

Planning and Development Committee
Tuesday August 15th, 2017
7:00 pm in the Conference Room

Present: Susanne Dahlin (chair), Pamela Dudas, David Parent, Christopher Dalton, Anne Der, Pat Hogan, Nancy Strider, Emily Rankin, Paul Mittendorff, Andrew Phillips, Jane Sheil, Alissa Reed, Bette Murphy

Britannia Staff: Lindsay Grant (recorder), Peter Odynsky,

1 Introductions

2 Review of Agenda

- Request that water be provided at future meetings

3 Previous Minutes

- Correction to wording of a question on 2nd page- clarification that Urban Arts are “lead consultants” not “sub-contractors”
- Motion to accept, carried

4 Questions

- Question: Were the concerns expressed in our previous meeting (in the feedback discussion on the consultation process so far) shared with the consultant team?
- Answer: Yes, they were discussed at the partner’s table meeting.
- Question: Is Urban Arts ultimately responsible for drafting the Master Plan?
- Answer: Yes, they are preparing a draft for community review in September.
- Question: Are we still being presented with 3 options, as mentioned previously?
- Answer: What will be presented in terms of options will be more like programming options and prioritization of facilities. These might not be available initially (for the first open house), instead it might be run as a formal report back on what has been heard.
- Question: Has the Vancouver Park Board planning staff issued their criteria for the Britannia Renewal?
- Answer: Nothing has been released to us yet, but they do participate regularly at the partner’s table. We are in the process of clarifying from the various partners whether they have particular parameters around different areas (eg. Public realm)
- Question: Will the sitewide open house on the 23rd be modeled on the initial launch in March. Specifically, will all options be scattered throughout the site or will they be present in one place somewhere to allow people to compare/contrast and discuss?
- Answer: This is being designed by the consultants, but like the initial launch there will be satellite stations across the site where people passing through can review and comment. Likely all the options will be available for review at all of these sites.

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- Comment: I'd like to propose having a central location where all options are shown and there is more opportunity for discussion.
- Response: I will ask for clarification from the consultants on how they are planning this event. We do want to make sure people who are just passing through are drawn in to give their opinion (eg. Gym, pool, rink users). I'd also note that there will be outreach to different groups on the draft plan as well (eg. High school students)
- Comment: Seconding suggestion of a centrally located consultation space. For example, during the Grandview Park community consultation all information was hosted in the Britannia Learning Resource Centre- this seemed to foster discussion and knowledge exchange, and staff could be present to answer questions and speak to rumours about what was happening.
- Response: The first open house will likely not take the form of a presentation of options- more of a report back on what was discovered during the initial consultation phase. There will be further consultations and more reports back (including the second part of the Indigenous Design Charrette).
- Question: To clarify, we are at the stage of identifying programming needs not designing spaces?
- Answer: What is being developed is a programming plan not bricks and mortar. This includes potential locations for facilities, footprints, and relationships to other facilities. We are looking at what types of facilities we need, at what size, and how all the pieces relate.
- Answer: We are also considering things like energy saving measures (eg. twinning the pool and rink). It's important to note that we are creating a master plan with a 30 year timeline and setting out guidelines that might change over time. This is an opportunity to create an overarching vision to guide this process. This is why we are taking so much time and energy to both measure current need and project into the future- for example considering flexibility of spaces, and the value of maximizing storage.

5 Eastside Culture Crawl letter of interest

- Staff people from the Eastside Culture Crawl have attended consultation events and followed up with a letter of interest to Britannia Community Services Centre to request meetings with the Planning and Development Committee (and Arts and Culture Committee) to discuss how they might be part of the renewal. (see Appendix A)
- During the initial consultation phase it has been proposed that Britannia might be a good site for a community "hub"- incorporating shared low-cost/ free office workspaces, meeting rooms, office equipment, etc. for community organizations. This is a measure that could encourage inter-agency collaboration and help combat cost-related displacement of services and service providers from Vancouver.
- We can take this as an indication of interest from the Eastside Culture Crawl in entering into a hub partnership.

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- Comment: Support for next Planning and Development Committee meeting being held jointly with the Arts and Culture Committee (Sept 19th).
- Comment: Concern about how much time might be eaten up, especially since the Housing World Café will be an item to finish on the agenda.
- Comment: From the Arts and Culture rep on the Planning and Development Committee- the Arts and Culture Committee does not meet in August, but supports pursuit of this item.
- Action: Invitation to be extended to Eastside Culture Crawl and Britannia Arts and Culture Committee to join our next Planning and Development Committee meeting on Sept 19th, 2017 7-9pm in the Britannia Conference Room (Lindsay)

6 Housing Working Group Report Back- World Café on Housing

- Planning for a community forum on housing was one of two major pieces of work for the Housing Working Group (the other major item was the development of Housing Principles- see below)
- Background: The City of Vancouver would like us to pull together a panel in September to discuss the potential of housing on site. This is not to be a review of community need, but a discussion of whether housing fits on the site, what impacts it would have, and what parameters should guide the design of any potential housing
- A date for the Housing World Café has been set for September 21st from 6-9pm in Britannia Gym D
- The Working Group has discussed potential panelists, and names have been forwarded to the consultants
- The Housing Working Group has proposed that the Housing Forum be held in a world café style, similar to the most recent All Candidates Meeting held at Britannia
- Panelists would help to create some shared background knowledge as well as to discuss various possibilities and aspects to consider for housing at Britannia
- Participants would also be presented with the housing principles developed by the Housing Working Group and be asked to consider the discussion questions which were discussed in the housing working group (see Appendix B)
- Panelists would rotate around community tables to answer questions emerging in discussion (world café format)
- The goal of hosting the Housing Forum in this format is to build shared understanding of the community need and potential benefits as well as the background issues and concerns around housing on the Britannia site so there can be open discussion about whether housing works for the site and what it might look like
- Comment: During the All Candidates Meeting it was very apparent that there was a disparity among the candidates in terms of ability to answer questions thoroughly. It's important to make sure all of the panelists are well briefed in the context and background of this project and larger community processes so they are able to answer hard questions (especially considering the level of civic and political engagement in this community)

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- Response: All panelists will be well briefed on the project and community they are speaking to. We are trying to retain both international experts and panelists with more in-depth experience in this neighbourhood; however none will be directly connected to this project so they will not be “biased”.
- The Housing World Café is intended to foster discussion based on information
- 1 panelist or presenter could be a City of Vancouver planning staff person
- Panelists will be asked to rotate around community discussion tables, and we will also try to have one member of the planning and development committee at each table to help facilitate- this format is intended to encourage give and take and facilitate q & a's

7 Housing Working Group Report Back- Housing Principles

- Background: these Housing Principles have been developed and approved by the Housing Working Group to set parameters for any potential housing to be developed on site. Once reviewed and approved by the Planning and Development Committee, they will be forwarded to the Britannia Board of Management for final review and approval. (see full housing principles as presented in Appendix C)

Preamble: These principles were created by the Planning and Development Committee's Housing Working Group as a framework for discussion about potential housing on the Britannia site as part of a larger community consultation process involving all Britannia site partners, local residents and community members, and other neighbourhood stakeholders. These principles should be understood in the context of Britannia's existing land use principles (March 2017), as well as broader community directions arising from the 2016 Grandview Woodlands Community Plan (see specifically: Grandview Woodlands Community Plan Direction 6.1.4 (p.48) and Policy 7.1.3. (p.131)).

- Comment: Referenced documents should be appended to the Housing Principles
 - Comment: The reference to Grandview Woodland Community Plan Direction 7.1.3 (p 130) should be removed. The language at 7.1.3 retains language that was struck and replaced by council at the Standing Committee of Council on Policy and Strategic Priorities (specifically in a motion addressing the direction at 6.1.4) (See Appendices D and E below)
 - Motion to strike the reference to Grandview Woodland Community Plan 7.1.3 and retain only 6.1.4 which is consistent with motion at council (until there is clarity from the City of Vancouver).
 - Moved: Elizabeth Murphy, Second: Jane Sheil. Passed by vote. Noted in opposition: David Parent and Ken Paquette
 - Action: Noted motion and sections of the Grandview Woodland Community Plan to be forwarded to Susanne and Jennifer Marshall to raise with City of Vancouver staff (Lindsay)
1. Principle 1: All land on the Britannia site must continue to be 100% publically owned
- Comment: remove redundant “Principle 1”

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- Change to: “1. All land on the Britannia site must continue to be 100% publically owned”

- 2. Any potential housing must be 100% affordable non-market social housing
 - Comment: Concern about youth safety with housing on site- resident screening should be built into principles
 - Response: This concern is meant to be covered by principle 3 specifically: “Housing should be purpose-built and managed for a diverse tenancy that reflects the unique character of the neighbourhood and can benefit from the supports and services available on site and participate in the development of a healthy, inclusive community.”
 - Comment: Child protection concerns are covered by existing legislation. Sex offenders would be prohibited from living on the site due to the proximity of the schools, park, and community centre.

- 3. Any potential housing should be planned and designed as a complement to the existing primary purpose of the Britannia site as a community resource. Housing should be purpose-built and managed for a diverse tenancy that reflects the unique character of the neighbourhood and can benefit from the supports and services available on site and participate in the development of a healthy, inclusive community.
 - Comment: Uncertainty as to why the language was changed from “amenity” to “resource”. “Amenity” terminology is consistent with City of Vancouver and Vancouver Park Board convention and better describes what Britannia is.
 - Response: In our discussion at the last Housing Working Group Meeting, we decided that amenities sounded like a descriptor of facilities, while resources encompassed facilities, programs, and social services available on site.
 - Comment: This document’s intended audience includes the City of Vancouver-who will be securing funding from community amenity contributions. We should not redefine Britannia as a resource, but keep the language consistent.
 - Motion: Britannia Board of Management should be asked to determine whether Britannia should be referred to as a resource and/or amenity in this document when they review it at their September meeting. Passed.
 - Comment: There will always be an underlying issue in creating language to exclude people while supporting our mission to be inclusion- this is “social sorting” and it is difficult to give anyone that right. I think the best way to achieve this principle of having tenancy which can both benefit and be a benefit to Britannia would be to convene a housing committee to support the development of a healthy mix of people, rather than to assign quotas.

- 7. Any potential housing should be designed to maximize public greenspace as outlined in item #1 in the Britannia land use principles.
 - Comment: Britannia Land Use Principles should be dated
 - Change to: Britannia Land Use Principles (March 2017) (throughout)

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- Question: Does the terminology “maximize” reflect the direction in our land use principles?
- Response: Text of land use principle 1 reads: “1. Increase publicly accessible green space on the Britannia site and/or add green space adjacent to the site. Rationale: Since GW has been identified by the City of Vancouver as a park-deficient neighbourhood, we see the Britannia renewal as an opportunity to add green space/park space to the neighbourhood by reducing building footprints and recapturing some of the paved and built up areas of the 18-acre site.”
- Question: What is the working definition of greenspace?
- Response: This is a question that is ongoing at the Vancouver Park Board and City of Vancouver. No staff people have been able to give us a specific definition.
- Comment: This issue has been raised to council before, specifically in 2014 by the Vancouver Public Space Network (link shared: <https://vancouverpublicspace.wordpress.com/2014/03/11/protecting-vancouvers-greenspace-some-thoughts-on-the-idea-of-a-no-net-loss-policy/>)
- Comment: Emphasis on the importance of establishing what we are asking for when we use the term “greenspace”, and distinguishing it from public realm/ open space/ plaza (eg. “the cut” is an inaccessible transport corridor, but is counted as greenspace by the City of Vancouver). These terms are used loosely/ interchangeably and require clear and consistent definitions that hold across city departments.
- Comment: Should add “open space” to this principle to ensure we don’t lose one or the other
- Proposal to strike a subcommittee to define greenspace (and what is not greenspace), to approach City of Vancouver and Vancouver Parks Board
- Motion to table discussion of greenspace to next meeting- passed

- Motion to approve housing principles as amended and pass to Britannia Board of Management for review. Passed.

8. Additional Discussion

- Comment: In the past two months I am not aware of this committee discussing the change in government. Shane Simpson has commented on his intention to be proactive on community projects. Important to consider changing context and take advantage of new programs and policies. We should try to be open and responsive to possibilities, and make ourselves available to new initiatives of the new government.

9. Close 8:20pm

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Appendices

A. Eastside Culture Crawl Correspondence



716 E HASTINGS ST
VANCOUVER BC
V6A 1T5 CANADA
T 778 376 4545
CULTURECRAWL.CA

Britannia Community Services Centre
1661 Napier Street
Vancouver, BC V5L 4X4

July 18, 2017

Attention: Gwen Giesbrecht, President
Board of Management

Re: Britannia Renewal and the Arts

Dear Ms. Giesbrecht,

At the recent Spaces & Places Workshop on Arts & Culture, John Steil (the Chair of the ECCS Space Committee) introduced himself to you and indicated that the Eastside Culture Crawl Society (ECCS) would be interested to engage in discussions about the role we might play in the renewal planning process and, in the long run, how we might partner with your organization in future arts programming at the renewed Britannia site.

It is a complicated site, with great opportunity for arts and culture, that involves you and your multiple partners such as the Vancouver School Board, Vancouver Public Library Board, Vancouver Board of Parks and Recreation, and other groups and stakeholders. As you are aware, we represent a large number of visual artists in the community and believe that we can add to the process.

The ECCS is interested in many aspects discussed at the workshop such as production space with storage, multiple artists (of all kinds) in residence, exhibition space both in and outside buildings, a multiple-user non-profit office hub, and working with the broader community. We see these possibilities as an opportunity for the ECCS to play a key role in partnering on the site in various capacities and would like to explore further discussions with you to illustrate our interest in bringing the Arts to Britannia.

We would be happy to meet with your Board and/or the Planning and Development Committee to discuss our mutual interests. Please let us know how best to continue the engagement. You can contact our Executive Director, Esther Rausenberg at 778-379-4545.

Yours truly,

Mira Malatestinic, Chair

Eastside Culture Crawl Society

CC: Cynthia Low, Britannia CSC Executive Director cynthia.low@vancouver.ca
Ellen Dacamara, Ellen.Dacamara@vancouver.ca
Jennifer Marshall, marshall@urban-arts.ca
Matthew Halverson, City of Vancouver Project Manager II,
Matthew.halverson@vancouver.ca
Diana Leung, City of Vancouver Cultural Planner, Diana.Leung@vancouver.ca
info@britanniarenewal.org

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B. Housing Discussion Questions

1. How would housing contribute to community centre space?
2. How would housing impact programming and operations of on -site services (including the community centre, schools, and library)?
3. What sorts of parameters for housing would be most appropriate at this site?
 - Tenancy (eg. Artists, families, youth, seniors, PWD, permanent/transitional/fixed-term residency housing)?
 - Density, height and footprint?
 - Affordability (eg. Low end of market, rent geared to income, welfare rates)
 - Operations and funding models (eg. Private partnerships, municipal/ provincial/ federal partnerships)

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C. Housing Principles as presented for review by Britannia Community Services Centre Planning and Development Committee Meeting of Tuesday, August 18th, 2017

**Britannia Planning and Development Committee
Housing Working Group**

Housing Principles Outline

Revised Draft for review by Britannia Planning and Development Committee
08.15.2017

Preamble: These principles were created by the Planning and Development Committee's Housing Working Group as a framework for discussion about potential housing on the Britannia site as part of a larger community consultation process involving all Britannia site partners, local residents and community members, and other neighbourhood stakeholders. These principles should be understood in the context of Britannia's existing land use principles (March 2017), as well as broader community directions arising from the 2016 Grandview Woodlands Community Plan (see specifically: Grandview Woodlands Community Plan Policy 6.1.4 (p.48) and Policy 7.1.3. (p.130)).

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3. Any potential housing should be planned and designed as a complement to the existing primary purpose of the Britannia site as a community resource. Housing should be purpose-built and managed for a diverse tenancy that reflects the unique character of the neighbourhood and can benefit from the supports and services available on site and participate in the development of a healthy, inclusive community.
4. Any potential housing should be designed with a clear demarcation of housing and community space in order to maintain the feeling of privacy and security for residents as well as the sense of welcome and belonging for the whole community
5. In keeping with the commitment of the Britannia partners to community leadership, any potential housing should be operated with a management model that supports ongoing resident engagement in their tenancy and in the broader Britannia site.
6. Any potential housing should be managed in strong collaboration with Britannia site partners, working with residents and the broader community to develop and maintain a symbiotic relationship between the community resources and housing on site.

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1. Any potential housing should be designed to maximize public greenspace as outlined in item #1 in the Britannia land use principles.
2. Any potential housing should be designed to preserve mountain and city views from across the site as outlined in item #2 of Britannia's land use principles.
3. Any additional adjacent land acquired to extend the site should also be considered as a location for additional affordable non-market social housing.

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- D. Standing Committee of Council on Policy and Strategic Priorities Minutes, Wednesday, July 27 and 28, 2016, 1. (continued) FINAL MOTION AS ADOPTED L (p. 10)

“L. THAT the Grandview-Woodland Community Plan, page 39, section 6.1.4 “Special Sites”, second bullet under “directions” (set out below):

- Achieve mixed-income, non-market rental housing as part of its redevelopment and replacement over the long term. be struck and replaced with the following:
- Seek ways to mobilize air space parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities, provided there is no loss of green space.”

Citation: City of Vancouver *Standing Committee of Council on Policy and Strategic Priorities Meeting Minutes of July 27 and 28 2016*. Accessed online 8/30/2017. web:

<http://vancouver.ca/files/cov/council-meeting-minutes-policy-and-strategic-priorities-2016-07-27-and-28.pdf>

- E. Grandview Woodland Community Plan 6.1.4 A bullet 2 (p. 49)

“Seek ways to mobilize air space parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities, provided there is no loss of green space.”

Grandview Woodland Community Plan 7.1.3 bullet 7 (p. 131)

“**Britannia Community Centre redevelopment:** include the delivery of mixed income non-market rental housing on this City-owned site as part of the redevelopment and replacement of the community centre over the long term.”

Citation: City of Vancouver, “Grandview Woodland Community Plan”. Approved by Council July 28, 2016. Published April 2017. Accessed online 8/30/2017. web: <http://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf>