

Crofton Manor

2803 West 41st Avenue

The City of Vancouver is undertaking a planning and public engagement process to consider future changes and redevelopment of Crofton Manor located at 2803 West 41st Avenue.

The purpose of this open house is to:

- Learn about the planning and engagement process;
- Present the draft planning and development principles addressing aspects such as housing, urban design, access and movement, sustainability, and community amenities;
- Present preliminary design concepts; and
- Receive your feedback on the process, principles, and design concepts, and any other thoughts about Crofton Manor.

Event Guidelines



Creating a welcoming environment

Success today means **hearing from everyone** in a safe manner.

- Show respect. **Every participant brings information, points of view and ideas to contribute.**
- Treat everyone here with the same respect and tone you would want for yourself, your child or your parent.
- Threats, insults, intimidation and abusive language will not be tolerated.
- Photography and video recording are limited to the presentation materials. The photographing and/or recording of participants or conversations are not permitted (without advance permission).

This event is hosted by the City of Vancouver Department of Planning, Urban Design, and Sustainability which is responsible for its conduct.

Why We Are Here



We want to hear from you

We are here to listen to community feedback about the future of Crofton Manor. Your input informs the next steps of this process.

1. Review the material on display.
2. Ask questions to City staff or the applicant.
3. Share your feedback.



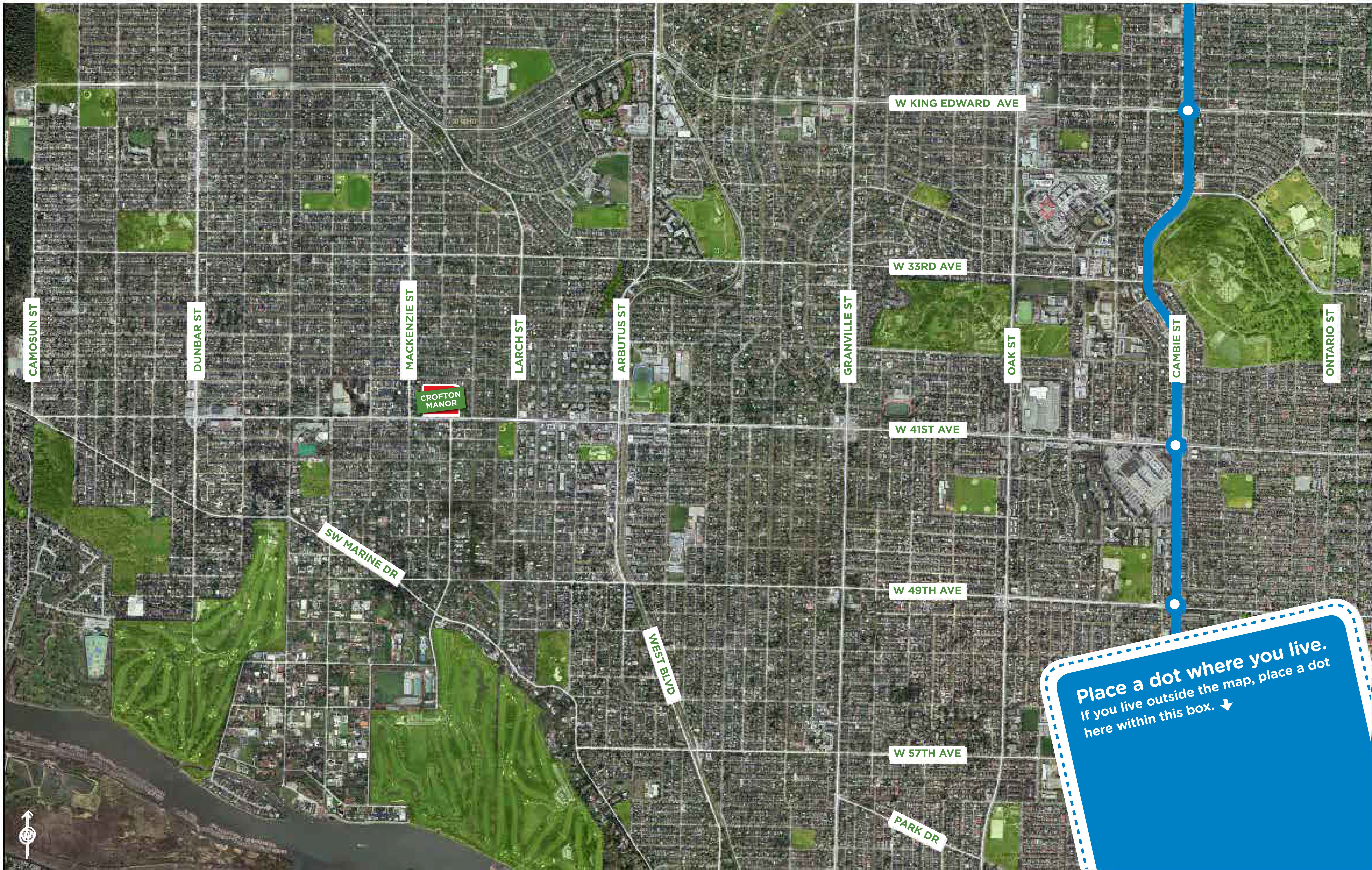
Fill out a written comment sheet



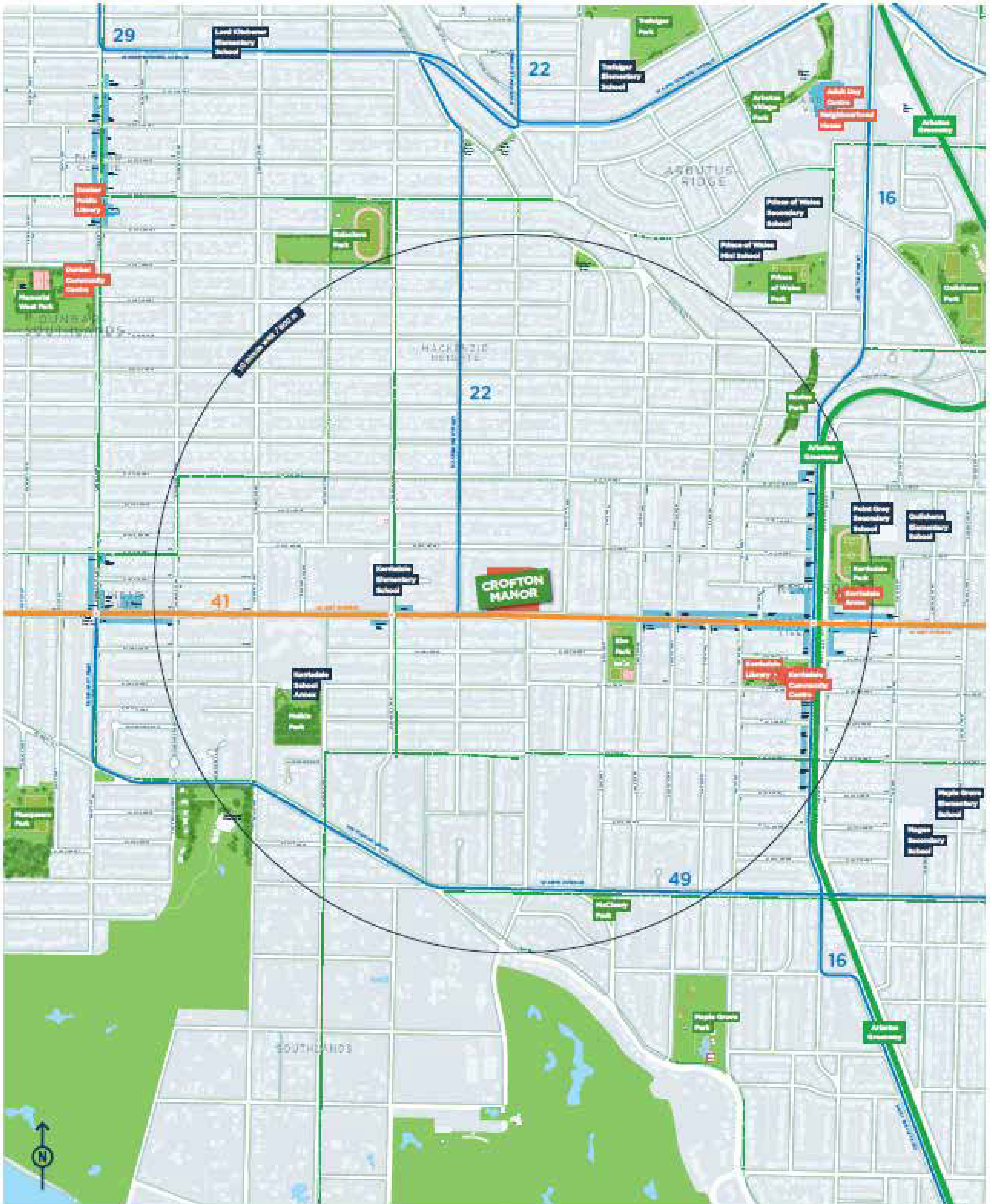
Submit online feedback at vancouver.ca/croftonmanor

Thank you for coming!

Where Do You Live?



Context



- TransLink Frequent Transit Network Bus Route
- Future B-line Bus Route (2019)
- Bicycle Routes and Greenways
- Parks and Greenspace
- Local Shopping Areas

Site History



Crop of Sko-Mish-Oath map depicting the Burrard Peninsula before European settlement. AM54-S13-: MAP 351b

Pre-Contact

The Musqueam, Squamish and Tsleil-Waututh peoples have resided on these lands for thousands of years. This was a land of abundance, and the lands of the Burrard Peninsula were used for hunting and gathering. Large mammals including bear, elk, and wapiti co-existed here in a rich natural habitat.

Historic trails crossed the peninsula following the contours of the land, connecting villages along the Fraser River with the villages at False Creek and beyond, and the trails enabled access for gathering of food, medicines and materials.

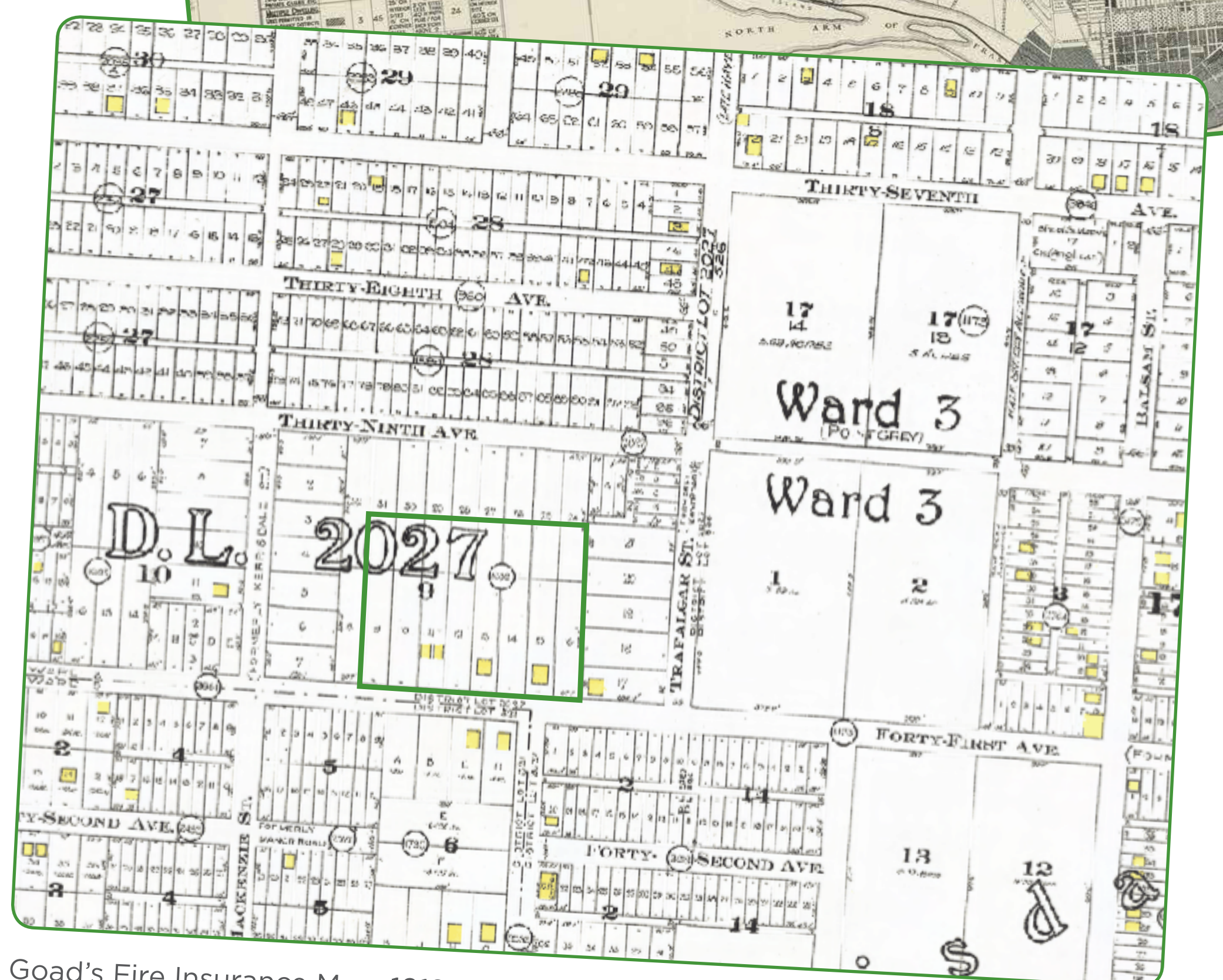
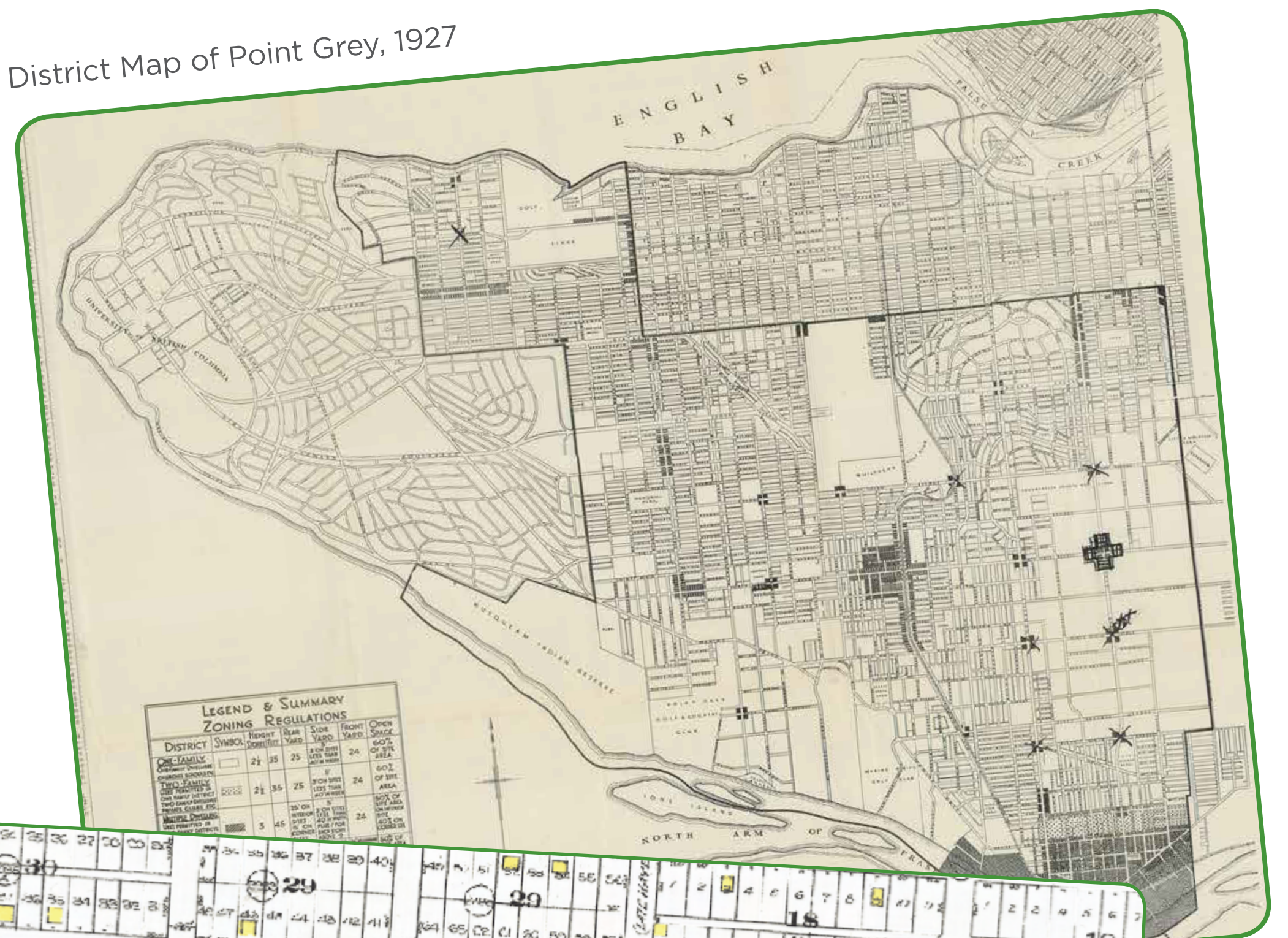
Settlement and City Founding

The shores of what would be known as Vancouver were first visited by European sailors in the late 1700s. It would be nearly another 100 years before the City of Vancouver was founded in 1886, on the shores of Burrard Inlet. The City population boomed over the early years, climbing from less than 14,000 in 1891 to over 100,000 within two decades.

Crofton Manor sits in what was once the municipality of Point Grey, which was founded in 1908. Point Grey existed as its own municipality until 1929, when it amalgamated with the Cities of Vancouver and South Vancouver.

Since that time, the boundaries of Vancouver have not changed.

District Map of Point Grey, 1927



Goat's Fire Insurance Map, 1912, showing site of Crofton Manor

Site History

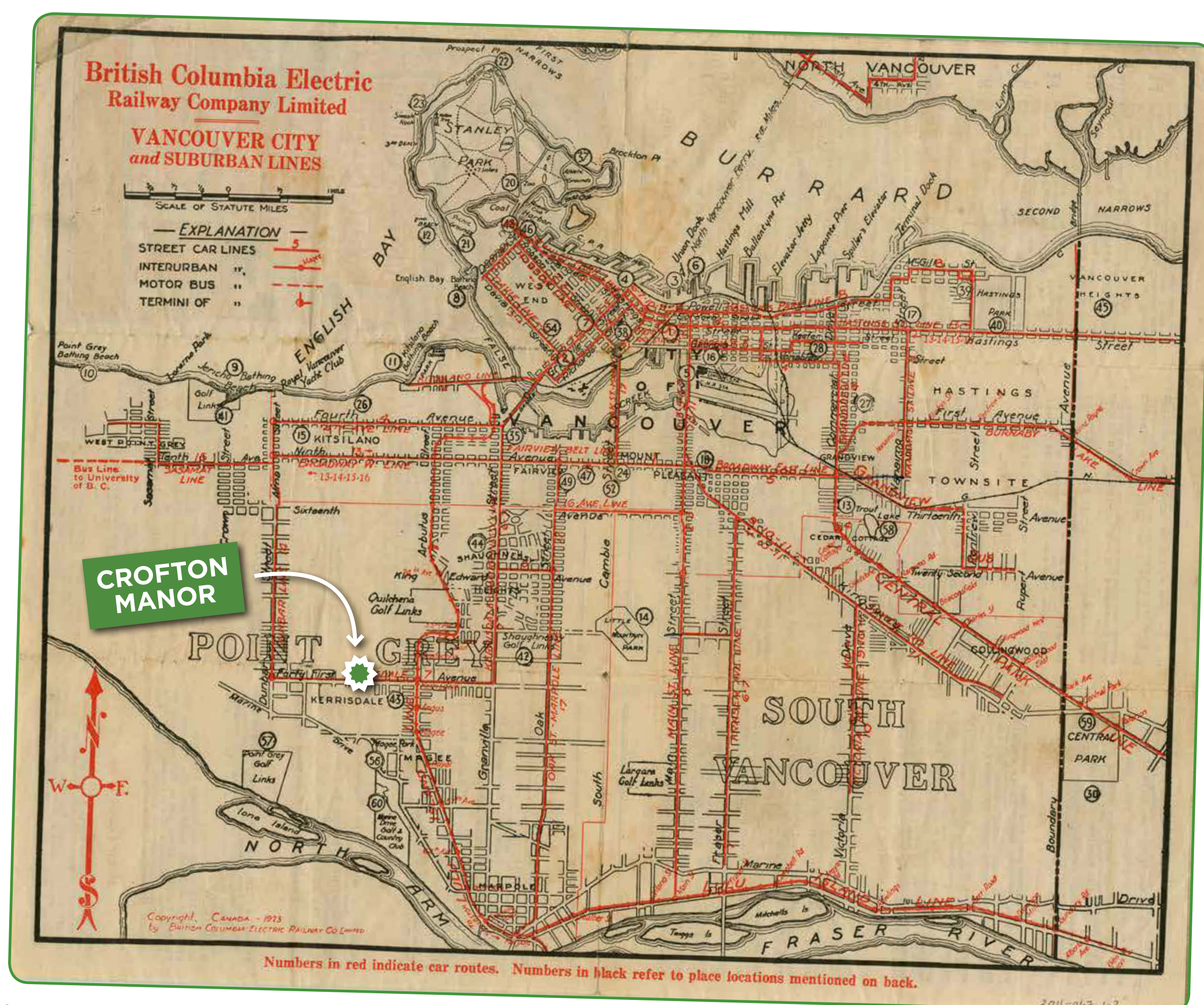
Development of Seniors' Housing

In 1972, the zoning of a large 2.29 hectare (5.65 acres) site along West 41st Avenue, between Trafalgar and Mackenzie Streets, was changed from residential to a CD-1 district to allow the development of a seniors' housing and care facility. This is the site that became Crofton Manor.

Construction of the facility commenced over the following years. Since then, some additions have followed, including a new three-storey building on the site which was completed in 1989. Crofton Manor has now been operating at this location for over 40 years, providing a spectrum of care to seniors in the broader community.



Entrance to current Crofton Manor at 2803 W 41st Ave.



Vancouver city and suburban lines, 1923. AM1594-: 2011-0671-: 2011-0671.2

Transportation Changes

By 1928, Vancouver's streetcar network stretched to all corners of the city. Lines along 41st Avenue and Dunbar Street served the area, and were complemented by the Interurban Line to Steveston, running along what we now know as the Arbutus Greenway.

Though streetcar service in Vancouver ended in 1955, a new B-Line bus service will roll out along 41st Avenue in 2019, connecting the University of British Columbia (UBC) to the Expo and Canada Lines.

Recent Years at Crofton Manor

New development has been proposed at Crofton Manor in the past decade. In 2011, a rezoning application proposed to add new six, four, and three-storey buildings to Crofton Manor to accommodate an expanded and renewed seniors' housing and care facility.

This application was approved by Council in 2011. While the zoning was enacted in 2013, no construction or redevelopment has been pursued at Crofton Manor based on this proposal.



View of Main Lodge from Southeast, from March 20 2010 rezoning application, approved on February 15, 2011.

Site History: A Changing City

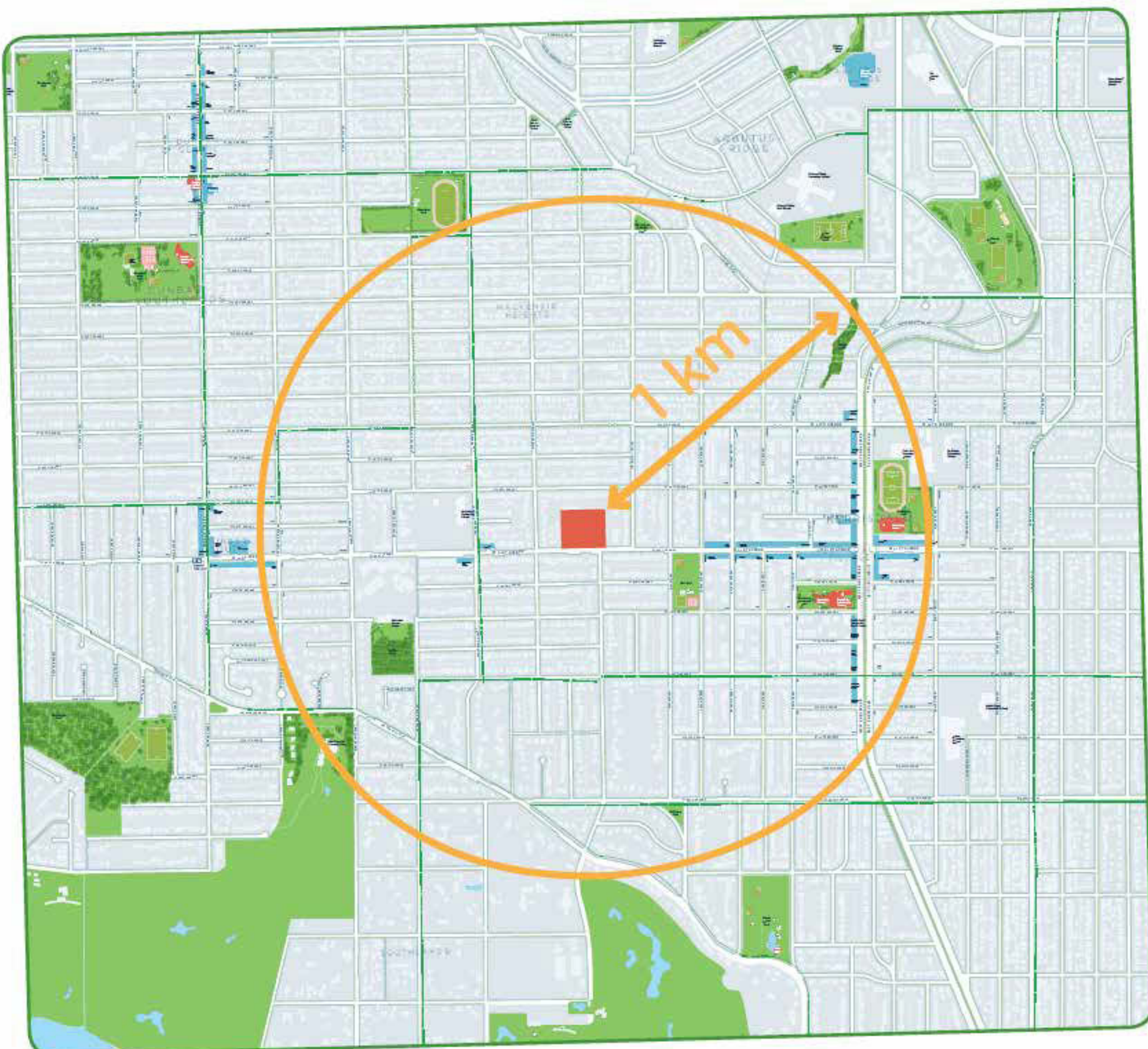
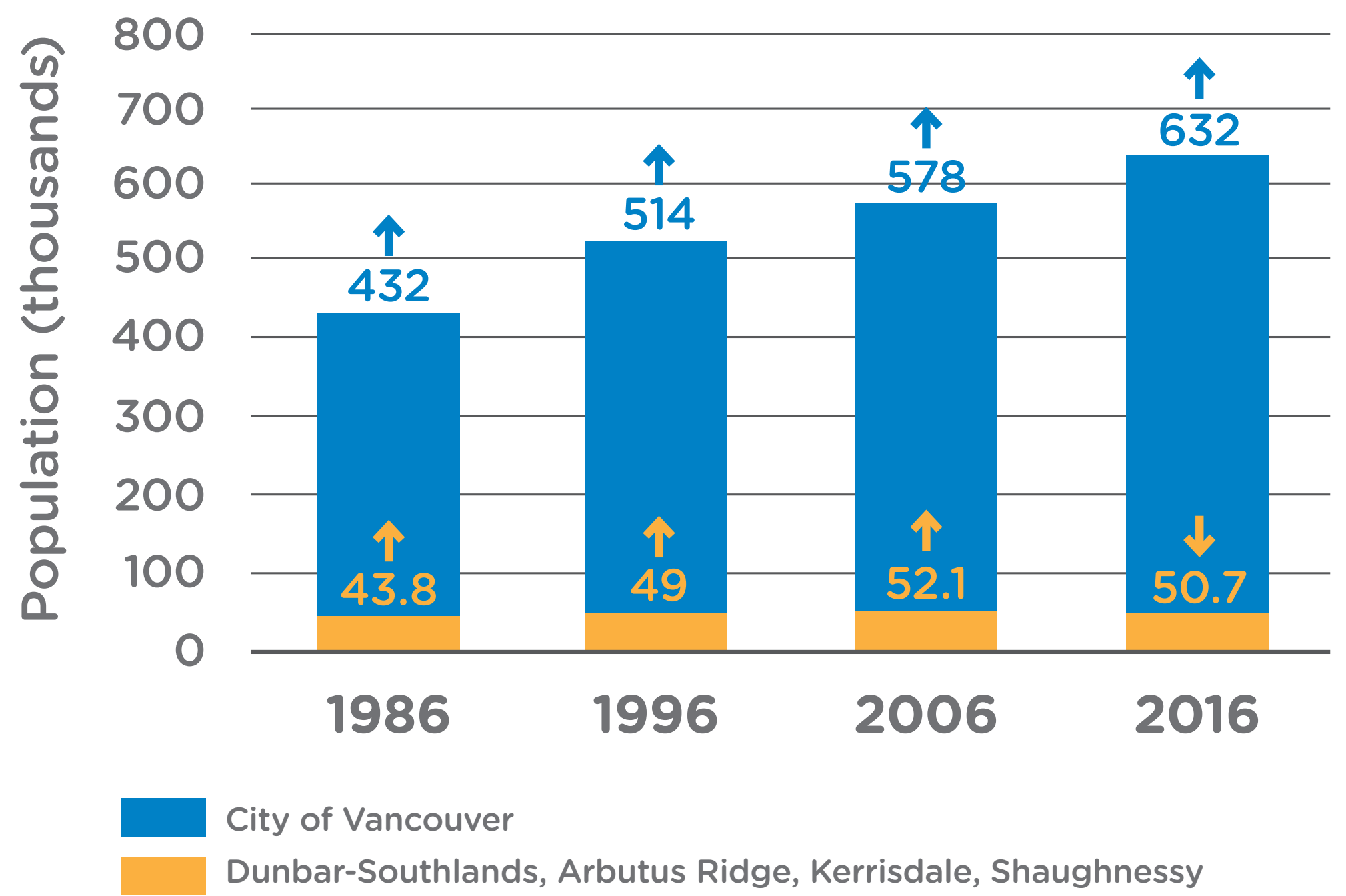
Population Changes

Populations in both neighbourhoods and cities shift over time. Since Expo 86, the neighbourhoods surrounding Crofton Manor have generally seen a modest population increase, though in the last decade that trend has reversed. Since 2006 the neighbourhood population has declined by over 1,000 people.

Over the same 30-year period, Vancouver as a whole has grown by nearly 50%, adding almost 200,000 new residents within its borders. That growth has remained steady in recent years.

One effect has been that an ever-smaller proportion of residents reside in the southwest neighbourhoods around Crofton Manor.

Population Changes, 1986-2016



Crofton Manor with 1 km radius.

Moment for Seniors

Across Canada, the proportion of seniors, defined as people 65 or older, as part of the overall population, is expected to grow significantly. This transition is already seen in the neighbourhood surrounding Crofton Manor.

Despite overall population losses in the past decade, the area has seen an increase in its seniors population, which now represents 22% of the overall population. This is also much higher than Vancouver as a whole, where 15% of the overall population is over 65.

This growth will mean that the need for seniors housing options is also expected to grow over time.

Senior (65+) Population Change and Percentage, 2006-2016

	1 km Radius from Crofton Manor			City of Vancouver		
	65+ Pop.	Total Pop.	% 65+	65+ Pop.	Total Pop.	% 65+
2006	2,870	16,590	17.3%	74,670	567,165	13.2%
2016	3,480	15,850	22.0%	97,540	631,540	15.4%
Change	↑ 610	↓ 740	↑ 4.7%	↑ 22,870	↑ 64,375	↑ 2.2%

Context

Site Description

- Crofton Manor is located at 2803 West 41st Avenue, between Mackenzie Street and Trafalgar Street.
- The site measures 2.29 hectares, or about 5.65 acres.
- The site is currently zoned as a Comprehensive Development District, CD-1 (83).
- The site is currently developed with a private seniors facility, Crofton Manor. It includes 193 seniors units spread out across the site, as well as landscaped courtyards and a three-storey building.

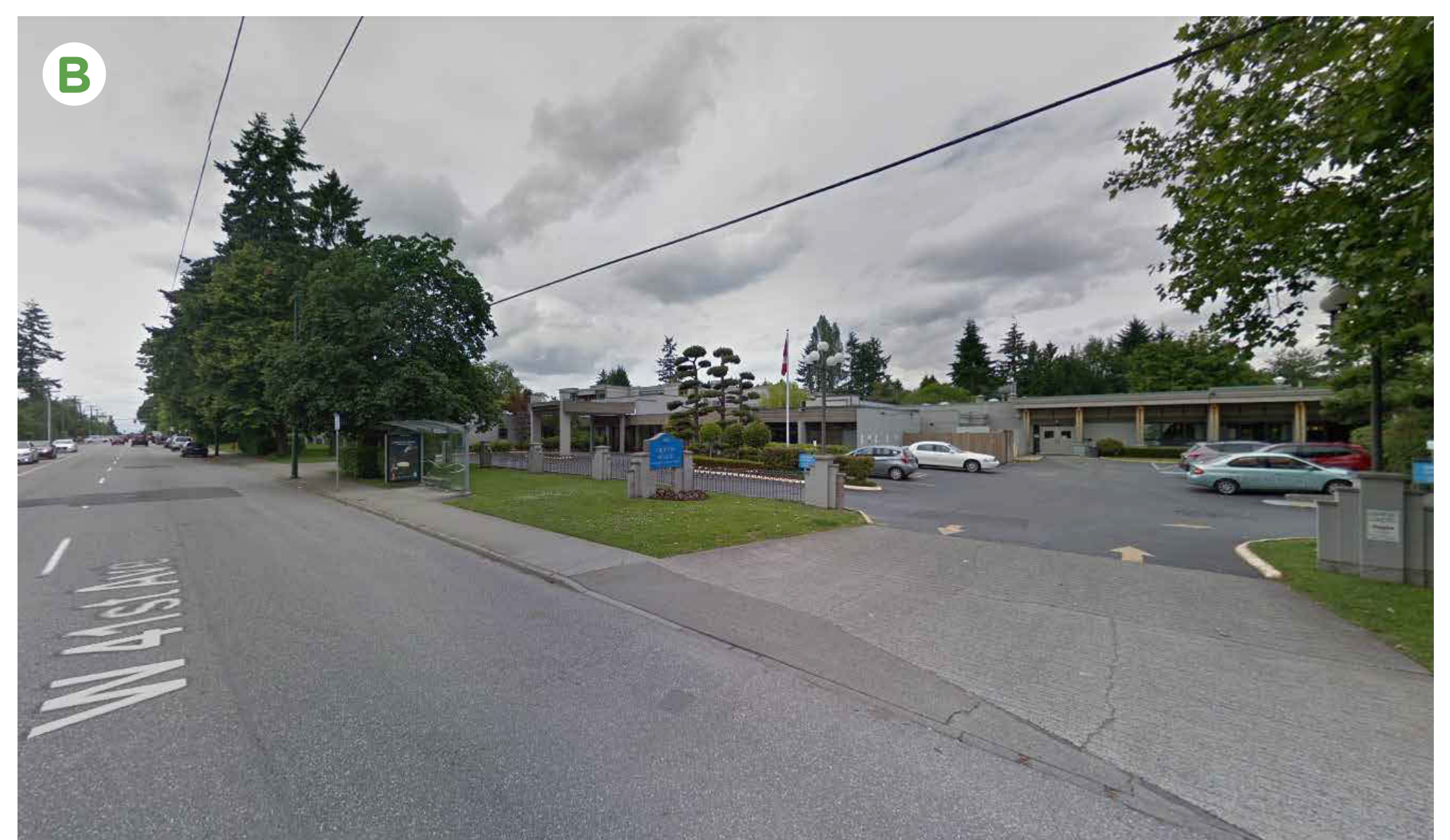


Orthographic view of Crofton Manor.

Aerial view of Crofton Manor looking northeast.



Street view of Crofton Manor looking east.



Street view of Crofton Manor mid-site, looking west.

Roles

The City of Vancouver will work with the community in and around Crofton Manor, Wall Financial, Revera Living, and other stakeholders to refine planning and development principles and guide site design that will be needed for any future rezoning application for the site.

Each group will have the following roles:



Community

- **Identify issues**, priorities and ideas to inform planning principles.
- Review and **provide feedback** on early site concepts.
- Provide input **throughout the process**.



City of Vancouver

- **Provide technical guidance** on planning, urban design, engineering, transportation, housing, parks, amenities, and social policy.
- **Ensure** that City policies and direction, as well as **community priorities**, are reflected in the planning and development principles.
- **Facilitate** discussion and coordinate feedback from any public events or meeting regarding the Crofton Manor site.
- **Refine** planning and development principles and site concepts based on community feedback.
- **Evaluate** any future rezoning applications based on community feedback and final planning and development principles.



Wall Group & Revera Living

- **Act** as proponents for the redevelopment of the site.
- **Identify** proponent's principles.
- **Generate and refine** design concepts, incorporating community and City feedback.
- **Support City efforts** to inform and engage neighbours, the community, and stakeholders in the planning process.

City Policies

Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision

In 2005, Vancouver City Council approved the Arbutus Ridge/Kerrisdale/Shaghnessy (ARKS) Community Vision. The document provides direction on a range of issues in the neighbourhood, such as housing, local shopping areas, parks, and community safety. The ARKS Community Vision also identifies directions that may require detailed future planning.

Approved ARKS Vision Directions

15.11 Seniors' Housing

Some small developments designed for seniors should be considered near parks, shopping, transit, and services to allow seniors to stay in the community as their housing needs change.

16.5 Allow New Housing Types On or Near Arterial Roads

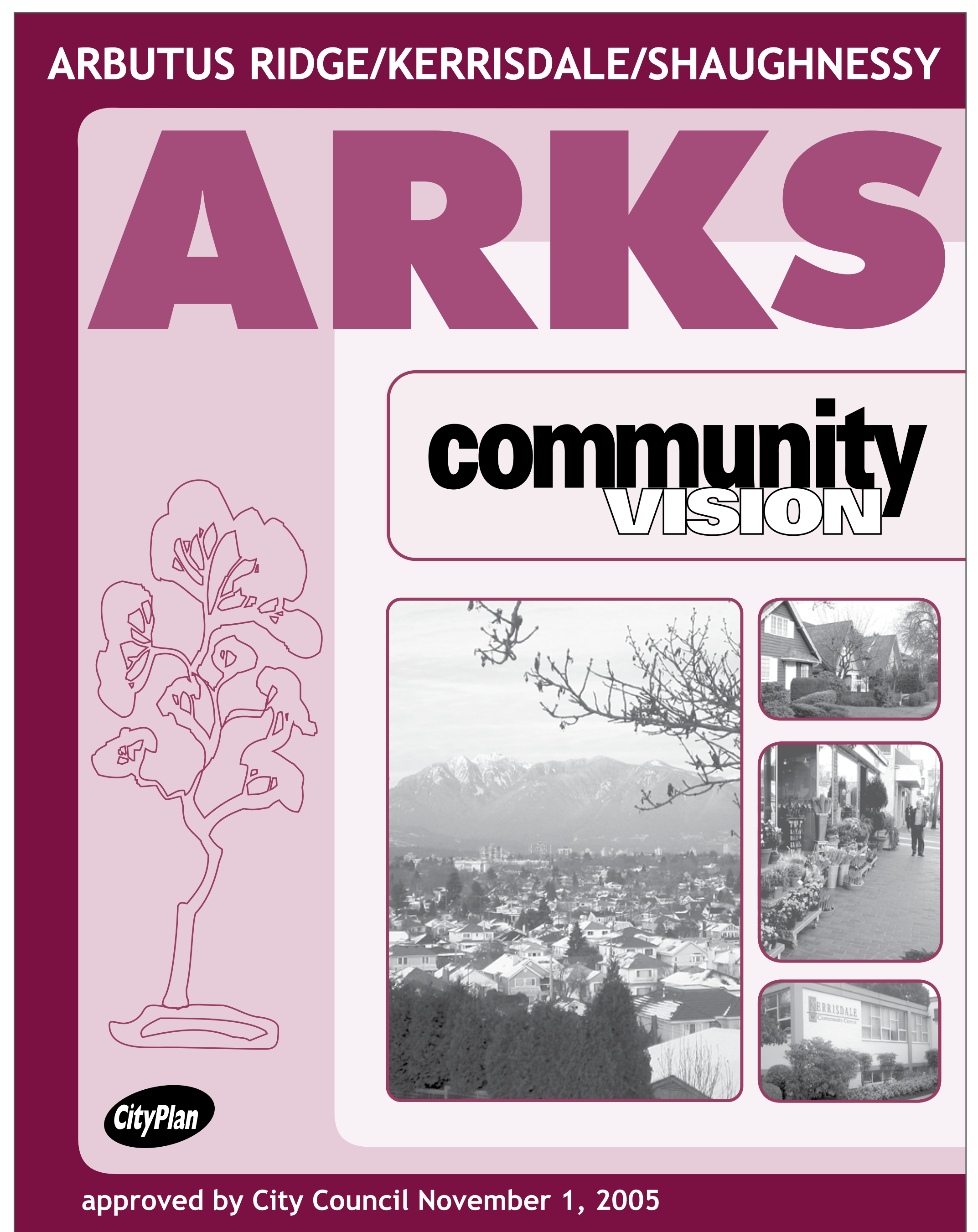
New housing types should be permitted on or near arterial roads in ARKS, subject to detailed planning and impact mitigation.

16.6 Allow New Housing Near Shopping Areas

New housing types should be permitted near shopping areas in ARKS, subject to detailed planning and impact mitigation.

26.7 Encourage Sustainable Development

The community and the City should encourage all new development, including renovations and additions, to adopt more sustainable practices and 'green strategies' such as storm water management, energy and water use reduction, alternative energy sources, and water recycling.



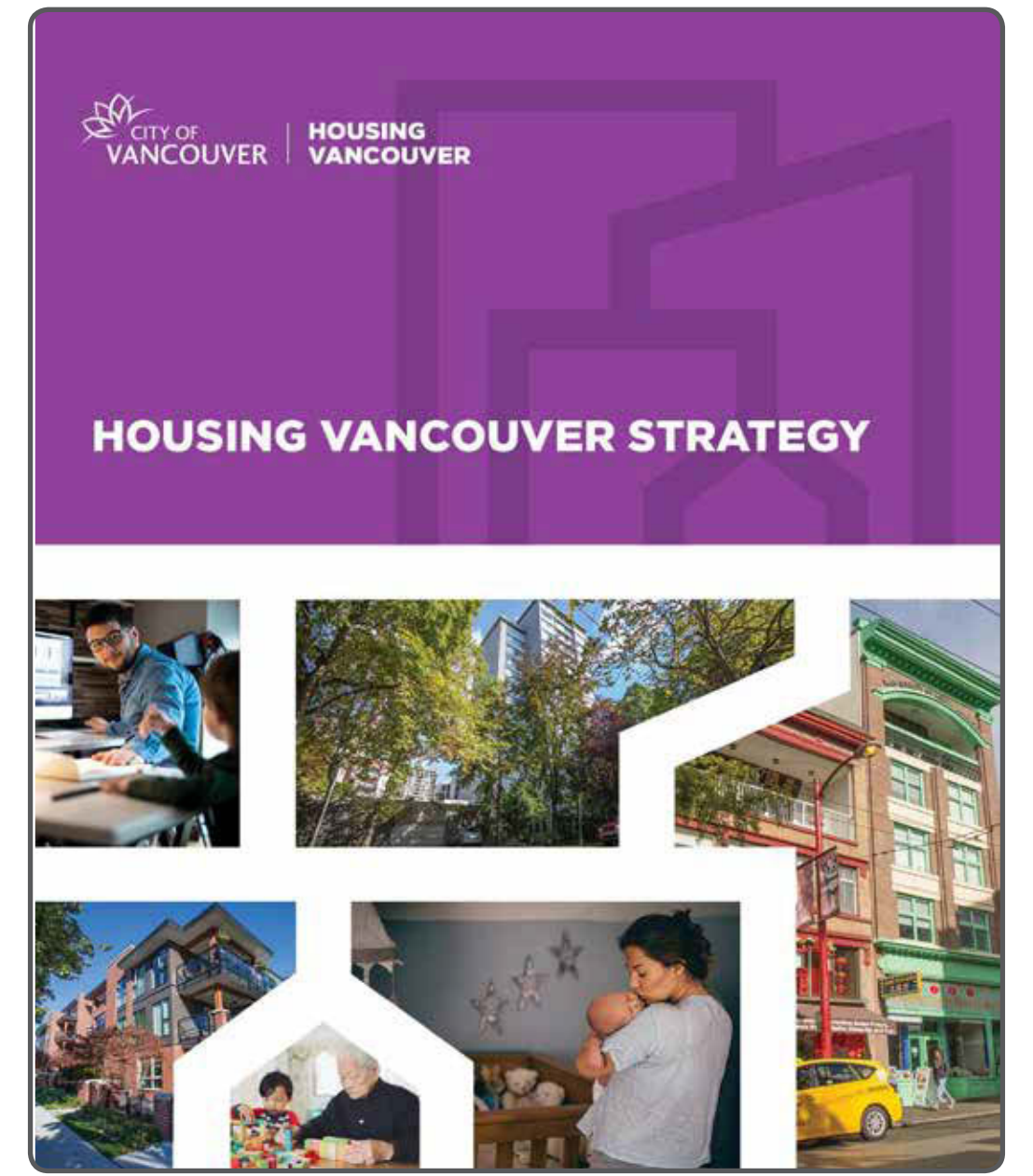
27.1 Community Involvement in Decision Making

ARKS residents should have greater, and more timely, input into decision making about changes in their community on matters ranging from major initiatives like the planning of the Arbutus Corridor or the provision of facilities and services, to recurring decisions relating to street and traffic changes or the review of development proposals.

City Policies

Housing Vancouver Strategy (2018-2027)

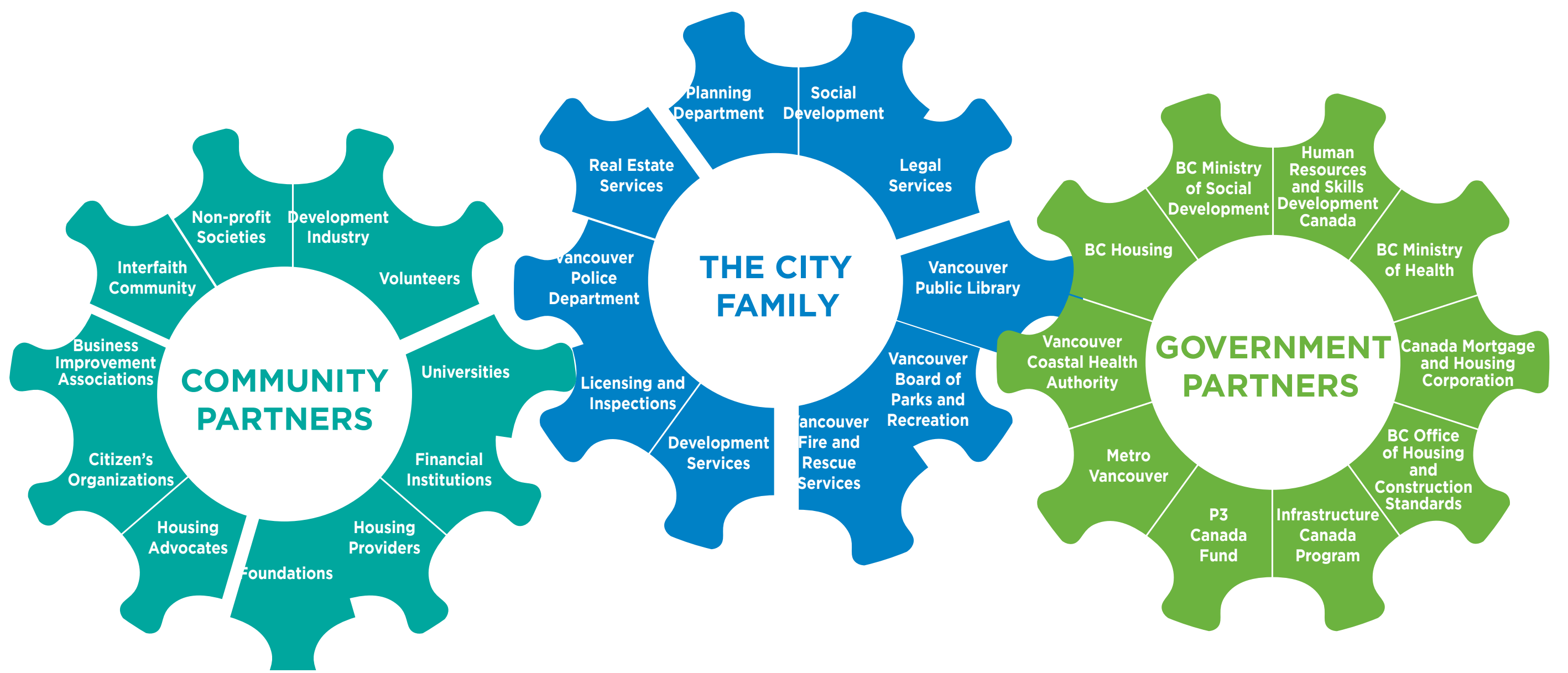
In November 2017, Council approved the Housing Vancouver Strategy (2018–2027) and 3-Year Action Plan (2018–2020). The strategy recognizes our city is home to a diverse population with a broad range of backgrounds, household types, incomes, and occupations. It aims to build the right types of housing for families, key workers, young residents, and seniors, providing the kinds of homes they need and can afford.



The core goals of the strategy also include: **protecting and renewing** affordable rental housing across Vancouver; **providing housing and support** for our most vulnerable residents; and **streamlining** City processes for faster housing development.

Success Depends on Support from Partners

- Commitment from all levels of government
- Support and cooperation of stakeholders and partners
- Widespread support from the community



The Housing Continuum consists of the range of housing options available to households of all income levels, extending from emergency shelter and housing for the homeless through to affordable rental housing and homeownership.

The City of Vancouver faces significant challenges at all points along the housing continuum. In the context of these challenges, the City is committed to policies and actions to improve housing affordability and diversity at all points along the continuum.

HOUSING VANCOUVER 10 YEAR HOUSING TARGETS



Rezoning Policy For Sustainable Large Developments

This policy requires plans and studies to achieve a higher level of sustainability in the areas of District Energy, Site Design, Transportation, Rainwater and Solid Waste Management and Housing.



What are the goals of the Policy?

Updated in 2013, this rezoning policy establishes policies to achieve higher sustainability standards as an essential component in the rezoning of large development sites.

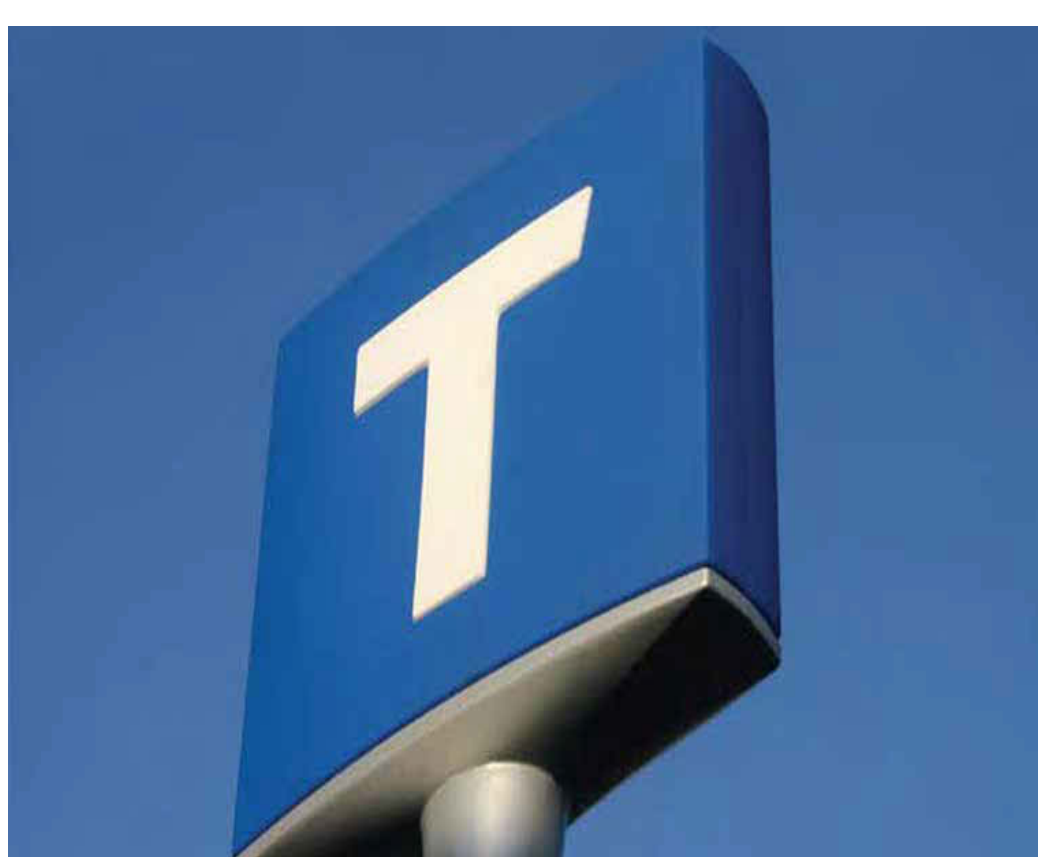
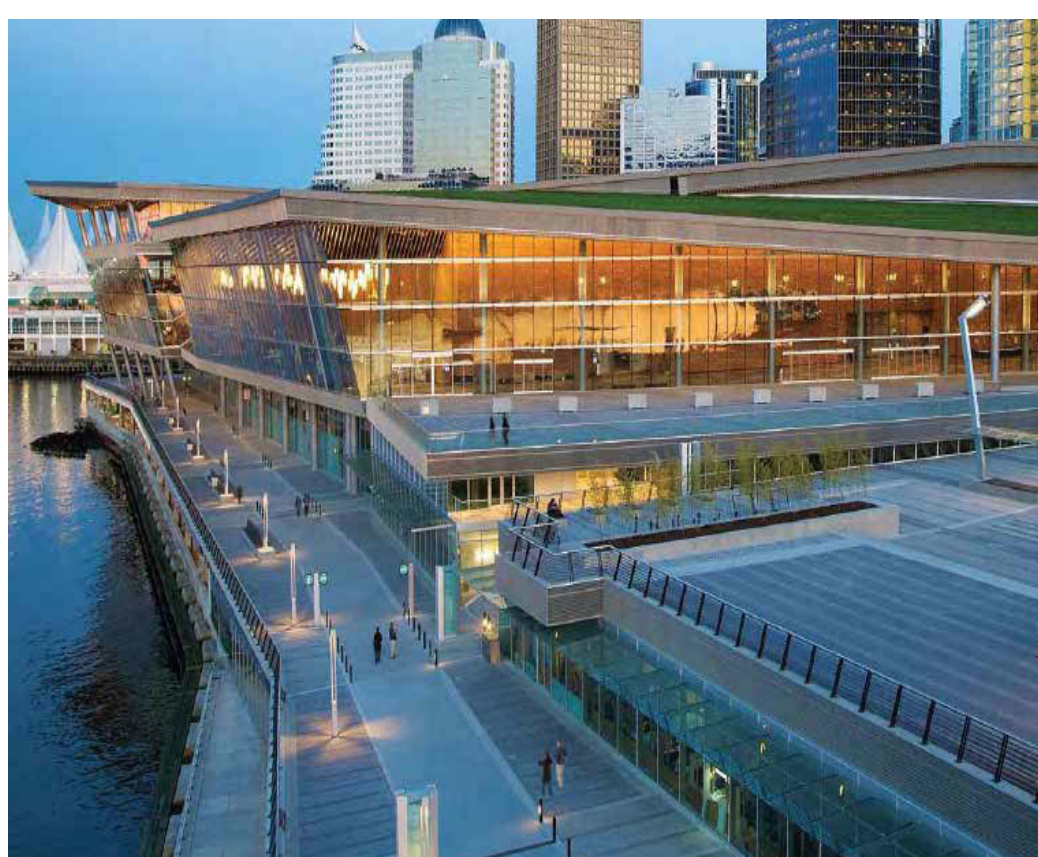
What are Large Developments?

Large Developments are considered to be rezoning applications that involve a land parcel or parcels having a site size of 8,000 square metres (1.98 acres) or more, or contain 45,000 square metres (484,375 square feet) or more of new development floor area.

What are the Policy requirements?

The policy requires submission of defined plans and studies to address the following objectives:

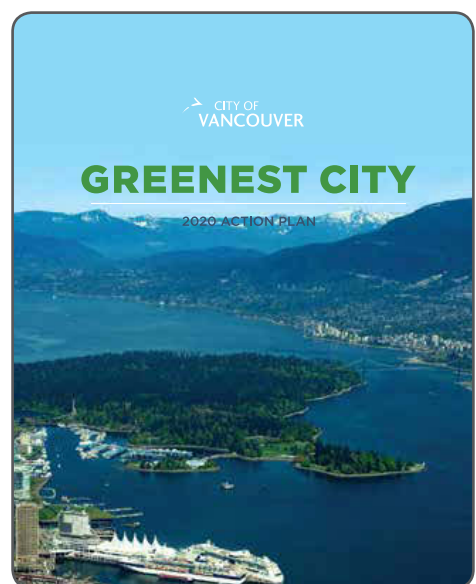
- 1. Sustainable Site Design**
Reduce energy needs by reducing reliance on mechanical systems for heating, cooling and lighting, and making increased use of solar power, wind direction and other climatic effects for building needs.
- 2. Access to Nature**
Improve the health and wellbeing of the community, to provide habitat, to enhance ecosystem function and services, to create public open spaces for people to gather and socialize, and to create opportunities for people to directly experience nature in the city.
- 3. Sustainable Food Systems**
Improve the resilience of Vancouver's food system in accordance with the vision, principles and goals defined in the Vancouver Food Strategy (2013).
- 4. Green Mobility**
Reduce reliance on travel that contributes to GHG emissions and poor air quality; support a thriving economy, improve health of residents, and enhance natural environment; and meet mobility needs while minimizing environmental impacts and providing long-term health benefits.
- 5. Rainwater Management**
Reduce stormwater discharge, reduce the generation of runoff, treat surface runoff to reduce contaminants, and where possible, conserve potable water use.
- 6. Zero Waste Planning**
Foster ongoing waste reduction and increased diversion of products and materials from the waste stream through re-use, composting and recycling to facilitate the reorientation of peoples' habits and practices toward the City's zero waste target.
- 7. Affordable Housing**
Create options for more housing affordability, types and choices, including housing for individuals and families that fall under the Housing Income Limits published by BC Housing, and purpose-built rental housing for moderate income households.
- 8. Low Carbon Energy Supply**
This will contribute to our Greenest City target on Climate Leadership and target to reduce community-based greenhouse gas emissions by 33% from 2007 levels. It will also contribute to the Greenest City target for Green Buildings, to reduce energy use and greenhouse gas emissions in existing buildings by 20% over 2007 levels



City Policies

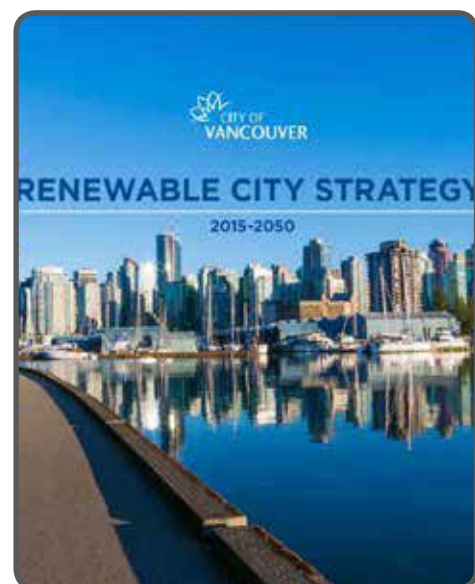
Additional policies which apply to Crofton Manor include the following:
(Visit vancouver.ca to view each document)

City-wide and Area Policies



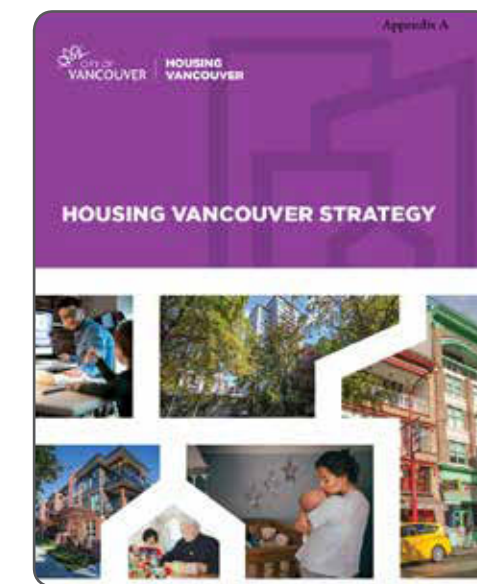
Greenest City 2020 Action Plan (2012)

The plan outlines actions for Vancouver to be healthy, prosperous and resilient, with the goal of becoming the world's greenest city by 2020.



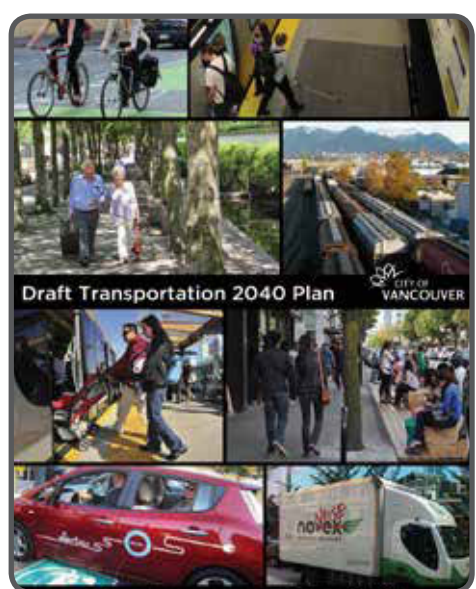
Renewable City Strategy (2015)

The goal of the Renewable City Strategy is that Vancouver will become a city that uses only renewable sources of energy while respecting the principles of sustainability.



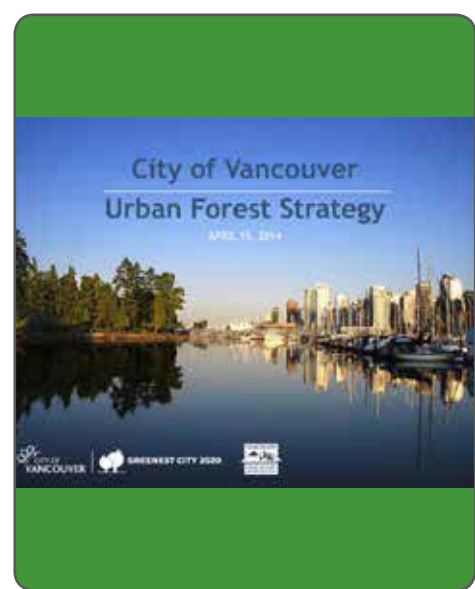
Housing Vancouver Strategy (2017)

This strategy provides a renewed vision and explicit policy directions, strategies, and actions for tackling Vancouver's affordability crisis.



Transportation 2040 Plan (2012)

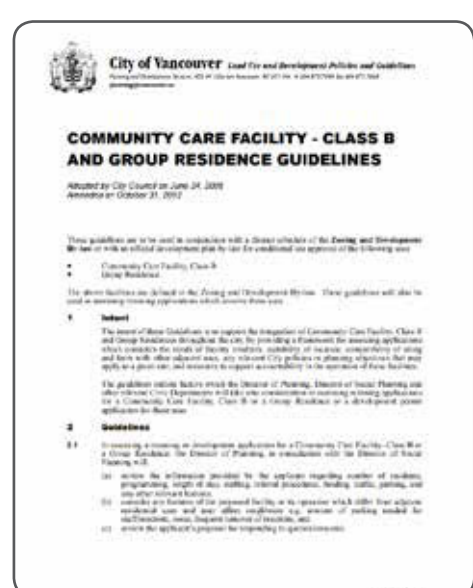
This plan is a long-term strategic vision that will help guide decisions on transportation, land use and public investments.



Urban Forest Strategy (2014)

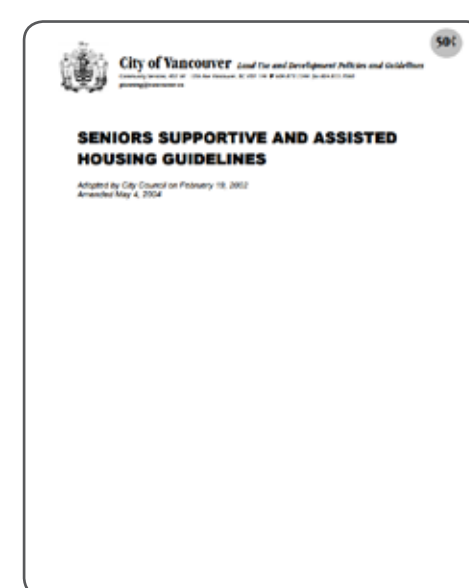
Vancouver's urban forest contributes to our environment and to the health of every resident. The Urban Forest Strategy is a bold first step designed to protect, grow and manage this vital, shared resource for future generations.

Site Specific Policies



Community Care Facility - Class B and Group Residence Guidelines (2008, last amended 2012)

These guidelines support the integration of Community Care Facility, Class B and Group Residences throughout the city, by providing a framework for assessing applications.



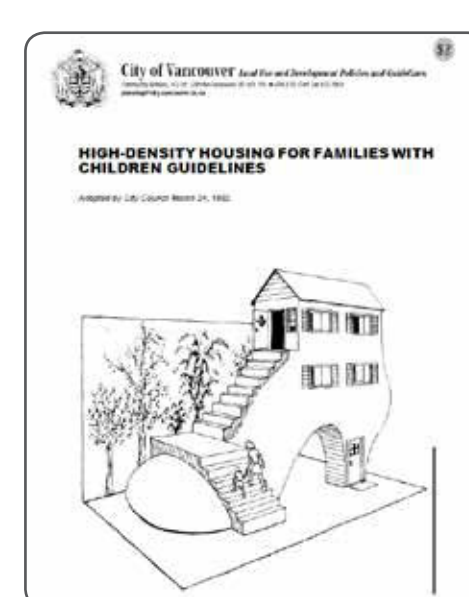
Seniors Supportive and Assisted Housing Guidelines (2002, amended 2004)

These guidelines provide direction primarily related to the livability and usability of seniors supportive and assisted housing. They address issues of location and siting, unit design and features, common space design, and safety features.



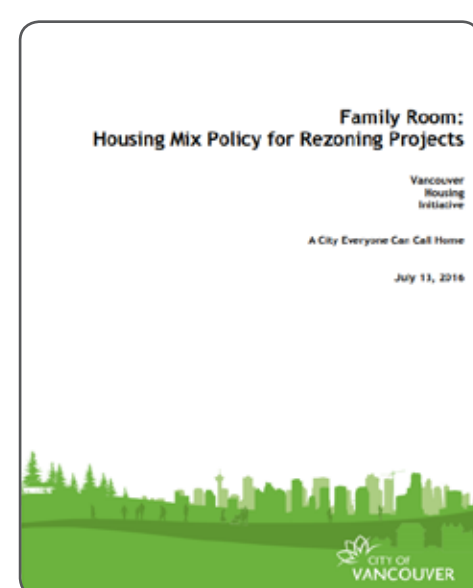
Public Art Policy and Procedures for Rezoned Developments (2014)

This policy strives to identify art opportunities at the earliest possible stages of development, and oversees commissions of site-specific artworks through an objective and professional selection process.



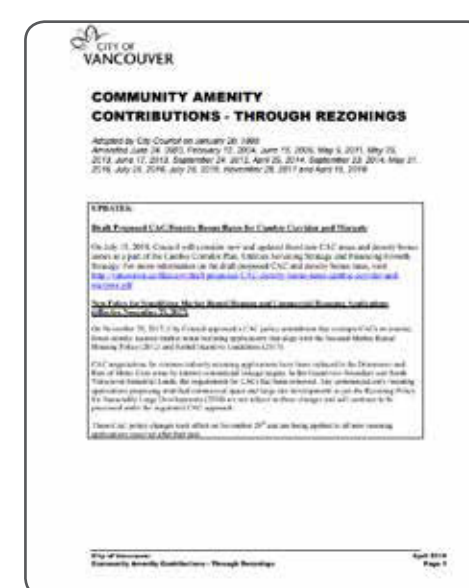
High-Density Housing for Families with Children Guidelines (1992)

These guidelines address key issues of site, building and unit design in new conditional approval residential developments, which relate to residential livability for families with children.



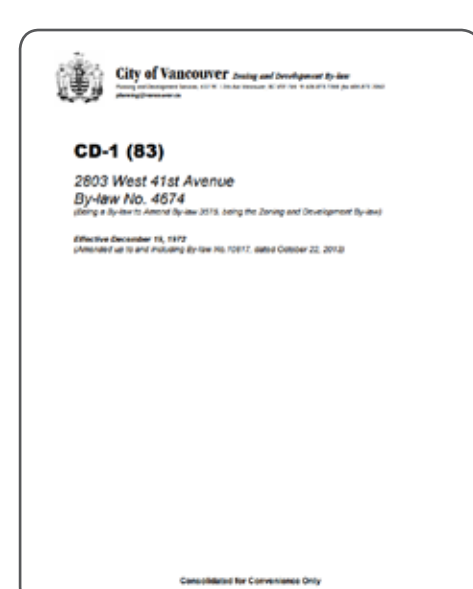
Family Room: Housing Mix Policy for Rezoning Projects (2015)

This policy aims to encourage a more diverse and sustainable long-term housing mix by requiring a minimum of 35% percent family units (units with two or more bedrooms) through rezoning.



Community Amenity Contributions - Through Rezoning (1992, last amended 2017)

Community Amenity Contributions (CACs) may be provided through rezonings, to help address growth costs, area deficiencies, and/or other community needs and impacts. CACs may be a cash contribution, or provided in-kind.



CD-1 (83) By-law No. 4674 (1972, last amended 2013)

This is the current Comprehensive Development, or CD-1 district, which sets the zoning for the site and indicates the uses and built-form explicitly permitted on this site.



Green Buildings Policy for Rezoning (2009, last amended 2017)

This policy requires all rezoning projects to be either Near Zero Emissions buildings or Low Emissions Green Buildings.

Draft Principles

The following planning and development principles are intended to provide guidance to the proponent, community, staff, and proponent for any future on-site redevelopment.

The draft principles address **Housing**, **Urban Design**, **Access and Movement**, **Sustainability**, and **Community Amenities**. Staff are seeking public feedback and comments to further affirm or further refine the draft planning and development principles.



Housing

1. **Minimize disruption** to current residents on-site during the redevelopment process, including no displacement of current residents from the site.
2. **Renew, replace**, and, if possible, **increase** the number of seniors care units and beds on the site.
3. Provide a **range of housing types**, including affordable housing, to accommodate different income levels and household types and to expand options in the neighbourhood and create a complete community.

What do you think?
Let us know if there's something you like about these principles, if anything is unclear, or if something is missing.



Urban Design

4. Explore a range of options for site design, height, density, massing and open space. The options should **respond** to these **guiding principles** as well as the directions within the *ARKS Community Vision*.
5. Ensure that urban design objectives for built form include **contextual fit**, **transition in scale** to the existing neighbourhood, and **potential future redevelopment** in the area.
6. Address **views**, **visual privacy**, **building separation**, and **shadowing impacts** of the proposed design on adjacent residential neighbours.
7. Provide useable on-site **open space**, both public and private, integrated with the landscape and site design to enhance **access to green space** for all users and the community.
8. Site design should include **on-site circulation** for multiple modes of transportation and be **compatible** with the existing street and path networks.
9. **Protect**, as much as possible, **existing mature trees** on site, including those at the perimeter, to aid in transitions in building scale to the surrounding neighbourhood and maintain the **urban tree canopy**.

Draft Principles

The following planning and development principles are intended to provide guidance to the proponent, community, staff, and proponent for any future on-site redevelopment.

The draft principles address **Housing**, **Urban Design**, **Access and Movement**, **Sustainability**, and **Community Amenities**. Staff are seeking public feedback and comments to further affirm or further refine the draft planning and development principles.



Access and Movement

10. Take advantage of opportunities provided by **current transit service** and **future B-line service** to effectively integrate transit with redevelopment of the site.
11. Integrate pedestrian and cycling access to and within the site by increasing **permeability** and inviting **public access** within the site.
12. Orient vehicular access and circulation to **minimize impacts** on the surrounding neighbourhood.



Sustainability

13. Incorporate best practices for **sustainable design** into any proposal, including compliance with the *Green Buildings Policy for Rezoning*.
14. **Respond** to the criteria outlined in the *Rezoning Policy for Sustainable Large Developments*.

What do you think?

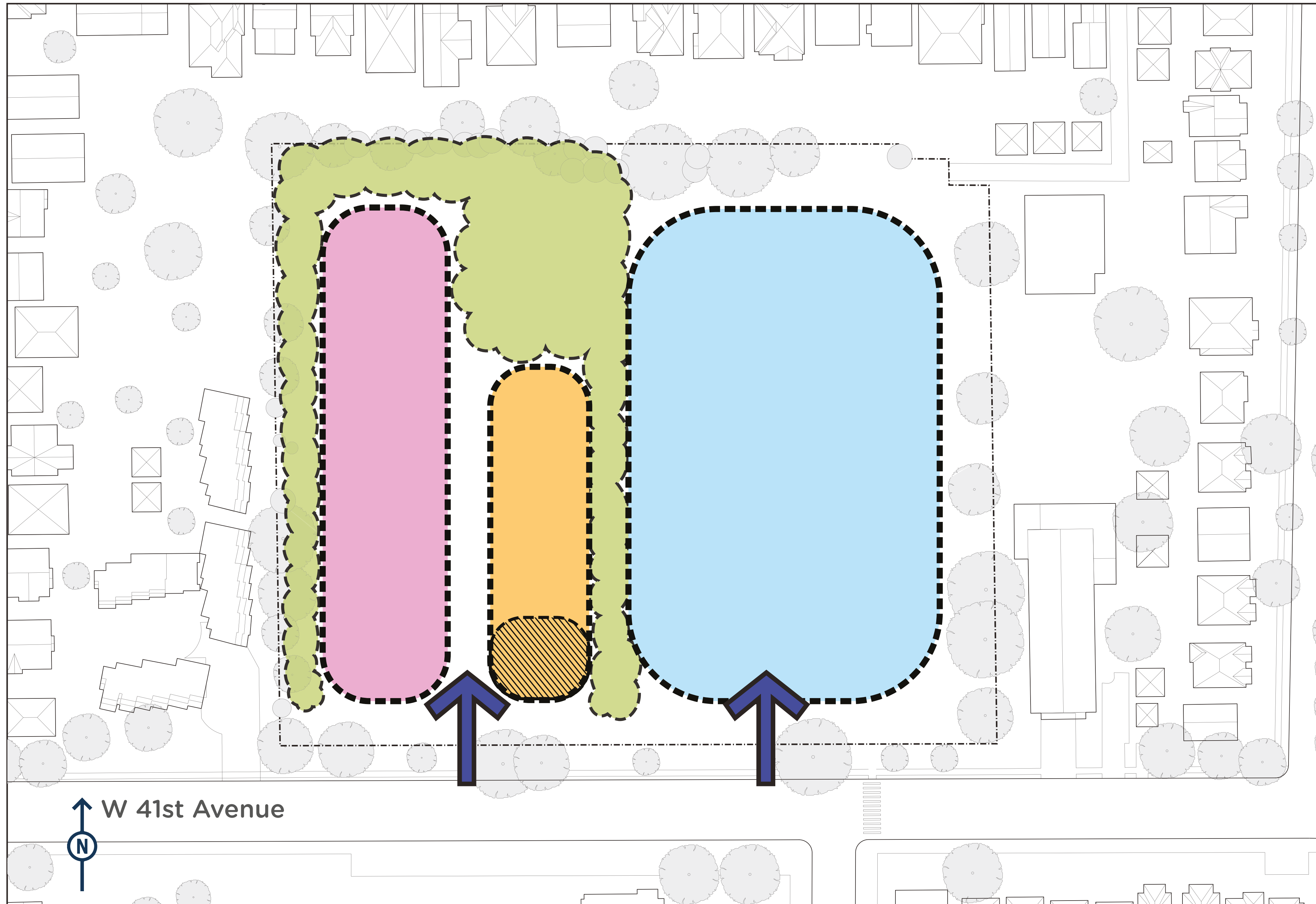
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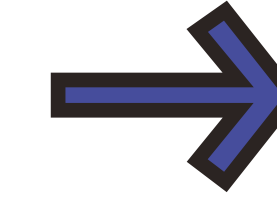
Community Amenities

15. Consider on-site **public amenities**, such as an adult day centre, that build upon the proposed redevelopment and **serve the broader community**.
16. Provide an on-site **public open space** as part of any redevelopment of the site.
17. Determine any appropriate **community amenity contribution** through a site-specific negotiated approach.
18. Explore options for small, **local-serving retail** and commercial uses facing 41st Avenue.

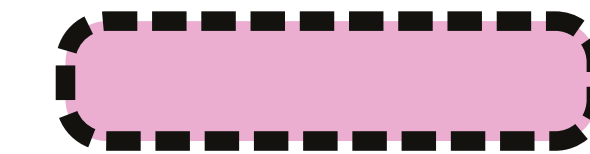
Concept 1 - Senior Hub



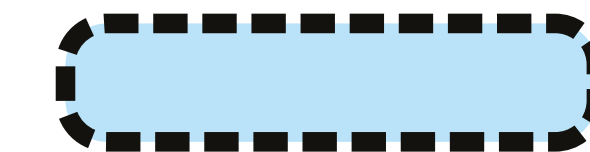
VEHICLE ACCESS



SENIORS HOUSING



MARKET HOUSING



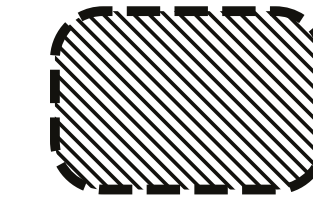
AFFORDABLE HOUSING



PUBLIC OPEN SPACE



RETAIL / AMENITY /
SENIOR DAY CENTRE



OPTION 1 - SENIOR HUB

CROFTON MANOR

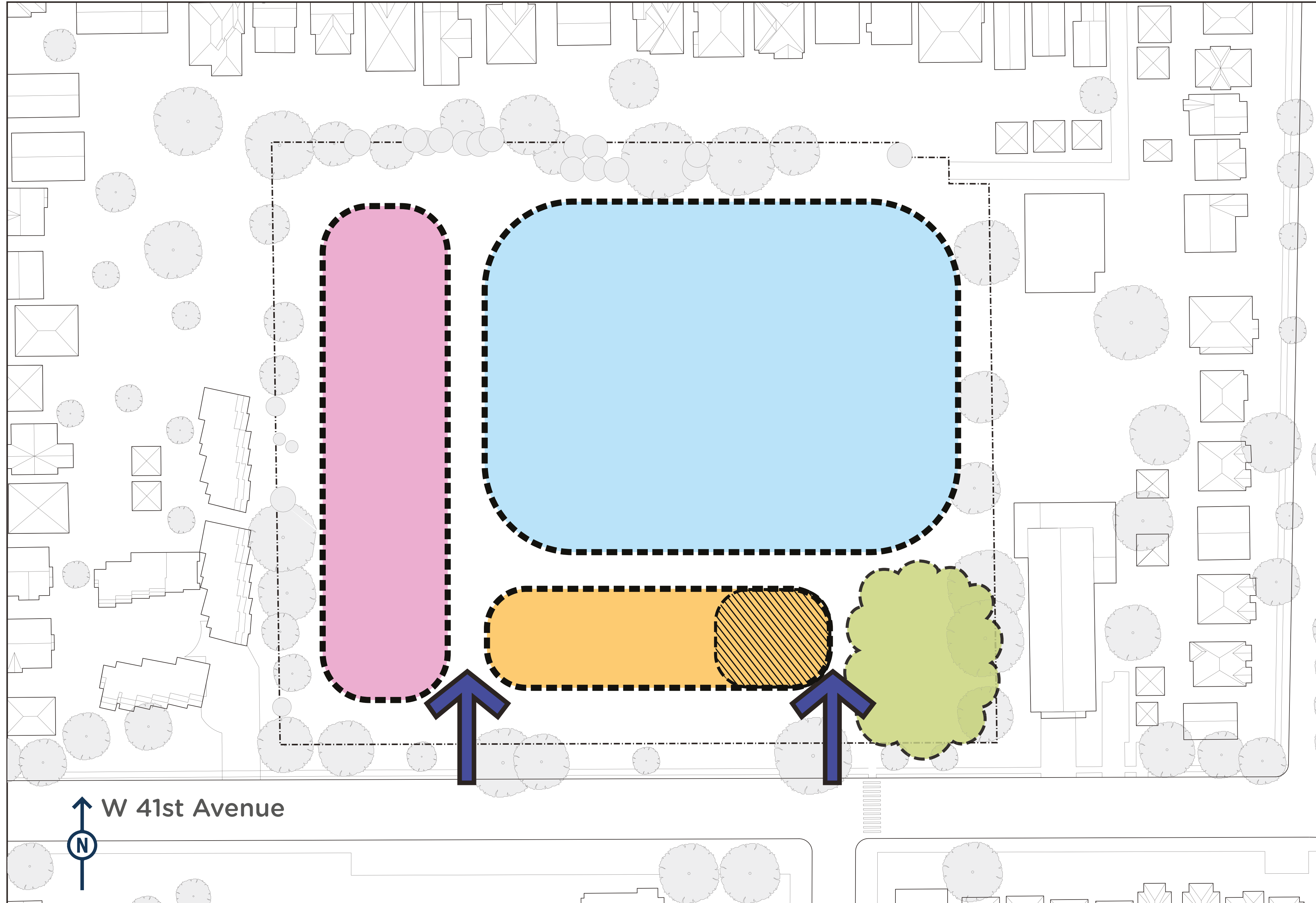
The Wall Group



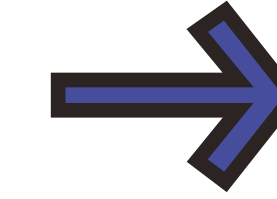
PERKINS+WILL

What do you think about this concept?
Share your thoughts here, at a table, or with City or applicant staff.

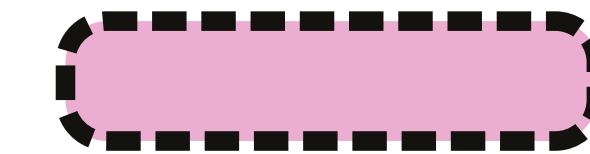
Concept 2 - Pocket Park



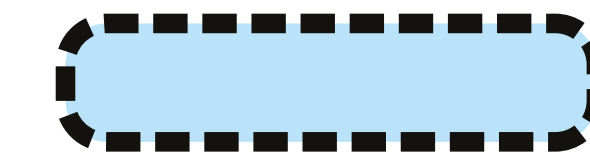
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SENIORS HOUSING



MARKET HOUSING



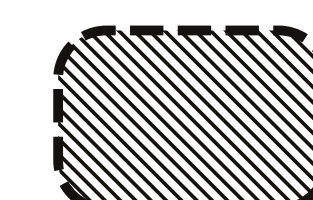
AFFORDABLE HOUSING



PUBLIC OPEN SPACE



RETAIL / AMENITY /
SENIOR DAY CENTRE



OPTION 2 - POCKET PARK

CROFTON MANOR

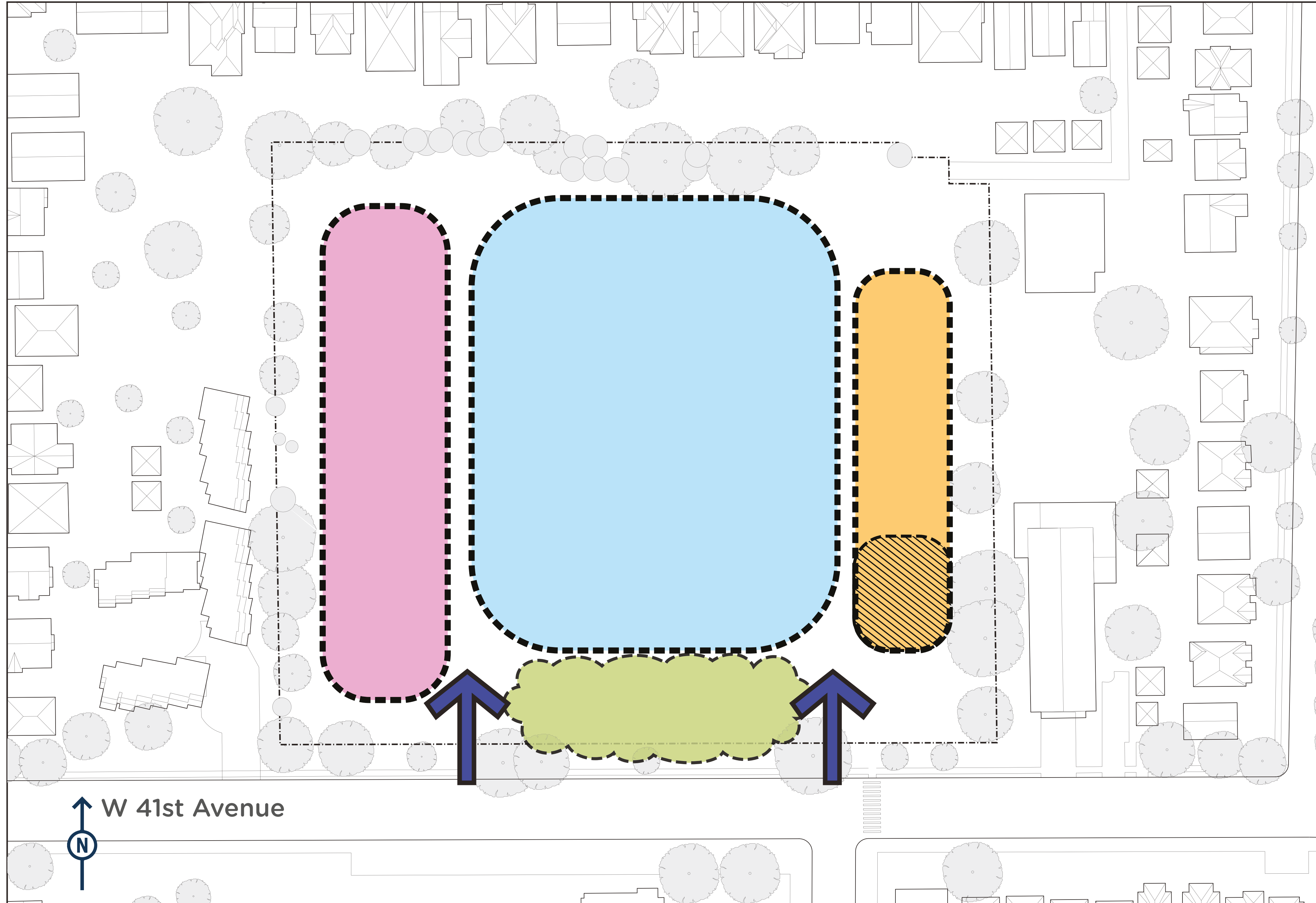
The Wall Group



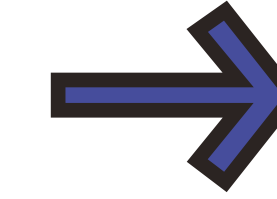
PERKINS+WILL

What do you think about this concept?
Share your thoughts here, at a table, or with City or applicant staff.

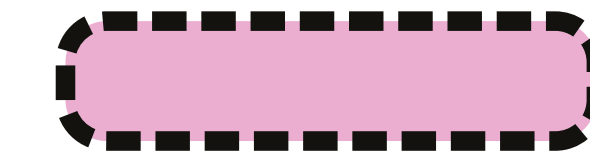
Concept 3 - Linear Street Park



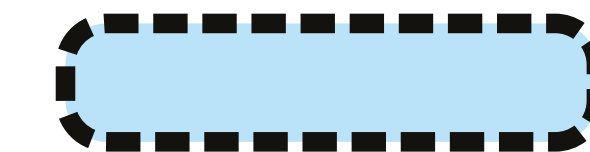
VEHICLE ACCESS



SENIORS HOUSING



MARKET HOUSING



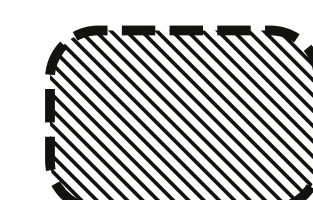
AFFORDABLE HOUSING



PUBLIC OPEN SPACE



RETAIL / AMENITY /
SENIOR DAY CENTRE



OPTION 3 - LINEAR STREET PARK

CROFTON MANOR

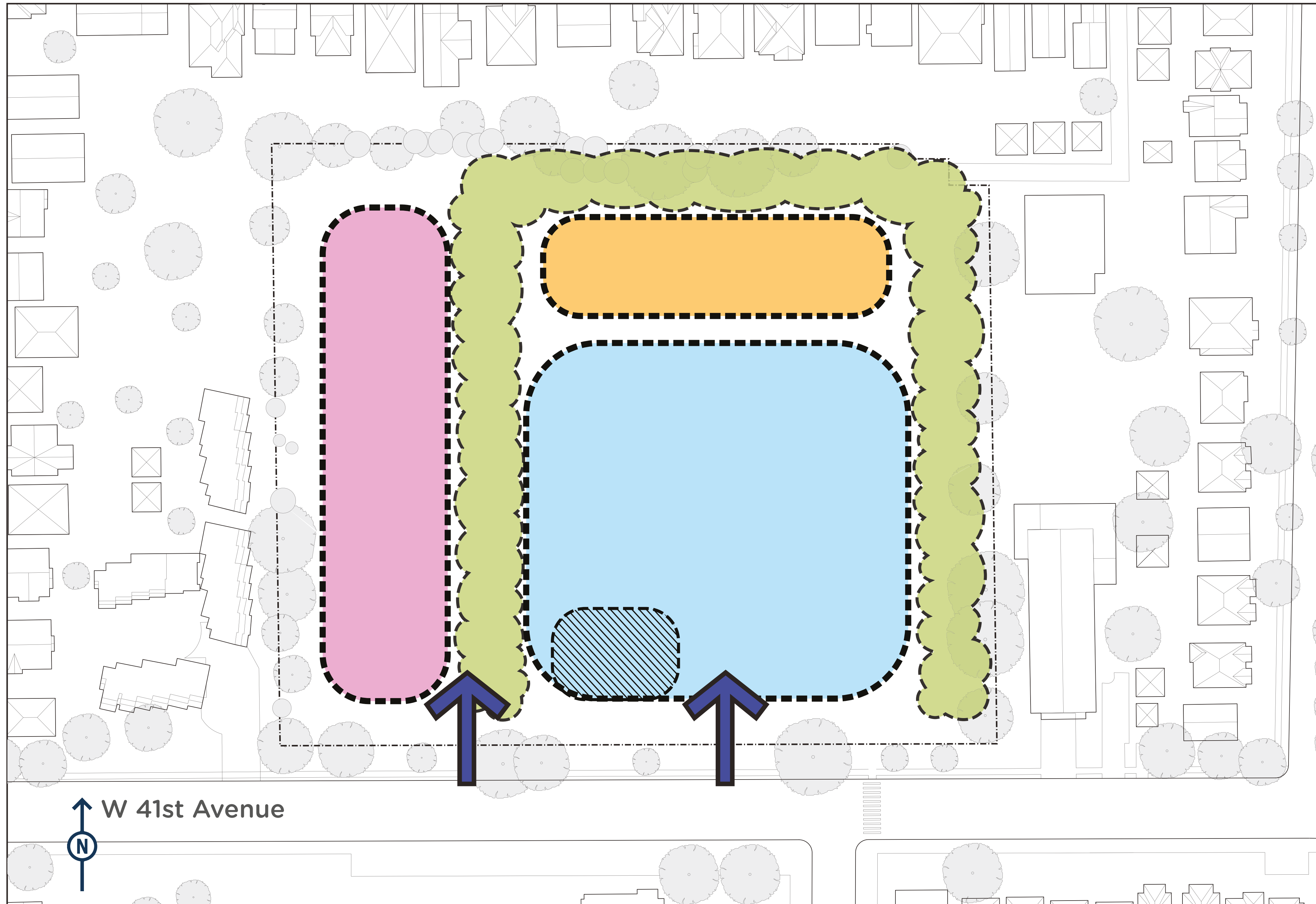
The Wall Group



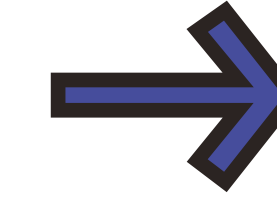
PERKINS+WILL

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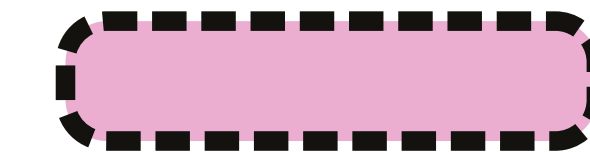
Concept 4 - Perimeter Park



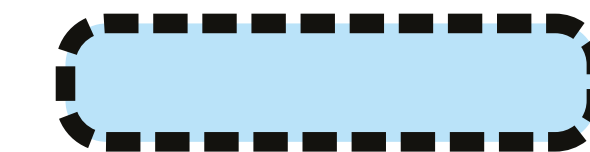
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SENIORS HOUSING



MARKET HOUSING



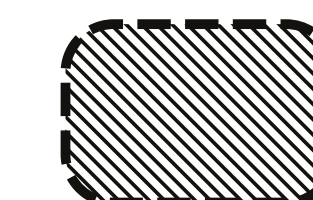
AFFORDABLE HOUSING



PUBLIC OPEN SPACE



RETAIL / AMENITY /
SENIOR DAY CENTRE



OPTION 4 - PERIMETER PARK

CROFTON MANOR

The Wall Group



PERKINS+WILL

What do you think about this concept?
Share your thoughts here, at a table, or with City or applicant staff.

Next Steps

Timeline

- 1908** The municipality of Point Grey was created from an portion of the municipality of South Vancouver.
- 1929** Point Grey, South Vancouver, and Vancouver amalgamate into the City of Vancouver.
- 1972** The site was rezoned from RS-1 (One-family Dwelling) District to CD-1 District to permit the development of Crofton Manor seniors' care facility.
- 1989** Three-storey building added to Crofton Manor site.
- 2005** Arbutus Ridge/Kerrisdale/Shaugnessy (ARKS) Community Vision adopted.
- 2011** Rezoning application approved to increase seniors housing. Application included new two-, three- and six-storey buildings and a 1.12 FSR.
- 2013** CD-1 By-law enacted but proposal is not built.
- Today** Planning process initiated to determine the future of Crofton Manor.

Future of the Site and Next Steps

May 2018 - onward

Public Consultation

- Community Open House (today)
- Meetings with Neighbourhood Groups
- Meetings with Advisory Groups



Fill out a written comment sheet



Submit online feedback at vancouver.ca/croftonmanor

What do you think?
Make sure to share your thoughts or ask questions.