

# Crofton Manor

2803 West 41st Avenue

# WHAT WE HEARD

Public Consultation: Phase 1





## What's Happening

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 in Vancouver's Arbutus Ridge neighbourhood, near Kerrisdale.

The site is located within the Arbutus Ridge/Kerrisdale/Shahnessy (ARKS) Community Vision area, which along with long-standing City practice, anticipates enhanced public engagement for rezoning proposals on large sites. If a rezoning application is submitted, there would be additional engagement opportunities, including an open house and Public Hearing.

## Where Are We?

**January 30, 2018** - Council directs staff to undertake a planning process to consider rezoning for Crofton Manor. This process is to include an enhanced public engagement process and be guided by a set of draft planning and development principles.

**May 2, 2018, and June 14, 2018** - Staff and the proponent team hold two Open Houses to present and receive feedback from community members, including Crofton Manor residents, on the draft planning and development principles and preliminary design concepts.

**WE ARE HERE**



**Early Stakeholder Engagement**

**Review of Principles**

**Refine Design Options**

**Select Preferred Design Option**

**Rezoning Application**



## Who We Heard From

The following provides an engagement overview from this public consultation phase 1 process.



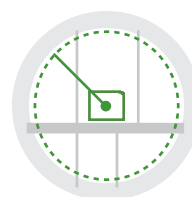
**2,000+**  
postcards mailed



**85+**  
individuals attended  
community open house



**84+**  
individuals attended resident  
open house at Crofton Manor



**45%**  
respondents live within  
1 km of Crofton Manor



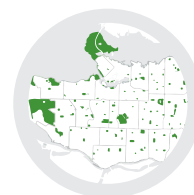
**11**  
weeks online survey  
available



**111**  
responses to our  
online survey



**52**  
written comment  
sheets completed



**55%**  
respondents live in the  
broader community



# Draft Principles

The following draft planning and development principles are intended to serve as a policy framework for the community, the City of Vancouver, and the applicant in the creation and review of a site-specific rezoning application on this strategically located 5.65 acre site on 41st Avenue.

The 18 draft principles are organized into the following categories:



## Housing



## Urban Design



## Access and Movement



## Sustainability



## Community Amenities

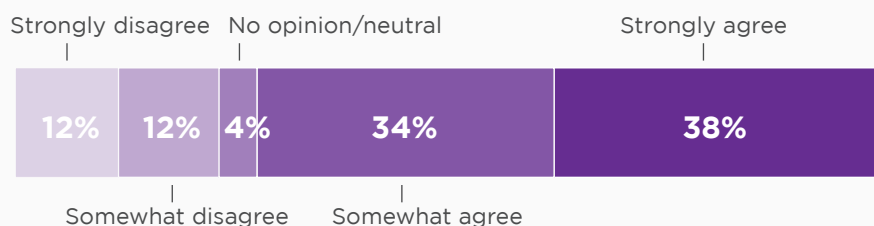


## Housing

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 We Heard

What do you think about the draft Housing principles?



General comments:

### From Crofton Manor Residents:

- Consider affordability of seniors housing and care costs.
- Increase number of seniors housing beds and units on site.
- Use a “seniors first” approach to housing.

### From the Broader Community:

- Maintain affordability of seniors housing and care costs.
- Increase number of seniors housing beds and units on site.
- Pursue greater affordability for any proposed housing units.
- Integrate redevelopment into existing neighbourhood character.
- Add new housing types to the neighbourhood including affordable housing options and family units.



## 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.

See next page for What We Heard.

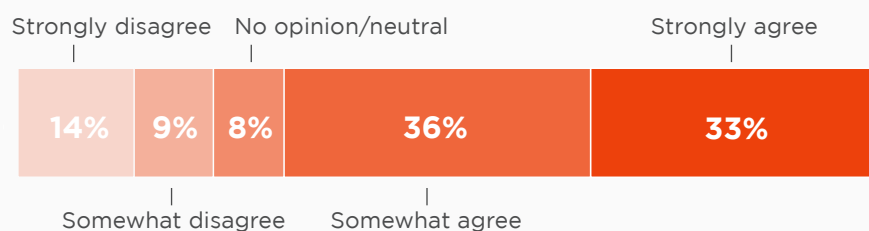


## Urban Design (continued)

Urban Design draft principles shown on previous page.

## What We Heard (Most common responses)

What do you think of the draft Urban Design principles?



### General comments:

#### From Crofton Manor Residents:

- Maintain livability of existing Crofton Manor including unit sizes.
- Maintain easy access to ground floor amenities and green spaces.
- Follow a “seniors first” approach to urban design, focusing on health and mobility.
- Minimize disruption to Crofton Manor residents during and after construction.
- Ensure any new design meets needs of Crofton Manor residents as well those living in the surrounding neighbourhood.
- Retain as many of the mature trees on site as possible.

#### From the Broader Community:

- Ensure any new development maintains livability of existing Crofton Manor including unit sizes.
- Maintain easy access to ground floor amenities and green spaces for seniors.
- Consider the height and density of buildings on site.
- Explore increasing the height and density of the site to accommodate current and future needs of the community.
- Retain as many of the mature trees on site as possible.



# Draft Principles

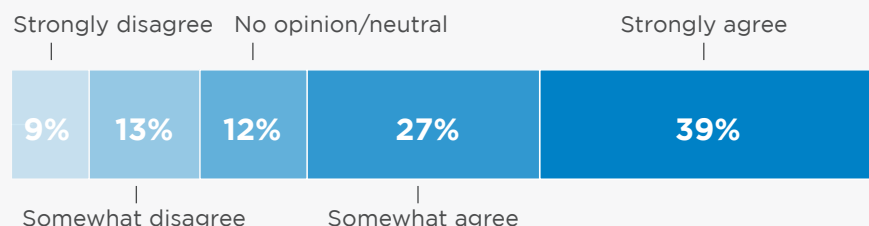


## Access and Movement

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.

## What We Heard (Most common responses)

What do you think of the draft Access and Movement principles?



### General comments:

#### From Crofton Manor Residents:

- Provide easy access to ground floor from Crofton Manor housing units.
- Minimize traffic and parking congestion and the impact on surrounding neighbours.
- Increase connectivity throughout the site, including access to West 41st Avenue.
- Limit cycling infrastructure and access within the site.

#### From the Broader Community:

- Minimize traffic and parking congestion and the impact on surrounding neighbours.
- Limit cycling infrastructure and access within the site.
- Provide sufficient parking for Crofton Manor staff.

# Draft Principles

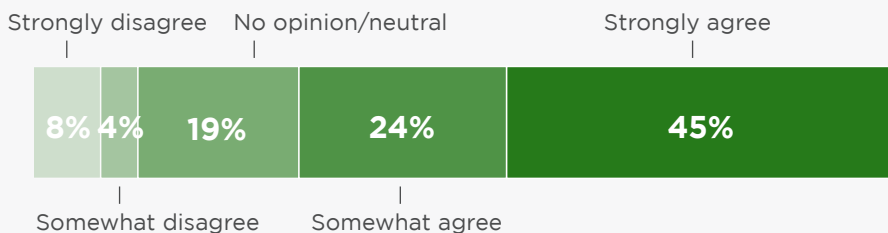


## Sustainability

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*.

## What We Heard (Most common responses)

What do you think of the draft Sustainability principles?



### General comments:

#### From Crofton Manor Residents:

- Follow sustainable design practices including the City's Green Buildings Policy for Rezoning
- Provide more information on the City's sustainability policies and opportunities.

#### From the Broader Community:

- Follow sustainable design practices and the City's Green Buildings Policy for Rezoning
- Explore rain and water management strategies, and design principles focusing on the natural environment.
- Ensure sustainability principles and policies are implemented and maintained.

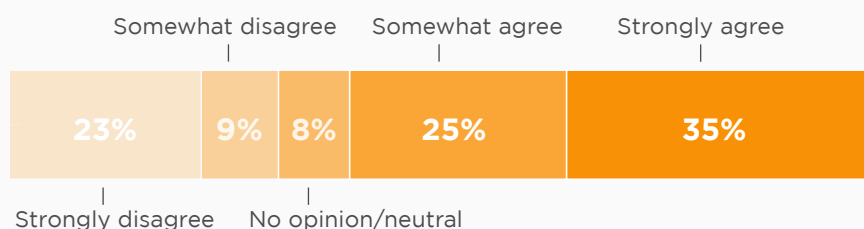


## Community Amenities

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.

## What We Heard (Most common responses)

What do you think of the draft Sustainability principles?



### General comments:

#### From Crofton Manor Residents:

- Provide adequate green space on site for use by seniors.
- Provide private “seniors only” green space accessible only to Crofton Manor residents.
- Provide an adult day centre on site, and explore small, local-serving retail.

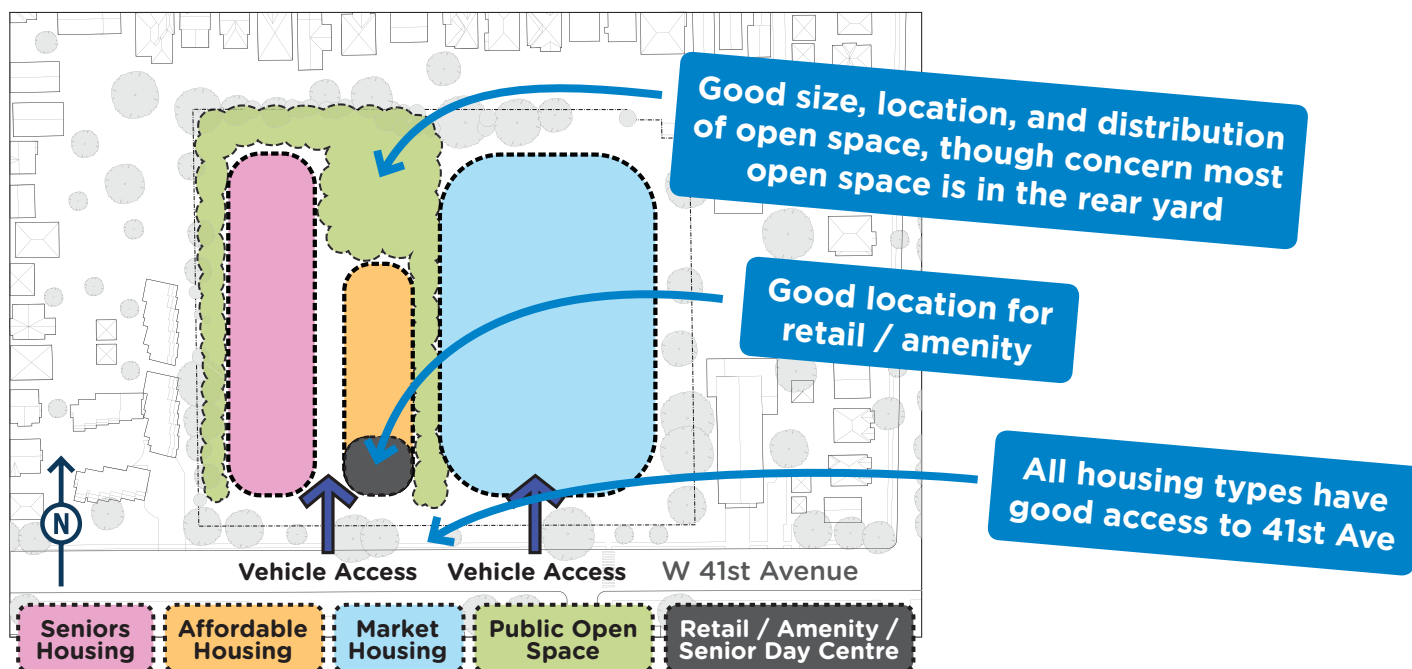
#### From the Broader Community:

- Limit new retail on site that does not fit the neighbourhood context.
- Minimize public access to open space further into the site to protect seniors’ privacy and sense of security.
- Explore increasing the amount of open space on site.

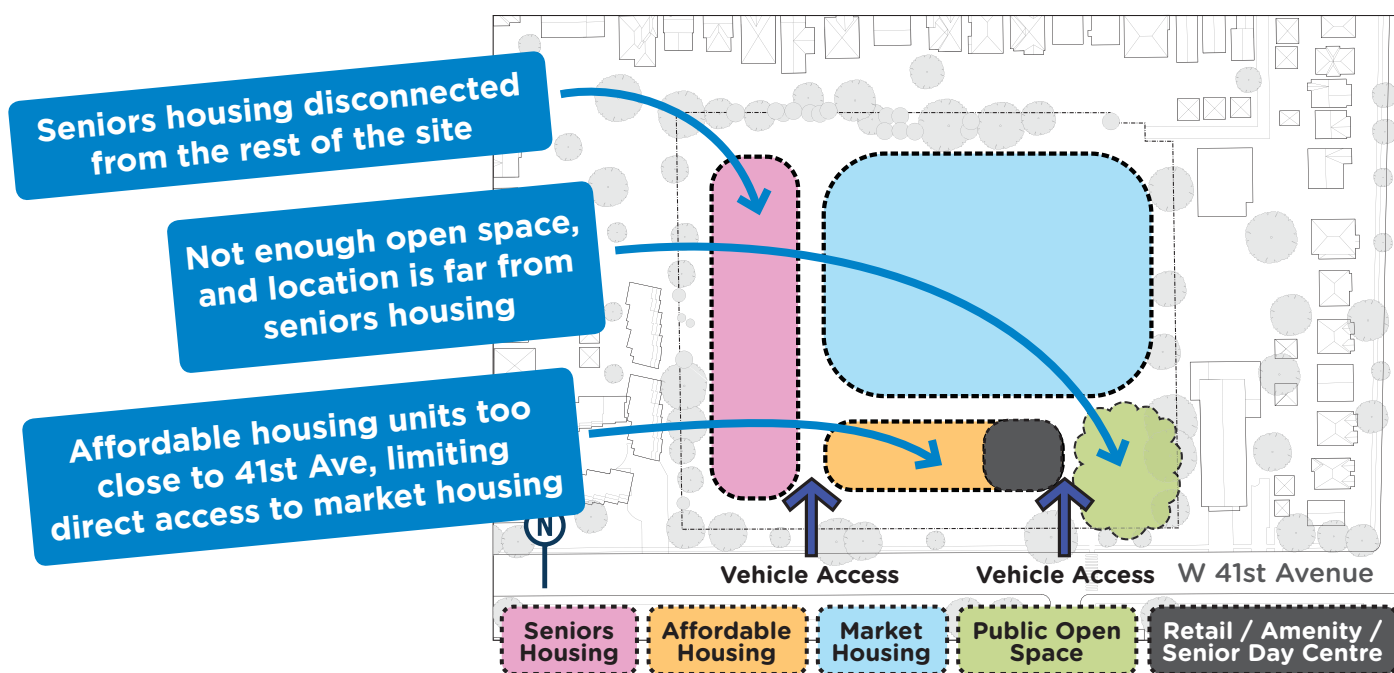


In addition to the draft principles, staff asked for feedback on four preliminary concepts for the site. The most common responses to each are shown below.

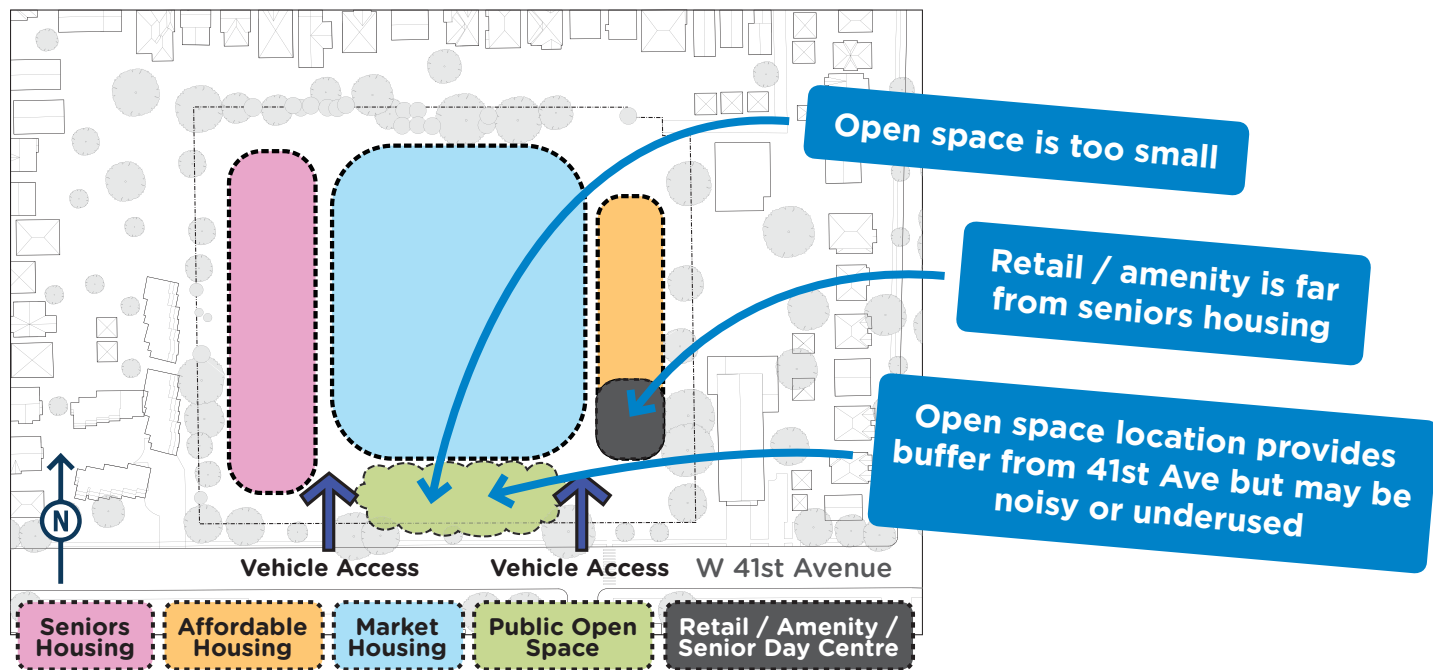
## Concept 1 - Senior Hub



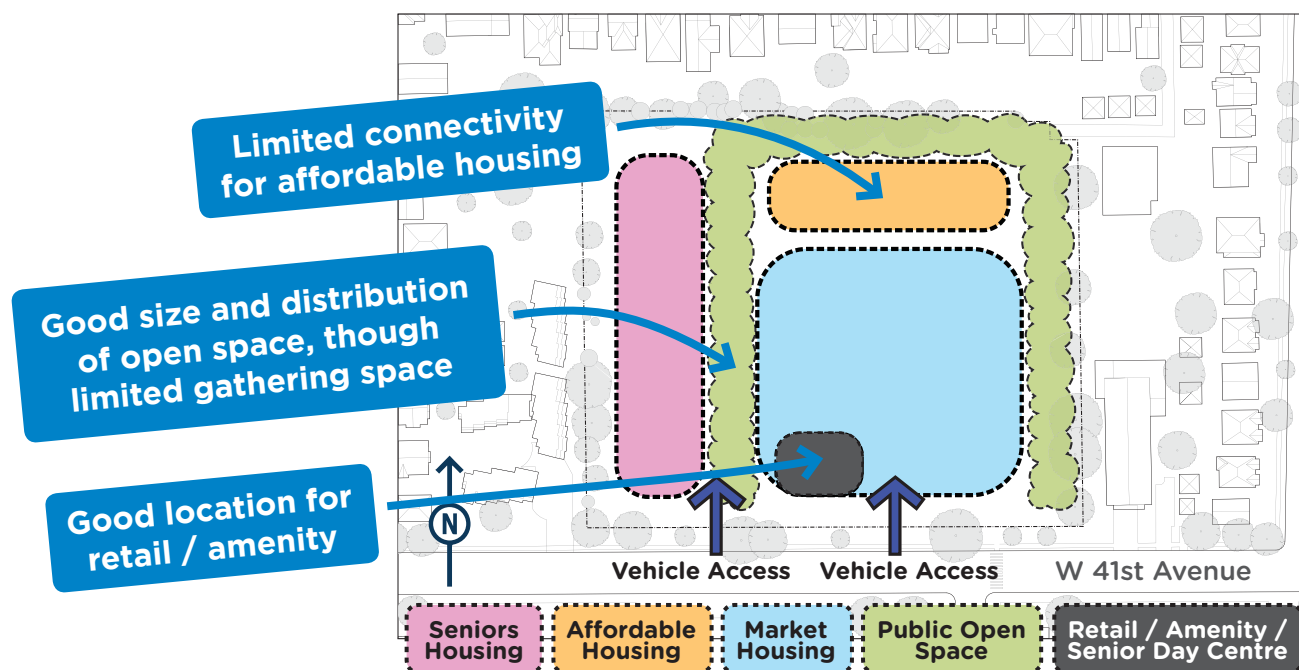
## Concept 2 - Pocket Park



## Concept 3 - Linear Street Park



## Concept 4 - Perimeter Park



## What's Next?

The feedback collected to date will be used to help staff refine the draft planning and development principles and to identify key ideas from each of the concepts that may be incorporated into a development concept for Crofton Manor.

Public feedback will also be incorporated into the refinement of design options for the site and another round of public engagement will present refined planning and development principles and more detailed site concepts.

## Stay Involved

- Add your name to our email list at [vancouver.ca/croftonmanor](https://vancouver.ca/croftonmanor) to be notified of the next public event.
- Come to the next event to share your thoughts with us.

