



cotter
ARCHITECTS

Summary



Summary of Baptist Housing's Re-Application for the Proposed Redevelopment of Oak Bay Lodge

1. Retention of Trees

- a. Previous application removed most of the trees along Cadboro Bay Road
- b. Re-application retains trees along Cadboro Bay Road

2. One Entrance/Exit to Site

- a. Previous application had one entrance off Cadboro Bay Road and two exits
- b. Re-application has one entrance/exit to the site. Second exit on Cadboro Bay closed.
- c. Current Cranmore Exit will be closed and only used for emergency vehicle purposes.

3. Areas of Building Lowered by 1 floor

- a. Previous application had entire building as 6 stories
- b. Re-application has North and South sections lowered by 1 floor each to 5 stories
- c. Proposed adult day care previously located in the North section has been relocated to Central section
- d. Services including kitchen previously located in the lower level of the end of the South section have been relocated to the basement of the Central section.

4. Service Entrance Moved

- a. Previous application had the service entrance for deliveries at the end of the South section on the lower level
- b. Re-application moves the entrance to the Centre section of the building, moving deliveries away from neighbours.

5. Building Shifted to Centre of Site

- a. Previous application the building was closer to the property line on the North side and required a setback variance along Cadboro Bay Road
- b. Re-application has the building moved towards the centre of the site.
 - i. Building is lower than previous application and one floor higher in the North and South sections than the current Oak Bay Lodge.
 - ii. Building massing reduced along Cadboro Bay Road and Hampshire Property line.
 - iii. Building shifted towards Hampshire between 4.95m and 11.15m

6. Increase of Parking

- a. Previous application had 107 stalls, 1 stall for every 3 beds
- b. Re-application has 109 stalls, 1 stall for every 3 beds plus two additional stalls