

Britannia

RENEWAL

Appendix A



MASTER PLAN REPORT

Britannia Renewal Master Plan
Britannia Community Services Centre



Britannia

RENEWAL

BRITANNIA RENEWAL MASTER PLAN
BRITANNIA COMMUNITY SERVICES CENTRE
MAY 2018

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Norm Leech, T’it’q’et First Nation
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EXECUTIVE SUMMARY

Britannia

RENEWAL

This project is a Master Plan for the renewal of the Britannia Community Services Centre (BCSC) and the 18 acre site it sits on. The project is a partnership with the City of Vancouver, the Britannia Community Services Society (BCSS), Vancouver School Board (VSB), Vancouver Public Library (VPL) and Vancouver Park Board (VPB).

The Britannia Renewal project is located on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations.

The new Grandview-Woodland Community Plan affirms that the City will work together with local First Nations and urban Indigenous residents to continue to acknowledge their long-standing presence, respond to the adverse impacts of colonialism, and strive, wherever possible, to forge new, positive, and constructive relations that offer benefit to all residents of the community.

Reconciliation is informing both the project process and the Master Plan. As a key part of the project process, we are engaging with Indigenous community members, service providers, and advisors to ensure their voices are heard and reflected in the design of the Master Plan, as well as liaising with the Musqueam, Squamish and Tsleil-Waututh Nations.

BCSC is more than a community centre - it is the heart of the community, providing a wide variety of services and programs to the diverse population of the Grandview-Woodland and Strathcona neighbourhoods. As an integrated multi-purpose facility, it is a place for all community members and provides many critical services for vulnerable community residents.

This Master Plan document is the result of a comprehensive engagement with community members, service providers and staff. It is a distillation of many voices and a record of the needs, dreams and aspirations of the community for Britannia's renewal.

ENGAGEMENT PROCESS

An in-depth community consultation process was undertaken to gather feedback and ideas from the community including service providers, residents in the area, BCSC users, and those who are not currently using the facilities. A Vision Report documents the first phase of the engagement process - Visioning - where the community was engaged in a wide variety of events with the goal of creating a substantive basis for the Master Plan process.

Following phases of work included Program Verification, exploration of Master Plan Concept Options, selection of a Preferred Option, and the detailing of a development strategy for phasing relative to funding available. The community was consulted as the Master Plan evolved.

There were over 3,500 touch points with community members in the engagement process. Engagement activities and events in the visioning phase included:

- Indigenous Engagement
- Focus Groups
- Spaces and Places Workshops
- Open Houses
- Speaker's Series
- B-LAB! (Britannia Renewal Lab)
- Program Verification Workshops
- Community event outreach

Engagement in the Concept Design + Master Planning phases included:

- Concept Options Open House
- Master Plan Presentation



SHARED VALUES

While diverse, the community of Britannia, as a whole, embraces cohesive shared values.

Key themes emerged during the community engagement that were commonly held to be of a prime importance in the renewal of Britannia:

- **Take action on reconciliation**
- **Honour history and culture**
- **Importance of sharing and caring**
- **Be accessible, welcoming, and safe for all**
- **Support well being and growth of the individual and community**
- **Optimize resilience and sustainability**



RENEWAL OF BRITANNIA’S SPACES AND PLACES

The community places a high value on Britannia’s vital role as a multi-use community services hub - a one stop shop for active living, learning, arts and culture, and social development.

Recognizing that the facility can be more than the sum of its parts, it is important to capitalize on synergies between programs, service providers and community members.

It was widely acknowledged throughout the engagement process that the main barrier to improved use of Britannia is lack of space - whether it is meeting space, program space, or ice time.

Through a series of Spaces and Places Workshops and Program Verification Sessions with staff and stakeholders, a Community Vision and Space Needs have been identified for specific program areas. These are grouped into broad categories based on the focus of services being provided as follows:



1. **Shared Public Space** - Community living room - space for casual engagement
2. **Food Hub** - Community kitchen, garden and dining space
3. **Social Development** - Childcare, youth and seniors spaces, meeting space for advocacy, education, and organization.
4. **Arts + Culture** - Spaces for making, rehearsing and exhibiting. Gathering spaces for performance, celebration, and ceremony.
5. **Library** - Supporting life long learning
6. **Recreation** - Active Living facilities supporting sport for life including aquatics, ice rink, gymnasia, fitness centre, multipurpose fitness studios and specialized facilities such as martial arts or gymnastics.
7. **Public Realm** - Outdoor places for performance, gathering, recreating and just hanging out.
8. **Non-Market Housing** - Will be incorporated on the Britannia site. Details will be finalized during the rezoning stage.



CONCEPT OPTIONS

Three concept options were developed by the consultant team out of the Visioning and Program Verification processes. Input was provided from all Project Partners, and the refined Concept Options were presented to the public in a Concept Options Public Open house.

The Parker Concept (see right) was the preferred option of the three options. This option, combined with aspects of and feedback from the other two options, informed the final Option presented in this Master Plan.

MASTER PLAN

The final Option developed for this Master Plan is focused on the east side of the site along the Parker Street right-of-way, with the majority of the proposed facilities cascading down the length of the site to McLean. The community services and arts building provides programming to activate both the Commercial Mews and the Commons. The shops and specialty classrooms that are slated for demolition to accommodate the Commons are relocated under a new raised playing field with level access to the Elementary School. A phasing plan has been developed which aligns with the timelines and strategic goals of all Project Partners.

REALIZATION

The Britannia Renewal Master Plan is the first step in the City of Vancouver's long-term strategy to redevelop facilities for a renewed Britannia. When complete, the Master Plan will be presented to City Council with recommendations on phasing and capital commitments for the first phase of redevelopment. Subsequent steps will include rezoning the site, developing a detailed design, and construction.



The final massing of the Master Plan

A photograph of the Britannia Ice Rink building, featuring a stone facade and large glass windows. The entrance has a series of glass doors. The foreground shows a paved area with circular patterns. The entire image is overlaid with a blue tint.

BRITANNIA ICE RINK

1 OVERVIEW

1.1 PROJECT SUMMARY

Britannia

RENEWAL

The vision for Britannia Renewal is to create a welcoming and inclusive community place for reconciliation, social connection and development, learning, cultural exploration and expression, play, and recreation - enhancing the life and well-being of all.

The City of Vancouver, in partnership with the Britannia Community Services Society (BCSS), Vancouver School Board (VSB), Vancouver Public Library (VPL) and Vancouver Park Board (VPB) have commissioned a Master Plan for the renewal of the Britannia Community Services Centre (BCSC) and the 18 acre site it sits on.

Britannia is located on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. Undertaken with a reconciliation mandate, the Britannia Renewal project is actively working towards a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community in both the project process and planning outcomes.

As a key component of the Grandview-Woodland Community Plan, the renewal and expansion of the BCSC is critical to ensuring there are appropriate community services and facilities to support existing residents and the additional 10,000 area residents expected in the next 30 years. The Community Plan also identifies the consideration of mixed income non-market rental housing on site as part of the redevelopment and replacement of the community centre over the long term.

The key challenge is to establish a phased renewal plan that allows continued operations and service delivery, addresses complex tenure issues, creates an authentic sense of place, and integrates the new development into the fabric of the neighbourhood.

As the city densifies, our public spaces are increasingly vital as the “living room” of the community. **BCSC is more than a community centre - it is the heart of the community**, providing a wide variety of services and programs to the diverse population of the Grandview-Woodland and Strathcona neighbourhoods. As an integrated multi-purpose facility, it is a place for all community members and provides many critical services for vulnerable community residents.

This project presents many opportunities to build upon existing partnerships, foster new connections, further integrate BCSC into the community, and revitalize a much loved community centre to reflect and serve the community.

Further, this project is an opportunity to reinforce the City’s commitment to creating affordable and sustainable communities by creating a Master Plan for a community services centre that is an integrated vibrant neighbourhood hub for fitness, leisure, recreation, library, seniors, education, community and childcare services. In addition to the community facilities, City Council has directed that the inclusion of low cost non-market housing be considered on the site.

Grounded in work done to date

The BCSC project builds upon the recent work completed to date for this site, ensuring that the dedicated work of the community is acknowledged and valued. This work includes the following:

- 2007 Master Plan by DGBK Architects
- 2009 Vancouver School Board Building Assessment
- 2011-2021 Capital Strategic Outlook
- 2011 Master Strategic Plan by HCMA Architects
- 2016 Grandview-Woodland Community Plan

Purpose of this Master Plan Document

This Master Plan will be used as the basis for rezoning of the site and phased development realizing renewal.

This Master Plan document is the result of a comprehensive engagement with community members, service providers and staff, and a distillation of many voices and a record of the needs, dreams and aspirations of the community for Britannia’s renewal. It includes a functional space program (types, sizes, and adjacencies of space needs) and a preferred design option. The vision it presents was created through a transparent and inclusive community process that worked to engage the unique and diverse communities of Grandview-Woodlands and Strathcona, and the service providers who work in those neighbourhoods.

1.2 PARTNER ASPIRATIONS

Project Goal

The Britannia Renewal Steering Committee will operate in partnership to deliver a Master Plan for the BCSC facilities and the entire 18 acre Britannia site that provides best value, in both economic and social outcomes, to the community by maximizing space through sharing and good stewardship. Reconciliation and Partner priorities will form a framework for the plan.

Partner Values

At the outset, the project Partners established key values to guide this project. They agreed that a renewed Britannia will:

TAKE ACTION ON RECONCILIATION

- Embed reconciliation and relationship building throughout the Britannia Renewal
- An Indigenous lens is to be applied to all spaces and places within Britannia’s Renewal

EMBED SENSE OF PLACE

- Cultivate connections to support community socializing, engagement, activism, and celebration.
- Support building community partnerships to maximize service engagement effectiveness.

BE ACCESSIBLE, WELCOMING, AND SAFE FOR ALL

- Celebrate diversity in its programming and its users.

SUPPORT AND FACILITATE SERVICE PROVISION

- Integrated Community Service
- Life Long Learning and Education
- Social Development
- Active Living
- Arts and Culture

OPTIMIZE RESILIENCE + SUSTAINABILITY

- Show leadership in social, cultural, financial and environmental sustainability.
- Be adaptive and flexible for current and future needs.

EMBODY INNOVATION + EXCELLENCE

- Inspire curiosity and growth within users.
- Provide opportunity through service provision.

Guiding Strategies and Policies

The Master Plan will align with:

1. The Grandview-Woodland Community Plan
2. Approved City-wide Policies and Initiatives:
 - Grandview-Woodland Community Plan (2016)
 - City of Reconciliation Framework (2014)
 - Greenest City Action Plan (2011, updated 2015)
 - Transportation Plan 2040 (2012)
 - Healthy City Strategy 2014-2025 (2014)
 - Creative City Culture Plan 2008-2018 (2008)
 - Cultural Facilities Priorities Plan (2008)
 - Housing Vancouver Strategy (2017)
 - Age Friendly Action Plan 2013 – 2015 (2015)
 - Heritage Action Plan (2013)
 - Building a Path to Parks & Recreation for All: Reducing Barriers for Trans & Gender Variant Community Members (2014)
 - Park Board Strategic Framework (2012)
 - Parks and Recreation Services Master Plan (in process - 2019)
 - VanSplash, Vancouver Aquatic Strategy (in process - 2019)
 - Urban Forest Strategy (2014)
3. The policies of each of the Partner’s Boards

Project Structure

The Britannia Renewal Master Plan project structure and decision making hierarchy are illustrated in the diagram below. The Partners Sub-Committee met biweekly with the Consultant Team throughout the project duration. The five site partner structure fostered ongoing collaboration throughout the project process and to the benefit of a cohesive mutually agreed upon project result.



1.3 BACKGROUND



The 18 acre site is owned by both the Vancouver School Board and the City of Vancouver.

Community Context

Britannia sits at the heart of the Grandview-Woodland neighbourhood, an engaged, eclectic, and deeply compassionate community. The community has a diverse social fabric - including one of the city's highest proportions of urban Indigenous residents. The urban Indigenous population of the area hail from First Nations and Metis communities across the country.

Britannia Community Services Centre History

The history of the current Britannia Community Services Centre (BCSC) and the Britannia site is as follows:

- 1911 Britannia High School built
- 1974 Community rallies to oppose viaducts and advocate for an integrated community services centre
- 1976 Britannia Community Services Centre realized
- 1996 Deficiencies arise in facilities
- 2005 Needs first analyzed
- 2007 Facilities Plan
- 2011 Master Plan for new pool facilities
- 2014 Vancouver City Council approves the 2015-2018 Capital Plan, which includes a \$25 million allocation toward the first phase of renewal at Britannia Centre
- 2016 Britannia Renewal Master Plan project initiated

The Britannia Community Services Centre (BCSC) has its origin in cooperative community action in the 1970s. Local citizens and various civic agencies created the organization in 1974 to coordinate and integrate a wide range of human services to meet the interests and needs of residents. The official opening was Saturday, June 5, 1976.

The non-profit Britannia Community Services Society (BCSS) provides a leadership role in developing and facilitating educational, recreational, library and social services for the communities of Grandview-Woodland and Strathcona.

In collaboration with personnel from the Vancouver School Board, the Vancouver Public Library Board and the Vancouver Board of Parks and Recreation, the Society manages the community centre complex.

Britannia Community Services Centre Mission Statement

To develop, coordinate and support a wide range of excellent programs and services for Grandview-Woodland and Strathcona, by working with community members, partners, and local agencies.

Britannia Community Services Society's Vision

The Society's Vision Statement is:
To be a catalyst for social connection, capacity building and integration of services in our community while celebrating diversity, and enhancing the life and well-being of everyone who lives, works and plays in our community.

Vision for Renewal of the BCSC

The Britannia Community Services Centre:

... **IS THE HEART OF THE COMMUNITY**, serving as an integrated hub of education, arts, culture, recreation, wellness, and sustainability.

... **ITS STRENGTH LIES IN ITS INNOVATIVE PUBLIC-SECTOR PARTNERSHIPS**. These give life to unparalleled opportunities for collaborative decision-making, programming, and service delivery, and the flexibility to continually meet the evolving needs of the community.

... **IS ACCESSIBLE AND WELCOMING**, drawing users whose diversity is matched only by the diversity of programs offered by the centre.

... **RESPECTS AND CELEBRATES ITS SOCIAL AND PHYSICAL CONTEXT**, fostering a sense of stewardship towards the people and settings that are the source of its richness.

Existing Facilities

Largely constructed in the 1970s with the exception of Britannia Secondary School which was built in 1911, the majority of the site's facilities are reaching the end of their life and require significant upgrading.

Spread across numerous buildings, the BCSC's public facilities include:

RECREATION (operated by BCSC with VPB staff):

- Ice Rink
- Britannia Pool + Fitness Centre
- Gym C w/ Racket ball Court + Mat Room

SOCIAL DEVELOPMENT (operated by BCSC):

- Information Centre and Administration Offices
- Multi-purpose Meeting Room
- Community Learning Centre
- Teen Centre
- Al Mattison Lounge (55+ facility)
- Britannia Art Gallery
- ʔəwəwəwəwəw ct Carving Centre

LIBRARY (operated by VPL):

- Britannia Branch Library

CHILDCARE + FAMILY RESOURCES:

- Britannia Preschool
- Britannia Out of School Care
- Eastside Family Place + Canucks Family Education Centre

Sharing the site and integrated with the Britannia community facilities are education facilities operated by the VSB:

- Britannia Elementary School including Gym D
- Britannia Secondary School including Gym A + Gym B and Auditorium
- Streetfront Alternate School

Outdoor VSB spaces include playing fields, running oval, basketball courts, and tennis courts.



The existing facility uses are illustrated above in the diagram from the 2011 Strategic Master Plan by HCMA.

1.4 PROJECT PHASES

Master Plan

- The Master Plan project process is broken into 3 key phases:
- 1. **Visioning** - engaging the community in creating a vision for renewal
 - 2. **Options** - space needs, site constraints and opportunities, and master planning concept options
 - 3. **Plan** - development of preferred concept into a master plan including phasing over time

The figure on right illustrates the Master Plan consultation process and key community engagement activities.



Britannia’s facilities - arranged in a village layout - are nearing the end of their useful life.





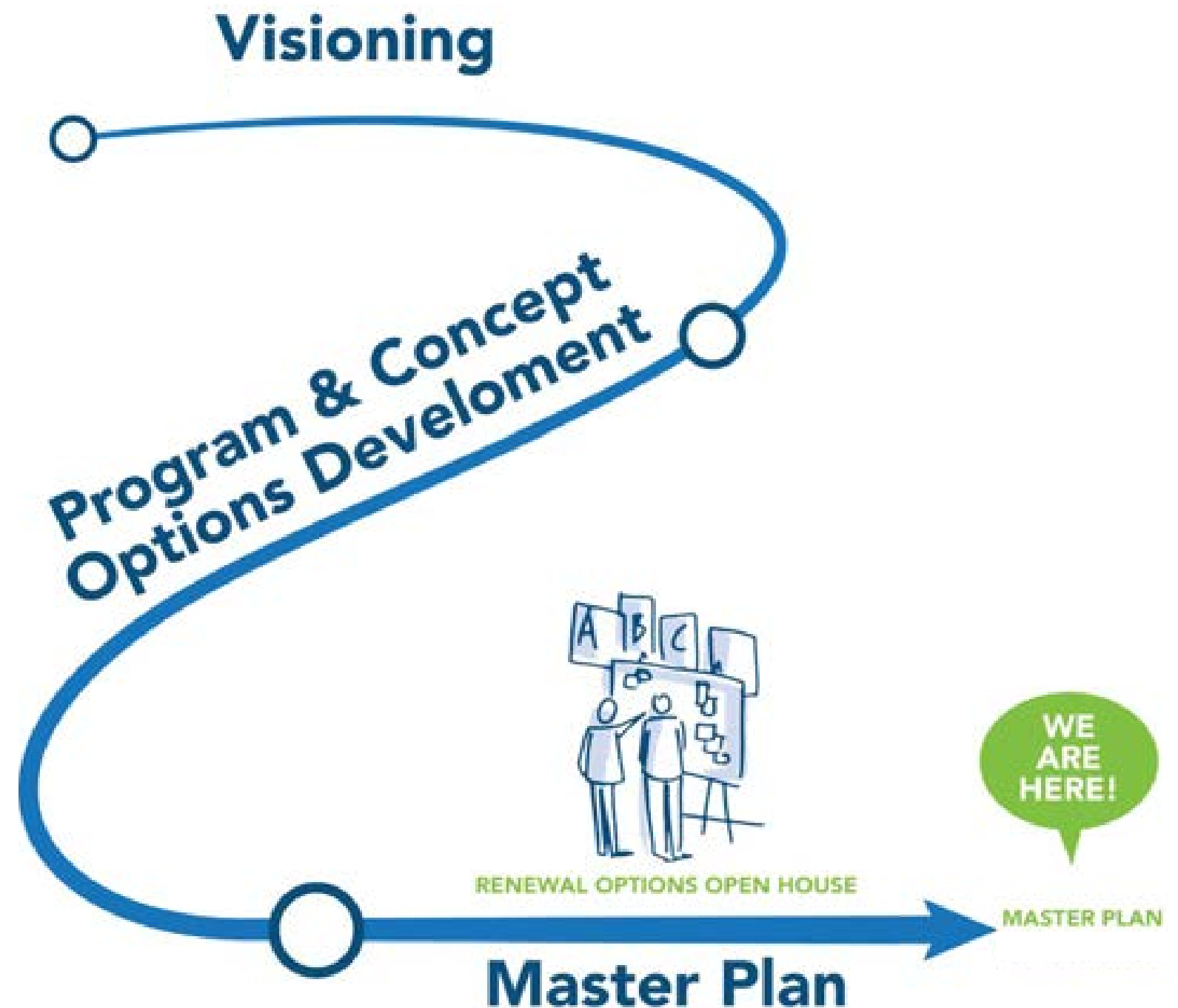
2 PROJECT PROCESS

2.1 PROJECT PROCESS OVERVIEW

How was the Master Plan developed?

The diagram at left illustrates some of the many components and considerations that have been taken in account in the creation of the Britannia Master Plan. Summarized below and elaborated in the following pages is a summary of the key elements of this Master Plan.

- **Community Engagement**
A broad and lengthy community engagement process has been the cornerstone in the creation of this Master Plan. Listening to, and building consensus between the diverse needs of the community has enriched the Master Plan through every phase.
- **Vision**
A distillation of many voices heard through community consultation, the Vision Report is a record of the needs, dreams and aspirations for Britannia's renewal and a guide for the project moving forward.
- **Program Verification**
Detailed program requirements were developed by working closely with stakeholders (including Partner representatives, facilities staff, user groups and programmers) to determine needs and aspirations for program spaces within the Britannia Master Plan.
- **Concept Options**
Three Concept Options were developed based on the Vision, Space Needs, as well as Partner policies, urban design best practices, site opportunities and constraints, and technical requirements. These options were shared with the community through a widely attended Open House.
- **Project Context**
The Master Plan is innately guided by its context. This section outlines the spaces and places needs, site conditions and planning principals which were incorporated into the creation of the Master Plan.
- **Master Plan!**
The Master Plan has evolved from a culmination of all these pieces, with input from the project Partners at every stage in the process.



2.2 COMMUNITY ENGAGEMENT

ENGAGEMENT APPROACH

Community engagement formed the foundation of the Britannia Renewal Master Plan and was embedded at each project stage, from project launch through visioning, program verification and master planning. Engagement activities were focused on creating a shared community vision for a renewed BCSC and a supporting, detailed program for that vision.

The BCSC project was a complex, multi-faceted undertaking involving five core partner groups, numerous stakeholders and an active and engaged community.

Around 4,000 people use BCSC services, programs and facilities each day, and they represent an incredibly diverse group of people: a microcosm of the larger Grandview Woodland/ Hastings Sunrise/Strathcona neighbourhoods that BCSC serves. The project has engaged with a wide range of people and community organizations through a comprehensive engagement process.

As a key part of the project process we engaged with Indigenous community members, service providers, and advisors, as well as liaised with the Musqueam, Squamish and Tsleil-Waututh Nations.

Working with project Partners, a Community Engagement Plan was developed to guide Britannia Renewal engagement to provide a range of in-person, casual and formal opportunities for

Britannia users, neighbours and residents, and other important project partners to engage in the project’s evolution at each stage—visioning, program verification and master planning.

OBJECTIVES

The objectives of community consultation were to:

- Inform project partners and stakeholders, including BCSC service and program users, students, visitors and the community at large about the renewal project.
- Provide a range of in-person, on-line, casual and formal opportunities for Britannia stakeholders and the public to engage in the visioning process at each project stage.
- Ensure Indigenous inclusion or engagement and that reconciliation is a part of the process.
- Inform partners and stakeholders on the master planning process and how their input will be used in the development and review of the BCSC Master Plan.
- Develop a shared vision for a renewed BCSC.
- Gather detailed input on five programmatic areas to inform development of the Master Plan:
 - Public Space
 - Arts and Culture
 - Life-long Learning/Library
 - Social Development
 - Active Living/Recreation
- Gather and incorporate specific feedback on Draft Master Plan

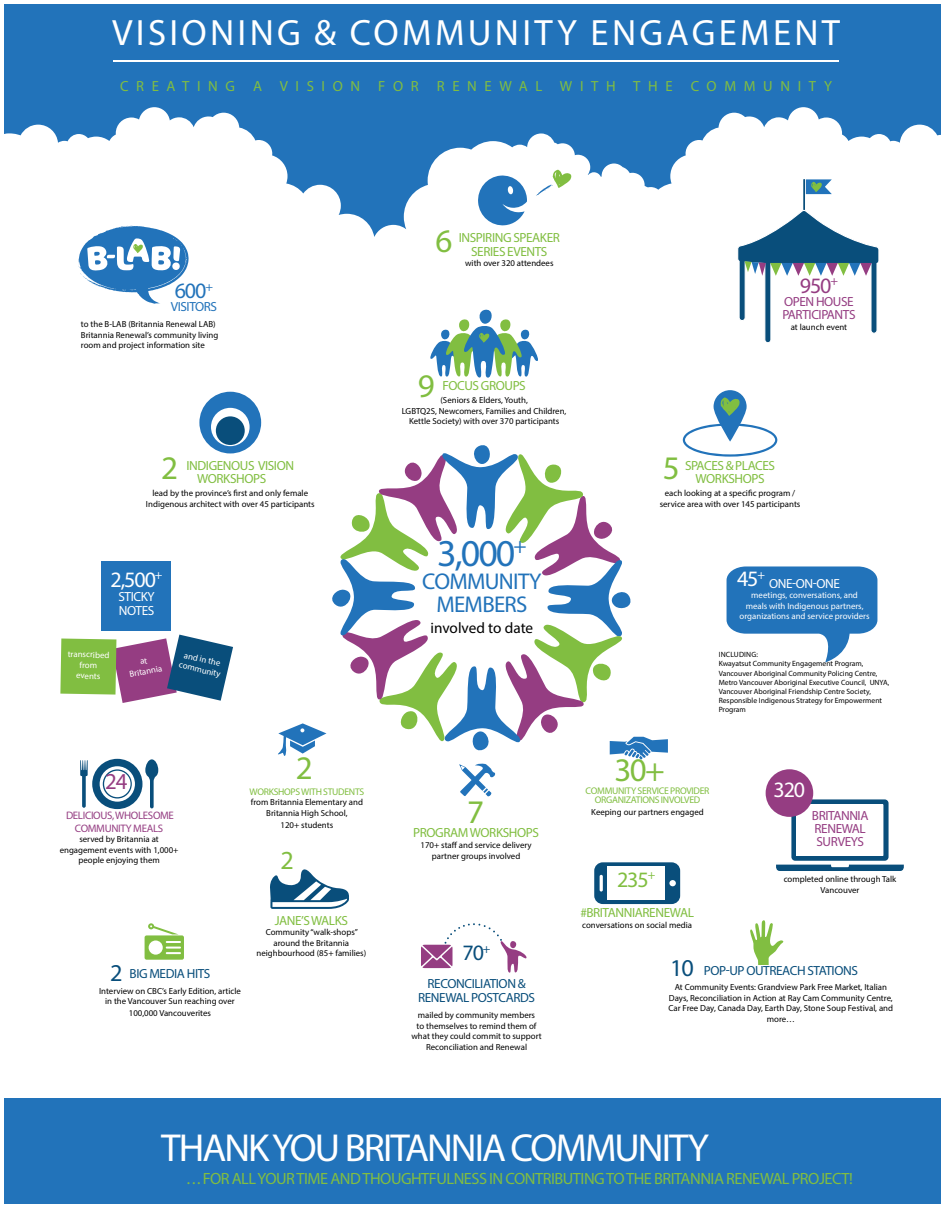


This figure illustrates the basic flow of information and feedback in the engagement process throughout the project’s evolution.

ENGAGEMENT PROCESS

The in-depth community consultation process was undertaken to gather feedback and ideas from the community including service providers, residents in the area, BCSC users, and those who are not currently using the facilities.

There were over 3,500 touch points with community members in the engagement process.



An info-graphic poster was created to describe the extent of community engagement through the process.



Britannia Renewal Project Launch Open House



High School Focus Group

ENGAGEMENT ACTIVITIES

Engagement activities and events over the course of this Master Planning process include:

- **Indigenous Engagement:** Workshops, visits to Britannia programs, and a series of meetings and interviews with community leaders and organizations were conducted with the urban Indigenous community. In terms of Musqueam, Squamish, and Tsleil-Waututh engagement project updates were provided at City of Vancouver/Musqueam, Squamish, and Tsleil-Waututh Intergovernmental meetings and a community open house was held at Musqueam.
- **B-LAB!** (Britannia Renewal Lab): A community living room in the Britannia Info Centre where people could learn about the project, read about all engagement activities, provide input and ideas. The B-LAB hosted a Community Conversations binder, which provided a summary and transcripts of all engagement activities through the Visioning phase.
- **Speakers' Series:** Seven panel discussions in which passionate visionaries spoke about exciting topics and issues related to Britannia Renewal. The final speaker series event was a Housing Forum that focused on the possibility of including non-market housing on the Britannia site.
- **Focus Groups:** In-depth visioning sessions with specific groups including Elders/seniors, youth, LGBTQ2S, newcomers, and families.



Jane's Walk with BLAB beyond

- **Space and Places Workshops:** Five workshops, each one focusing on specific program needs and space components—recreation, public space, cultural services, life-long learning, community services.
- **Open Houses:** To complete the Vision stage, two larger, drop-in style events with multiple activity stations for participant feedback were held. The first was a project launch to spread awareness and start to get community involved, and the second open house provided an opportunity for participants to review the input received throughout the Visioning stage to identify any gaps and to ensure that the consultant team “heard it right”.
- **Program Verification Workshops:** Several workshops were held with Partners, BCSC staff, and program delivery partners to review the range of programs offered at Britannia and the space needs associated with each.
- **Community Event Outreach:** Britannia Renewal information and feedback posters were also available at a number of community events, including Italian Days, Car Free Day, Stone Soup Festival, YOUUnique Youth Conference, Canada Day and at other festivals and events.
- **Vision Report:** All of the preceding engagements are summarized in the appended Vision report which has been made widely available to the community.
- **Concept Options Open House:** The Concept Options Open House attracted over 200 people and presented



Indigenous Design Charrette

3 Options for site renewal to the community. Refer to Appended Concept Options Report for further information regarding this event.

- **Concept Options Survey:** A survey augmented the Open House above collecting further feedback.
- **Master Plan Public Presentation:** A presentation of the refined Master Plan outlining the overall plan and its component parts including Site Experiences, Spaces + Places, organization, massing and height, and the inclusion of non-market housing. Refer to Appended Master Plan Report for further detail on this event.



Dancers welcome community members to the Master Plan Presentation



Concept Options Open House

2.3 VISION

VISION OVERVIEW

The community places a high value on Britannia's vital role as a multi-use community services hub - a one stop shop for active living, learning, arts and culture, and social development.

Key values identified throughout the Vision for Britannia's Renewal are as follows:

- Take action on reconciliation
- Honour history and culture
- Prioritize sharing and caring
- Be accessible, welcoming, and safe for all
- Support well being and growth of the individual and community
- Optimize resilience and sustainability

Through a series of Spaces and Places Workshops and visioning sessions, a Vision was developed for the facility as a whole and for specific program areas. These are grouped into broad categories based on the focus of services being provided.

The Vision for Britannia Renewal is to create a welcoming and inclusive community place for reconciliation, social connection and development, learning, cultural exploration and expression, play, and recreation - enhancing the life and well-being of all.



SPACES AND PLACES

The mix of **spaces and places** identified in the Vision are as follows:

1. **Shared Public Space** - Community living room - space for casual engagement
2. **Indigenous Vision** - Spaces that support gathering and intergenerational contact as well as space to practice culture
3. **Food Hub** - Community kitchen, garden, and dining space
4. **Social Development** - Childcare, youth and seniors spaces, meeting space for advocacy, education, and organization.
5. **Arts + Culture** - Spaces for making, rehearsing, and exhibiting. Gathering spaces for performance, celebration, and ceremony. Other than the ɬxʷq̓eləwən ct Carving Centre and art gallery, Britannia has no dedicated arts and cultural space.
6. **Library** - Supporting life long learning
7. **Recreation** - Active Living facilities supporting sport for life including aquatics, ice rink, gymnasium, fitness centre, multipurpose fitness studios and specialized facilities such as martial arts or gymnastics.
8. **Public Realm** - Outdoor places for performance, gathering, recreating and just hanging out.
9. **Non-Market Housing** - to provide critically needed housing for community members.



SHARED PUBLIC SPACE



SOCIAL DEVELOPMENT



ARTS + CULTURE



LIBRARY



RECREATION

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 Britannia, whether passing through using the facilities or just hanging out, the spaces will facilitate both connectivity and contemplation.



GATHERING + EVENTS

The creation of a **scalable gathering space** to host performances, celebrations and a wide variety of events is a central feature of the Master Plan.



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 play fields and sport courts.



CONNECT TO NATURE + CAPTURE VIEWS

Increased green space and opportunities to connect to nature will be provided from inside the facility and throughout the site. Priority to be given to native planting and a naturalized landscape. Building massing and siting will allow connection to far views of mountains and city.



ACTIVE LANEWAYS

Improve laneway experience and safety - transforming Commercial and Venables lanes into **active people places**, by locating the art gallery, art studios, housing entries, and drop off areas on these laneways.



USING ROOFTOPS

Inhabit and activate roof tops with urban agriculture, sport courts, child care play areas, and community gathering space. Allow non-market, mid-rise housing above community centre facilities.

2.4 PROGRAM VERIFICATION

PROGRAM VERIFICATION OVERVIEW

A series of Program Verification Sessions with Partner representatives, staff and stakeholders were undertaken to understand the complex needs of current operations, and identify opportunities for additional programming space based on the needs of the community. These program areas are:

- Social Development
- Childcare
- Elders / Seniors
- Youth
- Arts + Culture
- Library
- Recreation

A detailed program was developed based on a combination of City policy requirements and community needs.

It was widely acknowledged throughout the engagement process that the main barrier to improved use of Britannia is lack of flexible and integrated multi-use space - whether it is gathering space, meeting space or rooms for programs.

The Space Program for Britannia’s Renewal builds upon existing program spaces. The existing facility has a total area of 9,798 m2 spread out in many individual buildings. The proposed space program expands the facilities to a total of 27,470 m2. The size is larger due to the following reasons:

1. Addition of program spaces not currently provided as including:
 - Arts + Culture spaces
 - Childcare
 - Social + Cultural Non Profit Hub
2. Enhancement of existing program spaces

Britannia operates as a facility that comes together to create more than the sum of its parts; it is important to continue to build opportunities to capitalize on synergies between programs, service providers and community members.

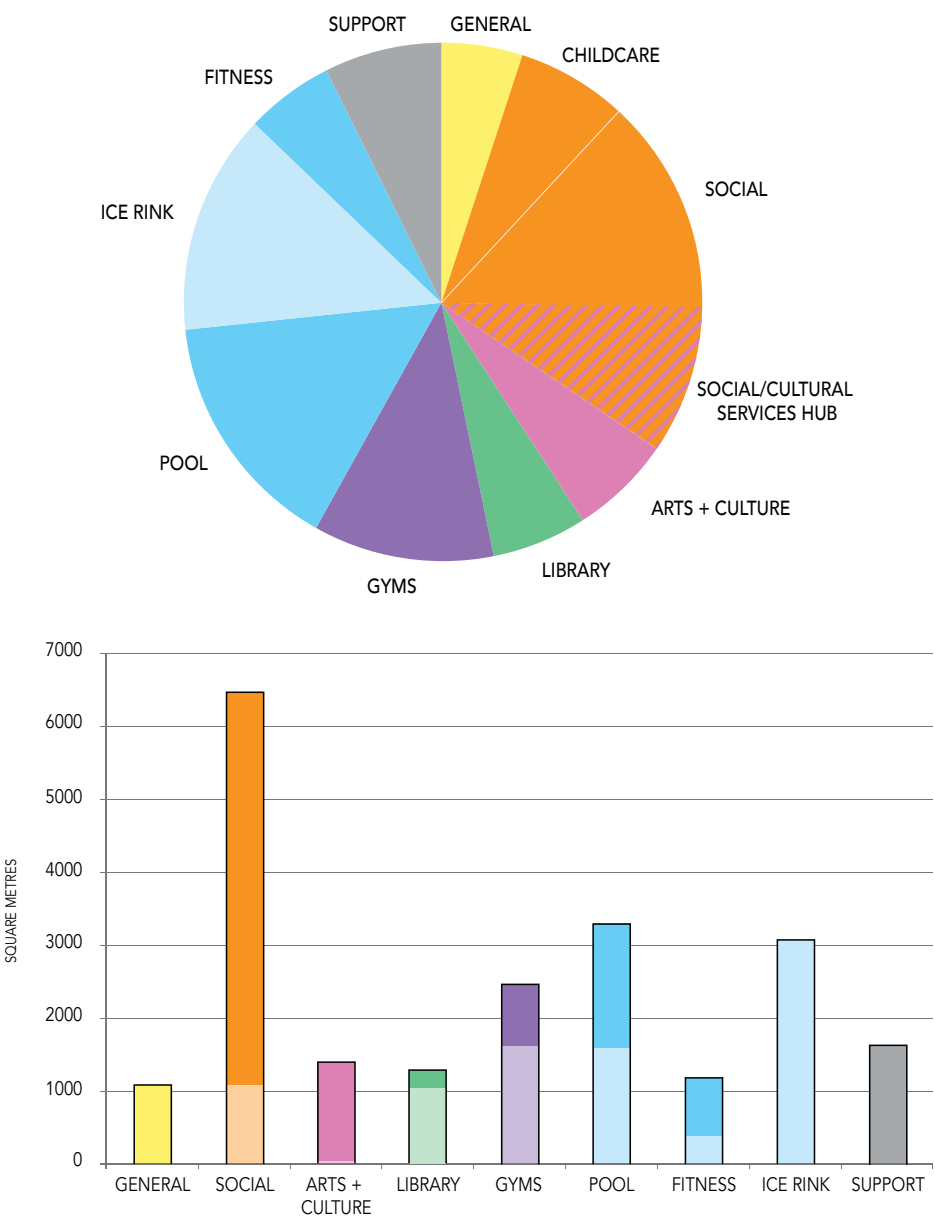
Key adjacencies were identified (for specific space relationships refer to Adjacencies in Section 6 Detailed Design Requirements) and integrated into the program document in order to insure the Britannia Master Plan worked to respond to and create new synergies as part of the Renewal process.



The scale of facility space needs defined in Program Verification and all VSB sports spaces to be retained are illustrated above.

In addition to the community centre facilities, non-market housing will be incorporated on site to provide critically needed homes for community members. It is anticipated that 200-300 units of non-market housing will be provided.

There is also a requirement for providing a significant greenspace as well as maximizing opportunities for outdoor activities. Refer to Public Realm section on page 68 for more detail.



A pie chart illustrates the relative proportion of program space for a renewed Britannia, and the bar graph below shows existing facilities in faded colour below with space additions shown in bright colour above.

FACILITIES TO BE INCLUDED IN RENEWAL

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 and future design development.

GENERAL

1,100 m² (12,000 ft²)

Includes public circulation and concourses and non-programmed social glue spaces



SOCIAL DEVELOPMENT

5945 m² (42,000 ft²)

Including 12,400 ft² of Elders/seniors, 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

1396 m² (15,000 ft²)

Includes an Art Gallery, Arts Studios, Event/Performance/Dance/ Movement/Rehearsal space, Music Rehearsal Studios, and the šxʷqʷeləwən ct Carving Centre



LIBRARY

1285 m² (13,832 ft²)

VPL Branch Library including a creative digital lab and a multi-purpose meeting space



SOCIAL + CULTURAL NON PROFIT HUB

2038 m² (22,000 ft²)

Office space for providers of arts and culture and social services



GYMNASIA

2755m² (29,655 ft²)

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

5370 m² (57,800 ft²)

Including Pool, Change Rooms, Fitness Centre, and Fitness Studios

RINK

3035 m² (32,700 ft²)

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.

NON-MARKET HOUSING

(200 - 300 units)

Non-market, mid-rise housing will be included as part of up to three community centre buildings. Further urban design analysis to determine the specific amount of housing, and housing delivery objectives, will be undertaken at the Rezoning stage.

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.



3 SITE

3.1 SITE OVERVIEW + CHALLENGES

Existing Site Overview

The BCSC is conceived as a “village” of independent buildings loosely arranged around a network of internal pedestrian lanes. While designed to foster community connections and a vibrant walkable public space, this design in practice presents a number of significant challenges.

Lack of Sense of Place

A key challenge will be to make the BCSC visible and attractive. Located at the heart of the Grandview-Woodland neighbourhood, the facilities are outdated and in need of repair and the exterior spaces are not conducive to community gathering or activity.

Poor Visibility

The 18 acre site is also not easily found. It is currently separated from Commercial Drive (the Drive) by the Commercial Street frontage and bounded by the lane behind to the east, Grandview Park and a residential neighbourhood along William Street to the south, a residential neighbourhood along McLean Drive to the west, and a commercial lane behind Venables Street to the north. The hidden nature of the facility presents challenges both for new community members looking to access programming and for the Centre to promote services back to the community.

Poor Accessibility

Drop-off and pick up for persons requiring assistance is difficult given the level changes and lack of connection to the street and transit. The topography presents serious access issues between levels where stairs are the primary mode of connection. There is only one elevator on the site within the Aquatics building to mediate between significant grade changes.

Poor Connectivity

There is a profound lack of connectivity with the surrounding community. Buried behind alleys and retaining walls, the BCSC has no street presence and is invisible to the general public. It is separated from the Drive and Venables by commercial lanes and is bounded by high retaining walls to the west and parts of the south edge.

Topographical Barriers

The site falls over 50 feet from the lane behind the Drive down to McLean Drive. To create level spaces for sports fields, large areas have been filled and retained by walls that are up to 15' high. This presents a solid barrier to community connectivity.

Unclear Circulation

Circulation throughout the site is not intuitive and includes many dead-ends. Other connections or routes through the site are cut off from the surrounding community by the retaining walls supporting the running track and field.

Security Concerns

Security and safety are further compromised by the lack of visual surveillance from facilities within the BCSC, poor lighting, entrances that are recessed and difficult to locate, adjacency to commercial lanes on two sides, and lack of address and street presence.



Britannia has almost no street presence from Commercial Drive.



Blank facades hinder connection between program and site.



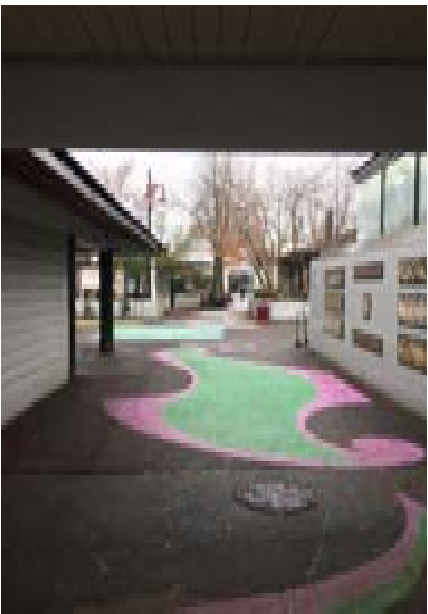
This elevator provides the only accessible connection between grades.



Britannia is characterized by large retaining walls and many sets of stairs.



The distributed nature of fenced school spaces throughout the site disrupts connectivity across the site.



The complex network of pedestrian lanes is confusing and disorienting to community members.

3.2 SITE CONDITIONS

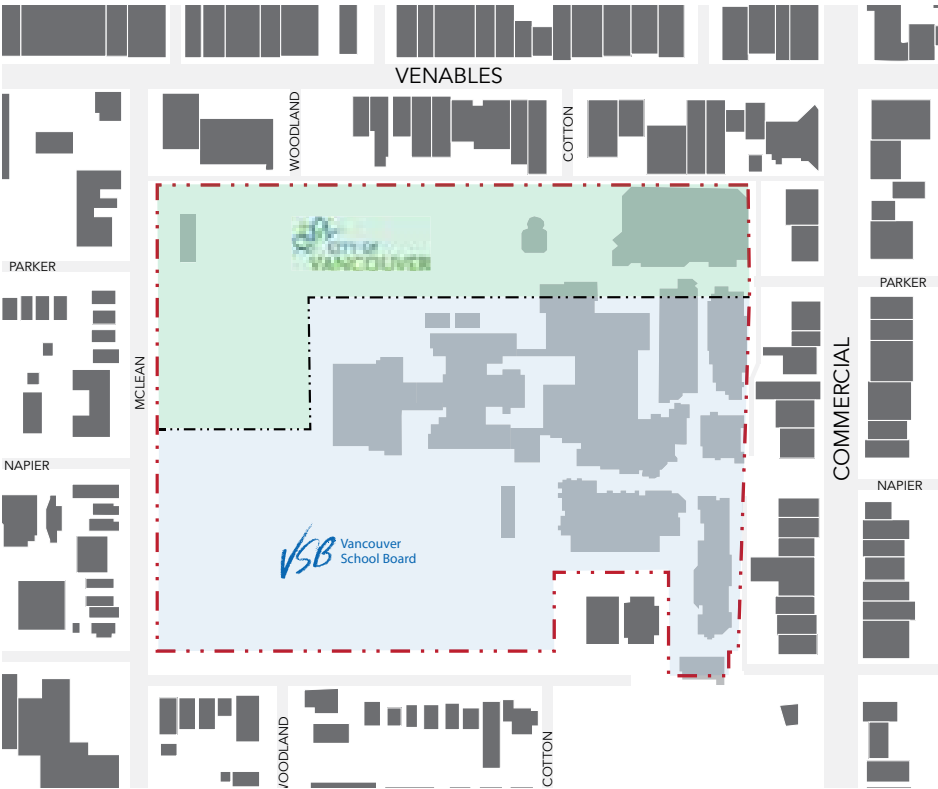
SITE CONTEXT AND CONSIDERATIONS

Located in the heart of Grandview-Woodlands, the Britannia site is an 18 acre parcel bounded by the lanes behind Commercial Drive and Venables Street, William Street and McLean Drive. Both the Community Centre and School facilities have virtually no visual presence in the larger community.

The following diagrams illustrate key site considerations which impact the Master Plan.

CURRENT OWNERSHIP

Ownership and maintenance of the facilities on site is varied and complex with the Clty owning 30% of the site and the VSB owning 70%.



EXISTING BUILDINGS

Many of the existing buildings on site are slated for replacement as they do not meet current seismic + energy standards.

The Heritage portion of Britannia High School built in 1911 will be retained along with its Gym + Cafeteria facilities. The High School's specialty classrooms + shop facilities will be relocated as part of this renewal plan. The Elementary School will be retained. The facilities being retained have been seismically upgraded.



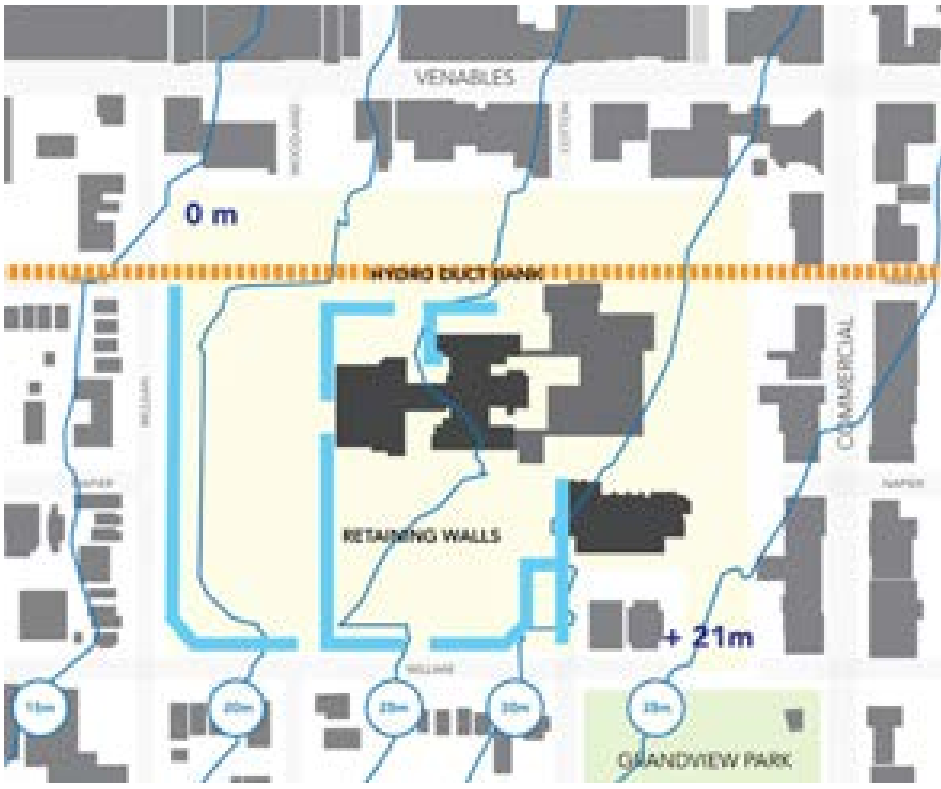
LEGEND

- VSB facilities to be remain
- VSB facilities to be upgraded or replaced
- BCSC facilities to be replaced
- [] VSB Portables to be removed or relocated

SITE CONSTRAINTS

The site slopes down 21 metres (69 feet) from the south east corner to the north west 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 or under it, so it effectively divides the site.



LEGEND

- BC Hydro Duct Bank
- Retaining Walls 10 to 20 feet in height

AVAILABLE SITES AND PROGRAM FIT

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

The VSB requires that all of their playing fields, sport courts, and track to be retained or replaced if relocated.



EXISTING GREENSPACE

Much of the green space on the Britannia site is limited to planters and borders around at grade parking or sports fields.

Except for the large field inside the track at the western side of the site, open space largely asphalt.



LEGEND

- 1 Nexways wa lh7aynexw Community garden
- 2 Indigenous plant garden
- 3 Napier Greenway
- Deciduous trees
- Acer (maple) trees
- Conifer trees
- Low retention value

3.3 PLANNING PRINCIPLES

Key site planning principles that guide the Master Plan are:

PROVIDE A HEART

Throughout the Vision process people told us about the importance for a renewed Britannia 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 support activities, orients the visitor to all parts of the site, and is a great place to hang out.

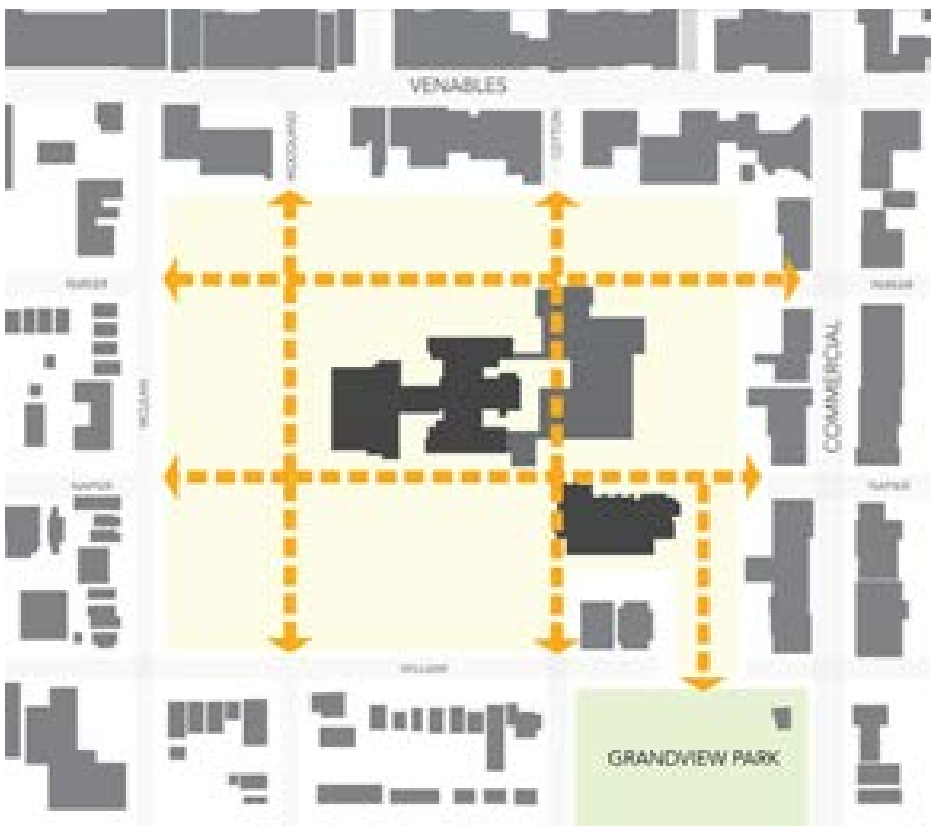


CONNECT TO COMMUNITY

Through the Vision process we heard about how hidden and poorly connected Britannia 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 site 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 through the site.

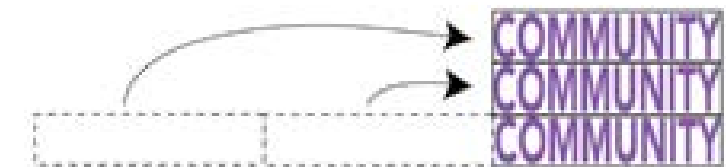
All site routes to be regraded to a maximum of 5% slope to facilitate accessibility.



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 entries 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.



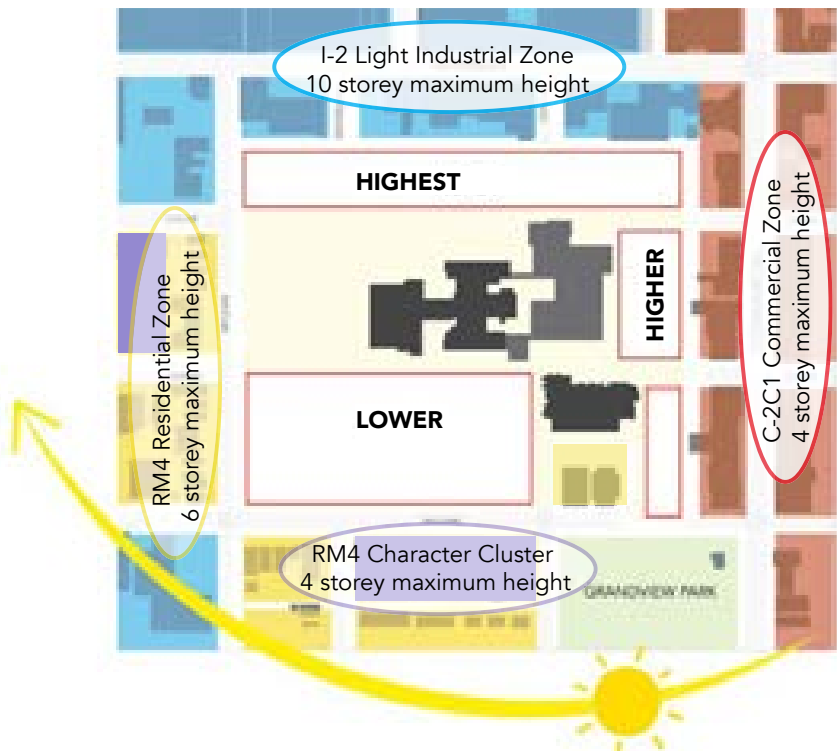
MINIMIZE HEIGHT IMPACT ON NEIGHBOURHOOD

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 neighbourhood.

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

BRITANNIA AREA ZONING & ALLOWABLE BUILDING HEIGHTS

- RM-4 Multi-Family Residential - 6 storey maximum height
- RM-4 Multi-Family Residential Character Cluster - 4 storey maximum height
- C-2C1 Commercial Zone - 4 storey maximum height
- I-2 Light Industrial Zone - 10 storey maximum height



INCREASE GREEN SPACE + TREES

Increase the amount of green space and tree canopy cover significantly throughout the site to improve the environment from both a site experience and sustainability perspective.

Planted areas improve micro-climate, enhance biodiversity, offer shade and visual attraction. Planted areas include a variety of plant species: trees, shrubs and herbaceous plants - naturalized/ indigenous, pollinator and ornamental, depending on location and program.

Green infrastructure elements such as terraced rain gardens will further support sustainability goals.

CAPTURE VIEWS

The site has access to spectacular view opportunities of the mountains and downtown citadel. Site buildings to maximize view opportunities. Protect view cones #21 and #27 (note that these pass 300' above the site ground plane).



CONCEPT 1 - WILLIAM

Focused on the south side of the site on the grass field along William Street to consolidate as much of the community needs facilities as possible for effective operations and services for the community.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 1 and 2 along William between Cotton and Mulvaney.
- Other program elements such as the library, Art Gallery, Child Care and Teen/Adult Services Offices are located closest to Commercial Drive and near the Commons.
- VTA Classroom and shops are oriented to the north side of site adjacent to the High School to create space for the Commons.
- River Field One of the all weather fields is relocated on top of the pond to be used with the Elementary School 2 acres.

PROS

- Consolidated footprint
- Public park transformation
- Close to William Street and Commons

CONS

- Access to residential neighborhood
- Access from Commercial Drive through
- Community accessibility to the Commons from 200 to 300
- Access to the Commons from the Commons
- Access to the Commons from the Commons
- Access to the Commons from the Commons
- Access to the Commons from the Commons
- Access to the Commons from the Commons

4 CONCEPT OPTIONS

4.1 PROCESS

OVERVIEW

The Concept Options were developed from the Vision, Space Needs, Partner Policies, and the established Planning Principles, as well as urban design best practices, site opportunities and constraints, as well as technical requirements.

Three Concepts were developed and shared with the community. Each Option tests the capacity of a different area of the site to accommodate the proposed facilities. The options are:

OPTION 1 - WILLIAM

This option locates the majority of the community centre facilities along William Street.

OPTION 2 - COMMERCIAL

This option focuses the facilities towards Commercial Drive.

OPTION 3 - PARKER

This option locates the majority of the facilities along the Parker Street right of way.

The three Concept Options are outlined on the following page with their focus, unique features, and pros and cons. Community input and response follows.

Each option has the same spaces and places, but organizes them differently based on exploring a different focus on siting.

Each option employs the same planning principles and includes:



- a significant central **Common** gathering and event space
- a greenspace connection or **Play Way** connecting the site to Grandview Park
- extending street right of ways into the site as **Pedestrian Promenades**
- locating **ᓃᗁᑦᐱᗅᐸᐳᐢ ᐅᐱᐳᐢ ᐅᐱᐳᐢ** **Carving Centre** as a gateway to site

4.2 CONCEPT OPTIONS COMPARISON

CONCEPT 1 - WILLIAM

Focused on the south side of the site on the gravel fields along William Street to consolidate as much of the community centre facilities as possible for effective operations and services for the community.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 1 and 2 along William between Cotton and McLean
- Other program elements such as the Library, Art Gallery, Child Care and Social + Cultural Non Profit Hub are located closer to Commercial Drive and frame the Commons.
- VSB Classroom and shops are relocated to the north side of site adjacent to the High School to create space for the Commons.
- Raised Field: One of the all-weather fields is relocated on top of the gyms to be level with the Elementary School it serves.

PROS

- Consolidated footprint
- Visible from Grandview Park
- Cotton Walk and William Street address

CONS

- Traffic impact and adjacency to residential neighbourhood
- Remote from Commercial Drive energy
- Community connectivity is discontinuous from east to west.
- Spaces and places are split across site
- Requires replacement of all VSB fields
- Open site edge at Venables lane unsupported by uses
- Reduced opportunity for housing
- Difficult phasing

CONCEPT 2 - COMMERCIAL

Focused on the east and north sides of the site, with facilities clustered around the Commons to help support and activate this important community space.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 3 and 5 along the Commercial Mews
- Other program elements such as the Rink and Social + Cultural Non Profit Hub are located along Parker promenade.
- VSB shops are relocated in Building 3 and the classrooms in Building 4 on the north side of the High School to create space for the Commons.

PROS

- Key spaces surround central Commons
- Traffic concentrated on Venables lane
- Positive connection to Napier Greenway
- Some improvement to lanes with active public spaces spilling out
- Opportunity for rink as first phase
- Cotton Walk address
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.

CONS

- Pool location buried - not optimal for facility
- Pool unlikely to proceed in first phase
- Pool and Rink not directly adjacent - not optimal for energy and operations efficiency
- Smaller Common space

CONCEPT 3 - PARKER

Focused on the east side of the site along the Parker Street right-of-way, this option cascades down the length of the site to McLean Drive.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 2, 3 and 4 along the Parker Promenade
- Expanded Parker Greenway/Promenade
- Roof-top sports field raised to level of Elementary School with VSB classrooms and shops relocated below

PROS

- Greatest increase in public realm / green space
- Wider Parker Greenway activated by key spaces
- Traffic concentrated on Venables lane
- Pool and Rink adjacent - optimal for energy and operations efficiency
- Easiest phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces
- Significant improvement to lanes with active public spaces spilling out
- Field on top of Shops/Classroom roof provides accessible playfield for elementary school and opens clear sitelines from Grandview Park
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.
- Opportunity for Aquatics outdoor space

CONS

- Remote location of Rink from other community centre facilities

* Note: These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

4.3 COMMUNITY FEEDBACK

COMMUNITY INPUT

Community feedback from the Concept Open House and Survey has formed a key component of the Master Plan. Input collected from over 400 responses to a community survey and at the February 13th Design Concepts open house and B-LAB are summarized below.

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.

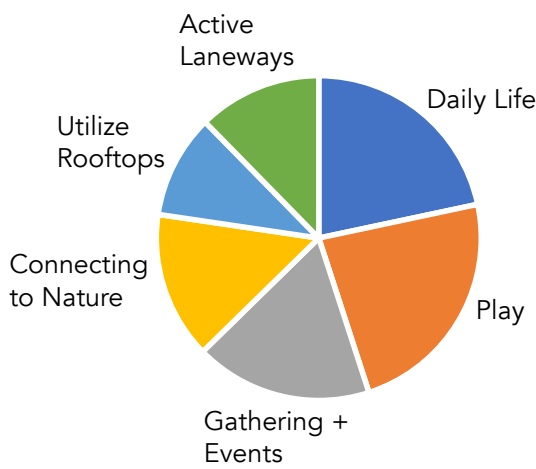
Key preferences that emerged on the concepts:

- More open space
- Rink, 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

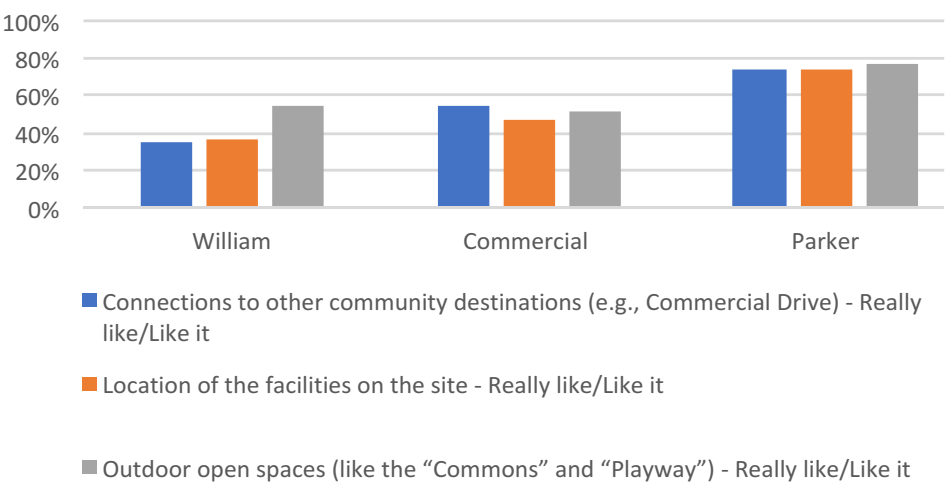
COMMON THEMES:

- Non-market Housing:
Due to a lack of affordable housing in Vancouver, the City has mandated that all new City construction look into including non-market housing.
Many people were in favour of non-market housing on site, others were against it. Most people were fine with some non-market housing.
- 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 Values and Diversity:
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 honour this diversity in Britannia's Renewal.

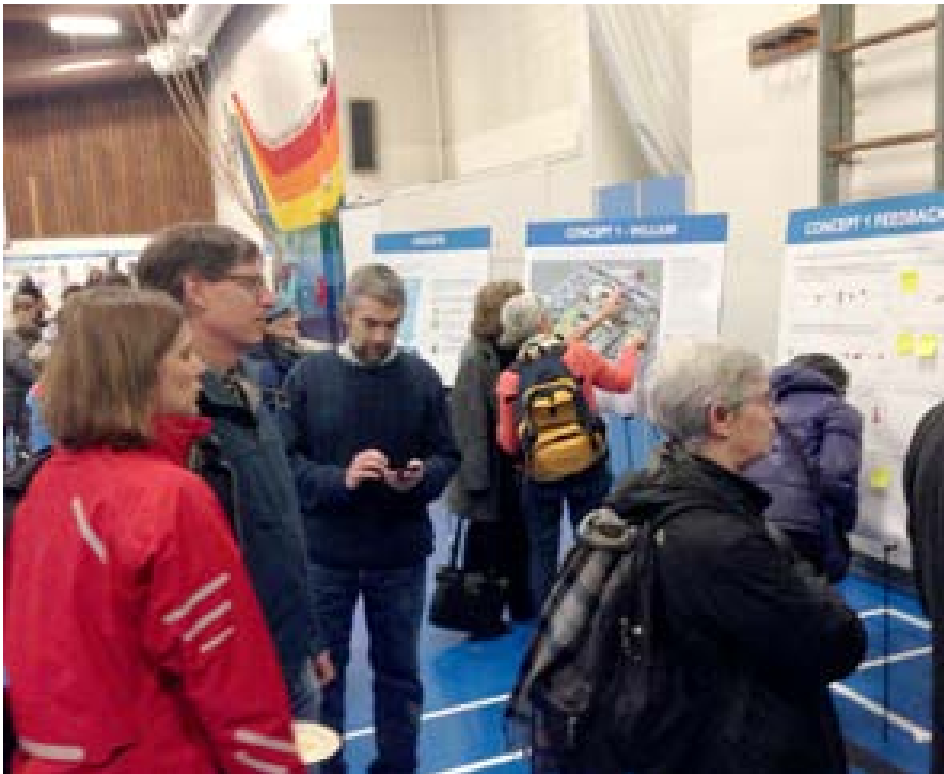
COMMUNITY SPACE PRIORITIES



CONCEPTS COMPARISON



Overall there 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.



Community members providing input at a Concept Options Open House