

Renewal of Britannia Community Services Centre Pertinent Content from Background Documents

August, 2015 Prepared by Jim LeMaistre

“Final Report of the Citizens’ Assembly on the Grandview-Woodland Community Plan”, of June 2015

This document focuses on the recommendations and policy proposals contained in the final report of the Citizens’ Assembly on the Grandview-Woodland Community Plan as they may relate to the renewal of the Britannia Community Services Centre. Only extracts which may relate to Britannia are included here. Some of the Assembly’s statements refer to the June 2013 document “Emerging Directions” prepared by the City of Vancouver Planning Department.

The Assembly’s final report was presented to City Council in June 2015. Afterwards, the City Planning Department began an analysis of the recommendations for inclusion in a draft Grandview-Woodland Community Plan, which is expected to be available for community consultation in the fall of 2015.

Recommendations Overview

PRIORITIES FOR GRANDVIEW-WOODLAND

Within each area of the neighbourhood distinct priorities emerged, and these shaped the Assembly’s recommendations.

- For Grandview, the aim was to preserve its eclectic character. Some gentle and transitional density is called for, but most recommendations address increasing and improving existing park space.
- Similarly for Britannia-Woodland, the aim was to preserve the existing affordable rental stock, so the recommendations for this area focus mostly on improving parks and bike paths. Members also recommended encouraging gentle density through increasing the floor space ratio while retaining the current zoning.
- The recommendations for Commercial Drive aim to maintain and extend the vibrancy of this well-loved high street north to Hastings, and outwards into some of its adjacent laneways. Members also recommended introducing a separated bike lane on Commercial Drive from East 14th Avenue to Graveley Street.

Community Context

A DISTINCTIVE VANCOUVER NEIGHBOURHOOD GRAPPLES WITH DEVELOPMENT PRESSURES

Planning issues in Grandview-Woodland are numerous and complex:

- People are apprehensive about changes to neighbourhood character, including the erosion of historic streetscapes and demolition of heritage homes. How can the feel of the neighbourhood be maintained?
- Artists and working-class immigrants have helped define the community's character. How many are moving elsewhere? Is it becoming less possible, as a student or a young working person, to find accommodation in the community?
- Rents are increasing, and so are the prices of homes. How can these escalating housing costs be addressed?
- Commercial Drive is among the most interesting neighbourhood high streets in the city, yet even current zoning allows for significant change. What is the best way to protect its essential character? Can the needs of cyclists, pedestrians and cars all be met?
- Renewing the Britannia Community Services Centre, part of a unique and critically important campus of schools and recreational facilities, will take place in the coming decade. How can the planning process best contribute to that?
- What strategies can create new green space in a parks-deficient area, and how can parks and their uses be enhanced?
- How can vulnerable people be better served in the community and in community planning processes?
- How can planning help encourage a more active, healthy population?

OUR VISION & VALUES FOR GRANDVIEW-WOODLAND

We have attempted to weave together the diverse voices of Grandview-Woodland and to balance the needs of stakeholders in drafting recommendations for a 30-year plan for the future of our community.

Our values for the neighbourhood are:

1. REPRESENTATION

We value genuine democracy, transparency and engagement, where the citizens of Grandview-Woodland feel like they have a voice that is listened to and acted upon.

2. CHANGE

Although change is inevitable, we value a mindful approach to the pace and type of change. Specifically, we want integrated, gradual, sustainable change that is responsive to the needs of local and city residents. Change should be inclusive and incorporate community engagement.

3. CHARACTER

We acknowledge that we are on the unceded territories of the Coast Salish peoples who are a living presence within Grandview-Woodland.

We value the character and history of Grandview-Woodland. Its people, communities, buildings and businesses are quirky and eclectic and represent multiple cultures and eras.

4. COMMUNITY

We value a neighbourly community that is family-friendly – safe, clean and encouraging of play for all ages.

5. DIVERSITY

We value a diversity of people, housing, public land use and economic opportunities.

6. AFFORDABILITY

We value a community where people of all socio-economic levels can live, work, play and visit.

7. SAFETY

We value the right of everyone to walk, ride and drive lawfully anywhere at anytime without fear.

We value the protection of the community by collaborating with law enforcement, community policing organizations, first responders and harm reduction programs.

8. WELLNESS

We value a quality of life that fosters mental, physical, and social health in the places we work, live and play.

We support the green spaces, facilities and amenities that recognize people's different needs and experiences.

9. ENVIRONMENTAL STABILITY

We value environmental conservation and restoration through ecological literacy, integrity, biodiversity and food security.

We value infrastructure that is efficient, minimizes waste, promotes the reduction of collective emissions and encourages the efficient use of resources.

10. TRANSPORTATION

We value accessible, efficient, clean, safe and affordable transportation for people of all ages and abilities.

We support active modes of transportation that are safe and enjoyable, facilitate the movement of goods and services, ensure efficient emergency response, and reduce negative local impacts.

11. ARTS & CULTURE

We value the vibrant and significant role that arts and culture plays in our community. We wish to support artists, as well as cultural spaces and events.

NEIGHBOURHOOD-WIDE RECOMMENDATIONS

Grandview-Woodland is a diverse and thriving community, and with the following recommendations we seek to represent the interests and values of its population. Our recommendations seek change – but only in a gradual and sustainable way that strengthens these values. We also seek to preserve the attributes of Grandview-Woodland that make it such an endearing home to a community that is passionate and concerned for its future.

1.0 HOUSING

1.2: We recommend changing this policy to: "Work with neighbourhood service providers to ensure adequate provision of support services for the visible and hidden homeless." By hidden homelessness, we mean those who are temporarily accommodated without guarantee of

continued residency or prospects for permanent housing, for instance people who are couch surfers and people living in vehicles.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Eliminate street homelessness in Grandview-Woodland.*

EMERGING POLICY 1.2 – *Work with neighbourhood service providers to ensure adequate provision of support services for the homeless.*

1.3: We recommend changing this policy to: “Meet the demand for supported housing options in Grandview-Woodland.”

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Increase the supply of supported housing options in Grandview-Woodland.*

1.5: We urge the City to obtain land in Grandview-Woodland for the purpose of supporting the creation of non-market or supported housing.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 3.0 – *Expand the supply of non-market rental housing in Grandview-Woodland.*

EMERGING POLICY 3.2 – *Consider the creation of new non-market rental through bonus density in strategic locations.*

1.10: We strongly urge the City to expand opportunities for new market rental housing development and work to retain, at a minimum, the current rental to ownership ratio.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Create new market rental housing.*

EMERGING POLICY 5.1 – *Provide opportunities for new market rental housing development in growth areas (e.g. through Rental 100 policy).*

1.11: We recommend that the City require that all new developments – including rental, co-op and condominium – include a significant portion of both two- and three-bedroom units.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Create new market rental housing.*

EMERGING POLICY 5.2 – *In new rental developments, consider requiring a percentage of units to be 2 and 3 bedrooms to provide new family-oriented housing.*

1.17: We recommend that the City implement ways to support “alternative” ownership models such as equity co-op and co-housing, shared equity models, and accessible models such as Calgary’s Attainable Homes and Ontario’s Options for Homes.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 7.0 – *Create new secondary rental opportunities.*

EMERGING POLICY 7.3 – *Consider ways to support ‘alternative’ ownership models such as equity co-op and co-housing, and shared equity models*

1.21: We recommend that the City consider the creation of new non-market rental housing through bonus density in strategic locations, pending community consultation and consent.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 3.0 – *Expand the supply on non-market rental housing in Grandview-Woodland.*

EMERGING POLICY 3.2 – *Consider the creation of new non-market rental through bonus density in strategic locations.*

2.0 TRANSPORTATION

2.1: We recommend the City work to create a richer and safer pedestrian and sidewalk experience, balance the needs of the different users, and seek further opportunities to enhance the pedestrian experience on arterials in industrial-zoned areas.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Enhance and maintain a well-developed pedestrian network and environment in Grandview-Woodland to make walking safe, accessible, convenient and delightful.*

2.2: We recommend the enhancement of the public realm on neighbourhood shopping streets and significant intersections (East 1st Avenue and Commercial Drive, Hastings Street and Commercial Drive, Broadway and Commercial Drive, Hastings Street and Nanaimo Street, East 1st Avenue and Nanaimo Street, Venables Street and Clark Drive, and Hastings Street and Clark Drive) by widening sidewalks; improving lighting; allowing parklets; and providing amenities, like street trees, furniture and buffers between pedestrians and moving traffic.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Enhance and maintain a well-developed pedestrian network and environment in Grandview-Woodland to make walking safe, accessible, convenient and delightful.*

EMERGING POLICY 1.2 – *As part of future development on key arterials—Nanaimo, Dundas, E 1st and Broadway, Hastings—work to create a richer and safer pedestrian experience. Seek further opportunities to enhance the pedestrian experience on arterials in industrial-zoned areas (I-2 or M-2) areas (e.g. Clark Drive).*

2.4: We recommend the City of Vancouver expand the cycling network, as proposed by the sub-area recommendations.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Improve and expand the existing cycling network with low stress, high-quality routes to support safe and convenient cycling for people of all ages and abilities. Provide direct and intuitive connections to meaningful destinations and the broader region.*

2.5: We recommend the City pursue improved bike access such as sufficient bike parking and signage, without affecting pedestrian safety and walkability, while ensuring cycling safety and accessibility for people of all ages and abilities.

3.0 PUBLIC REALM

3.1: We expect the City to immediately implement a more rigorous rodent and trash abatement program, in order to improve the usability of public spaces, including plazas, public parks and community gardens.

3.2: As part of any future development in Grandview-Woodland, we urge the City to work to secure new park space. Acknowledging the difficulty in acquiring new land, we request that the City also prioritize securing alternative public and private park spaces (e.g., roof gardens and pocket parks) for new/redeveloped buildings in the neighbourhood.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Expand neighbourhood greenspace assets to ensure greater access to nature and park space opportunities.*

EMERGING POLICY 2.1 – *As part of future development in Grandview-Woodland (and study area) work to secure new park space in the neighbourhood*

3.4: We recommend that the City improve laneway infrastructures such as lighting, paving and drainage in proportion to the development of laneway houses and commercial laneway usage to improve overall accessibility, livability, and public safety.

3.5: We urge the City to create new hard-surfaced plaza spaces to support public gathering.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 4.0 – *Create new hard-surfaced plaza space to support public gathering.*

3.7: As part of plaza development, we urge the City to include programming for culturally inclusive forms of public engagement (e.g., outdoor programming, theatre, kids’ craft festivals, etc.) and to also include canopy structures to maintain year-round usability. We also request that the City prioritize the creation of adjacent/integrated indoor space for additional community programming.

3.8: We expect the City to increase the number of public bathrooms in the neighbourhood. In particular, we urge the City to review the potential for:

(a) New facilities in the Broadway/Commercial Skytrain station.

(b) Self-cleaning bathroom facilities on Commercial Drive and Hastings Street high streets areas.

(c) Incorporate design considerations that discourage illicit activities (e.g., blue lights to reduce injection drug use).

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 6.0 – *Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

EMERGING POLICY 6.2 – *Seek opportunities to increase the number of public bathrooms in the neighbourhood.*

3.9: We request that the City immediately begin working with neighbourhood business associations and community service providers to ensure the appropriate placement of wayfinding signage that includes an appropriate array of information.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 6.0 – *Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

EMERGING POLICY 6.2 – *Work with area BIAs and community service providers/ stakeholders to ensure the appropriate placement of wayfinding signage, and to ensure the inclusion of an appropriate array of information.*

3.10: We request that the City consider the expansion of food cart and mobile food licenses in Grandview-Woodland, where there is support from community residents and local businesses.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 6.0 – *Enhance Grandview-Woodland’s public realm by expanding the available street furniture, improving the distribution and placement of signage, increasing public realm programming—and working to maintain and enhance lively streetscapes.*

EMERGING POLICY 6.6 – *Where community support exists, consider the expansion of food cart and mobile food vending licenses in Grandview-Woodland.*

3.11: We demand that the city significantly increase effective and/or real width of sidewalks on Grandview-Woodland high streets to cultivate a lively streetscape and to accommodate new street furniture and greenery.

3.13: We request that the City mark and promote the significant views in Grandview-Woodland.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 7.0 – *Promote the key views that exist in the neighbourhood.*

EMERGING POLICY 7.1 – *Look at mechanisms to mark and promote the significant views in Grandview-Woodland.*

3.14: Recognizing Grandview Woodland’s anticipated growth in population, the City planning department must create new community amenities to meet the accompanying increases in demand for recreational services.

3.15: We encourage the City to upgrade and expand the Britannia Community Services Centre within the next five years. We expect the city to retain as many of the existing amenities as possible during construction and we expect the full current range of amenities to be available at the end of construction. Admissions costs must be kept low to retain functionality of Britannia as a community hub.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 8.0 – *Support the optimization and upgrade of community recreation facilities in Grandview-Woodland.*

EMERGING POLICY 8.1 – *As part of the upgrade and expansion of Britannia Community Centre, upgrade the Britannia ice-rink.*

3.16: Recognizing the different populations that the Templeton and Britannia pools currently serve, and the anticipated increase in population in Grandview-Woodland, we request that both of these facilities be retained and upgraded after direct consultation with the community (including feedback regarding programming).

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 8.0 – *Support the optimization and upgrade of community recreation facilities in Grandview-Woodland.*

EMERGING POLICY 8.2 – *When considering future upgrades to Britannia and Templeton Pools, review the efficacy of having two pools in close proximity to one another.*

3.17: Recognizing Grandview-Woodland’s location on unceded Coast-Salish land, its large indigenous population, and the goals of the reconciliation process, we urge the City to consult with indigenous organizations to explore establishing a longhouse in Grandview-Woodland capable of hosting indigenous festivals and cultural events.

3.18: We recommend the City pursue the following policy directions from 2013 Emerging Directions:

EMERGING POLICY 3.5 – *Explore opportunities as they arise to revitalize laneways (e.g. by creating ‘country lanes’, or through other design and/or programming opportunities).*

EMERGING POLICY 6.1 – *Increase the placement and distribution of street furniture on the neighbourhood – with a focus on high streets and other destination areas. As a part of this, consider opportunities for the following amenities:*

- *Public Seating (formal seats and benches, or informal opportunities to perch/lean)*

- *Tables*
- *Water fountains*
- *Poster cylinders and community message boards*

4.0 HERITAGE

4.2: As part of the redevelopment of key community facilities (e.g., the Britannia Community Centre), we expect the City to ensure that the definition of heritage includes the preservation of social and cultural history, including indigenous history in this culturally and socioeconomically diverse neighbourhood.

5.0 ARTS & CULTURE

5.1: We urge the City to acquire, renovate, operate and create opportunities for affordable shared cultural spaces suitable for use as a community hub.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Support the creation of adaptable, affordable and accessible arts and culture space.*

EMERGING POLICY 1.3 – *Pursue opportunities for co-location and shared spaces as well as spaces suitable for use as a shared community hub.*

5.2: We urge the City to seek opportunity to increase the number of creation, production and presentation spaces where appropriate and feasible. We recommend that the City include the creation of new studio space and public cultural space as a requirement for development.

5.3: We recommend the City encourage new developments to feature public art, including innovative and controversial pieces.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city's cultural economy.*

EMERGING POLICY 5.2 – *Where feasible and appropriate, encourage new developments to feature public art.*

5.5: As part of the redevelopment of key community facilities (e.g., the Britannia Community Services Centre), we expect the City to seek enhanced affordable space for arts and culture.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Where possible, preserve existing creation/production spaces for neighbourhood artists.*

EMERGING POLICY 2.2 – *As part of the redevelopment of key community facilities (e.g. Britannia), seek enhanced space for art and culture production.*

5.6: We request that the City address the need for presentation spaces that serve all age groups in Grandview-Woodland (e.g., an all-ages music venue).

5.7: We urge the City to create unique subsidized living spaces for artists, such that separate kitchen/living room space and studio space are feasible.

5.8: We demand that the City engage with the community before removing any cultural facilities.

5.9: We urge the City to expand events and financial support for Grandview-Woodland’s rich tradition of cultural festivals and events – especially First Nations events.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city’s cultural economy.*

EMERGING POLICY 5.3 – *Continue to support Grandview-Woodland’s rich tradition of festivals and special events.*

5.10: As part of any laneway revitalization initiatives, we urge the City to work with local business and industry as soon as possible to identify blank spaces (e.g., walls, sidewalks, streets) that could be used as canvasses for street art.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city’s cultural economy.*

EMERGING POLICY 5.4 – *As part of laneway revitalization initiatives work with local industry to identify one or more blank walls that could be used for street art*

5.12: We urge the City to support the creation of permanent locations for cultural expression in Grandview-Woodland. We urge the City to work with existing cultural organizations, such as the Vancouver Latin American Cultural Centre.

5.13: We recommend the City establish free or low-cost permit requirements for busking on Grandview-Woodland high streets.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the amount of public art and performance in Grandview-Woodland so as to better showcase the neighbourhood and its role in the city’s cultural economy.*

EMERGING POLICY 5.7 – *Work with the local arts community to promote busking opportunities in neighbourhood parks.*

5.14: We recommend the City establish free or low-cost permit requirements for artists to sell their artwork on City and Park Board property.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 4.0 – *Ensure that a variety of neighbourhood presentation spaces are available to support the local arts scene.*

EMERGING POLICY 4.5 – *Explore enhanced opportunities for artists to sell their artwork on City and Park Board property.*

5.15: We recommend the City pursue the following policy directions from 2013 Emerging Directions:

EMERGING POLICY 1.1 – *Work to establish operationally sustainable multi-use neighbourhood facilities that support creation/production and presentation.*

EMERGING POLICY 1.2 – *Enable the development of affordable and accessible community cultural spaces in both private and publicly-owned facilities.*

EMERGING POLICY 3.1 – *Through redevelopment, seek new Class A and Class B artist studios where feasible and appropriate (e.g. Class A and Class B in industrial and ‘edge’ spaces; Class A elsewhere in the neighbourhood).*

EMERGING POLICY 4.1 – *Continue to use available municipal tools to incentivize the protection of important presentation spaces (e.g. Waldorf, Rio Theatre).*

EMERGING POLICY 4.2 – Continue to review regulatory barriers for live performance venues – and support the implementation of recommendations, as per the Live Performance Regulatory Review.

EMERGING POLICY 4.3 – Through redevelopment, support the creation of small-medium size neighbourhood presentation spaces on Grandview-Woodland’s high-streets – or in other areas where the zoning allows it.

EMERGING POLICY 4.4 – Explore the potential activation of neighbourhood laneways – linking possible presentation space with the development of studio space in adjacent buildings.

EMERGING POLICY 5.1 – Work with the Park Board to ensure a greater degree of locally produced public art is integrated into future park upgrades.

EMERGING POLICY 5.5 – Through VIVA Vancouver and the City’s Graffiti Management Program, work to create opportunities for residents to create murals, street murals and other forms of artistic ‘intervention’ to enliven the neighbourhood.

EMERGING POLICY 5.7 – Work with the local arts community to promote busking opportunities in neighbourhood parks.

EMERGING POLICY 5.8 – Where opportunities exist for the creation of new neighbourhood-specific street furniture, work with local artists on aspects of design and development.

EMERGING POLICY 6.1 – As part of future public art programming, encourage a greater proportion of urban aboriginal art (and art from other neighbourhood cultural traditions) into Grandview-Woodland’s parks and public spaces.

EMERGING POLICY 6.2 – As part of future heritage conservation, work with the local community to identify, mark and celebrate ‘sites of cultural memory’ in Grandview-Woodland.

EMERGING POLICY 7.1 – Continue to support arts and culture uses in neighbourhood commercial and industrial zoning.

EMERGING POLICY 8.1 – As part of future development, work to increase the supply of secure, affordable, office space for arts & culture non-profit organizations – including office space and associated ancillary spaces (e.g. storage).

6.0 LOCAL ECONOMY

Nil re. Britannia

7.0 COMMUNITY WELL-BEING & HEALTH

7.1: We recommend that the City’s social infrastructure division support non-profit community health and social services, such as community health clinics, in their efforts to sustain, expand, and/or relocate in G-W.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 3.0 – Support the expansion of key non-profit social service facilities in Grandview-Woodland.

EMERGING POLICY 3.2 – Through the City’s Social Infrastructure Division, continue to support REACH in their efforts to expand and/or relocate in Grandview-Woodland.

7.2: We urge the City, as part of the development process, to secure new childcare spaces. We expect the City to work with the Vancouver School Board/Vancouver Board of Education, Park Board and other area service providers to align the type of space needs with the specific needs of our diverse community, with particular sensitivity to different cultures, ethnicities, abilities, and incomes.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the provision of childcare and early childhood (0-12) development services in Grandview-Woodland.*

EMERGING POLICY 5.1 – *As part of the development process, secure new childcare spaces. Work with VSB/VBE, Park Board and area service providers to align the type of space needs to the specific needs of the community.*

7.3: We recommend that the City work to support the provision of culturally appropriate childcare, out-of-school care, and early childhood development services for the urban aboriginal community as part of the aboriginal reconciliation effort.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 5.0 – *Increase the provision of childcare and early childhood (0-12) development services in Grandview-Woodland.*

EMERGING POLICY 5.3 – *Work to support the provision of culturally-appropriate childcare and early childhood development services for the urban Aboriginal Community.*

7.6: We urge to City to extend consideration of shadowing – accessibility to sunlight – to residential dwellings and redevelopments, as well as public spaces and schools – to ensure mental and physical well-being of residents.

7.7: In order to maintain and improve the well-being of the community, we urge the City to make the protection and provision of safe, secure, and affordable housing a top priority when making planning decisions.

7.10: We expect the City to immediately increase the number of garbage cans, recycling bins, and compost bins throughout the neighbourhood so as to reduce litter and associated health costs. Priority areas include: parks, high streets, schools, and bus stops.

7.11: We ask that the City add another policy objective to this section of Emerging Directions: “Consider opportunities to support aboriginal reconciliation in every policy direction.”

7.12: We recommend that the City provide healthy and nutritious food to at risk youth through the implementation of community-based youth food programs.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 6.0 – *Provide space and resources to support neighbourhood youth.*

7.16: We recommend the City pursue the following policy directions from 2013 Emerging Directions:

EMERGING POLICY 1.1 – *Support, in principle, the future redevelopment and expansion of Britannia Community Centre. Work to ensure that facility continues to function as a key ‘heart’ of the neighbourhood, and as a ‘hub’ for a variety of co-located services.*

EMERGING POLICY 2.1 – *Work with the Vancouver School Board/Vancouver Board of Education to allow the utilization of neighbourhood schools and greenspaces as community facilities, as well as places of learning and education.*

EMERGING POLICY 3.3 – *As part of future development, work to increase the supply of secure, affordable, office and ancillary space for non-profit social service organizations.*

EMERGING POLICY 5.2 – *As part of the long-term expansion of existing community services (e.g. Britannia) work to support the expansion facility-related childcare services.*

EMERGING POLICY 6.1 – *As part of the expansion of key community facilities (e.g. Britannia, Urban Native Youth Association), seek additional flexible and/or purpose-built space for youth programming.*

EMERGING POLICY 6.2 – *Continue to provide space for youth programming through the City’s community centre, library and School Board facilities. Where appropriate, support non-profit organizations that provide space and programming opportunities for youth.*

EMERGING POLICY 6.3 – *Through the City’s Social Policy Division, continue to support and participate in neighbourhood focused “youth tables” as a means of identifying and responding to emerging issues faced by area youth.*

EMERGING POLICY 7.1 – *As part of the development process, seek new affordable social and supported housing for low-income seniors.*

EMERGING POLICY 7.4 – *As part of the future redevelopment of community facilities, work to expand the availability of flexible and/or purpose-built space for seniors recreation, programs and services.*

EMERGING POLICY 8.1 – *Work with the Park Board, School Board, Engineering Department and local non-profits to create new community gardens/garden plots and community food tree plantings.*

EMERGING POLICY 8.2 – *As part of the future redevelopment of community facilities, work to expand the availability of space for community kitchens and food-related programming.*

EMERGING POLICY 8.3 – *Support the development and expansion of farmers markets and community food (pocket) markets in the north end of Grandview-Woodland.*

EMERGING POLICY 8.4 – *Through the City’s Food Policy Program, work with the local aboriginal community to identify bylaw restrictions that limit the opportunity to undertake traditional food-preparation, medicine and health practices (e.g. smokehouses).*

EMERGING POLICY 9.1 – *Continue to support the provision of community space for a variety of social, arts-related and recreational programming – to encourage participation in positive community ventures.*

EMERGING POLICY 9.4 – *As part of the long-term redesign of Britannia, seek design and architectural solutions to current safety and wayfinding challenges.*

EMERGING POLICY 9.6 – *Ensure that Crime Prevention Through Environmental Design (CPTED) design principles are incorporated with all new buildings and encourage safety audits and retrofits with existing structures and grounds.*

EMERGING POLICY 11.1 – *As part of major redevelopments in Grandview-Woodland, aim to create employment opportunities (e.g. construction jobs) for local low-income workers).*

8.0 ENERGY & CLIMATE CHANGE

8.1: We urge the City to work with energy providers (e.g., BC Hydro and Fortis) to encourage more efficient use of existing energy supply, before building additional energy infrastructure, through programs that prioritize reduction of energy demand, such as peak time energy consumption and energy conservation programs.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Encourage the energy retrofits of existing buildings.*

EMERGING POLICY 1.0 – *Encourage energy conservation in existing buildings through partnerships and incentive programs for energy efficiency retrofits.*

8.3: We urge the City to promote retrofits and repurposing of existing service infrastructure, such as schools, libraries, recreations centers and childcare facilities. Construction of new facilities should only be considered if a new building results in a smaller ecological footprint than retrofitting.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 1.0 – *Encourage the energy retrofits of existing buildings.*

8.4: We urge the City to encourage new developments to replace non-renewable energy with renewable energy sources wherever possible, with the following caveat: the incorporation of renewable energy sources and technologies should demonstrate environmental advantages over conventional/status-quo sources over all stages of their life-cycle—from production through operation and maintenance and eventual decommissioning. Such analysis might reveal, for example, that integration of hydro-electricity and/or passive solar principles are preferable to use of costly, resource-intensive, or potentially toxic solar cells.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Encourage new developments to utilize renewable energy.*

8.5: We urge the City to require developers to meet or exceed best practices of comparable urban environments for energy conservation and renewable energy.

RESPONDING TO 2013 EMERGING DIRECTIONS:

OBJECTIVE 2.0 – *Encourage new developments to utilize renewable energy.*

EMERGING POLICY 2.1 – *Work with developers to identify opportunities for renewable energy.*

8.6: We recommend that the City implement measurable and area-specific tree planting goals.

8.8: We ask that the City add another policy objective to this section of Emerging Directions: “Continue to promote a policy of zero waste.”

8.9: We support the exploration of opportunities to land best practices related to storm water management and grey water reuse in Grandview-Woodland.

8.10: We urge the City to promote through public education reduced use of resources as an even higher priority than recycling to meet the goals of zero waste.

8.11: We recommend the City pursue the following policy directions from 2013 Emerging Directions:

EMERGING POLICY 2.2 – *Ensure any new large developments in Grandview-Woodland investigate renewable energy and are designed to be easily connectable to a neighbourhood energy system.*

EMERGING POLICY 3.1 – *Implement green building policies and codes to achieve energy efficiency in new construction.*

9.0 MISCELLANEOUS

9.6: We support the recognition of the traditional unceded territories of First Nations. As one step towards reconciliation, we suggest renaming Britannia Community Services Centre to an aboriginal name through consultation with the community.

Sub-Area Recommendations

12.0 BRITANNIA-WOODLAND

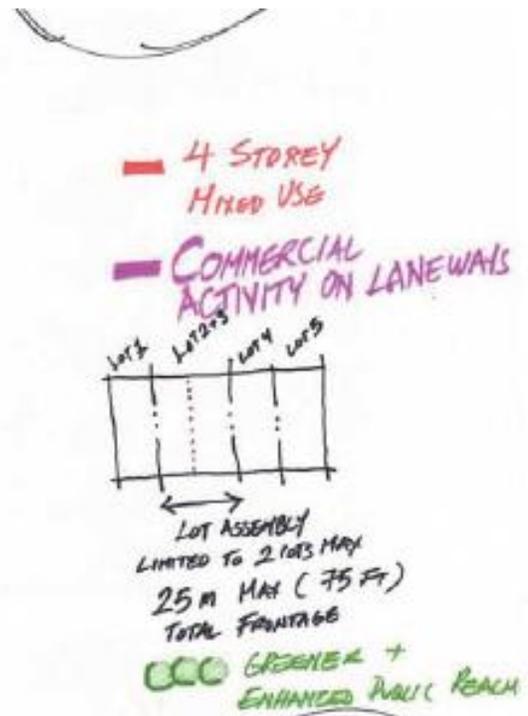
SERVICES, AMENITIES AND OTHER PLANNING THEMES

12.21: We support the revitalization of the Britannia Community Services Centre, which is widely regarded as the ‘heart’ of both the sub-area and Grandview-Woodland. We are pleased that the Centre has been identified to receive renewal funds in the next Capital Plan, and encourage the City to upgrade the complex by improving way-finding, building newer/modern facilities, ‘greening’ the facility, and better integrating it into the surrounding neighbourhood. We recommend that the City extensively consult with the community in the renewal of the Britannia Community Services Centre.

12.22: We recognize that greater awareness of First Nations’ culture and history is needed in the sub-area, and we support improved relations between First Nations and non-aboriginal/ settler communities. We strongly support enhancing local First Nations’ services and programs in consultation with First Nations communities.

- Mountain views are highly valued – preserve these wherever possible. Use sub-area’s slopes to maximize views and minimize ‘wall’ effect.
- There is interest in the creation of smaller laneway market space near Commercial Drive (e.g. for artisans or other micro-businesses).

15.0: COMMERCIAL DRIVE

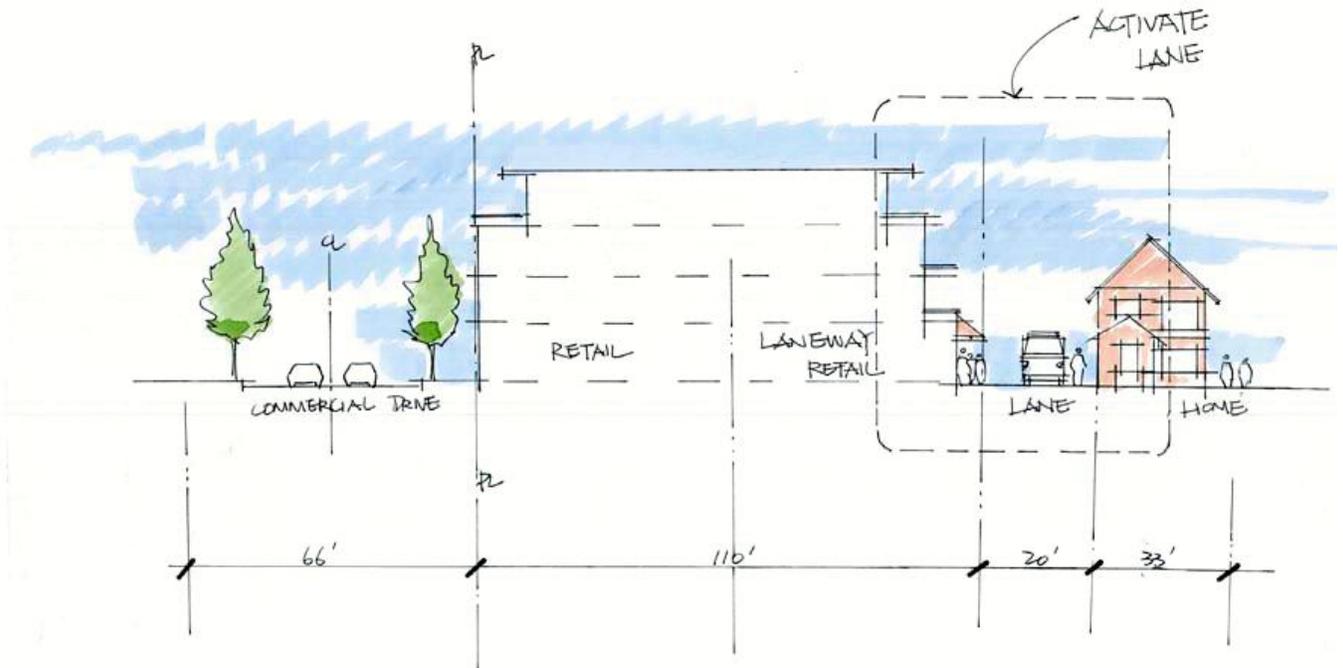


HOUSING & BUILT FORM

15.4: Unless otherwise identified we instruct the City to retain current zoning of four storeys throughout Commercial Drive, from Grandview Cut to Pender Street, with the goal of maintaining affordability and character.

LOCAL ECONOMY

15.11: We encourage the City to create zoning and guidelines to enable commercial activities in the laneways adjacent to Commercial Drive.



0 0 0