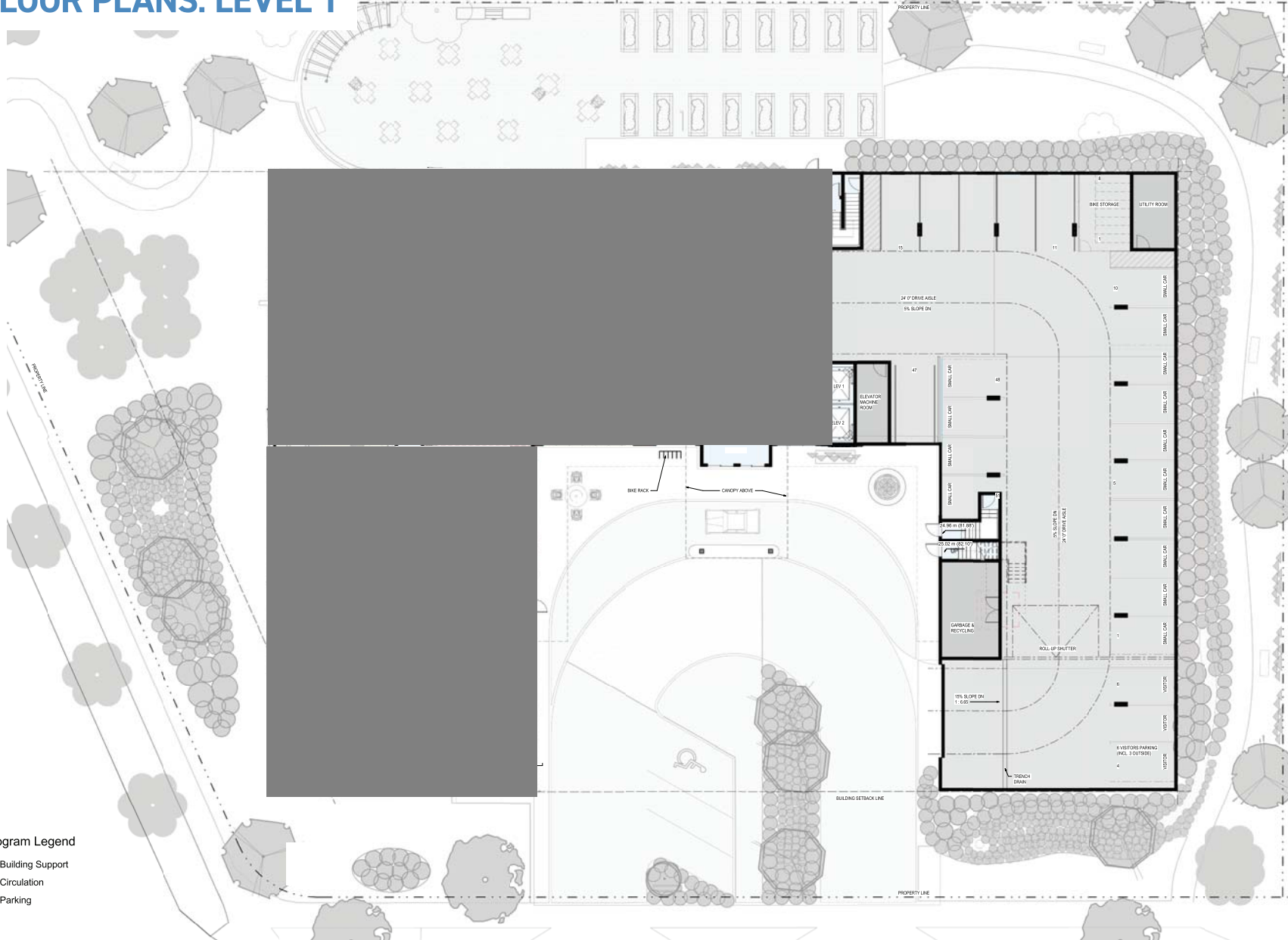


Program Legend

- Administration
- Amenity
- Building Support
- Circulation
- Parking
- Residential



FLOOR PLANS: LEVEL 1



FLOOR PLANS

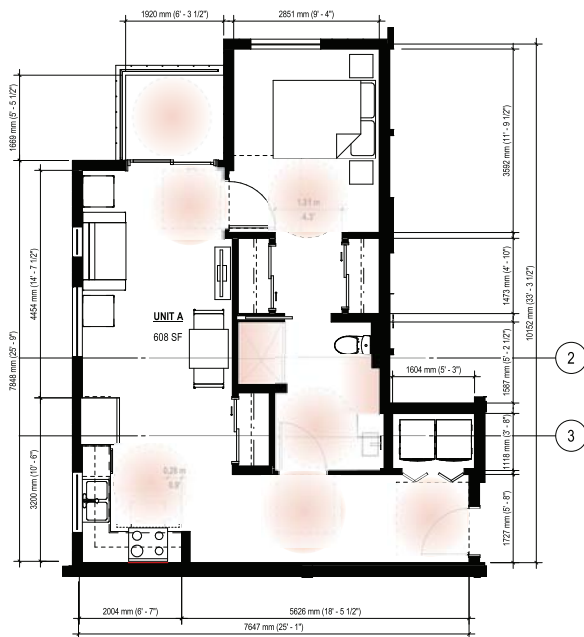


- Administration
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UNIT PLANS

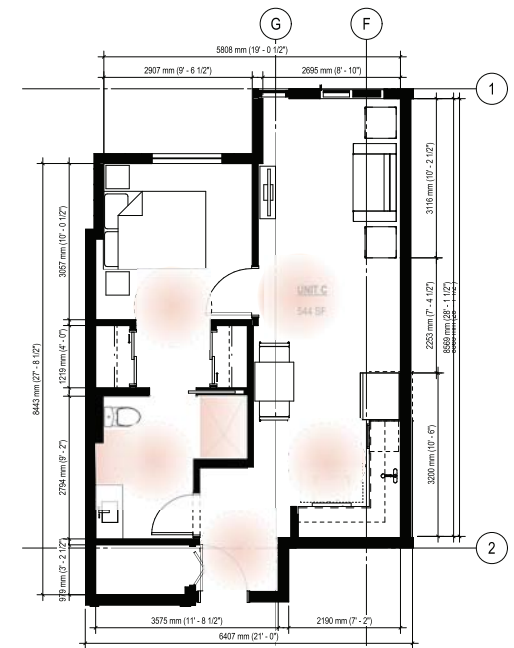
UNIT A



UNIT B



UNIT C



5

5837 mm (19' - 3 1/2")

3143 mm (10' - 3 1/2")

2743 mm (9' - 0")

A

3208 mm (10' - 6")

1270 mm (4' - 2")

2743 mm (9' - 0")

UNIT B.A
546 SF

6555 mm (21' - 2 1/2")

3228 mm (10' - 7")

B

922 mm (3' - 0 1/2")

1981 mm (6' - 6")

5013 mm (16' - 5 1/2")

5017 mm (16' - 5 1/2")

2004 mm (6' - 7")

C

UNIT D.A
589 SF

Dimensions (mm / in):

- Overall Width: 6959 mm (22' - 10")
- Overall Depth: 3333 mm (10' - 11")
- Living Area Width: 3080 mm (10' - 1 1/2")
- Living Area Depth: 2737 mm (9' - 11 1/2")
- Bedroom Width: 3333 mm (10' - 11")
- Bedroom Depth: 1349 mm (4' - 5")
- Bathroom Width: 2650 mm (8' - 7")
- Bathroom Depth: 1610 mm (5' - 3")
- Kitchen Width: 1524 mm (5' - 0")
- Kitchen Depth: 1524 mm (5' - 0")
- Dining Area Width: 2826 mm (9' - 3 1/2")
- Dining Area Depth: 3070 mm (10' - 1")
- Overall Depth (Right): 2149 mm (7' - 2 1/2")
- Overall Depth (Right): 1960 mm (6' - 5")
- Overall Depth (Right): 3226 mm (10' - 7")
- Overall Depth (Right): 1524 mm (5' - 0")

UNIT E
427
632 3F

Dimensions (mm / inches):

- Overall width: 6375 mm (20' - 11")
- Overall depth: 1524 mm (5' - 0")
- Living area width: 2758 mm (9' - 0 1/2")
- Living area depth: 1869 mm (6' - 1 1/2")
- Kitchen width: 2004 mm (6' - 7")
- Kitchen depth: 5208 mm (17' - 3")
- Bedroom 1 width: 2883 mm (9' - 4 1/2")
- Bedroom 1 depth: 1208 mm (3' - 7 1/2")
- Bedroom 2 width: 1473 mm (4' - 10")
- Bedroom 2 depth: 3698 mm (12' - 1 1/2")
- Overall depth (left side): 10055 mm (34' - 1 1/2")
- Overall depth (right side): 7897 mm (25' - 9 1/2")
- Overall width (bottom): 2631 mm (8' - 7 1/2")
- Overall width (bottom): 3089 mm (10' - 1 1/2")

SOUTHEAST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW

