

## SUMMARY AND RECOMMENDATION

**7. CD-1 TEXT AMENDMENT: 2803 West 41st Avenue (Crofton Manor)**

**Summary:** To amend the CD-1 (Comprehensive Development) District for 2803 West 41st Avenue to allow an increase in the maximum density from a floor space ratio (FSR) of 0.6 to 1.12 and the maximum height from 10.1 m (33.0 ft.) to 24.3 m (79.7 ft.). The proposal is to replace three of the existing buildings of this existing seniors facility with:

- a 6-storey "Main Lodge" building and a 3-storey "West Wing" building providing Seniors Supportive and Assisted Housing; and
- a 2-storey "East Wing" Community Care Facility.

**Applicant:** Molly Chan, NSDA Architects.

**Recommended Approval:** By the Director of Planning, subject to the following conditions as proposed for adoption by resolution of Council:

THAT the application by Neale Staniszki Doll Adams Architects, on behalf of Revera Inc., to amend CD-1 (Comprehensive Development) District By-law No. 4674 for 2803 West 41st Avenue (PID: 007-752-202, Lot 1, Block 9, DL 2027, Plan 14745), to increase the maximum density from 0.6 to 1.12 FSR and the maximum height from 10.1 m (33.0 ft.) to 24.3 m (79.7 ft.), to permit additions to the existing seniors facility, generally as presented in Appendix A, to the Policy Report, "CD-1 Text Amendment - 2803 West 41st Avenue (Crofton Manor)", dated February 3, 2011, be approved subject to the following conditions:

**CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT**

- (a) That the proposed form of development be approved by Council in principle, generally as prepared by NSDA Architects, and stamped "Received City Planning Department, March 2, 2010", provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development as outlined in (b) below.
- (b) That, prior to approval by Council of the form of development, the applicant shall obtain approval of a development application by the Director of Planning, who shall have particular regard to the following:

**Urban Design**

1. design development to simplify the massing of the central lodge;

Note to Applicant: Where possible, the complexity of the building should be reduced, especially at the rooftop levels. Alternate roof forms should be explored in graphic form and reviewed with staff prior to a development permit application.

2. consideration of adjustments to the tower location to improve the quality of amenity spaces for seniors on-site, within the setbacks defined in the CD-1 by-law;

3. design development to reduce the shadowing impact of the West Wing building, especially at the south end;

Note to Applicant: This can be accomplished by removing the high gable form, replacing the cross ridge with a hip roof form.

4. consideration to provide more variety of expression, and a distinctive visual identity for each wing;

Note to Applicant: Variety should extend beyond changes in paint colour.

5. design development to reduce the potential for privacy and overlook to neighbouring properties, especially at the new west wing;

Note to Applicant: This can be accomplished by the judicious use of hedges, screens, translucent glazing and guard rails, raised window sills, and similar features that improve privacy without undue impacts on shadowing or seniors' amenity.

6. notation on the elevation drawings of all colours, finishes, and materials;

Note to Applicant: Attach colour samples to the drawings.

7. provision of enlarged details at  $\frac{1}{2}'' = 1'-0''$  scale or similar for significant exterior features;

Note to Applicant: Include beams, trim, rails, guards, stone work, wall caps, lighting, soffits and similar features. High quality materials such as quarried stone, brick and wood that are consistent with the recent exterior renovations should be employed.

#### LEED®

8. identification on the plans and elevations of the built elements contributing to the building's sustainable design;

Note to Applicant: Provide a detailed written description of how the LEED® credits identified in the checklist will be accomplished in this development with reference to specific building features. The checklist and description should be incorporated into the drawing set, and the building features located on the plans and elevations. Pursuit of LEED® certification and a Gold rating, rather than Silver equivalency is encouraged.

## Crime Prevention Through Environmental Design (CPTED)

9. design development to consider the principles of CPTED, having particular regard for security in the underground parking;

Note to Applicant: Consider how lighting and glazing can be used to improve perceived safety in underground areas. Residents and operators should be consulted to determine whether any other issues exist on the site. Design features that address CPTED principles should be noted in the development permit application.

## Landscape

10. design development to retain healthy trees located outside the building envelope;

Note to Applicant: Tree removal applications must be accompanied by an arborist report written by an ISA Certified Arborist and meet the provisions of the Protection of Trees By-law.

11. design development of the landscaping at the north and west property edges to ensure adequate screening of the proposed residential tower as viewed from the adjacent residential neighbourhood, with trees or other greenery;

Note to Applicant: Maintain existing healthy trees and replace unhealthy trees to maintain a continuous hedgerow. Consider covering bare walls of buildings with hardy vines, such as, Boston Ivy (*Parthenocissus tricuspidata*), to provide vertical greenery as a visual amenity for the neighbouring properties.

12. design development to the quality of the common outdoor amenity courtyards to provide access to sun for the residents;
13. provision of fully illustrated and detailed Landscape Plan;

Note to Applicant: The Landscape Plan should clearly note the landscape design illustrating existing landscaping to be retained including major planting and trees; proposed plant materials should be listed on a Plant List by common and botanical name, size and quantities, and keyed to the Landscape Plan; paving, walls, fences, light fixtures and other landscape elements; site grading; all existing street trees and public utilities such as lamp posts, hydro poles, fire hydrants, etc. Plans are to be at 1/8"=1'-0" minimum scale.

14. provision of a Construction Management Plan for the retention of trees (as noted on the Landscape Plan);

Note to Applicant: The plan should consider excavation and building materials storage, construction access and vehicle manoeuvring during

the construction period. Tree location should be noted according to the legal survey submitted for the development permit application.

15. where applicable, provision of a comprehensive Arborist's Report, submitted by an ISA Certified Arborist, to assess existing trees and comment on retention requirements for healthy tree located outside building envelopes, including root zone protection, supervision or other construction design practices, to the satisfaction of the Director of Planning;
16. provision of a rainwater management strategy in writing outlining the alternative methods for reducing the use of potable water for the irrigation of landscaped areas;

Note to applicant: see also requirement for a Sustainable Rainwater Management Plan (condition 32).

### Engineering

17. Provide parking, loading, bicycle and passenger spaces in accordance with the Parking By-law, noting that the Director of Planning in consultation with the General Manager of Engineering Services has concluded, after review of this rezoning application, that the following relaxations from the By-law provisions are supported:
  - (a) a minimum of 0.25 space per unit, serving residents, staff, and visitors;
  - (b) a minimum of 0.1 Class A bicycle parking per unit;
  - (c) a minimum of 6 spaces of Class B bicycle parking; and
  - (d) a minimum of 1 Class B loading space;
18. provide a minimum of 0.25 handicap scooter parking spaces per bed;
19. number all parking stalls and label stalls as either standard, small car or disability;
20. clarify total number of parking spaces being provided;

Note to applicant: tech table states 140 spaces and count on drawing shows 114.

21. provide design elevations for all new proposed parking area (surface and underground), drive aisle and on both sides of the existing ramp and new access ramp at all breakpoints to be able to calculate slope and crossfall;

Note to applicant: the maximum slope or crossfall for the drive aisle and parking stalls is 5%.

22. provide a bicycle wheel ramp for the stairway from the parking level to the main floor;

23. provide an improved Ground Floor Plan (A 101) and overall Parking Floor Plan (A103) at 1:200 or 1/16":1' scale;

Note to applicant: drawings A-103 and L 1.1 are not printed at the specified scale.

24. provision of additional stall width for small car spaces located next to columns set back more than 1.2 m from the end of the stall;

Note to applicant: small car spaces west of loading bay require additional width.

25. provision of a minimum vertical clearance of 7' 6 ½ " from 41<sup>st</sup> Avenue to all required manoeuvring aisles and vehicle access routes serving disability parking spaces;

Note to applicant: it appears that there is a disability space in the new proposed parking area and vertical clearance at the transition from the existing parking to the proposed parking area measures 7' on section drawing A-401.

26. Evaluate the feasibility of relocating the exit driveway crossing onto 41st Avenue approximately 5 m to the west to facilitate vehicles exiting from the drop off area at the entrance to the building, having regard for the preservation of street trees and landscaped area on the site;

Note to applicant: With the current configuration, exiting vehicles cannot properly align their vehicle for a safe exit to 41st Avenue.

27. confirm that there are no support columns in the new proposed underground parking area and no building overhang to restrict the vertical clearance of the loading bay;

28. relocate the tree shown on plan L-1.2 next to the drive aisle accessing the loading bay as it is encroaching into the drive aisle and parking space;

Note to applicant: this tree should be a high branched tree to improve visibility at the loading bay.

29. clarify and or provide garbage storage and pick up areas for the development.

## Sustainability

### Greener Larger Sites

30. design development to include opportunities for urban agriculture/edible landscaping, with necessary infrastructure, such as tool storage, on-site composting, hosebibs and potting benches which support urban agricultural activity, and to make some garden plots universally accessible as per the "Urban Agriculture Guidelines for the Private

31. provision of a Green Mobility and Clean Vehicles Strategy that includes the requisite infrastructure where appropriate to prioritize sustainable transportation modes including walking, cycling, public transit, and provisions for low carbon vehicles (e.g., electric vehicles), completed to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services;

Note to Applicant: The Green Mobility and Clean Vehicles Strategy should be coordinated with the Transportation Study and Traffic Management Plan.

32. provision of a Sustainable Rainwater Management plan that utilizes sustainable strategies to allow for infiltration, retention, treatment and utilization of rainwater where applicable and appropriate on site;

Note to Applicant: The requirements of the Sustainable Rainwater Management Plan should be coordinated/integrated with the required Landscape Plan (see condition 13).

33. provision of a Solid Waste Diversion Strategy that addresses waste diversion in all solid waste generating activities within the complex;

Note to Applicant: The strategy must identify/provide space, infrastructure and an operational approach to divert organics and recyclables from the waste stream, and minimize the vehicle trips required for collection, to the satisfaction of the General Manager of Engineering Services, and prior to Development Permit issuance the completion of any agreements required by this Strategy on terms and conditions acceptable to the General Manager of Engineering Services and the Director of Legal Services.

#### Renewable Energy

34. revise *Crofton Manor Expansion - District and Renewable Energy Feasibility Screening Study* in accordance with comments provided to the applicant on January 21, 2011 (see Appendix E), all to the satisfaction of the General Manager of Engineering Services;
35. conduct additional analysis and revise *Crofton Manor Expansion - District and Renewable Energy Feasibility Screening Study* report to determine if the geothermal heat-pump option is also able to supply energy to the remaining buildings on site. If the analysis shows a geothermal heat-pump system is able to supply the site's entire energy demand (new and remaining buildings), the total energy demand will be provided for in accordance with condition 37;

36. geotechnical assessment and ground conductivity analysis is required and is to be conducted by a qualified professional to confirm viability of a geothermal heat-pump system, to the satisfaction of the General Manager of Engineering Services. If geotechnical assessment supports geothermal system development, such a system shall be required for the development. If a geotechnical assessment does not support geothermal system development, then the option of the Air-Source Heat Pump technology, or a suitable alternative with comparable low GHG performance, shall be implemented, all to the satisfaction of the General Manager of Engineering Services;
37. energy demand management measures described in the *Crofton Manor Expansion - District and Renewable Energy Feasibility Screening Study* shall be implemented in accordance with an Implementation Plan to be provided by the Applicant prior to the issuance of development permit(s), all to the satisfaction of the General Manager of Engineering Services;

Note to Applicant: if the geothermal heat-pump system is found to be viable to provide space conditioning and domestic hot water for the entire site (new and existing development, and domestic hot water loads), the boiler upgrades described in *Section 5.1 - Demand Side Management Opportunities in Existing Buildings* may not be required, at the discretion of the General Manager of Engineering Services.

38. space heating and ventilation make-up air shall be provided by hydronic systems, without electric resistance heat, distributed heat generating equipment gas fired make-up air heaters, etc.; and

Note to Applicant: On a case by case basis, the General Manager of Engineering Services may approve limited use of electric resistance heaters, or other distributed heat generating equipment to heat difficult to access parts the complex such as remote mechanical rooms or crawlspaces.

39. no natural gas fireplaces are to be installed within building(s).

Note to Applicant: All fireplaces are discouraged. A letter from a professional Engineering outlining any provision for ornamental fireplaces is to be submitted at the time of application for Building Permit to state that the fireplaces installed are not heat producing.

#### CONDITIONS OF BY-LAW ENACTMENT

- (c) That, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services and to the Director of Planning, the General Manager of Engineering Services, the Managing Director of Cultural Services and Approving Officer, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

## Engineering

1. Arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for the following:
  - (a) upgrading of the existing water main on 41st Avenue to serve this site. Please provide fire flow details to determine the extent of upgrading required;
  - (b) provision of a pedestrian signal at the intersection of Macdonald Street and W 41st Avenue, including all street/road/utility modifications necessary to accommodate the signal installation. The need for the signal is to be determined within five years of the final occupancy permit issued for the site and is to be preceded by an updated transportation study analysing changes to traffic as a result of this development;
  - (c) undergrounding of all new utility services from the closest existing suitable service point. All services and in particular electrical transformers to accommodate a primary service must be located on private property. The development site is not to rely on secondary voltage from the existing overhead network. Any alterations to the existing underground/overhead utility network to accommodate the development will require review and approval by the Utilities Management Branch. Early contact with the Utilities Management Branch is encouraged;

## Public Art

2. provide public art according to the provisions of the Public Art Policies and Guidelines;

## Community Amenity Contribution (CAC)

3. pay to the City, prior to the enactment of the rezoning by-law, the Community Amenity Contribution of \$432,000 which is to be allocated towards an affordable housing fund earmarked for but not limited to seniors' housing in the Kerrisdale area; and

## Soils

4. the property owner shall, as required by the Manager of Environmental Protection and the Director of Legal Services in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

[RZ 721/2010 - 2803 West 41st Avenue (Crofton Manor)]