

**Planning and Development Committee
Tuesday September 19th, 2017
7:00 pm in the Conference Room**

Present: Susanne Dahlin (chair), Levi Higgs, Pamela Dudas, Christopher Dalton, Anne Der, Paul Mittendorff, Ingrid Kolsteren, Jane Sheil, Cindy Mateush, Alissa Reed, Annie Danilkon, Esther Rausenberg (Eastside Culture Crawl), Ian Marcuse, Emily Rankin, Trevor Snider, David Parent, Ellen Dacamara, John Truchan, Nancy Strider, Maddy MacIvor

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

1 Introductions

2 Review of Agenda

- Request for the addition of Planning and Development Committee Reporting template. Added to agenda after review of committee list.
- Request for the addition of Britannia Renewal Open House II. Added to the agenda after Housing World Café.

3 Previous Minutes

- Motion to adopt: Pamela Dudas/ Seconded: Jane Sheil
Carried

4 Britannia Renewal Arts Discussion

- Background: This committee meeting has been scheduled as a joint committee meeting between the Britannia Planning and Development Committee and Arts and Culture Committee to discuss the future of Arts and Culture through the Britannia Renewal process. The Executive Director of the Eastside Culture Crawl, Esther Rausenberg, has joined us to participate in the discussion and explore our mutual interests in supporting arts and culture in East Vancouver.

Esther Rausenberg- Executive Director, Eastside Culture Crawl

- Looking forward to continuing the dialogue on the question of future partnerships between the Eastside Culture Crawl (ESCC) and Britannia, and exchanging ideas and vision for the future of arts and culture at Britannia
- Shares the vision of the arts as an integral piece of Britannia, and encourages Britannia Community Services Society to maintain a priority for arts in this process as negotiations of space and resource emerge.
- ESCC primarily represents visual artists- is particularly interested in preserving work space for visual artists in the community due to ongoing problems with displacement.
- The arts require specific, designated spaces; flex rooms are unsuccessful as artists do not feel ongoing ownership of the space and there is a challenge in moving equipment and supplies in and out.

NOTES – Planning & Development

09.19.2017/ approved 10/17/2017

- Have experienced success over the years through creating partnerships between arts and culture and non-profits. Britannia Community Services Society is also uniquely situated in maintaining innovative partnerships.
- *Question: The City of Vancouver has produced reports on cultural space needs and goals for the city. How should we be weighing these reports and what is missing?*
- Answer: A new city Arts and Culture plan in development. Emerging directions are more community engaged and responsive than previous plans- transition from a focus on “capital A” arts (large institutions) to smaller community organizations like the ESCC. The city’s interpretation of arts and culture needs to be broadened and priorities realigned so smaller groups are given greater consideration for support.
- *Question: There are different ways of allocating space for dedicated arts facilities (eg. Delbrook Community Centre’s large pottery studio). How much space do we need?*
- Answer: Space needs depend on priorities. Kerrisdale Community Centre has dedicated a massive pottery space and hosts pottery classes 7 times a week. About 1000sqft is required to support a full time pottery studio. Storage makes everything possible and can also be rented out to support a “hot easel” space for artists who can’t maintain a full time studio on their own.
- *Question: How important is north-facing light for visual artists?*
- Answer: Most visual artists like to work in natural light, though direction is less important. Successful visual arts studios need certain these elements- no basements.
- *Comment: It is important to note that Britannia currently has no dedicated art space- (closest is the library gallery). In addition to visual arts spaces we also need performance and rehearsal space.*
- Response: Potential here to provide permanent studio space for artists in residence (like Field Houses). A reasonable term of tenancy could allow artists to develop their own work and contribute back to community. The exhibit space in the library has been amazing. A visible streetfront gallery would draw more people in as well.
- *Question: Is working with other organizations attractive? What other resources could partnerships provide?*
- Answer: Visual artists are most often independent and are not represented by organizations. An artist resource centre would be a great place for the exchange of information and resources.
- *Question: would be the vision of ESCC in partnering with Britannia?*
- Answer: Interests will be shaped by thinking of what best serves the community and partnerships. Possibilities include “hot easel” space, exhibit space, artist residencies, pottery space and programming – eg..“Studio 101”- partnership with local schools to bring students to local artists’ studios to make art and select a piece to be purchased for their school.
- *Question: How could we support artists in a renewed Britannia in terms of building surfaces and materials?*
- Answer: Pretty well any surface can be used for public art- artists will have to prepare surfaces and provide materials themselves. Graffiti is not generally a problem with

NOTES – Planning & Development

09.19.2017/ approved 10/17/2017

public art. Environments like swimming pools and rinks are not conducive to long-term art lifespan. . It would be interesting to have an “everchanging wall” – a semipermanent collective mural to which the community can add. A certain allocation of building budget is generally mandated to public art selected through various callout processes- it is important to stay involved in these processes to ensure that the art selection processes generates pieces that have community relevance.

- *Comment: Encouragement for the ESCC to put together a proposal to submit to Britannia Renewal consultant team and partners’ table.*
- *Comment: In experience running an arts studio for 18 artists with developmental disabilities, the ESCC has demonstrated interest and capacity to build community and support people to engage in the arts.*
- *Question: The principles of reconciliation and Indigenous vision are central to the Britannia Renewal process- how do you see arts supporting reconciliation?*
- *Answer: Arts support healing, connection, and dialogue- even on difficult and complicated subjects.*
- *How has the ESCC supported Indigenous arts and culture?*
- *ESCC helps support Raven’s Eye studio and have also done capacity-building work with Indigenous artist (ex. mural art and printmaking).*

Thanks to Esther and the Eastside Culture Crawl

5 Housing Guidelines Update

- City of Vancouver mandate is to consider including housing in any new public buildings. The Grandview Woodland Community Plan also includes directions to consider housing on the Britannia site.
- Housing principles developed over the summer by the Housing Working Group in order to outline parameters for any potential housing on site on behalf of Britannia Community Services Centre
- In the Britannia Board of Management meeting on September 13th, the board decision was to defer final approval of the housing principles (now “guidelines”) until after public consultation at the Housing World Café. A direction was also given to increase clarity that housing is a possibility on the site, and that no decisions for the inclusion of housing in the final Britannia plan have been made. (see updated document attached). This updated document will be presented as a draft at the Housing World Café.
- *Comment: Disappointment in decision of the board not to approve the principles. Tone of the updated “guidelines” is apologetic.*
- *Comment: Echoing disappointment. Commends the work of the housing working group to get through controversial issues to complete their mandate. It is now up to the Board of Management to make a decision on these guidelines.*
- *Comment: Support the board decision to wait for community input from upcoming consultation.*

NOTES – Planning & Development

09.19.2017/ approved 10/17/2017

- Comment: Find language of “100% affordable” unclear, would also like to add emphasis on securing opportunities for frontage.
- Comment: Housing could be maintained as 50% social housing units and 50% market rate to help support Britannia operations.
- Comment: This document is unclear and unspecific- not informative.
- Question: Is the document is predisposed negatively towards housing- especially with the discussion of preserving greenspace and views limiting potential height and footprint?
- Response: The feedback from the Board of Management was that the document was positioned overly positively/ decided on housing.
- Question: Will these guidelines be “voted” on at the housing world café or reopened for discussion?
- Response: Housing guidelines will be presented at the Housing World Café as amended by the Britannia Board of Management. Further review of these guidelines by the Britannia board will happen after the Housing World Café on September 21st and be informed by the community discussion at the event.
- Comment: Concerns about who will *not* be present at the Housing World Café to give their input- most likely that those who are most vulnerable to loss of housing will not be represented.
- Comment: Important to emphasize that we are asking people to review these guidelines as a framework for guiding decisions on housing and not as a final decision on whether or not there will be housing on the Britannia site. There is no decision on housing to date and this will cause confusion.
- Question: Possibility of having an approval survey or ranking survey on these guidelines?
- Response: Uncertain that a survey will be helpful. This is a departure from the process used for previously developed (land use) principles. Comments from the community at the Housing World Café will help the board to finalize the guidelines.

6 Housing World Café

- The housing world café will open with a panel of presenters including Dan Garrison- City of Vancouver Assistant Director of Planning for Housing Policy, Kira Gerwig- Vancity Manager of Community Investment, and Bruce Haden- AIBC Architect. The presentations will build a shared understanding of relevant context, issues, and possibilities for housing on the Britannia site.
- After the presentations, breakout discussion groups will be asked to answer the same questions originally considered by the Housing Working Group (see attached). The panelists will float through the tables to answer questions and participate in the discussions.
- Question: Has the City of Vancouver indicated whether they want housing on the site?

NOTES – Planning & Development

09.19.2017/ approved 10/17/2017

- Response: It is City of Vancouver policy to look at the possibility of housing on all public developments. Directions in the Grandview Woodland Community Plan also mandate that housing be considered for the Britannia site.
- Question: Are there any “greenspace advocates” to balance a very pro-housing panel?
- Response: The intention of the Housing World Café is not to debate the question of putting housing on the site, but discuss principles for potential housing- eg. tenancy, scale, number of units, etc.
- Comment: Want to avoid opposing housing and greenspace- instead consider creative solutions that would allow for both
- Comment: Interest in City of Vancouver project which included one unit of housing in a firehall.
- Response: The number of units proposed will not be known at this stage of the process. Cost effectiveness/ economy of scale will likely demand more units. This is a good question to ask the City of Vancouver housing planner.

7 Planning and Development Committee reporting template

- There have been no responses from Britannia Committees to date on the reporting template.
- A reminder will be sent out to Britannia committees to submit their responses in time for inclusion in the Britannia vision.

8 Committee List

- Reminder that members of the Britannia Board of Management have a standing place on the Planning and Development Committee
- Reminder that regular attendance is required of committee members and those with more than two successive absences will have their place on the committee subject to review. Current members with multiple absences will be contacted to confirm their wish to remain on the committee.
- Auditors who have attended at least one observation meeting may request committee membership.
- Motion to nominate Anne Der and Alissa Reed to the Planning and Development Committee
Moved by Levi Higgs, seconded by Pamela Dudas- carried
- Nominations will be forwarded to the Britannia Board of Management

9 Announcements

- Fall Equinox Coffee House- Sunday, September 25th 7-10pm in the 55+ Centre
- Britannia Sukkot Festival- Tuesday, October 10th 5-8pm in šxwqweləwən ct Carving Centre

Close- 9pm

Britannia Community Services Centre
Planning and Development Committee

Housing Guidelines

Revised Draft for review by Planning and Development Committee 09.19.2017

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. This is not a declaration for or against housing on the site but simply a working document to open an informed and healthy conversation with the Britannia community around the question: "If the community deems housing a desire/need for the site: how and where should it exist, what should it look like, and for what purposes? This is just one of many conversations to have as we continue to seek community input on all possible futures for Britannia as part of a larger community consultation. 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)).

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
3. Any potential housing should be planned and designed as a complement to the existing primary purpose of the Britannia site as a community amenity and 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 amenities and resources and housing on site.
7. Any potential housing should be designed to maximize public greenspace as outlined in item #1 in the Britannia Land Use Principles (March 2017).
 8. 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 (March 2017).
 9. Any additional adjacent land acquired to extend the site should also be considered as a location for additional affordable non-market social housing.

DRAFT

Appendices

A. Britannia Land Use Principles (March 2017)

Britannia Renewal Land Use Principles

These principles work to increase green space in the community, preserve views across the Britannia site, emphasize the importance of a public and open consultation process, and preserve Britannia's public land for public community centre uses. These principles are intended to be part of a larger visioning process that includes both internal and external stakeholders. This visioning process has been outlined in detail in *Britannia Renewal Stages and Steps in the Planning and Design Process* (December 11, 2015). In the visioning process, open discussion among internal stakeholders and the public leads the planning and design process for Britannia Renewal. While these principles lay some groundwork for such discussions, they will also be added to or expanded upon through them. They are meant to be a baseline, not an endpoint, for all discussion of the renewal of Britannia.

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.

2. Preserve and enhance public views to the mountains and downtown across the site by maintaining or increasing open space, adding only buildings of moderate height and scale as necessary for community centre requirements and community benefit.

Rationale: Grandview Park and the Britannia site together make one of the few open public spaces in the neighbourhood with views onto the mountains and downtown buildings. The views, sense of space, and openness are a fantastic public asset for the neighbourhood and for Britannia users. These must be preserved with the renewal of the centre and therefore new building heights should be restricted to reflect this. Any needed height should be restricted to community centre uses only and "air space parcels" should not be leased or sold for other private uses.

3. Retain and revitalize the heritage secondary school (Britannia Secondary).

Rationale: This building and school is very important to the history, beauty, and present-day uses of the site.

4. Ensure that any external partnerships proposed during the Renewal process are transparent and be presented as part of the public discussion, agreed to by consensus of the existing stakeholders in consideration of the results of the public discussion.

Rationale: Britannia currently operates through a complex, rich, and longstanding set of partnerships between the VSB, the VPL, the Vancouver Park Board, the City of Vancouver, and the Britannia Board. New partnerships run the risk of interrupting existing partnerships making the process of renewal that much more difficult to finalize.

5. Ensure that agreements among the current land holding parties regarding land swaps or other ownership arrangements of the existing site land are transparent.

Rationale: Similar to point 4 in that it is preferred that the public consultation and decision making process should not be hampered by additional encumbering agreements.

6. **Prioritize all parts of the Britannia site, including potential air space parcels, for community centre, school, library, and green/open space use. All parts of the site must remain fully accessible to the public and community.**

Rationale: Due to the significant increase in density planned for the neighbourhood with the finalization of the new Grandview Woodland Community Plan, and the small number of new public amenities planned for the neighbourhood, especially park space, it is not acceptable that existing amenity space be turned over to private uses. Rather residents of this neighbourhood, old and new, will need to maximize the uses of existing amenity space for public use.

7. **Prioritize meeting the existing and long term growth needs of the community for services and amenities throughout the renewal of Britannia. Services and amenities include but are not limited to open spaces, green spaces, gathering spaces, meeting and community engagement spaces, arts and cultural spaces, recreation spaces, seniors' spaces, child and youth spaces, food spaces, library, school, and other community centre uses.**

Rationale: Similar to Point 6. However, this point also asks us to think of the future, not just the immediate future, or the future envisioned by the Grandview Woodland Community Plan, but generations into the future. As the whole city densifies and housing becomes more compact, preserving our public land for public use, and building in durability and flexibility to adapt to changing use over time becomes especially important.

8. **Ensure community support for the Britannia renewal by funding it through measures other than increasing density in this neighbourhood or others. Specifically, densities should not exceed what has been proposed in the Grandview Woodland Community Plan.**

Rationale: During the Renewal, we wish to be able to build as much consensus across the community of users as possible. We anticipate that funding needs may exceed the \$100 million dollars approved in 2014 through the Capital Plan Borrowing vote. Increasing the density of allowed development is one process that the City of Vancouver uses to achieve community infrastructure funding. Increases in density may sometimes be welcomed and other times opposed. Neighbourhood residents must be able to respond to development proposals in the way that they believe best for the neighbourhood without thinking that they are sacrificing needed neighbourhood amenities in the process. We also wish to avoid having neighbours pitted against each other.

Approved by the Britannia Board of Management, 7th of March 2017

web: <http://britanniarenewal.org/wp-content/uploads/2016/11/Britannia-Renewal-Land-Use-Principles.pdf>

- B.** 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.”

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>

DRAFT

**Britannia Planning and Development Committee
Housing Working Group
Breakout Discussion Questions**

1. How would housing contribute to the mission and vision of the Britannia Community Services Society?
2. Who would Housing be for?
3. How would housing impact programming?
4. How would housing impact the schools on site?
5. What would be some of the housing parameters? Consider form, function, height, density.