

# CROFTON MANOR

## Engagement Summary Report

Prepared by Brook Pooni Associates  
October 2019

# Contents

- 1. Executive Summary . . . . . 1
- 2. Stakeholder Meeting Details . . . . . 2
- 3. Open House Details . . . . . 3
- 4. Open House Feedback Summary . . . . . 5
- 6. Conclusion . . . . . 10
- Appendices . . . . . 11
  - Appendix A - Notification Area . . . . . 11
  - Appendix B - Invite Flyer . . . . . 11
  - Appendix C - Display Boards . . . . . 11
  - Appendix D - Comment Form . . . . . 11
  - Appendix E - Comment Form Transcriptions . . . . . 11

# 1. Executive Summary

Wall Financial Corporation and Revera Living are proposing to rezone the Crofton Manor property to permit a new seniors' residence, market and non-market housing, childcare, and publicly accessible green space.

The process for redeveloping Crofton Manor began in 2018 when Council directed staff to create a policy statement for the Crofton Manor site. Through the policy statement process, a series of guidelines were developed to shape future development on the site.

Perkins and Will Architects, in collaboration with Number TEN Architectural Group and Hapa Collaborative, have produced four design concepts for the Crofton Manor site that respond to the development guidelines. Each design concept provides variations in building massing, height, density, and building layout, based on two access circulation paths.

During September and October, the project team held meetings with key stakeholder groups including the Arbutus Ridge/Kerrisdale/Shaghnessy Neighbourhood Association (ARKS), HUB Cycling, Better Environmentally Sound Transportation (BEST), and the Kerrisdale Business Improvement Association (BIA).

On Tuesday, October 15, 2019 the project team hosted an open house at St. Mary's Church. The purpose of the Open House was to share and gather community input on the design concepts.

## Engagement Details

- **4** stakeholder meetings;
- **4,085** open house invitations sent to the community;
- Approximately **62** members of the public attended the open house;
- **35** comment forms were submitted at the open house;
- **5** pieces of correspondence were received after the meeting (until October 31, 2019)<sup>1</sup>; and
- Of the **40 comments received**, 46% expressed concerns, 23% were in support of the proposal and 22% were neutral.

## Key Themes

The following key themes emerged in the comments received:

- Support for senior's housing and facilities;
- Support for non-market housing and affordable housing;
- Support for retail opportunities at the site;
- Concern regarding height and density; and
- Desire for neighbourhood character to be retained.

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1. One correspondence received had already submitted a comment form at the event, therefore is counted in the comment forms submitted at the event total.

## 2. Stakeholder Meeting Details

Members of the project team met with various community organizations to discuss the project proposal and design options. The project team met with the following stakeholders:

### 1. Kerrisdale Business Improvement Association

On October 9, 2019, members of the project team met with representatives from the Kerrisdale BIA. The BIA noted that businesses have been struggling to keep employees because of limited rental and affordable housing options in the area for employees. The BIA also noted that the new B-line will help with attracting new employees and revenue. They were most interested in the proposal's green space, built form, and accessibility.

### 2. HUB Cycling

On Friday, October 4 2019, members of the project team met with a representative from HUB Cycling. Overall, HUB was receptive of the proposal and happy to provide feedback on the design. HUB suggested widened sidewalks to create better walkability and connectivity along West 41<sup>st</sup> to help support the future B-Line and cycling connections. Since the site is between two major bike routes (37<sup>th</sup> and 45<sup>th</sup>), HUB was excited about the design and how it would create opportunities for future transportation connections.

### 3. Better Environmentally Sound Transportation (BEST)

Members of the project team met with a representative from BEST on October 17, 2019. BEST was supportive of activated streets with lights and benches and interested in the opportunity to have seniors transportation.

### 4. Arbutus Ridge/Kerrisdale/Shaghnessy Neighbourhood Association (ARKS)

Members of the project team met with the Chair of ARKS on October 10, 2019. The project team provided information about the project and the design concepts. The chair provided general feedback on the design and committed to sharing the invite with the ARKS e-mail list.



# 3. Open House Details

## Event Details & Format

**Date:** Tuesday, October 15, 2019  
**Time:** 5:00 pm - 7:30 pm (drop-in)  
**Location:** St. Mary’s Church, 2490 W 37 Avenue, Vancouver BC V6M 1P5

## Event Description

The open house took place on Tuesday, October 15, 2019 from 5:00 pm to 7:30 pm at St. Mary’s Church, located in the Kerrisdale neighbourhood near Crofton Manor. Display boards were arranged around the room and project team members were available to answer questions and listen to feedback. Upon arrival, attendees were invited to sign-in, review the display boards, ask questions, and fill out a comment form.

## Mail Notification

Invitation flyers were mailed out to the surrounding neighbourhood via Canada Post SnapAdmail. The selected area included 11 carrier routes, across 2 postal codes targeting Businesses, Apartments, Houses, and Farms and reached a total of 4,087 postal customers.

The flyers were ordered on September 10, 2019 and the postcard proof was approved on September 11, 2019. The estimated delivery dates were confirmed as Sept 30, 2019 to Oct 4, 2019.

A copy of the notification area is included in Appendix A and a copy of the invitation flyer is included in Appendix B.

Notification letters to absentee owners (mailing labels provided by City of Vancouver staff) were sent out on Monday September 16, 2019 by regular mail.

## Project Team in Attendance

- |  |   |
|--|---|
| Wall Financial <ul style="list-style-type: none"><li>• Bruno Wall</li><li>• Micah Haince</li></ul>               | Perkins and Will <ul style="list-style-type: none"><li>• David Dove</li><li>• Nadia Rahmatian</li><li>• Irene Lai</li></ul> |
| Revera Living <ul style="list-style-type: none"><li>• Mike Brcko</li><li>• Graham Freeman</li></ul>              | Number TEN Architectural Group <ul style="list-style-type: none"><li>• Mark Anthony</li></ul>                               |
| Brook Pooni Associates <ul style="list-style-type: none"><li>• Laura Beveridge</li><li>• Kara Matheson</li></ul> | Hapa Collaborative <ul style="list-style-type: none"><li>• Lukas Holy</li></ul>   |

## Presentation Material

The display boards titles, which are representative are of the content are listed below.

1. Welcome
2. Wall Financial in the Community
3. Project time
4. Policies and Guidelines
5. Project Location
6. Height and Density Comparison
7. Guiding Principles
8. Renewing Crofton Manor
9. Landscape Guiding Principles
10. Option 1A - Village Green
11. Option 1B - Village Green
12. Option 2 - Pocket Green
13. Option 3 - Green Commons
14. Your Comments

A copy of the display boards can be found in Appendix C.

## 4. Open House Feedback Summary

Comment forms were distributed to attendees at the door and on the tables. Attendees were encouraged to complete the forms before leaving the event, or to submit them before the end of the two-week comment period (before October 30, 2019).

In total, 40 members of the community provided feedback. A total of 39 comment forms were submitted, 35 received at the event and four e-mailed after the event. One e-mail correspondence with general comments about the project was submitted and has been accounted for under question 10.

A copy of the comment form is included in Appendix D.

### Comment Form Responses

Of the **40** comments received:

- **13 indicated support** of the proposal (approximately 32%);
- **9 were neutral** and did not indicate any position (approximately 22%); and,
- **19 expressed concerns/opposition** to the proposal (approximately 47%);

Concerns focused mainly on height and density and maintaining the neighbourhood character. More than half of the respondents indicated they were supportive of non-market affordable housing, and many expressed support for seniors' care and facilities, and housing. A breakdown of comment form responses to each question is summarized below.

#### 1. Seniors' housing: are you supportive of more seniors' housing on this property?

Yes	87%	35 respondents
No	8%	3 respondents
No Response	5%	2 respondents
Total	100%	40 respondents

#### 2. Non-market housing: are you supportive of more affordable housing on this property?

Yes	58%	23 respondents
No	25%	10 respondents
No Response	10%	4 respondents
Other*	7%	3 respondents
Total	100%	40 respondents

\*Other comments included: maybe and support for affordable housing only for seniors.

### 3. Building massing & height: do you prefer more open space at grade with taller buildings or lower buildings with less open space at grade?

More open space with taller buildings	35%	14 respondents
Less open space with lower buildings	45%	18 respondents
No Response	10%	4 respondents
Other*	10%	4 respondents
Total	100%	40 respondents

\*Other comments included:

- Neither;
- Low buildings and lots of open space; and
- Bigger buildings and more homes.

### 4. Circulation & alignment: two circulation alignments have been proposed (north-south and off-centre); which circulation configuration do you prefer?

North-south	12%	5 respondents
Off-centre	45%	18 respondents
No Response	23%	9 respondents
Other*	20%	8 respondents
Total	100%	40 respondents

\*Other comments included:

- Do not understand difference;
- Higher level should be off of 41st;
- Don't know yet;
- No preference; and
- Depends on building footprint. Whatever goes with more open space.

### 5. Publicly accessible green space: do you prefer a more visually accessible public open space adjacent to 41<sup>st</sup> Avenue or more integrated public open space within the site?

Public space adjacent to 41 <sup>st</sup>	52%	21 respondents
Public space within the site	38%	15 respondents
No Response	2%	1 respondents
Other*	8%	3 respondents
Total	100%	40 respondents

\*Other comments included: no public space, and, no preference.

### 6. Child care: is a child care at grade more preferable than once located on a podium roof where it might receive more sunlight?

Child care at-grade	37%	15 respondents
Child care on a podium roof	30%	12 respondents
No Response	25%	10 respondents
Other*	10%	4 respondents
Total	100%	40 respondents

\*Other comments included: no preference, not applicable, and, no child care.

**7. Amenities: currently there is a proposed child care on the site. Is there anything in the community (for example retail) that you feel is lacking that could also occur on the Crofton Manor site?**

24 respondents submitted comments for this question, and 15 respondents did not respond. Feedback related to support or no support for retail, support for seniors' housing, and cycling and transportation infrastructure.

- **Supportive of retail (10 comments):** suggestions included a pharmacy, grocery store, cafe, restaurant or pub, profession services, etc.
- **Not supportive of retail (6 comments):** comments related to there being adequate retail in the area already.
- **Support for seniors' housing (4 comments):** comments emphasized the importance of seniors' facilities and affordable housing.
- **Cycling and transportation infrastructure (3 comments):** suggestions included end of trip and cycling facilities, car share spots, and need for a B-Line stop.
- **Other feedback** related to traffic, green space, indoor community space and child care being located in close proximity to seniors'.

**8. Non-market housing: what do you think about the proposed affordable housing component for the site? (see principle 3, under Housing)**

26 respondents submitted comments for this question, and 13 respondents did not respond. Over half of respondents indicated support for non-market housing (13 respondents), while 5 respondents indicated they do not support non-market housing here. Other comments related to seniors' housing, and concern about the height and density.

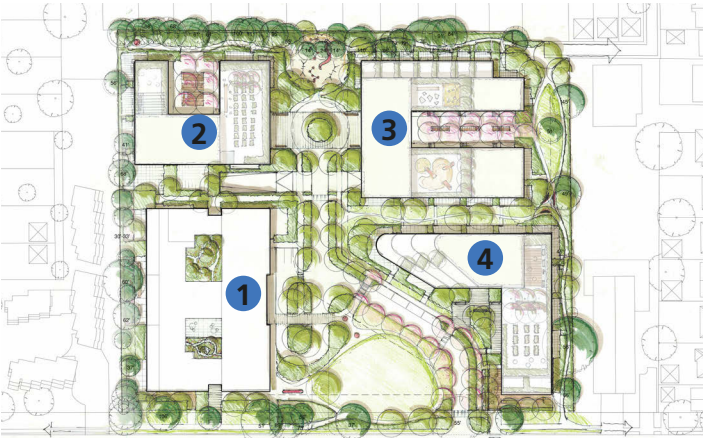
- **Support for non-market housing (13 comments):** comments related to the need for more affordable, rental housing and expanding housing options.
- **No support for non-market housing (5 comments):** comments related to a desire for market-only housing in the area and the feeling that neighbourhood did not need any non-market housing.
- **Seniors' care and housing (4 comments):** it was suggested that the non-market housing be for seniors' only.
- **Concern about density and height (2 comments):** comments related to opposition to more density and height.
- **Other feedback** indicated skepticism of proposal leading to affordable housing and over the tenant population.



9. Design concepts: four design concepts have been presented with variations in building massing,height, density, and building layout. Each concept includes a seniors’ resident, market housing, non-market housing, child care, and publicly accessibly green space. Which option do you prefer?

**Option 1A - 2.75 FSR**

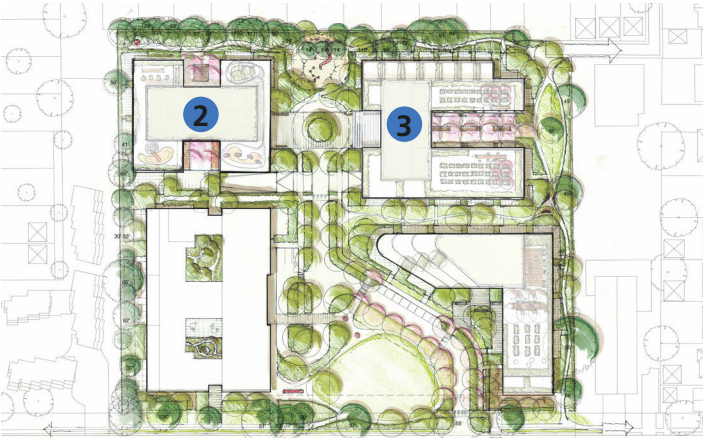
- Residential:**  
Building 2 (6-14 storeys)  
Building 3 (4-14 storeys)  
Building 4 (4-15 storeys)
- Child Care:**  
Building 3 (1-storey;level 7)
- Seniors Residence:**  
Building 1 (10 storeys)



5 respondents (12%)

**Option 1B - 2.50 FSR**

- Residential:**  
Building 2 (6-12 storeys)  
Building 3 (4-11 storeys)  
Building 4 (4-13 storeys)
- Child Care:**  
Building 2 (1-storey;level 7)
- Seniors Residence:**  
Building 1 (10 storeys)



10 respondents (25%)

**Option 2 - 2.75 FSR**

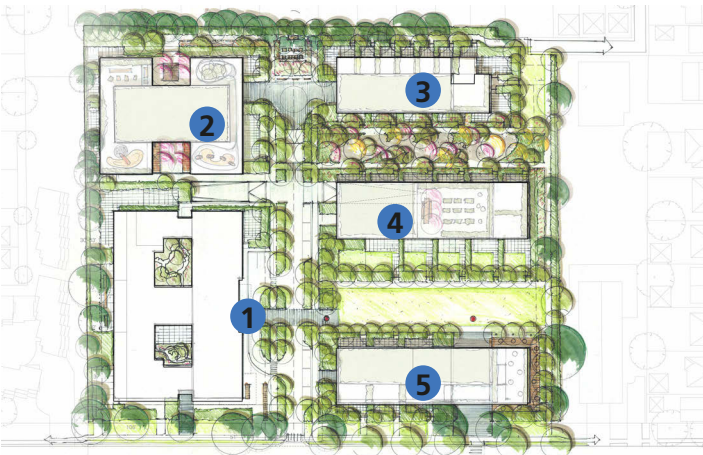
- Residential:**  
Building 2 (6-14 storeys)  
Building 3 (4-6 storeys)  
Building 4 (8-18 storeys)  
Building 5 (5-12 storeys)
- Child Care:**  
Building 4 (1-storey;level 1)
- Seniors Residence:**  
Building 1 (10 storeys)



0 respondents (0%)

**Option 3 - 2.75 FSR**

- Residential:**  
Building 2 (6-15 storeys)  
Building 3 (4-6 storeys)  
Building 4 (10-18 storeys)  
Building 5 (6-14 storeys)
- Child Care:**  
Building 2 (1-storey;level 7)
- Seniors Residence:**  
Building 1 (10 storeys)



4 respondents (10%)

*\*Other (3 comments): other comments related to opposition to all options and the density.*

19 respondents did not provide an answer (47%)

## 10. Do you have additional comments?

31 respondents provided a response to this question and 9 did not write a response. Feedback included opposition regarding height and density proposed and the impacts (privacy, traffic, shadows, etc.); support for height and density proposed; and support for seniors' housing and care.

- **Density and height impacts and concerns (14 comments):** comments included preference for a lower density building or for no changes, and concerns regarding shadowing and privacy as a result of height.
- **Support for height and density (6 comments):** comments included support for density at this location and support for more housing.
- **Seniors' housing and care (2 comments):** suggestions for more spaces for seniors' (i.e. affordable housing and facilities).
- **Other feedback** included suggestions for transportation, cycling and roads infrastructure improvements, and for the building mass to be located in the centre.

A full transcription of all comments can be found in Appendix E.

## 6. Conclusion

Four meetings with key stakeholders were held during October. Stakeholders were provided with project information and provided general feedback.

Approximately 62 members of the public attended the open house and 37 provided written feedback. Feedback from the open house focused on support for seniors' housing/care facilities and support for non-market housing. Many attendees were concerned about the heights and density being proposed and wish to retain the neighbourhood character. There were, however, attendees who felt the density and height were appropriate and required to deliver affordable housing in this location.

The feedback provided at stakeholder meetings and the October 2019 open house will help the project team shape the proposal before the rezoning is submitted.



Attendees view the display boards

# Appendices

Appendix A - Notification Area

Appendix B - Invite Flyer

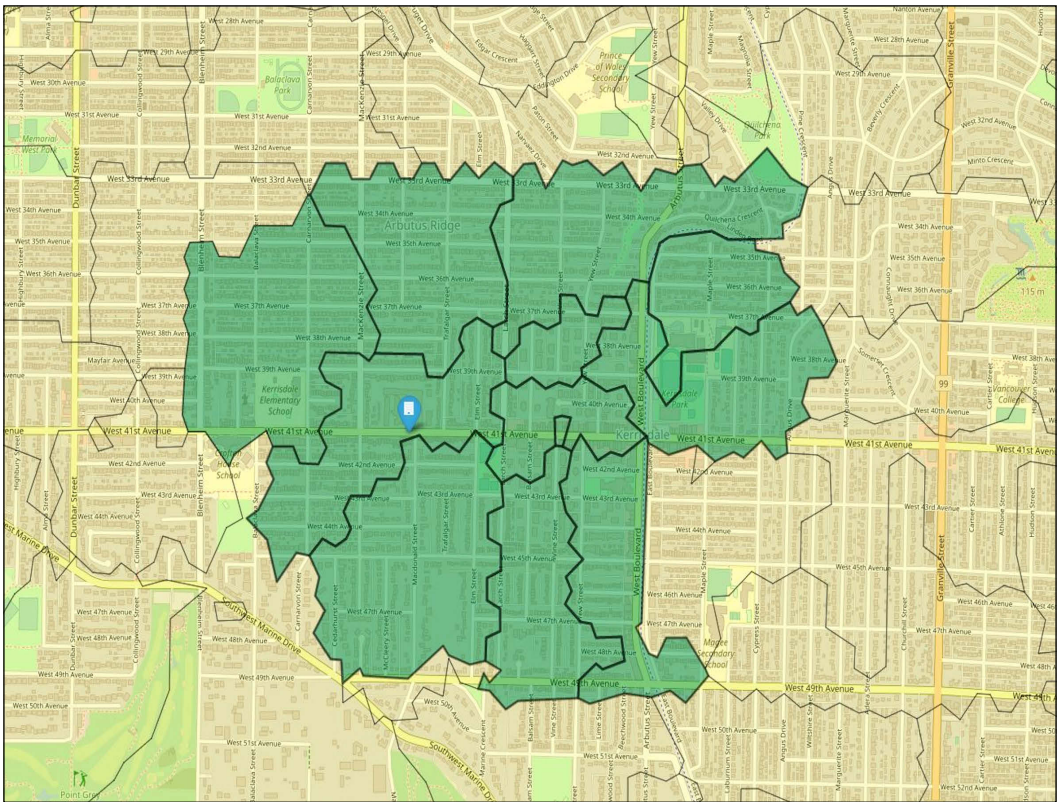
Appendix C - Display Boards

Appendix D - Comment Form

Appendix E - Comment Form Transcriptions



Appendix A - Notification Area





**Perkins&Will**

### **2803 West 41<sup>st</sup> Ave. (Crofton Manor) Pre-Application Open House**

Perkins and Will Architects, on behalf of Wall Financial Corporation, in collaboration with Revera Inc. and Number TEN Architectural Group, intend to apply to the City of Vancouver to rezone the Crofton Manor site at 2803 West 41st Avenue.

This Pre-Application Open House will introduce preliminary site strategies focusing on the renewal and replacement of the existing Crofton Manor seniors care facility and addition of other public benefits. We will be presenting four refined design options that take into account feedback received at the May 2nd / June 14th 2018 Open Houses.

City of Vancouver staff will be in attendance to discuss the proposal and engage with members of the public at this event. All input from the community will be welcomed and appreciated.

**Perkins and Will invites you to join us on Tuesday, October 15<sup>th</sup>, 2019 to learn more about the proposal and share your feedback with the team.**

#### **Open House Details**

**Date:** Tuesday, October 15<sup>th</sup>, 2019

**Time:** 5pm to 8pm

**Location:** St. Mary's Kerrisdale Church,  
2490 W 37th Ave, Vancouver, BC, V6M 1P5

#### **For Further Information please contact:**

**Jörk Grävenstein, Perkins and Will Architects**

Joerk.gravenstein@perkinswill.com

604.484.1594

**Perkins&Will**



This is not a City of Vancouver event. If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application complete with a scale model.

# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Welcome!

Perkins and Will Architects, on behalf of Wall Financial Corporation, in collaboration with Revera Inc., Number TEN Architectural Group, and Hapa Collaborative intend to apply to the City of Vancouver to rezone the Crofton Manor site at 2803 West 41st Avenue.

This Pre-Application Open House will introduce preliminary site strategies focusing on the renewal and replacement of the existing Crofton Manor seniors care facility and addition of other public benefits.

We are seeking early community input. Your comments and suggestions are greatly appreciated.



AERIAL VIEW

We are presenting four design concepts comprised of:

- Variations in building massing, height, density, and building layout based on two street configurations
- Each option will include a seniors care facility, market housing, non-market housing, a child care facility, potential retail space, as well as publicly accessible open space.

Please note this is not a City of Vancouver sponsored event.

If a rezoning application is subsequently submitted to the City, there will be an official City-led public consultation process including a City-hosted open house with a detailed description of the application complete with a scale model.



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HAPA  
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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Wall Financial in the Community

**We are a proud contributor to Vancouver's growing neighbourhoods through community programs and development projects that have provided significant community benefits.**

Wall Financial Corporation has contributed over \$400 million towards on-site public amenities, community facilities, public realm improvements, social housing, and academic research. Here are some examples:

### 1. 288 E. Hastings Street (May 2018)

- ✓ 104 social housing units
- ✓ 68 rental units
- ✓ 6,000 sq ft of social services space

### 2. 955 E. Hastings Street (April 2018)

- ✓ 70 social housing units

### 3. 5288 Joyce Street (April 2018)

- ✓ 10,250 sq ft of social amenity space for Collingwood Neighbourhood House

### 4. 1105 Seymour Street (August 2017)

- ✓ 81 social housing units
- ✓ 24,000 sq ft of social amenity space

### 5. 5575 Boundary Road (July 2017)

- ✓ 23,000 sq ft of social amenity space for the Mosaic Society

### 6. 639 Commercial Drive (2013)

- ✓ Renovation and restoration of the historic 100-year-old, 370 seat York Theatre

### 7. 1708 Columbia Street (2013)

- ✓ New Performance Theatre and office space (approximately 44,000 sq ft)

### 8. 2300 Kingsway (2012)

- ✓ Daycare facility for 27 children

### 9. 933 Seymour Street (2011)

- ✓ Construction and development of the Vancouver Symphony Orchestra school of music
- ✓ Expansion of the Orpheum theatre, the Recital Hall, and a new rehearsal hall space

### 10. 901 Mainland Street (2011)

- ✓ Construction and development Yaletown Public Park

### 11. 678 Dunsmuir Street (2006)

- ✓ Development of a universal-access SkyTrain Station at Granville and Dunsmuir

### 12. 2750 Granville Street (2000)

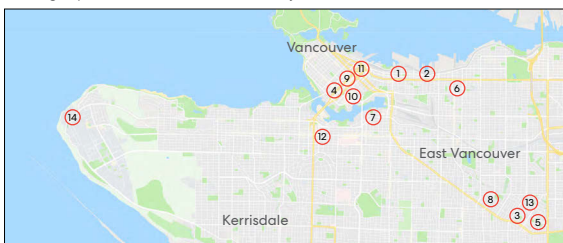
- ✓ Contributed to the preservation of the Stanley Theatre through an innovative heritage density transfer program
- ✓ Funded and advised on the rezoning and application process

### 13. 5055 Joyce Street (1990)

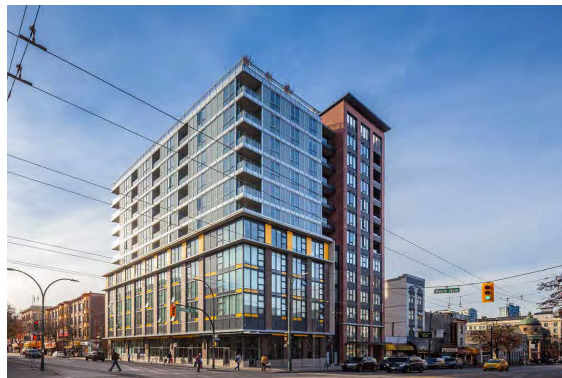
- ✓ Donation to support blind, visually impaired, and deaf-blind children and adults of the CNIB BC – Yukon division on their "pathway to independence"

### 14. 6331 Crescent Road (UBC) (1991)

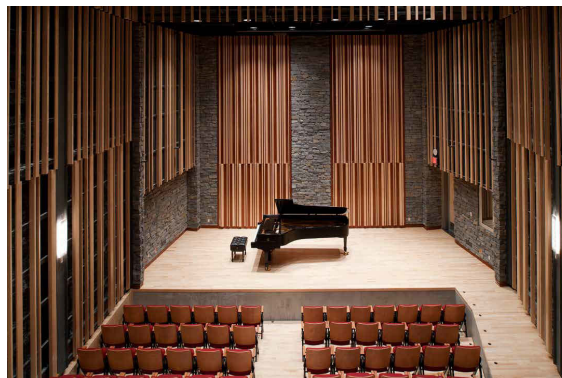
- ✓ Peter Wall funded the establishment of the Peter Wall Institute for Advanced Studies at UBC in 1991
- ✓ Largest private donation to UBC in its history



MAP OF WALL FINANCIAL CORPORATION PROJECTS



1. 288 E. HASTINGS STREET



9. 933 SEYMOUR STREET



4. 1105 SEYMOUR STREET



7. 1708 COLUMBIA STREET



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Project Timeline

On May 2nd, 2018, the City of Vancouver held a Public Open House to present preliminary design concepts and receive feedback from community members.

We took your feedback under consideration and developed multiple design alternatives. The four design concepts presented today are aligned with the guiding principles and respond to your comments.



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## Policies & Guidelines

## CITY OF VANCOUVER CD-1 BY-LAW NO.4674

Accessory uses (customarily ancillary to the above uses)

**Height:** Max. height is lesser of 10.7m or three storeys, except that:  
*Sub-area 1:* Max. 14.3 m or three storeys  
*Sub-area 2:* Max. 24.3m or six storeys

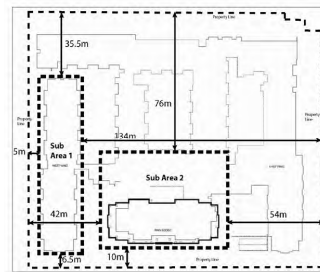


Image 2: from City of Vancouver CD-1 By-law No.4674



Image 1: from City of Vancouver Zoning Map

## ADDITIONAL CITY POLICIES

**Rezoning Policy for Sustainable**  
Large developments required for parcels with total site size of 1.98 acres and greater. The policy has eight sections which includes sustainable site design, sustainable food system, green mobility, potable water management, rainwater and groundwater management, zero waste planning, affordable housing, and resilience.



OR

b. Low Emissions Green Buildings (LEED Gold) AND meet or exceed performance standards that aim to reduce emissions, improve indoor air quality and decrease water and energy consumption.



The City of Vancouver aims to increase housing stock diversity and sustainable long-term housing mix by encouraging the development of Family units of 2 bedrooms for 25% of the total units and 3 bedrooms for 10% of the total units.



The Public Art Policy applies to rezoning developments of 100,000 s.f. Or greater. The public art budget is calculated by multiplying all areas contributing to the FSR calculation by the public art rate of \$1.81 / s.f.



This document aims to address the needs of Vancouver's inhabitants. Organized into three themes: Healthy People, Healthy Communities and Healthy Environments with targets that ensure people have access to housing, services, transit, food, culture and green space.



The Urban Forest Strategy provides direction for the retention and regeneration of Vancouver's urban forest. Any street trees will have to be fully protected and maintained during construction. An arborist's report will be required for any of the existing trees on site.



The biodiversity strategy contains objectives and targets to increase biodiversity across Vancouver and access to nature for the City's inhabitants. Objectives include the restoration of habitats and species, to protect and enhance biodiversity during development, increase community engagement, and monitor biodiversity to track change and measure success.



The City of Vancouver Bird Strategy does not require action, but it is a guideline with recommendation for building and landscape design. Bird friendly landscape design that incorporates native species of varying sizes and layers, minimizing human disturbance and reduce light pollution and increase visibility of glass.



Urban agriculture is required under the City's Rezoning Policy for Sustainable Large Developments. The threshold for sites under the City's Rezoning Policy for Sustainable Large Developments is 1.98 acres.



Transportation 2040 is aligned with the Greenest City 2020 Action Plan. The three primary goals of the document are connected to Economy, People, and Environment. With a goal of hitting two thirds of all trips on foot, bike, or transit by 2040.



As Vancouver's population continues to grow an increasing number of families are living in multi-unit developments. Higher density development requires that adequate access is provided to services and designed with children needs in mind. This includes siting housing within walking distance of childcare, an elementary school, grocery store and outdoor play areas.



Perkins&amp;Will

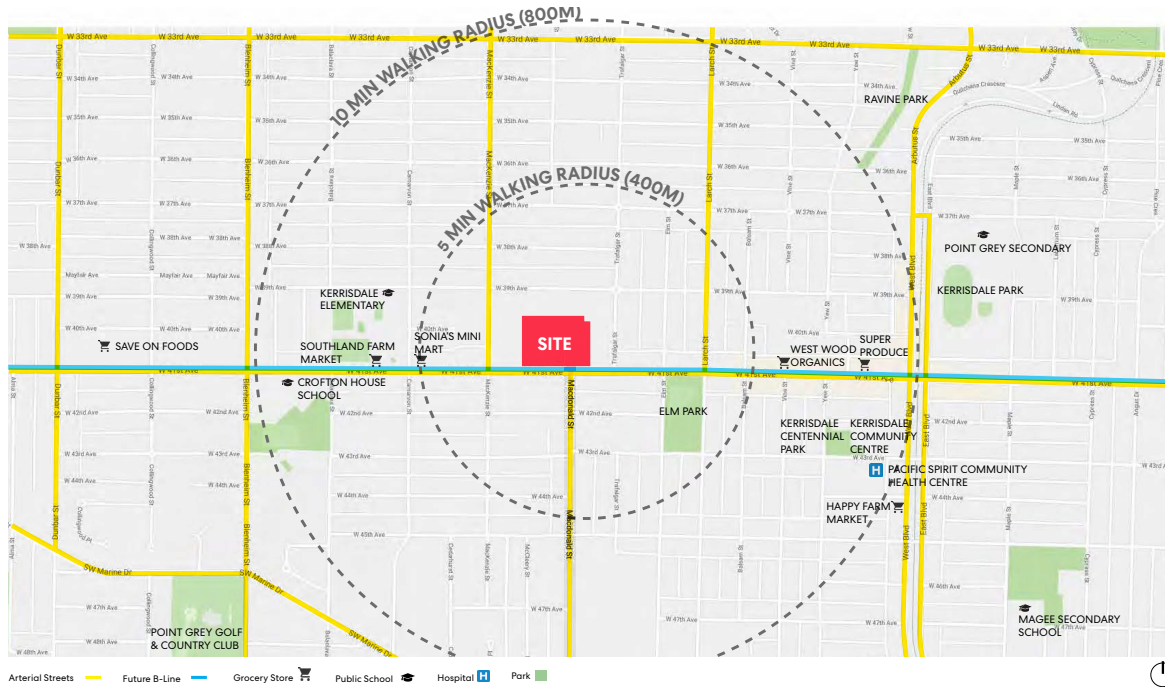
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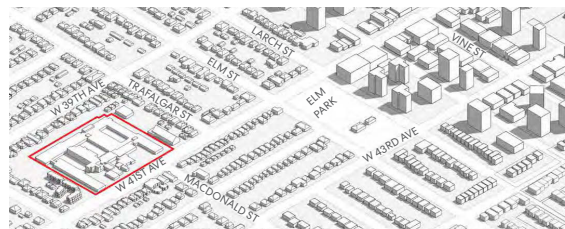
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Project Location



### EXISTING CONTEXT

Located at West 41st Avenue, within a short walk to the heart of Kerrisdale, the site is currently operating as a retirement home, which offers a complete continuum of care with independent living suites and private long-term care. The existing site is surrounded by schools, parks, community facilities, churches, and other small-scale public amenities. Translink bus service and B-line (opening by the end of 2019) along 41st Avenue will provide excellent transit connectivity for the site.



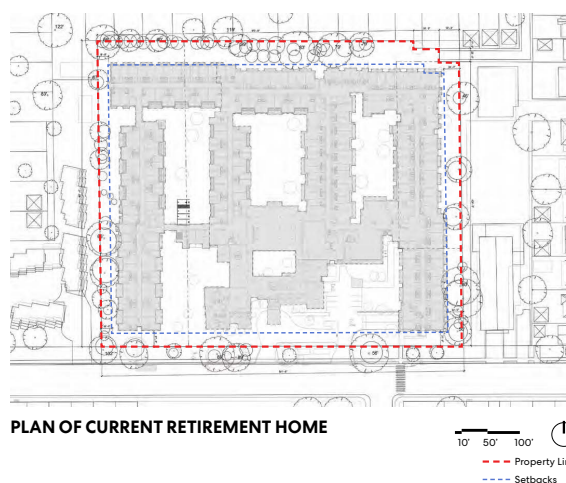
AERIAL VIEW

### SITE STATISTICS

**Civic Address:** 2803 West 41st Avenue, Vancouver, BC, Canada

**Site Information:** Existing Zoning: CD-1 # 83  
Lot Area: 245,906 sf  
Lot Dimensions: 541' - 6" X 477' - 0"

**Community:** Arbutus Ridge  
Kerrisdale  
Shaughnessy  
(ARKS) Community Vision area



PLAN OF CURRENT RETIREMENT HOME



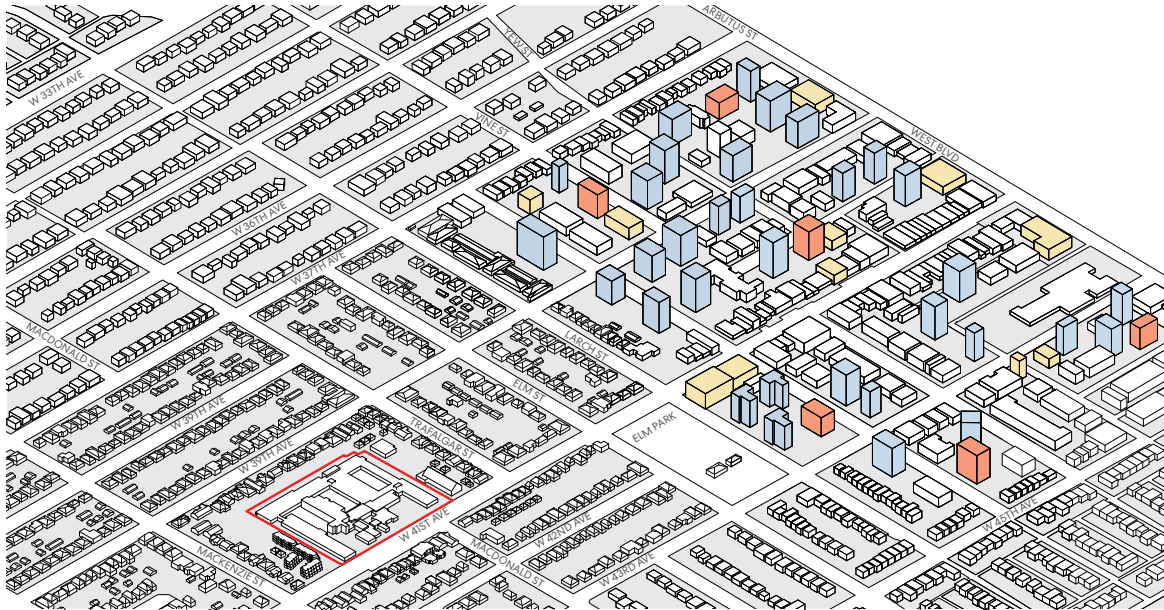
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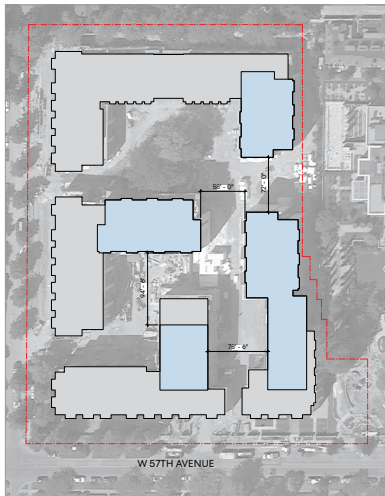
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Height & Density Comparison



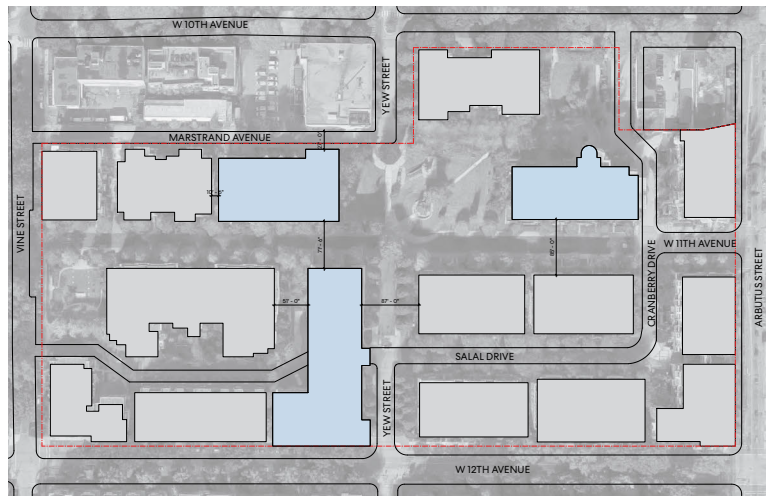
**BUILDING HEIGHT COMPARISON**

Site  
1-3 Storeys  
4-6 Storeys  
7-9 Storeys  
+10 Storeys



**SHANNON ESTATE (PHASE 2)**

Site Coverage: 42%  
FSR: 2.04



**ARBUTUS WALK**

Site Coverage: 45%  
FSR: 2.2

Site  
Building Footprint  
+7 Storey Tower



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Guiding Principles (based on Issue Report adopted on Jan 30th, 2018)

### 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. Explore subsidized seniors housing options.
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.

### 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** and **transition in scale** to the neighbourhood.
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.



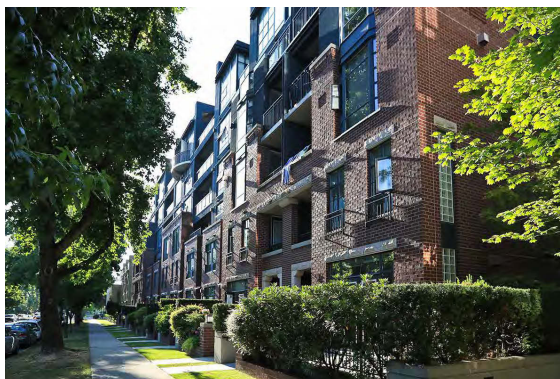
**GROSVENOR AMBLESIDE** - Stepped buildings offer transition in scale and opportunities for private outdoor spaces



**SHANNON ESTATE** - Transition in building scale



**SHANNON ESTATE** - Range of open spaces (public/semi-public/private)



**ARBUTUS WALK** - Contextual fit & visual privacy



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Guiding Principles (based on Issue Report adopted on Jan 30th, 2018)

### 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*s.
14. Respond to the criteria outlined in the *Rezoning Policy for Sustainable Large Developments*.

### 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.



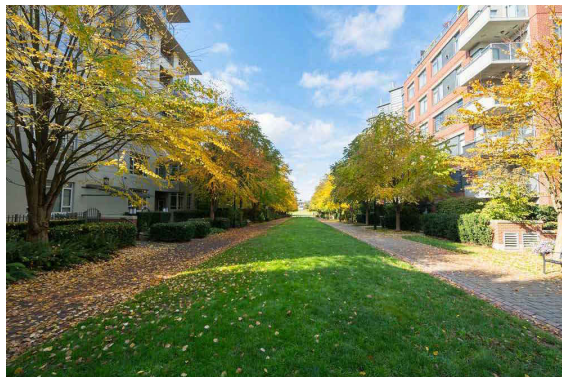
**RIVER GREEN** - Transition in building scale



**ARBUTUS WALK** - Access to green space for all users



**SHANNON ESTATE** - Range of housing types



**ARBUTUS WALK** - Inviting public open space



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## 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

# Renewing Crofton Manor

Revera, a leading Canadian owner, operator, developer and investor in the senior living sector, is excited to be planning the renewal of Crofton Manor, creating a new, state-of-the-art retirement residence in the same stunning location, to meet the needs of current and future local seniors.

The new Crofton Manor will:

- Offer options to suit each person's preferences, including a range of **spacious, elegant suites**, an array of **modern amenities, holistic recreation programs**, and **restaurant-style dining**.
- Provide **personalized care and wellness services**, giving people the flexibility they want and the support they need to age in place while continuing to live life, their way.
- Be part of a new, **vibrant, walkable, intergenerational hub**, with the revitalized larger property bringing the community closer to the seniors who live there.
- **Replace the existing building, built in 1973**, which requires significant maintenance and upgrades due to its age and inefficiency.
- Provide a **beautiful, purpose-built residence for future seniors** who want to live in and enjoy this part of Vancouver, where there are few seniors' living options.

Revera's Crofton Manor is proud to have been part of the Kerrisdale community for the past 50 years, and to be planning for the next 50, continuing our long history of providing housing, care and services to seniors.



SOCIAL ACTIVITIES AND COMMUNITY ENGAGEMENT



INTELLECTUAL, ARTISTIC AND CULTURAL PROGRAMS



HEALTHY AGING IN HEALTHY COMMUNITIES



CARE, WELLNESS AND FITNESS OPTIONS



Perkins&Will

numberTEN

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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Landscape Guiding Principles

### 1 NEIGHBOURHOOD CONNECTIONS



Stitch into the neighbourhood with a network of publicly accessible paths

### 2 PUBLIC PRIVATE INTERFACE



Devise creative ways to blend the public private edge, allowing both for privacy and a sense of community

### 3 A GREEN SOCIAL HEART



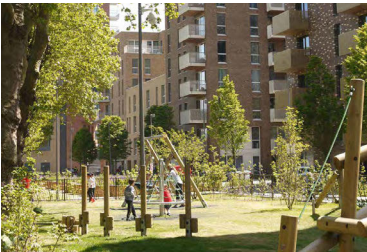
Create a vibrant, public, central green space that will serve as the social centre of the development

### 4 MULTIGENERATIONAL INTEREST



Create a space that is accessible and enjoyable for all members of the community

### 5 CHILD CARE



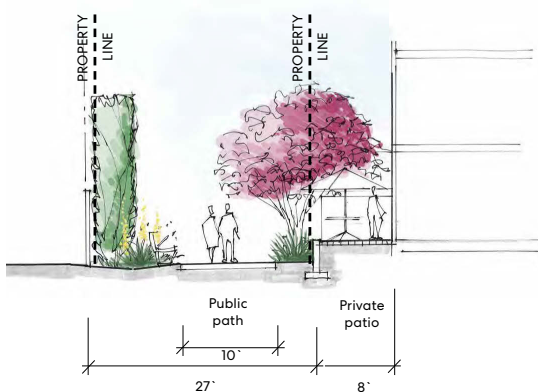
Provide a childcare facility as well as places where children can play and parents can relax

### 6 GREEN INFRASTRUCTURE

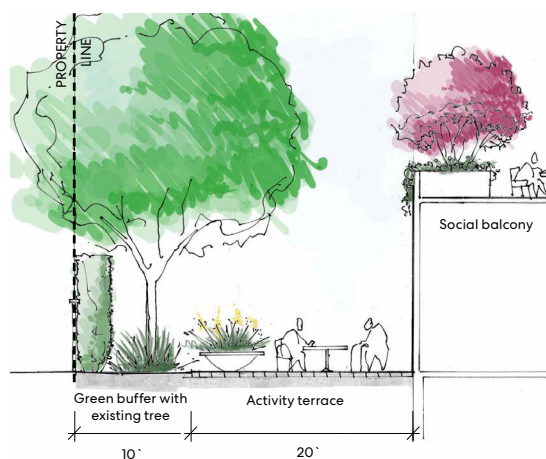


Utilize roadside green spaces to manage stormwater and create a public amenity

### TYPICAL SECTIONS



TYPICAL NORTH SIDE PUBLIC PRIVATE INTERFACE



TYPICAL WEST PROPERTY BOUNDARY SENIORS HOUSING INTERFACE



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1A - Village Green



### DEVELOPMENT STATISTICS

#### Building Uses / Storeys

Residential: Building 2 (6 - 14 storeys)  
Building 3 (4 - 14 storeys)  
Building 4 (4 - 15 storeys)

Child Care: Building 3 (1 storey; level 7)

Seniors Residence: Building 1 (10 storeys)  
(Number TEN architects)

Site Area: 245,906 sf  
Market / Non-market GFA: 537,081 sf  
Senior Residence GFA: 190,000 sf

Total FSR: 677,081 sf  
FSR: 2.75

Gross Site Coverage: 37.86%

Access Dedication: 35,548 sf



AERIAL VIEW



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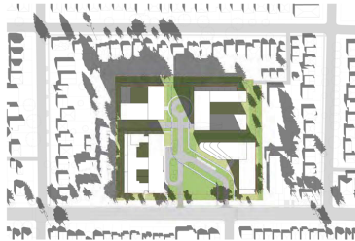
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1A - Village Green

### SHADOW STUDIES



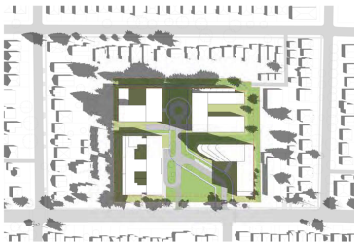
SPRING EQUINOX - 10AM



SPRING EQUINOX - 12PM



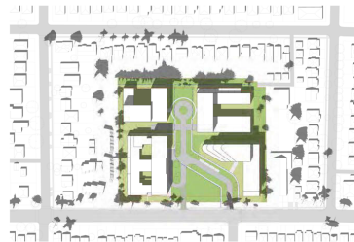
SPRING EQUINOX - 2PM



SUMMER SOLSTICE - 10AM



SUMMER SOLSTICE - 12PM



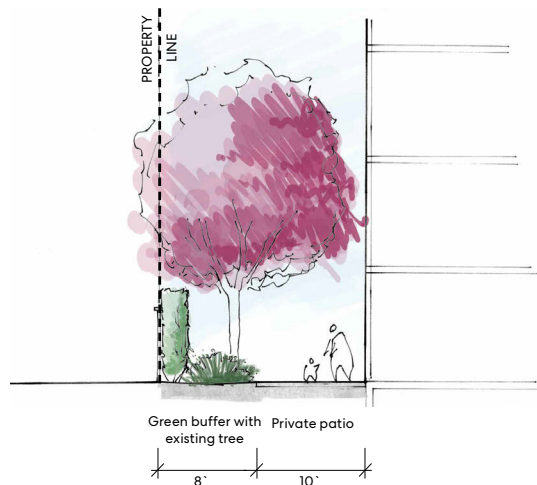
SUMMER SOLSTICE - 2PM

### SECTIONS



Public greenway path

A - NORTH SIDE PUBLIC PRIVATE INTERFACE



B - WEST PROPERTY BOUNDARY



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1A - Village Green



VIEW 1



VIEW 2



VIEW 3



VIEW 4



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1B - Village Green



### DEVELOPMENT STATISTICS

#### Building Uses / Storeys

Residential: Building 2 (6 - 12 storeys)  
Building 3 (4 - 11 storeys)  
Building 4 (4 - 13 storeys)

Child Care: Building 2 (1 storey; level 7)

Seniors Residence: Building 1 (10 storeys)  
(Number TEN architects)

Site Area: 245,906 sf

Market / Non-market GFA: 473,966 sf

Senior Residence GFA: 190,000 sf

Total FSR: 613,966 sf

FSR: 2.50

Gross Site Coverage: 38.87%

Access Dedication: 35,548 sf



AERIAL VIEW



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numberTEN

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COLLABORATIVE

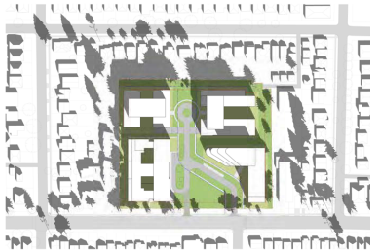
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1B - Village Green

### SHADOW STUDIES



SPRING EQUINOX - 10AM



SPRING EQUINOX - 12PM



SPRING EQUINOX - 2PM



SUMMER SOLSTICE - 10AM

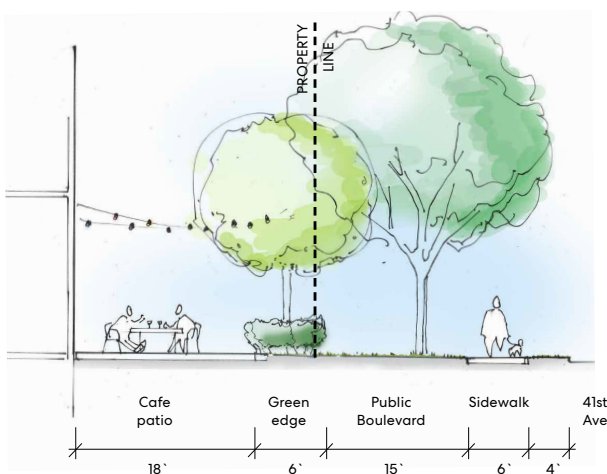


SUMMER SOLSTICE - 12PM

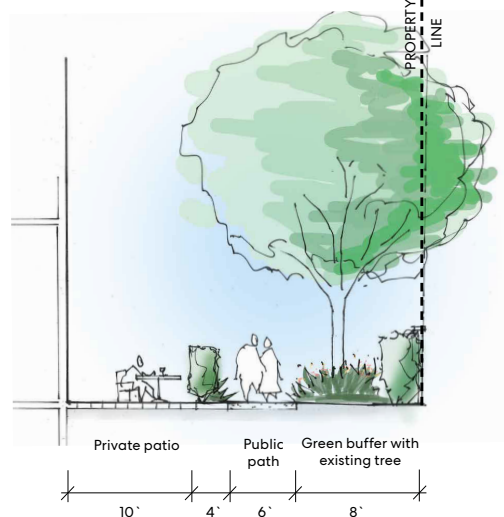


SUMMER SOLSTICE - 2PM

### SECTIONS



A - 41ST AVE PUBLIC / PRIVATE INTERFACE



B - EAST PROPERTY BOUNDARY



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 1B - Village Green



VIEW 1



VIEW 2



VIEW 3



VIEW 4



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 2 - Pocket Green



### DEVELOPMENT STATISTICS

#### Building Uses / Storeys

Residential: Building 2 (6 - 14 storeys)  
Building 3 (4 - 6 storeys)  
Building 4 (8 - 18 storeys)  
Building 5 (5 - 12 storeys)

Child Care: Building 4 (1 storey; level 1)

Seniors Residence: Building 1 (10 storeys)  
(Number TEN architects)

Site Area: 245,906 sf  
Market / Non-market GFA: 536,577 sf  
Senior Residence GFA: 190,000 sf

Total FSR: 676,577 sf  
FSR: 2.75

Gross Site Coverage: 36.44%

Access Dedication: 29,975 sf



AERIAL VIEW



Perkins&Will

numberTEN

HAPA  
COLLABORATIVE

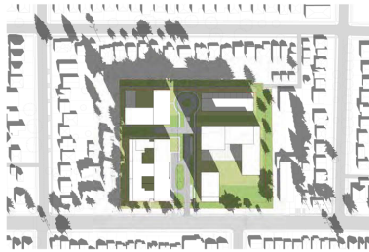
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 2 - Pocket Green

### SHADOW STUDIES



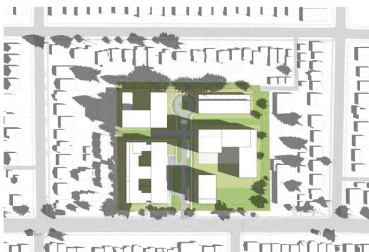
SPRING EQUINOX - 10AM



SPRING EQUINOX - 12PM



SPRING EQUINOX - 2PM



SUMMER SOLSTICE - 10AM

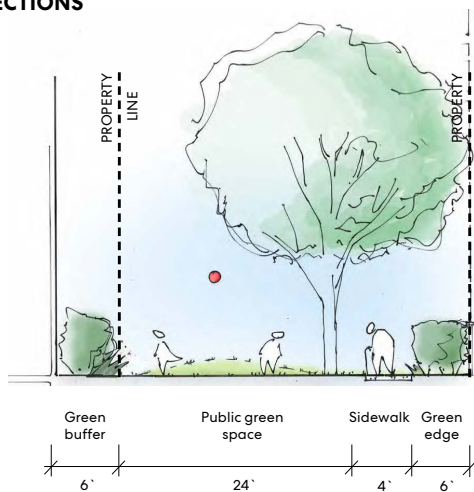


SUMMER SOLSTICE - 12PM

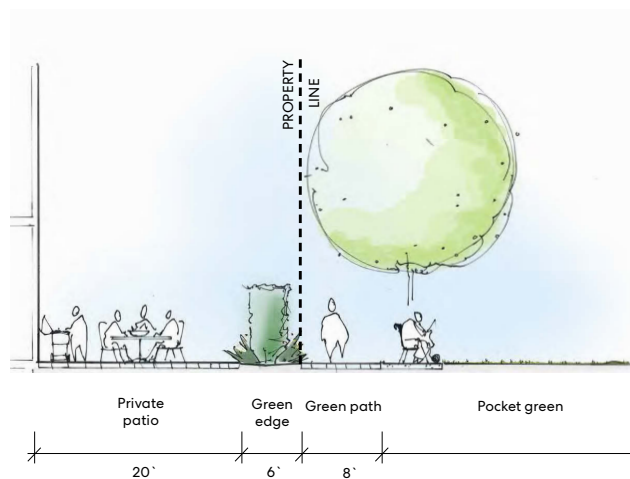


SUMMER SOLSTICE - 2PM

### SECTIONS



A - EAST PROPERTY BOUNDARY PUBLIC GREENWAY



B - SOUTH PROPERTY BOUNDARY INTERFACE WITH POCKET GREEN



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2803 WEST 41ST AVE (CROFTON MANOR)  
PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 2 - Pocket Green



VIEW 1



VIEW 2



VIEW 3



VIEW 4



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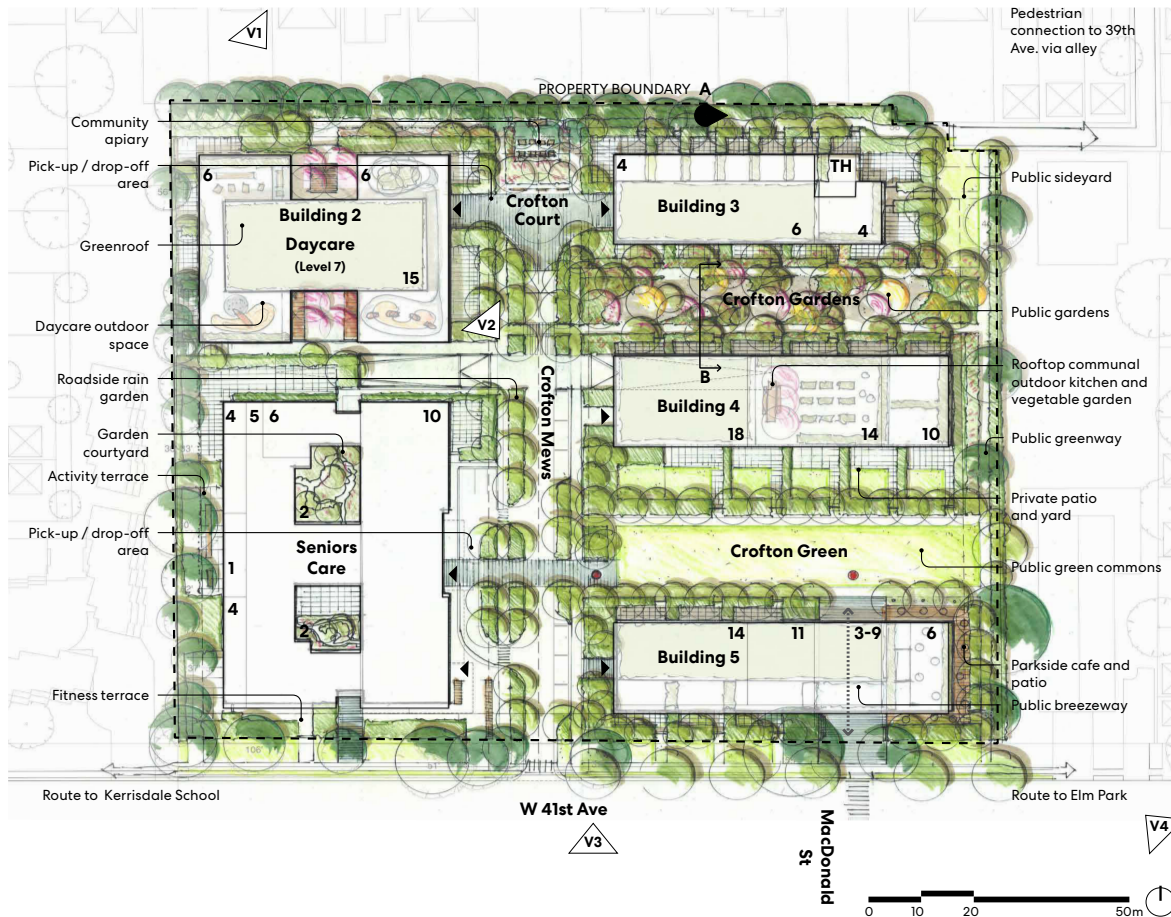
numberTEN

HAPA  
COLLABORATIVE



# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 3 - Green Commons



### DEVELOPMENT STATISTICS

#### Building Uses / Storeys

Residential: Building 2 (6 - 15 storeys)  
Building 3 (4 - 6 storeys)  
Building 4 (10 - 18 storeys)  
Building 5 (6 - 14 storeys)

Child Care: Building 2 (1 storey ; level 7)

Seniors Residence: Building 1 (10 storeys)  
(Number TEN architects)

Site Area: 245,906 sf  
Market / Non-market GFA: 535,811 sf  
Senior Residence GFA: 190,000 sf

Total FSR: 675,811 sf  
FSR: 2.75

Gross Site Coverage: 36.76%

Access Dedication: 29,975 sf



AERIAL VIEW



Perkins&Will

numberTEN

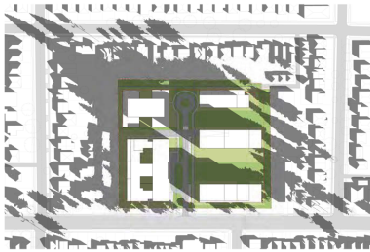
HAPA  
COLLABORATIVE



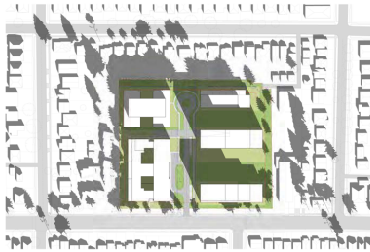
# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 3 - Green Commons

### SHADOW STUDIES



SPRING EQUINOX - 10AM



SPRING EQUINOX - 12PM



SPRING EQUINOX - 2PM



SUMMER SOLSTICE - 10AM



SUMMER SOLSTICE - 12PM



SUMMER SOLSTICE - 2PM

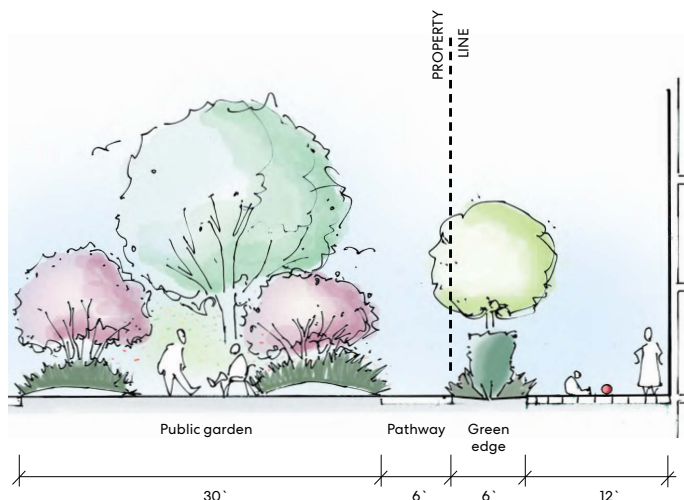
### SECTIONS



Public path

Private patio

A - EAST PROPERTY BOUNDARY PUBLIC / PRIVATE INTERFACE



B - PUBLIC GARDEN AND PRIVATE INTERFACE



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# 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

## Option 3 - Green Commons



VIEW 1



VIEW 2



VIEW 3



VIEW 4



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## 2803 WEST 41ST AVE (CROFTON MANOR) PRELIMINARY REZONING APPLICATION OPEN HOUSE

# Your Comments

The four options presented today varied in the following ways and we would like to know your thoughts:

### 1. Building Massing & Height

Do you prefer more open space at grade with taller buildings or lower buildings with less open space at grade?

### 2. Circulation Alignment

Which circulation configuration do you prefer?

### 3. Publicly Accessible Green Space

Do you prefer a more visually accessible public open space adjacent to 41st Ave or a more integrated public open space within the site?

### 4. Child care

Is a child care at grade more preferable than one located on a podium roof where it might receive more sunlight?

Please leave your suggestions on the comment cards. Your feedback will help us refine a design for this unique development.

# THANK YOU



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## Appendix D- Comment Form



October 15, 2019

### Crofton Manor, 2803 West 41<sup>st</sup> Avenue Pre-Application Open House

Wall Group and Revera Living are proposing to rezone the Crofton Manor property to permit a new seniors' residence, market and non-market housing, child care, and publicly accessible green space. This process began in early 2018 when City Council directed staff to begin a planning process for the Crofton Manor property. The purpose of today's Open House is to seek community input on four design concepts before we submit our Rezoning Application to the City. Thank you for taking the time to complete this comment form.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Would you like to be contacted with future updates? ☐ Yes ☐ No

Please tell us about yourself:

- |   |   |
|---|---|
| <input type="checkbox"/> I rent my home in the area       | <input type="checkbox"/> I work in the area           |
| <input type="checkbox"/> I own my home in the area        | <input type="checkbox"/> I own a business in the area |
| <input type="checkbox"/> I don't live or work in the area |   |

**Please select only one response to questions 1-6 below.**

- 1. Seniors' housing:** are you supportive of more seniors' housing on this property?  
☐ Yes ☐ No
- 2. Non-market housing:** are you supportive of more affordable housing on this property?  
☐ Yes ☐ No
- 3. Building massing & height:** do you prefer more open space at grade with taller buildings or lower buildings with less open space at grade?  
☐ More open space with taller buildings ☐ Less open space with lower buildings
- 4. Circulation & alignment:** two circulation alignments have been proposed (north-south and off-centre); which circulation configuration do you prefer?  
☐ North-south ☐ Off-centre
- 5. Publicly accessible green space:** do you prefer a more visually accessible public open space adjacent to 41<sup>st</sup> Ave or more integrated public open space within the site?  
☐ Public space adjacent to 41<sup>st</sup> ☐ Public space within the site
- 6. Child care:** is a child care at grade more preferable than one located on a podium roof where it might receive more sunlight?  
☐ Child care at grade ☐ Child care on a podium roof
- 7. Amenities:** currently there is a proposed child care on the site. Is there anything in the community (for example retail) that you feel is lacking that could also occur on the Crofton Manor site?

8. **Non-market housing:** what do you think about the proposed affordable housing component for the site (see Principle 3, under Housing)?

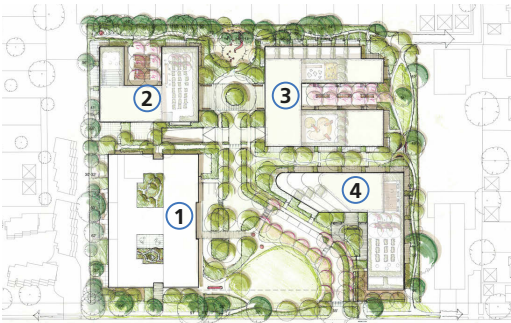
9. **Design concepts:** four design concepts have been presented with variations in building massing, height, density, and building layout. Each concept includes a seniors' residence, market housing, non-market housing, child care, and publicly accessible green space. Which option do you prefer? (please circle your preferred option)

**Option 1A - 2.75 FSR**

**Residential:**  
Building 2 (6-14 storeys)  
Building 3 (4-14 storeys)  
Building 4 (4-15 storeys)

**Child Care:**  
Building 3 (1-storey; level 7)

**Seniors Residence:**  
Building 1 (10 storeys)

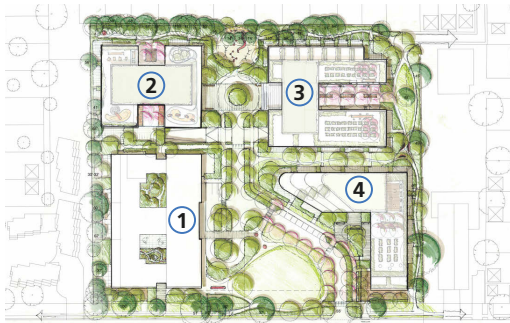


**Option 1B - 2.50 FSR**

**Residential:**  
Building 2 (6-12 storeys)  
Building 3 (4-11 storeys)  
Building 4 (4-13 storeys)

**Child Care:**  
Building 2 (1-storey; level 7)

**Seniors Residence:**  
Building 1 (10 storeys)



**Option 2 - 2.75 FSR**

**Residential:**  
Building 2 (6-14 storeys)  
Building 3 (4-6 storeys)  
Building 4 (8-18 storeys)  
Building 5 (5-12 storeys)

**Child Care:**  
Building 4 (1-storey; level 1)

**Seniors Residence:**  
Building 1 (10 storeys)

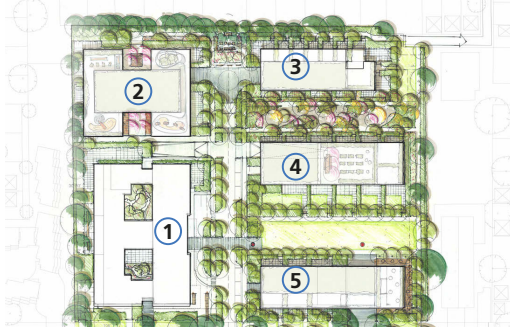


**Option 3 - 2.75 FSR**

**Residential:**  
Building 2 (6-15 storeys)  
Building 3 (4-6 storeys)  
Building 4 (10-18 storeys)  
Building 5 (6-14 storeys)

**Child Care:**  
Building 2 (1-storey; level 7)

**Seniors Residence:**  
Building 1 (10 storeys)



10. Do you have any additional comments?

Please submit your comments at the sign-in desk or by email to  
Kara Matheson at Brook Pooni Associates at [kmatheson@brookpooni.com](mailto:kmatheson@brookpooni.com) before October 30, 2019.  
Display material will be available online at [www.brookpooni.com/resources](http://www.brookpooni.com/resources).



## Appendix E - Comment Form Transcriptions

### 1. Seniors' housing: are you supportive of more affordable housing on this property?

Yes	35 respondents
No	3 respondents
No Response	1 respondents
Total	39 respondents

### 2. Non-market housing: are you supportive of more affordable housing on this property?

Yes	23 respondents
No	10 respondents
No Response	3 respondents
Other*	3 respondents
Total	39 respondents

\*Other comments included:

- Maybe;
- Only for seniors.; and
- I do not have any objection to there being affordable housing on the property as a matter of principle, but I would prefer that such housing be designated for seniors of this city, or for staff working at Revera.

### 3. Building massing & height: do you prefer more open space at grade with taller buildings or lower buildings with less open space at grade?

More open space with taller buildings	14 respondents
Less open space with lower buildings	18 respondents
No Response	3 respondents
Other*	4 respondents
Total	39 respondents

\*Other comments included:

- Neither;
- Low buildings and lots of open space;
- Bigger buildings and more homes; and
- I strongly object to the height that is being proposed in ALL of the four design concepts. The notion that buildings on this site could be 10 – 18 stories is not at all in keeping with the immediate neighbourhood. It is not even in keeping with much of what is being developed in other parts of Kerrisdale that are becoming densified. It is most definitely not in keeping with lots that border immediately next to family homes. I do my best to contain my inner cynic, which (a) harbours suspicion that developers drop in “18 stories” in the hope that neighbours feel they have taken victory if they keep it contained to 10, and (b) assumes that the developers fully expect people to be ‘up in arms’ over 18 stories, with no realistic expectation of being granted same, but knowing that if they pitch for 18, they could get 10 or 12 or 14. I will not “go gentle into that good night” when it comes to proposals of 10 stories for that site. I am in favour of terracing the levels so that you meet “like with like” around the perimeter and step up from there as buildings become more distal to neighbours to the west, north and east. If the choice is massing or height, I prefer massing, but the watchword should be gentle density. I travel all around this city. Why can you not have some form of row housing facing neighbouring properties and increase density and height as you work your way closer to the middle (and to a maximum of 6 or 7 stories, but over a larger area than Revera pitched back in about 2012 when they got the last approval for variance topping out at six stories? What I see when I look at current schematics is akin to what is happening at Oakridge, where there is an entire community plan afoot over a vast area. That is not Crofton. Crofton is also not Shannon Mews. Trying to build a development like that in the Crofton Manor space is completely out of keeping and disrespectful to everything else around it. Densification of this site does not mean it has to overwhelm the neighbours.

**4. Circulation & alignment: two circulation alignments have been proposed (north-south and off-centre); which circulation configuration do you prefer?**

North-south	5 respondents
Off-centre	18 respondents
No Response	8 respondents
Other*	8 respondents
Total	39 respondents

- \*Other comments included:
- Do not understand difference (x2);
  - Higher level should be off of 41st;
  - Don't know yet;
  - No preference;
  - Depends on building footprint. Whatever goes with more open space; and
  - I do not feel qualified to comment on the issue of circulation and alignment. I do not presume to know the factors that go into that decision. One would expect it would have something to do with efficiently getting people in and out of that space.

**5. Publicly accessible green space: do you prefer a more visually accessible public open space adjacent to 41<sup>st</sup> Avenue or more integrated public open space within the site?**

Public space adjacent to 41 <sup>st</sup>	21 respondents
Public space within the site	15 respondents
No Response	0 respondents
Other*	3 respondents
Total	39 respondents

- \*Other comments included:
- No public space;
  - No preference; and
  - I do not know why there need be a publicly available green space. There are several parks in the area for green space. If this is for the seniors, then Revera should have input into how that is best used by them, but I see no need for a public green space. There isn't one there now, after all.

**6. Child care: is a child care at grade more preferable than once located on a podium roof where it might receive more sunlight?**

Child care at-grade	15 respondents
Child care on a podium roof	12 respondents
No Response	9 respondents
Other*	4 respondents
Total	39 respondents

- \*Other comments included:
- No preference;
  - Not applicable;
  - No child care;
  - I do not know why there need be childcare on this site. If it is a site geared toward allowing seniors to downsize into market or affordable housing in the neighbourhoods where they have lived, why is there need for childcare? What size of childcare is even contemplated? I foresee that being an issue for access and egress during rush hour on and off of 41st. The schematics seem to smack of "community design". Again, this site is not big enough to allow for this. This is not Shannon Mews, or the Oakridge redesign. I think the plans of what will go into this site, certainly as far as height is concerned, are perhaps more ambitious than the space allows if it is to be commensurate with the surrounding area. Again, I come back to the purpose for which this property was rezoned to allow for Crofton Manor in the first place. The senior demographic is growing. To me, it is sensible to maintain the area as being geared to the 55+ demographic.

**7. Amenities: currently there is a proposed child care on the site. Is there anything in the community (for example retail) that you feel is lacking that could also occur on the Crofton Manor site? (Note: NR means no response was provided.)**

1. NR
2. NR
3. NR
4. At this time I would not support retail. We need to keep Kerrisdale's current retail strong.
5. NR
6. NR
7. No
8. Retail convenience store pharmacy medical office (dentist)
9. NR
10. NR
11. Seniors' care facility + housing (non-market) are most important
12. Public beds for seniors care i.e. affordable seniors care
13. No retail More seniors care/facilities - rec centre, walking paths (paved for walkers + wheelchairs)
14. End of trip facilities and cycling infrastructure to respond to climate emergency moderate income rental housing diversity of retail stores
15. I would like to see retail here as well, like a coffee shop or small grocery store to help service the seniors and other future residents. Some sort of indoor communal flex space to encourage/invite interactions between the seniors and other residents on the site - would be a great way to grow and foster community, even in the rainy months. Really like the idea of a community garden for both residents/seniors to build relationships and work together.
16. NR
17. Nothing is needed here. Definitely not retail as there is plenty of retail a few blocks east
18. Restaurant, shoppers drug mart + restaurant, grocery store
19. NR
20. Buildings are far too massive and tall and out of keeping with the character of the area. The proposed developments will result in more traffic noise pollution and congestion.
21. Coffee shops (meeting space for socializing)
22. NR
23. Lot of retail in Kerrisdale no more on this site. Quiet natural spaces would be a benefit for residents if public parks onsite I would not be interested in going there amongst all the proposed density. Pocket parks are ridiculous.
24. Publicly accessibly care share (Modo)
25. Retail space facing W 41st can help integrate the space with the lively environment of W 41st

26. NR
27. Child care could be considered as part of the seniors complex to create a multi-generational facility. Retail facing 41st makes sense, coffee, corner store, resident services (hairstylist) TransLink should be encouraged to include a B-line stop once the site reaches 60% occupancy to encourage fewer single occupancy vehicle trips Resident recreation - gym/pool would be helpful for seniors not needing to go to the community centre. Would encourage families to recreate at home - fewer vehicle trips
28. Retail Restaurants A pub (there hasn't been one in Kerrisdale since the Cheshire Cheese closed!)
29. NR
30. Professional offices medical, legal, etc.
31. The size of these buildings is completely out of scale with the surrounding neighbourhood!
32. NR
33. NR
34. None
35. More seniors housing
36. Possibly a convenience store along 41st ave
37. NR
38. Coffee shop/food
39. The business district of Kerrisdale has plenty of amenities. I see no reason for there to be commercial amenities at this site.

**8. Non-market housing: what do you think about the proposed affordable housing component for the site (see Principle 3, under Housing)?** *(Note: NR means no response was provided.)*

1. No!
2. NR
3. I like the idea
4. I cannot see this plan leading to any affordable housing.
5. There is already a complete community in the surrounding residential area. Including affordable housing just means more and higher buildings looking down on my house on Trafalgar.
6. Not much, if it means higher buildings
7. Necessary
8. NR
9. NR
10. NR
11. A good idea in principle but it would depend on the residents and how they fit into the neighbourhood
12. I am told non-market housing is rental. I agree with a rental component.



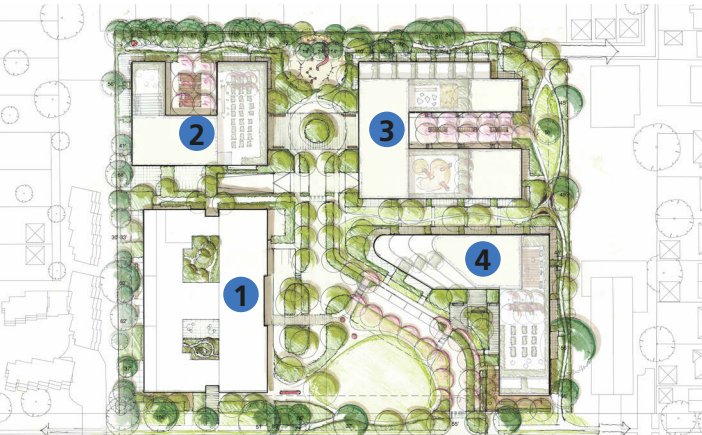
13. NR
14. Great to see that there will be a non-market component and would like to see another 10% or 20% for moderate incomes even if it meant a higher density.
15. I think this is completely appropriate for the neighbourhood, as it will help more people that already work in the city to live here too. Will provide more housing options for expanding families, or for empty-nesters, so they might be able to stay, live/work in the city, cutting down on commute times. Would also provide more stable/safe/secure housing over a basement suit or apartment building that doesn't have sprinklers want to see this offered to the senior's residence as well
16. Should be specific to seniors living only
17. I am strongly opposed to affordable housing on this site
18. NR
19. I agree with providing affordable housing but disagree with the city's approach that if you provide affordable housing then zoning guidelines will be relaxed i.e. increase height of buildings
20. NR
21. More affordable housing is good!
22. NR
23. Not sure
24. I welcome non-market housing
25. I think it is very important to have more affordable rental housing to support people who work in the area that can't afford to own a home in Kerrisdale
26. NR
27. Need in area, should help free up older spaces in Kerrisdale for UBC students
28. Very good Wish there was more housing in general! 2.75 FSR seems modest.
29. No - more seniors care because you already have a facility on-site
30. I am in favour.
31. NR
32. NR
33. if this is done, affordable housing is essential
34. Need affordable housing. Whatever it takes to accommodate seniors!
35. OK
36. I would like to see only market value housing. Would prefer more senior care housing.
37. NR
38. Not supportive of affordable housing
39. Already answered this

9. Design concepts: four design concepts have been presented with variations in building massing,height, density, and building layout. Each concept includes a seniors’ resident, market housing, non-market housing, child care, and publicly accessibly green space. Which option do you prefer? \*

Option 1A - 2.75 FSR

**Residential:**  
 Building 2 (6-14 storeys)  
 Building 3 (4-14 storeys)  
 Building 4 (4-15 storeys)

**Child Care:**  
 Building 3 (1-storey;level 7)  
  
**Seniors Residence:**  
 Building 1 (10 storeys)

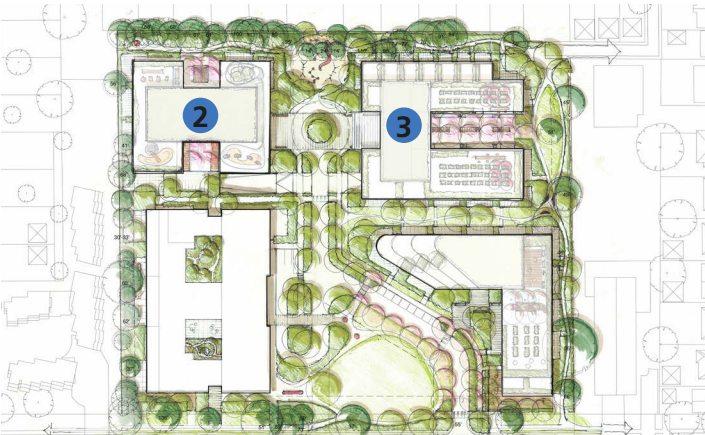


5 respondents

Option 1B - 2.50 FSR

**Residential:**  
 Building 2 (6-12 storeys)  
 Building 3 (4-11 storeys)  
 Building 4 (4-13 storeys)

**Child Care:**  
 Building 2 (1-storey;level 7)  
  
**Seniors Residence:**  
 Building 1 (10 storeys)



10 respondents

Option 2 - 2.75 FSR

**Residential:**  
 Building 2 (6-14 storeys)  
 Building 3 (4-6 storeys)  
 Building 4 (8-18 storeys)  
 Building 5 (5-12 storeys)

**Child Care:**  
 Building 4 (1-storey;level 1)  
  
**Seniors Residence:**  
 Building 1 (10 storeys)

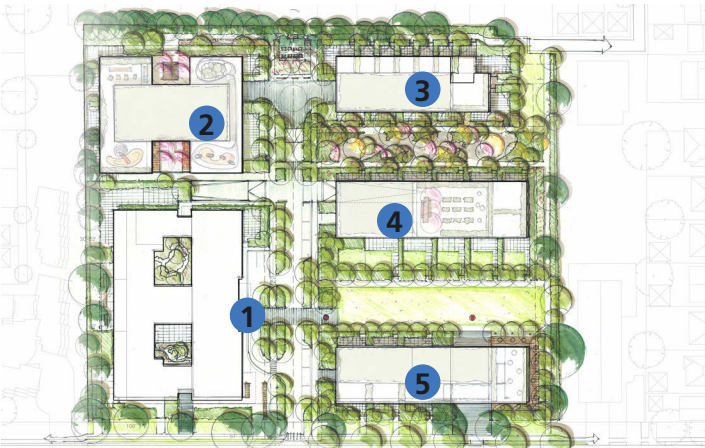


0 respondents

Option 3 - 2.75 FSR

**Residential:**  
 Building 2 (6-15 storeys)  
 Building 3 (4-6 storeys)  
 Building 4 (10-18 storeys)  
 Building 5 (6-14 storeys)

**Child Care:**  
 Building 2 (1-storey;level 7)  
  
**Seniors Residence:**  
 Building 1 (10 storeys)



4 respondents

\*Other responses:

- 10 storeys should be the maximum height.
- I frankly do not like any of the four options,particularly as it pertains to height for the reasons set out above. I appreciate that what goes into that space will be taller than what is there now, but 8 – 10 stories and taller is overwhelming. Those designing and wanting to develop this property may not like it, but there is lower density all the way around Crofton, save for the low-rise condo development that is to the west of the Crofton site. It's not as though Crofton has the entire block with street separations between it and neighbouring properties. It abuts the back yards of single family homes and the buildings that some seek to build there will have to respect that.

18 respondents provided no response

## 10. Do you have any additional comments?

1. I prefer property to remain as it currently is now. A 10-storey senior residence is too much height. The other residences are all in high-rise buildings. Not so good. Too many hi-rise buildings. I would never go to Crofton Manor if these plans were implemented. Thank you!
2. NR
3. 18-storeys is too high!
4. I do not support an 18-storey building on this site. Is this proposed rezoning just for the Crofton property? Does the entire area switch to 18 storey buildings? This development needs to be part of a community plan.
5. A few years ago many of the local residents objected to a height of six stories and you're talking 18!!! What's that about? This development is so out of step with the rest of the neighbourhood. Will it be 30 stories in the next round?
6. No vehicle access/egress except on 41st ave.
7. NR
8. NR
9. NR
10. 1) 41st Ave should consider a skytrain for UBC - oakridge station --> Joyce Station. Marine drive should one spread while city traffic evenly, rather all press down Broadway Corridor
11. Major concerns about what is proposed for the east side of the property. The church has a memorial garden (cemetery) between the fence and the church building. We are concerned about privacy affecting this area. Definitely not interested in any retail space along the east side of the Crofton property. Also concerned about losing our sunlight for the garden as well as the church interior.
12. The community vision states building heights no greater than 4 stories. We should have an option that includes only 4 story buildings. Or at least have a design charette where FSR vs. building height could be explained. Seems to be confusion about the "mail-out". Wrong postal code, seniors in care facility not getting notice.
13. I don't like any of these suggestions.  
The building masses should be central on the lot +/- more towards 41st to decrease shading on the lots around on 39th and the apartment building to the east. Please put the green space around the periphery - well-lit.
14. Really like aligning the entrance with McDonald-Village Green offers great circulation for seniors building and least shadows on park.  
The heights and density proposed are easily supportable given the large site.  
Celebrate the rapid bus stop  
taller buildings on east side are in a great location, very little impact  
Would support more height and density here  
I feel this aligns well with the policy statement
15. I strongly support the height/density used form proposed, as it makes a good use of the site, is respectful to its surroundings and offers a spectre of badly needed housing.  
Also greatly improves on the existing seniors housing, by updating the facility and increasing the space available  
I prefer a design that leaves more of the site open for green space/programming at ground level and would like to see taller buildings here, as it would mean more is available for more homes (decreased building site coverage)



prefer a layout like option 1A, with a site coverage at options 2/3

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16. Height and location of height should be a primary focus. Height should naturally be pushed towards 41st vs. 39th as a high point.

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17. I am opposed to this development generally. I do not want buildings this tall in this area as there are too many single houses all around.  
Why are there no options that include townhouses or row houses? That would be a much better option in this area. I also think that the height of buildings 1 (seniors home) could be lowered and another of the lower buildings could be used for seniors as well.

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18. The height of the buildings is too many

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19. Buildings are too tall. Why does Kerrisdale continue to have these proposals for tall buildings. Development along Cambie is no higher than 8 - mostly or less.

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20. NR

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21. NR

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22. Gentle density is a proven approach for positive community development. All these proposals stick seniors in a tower, in order to redevelop their gardens for profit. A low-rise 4-storey approach with a greater footprint allocated to senior living, and allocations for 2/3 bedroom units ABOVE the minimum as set by the city would show a community-minded senior friendly development and would be one that seniors and neighbours would support.

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23. Enough high-rises already in Kerrisdale. Row housing max height 6 would be enough. Design should fit in with history of neighbourhood - i.e Crofton School. Dislike slab towers - ugly not creative architecture.

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24. I encourage a cycling connection to W 39th through the lane for residents and visitors. 41st is a very busy street.

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25. NR

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26. NR

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27. NR

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28. I grew up in Kerrisdale at 42nd and Macdonald. I have seen the neighbourhood empty out. While the rest of the city has boomed, Kerrisdale has shrunk or been stagnant at best. The area very badly needs densification. It needs more residents and neighbours. I wish this project was bigger - 2.75 FSR seems modest.

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29. More space for seniors care - would choose seniors care over affordable housing because affordable housing is like a carrot to the city. The city needs seniors space not affordable housing in this spot as it has a facility already - where will seniors go - no affordable housing

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30. A better traffic solution needs to be found for Macdonald and 41st and McKenzie and 41st

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31. NR

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32. NR

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33. Current residents of Crofton have a great deal to lose in any development. I find it very difficult to support any of it.

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34. Good for city and receptive to community input

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35. My preference is 1B - 2.5 FSR

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36. Not in favour of child day care

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37. I think childcare should be in seniors building if possible. Would like to see another building as

senior building too as will be growing demand for senior housing.

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38. Don't like higher buildings very ugly next to our house. Low rise only. Lots of greenery to make barrier with SF homes.

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39. NR

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40. I attended the Open House on October 15th with regard to the proposed development of Crofton Manor. [Redacted for privacy reasons] onto Crofton Manor. [Redacted for privacy reasons]. While I am not opposed to a reconstruct of Crofton Manor as I know first hand (my parents have resided there) that the building is antiquated and in need of modernization what I object to is the density and the height of the proposed building for this re development, which is a far cry from the height and density that was initially proposed for this project. It goes without saying that if you want the support of the community you should not alter in such an extreme manor what was proposed in the first place. In doing so you will lose the support of the people who are generally not opposed to this project. Listening to the comments of the home owners that surround Crofton Manor, what was continuously brought forward was for a more significant set back (more green space) be provided along the west and north perimeter of the property so as to minimize the shadowing your current design would create especially given the height of some of the buildings you are proposing. It was also suggested by several owners during discussions with representatives of Crofton and the City that the middle of the property would be a better area to place the buildings and add height, rather than so close to the neighbouring properties. For those of us that own units on the two east side buildings on our property, our only source of sunlight is from the sliding glass doors that lead to our patios and face east. Your design proposals would directly impact our natural light source and create a significant wall of darkness. Our pool area at the back of our property would also lose a significant source of sunlight not to mention a total loss of privacy. Furthermore I am concerned that there is only one vehicle point of entry and exit into the proposed development with only one entry and exit point into the underground parking. I would think that this could create a potential bottle neck especially given that Crofton Manor, as it does now, requires large trucks on a regular basis to deliver food, supplies, etc.<sup>1</sup>

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1. This comment was submitted as an e-mail to the team and has been added to question 10.