

Britannia Renewal Objectives

Improve the presence and accessibility on Commercial Drive

Britannia is not directly visible from Commercial Drive. Its community presence would be stronger if pivotal buildings (info centre or library) could be visible or directly entered from the commercial frontage.

1. **Increase informal scrutiny of pedestrian corridors**
Public scrutiny of pedestrian corridors could be improved by internalizing walkways or increasing visibility from buildings onto the corridors (eyes on the street). It may best to eliminate some external corridors.
2. **Integrate social, education and recreation functions** (integrate service delivery)
Active and passive recreation and social activities need not be isolated into different buildings. Education has been one function of most buildings. Greater proximity could animate and de-institutionalize the centre.
3. **Broaden space programming options** (facilitate programming flexibility)
Program space has been more limited than “gym floor” space, which limits program choice. Recreational interests have changed. Floor space should follow.
4. **Renew public ‘cache’ of the Centre**
1970 era structures are well behind the amenity level of newer facilities in other communities. Mobile residents go elsewhere. Those with fewer choices suffer.
5. **Reduce facility operating costs**
Existing building are not cost effective. Energy and repair costs are high.
6. **Upgrade Seismic capacity**
Give priority to replacement if some non-heritage buildings (i.e. library) have not yet been brought up to recent seismic standards.
7. **Improve public open spaces**
Narrow connecting ‘alleys’ are not pedestrian friendly. Blank walls, poor sight lines, unappealing landscaping, and lack of natural congregating points create the feeling of a backwater instead of a community focus.
8. **Optimize views to “Britannia” historic facades**
Seek opportunities to open up public views to high school heritage features.
9. **Capitalize on ‘Grand Views’ to City and Mountains.**

Opportunities should be sought to open up or keep views from indoor and outdoor pedestrian routes and gathering spaces.