

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "Direct to Mayor and Council - DL"

CC: "City Manager's Correspondence Group - DL"

"Djurkovic, Danica" <Danica.Djurkovic@vancouver.ca>

"Aujla, Bill" <bill.aujla@vancouver.ca>

Date: 4/11/2018 6:20:34 PM

Subject: Britannia Renewal Master Plan Update

Attachments: Britannia Renewal - Memo to Boards and Council - 2018-04-10.pdf

BCSC Master Plan Presentation Boards 2018-04-09.pdf

Dear Mayor and Council,

Please find enclosed the most recent update to the Britannia Renewal project, as we are approaching another open house event this Saturday, April 14, from 12 noon to 4pm at Britannia Community Services Centre, 1661 Napier Street. You are welcome to join the open house.

The enclosed memo and open house panels provide information on the work done to date, including community feedback from the recent open house in February 2018. In short, we heard from all the partners and the community that the "Parker Greenway Option" is the preferred master plan option by all.

The open house will present the final master plan option and clarify next steps of the renewal project.

Please contact Danica Djurkovic at danica.djurkovic@vancouver.ca or at 604.873.7710, if you have any questions.

Best,
Paul

Paul Mochrie | Deputy City Manager
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MEMORANDUM

April 10, 2018

TO: Vancouver City Councillors
Park Board Commissioners
Vancouver School Board Trustees
Vancouver Library Board Members
Britannia Board of Management Directors

CC: Sadhu Johnston, City Manager CoV
Paul Mochrie, Deputy City Manager CoV
Malcolm Bromley, GM VPB
Suzanne Hoffman, VSB Superintendent
Christina de Castell, Acting GM VPL
Sandra Singh, GM Arts, Culture and Community Services CoV
Gil Kelley, GM Planning, Urban Design and Sustainability CoV
Bill Aujla, GM REFM CoV
Gwen Giesbrecht, President Britannia Community Services

FROM: Danica Djurkovic
Director, Facilities Planning and Development
Real Estate and Facilities Management
City of Vancouver

SUBJECT: Britannia Renewal Master Plan Update

Dear Councillors, Commissioners, Trustees, Board Members, and Directors,

The purpose of this memo is to provide an update on the Britannia Renewal Master Plan process, share community feedback from the options open house in February, and to extend an invitation and share the draft panels for the final Master Plan open house scheduled for April 14, 2018.

Staff from the five site partners (Britannia, VSB, VPL, VPB, CoV) have been working diligently with the Community since March 2017 to develop the Master Plan for the renewal of the Britannia Community Services Centre. We are excited to be presenting the culmination of this hard work to the public this coming Saturday.

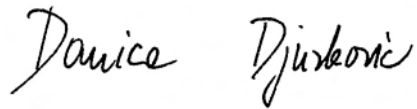
Three master plan options were presented to the site partner Boards and Council in December 2017 and January 2018. Through discussion at those presentations we consistently heard

general support for features of the Parker Greenway Option, as it provides the largest amount of public realm space, the easiest phasing and best handling of density. Community feedback received at the open house on February 13, 2018 and through the on-line survey was largely consistent with what we heard from the Boards and Council and further supported the Parker Greenway Option.

Based on these results, staff have further developed the Parker Greenway Option and prepared the attached Master Plan presentation panels to report back to the public in the upcoming open house on April 14, 2018. Following the open house, we will be preparing a final Britannia Renewal Master Plan report to distribute to the site Partner Boards and Council in May 2018.

Thank you for all the time and energy that the partner Boards and Council staff have invested into this project, and we look forward to seeing those who can attend at the April 14 open house. Feel free to contact me if you have any questions or concerns.

Kind regards,

A handwritten signature in black ink that reads "Danica Djurkovic". The script is cursive and fluid, with the first name "Danica" and last name "Djurkovic" clearly distinguishable.

Danica Djurkovic
Director, Facilities Planning and Development
Real Estate and Facilities Management
City of Vancouver



WHAT'S HAPPENING TODAY?

This Open House is to share the final Master Plan developed from the Concepts and Vision for Renewal.

PRESENTATIONS

Presentations on the Master Plan will take place at 1:00pm and 2:30pm.

LET US HEAR FROM YOU!

Your input is highly valued. We look forward to hearing and reading your input on the the Master Plan

Please provide your comments.



PROJECT OVERVIEW

PROJECT PARTNERS

The City of Vancouver and Partners – Vancouver School Board, Vancouver Public Library, Vancouver Park Board, Britannia Community Services Centre – are working together to develop a **Master Plan** for the renewal of Britannia's facilities and site.

WHAT IS A MASTER PLAN?

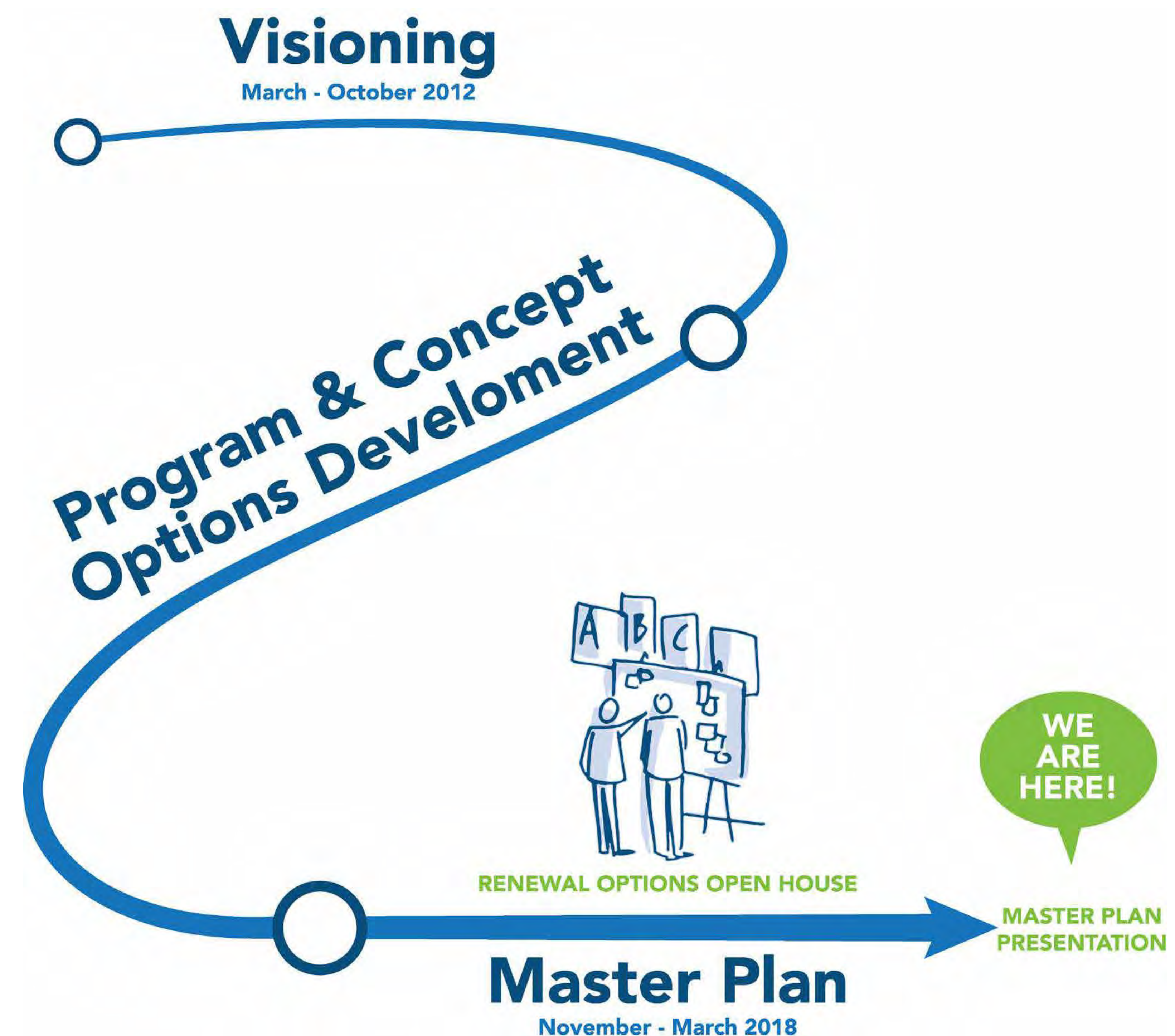
The Master Plan includes:

- A **Vision** to inform both the Master Plan and future design work.
- **Indoor and outdoor space needs** that outlines the types and sizes of recreation, social development, arts & culture, and library spaces to meet future needs at Britannia.
- **Location** of all the spaces and places on the site.
- **Phasing** of the spaces and places to be developed over the multi-year Britannia Renewal project.

The Master Plan will be used as the basis for site rezoning and the realization of Britannia's renewal.

WHERE ARE WE AT NOW?

We are sharing the finalized Master Plan for Britannia Renewal.



VISION

The **V s on** was the resu t of a major engagement process w th site Partners, community members, service providers and staff.

A distillation of many voices, it is a record of the needs, dreams and aspirations for Br tannia's renewal and is rooted in the **shared values** below:

- Take action on reconc liation
- Honour history and culture
- Prior tize sharing and caring
- Be accessible, welcoming, and safe for all
- Support we l being and growth of the individual and community
- Optimize resi ience and sustainabi ity

The mix of **spaces and places** identified in the Vision are illustrated below:



The sum s greater than the parts -
Coloca ion of facil ties builds upon the syngeries of programming and services at Britannia today.

DOING THINGS THE RIGHT WAY

In acting on and striving for reconciliation and the needs of Indigenous people within the context of Britannia Renewal it is critical that the process of developing and realizing the design and delivering programs undertakes this work with the proper engagement going forward

Continued engagement will be key to the responsive development of spaces delivering programs and designing an appropriate and welcoming environment

This Master Plan also creates opportunities for Indigenous visibility on the land - this includes naming public art sharing contemporary stories told from MST perspective and Indigenous expression on the site and in the facilities



ENGAGEMENT

- It will be important that the realization of this Master Plan follow the protocols of the local Coast Salish Nations including Musqueam Squamish and Tsleil-Waututh Regular consultation and communication should be established throughout the project's development
- The City's working on Indigenous engagement strategy that will address this
- Differentiate between MST government to government engagement and engagement with Urban Indigenous communities
- Continued dialogue with and incorporation of the local Urban Indigenous community and service providers

ELDERS ADVISORY

- A community generated recommendation of the Master Plan is to create an Elders Advisory for both Britannia neighborhoods and for this project as it evolves This could be the beginning of an Elder's Residence Program
- This Advisory body should be consulted to develop the spaces intended to meet the needs of Indigenous community members especially in creating opportunities for Indigenous community members to practice ceremony culture gatherings funerals ceremonies (naming coming of age feasts) etc

NAMING

- A large portion of the community consulted to date requested that re-naming the Community Services Centre from Britannia to a name that more fully reflects the local First Nations be considered in moving forward with renewal
- The City's working on updating the commemorative naming policy A first step for Britannia would be to work at socializing the idea of a name change and educating their users about the history of colonial naming

SPACES + PLACES

- The area /spaces in the master plan that are particularly of interest to the Indigenous community are a Healing Space quiet consultation room Elders in residence office Performance space Feast area Food Hub) Indigenous planting and re-creating an outdoor ceremony space intergenerational opportunities and places to share and care
- A welcoming inclusive and culturally sensitive environment is a key priority

SPACES + PLACES

The spaces and places illustrated below are to be included in a renewed Britannia. They have evolved from a combination of the City policy requirements and community needs as summarized in the Vision.

Note that the areas listed below are for planning purposes and will be confirmed through the City's rezoning process future design development.



SOCIAL DEVELOPMENT 9 000
Including 12 400 ft² of Older Adults Youth Multi-purpose spaces and Family Place
16 500 ft² Child Care 8 000 ft² Admin Offices
and 4 000 ft² Food Hub



ARTS + CULTURE 9 000
Includes an Art Gallery Arts Studios Event/Performance/Rehearsal space and the xwqwelewen Carving Centre



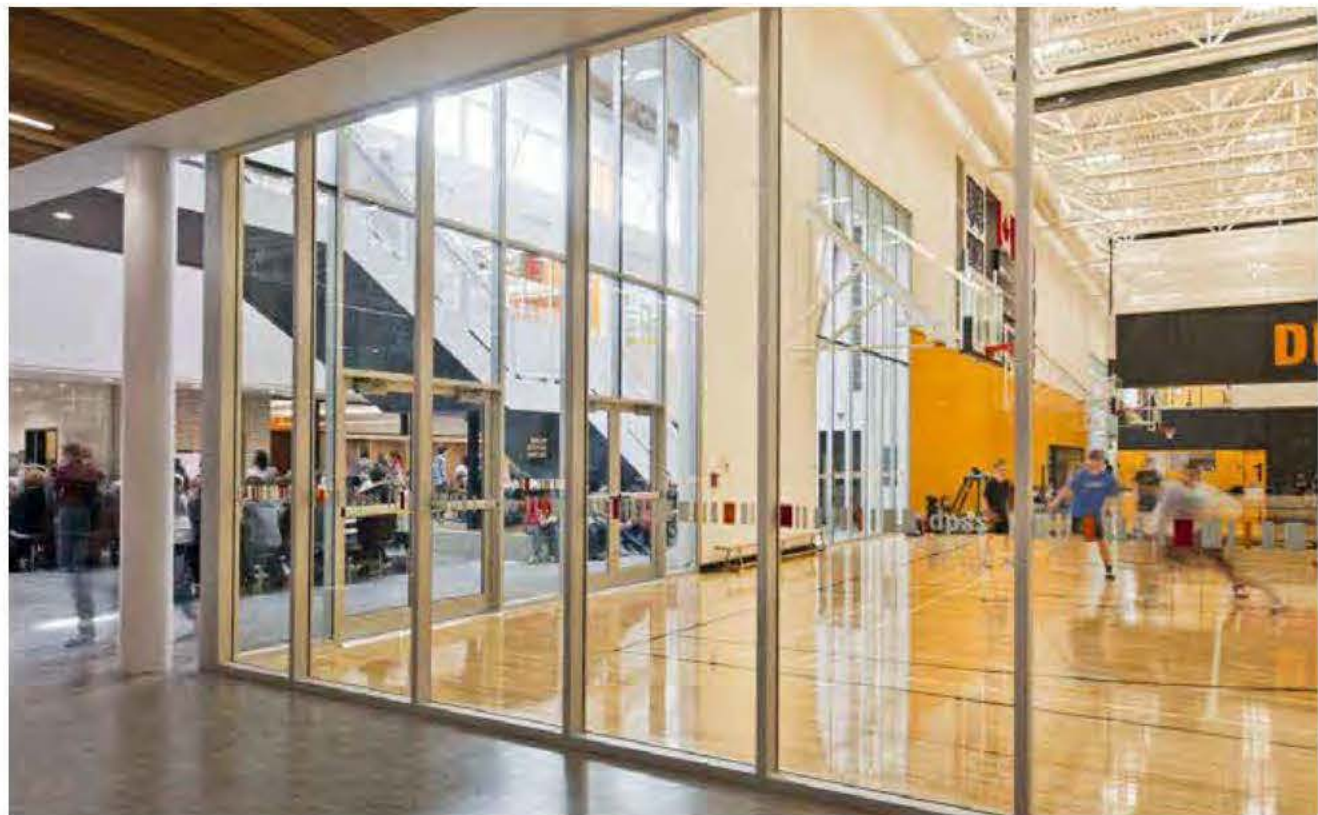
LIBRARY
Including a creative digital lab and a multi-purpose meeting space



NON-PROFIT SERVICES OFFICES 0 00
Office space for providers of arts and culture and social services



OUTDOOR SPACES
In addition to retaining the fields and sports courts on site an outdoor spray park a large gathering/event space and extensive green spaces are being planned for



GYMNASIA 9
Gym C includes a gymnastics annex space for equipment to be left in place
Gym D will be shared with the Elementary School



AQUATICS + FITNESS 0 00
Including Pool Change Rooms Fitness Centre and Fitness Studios



RINK 0 00
The Ice Arena will include improved player change rooms and viewing areas dryland training space and will share a mechanical plant with Aquatics



VSB HIGH SCHOOL CLASSROOMS + SHOPS
To facilitate the development of a significant gathering space these spaces will be relocated on site



NON-MARKET HOUSING
Non-market mid-rise housing will be included Further urban design analysis to determine the specific amount of housing and housing delivery objectives will be undertaken at the Rezoning stage

SITE EXPERIENCES

Various site experiences are being planned for to **activate the site and create a sense of place and community.**



DAILY LIFE

The site will support an **energized daily life** at Bianna where people hang out, using the facilities or just hanging out. The spaces will facilitate both connectivity and contemplation.



GATHERING + EVENTS

The creation of a **large gathering space** to host performances, celebrations, and a wide variety of events is a central feature of the Concept Options.



PLAY

Opportunities will be provided throughout the site for **all ages play**, including a water park, a play zone connecting Grandview Park to the community facilities, and many play fields and pocket courts.



CONNECT TO NATURE + VIEWS

Access to key views increased **green space** and opportunities to connect to the land will be provided from inside the facility and throughout the site. Priority will be given to native planting and a naturalized landscape.



ACTIVE LANEWAYS

Improve laneway experience - transforming Commercial and Venables lanes into **active people places** by locating the attractive arts studios, housing entrances, and drop-off areas on these laneways.



USING ROOFTOPS

Residential and active rooftop spaces with urban agriculture, sports courts, child care play areas, and community gathering space. A low non-market mid-rise housing above community center facilities.




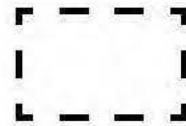
SITE CONSIDERATIONS

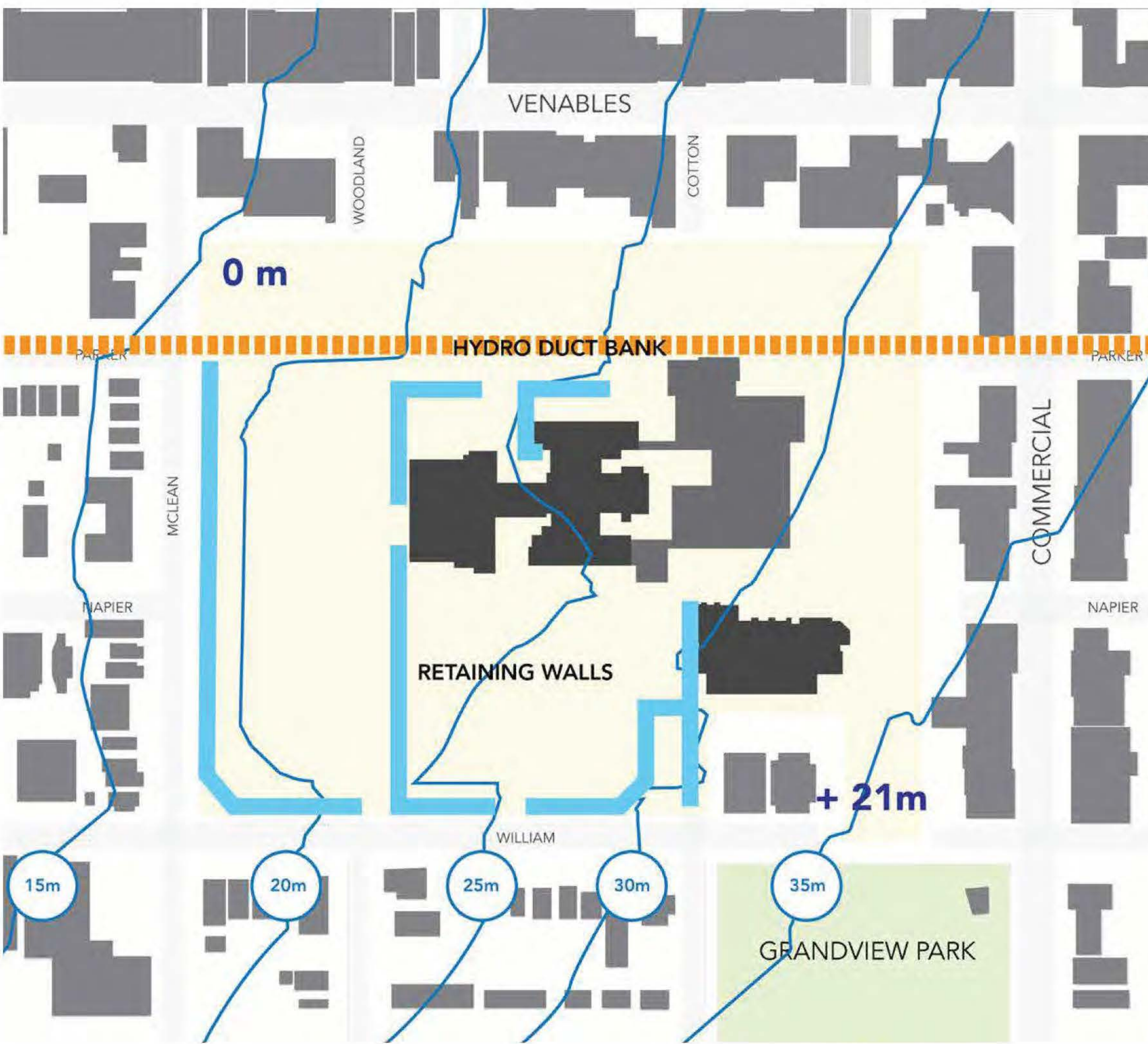
These diagrams illustrate the key site considerations that form the concept options.



EXISTING BUILDINGS

Many of the existing buildings are slated for replacement. Some Vancouver School Board (VSB) facilities will be upgraded or relocated as part of this renewal plan.

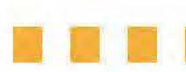

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	B	d	
	V B P	d	d



SITE CONSTRAINTS

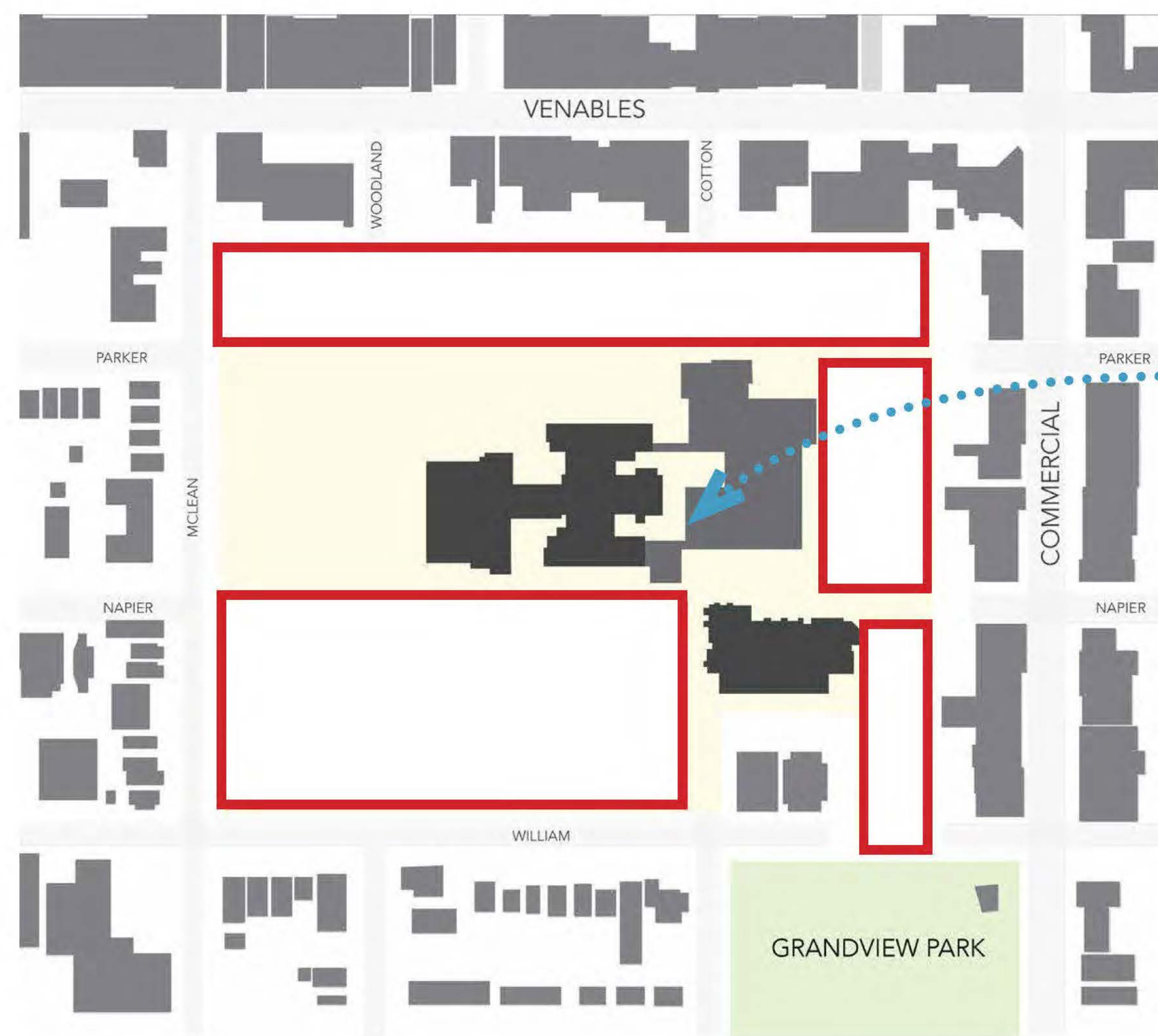
The site slopes down 21 metres (69 feet) from the southeast corner to the northwest corner. This affords the opportunity for grand views from the site and community around. Coupled with the site slope, some significant retaining walls divide the site into terraces, presenting challenges for ease of access and connectivity.

There is a large BC Hydro power cable running down the Parker Street right-of-way beside the Rink. Nothing can be built on top of it, so it effectively divides the site.

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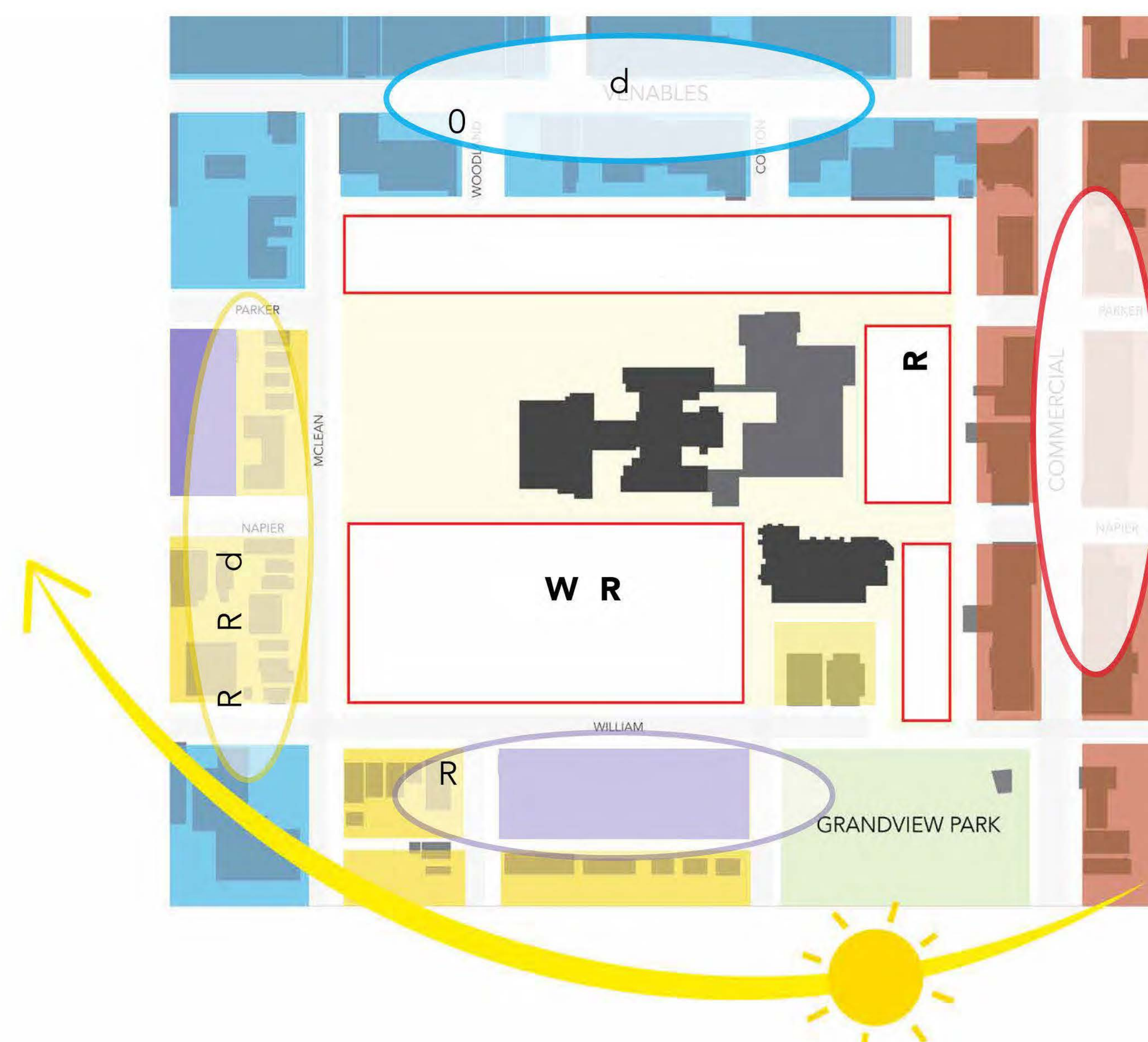
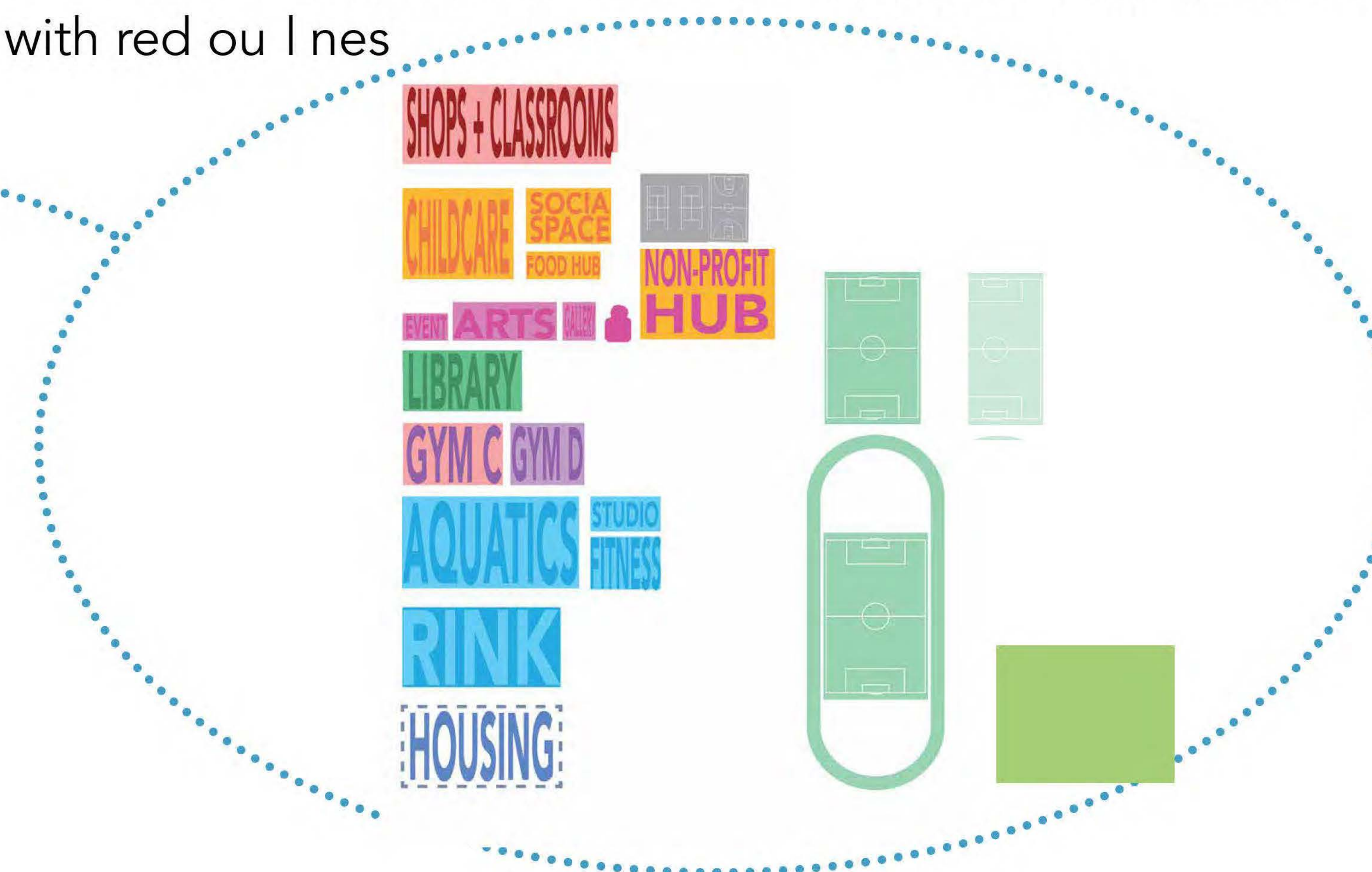
SITE CONSIDERATIONS

These diagrams illustrate the key site considerations that form the concept options.



AVAILABLE SITES + PROGRAM FIT





The spaces, places, sports fields and courts shown below will need to be accommodated on the available sites indicated with red outlines.



MINIMUM HEIGHT IMPACT ON NEIGHBOURHOOD

Higher buildings will be located to the north and east while lower buildings will be located to the south to **minimize shadowing** of public spaces and the impact of building heights on the neighborhood.

Building height will follow the topography of the site, stepping down the hill.

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PLANNING PRINCIPLES

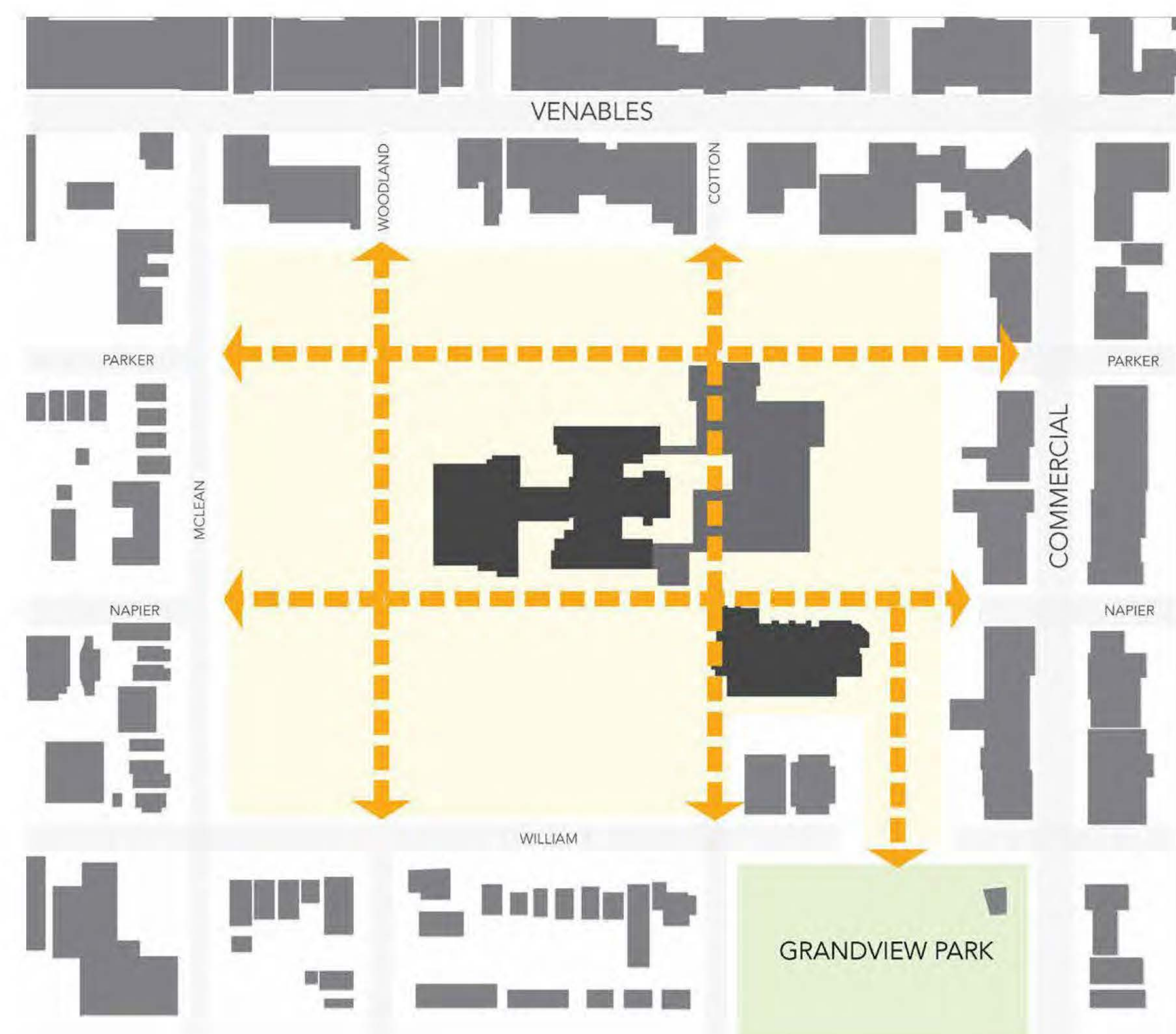
Key site planning principles that guide the Concept are:



PROVIDE A HEART

Throughout the Vision process people told us about the importance for a renewed Bitannia to have some kind of heart or central space. Today most people think of the Napier square in front of the library and Info Centre as the heart.

A key goal of the master plan is to provide a much larger central gathering space that supports activities, attracts the visitor to all parts of the site and is a great place to hang out.



CONNECT TO COMMUNITY

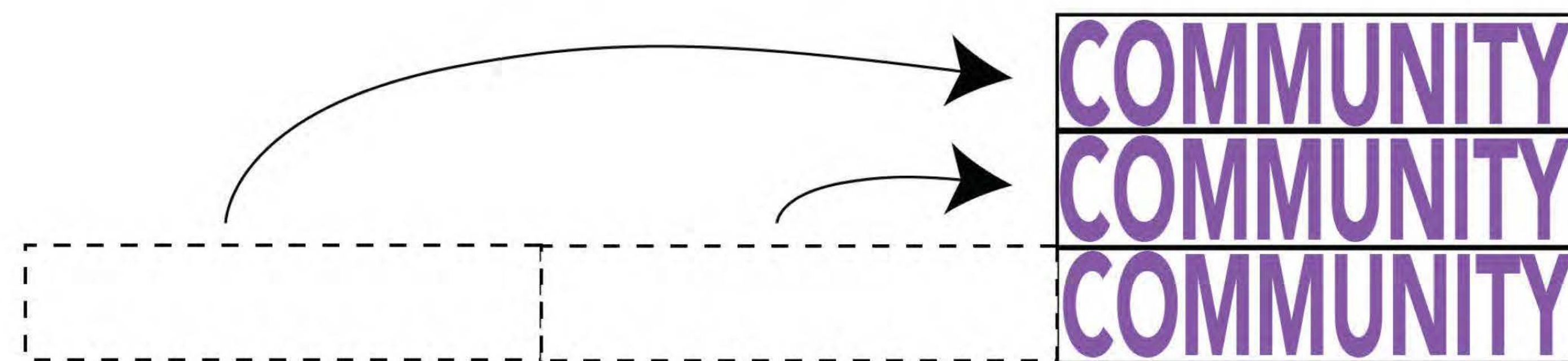
Throughout the Vision process we heard about how hidden and poorly connected Bitannia is to the larger community. The renewal process presents an opportunity to re-imagine and remake connections to the community.

A key planning principle is to tie circulation to the existing street grid to create an easily accessed and navigated site, open up view corridors, improve site safety and improve circulation and visibility to and throughout the site.

All site routes to be regraded to a maximum of 5% slope to facilitate accessibility.

PLANNING PRINCIPLES

Other planning principles incorporated in the Master Plan are:



MAXIMIZE OPEN SPACE

The community has consistently advocated for maintain existing or increasing open space on the site to increase opportunities to gather and for more green space

To retain and create more open space the community facilities will need to be stacked up



CAPITALIZE ON TOPOGRAPHY

The sloped site presents opportunities to

- Utilize the changing grade elevation to reduce apparent size of the facility and blend the multi-storey buildings into the site
- Open up views to Downtown Vancouver and the mountains
- Create some unique opportunities for rooftop urban agriculture and community gathering



ACTIVATE PUBLIC SPACES

Creating a safe vibrant and well used public place is a key priority in the Vision. Some strategies help achieve this and to activate public spaces include

- Connecting interior and exterior gathering spaces
- Adding entrances and overlook onto lanes around the site
- Providing views and overlook onto public spaces from above



PRIORITIZE GROUND PLANE FOR PUBLIC USE

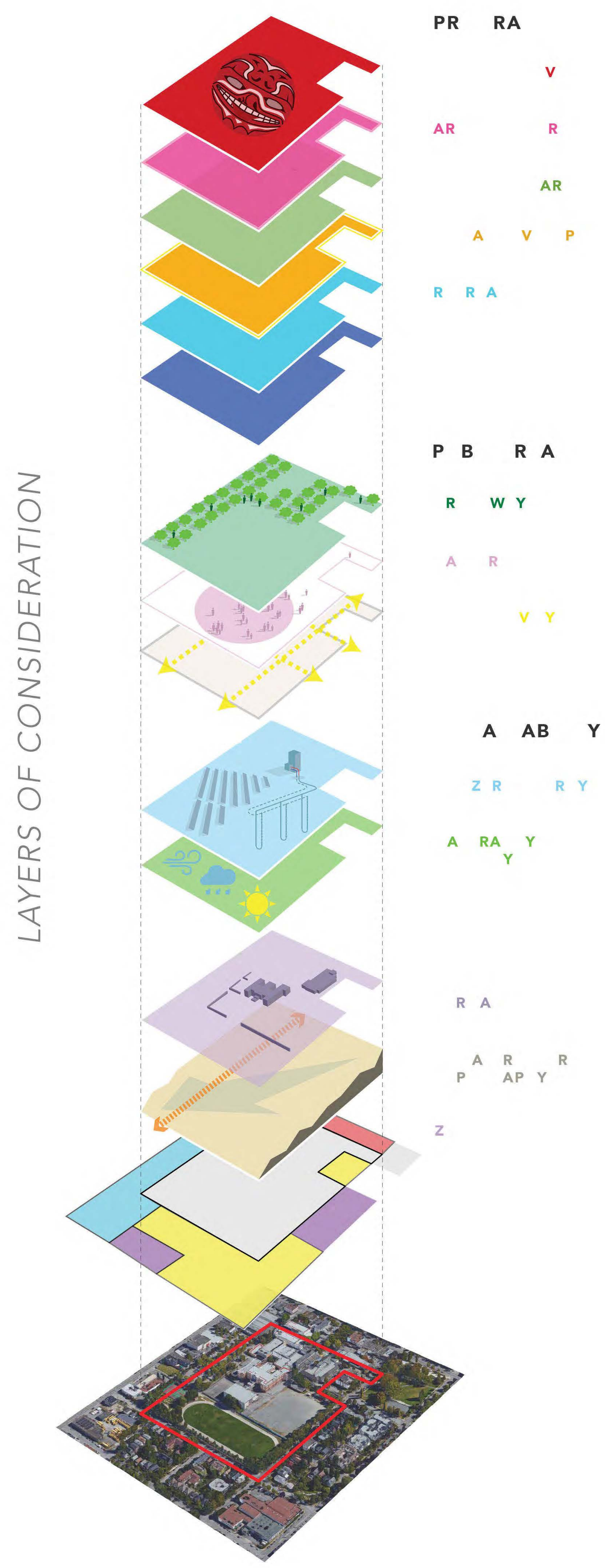
Locate any non-market housing above community facilities and access from laneways. This will provide overlook of public spaces after hours and activate the laneways

PROCESS

The Master Plan has been evolved from the ingredients and process shown below:



The Master Plan has been evolved from a combination of technical requirements, good urban design best practices and community input from the Visioning and the Concept Options consultations



COMMUNITY INPUT

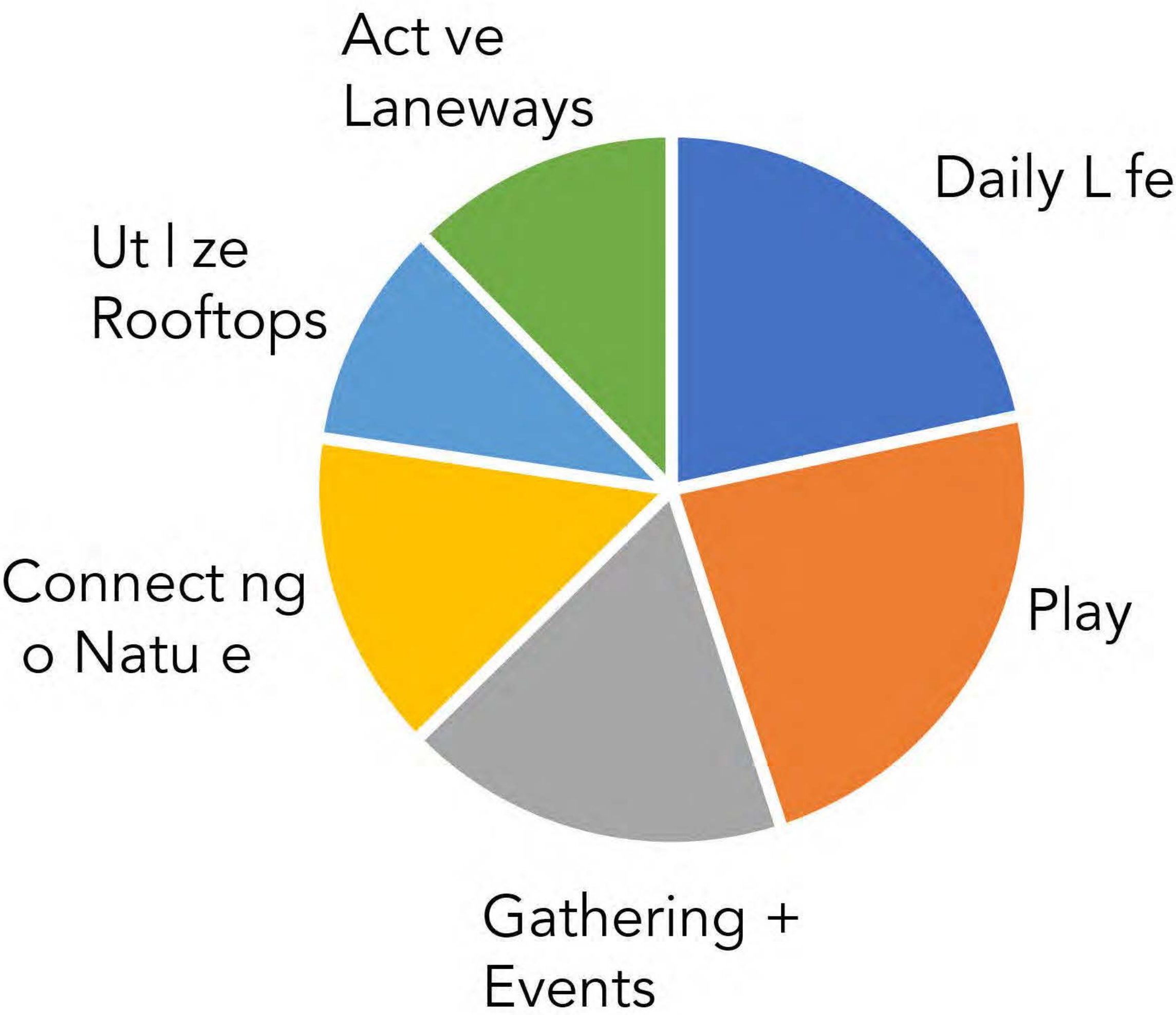
Community feedback from the Concept Open House and Survey has formed a key component of the Master Plan and is summarized below

Thank you to everyone who provided input on the Concepts

The survey responses (400+) input provided at the February 13th Design Concepts open house and input collected at the B-LAB were used to refine the master plan being presented today



COMMUNITY SPACE PRIORITIES



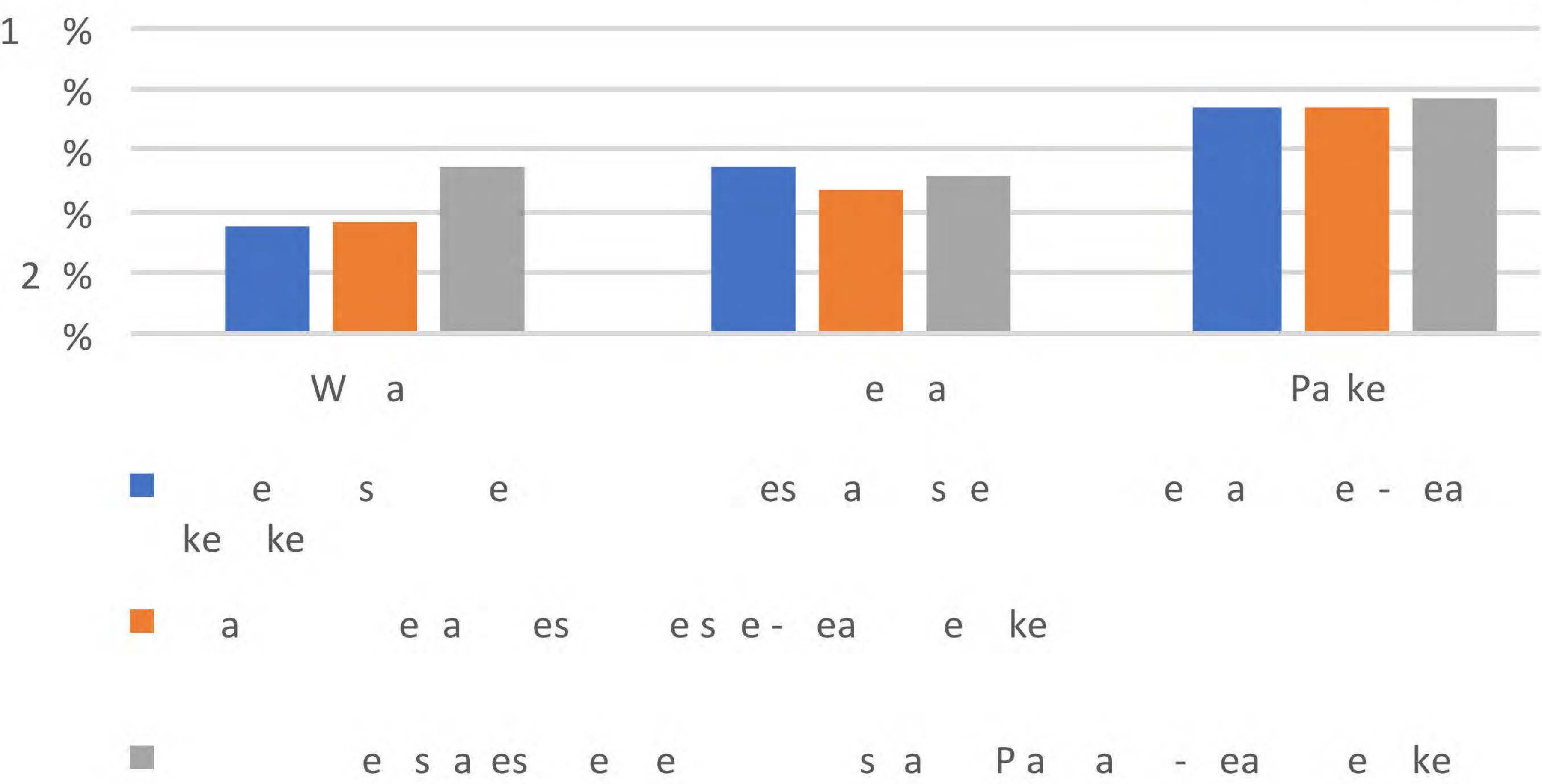
FEEDBACK ON THE CONCEPTS

Three concept options were presented and the community was asked what they liked and disliked about each option. The Master Plan combines the feedback from all concept options.

Key preferences that emerged on the concepts:

- More open space
- Rank Pool and Fitness located near to each other
- Better connections to the rest of the community (Grandview Park Commercial Drive) for pedestrians and cyclists
- Simplest phasing and construction to minimize disruption

CONCEPTS COMPARISON

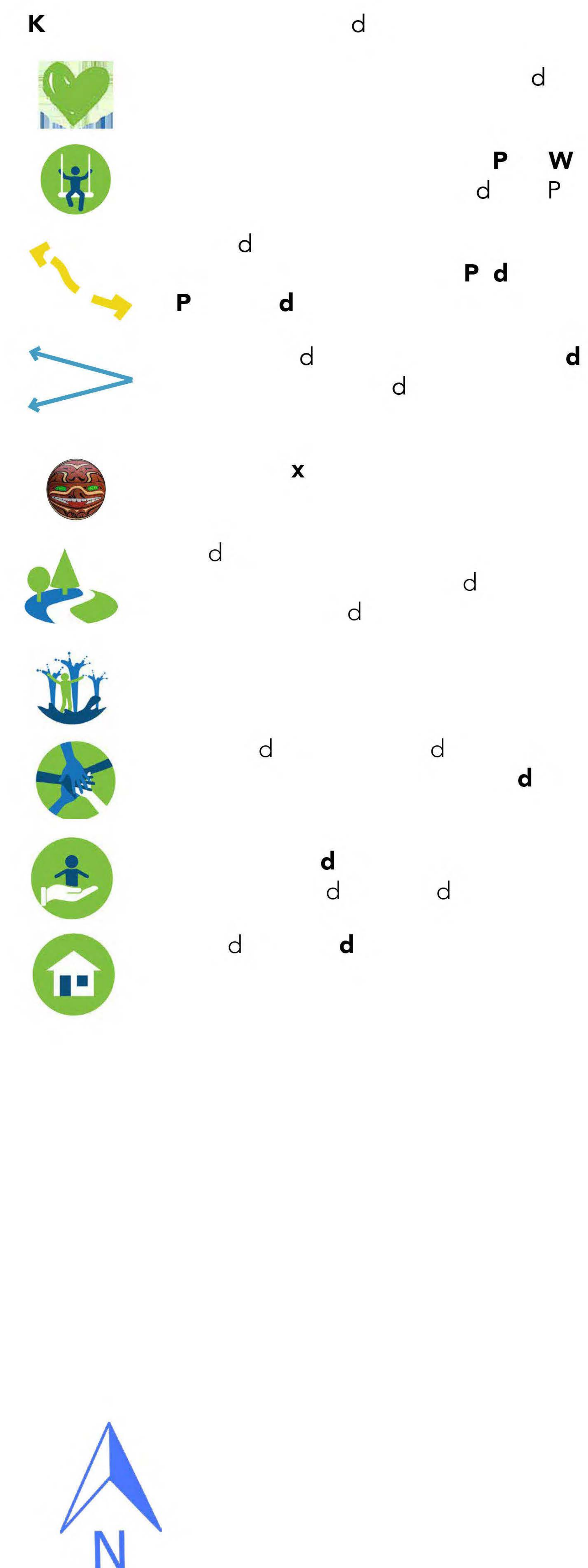


COMMON THEMES

- Non market Housing
The Britannia Community Centre was identified as a priority area for delivering needed affordable housing in the community.
Most people who provided feedback supported inclusion of affordable housing on the site. General concerns included preserving views and access to sunlight, crowding on the site and form of development fit.
- Seniors and Elders
Many seniors and Elders expressed that they were pleased with the dedicated Elders/Seniors space in the concepts. Some were concerned that it wasn't enough to serve an aging population.
- Indigenous
In addition to the need to focus on Indigenous values, many community members also noted the diversity of Indigenous nations and cultures that are present in the Britannia neighbourhood and the need to reflect and honor that in the Britannia Renewal.

The Parker Street Concept was a clear preference for the Parker Street Concept for each key criterion including connections to other community destinations, location of the facilities on the site and outdoor open spaces.

SITE PLANNING



MASTER PLAN

Focused on the east side of the site and along the Parker Street right of way the proposed facilities cascade down the length of the site to McLean Drive



USES

Building 1

d

Building 2

R
R

P

Building 3

d

Building 4

d

Building 5

R

d
d

FEATURES

- The majority of the community facilities are located along the Parker Promenade
- 11 % increase in total public realm / green space
- Easily achievable phasing - Phases 1, 2 & 3 do not interfere with operations or impact VSB spaces and allows the majority of the Renewal to be undertaken immediately
- Higher buildings are located on the northern boundary minimizing shadowing on the site and transitioning to adjacent allowable Industrial Zone height
- All development above community facilities including Childcare and housing is stepped back from face of community facilities to minimize visual impact
- Fitted on top of VSB Shop / Classroom roof provides accessible sports field for Elementary school and opens clear sightlines from Grandview Park
- Significant improvement to lanes with active public spaces spilling out
- Vehicular access concentrated on Venables Lane
- Pool and Rank adjacent - optimal for energy and operations efficiency
- Topography utilized to provide a level access to a new Sports Park above the Rank
- No market mid-rise housing above up to three community centre buildings provides much-needed affordable housing while maintaining access to daylight and key views corridors

ORGANIZATION

The community facilities are located on the site to reinforce community **connectivity and activation**



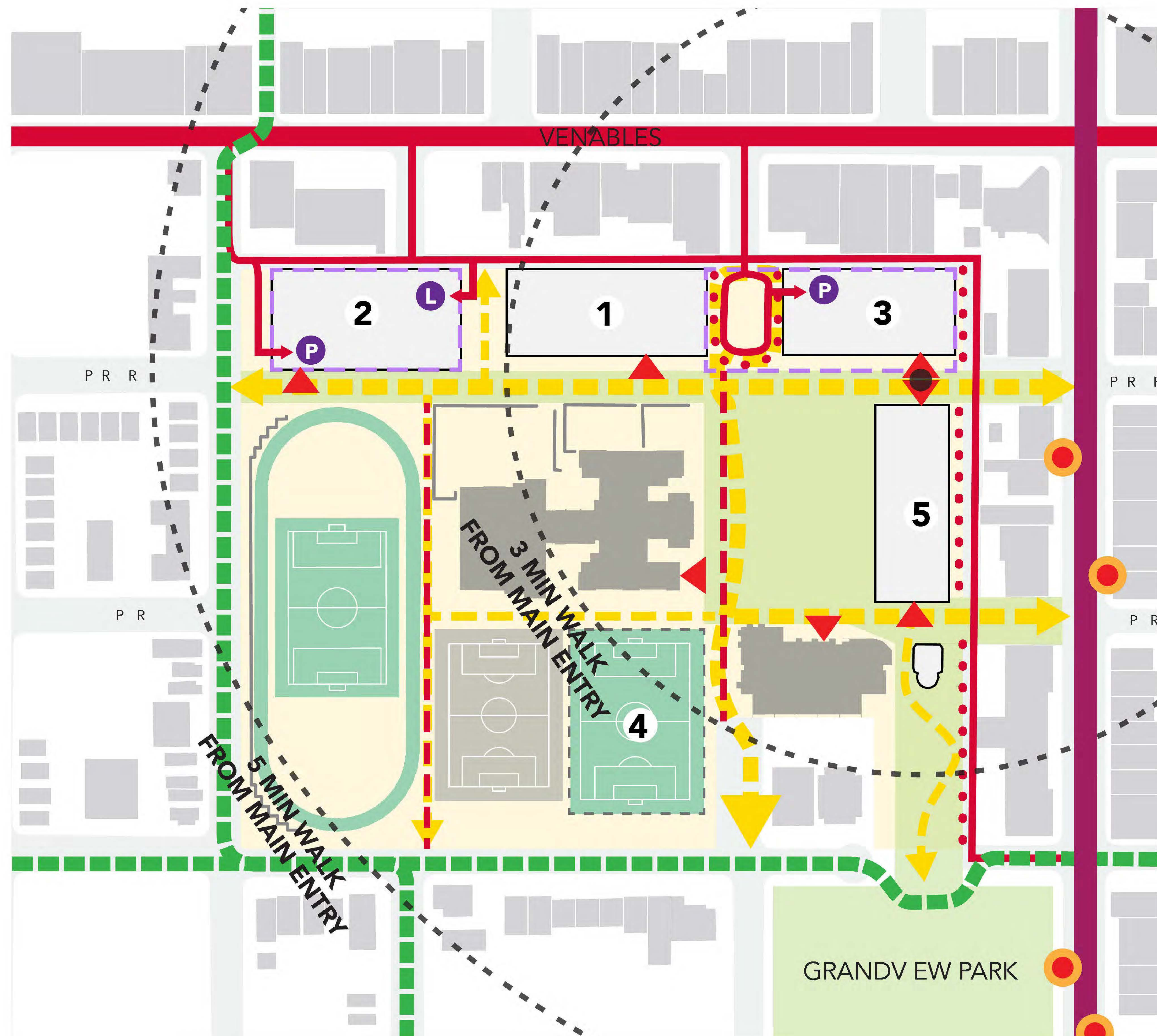
ORGANIZATION

The organization of key spaces on the site prioritizes the following

- **Activate the Commons** with community gathering and event spaces
- **Activate the laneways** with community spaces - particularly Arts Studios and Gallery
- **Create a greenway connector** (Parker Promenade) to link all key community centre facilities
- **Concentrate access to VSB facilities** along the Napier Greenway consolidating school addresses and enhancing security
- **Maximize useable open space** by
 - Raising Field 3 to level of the Elementary School and relocating Specialty Classrooms and Trades Shops for the High School below in Building 4
 - Locating all parking underground
 - Stacking community facility spaces up on more than one floor where feasible
- **Create energy and service efficiencies** by linking mechanical services between the rink and pool
- Where possible orient long face of buildings to south to **maximize passive design opportunities**
- **Locate non market housing above community spaces** in Buildings 1, 2 and 3 in a mixed-use form of development. This will prioritize use of ground plane for public use and provide eyes on the public open spaces after hours

CIRCULATION + ACCESS

The circulation on and to the site has been organized to support **ease of access pedestrian priority and community connectivity**



KEY CIRCULATION PRINCIPLES

Circulation on the site will be as follows

PEDESTRIAN

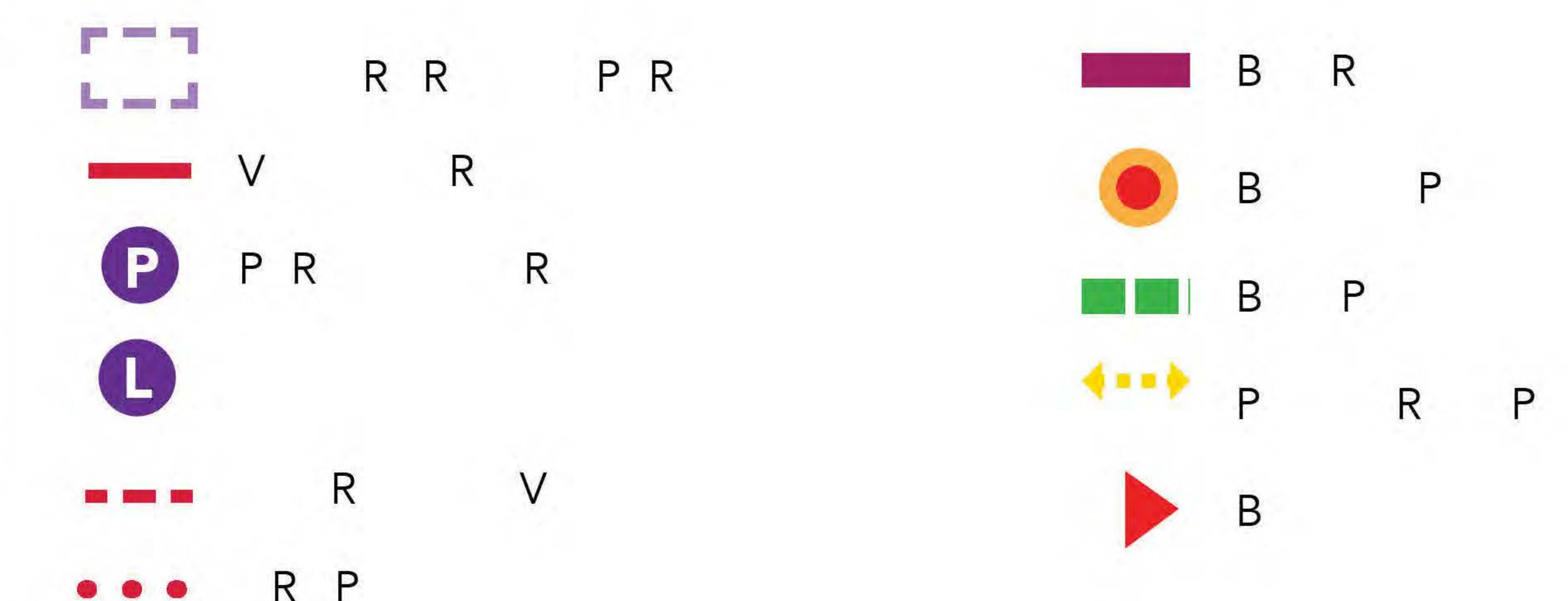
- Local cultural and community amenity facilities are close to transport and Commercial Drive
- All pedestrian circulation routes to have a maximum slope of 5% to facilitate accessibility for all including those in wheelchairs, scooters or pushing strollers or carts
- All parts of the site are within a 5 minute walk from the main entry to the community services centre facilities

VEHICULAR

- Limit vehicular circulation to the site from Venables Street along Cotton and Woodland
- Access to underground parking from Venables lane
- Passenger drop off to be on Cotton Plaza and along Commercial lane
- Emergency Vehicles to access site along Cotton and Woodland

BICYCLE

- The site is framed by bike routes on two sides - an official bike routes run north south along Woodlands and McLean and an anticipated bike route runs east west along William



SUSTAINABILITY + RESILIENCE

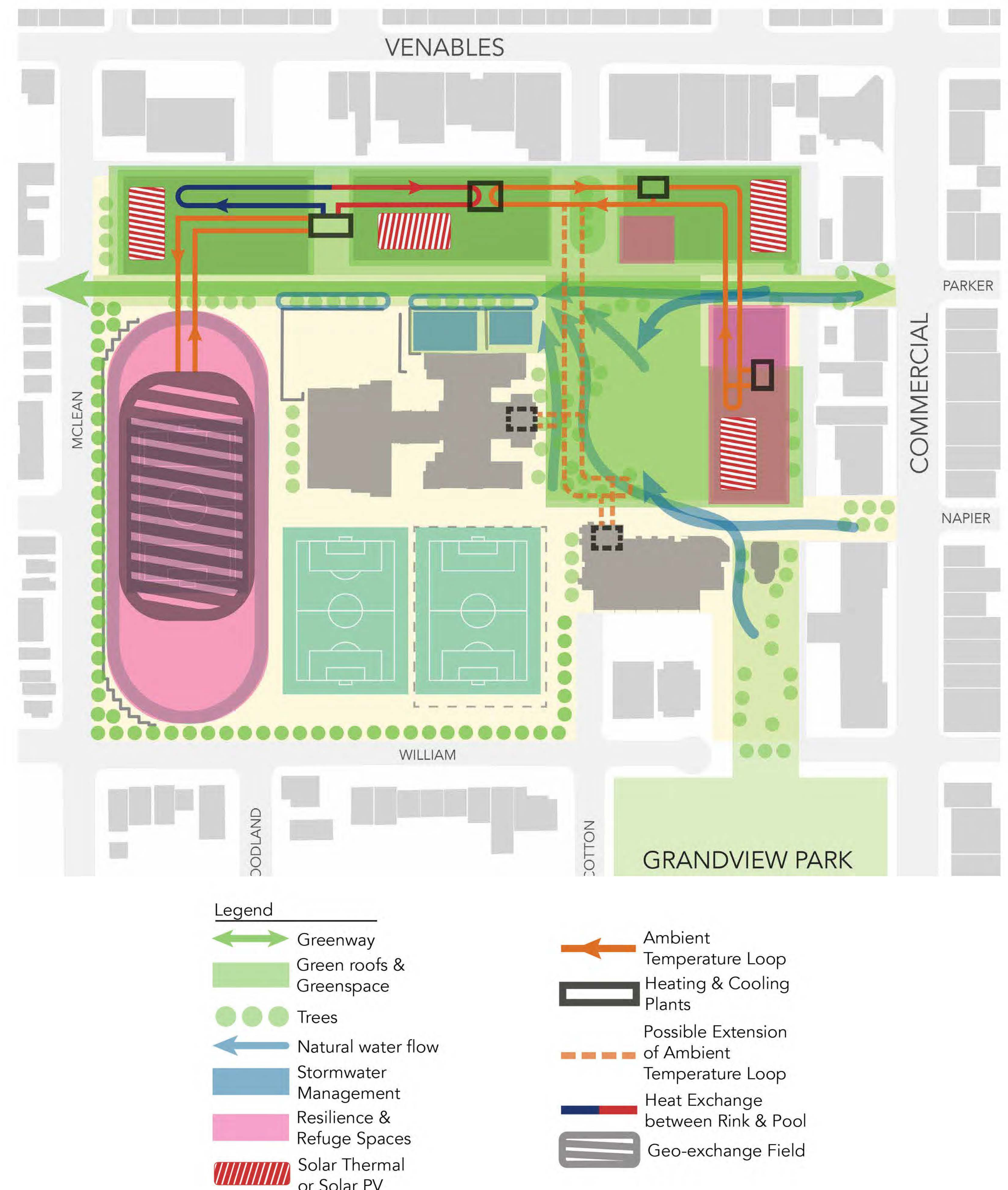
Through the process of renewal and redevelopment the new Brannia site will be a **leader in regenerative design and resilience**

This ambition reflects the collective ideal that the redevelopment of the Brannia site should not simply reduce its impact on the environment but restore ecosystem services and provide a net benefit to both local and global ecosystems

Through the redevelopment of the site numerous opportunities illustrated in the combined sustainability measures diagram on the right arise to

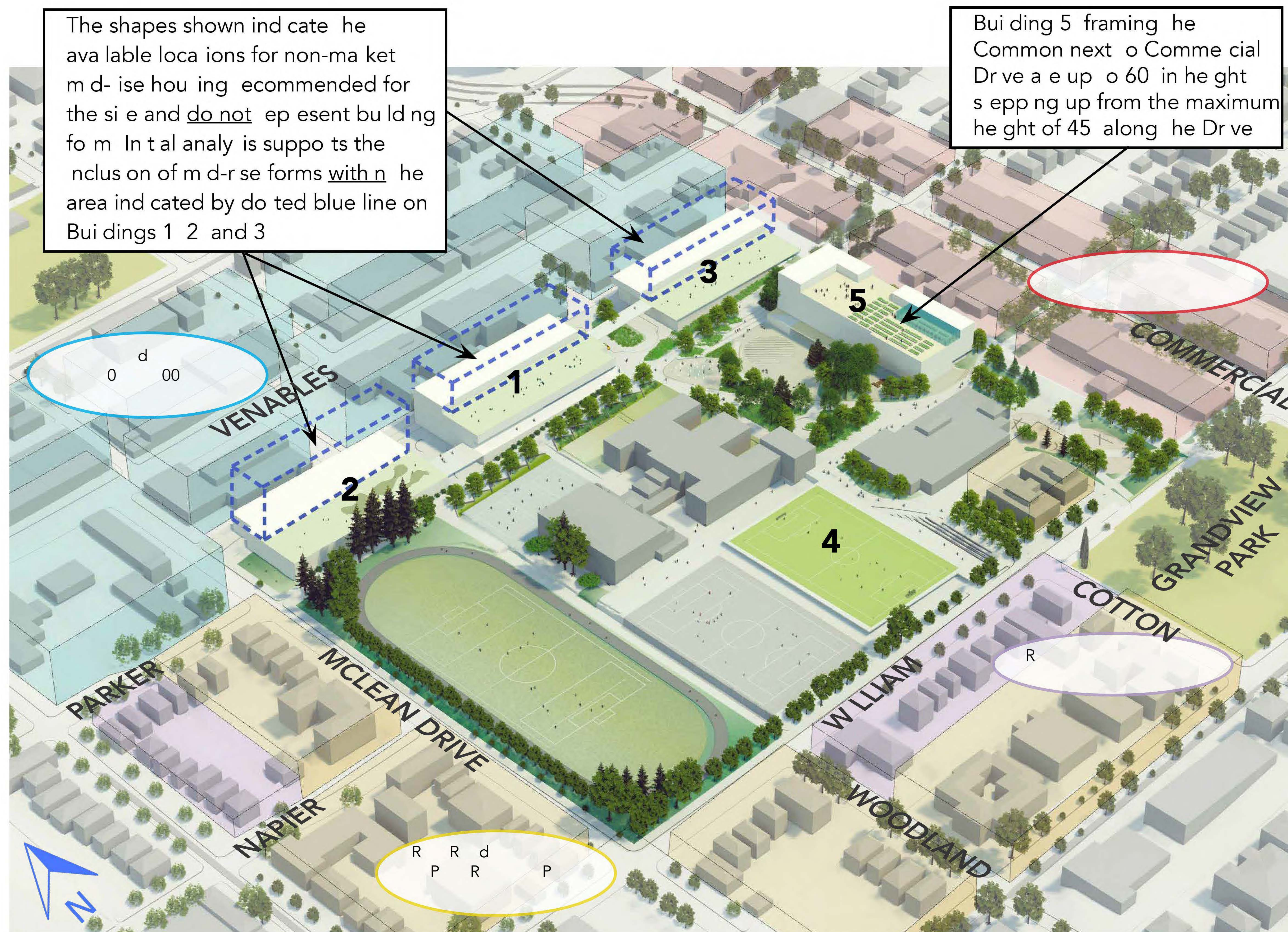
- improve the **ecology** of the area through opening greenspace and green roofs, natural landscapes preservation and enhancement of the tree canopy and stormwater management
- improve **building energy efficiency** by designing to Passive House levels of performance wherever possible
- Explore **community scale energy infrastructure** to connect to low-carbon renewable sources of energy including solar panels, geo-exchange beneath some or all of the playing fields and waste heat exchange between buildings
- improve the neighbourhood's **resilience** to extreme weather events by building social connectivity and designing for passive sustainability and some form of self-sufficiency with regards to energy generation
- Build upon Brannia's current social programs to create a place of **refuge and support for vulnerable people**
- Foster diversity, vibrancy and resilience through inclusion of affordable non-market **housing that supports low income residents and reflects the diverse character of the community**

The new buildings on the site will also be designed to be both simple to operate and adaptable over time as the needs of the community change



MASSING + BUILDING HEIGHT

Facilities are stacked up to free up open space for the significant gathering space of the Common and maximize access to light and views. Massing has been located to fit with the future development context of the neighbourhood. **Height and density on the site is subject to rezoning**



NON MARKET HOUSING AND ADJACENT PROPERTY HEIGHTS

Urban design analysis supports the inclusion of non-market housing above community facilities on the Bianna site. Preliminary analysis supports mid-rise - not slab-form with building heights calibrated to the adjacent 12 maximum building heights of 30.5m (100 feet).

The opportunities identified for locating non-market housing on the site are indicated with dotted blue lines --- on the drawing.

Buildings 1, 2, and 3 lining Parker will be calibrated to fit with the adjacent 100 zoning context while meeting best practices for urban design including access to daylight and views.

Housing would be included in keeping with the principles outlined on the Non Market Housing Boards.

NON-MARKET HOUSING

COMMUNITY DIRECTION ON HOUSING AT THE BRITANNIA SITE THROUGH THE GRANDVIEW WOODLAND PLAN

- The 2016 Grandview Woodland Community Plan identified affordable housing as a top priority for the neighbourhood
- The Community Plan seeks to provide opportunities for a wide variety of housing options to serve the needs of the diverse population in Grandview Woodland including affordable rental housing for key groups such as low-income artists, families, seniors and members of the urban Indigenous community
- The Grandview-Woodland Community Plan includes the Council motion to seek ways to mobilize air parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities provided there is no loss of green space

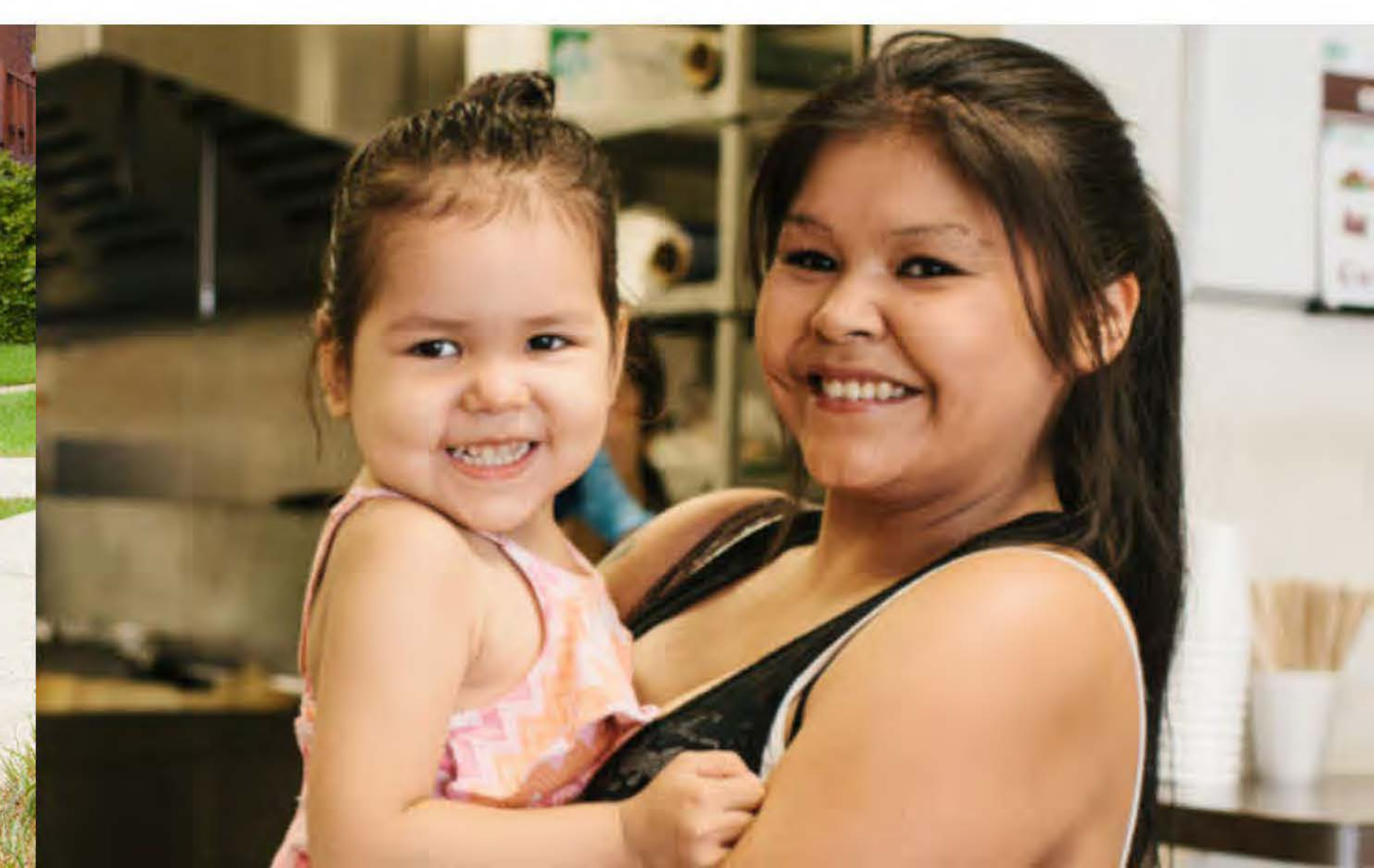
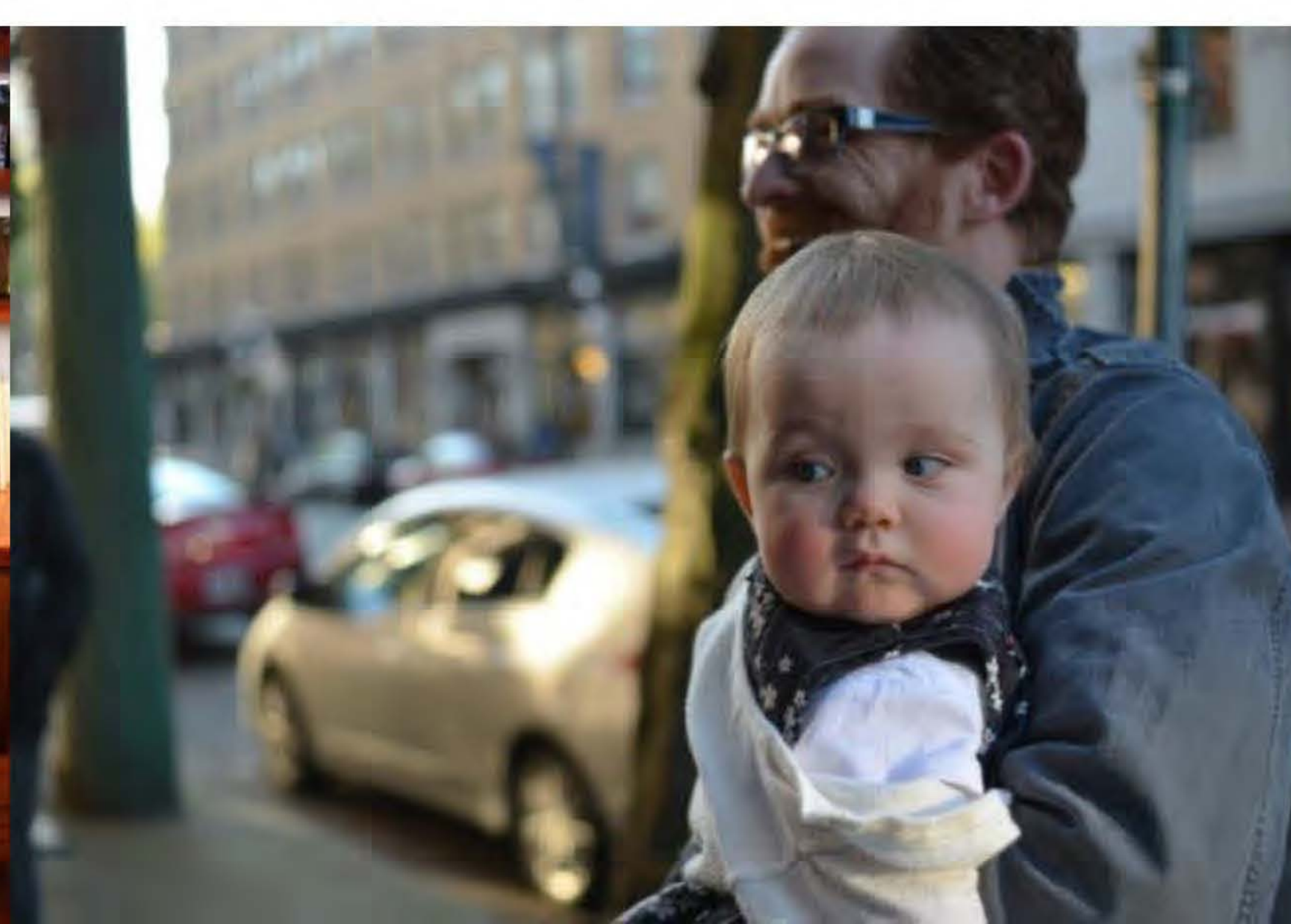
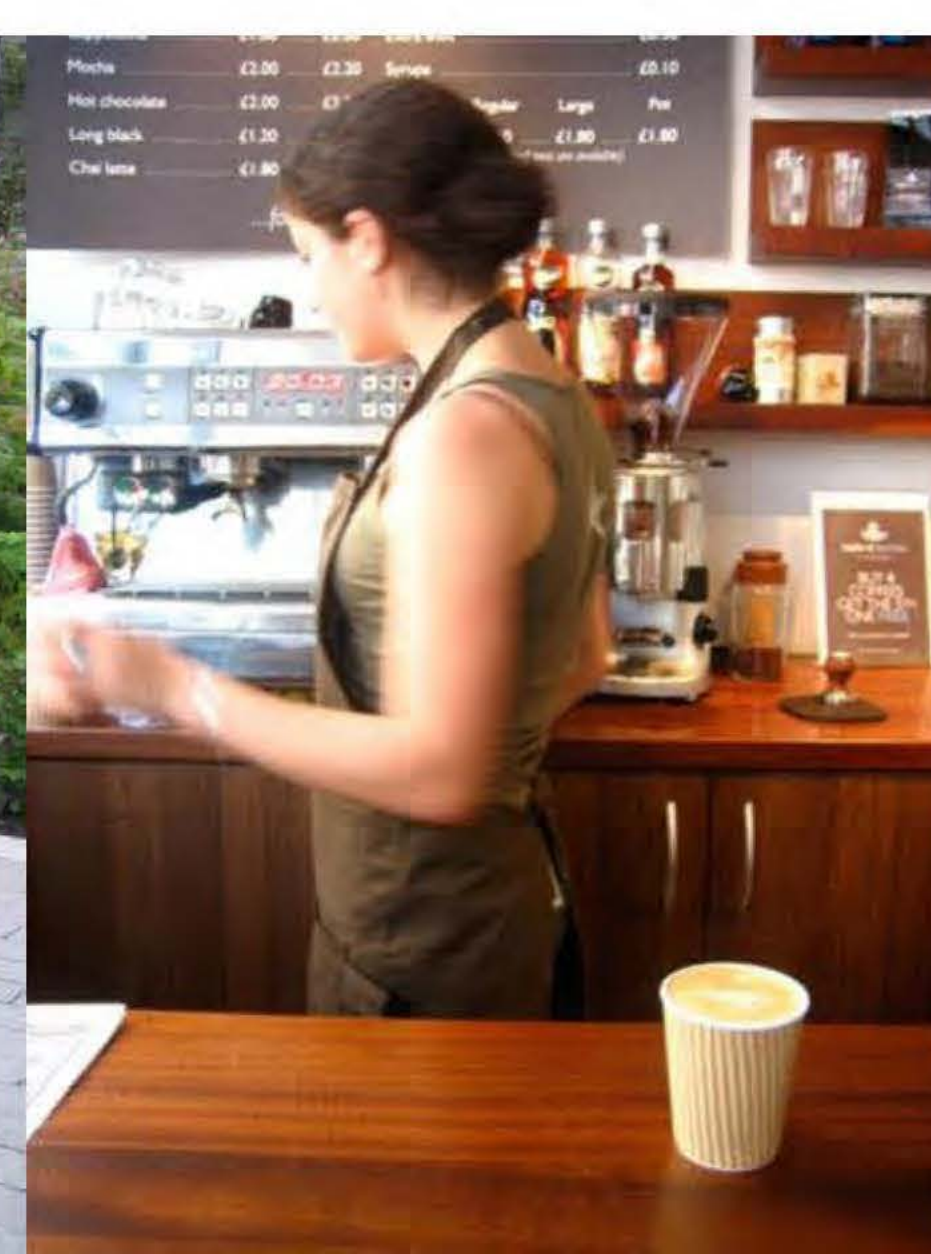
DIRECTIONS ON NON-MARKET HOUSING IN THE MASTER PLAN

- The Britannia Renewal Master Plan identifies opportunities to co-locate non-market social housing parcels with other public facilities on site with no loss of green space
- The Master Plan includes non-market housing above community facilities on the Britannia site
- Feedback from site Partners and the community on housing has been included in the Vision Document and will be included in the Master Plan report

Initial urban design analysis supports a mid-rise form of development that utilizes air space parcels above community centre facilities, maximizes access to sunlight and key views and which could deliver approximately 200-300 units of non-market housing

DECISIONS ON NON-MARKET HOUSING THAT WILL BE MADE AFTER THE MASTER PLAN

- Refined urban design analysis and form of development questions will be answered during future rezoning phases supported by site Partner and community engagement processes
- Key questions for future rezoning phases include
 - Housing mix and number of units - who and how many will be housed?
 - What depth of affordability should be provided?
 - What are the urban design implications of housing heights and building form (e.g. shadows, views)?



NON-MARKET HOUSING

PRINCIPLES

These non-market housing design principles are intended to provide guidance to future consultants responsible for rezoning and detailed design

- Affordable non-market housing to **foster a vibrant and resilient community** that reflects the diverse character of the neighborhood
- Form of development to **incorporate good urban design practices** including moderate form of development to break up massing provide visual interest and provide public realm access to daylight and views
- Delivery of non-market housing to consider **impact on affordability** in building over large spans structures and cost benefit of consolidated massing
- Non-market housing to be **located above community facilities** minimizing ground floor occupancy to entries only
- **Locate entries facing streets** where possible
- Design non-market housing entrances to **prioritize the public realm space for civic uses**
- Non-market housing to be **set back to create opportunities for accessible roofs** for public use and/or childcare spaces
- **Final heights and densities to be determined at the rezoning stage** based on further technical analysis community input and related city policies initial analysis supports building heights that are calibrated to adjacent -2 zone maximum height allowance (30.5 metres or 100 feet)



Locate non-market housing above community facilities and set back to minimize impact of massing on public spaces



Create opportunities for accessible roofs for public use and/or childcare spaces



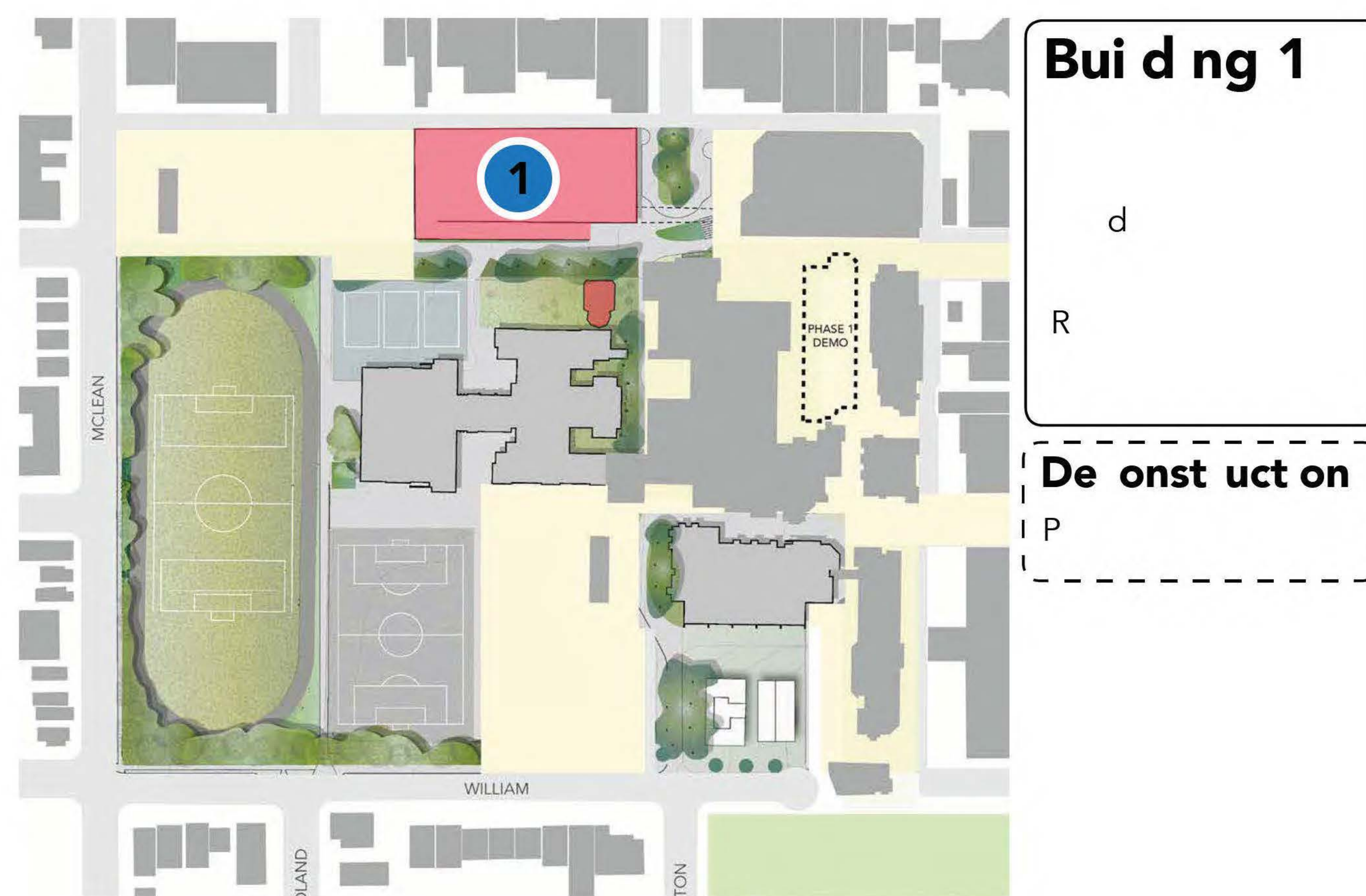
Moderate massing

Note: The images above are for illustrative purposes only

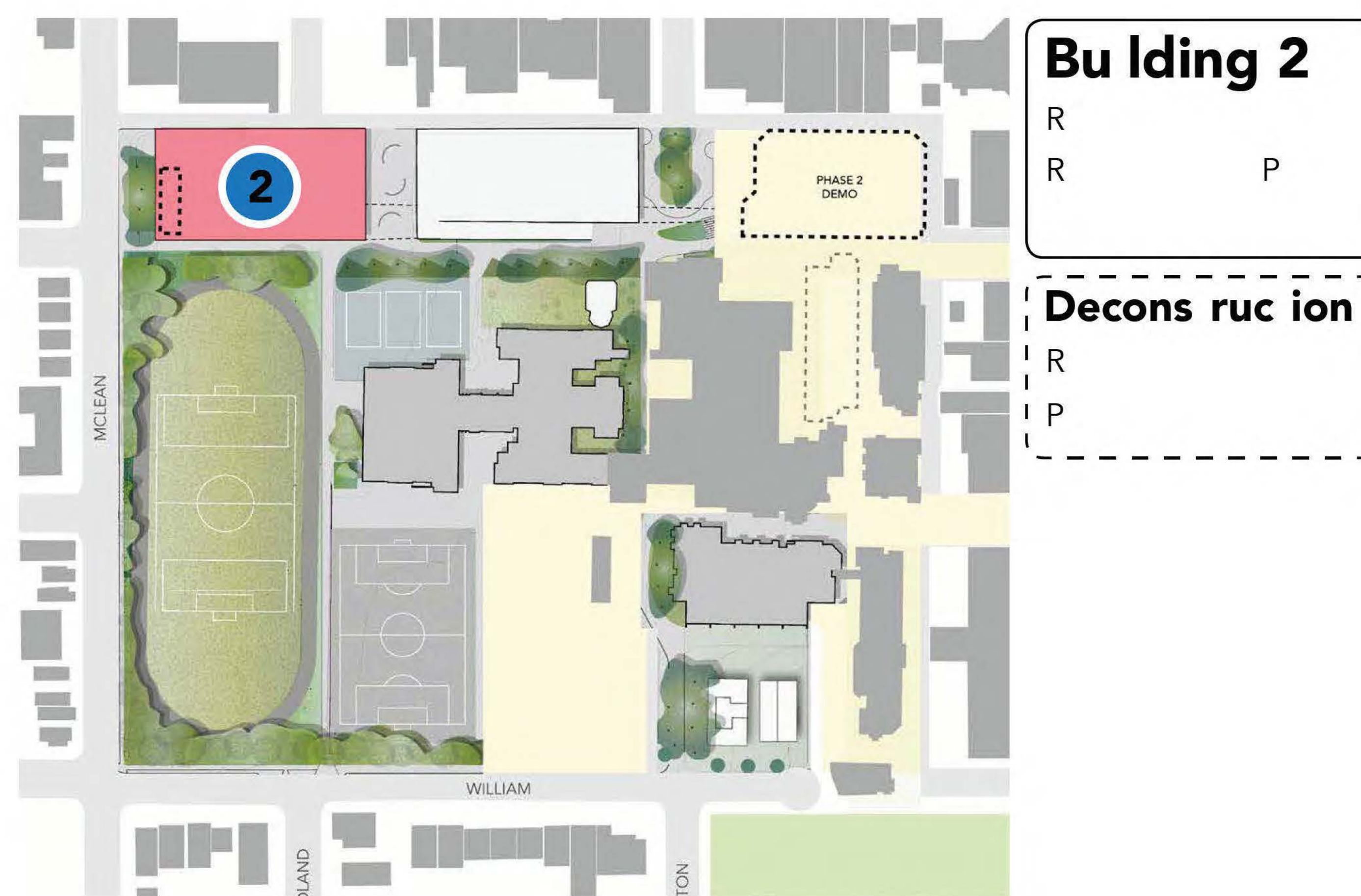
PHASING

The numbers shown on the plan below indicate potential Renewal **phasing priority**. Development that impacts Vancouver School Board (VSB) spaces could slow down the development process. Projects that affect VSB spaces will need to align with VSB's seismic upgrade program and priorities. Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces and allow the majority of the Renewal to be undertaken immediately.

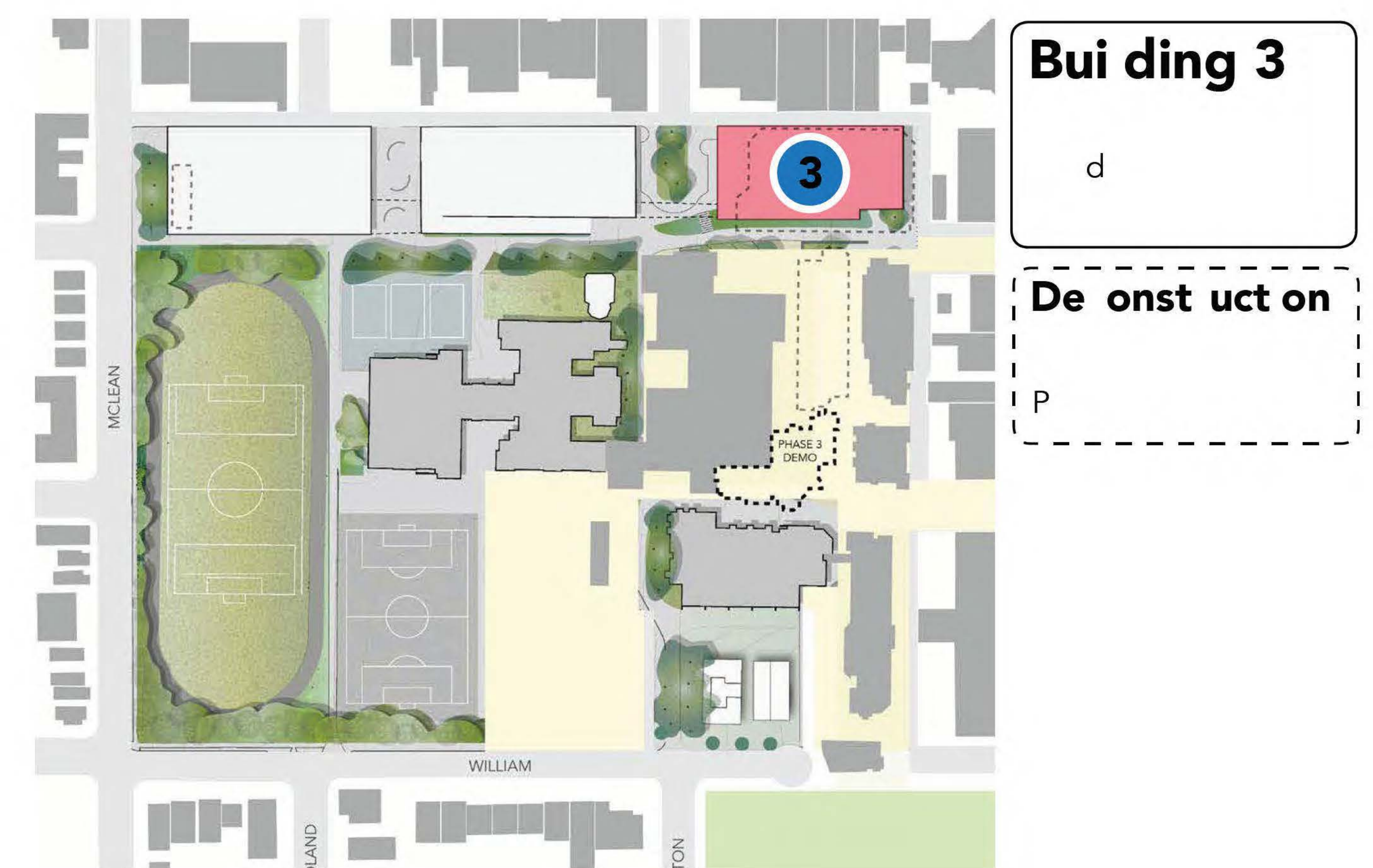
PHASE 1



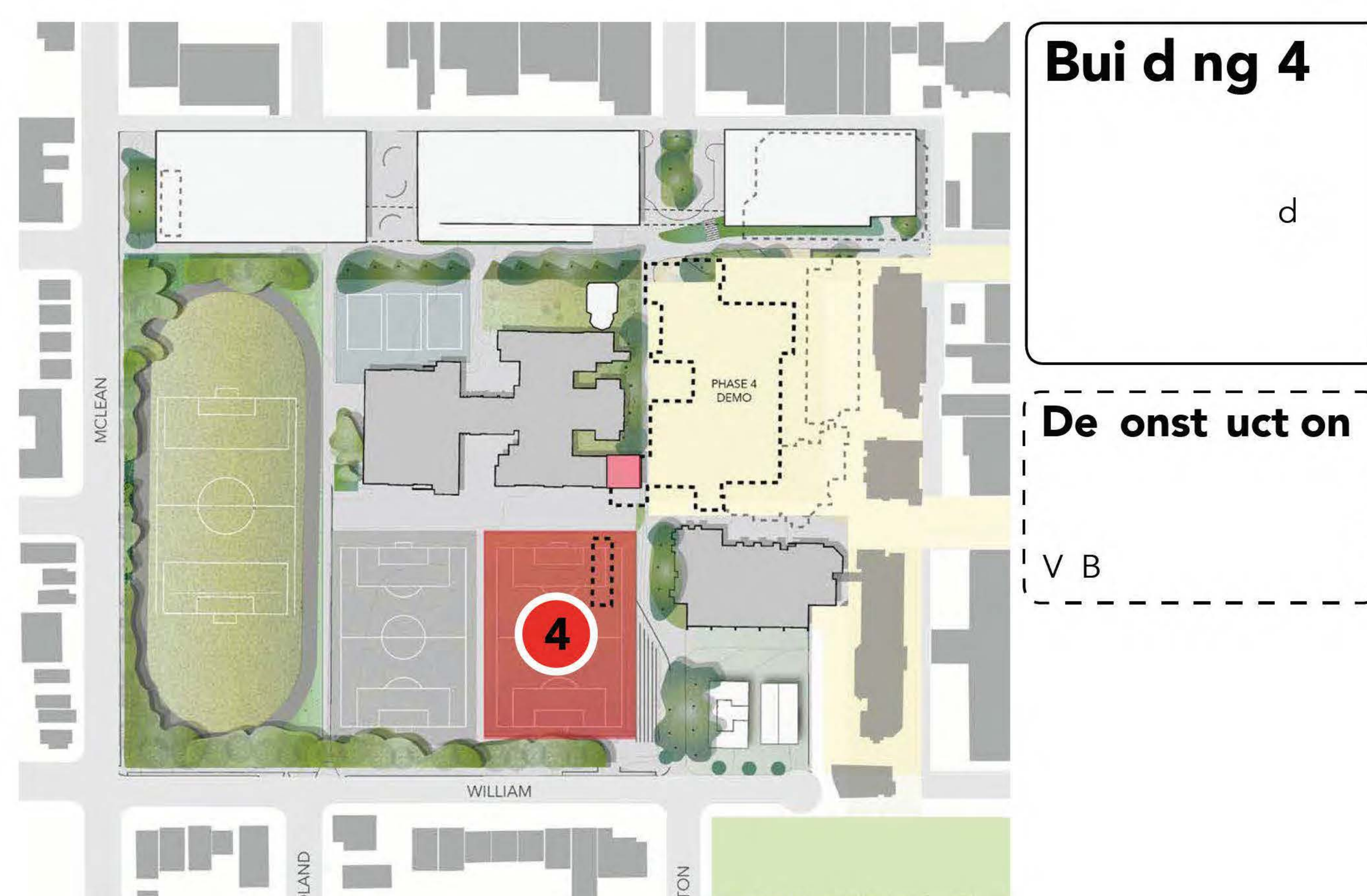
PHASE 2



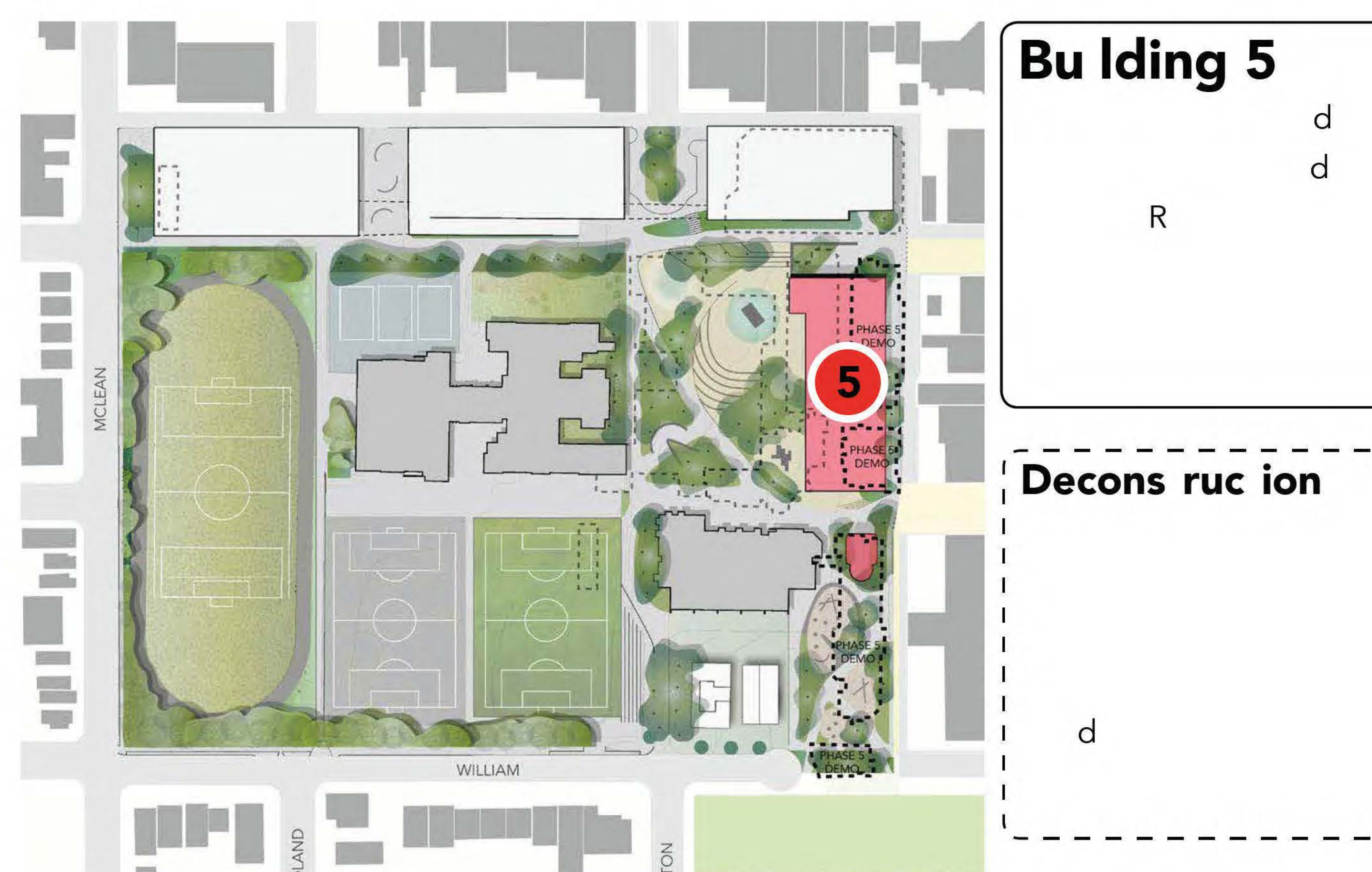
PHASE 3



PHASE 4



PHASE 5



LEGEND

- Phase with no impact on VSB spaces
- Phase requiring project alignment with Vancouver School Board (VSB) space
- Phase construction or temporary relocation
- New building
- Existing buildings to remain
- Deconstruction of existing building

NEXT STEPS + REALIZATION



REZONING (2018 - 2019)

Rezoning changes how a property can be used or developed. A rezoning process is required prior to building the first phase of the Master Plan.

Following the Master Plan, the City of Vancouver will continue to work with Site Partners and the community to develop an application to rezone the Britannia Site. City Council decides on all rezoning applications.

- The current zoning on the site allows for a maximum height of 40' (a maximum 0.45 FSR - Floor Space Ratio) and does not allow uses in the Master Plan including social spaces (e.g. intergenerational hub, food hub, non-profit office hub), cultural spaces (e.g. galleries, art studios, rehearsal and presentation spaces) or affordable non-market housing.
- The rezoning process will establish maximum heights and densities and address form of development considerations for buildings including setbacks.

PHASE 1 DETAILED DESIGN & CONSTRUCTION (2020 - TBD)

Once the site is rezoned, detailed design work will proceed on a phased basis to realize the Master Plan building by-building. Work will include the following:

- Detailed functional programming with site partners and community to set specific requirements around room uses, sizes, and finishes.
- Detailed design work to meet functional and technical requirements for each phase of work.
- Managing construction and deconstruction contracts.



Thank you!



STAY ENGAGED!

Look for opportunities to provide input during the Rezoning process.