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To: ["Direct to Mayor and Council - DL"](#)
Date: 9/28/2023 5:15:10 PM
Subject: Britannia Community Services Centre Master Renewal Plan - Key Messages

Dear Mayor and Council,

As requested by some of you, we are providing here a set of key messages concerning the Britannia Community Services Centre Master Renewal Plan that you can use to speak to stakeholders and/or media. As usual, you can also direct media requests to media@vancouver.ca.

Topline Key Messages

- ⦿The City recognizes that the Britannia Community Services Centre (BCSC) offers important programs and services to the Grandview-Woodland and Strathcona communities, and is committed to the future of BCSC and the community it serves.
- ⦿Critical maintenance and repairs for existing facilities have become urgent to ensure the centre continues to serve the community. The City has dedicated \$17 million over the next five years to capital maintenance and repairs to ensure that the BCSC can continue to effectively serve the community.

Master Plan: Key Messages

- ⦿BCSC is managed through a unique operating, governance and financial model that involves shared responsibilities among the City of Vancouver, the Vancouver School Board, the Vancouver Board of Parks and Recreation, the Vancouver Public Library and Britannia Community Services Society, which brings a substantial level of complexity to all aspects of advancing the Britannia renewal.
- ⦿In 2018, the City of Vancouver, Vancouver Board of Parks and Recreation, Vancouver School Board, Vancouver Public Library and Britannia Community Services Society adopted a Renewal Master Plan that sets out the vision for the renewal of the Britannia Community Services Centre.
- ⦿The Master Plan established site development principles to guide the overall placement of building relationships, heights, outdoor spaces and opportunities for non-market housing.
- ⦿While this plan serves as a foundation for future planning, it is an ambitious, multi-phased plan, anticipated to cost in the range of \$750-\$850 million. The first phase, which includes an expanded swimming pool, fitness centre, gyms and childcare is estimated to cost in the range of \$200 million.
- ⦿Given the immediate investments required to maintain the current facilities and ensure they remain available and functional to serve the neighbourhood, the City is prioritizing those repairs and upgrades. The next step in the long-term renewal of the facility will entail an application to rezone the site, and this work is not proceeding presently.

- In June 2023, the City of Vancouver and the Vancouver School Board apprised the BCSC Board of Directors and Executive Director that neither the Vancouver School Board nor the City of Vancouver had the necessary funding to proceed with facilities renewal at this time, but would be focusing available funding to address maintenance requirements.

Supporting Q&A

Q: The City has been working on this project since 2018. How did you get through multiple public engagements and then realize you needed to shift the approach?

A: The City, the VSB and the BCSC Society initiated planning work for the site renewal to determine site development principles, recommended site options, and range of costs for phased redevelopment. As this work progressed, a significant decision had to be made earlier this year as to whether to advance a site rezoning. With neither the VSB (who owns 70% of the BCSC current site land) nor the City (who owns 30% of the current site land) having the available funding in place, it was decided to pause the facilities renewal work indefinitely, and shift focus to major capital upgrades and repairs on the existing facilities.

Q: What are these critical repairs and how much will they cost?

A: Critical repairs are needed for the pool and ice rink to ensure they continue to meet community needs. Repairs over the next five years will cost in the range of \$8 million for the pool and \$9 million ice rink over the next five years.

Q: How much is the BCSC renewal expected to cost?

A: In 2018, the five phases of the Britannia Renewal Master Plan were estimated to cost between \$410 - \$490 million. These figures have inflated substantially, and the current-day costs are anticipated to be in the order of \$750 - \$850 million.

Q: How much has the City spent on the project so far?

A: Approximately \$2.6 million has been spent to date on geotechnical and environmental soil studies, developing the master plan, rezoning planning for the site and functional programming for the first building, which includes a pool, gymnasium, fitness centre, multipurpose spaces and childcare.

Q: Council directed you to seek senior government funding in 2018. Why have you not secured more funding yet?

A: Between 2019 and 2021, partners have requested through annual budget submissions \$33 million in provincial contributions and \$40 million in federal contributions, to fund the first phase of the renewal; these efforts have been unsuccessful.

Q: You recently announced that construction for the PNE Amphitheatre renewal is going ahead at \$70 million. Why is that project is fully funded and prioritized over Britannia?

A: As the PNE Amphitheatre is a revenue-generating facility, funding for this project is supported by a loan that the PNE will repay over time.

Q: How does City staff and Council determine which large capital projects are funded?

A: The City would be one of several funders of a BCSC renewal, including the Ministry of Education (who funds the VSB), as well as potentially other funders. The City of Vancouver's capital planning decisions are informed by the following priorities:

- renew critical aging water and sewer infrastructure,

- renew and upgrade aging community, public safety and civic facilities to strengthen community resilience and business continuity,
- preserve and create affordable housing and childcare to attract and retain our workforce and grow our economy, and
- advance climate adaptation and mitigation investment.

Q: Can you speak to the importance of BCSC serving a large urban Indigenous population?

A: The City recognises the importance of BCSC to the urban Indigenous community. Reconciliation has been a guiding principle of the renewal planning work, and local Indigenous community members □elders, leaders, volunteers and advocates □have been involved in this work to date.

Q: The renewal was supposed to provide needed childcare spaces, how are you going to support that need now?

A: The City acknowledges that affordable childcare is an important factor to ensure community livability. As staff and partners review potential future funding and reassess next steps, expanding childcare space at BCSC will remain a priority.

Q: There is limited ice rink space in Vancouver already, a renewed ice rink at BCSC is needed. What does this mean for ice activities in the city?

A: In 2019, the City invested into improvements for the safety and quality of the ice rink at BCSC. This existing ice rink will be maintained so that it can continue to serve the community.

Thanks,

Karen

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm/Musqueam, Skwxwú7mesh/Squamish and səlilwətaʔ/Tsleil-Waututh nations