



Britannia Renewal Master Plan

Approval of Master Plan

Council Meeting July 11, 2018



Vancouver Public Library



- A. THAT Council approve the Britannia Renewal Master Plan (attached as Appendix A), as the basis for renewing and transforming the site over the next ten to twenty (10-20) years.
- B. THAT Council direct staff to proceed with the next phase of the Britannia Renewal with Site Partners (the City of Vancouver, the Britannia Community Services Centre Society, the Vancouver School Board, the Vancouver Public Library and the Vancouver Park Board), including site rezoning and design development options and report back to Partner Boards and Council.

C. THAT Council endorse the following funding strategy to support the implementation of the Britannia Renewal Master Plan:

- Allocating property tax funding toward the renewal components included in the Master Plan, including approval of \$10 million from the 2015-2018 Capital Plan and, subject to Council approval on July 25, \$5 million from the 2019-2022 Capital Plan to support the rezoning and design development options and implementation of the first phase of the Master Plan;
- Allocating development contributions, such as Community Amenity Contributions and Development Cost Levies, to support the growth-related components included in the Master Plan; and
- Pursuing Federal and Provincial government funding toward the implementation of the Master Plan, with high priority given to pursuing funding for the construction of the first phase of the Master Plan.

Expenditures in 2018 to be managed within the current overall Annual Capital Expenditure Budget; expenditures for subsequent years to be brought forward as part of the annual Capital Budget process.



Background

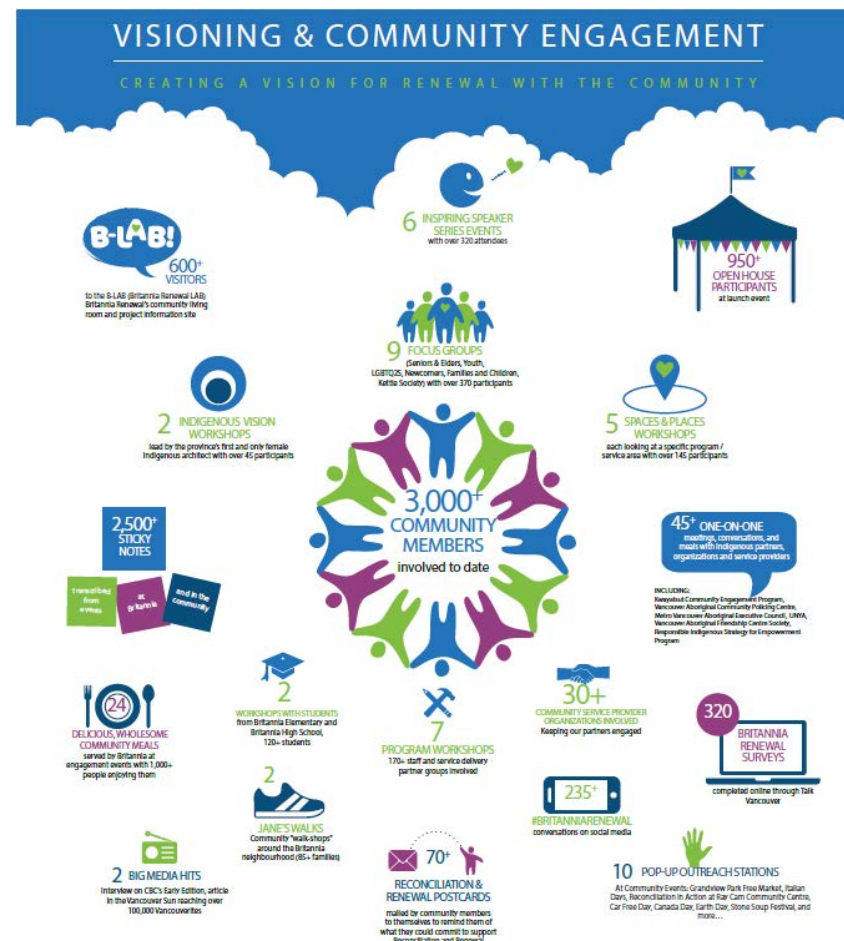
- 1976 - Britannia Community Services Centre opens
- 2007 & 2011 Britannia-led Facilities Plan & Master Plan
- 2014 Vancouver City Council approves the 2015-2018 Capital Plan, which includes a \$25 million allocation toward the first phase of renewal at Britannia Centre
- 2016 Grandview-Woodland Community Plan Approved
- 2017-2018 Britannia Renewal Master Plan project with integrated Site Partners participation (CoV, VSB, Britannia, VPB, VPL) and community engagement

Engagement



Engagement Overview

- Master Plan developed through year-long engagement with over 3,000 community members
- B-Lab – Project display at info centre: 1,000+ visitors from Mar. 2017 – Apr. 2018
- Visionary Speakers Series: 6 events: 320+ people
- Staff & Stakeholder Sessions: 7 sessions: 170+ staff & service partners
30+ service provider organizations
- Focus Groups: 9 sessions: 370+ people
- Spaces and Places Workshops: 5 workshops: 145+ people
- Open Houses: 4 open houses with 1,400+ participants



- Indigenous community voices have contributed to all stages of the process.
- Visionary Speaker events were opened by reconciliation theme and led by Yvonne Rigsby-Jones .
- Updates were provided to the Musqueam, Squamish, and Tsleil-Waututh Nations (MST) at inter-governmental meetings with the City of Vancouver and through a community open house at the Musqueam Community Centre.
- Urban aboriginal groups were consulted through stakeholder and community outreach workshops
- The Project Team includes indigenous staff members who built relationships within the community and provided guidance to the Partners.
- The Consultant Team includes an indigenous architect who planned and facilitated engagement events.
- The Master Plan identifies the requirement to continue meaningful and actionable dialogue with MST and Urban Indigenous community and service providers through implementation phases.

Vision

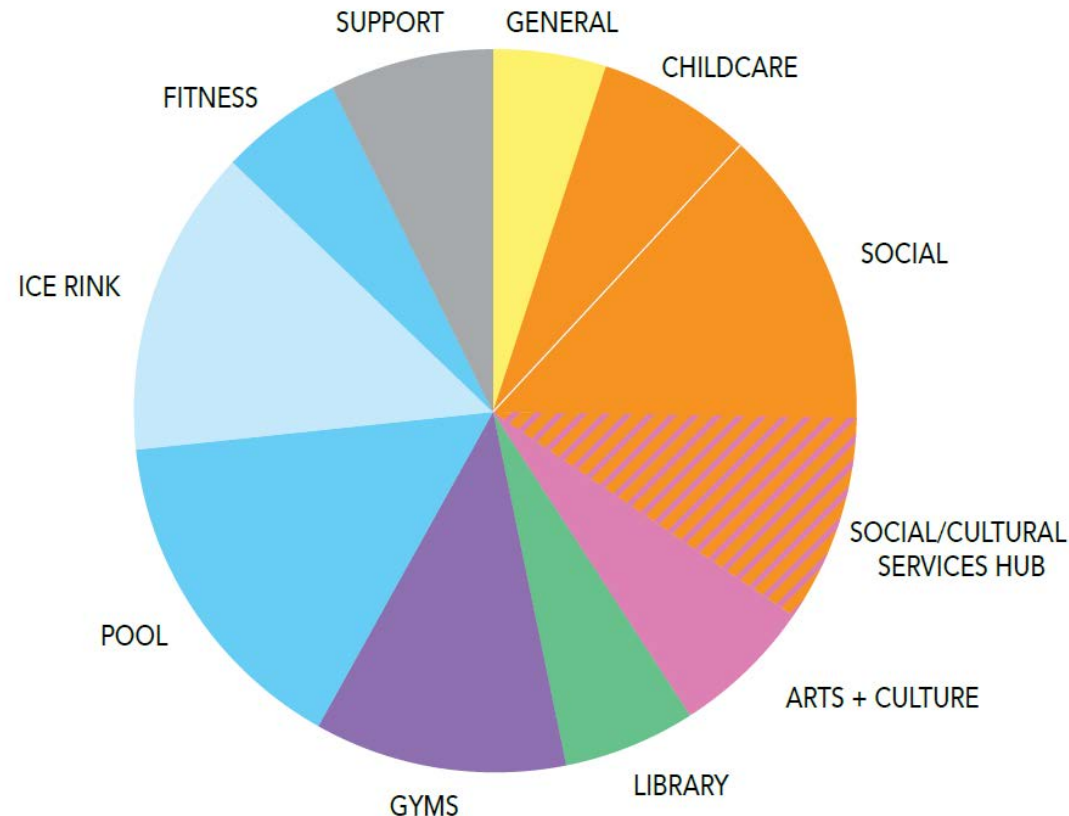
- TAKE ACTION ON RECONCILIATION
- EMBED SENSE OF PLACE
- BE ACCESSIBLE, WELCOMING, AND SAFE FOR ALL
- SUPPORT AND FACILITATE SERVICE PROVISION
- OPTIMIZE RESILIENCE + SUSTAINABILITY
- EMBODY INNOVATION + EXCELLENCE

- *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.*



Program Verification

- 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, including affordable housing.



Master Plan

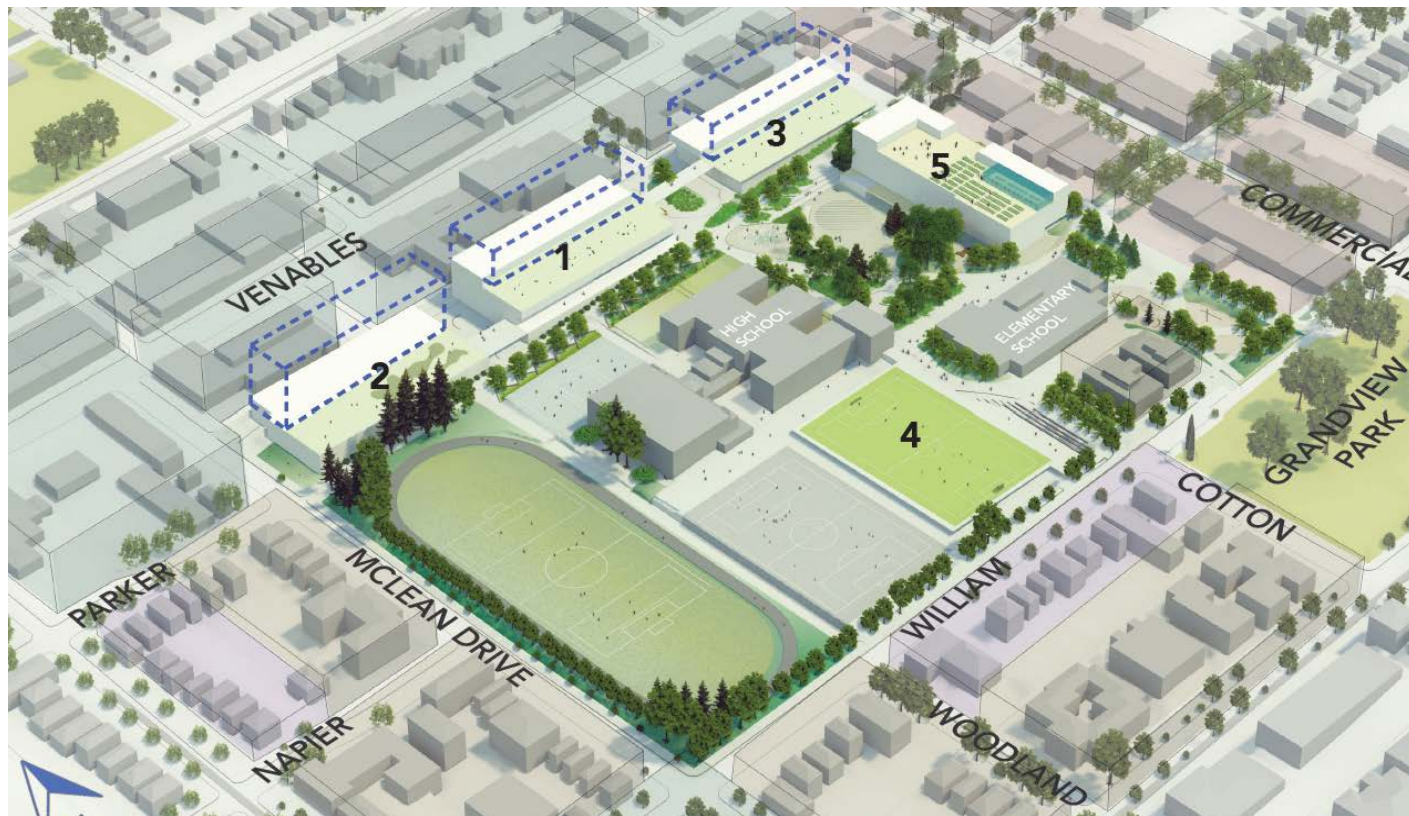


ORGANIZATION

The organization of key spaces on the site prioritizes the following:

- **Activate the Common** 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 mid-rise form of development. This will prioritize use of ground plane for public use and provide eyes on the public open spaces after hours.

- A Phasing Plan has been developed to allow incremental renewal of facilities with minimized interruption to existing services.
- The Phasing Plan recognizes the Vancouver School Board's need to align phasing with school space renewal through the Provincial Seismic Mitigation Program.



Building 1

Aquatics
Fitness + Gym C
Childcare
Non-market housing

Building 2

Rink
Rooftop Sport Park
Non-market housing

Building 3

Library
Art Gallery
Childcare
Non-market housing

Building 4

High School Shops +
Classrooms
All Weather Sports Field above

Building 5

Event Spaces + Food Hub
Social Hub + Art Studios
Meeting Rooms + Gym D
Non-profit Services Offices
Street Front School + Urban Farm

** The uses indicated above are listed on a floor by floor basis starting from the ground up

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 interrupt operations or impact VSB spaces and allows the majority of the Renewal to be undertaken immediately.
- Higher buildings are located on the north 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.
- Field on top of VSB Shops/Classroom roof provides accessible sports field for Elementary school and opens clear sight lines from Grandview Park
- Significant improvement to lanes with active public spaces spilling out
- Vehicular access concentrated on Venables lane
- Pool and Rink adjacent - optimal for energy and operations efficiency
- Topography utilized to provide a level access to a new Sport Park above the Rink.
- Non-market, mid-rise housing above up to three community centre buildings provides much-needed affordable housing, while maximizing access to daylight and key view corridors.

Next Steps



Master Plan Report (Complete June 2018)

- Finalize & Report to Boards & Council June / July 2018

Rezoning (2018-2019)

- Continue to work with Site Partners and community
- Procure consultant team Fall 2018 to develop rezoning application and lead community engagement
- Process to address form of development considerations – building use, heights and densities

PHASE 1 DETAILED DESIGN + CONSTRUCTION (2020 – TBD)

- Work with Site Partners and community to prepare detailed functional programming, design and manage construction of Phase 1

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THANK YOU

