



## Quadra Cedar Hill Community Association

March 11, 2020

Saanich Planning  
(by email)

**RE: 3200 Linwood, DPR00680/REZ00584, ZGF Cotter Architects**

Dear Saanich Planning,

Thank you for the opportunity for Quadra Cedar Hill Community Association to comment on the development and rezoning application by ZGF Cotter Architects on behalf of Baptist Housing for 3200 Linwood. Apologies for the late submission. When we were invited to respond, we hadn't yet met with or attended an open house with the proponent.

The comments that follow are based on our attendance at a public meeting at Linwood Court on May 2, 2019 from 5 – 7 pm. Approximately 45 people attended the meeting, including three QCHCA Board members, two members of Baptist Housing and the project architects, current residents and the manager of Linwood Court, and neighbours.

The project: Baptist Housing purchased Linwood Court from the Linwood Foundation in 2014. It requires significant upgrades so will be demolished and rebuilt. It will be a three to four storey, U-shaped structure with two elevators and offering 96 bachelor and one-bedroom suites for independent seniors. Each apartment will have a full kitchen, walk-in shower and be 540 – 635 square feet in size. Five suites will be wheelchair accessible. There will be a common area and workshop in the main building, and a common balcony on the first level of the two other buildings. Each of the three buildings will have a laundry area. The corner suites have balconies. The rental fees will be below market rental. Eligible seniors on low income can apply for the SAFER supplement.

Access/neighbourhood: The new entrance will be off Linwood instead of Tolmie Road. The grove of mature pine trees on Tolmie will remain, and there will be garden plots, green spaces and a path around the building. There are three parks in the area, a grocery store, bakery and bus stops on Tolmie/Quadra.

Neighbour concerns:

Parking: Several neighbours said that Linwood is narrow and there is a problem with too many cars parking on the street. The developers said parking will not be allowed on the street, that there are six more parking spaces than required underground and six visitor parking spaces.

Building height:

The four-storey level is set well back from Tolmie Road and is partially obscured by the grove of pine trees. However, the neighbour to the north will be much closer to the building which is three storeys high. The developers said the three-four storeys were necessary to keep the apartment rents affordable.

The positive feedback included how respectfully the current residents have been treated. They have been assisted with the moving costs to other affordable Baptist Housing apartments in Victoria and will be offered a suite in the new building. There were 21 residents still living in Linwood Court at the time of the public meeting.

In general, this project helps to meet the significant need for more affordable housing for seniors. The Baptist Housing Society is a non-profit organization whose mission for 55 years has been to provide housing for seniors of all income levels, and they have other projects in Victoria that offer housing with all levels of care. This project is designed for independent seniors but will be accessible for residents who wish to 'age in place'.

The proponent also wants to be sensitive to the character of the neighbourhood, which is primarily single-family homes. There is one four-storey older apartment on Tolmie Road next to Linwood Court, and a new five-storey seniors' apartment on Quadra Street. The results of a shadow study were also provided.

Please let us know if you have any questions. Thanks again for the opportunity to comment.

Sincerely,

Susan Haddon  
President, QCHCA