

Rezoning Application submitted for Crofton Manor expansion

Crofton Manor is an established seniors' rental residence and care complex located on a 5.85 acre site, approximately 541 feet in width and 475 feet in depth on West 41st Avenue in Kerrisdale. In its size the site is similar to an average city block and in area equals approximately 50 typical residential city lots. Since its construction in 1973 it has been home to many seniors, mostly residents of Kerrisdale and adjacent areas.



After nearly 40 years building components of Crofton Manor have reached the end of their service life and are in need of replacement.

In addition, in response to projected demand for additional capacity, changes in residents' profile and lifestyles combined with new trends in the design of seniors' residences and care facilities, Crofton's owners have decided to proceed with phased replacement of significant portions of the complex. This long-term building replacement plan is the subject of a rezoning application submitted February 2010.

The largest of the proposed new buildings is the Main Lodge (replacement of the central area), with 86 additional units and a total of 85,587 square feet. The increased resident population, density and massing in the Main Lodge building will help animate the central part of Crofton, facilitate social interaction and improve operational efficiency of the complex. The resulting 6 storey height trades off height from the west, east and north portions of the site and places it in the centre reducing the impact on the neighbours. It attempts to respond to the intent of the vision document by minimizing impact of the height on immediate neighbours.

The proposed replacement of the southeast care wing is limited to two storeys and 18 additional rooms. This height and the number of rooms are dictated by both operational consideration and the structural capacity of the parking structure below.