



Britannia

RENEWAL

VISION REPORT

01 FEBRUARY 2018

BRITANNIA RENEWAL MASTER PLAN
BRITANNIA COMMUNITY SERVICES CENTRE





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The project team would like to acknowledge the many community members, service providers, board members, staff, and project partners that gave extensively of their time to work with us to create this vision.



EXECUTIVE SUMMARY

Britannia RENEWAL

This project is a Master Plan for the renewal of the Britannia Community Services Centre (BCSC) and the 18 acre site it sits on. The project is a partnership with the City of Vancouver, the Britannia Community Services Society (BCSS) Vancouver School Board (VSB), Vancouver Public Library (VPL) and Vancouver Park Board (VPB).

The Britannia Renewal project is located on the unceded homelands of the Musqueam, Squamish, and Tsilil Waututh Nations.

The new Grandview-Woodland Community Plan affirms that the City will work together with local First Nations and urban Indigenous residents to continue to acknowledge their long-standing presence, respond to the adverse impacts of colonialism, and strive, wherever possible, to forge new, positive, and constructive relations that offer benefit to all residents of the community.

Reconciliation is informing both the project process and the Master Plan. As a key part of the project process, we are engaging with Indigenous community members, service providers, and advisors, to ensure their voices are heard and reflected in the design of the Master Plan, as well as liaising with the Musqueam, Squamish and Tsilil Waututh Nations.

BCSC is more than a community centre - it is the heart of the community, providing a wide variety of services and programs to the diverse population of the Grandview-Woodland and Strathcona neighbourhoods. As an integrated multi-purpose facility, it is a place for all community members and provides many critical services for vulnerable community residents.

This vision document is the result of a comprehensive engagement with community members, service providers and staff. It is a distillation of many voices and a record of the needs, dreams and aspirations of the community for Britannia's renewal.

It will be used to inform the development of a functional space program (types, sizes, and adjacencies of space needs) and design options in the Master Plan.

Engagement Process:

An in-depth community consultation process is under way to gather feedback and ideas from the community including service providers, residents in the area, BCSC users, and those who are not currently using the facilities. This report documents the first phase of the engagement process - Visioning - where the community was engaged in a wide variety of events with the goal of creating a substantive basis for the Master Plan process.

Further phases of work will include Program Verification, exploration of master Plan Concept Options, selection of a Preferred Option, and the detailing of a development strategy for phrasing relative to funding available. The community will be consulted as the Master Plan evolves.

Over 2,500 people have been consulted in the engagement process to date. Engagement activities and events in the visioning phase included:

- Indigenous Engagement
- Focus Groups
- Spaces and Places Workshops
- Open Houses
- Speaker's Series
- B-LAB! (Britannia Renewal Lab)
- Program Verification Workshops
- Community event outreach

Shared Values:

While diverse, the community of Britannia, as a whole, embraces cohesive shared values.

Key themes emerged during the community engagement that were commonly held to be of a prime importance in the renewal of Britannia:

- **Take action on reconciliation**
- **Honour history and culture**
- **Importance of sharing and caring**
- **Be accessible, welcoming, and safe for all**
- **Support well being and growth of the individual and community**
- **Optimize resilience and sustainability**



Community members explore ideas for the Britannia renewal

Renewal of Britannia's Spaces and Places:

The community places a high value on Britannia's vital role as a multi-use community services hub - a one stop shop for active living, learning, arts and culture, and social development.

Recognizing that the facility can be more than the sum of its parts, it is important to capitalize on synergies between programs, service providers and community members.

It was widely acknowledged throughout the engagement process that the main barrier to improved use of Britannia is lack of space - whether it is meeting space, program space, or ice time.

Through a series of Spaces and Places Workshops and Program Verification Sessions with staff and stakeholders, a community vision and space needs have been identified for specific program areas. These are grouped into broad categories based on the focus of services being provided as follows:

1. **Shared Public Space** - Community living room - space for casual engagement
2. **Food Hub** - Community kitchen, garden and dining space
3. **Social Development** - Childcare, youth and seniors spaces, meeting space for advocacy, education, and organization.
4. **Arts + Culture** - Spaces for making, rehearsing, and exhibiting and gathering spaces for performance, celebration, and ceremony.
5. **Library** - Supporting life long learning
6. **Recreation** - Active Living facilities supporting sport for life including aquatics, ice rink, gymnasium, fitness centre, multipurpose fitness studios and specialized facilities such as martial arts or gymnastics.
7. **Public Realm** - Outdoor places for performance, gathering, recreating and just hanging out.
8. **Social Housing** - Low-cost social housing is being considered on the Britannia site.

Realization:

The Britannia Renewal Master Plan is the first step in the City of Vancouver's long-term strategy to redevelop facilities for a renewed Britannia. When complete, the Master Plan will be presented to City Council with recommendations on phasing and capital commitments for the first phase of redevelopment. Subsequent steps will include rezoning the site, developing a detailed design, and construction.

Challenges and Considerations:

While most components of the community's vision are generally cohesive, there are some issues that will need to be addressed through the later stages of the renewal process. These include:

1. **Housing** - There are some community concerns about the appropriateness of providing housing on site. The Britannia Renewal Team has been directed by Vancouver City Council to test the capacity of the site to accommodate housing (potential location, number of units) in conjunction with meeting the public facilities program needs. No decisions on housing have been made. The actual number, if any, of housing units that will be built on the site will be determined at the Rezoning stage.
2. **Seniors/Elders Space** - There is a group of Seniors/Elders that are advocating for a dedicated space that is more functional and accessible than their current space. Seniors are afraid of losing the Al Mattison Lounge and the critical cultural, health and social functions it provides. There is a lack of trust and a desire for more transparency in the determination of Seniors/Elders space.

The vision reflects facilities for Seniors/Elders in a combination of dedicated and sharable bookable spaces, providing Seniors/Elders with access to more space than they currently have, fostering intergenerational contact and supporting involvement in the wider community centre.
3. **Rink** - The Rink Committee would like to see two rinks built at Britannia to accommodate all the requests for ice time. The decision to add a second rink at Britannia will be made on the basis of the best location city-wide for multiple rinks. Due to its tight site, it is not likely Britannia will get a second rink.

4. **Pool** - The Synchro Club would like a deep pool area to support synchronized swimming. Others advocated for 8 lanes and a viewing area to support swim meets. The Park Board's Draft VanSplash Aquatics Strategy proposes that Britannia's aquatic facilities be renewed as a "Community Plus Pool." The selection of the components that will make up the new aquatics facilities for this category of pool will be determined in consultation with the community in a separate process. The outdoor feature for this pool may be a "Destination Spray Park/Splash Pad"

A pool suitable for competitive synchro will likely be accommodated at one of the "Destination Pools" identified through VanSplash.

5. **Gymnastics Facilities** - The Gymnastics Club is keen to have dedicated gym space for their equipment. There are currently no gymnastics facilities on the east side of the city, and it is felt that the provision of dedicated gymnastics space will provide accessible local opportunities to children and youth in the area.

The ability to provide a full gymnastics gym is not likely. It may be possible to provide dedicated space for some of the larger equipment to remain set up.
6. **Arts + Culture** - This is a very under-served program area at Britannia currently.
7. **Additional Operators** - The BCSS Board has expressed concern that adding additional operators on site (such as Childcare + Non-Profit Office Hub and Housing) would add to the complexity of operating the site.
8. **Musqueam, Squamish, and Tsiel Waututh (MST)** - MST staff have been informed of the project, and one community open house has been held at Musqueam. Ongoing work is needed to ensure MST is continually engaged with regards to how they would like to be involved in future phases of Britannia Renewal.
9. **Indigenous Community Engagement** - While an innovative Indigenous Engagement process was successful in beginning a dialogue with the urban Indigenous community at Britannia, further design of Indigenous spaces and places must be conducted in a collaborative manner with the Indigenous community, especially when it comes to ceremonial and representational elements.



OVERVIEW

Britannia

RENEWAL

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.

PROJECT SUMMARY

The City of Vancouver, in partnership with the Britannia Community Services Society (BCSS) Vancouver School Board (VSB), Vancouver Public Library (VPL) and Vancouver Park Board (VPB) have commissioned a Master Plan for the renewal of the Britannia Community Services Centre (BCSC) and the 18 acre site it sits on.

Britannia is located on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh Nations. Undertaken with a reconciliation mandate, the Britannia Renewal project is actively working towards a sustained relationship of mutual respect and understanding with local First Nations and the Urban Indigenous community in both the project process and planning outcomes.

As a key component of the Grandview-Woodland Community Plan, the renewal and expansion of the BCSC is critical to ensuring there are appropriate community services and facilities to support existing residents and the additional 10,000 area residents expected in the next 30 years. The Community Plan also identifies the consideration of mixed income non-market rental housing on site as part of the redevelopment and replacement of the community centre over the long term.

The key challenge is to establish a phased renewal plan that allows continued operations and service delivery, addresses complex tenure issues, creates an authentic sense of place, and integrates the new development into the fabric of the neighbourhood.

As the city densifies, our public spaces are increasingly vital as the “living room” of the community. **BCSC is more than a community centre - it is the heart of the community**, providing a wide variety of services and programs to the diverse population of the Grandview-Woodland and Strathcona neighbourhoods. As an integrated multi-purpose facility, it is a place for all community members and provides many critical services for vulnerable community residents.

This project presents many opportunities to build upon existing partnerships, foster new connections, further integrate BCSC into the community, and revitalize a much loved community centre to reflect and serve the community.

Further, this project is an opportunity to reinforce the City’s commitment to creating affordable and sustainable communities by creating a master plan for a community services centre that is an integrated vibrant neighbourhood hub for fitness, leisure, recreation, library, seniors, education, community and childcare services. In addition to the community facilities, City Council has directed that the inclusion of low cost housing be considered on the site.

Grounded in work done to date

The BCSC project builds upon the recent work completed to date for this site, ensuring that the dedicated work of the community is acknowledged and valued. This work includes the following:

- 2007 Master Plan by DGBK Architects
- 2009 Vancouver School Board Building Assessment
- 2011-2021 Capital Strategic Outlook
- 2011 Master Strategic Plan by HCMA Architects
- 2016 Grandview-Woodland Community Plan

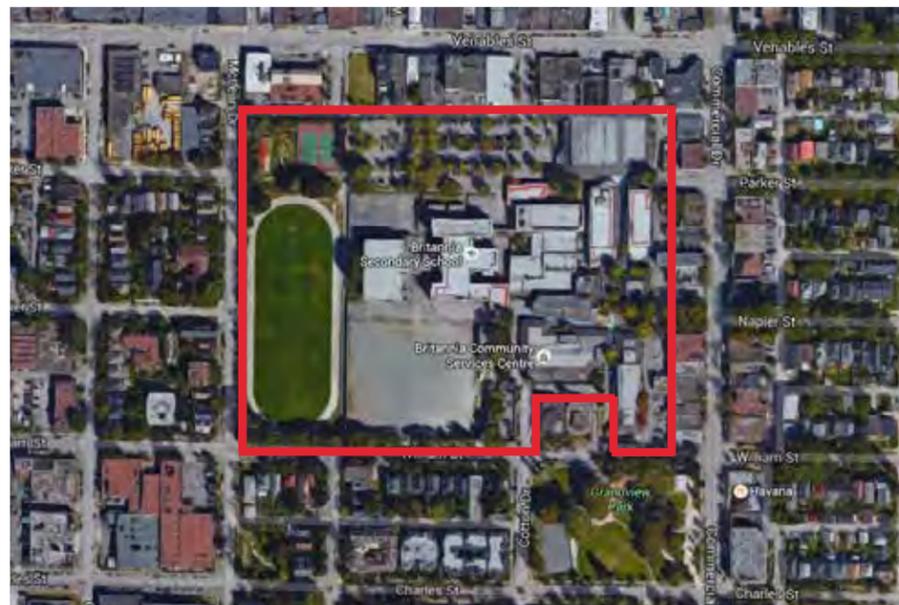
Purpose of this Vision Document

This vision document is the result of a comprehensive engagement with community members, service providers and staff. It is a distillation of many voices and a record of the needs, dreams and aspirations of the community for Britannia’s renewal. It will be used to inform the development of a functional space program (types, sizes, and adjacencies of space needs) and design options in the Master Plan. The vision it presents was created through a transparent and inclusive community process that worked to engage the the unique and diverse communities of Grandview-Woodlands and Strathcona, and the service providers who work in those neighbourhoods.

PARTNER ASPIRATIONS

Project Goal

To operate in partnership to deliver a Master Plan for the BCSC facility and the entire 18 acre Britannia site that provides best value, in economic and social outcomes, to the community by maximizing space through sharing and good stewardship. Reconciliation and Partner priorities will form a framework for the plan.



The 18 acre site is owned by both the Vancouver School Board and the City of Vancouver.



Partner Values

At the outset, the project Partners established key values to guide this project. They agreed that a renewed Britannia will:

TAKE ACTION ON RECONCILIATION

- Embed reconciliation and relationship building throughout Britannia Renewal
- An Indigenous lens is to be applied to all of Britannia's Renewal of spaces and places

EMBED SENSE OF PLACE

- Cultivate connections to support community socializing, engagement, activism, and celebration.
- Support building community partnerships to maximize service engagement effectiveness.

BE ACCESSIBLE, WELCOMING, AND SAFE FOR ALL

- Celebrate diversity in its programming and its users.

SUPPORT AND FACILITATE SERVICE PROVISION

- Integrated Community Service
- Life Long Learning and Education
- Social Development
- Active Living
- Arts and Culture

OPTIMIZE RESILIENCE + SUSTAINABILITY

- Show leadership in social, cultural, financial and environmental sustainability.
- Be adaptive and flexible for current and future needs.

EMBODY INNOVATION + EXCELLENCE

- Inspire curiosity and growth within users.
- Provide opportunity through service provision.

Partner Strategies and Policies

The Master Plan will align with:

1. The Grandview-Woodland Community Plan
2. Approved City-wide Policies and Initiatives:
 - City of Reconciliation Framework
 - Healthy City Strategy
 - Greenest City Action Plan
 - Age Friendly Action Plan
 - Accessible City
 - Culture Plan
 - Cultural Facilities Plan
 - Heritage Action Plan
 - Community Economic Development Strategy
 - Housing and Homelessness Strategy
 - Reducing Barriers for Trans & Gender Variant Community Members
 - Park Board Strategic Framework
 - Parks and Recreation Services Master Plan
 - VanSplash, Vancouver Aquatic Strategy
 - Urban Forest Strategy
 - Vancouver Bird Strategy
3. The policies of each of the Partner's Boards.

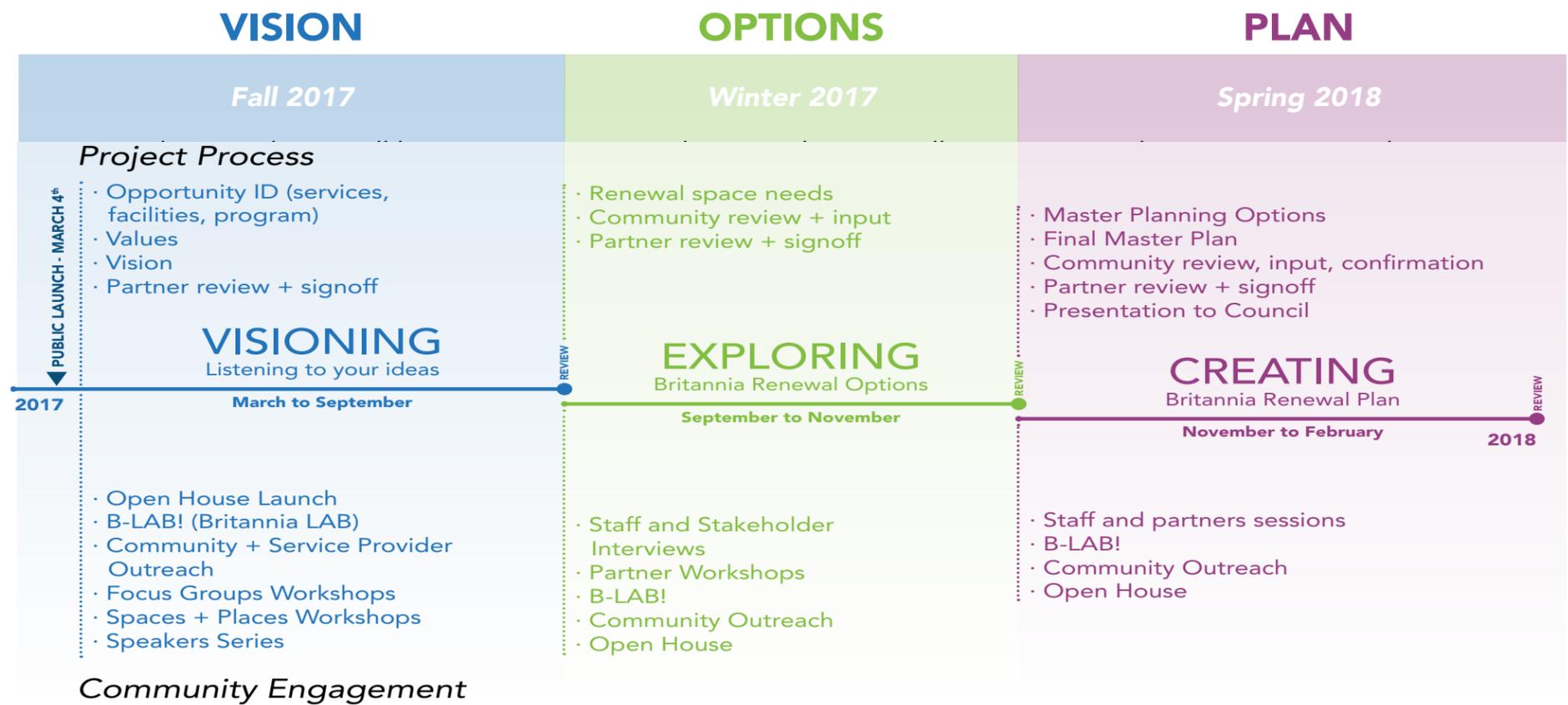
PROJECT PROCESS

Master Plan:

The Master Plan project process is broken into 3 key phases:

1. Visioning - engaging the community in creating a vision for renewal
2. Options - space needs, site constraints and opportunities, and master planning concept options
3. Plan - development of preferred concept into a master plan including phasing over time

The figure on right illustrates the Master Plan consultation process and key community engagement activities.



BACKGROUND

Community Context:

Britannia sits at the heart of the Grandview-Woodland neighbourhood, an engaged, eclectic, and deeply compassionate community. The community has a diverse social fabric - including one of the city's highest proportions of urban Indigenous residents.

Britannia Community Services Centre History:

The history of the current Britannia Community Services Centre (BCSC) and the Britannia site is as follows:

- 1911 Britannia High School built
- 1974 Community rallies to oppose viaducts and advocate for an integrated community services centre
- 1976 Britannia Centre realized
- 1996 Deficiencies arise
- 2005 Needs first analyzed
- 2007 Facilities Plan
- 2011 Master Plan for pool
- 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 Britannia Renewal Master Plan project initiated

The Britannia Community Services Centre (BCSC) has its origin in cooperative community action in the 1970s. Local citizens and various civic agencies created the organization in 1974 to coordinate and integrate a wide range of human services to meet the interests and needs of residents. The official opening was Saturday, June 5, 1976.

Through a locally elected Board of Management, the non-profit Britannia Community Services Society (BCSS) provides a leadership role in developing and facilitating educational, recreational, library and social services for the communities of Grandview-Woodland and Strathcona.

In collaboration with personnel from the Vancouver School Board, the Vancouver Public Library Board and the Vancouver Board of Parks and Recreation, the Society manages the community centre complex.

Britannia Community Services Society's Vision:

The Society's Vision Statement is:
To be a catalyst for social connection, capacity building and integration of services in our community while celebrating diversity, and enhancing the life and well-being of everyone who lives, works and plays in our community.

Britannia Community Services Centre Mission Statement:

To develop, coordinate and support a wide range of excellent programs and services for Grandview-Woodland and Strathcona, by working with community members, partners, and local agencies.

Vision for Renewal of the BCSC:

The Britannia Community Services Centre:

... IS THE HEART OF THE COMMUNITY, serving as an integrated hub of education, arts, culture, recreation, wellness, and sustainability.

... ITS STRENGTH LIES IN ITS INNOVATIVE PUBLIC-SECTOR PARTNERSHIPS. These give life to unparalleled opportunities for collaborative decision-making, programming, and service delivery, and the flexibility to continually meet the evolving needs of the community.

... IS ACCESSIBLE AND WELCOMING, drawing users whose diversity is matched only by the diversity of programs offered by the centre.

... RESPECTS AND CELEBRATES ITS SOCIAL AND PHYSICAL CONTEXT, fostering a sense of stewardship towards the people and settings that are the source of its richness.

Existing Facilities

Largely constructed in the 1970s with the exception of Britannia Secondary School which was built in 1911, the majority of the site's facilities are reaching the end of their life and require significant upgrading.

Spread across numerous buildings, the BCSC's public facilities include:

RECREATION (operated by BCSC with VPB staff):

- Ice Rink
- Britannia Pool + Fitness Centre
- Gym C w/ Racket ball Court + Mat Room

SOCIAL DEVELOPMENT (operated by BCSC):

- Information Centre and Administration Offices
- Multi-purpose Meeting Room
- Community Learning Centre
- Teen Centre
- Al Mattison Lounge (55+ facility)
- Britannia Art Gallery
- šxwqwelewen Carving Centre

LIBRARY (operated by VPL and VSB currently):

- Britannia Branch Library

CHILDCARE + FAMILY RESOURCES:

- Britannia Preschool
- Britannia Out of School Care
- Eastside Family Place + Canucks Family Education Centre

Sharing the site and integrated with the Britannia community facilities are education facilities operated by the VSB:

- Britannia Elementary School including Gym D
- Britannia Secondary School including Gym A + Gym B and Auditorium
- Streetfront Alternate School

Outdoor VSB spaces include playing fields, running oval, basketball courts, and tennis courts.



The existing facility uses are illustrated above in the diagram from the 2011 Strategic Master Plan by HCMA.



Britannia's facilities - arranged in a village layout - are nearing the end of their useful life.



ENGAGEMENT

ENGAGEMENT

Engagement Approach

Community engagement is at the foundation of the Britannia Renewal project and is embedded at each project stage, from project launch through visioning, program verification and master planning. Engagement activities are focused on creating a shared community vision for a renewed BCSC and a supporting, detailed program for that vision.

The BCSC project is a complex, multi-faceted undertaking involving five core partner groups, numerous stakeholders and an already active and engaged neighbourhood.

Around 4,000 people use BCSC services, programs and facilities each day, and they represent an incredibly diverse group of people: a microcosm of the larger Grandview Woodland/Hastings Sunrise/Strathcona neighbourhoods that BCSC serves. From newcomers with more limited English language skills, to at-risk youth, the project has engaged with a wide range of people through a comprehensive, but flexible and nimble engagement process.

As a key part of the project process we are engaging with Indigenous community members, service providers, and advisors, as well as liaising with the Musqueam, Squamish and Tsleil-Waututh Nations.

Working with project Partners, a Community Engagement Plan was developed to guide Britannia Renewal engagement to provide a range of in-person, casual and formal opportunities for Britannia users, neighbours and residents, and other important project partners to engage in the project's evolution at each stage—visioning, program verification and master planning.

Objectives

The objectives of community consultation are to:

- Inform project partners and stakeholders, including BCSC service and program users, students, visitors and the community at large about the renewal project.
- Provide a range of in-person, on-line, casual and formal opportunities for Britannia stakeholders and the public to engage in the visioning process at each project stage.
- Ensure Indigenous inclusion or engagement and that reconciliation is a part of the process.
- Inform partners and stakeholders on the master planning process and how their input will be used in the development and review of the BCSC Master Plan.
- Develop a shared vision for a renewed BCSC.
- Gather detailed input on five programmatic areas to inform development of the Master Plan:
 - Public Space
 - Arts and Culture
 - Lifelong Learning/Library
 - Social Development
 - Active Living/Recreation
- Gather and incorporate specific feedback on Draft Master Plan



This figure illustrates the basic flow of information and feedback in the engagement process throughout the project's evolution.

Engagement Activities

Engagement activities and events in the visioning phase included:

- **Indigenous Engagement:** Workshops, visits to Britannia programs, and a series of meetings and interviews with community leaders and organizations were conducted with the urban Indigenous community. In terms of MST engagement project updates were provided at CoV/MST Intergovernmental meetings and a community open house was held at Musqueam.
- **B-LAB!** (Britannia Renewal Lab): A community living room in the Britannia Info Centre where people could learn about the project, read about all engagement activities, provide input and ideas. The B-LAB hosted a Community Conversations binder, which provided a summary and transcripts of all engagement activities through the Visioning phase.
- **Speakers' Series:** Seven panel discussions in which passionate visionaries spoke about exciting topics and issues related to Britannia Renewal. The final speaker series event was a Housing Forum that focused on the possibility of including public housing on the Britannia site.
- **Focus Groups:** In-depth visioning sessions with specific groups including Elders/seniors, youth, LGBTQ2S, newcomers, and families.
- **Space and Places Workshops:** Five workshops, each one focusing on specific program needs and space components—recreation, public space, cultural services, lifelong learning, community services.
- **Open Houses:** Two larger, drop-in style events with multiple activity stations for participant feedback. The second open house provided an opportunity for participants to review the input received throughout the Visioning stage to identify any gaps and to ensure that the consultant team "heard it right."
- **Program Verification Workshops:** Several workshops were held with Partners, BCSC staff, and program delivery partners to review the range of programs offered at Britannia and the space needs associated with each.
- **Community Event Outreach:** Britannia Renewal information and feedback posters were also available at a number of community events, including Italian Days, Car Free Day, Stone Soup Festival, YOUUnique Youth Conference, Canada Day and at other festivals and events.



to the B-LAB (Britannia Renewal LAB) Britannia Renewal's community living room and project information site



lead by the province's first and only female Indigenous architect with over 45 participants



each looking at a specific program / service area with over 145 participants



INCLUDING: Kwayatsut Community Engagement Program, Vancouver Aboriginal Community Policing Centre, Metro Vancouver Aboriginal Executive Council (MVAEC), Urban Native Youth Association (UNYA), Vancouver Aboriginal Friendship Centre Society, and Responsible Indigenous Strategy for Empowerment Program



from Britannia Elementary and Britannia High School, 120+ students



Keeping our partners engaged



170+ staff and service delivery partner groups involved



served by Britannia at engagement events with 1,000+ people enjoying them



Community "walkshops" around the Britannia neighbourhood



conversations on social media



completed online through Talk Vancouver



Interview on CBC's Early Edition, article in the Vancouver Sun reaching over 100,000 Vancouverites



mailed by community members to themselves to remind them of what they could commit to support Reconciliation and Renewal



At Community Events: Grandview Park Free Market, Italian Days, Reconciliation in Action at Ray Cam Community Centre, Car Free Day, Canada Day, Earth Day, Stone Soup Festival, and more...

Phase 1 Engagement Summary

Phase 1 Visioning activities included over 50 different events and connected with over 2,500 people including Britannia Community Centre users, neighbourhood service providers, community members, and project Partners.

All outreach and input was transcribed and summarized. Common themes, shared ideas, and values were identified from each engagement. These summaries were provided to participants for feedback and review and all input was collected in a Community Conversations binder available in the B-LAB and on-line at BCSC's Britannia Renewal website.

A second open house was held in late September to present and confirm the input received through the Visioning (*Did we hear you right? Is there anything missing?*). The event asked participants to review the engagement summaries that were organized in two overarching vision areas (Indigenous Vision, Shared Values) and several programmatic areas (Food Hub, Library, Social Development, Arts + Culture, Recreation, Shared Public Space, Public Realm, Outdoor Play + Recreation). Participants could also review public feedback from a Housing Forum that was held on the Thursday evening before the Saturday open house.

Despite the diversity of community members and others engaged in Phase 1 Visioning activities, several clear, consistent and common themes and values emerged during the community engagement that this document summarizes.

Here, it is important to note that most (if not all) of the values and themes are similar to those reported in earlier Britannia planning projects (e.g., 2007 Facilities Plan) and that many of the values also already live in Britannia's operating principles and values today (e.g., Britannia Programming Principles, and the original Britannia Renewal vision from 2011).

ENGAGEMENT

OPEN HOUSE 1: BRITANNIA RENEWAL LAUNCH EVENT

On the afternoon of March 4th, 2017, Britannia hosted an Open House and Ideas Fest to formally launch the Britannia Renewal project. The Open House had stations located at principal facilities – Library, Ice Rink, Pool and Fitness Centre, and the Al Mattison Lounge – to capture people using and visiting the facilities who may have otherwise not participated in the open house. A central station in the Napier plaza welcomed people to the event and additional materials were in the Info Centre Board Room and the newly opened B-LAB!

The event included performances by the Greenhorn Band and Carnival Bands, a local choir and a Nisga'a dance and drum troupe.

The Britannia Renewal Launch event was the first of three drop-in open houses to engage and celebrate with the larger public around the Britannia Renewal process. The next two open houses will present the Renewal Options and the Final Master plan. These two events will be used to present, gather feedback and confirm directions at two key project stages. The final two open houses will both illustrate where and how community input was used in the development of the options and final plan.



Some metrics of the success of this event are:

- Britannia Library Branch set Saturday gate count record – 1,200 people
- 100+ people engaged with each satellite station (Rink, Pool, Library)
- 250+ people visited the B-LAB
- 150+ people visited the Napier plaza station
- 50+ seniors visited the Al Mattison 55+Centre, where an additional Britannia Renewal event was hosted
- Britannia youth volunteers conducted 40 on-site surveys
- Based on station estimates, materials distributed and information provided, an estimated 950+ people took part in the event (conversations, interaction at stations, distribution of materials).



BRITANNIA RENEWAL LAB (BLAB!)

A project information site has been set up in the Britannia Info Centre. The BLAB! is a venue for people to learn about the project and contribute their ideas to the process. It features project information posters and materials and allows visitors to drop-in to learn about the project and to provide input and feedback outside of focus groups, workshops and open houses.

Materials are refreshed regularly and updated towards the beginning and end of all three project phases.

The BLAB! is a:

- Community living room and venue for small group activities and meetings
- Project gallery space – all project information materials and activities
- Opportunity space (e.g., for Project partners to try stand-alone, self-guided engagement activities)
- Space to collect feedback and input.

The BLAB! initiative renewed the original small living room space, in the BCSC info centre complete with functioning fireplace and comfy seating.



The BLAB! is a cozy corner for community members to become more informed or give feedback on the Britannia Renewal Master Planning process.



ENGAGEMENT



SPEAKER SERIES

Throughout the Visioning and Program Verification phases of the project, a series of public talks covering a range of relevant project themes and threads for the BCSC Master Plan were hosted at Britannia.

The series has generated and sustained community interest while bringing a dynamic and engaging range of speakers into the project in order to widen the perspectives of both the community and the consultant team.

Findings from the speakers series are integrated into the vision document - particularly in Shared Values.

#1 RECONCILIATION AND RENEWAL

Speaker: Yvonne Rigsby-Jones

The Speaker Series kicked off with an inspirational talk with Yvonne Rigsby-Jones from Reconciliation Canada. With a background in trauma counseling she explored how the Britannia Renewal Project can inspire positive change and engage community members in dialogue and transformative experiences that revitalize the relationships among indigenous peoples and all Canadians.

At the end of Yvonne's sharing, the audience engaged in dialogue with their neighbour on what reconciliation means to them and then wrote themselves a postcard committing to reconciliation personally.

#2 LEARNING AND COMMUNITY GROWTH

Speaker: Åsa Kachan

Åsa Kachan, Chief Librarian of the lauded Halifax Public Library, gave an inspiring talk that brought her experience and lessons learned from the new Halifax Library's Main Branch. She spoke about the next generation of libraries, and how the Halifax Library has transformed itself from dated stacks of books to a vibrant community hub for sharing and learning. After her talk, participants were asked to "write the next chapter" for a renewed Library at Britannia.

Her talk explored: "How can the Britannia Renewal project incorporate current trends in library service and extend its capacity for community service and development?"



YOUR NAME & ADDRESS

.....

.....

.....

.....



"Coming together and sharing knowledge with our community - the lifting up of our community - when we do that well, we've really succeeded as a library."
Åsa Kachan

"It's about an approach to the environment - in the sense of place. Honouring the past of a place and making references to the past and to cultural heritage."
Ouri Scott

#3 COMMUNITY RESILIENCE + DESIGN

Speakers: Ouri Scott, David Ramslie

Ouri Scott, Architect, and David Ramslie, Sustainability Planner, addressed the topic of community resilience and design, and particularly, how Britannia Renewal can create a sustainable community space.

Ouri addressed how the Britannia Renewal project can incorporate indigenous design principles while Dave explored possibilities for sustainable infrastructure systems.

Following the speakers, attendees were asked to share their ideas about how Britannia could be made more sustainable.

#4 DESIGNING SAFE PLACES

Speakers: Harlan Pruden, Dora Ng, and Christine O'Fallon

Harlan Pruden is a First Nations Cree scholar and activist working with the Two-Spirit community locally, nationally and internationally. Along with Dora Ng, a trans and gender variant inclusion activist, and Christine O'Fallon, who spoke on behalf of woman's safety, the speakers explored the question:

"How can the Britannia Renewal project incorporate the impact of gender identity, safety and social inclusion in public space design?"

Following talks by the three speakers, Harlan Pruden led a weaving exercise and group discussion that got the group talking about what makes safe and inclusive spaces, and the different perspectives on gender neutral change rooms and washrooms.



"We are unravelling gender, including the very limited concepts of gender...when we start to talk about these concepts openly and honestly, we find it unlocks many other doors where we had previously been at an impasse on issues."
Kai Scott



ENGAGEMENT

"Food is the ultimate connector. We all eat. We all celebrate around food. But food divides us as well."
Nick Saul

#5 FOOD + COMMUNITY WELLBEING

Speaker: Nick Saul

Nick Saul, Director of Community Food Centres Canada spoke to the community about how the Britannia Renewal project can incorporate leading edge thinking about the role of food in supporting resilient, inclusive communities and active living.

This was an engaging and interactive day for the 50 participants who joined in. After participants jointly prepared and shared lunch, Nick then shared examples from elsewhere and emerging ideas about the role of food in healthy communities.

The talk was followed by a walking tour through Britannia where participants visited different food-related projects (e.g. potato boxes, community garden, native plant garden). They then met with resident Métis herbalist Lori Snyder for a discussion about cultural connections to food. Ian Marcuse, the Community Food Developer at Britannia then led an activity related to urban foraging. Finally, the group rested on a grassy area under some trees where they discussed the "ingredients" needed to turn Britannia into a hub of healthy eating. Thoughts were recorded on Britannia "Recipe Cards" (see right).



"A key design consideration [is] the integration of a diverse, urban mix of uses in a balanced way so the ensemble of programming and architecture is greater than the sum of the parts."
Don Schmitt



#6 BUILDING COMMUNITY

Speaker: Don Schmidt

Don Schmidt, Architect, brought to the community examples of successful, multi-use community facilities from across Canada and beyond. His talk was followed by a discussion on how the Britannia Renewal project can learn from leading edge, dynamic and integrated community facilities.



PROGRAM VERIFICATION WORKSHOPS

The consultant team undertook a series of workshop sessions with BCSC partners and staff to understand BCSC's programs and service delivery models, identify service and program delivery gaps and opportunities for the renewal project.

The following workshops were held:

1. Life Long Learning
2. Social Development
3. Early Child Development
4. Arts + Culture
5. Recreation
6. Food Hub
7. Public Realm

At each session, project Partners framed the discussion in terms of City policies and strategies.

This information gathered in these sessions was summarized and presented to Focus Group and Places & Spaces Workshop participants.

The combined information was used to develop a Program that will guide the Master Plan.



ENGAGEMENT



Indigenous architect Ori Scott leads a visioning session with local Indigenous and non-Indigenous community members and service providers in the new ʂxʷqʷeləwən ct Carving Centre.

Indigenous Space Prioritization Activity - Participants in the Indigenous Vision Workshop responded to aspirational concepts and images both in terms of weighing in on importance for Britannia's Renewal and with specific comments. These responses are captured in the Meeting Notes in the Community Conversations book in the Blab.



INDIGENOUS ENGAGEMENT

A parallel and complimentary engagement process was undertaken to ensure that the voices of the large Indigenous community of Grandview-Woodland was included in the vision for Britannia. Workshops, visits to Britannia programs, and a series of meetings and interviews with community leaders and organizations were conducted. The Musqueam, Squamish, and Tsleil Waututh nations, on whose traditional territory Britannia resides, were also engaged. Updates were provided to the nations at the City of Vancouver intergovernmental meetings and a community open house was held at the Musqueam Community Centre.

Indigenous Youth Workshop - Three organizations working with urban Indigenous youth, were invited to Britannia for a visioning workshop. Staff and participants from the Urban Native Youth Association, Red Fox Healthy Living Society and the Vancouver Aboriginal Friendship Centre attended the workshop. A discussion was held on the strengths and deficiencies of Britannia, followed by a "build your dream community centre" activity.

Indigenous Vision Workshop - The Indigenous Vision Workshop was held in the newly named ʂxʷqʷeləwən ct Carving Centre and included non-Indigenous community members and representatives of many community organizations including Metro Vancouver Aboriginal Executive Council, Mount Pleasant Neighbourhood House, and Vancouver Aboriginal Community Policing. Discussion centered on how to reflect Indigenous values in the new Britannia, and what makes a community centre welcoming or unwelcoming for Indigenous community members. Attendees also participated in an activity to prioritize ideas for Indigenous spaces at Britannia.

Musqueam Open House - On October 10th 2017, Musqueam hosted an open house on three large City of Vancouver projects, including Britannia Renewal. Participants were encouraged to read about the project, ask questions of staff and provide feedback on seven topic areas: Youth, Elders, Families, Recreation, Food, Visibility of Culture and Gathering Spaces.



FOCUS GROUPS

The consultant team has undertaken nine focus workshop sessions with key community groups including:

- Youth (including Elementary School and High School students)
- Families and Children
- Seniors
- Indigenous Community members (Youth + Adults)
- Vulnerable Persons @ the Kettle Society
- Newcomers
- LGBTW2S

The focus group sessions introduced the project to participants, clarified the project process and expectations for it, and identified what the participants love about Britannia and what features/additions would make it an even more valuable centre for them.

The project team worked with BCSC Society, partners and service providers to organize, promote and coordinate the sessions. Focus groups were augmented with smaller, targeted sessions with some groups. Some of these sessions were supported by the City of Vancouver's Indigenous Liaison and community service liaisons at Britannia.

Newcomers envision possibilities for a renewed Britannia.



Participants at the High School Focus Group (above) brainstorming ideas of what they love about Britannia and what could be added to make it an even better space for them.



COMMUNITY OUTREACH

A range of project information material was distributed broadly to the community, including surveys and questionnaires, information posters, newsletters, and on-line outreach using partner platforms and existing social media channels.

Community outreach piggybacked on existing community events in the BCSC area and other "on-the-street" engagement. Events included: Grandview Park Free Market, Italian Days, Reconciliation in Action at Ray Cam Community Centre, Car Free Day, Canada Day, Earth Day, Stone Soup Festival, and more.

A pop up picnic was held in Grandview Park to connect with families in the community.



SPACES + PLACES WORKSHOPS

Five intensive workshops brought together community members and stakeholders to discuss space needs for key program spaces and service components. The consultant team and Partners presented opportunities for renewed spaces at Britannia. Participants then organized into groups and used postcards from the presentation to explore the needs and desires of various spaces at Britannia.

The five workshops were:

- Public Realm
- Life Long Learning
- Recreation
- Arts + Culture
- Social Development

These sessions took place on-site at Britannia, and gave staff, stakeholders and the public the opportunity to participate in small groups, in-depth sessions around specific programs, service and facility areas.



Participants organized into groups and used postcards from the presentation to explore the needs of various spaces at Britannia.

HOUSING FORUM

A Housing Forum was held to explore the issues, concerns and opportunities in incorporating housing onto the Britannia site. Approximately 50 people attended the forum.

The objectives of this event were to:

- Inform the community on the City's housing mandate, the demographics and economic trends in the area, and housing options in terms of form and tenure.
- Provide the Partners and the design team with an understanding of community concerns and conditions under which housing would be acceptable on the site.

The session provided an overview of the reasons why housing is being considered as part of the Britannia Renewal, and engaged participants in a discussion around the potential opportunities and impacts of housing on the site.

Following an introductory presentation on the Britannia Renewal project, three speakers gave short presentations to help frame the public conversation:

1. **Policy + Context:**

Dan Garrison, Assistant Director of Planning Housing Policy, City of Vancouver, presented on City policy regarding housing and the context for housing in Grandview-Woodland and at the Britannia site.

2. **Non-profit Housing Operations:**

Kira Gerwing, Manager, Community Investment, Vancity, presented on Vancity's growing experience in non-profit and public housing development and operations, and some potential models available to Britannia.

3. **Housing Form:**

Bruce Haden, a Vancouver Architect, presented on public housing form, function and new and exciting housing projects here in Vancouver and around the world.

The short presentations were followed by a World Café style discussion, centred around the following questions:

- How would housing contribute to the mission and vision of Britannia?
- Who would the housing be for?
- How could housing impact programming?
- How could housing impact schools and students?
- What would be some of the housing parameters – form, density, height, access, location, views, etc.?

Participants spent 10-minutes discussing each of the questions. A group of volunteer table moderators and note takers from SFU, UBC and the local community moved from table-to-table, with one moderator and one note taker assigned to each of the five questions.

The session ended with each of the moderators presenting an overview of common themes and ideas on the question they were tasked with.

The community's response is captured in the Spaces and Places: Housing section of this document.





OPEN HOUSE 2: WHAT WE HEARD - DIRECTIONS FOR RENEWAL

BCSC and Partners hosted a Visions and Directions Open House on the 23rd of September, 2017 to present and confirm the input received through project's seven-month Visioning stage.

The event asked participants to review the engagement summaries that were organized in two overarching vision areas (Indigenous Vision, Shared Values) and several programmatic areas (Food Hub, Library, Social Development, Arts + Culture, Recreation, Shared Public Space, Public Realm, Outdoor Play + Recreation).

Participants were also invited to review notes from the Housing Forum held on the Thursday evening prior to the Open House and to provide their own feedback on the potential of including housing on the Britannia site.

With Partner program staff providing additional facilitation support, participants were asked:

- Did we hear you right?
- Is there anything missing?

Comments were recorded on sticky notes by facilitators and placed next to the station poster for other visitors to read. Participants were also invited to fill out their own sticky notes.

Approximately 120 people attended the open house over the course of the day.

The event included summary presentations which provided a broad overview and summary of the project's Vision stage.

The results of the Visioning sessions and the Open House are summarized in the following document sections, culminating in a list of Planning Criteria on which the Master Plan will be based.



WHAT WE'VE HEARD...

SHARED VALUES

WHILE DIVERSE, THE COMMUNITY OF BRITANNIA, as a whole, embraces cohesive shared values.

“Important that everyone feels welcome and safe”

“Community is at the heart of Britannia”



Key themes emerged during the community engagement that were commonly held to be of prime importance in the renewal of Britannia:

TAKE ACTION ON RECONCILIATION

- The community as a whole want Indigenous and non-Indigenous people to build and maintain respectful relationships
- Represent and celebrate Indigenous perspectives, culture, history and values in an Indigenous led process
- Root reconciliation in Musqueam, Squamish and Tsleil-Waututh language culture and histories
- Taking action on reconciliation creates a more dynamic and inclusive Britannia for all.

HONOUR HISTORY AND CULTURE

- Honour and recognize both Indigenous and non-Indigenous culture and history.

BE ACCESSIBLE, WELCOMING, AND SAFE FOR ALL

- Celebrate diversity
- Accessible: physically + financially



SHARING AND CARING

- Enable shared experiences, cultures, knowledge and resources
- Encourage togetherness
- Steward and build upon Britannia’s strong existing community dynamics of sharing and caring.
- Britannia is envisioned to be a place to share and exchange ideas, stories, knowledge, skills, information, food, resources and love
- Sharing is: inclusive, intergenerational, essential to community resilience, about generosity and gratitude

SUPPORT WELL BEING AND GROWTH OF THE INDIVIDUAL AND COMMUNITY

- Support belonging, provide sense of community
- Address needs of vulnerable populations
- Support social activism and advocacy
- Honour and support Elders/seniors
- Foster intergenerational life and learning
- Cherish and nourish children and youth
- Support families

OPTIMIZE RESILIENCE AND SUSTAINABILITY

- Respect and enhance the natural world
- Regenerative design: leaving the environment in a better state than when you arrive
- Resilient: flexible and adaptive to change
- Recycle and reuse
- Show leadership in social, financial and environmental sustainability



Support gathering and celebration



Sharing Ideas



In order to make Britannia more inclusive and accessible - both physically and financially, the following should be incorporated:

Make visible and connect to the community

- Beacon for the community
- Signs on transit system
- Easy to find entry
- Connect to local street network, particularly The Drive
- Connect to Grandview Park

Welcoming

- No one is excluded – welcome all
- Warm open environment
- Easily approachable - not intimidating
- A space that feels like home
- Incorporate Indigenous approach to space

Easy to navigate

- Coherent layout of spaces - easy to understand
- Multiple entrances - potential for different addresses at the different entry points for ease of way finding
- Clear wayfinding

Provide ease of access to all areas of site

- Accessible – elevators, parking close to entrance, visible entry
- For all physically challenged including families with strollers, hearing and sight impaired, and those with mobility challenges
- Address topographic challenges
- Elevators and ramps
- Closer parking the entrance
- Universal access – washrooms, change rooms

Language

- Consider use of language carefully
- Explore renaming Britannia for post-colonial world
- Incorporate local Indigenous languages
- Welcome in many different languages
- Signage, multi-language, braille

**UNIVERSAL
CHANGE ROOM**



WASHROOMS



**Trans People
Welcome**

Unbiased access

- Genderless washrooms
- Universal change-rooms
- Breast feeding room

Safe

- Supportive and safe environment for everyone
- Eyes on the street - public realm visible from inside
- Improved exterior lighting
- Ease of visual surveillance without invading privacy
- Signs that welcome LGBTQ2S community
- Ensure privacy



Parking for all

- Scooters, shopping carts, strollers, bikes, and motor vehicles

Financially accessible

- Low barrier access
- Provide child minding at little or no cost to low income families
- Admission and fees for programs

SPACES AND PLACES

INTRODUCTION

POLICY FRAMING

The Grandview-Woodland Community Plan looks to cluster recreational facilities and programming spaces. As part of the expansion of key community facilities like Britannia, the plan also seeks to develop additional flexible and/or purpose-built space for youth social, cultural, recreational, and other programming.

COMMUNITY VISION

The community places a high value on Britannia's vital role as a multi-use community services hub - a one stop shop for active living, learning, arts and culture, and social development.

Recognizing that the facility can be more than the sum of its parts, it is important to capitalize on synergies between programs, service providers and community members.

It was widely acknowledged throughout the engagement process that the main barrier to improved use of Britannia is lack of space - whether it is meeting space, program space, or ice time.

Through a series of Spaces and Places Workshops and Program Verification Sessions with staff and stakeholders, a community vision and space needs have been identified for specific program areas. These are grouped into broad categories based on the focus of services being provided as follows:



1. **Shared Public Space** - Community living room - space for casual engagement
2. **Indigenous Vision** - Spaces that support gathering and intergenerational contact as well as space to practice culture
3. **Food Hub** - Community kitchen, garden, and dining space
4. **Social Development** - Childcare, youth and seniors spaces, meeting space for advocacy, education, and organization.
5. **Arts + Culture** - Spaces for making, rehearsing, and exhibiting and gathering spaces for performance, celebration, and ceremony- this is a very under-served program area at Britannia currently.
6. **Library** - Supporting life long learning
7. **Recreation** - Active Living facilities supporting sport for life including aquatics, ice rink, gymnasium, fitness centre, multipurpose fitness studios and specialized facilities such as martial arts or gymnastics.
8. **Public Realm** - Outdoor places for performance, gathering, recreating and just hanging out.
9. **Social Housing**

The following pages explore these spaces in terms of the overall public policy framework, community context and the community's vision and ideas for space.

GENERAL SPACE QUALITIES

Many participants vocalized space qualities that were important in delivering on the previous shared values:

- Maintain village feel and home-like atmosphere
- Incorporate Indigenous design principles into built form
- A place where people feel comfortable and relaxed
- Welcoming
- Lots of natural light
- Connect to nature and the land
- Capture views
- Quiet, calm space
- Showcase activity
- Reflect Britannia character and history: Indigenous presence, diversity of community, generosity, welcoming, collective, social activism
- Use natural building materials





Invite the community in!



Be a beacon for the community

SUSTAINABILITY + RESILIENCE

The vision for the Britannia site as it relates to environmental sustainability is guided by three primary influences.

COMMUNITY VISION

The first of these comprises the hopes and desires of community for the site. Through the public consultation process, there was a strong desire to “respect and enhance the natural world”. This ambition reflects the collective ideal that the redevelopment of the Britannia site should not simply reduce its impact on the environment, but restore ecosystem services and provide a net benefit to both local and global ecosystems.

The community expressly showed interest in:

- Indigenous design principles
- Respect and enhance the natural world
- Caring for and protecting the land - leave it better than when you arrived and use only what you need
- Net Positive – Regenerative Design
- Flexibility and adaptability to change
- Resilient facilities that can act as a hub for disaster relief
- Alternative energy
- Greywater system
- Increasing green spaces - re-wild the site - less paving – more plants and natural life
- Harvesting corridors – indigenous landscape, plants, food and medicines
- Recycling/re-use hub

POLICY CONTEXT

The second key influence on the environmental vision for Britannia is the policy context for civic buildings. This includes the City of Vancouver’s Greenest City Action Plan, Zero Emissions Building Plan, Healthy City Strategy, and Climate Adaptation Strategy. The confluence of these plans and their associated actions and targets have the following implications for site design:

- City-owned facilities should target “Passive House” levels of performance to support the Greenest City Action Plan

and Zero Emissions Building Plan and the construction of carbon neutral new developments. The redevelopment of these facilities to high levels of energy performance will also support the City’s objective of reducing city-wide emissions by 50%.

- Consistent with the Climate Adaptation Strategy, the redevelopment should also improve the neighborhood’s resilience to extreme weather events. This includes designing for “passive survivability”, as well as some form of self-sufficiency with regards to energy generation.
- In light of the site’s function as an important piece of social infrastructure, its redevelopment should help to build social connectivity and facilitate opportunities to stay active. This also supports the City’s Healthy City Strategy.

SITE + PROGRAM REQUIREMENTS

The third key influence on the vision of environmental sustainability for the site is the site and program itself. The Britannia site is a large contiguous land area spanning roughly three city blocks that slope east to west. This large site provides the opportunity to create open green spaces, improve access to natural landscapes, and improve site permeability. The program also offers the opportunity to share energy between building uses and capture waste heat for re-application across the site.

These three factors of course have considerable overlap, and in many cases are mutually reinforcing. The approach will be to weave these ideals and opportunities into a cogent vision that will be actionable for designers. Site planning should also encourage the design of buildings that are both simple to operate and adaptable over time as the needs of the community change. There is also an opportunity to explore approaches to “hard-wiring” wellness into buildings, such that they contribute to building social as well as environmental well-being. This can be achieved through a variety of methods, from the thoughtful choice of materials to the use of passive ventilation strategies.

SHARED PUBLIC SPACE

SHARED PUBLIC SPACE IS CRITICAL 'SOCIAL GLUE'. Community connections build a healthy city - we enjoy better health when we connect with our neighbours.

POLICY FRAMING

The Grandview-Woodland Community Plan supports the on-going renewal and expansion of Britannia Community Services Centre and the co-location of key facilities using a "hub" model.



COMMUNITY VISION + SPACE IDEAS

Seen as the "social glue" that hold the overall facility together, the following space needs have been identified:

Entry

- Easy to find
- Welcoming
- Exciting

Info Centre

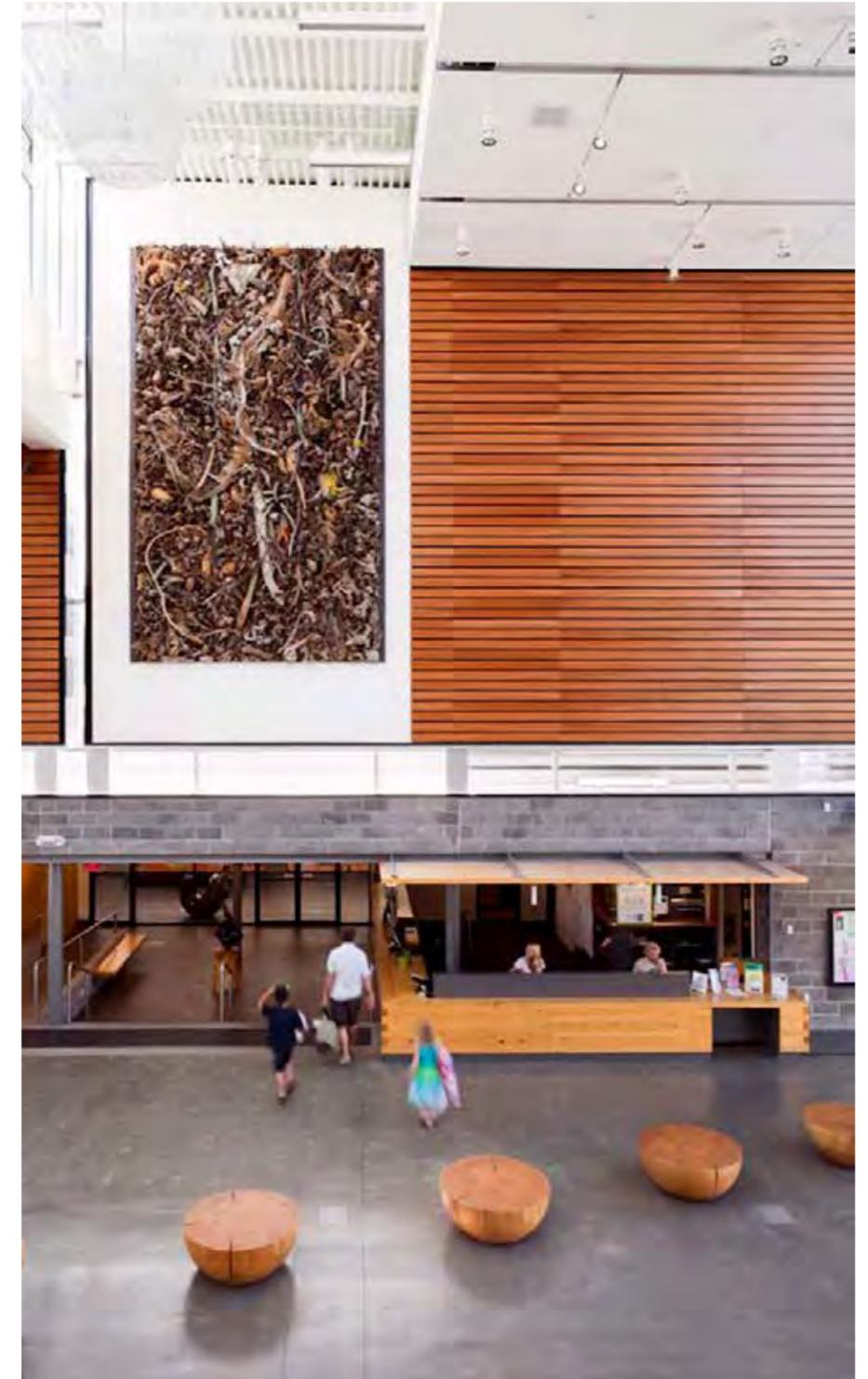
- Easy to find and approachable
- Providing concierge services for all aspects of the facility
- One stop shop for registration, information, and admissions

Community Living Room

- At the heart of the Centre
- An inclusive space to be comfortable and welcoming for all without participation in programs - a space to nourish incidental contact
- A place to hang out, for casual meeting, waiting, playing board games, chatting, etc.
- Supported by a small kitchen to enable the community to prepare tea, coffee, and warm food up
- Comfortable chairs and tables that can be reorganized
- Access to outdoor space to hang out
- Provide connection to children's outdoor play area and incorporate children's play area within the Living Room

Public Concourse

- Clear circulation spine to access all major program areas
- Places for waiting and viewing into program areas
- Access to all support areas such as washrooms



Orientation - Central info + welcome point

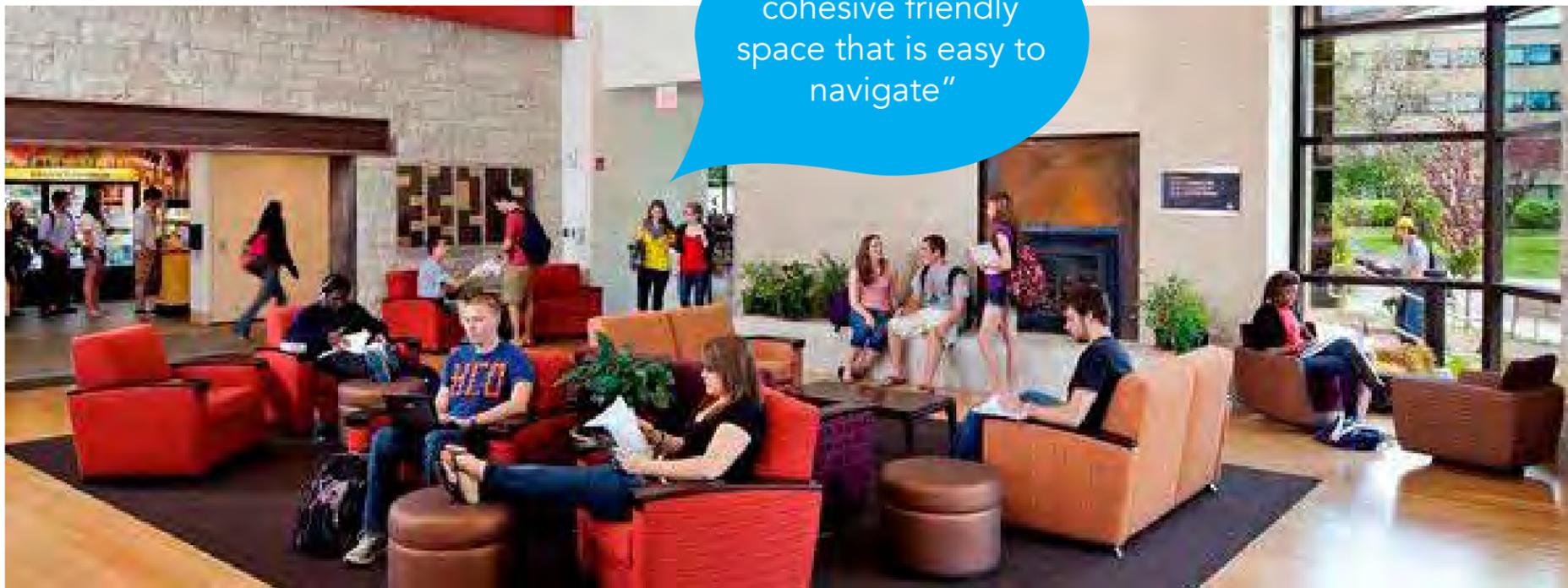


A comfortable place to hang out



Easy to navigate - visual interconnection

“Create a cohesive friendly space that is easy to navigate”



Community Living Room - social mixing chamber



Support waiting and viewing of activities

INDIGENOUS VISION

POLICY FRAMING

The City of Reconciliation Framework's long-term goals are:

- Strengthen local First Nations and urban Indigenous relations
- Promote Indigenous peoples arts, culture, awareness, and understanding
- Incorporate First Nations and urban Indigenous perspectives for effective City services

The Grandview-Woodland Community Plan specifies that:

- Elements of Indigenous culture be included in future design of the community centre
- Efforts be made to support reconciliation and enhance social facilities, programs and cultural activities for Indigenous people

COMMUNITY VISION

The following themes surfaced during the Indigenous engagement process:

Centre Musqueam, Squamish, and Tsleil-Waututh language and culture

- Utilize and incorporate local languages, stories, and names throughout the Britannia site and overall design.
- Incorporate local First Nations knowledge and teachings into design

"Language is an important link to culture, identity, and wellbeing"



Honour role of Elders

- Prioritize accessibility for Elders through design and adjacencies
- Spaces for Elders to socialize, connect and heal
- Space for intergenerational and inter-cultural interaction and knowledge transfer
- Space where Elders can host youth and vulnerable adults

Land-based Learning

- Space to grow, harvest, and prepare food, medicines and other materials.

Support for vulnerable youth and adults

- Low-barrier, no cost space where all residents can gather, share food, keep warm and connect with community
- Space for at risk youth who aren't in school or participating in programming (VPL currently serves this role)
- Support individuals who are homeless or at risk of homeless, youth transitioning out of care and out of school, and low-income residents

Ceremony & cultural gatherings

- Spaces for small and large gatherings and ceremonies
- Indoor opportunities to burn medicines
- Space to honour the dead
- Space for music and dance
- Appropriate arts working spaces
- Space for language learning
- Kitchens that can accommodate intergenerational teaching
- Consider a sweat lodge(s)

Note: the particular Indigenous spaces and places ideas that we heard can be found woven throughout the other Spaces and Places sections of this document (Food Hub, Arts + Culture etc.).

"It's hard for some of us to get home to attend funerals, we need space in the city"



FOOD HUB

FOOD IS CENTRAL TO THE DNA OF BRITANNIA. There is a need for a food hub to provide healthy food on site and as a vehicle for sharing.

POLICY FRAMING

A key goal of the City's Healthy City Strategy is to feed ourselves well through a healthy, just, and sustainable food system. The Strategy also seeks to create a system for producing, processing, distributing, and consuming food that is environmentally, socially, and economically sustainable.

The Grandview-Woodland Community Plan looks to provide access to healthy and affordable food through enhancing local, community-based food assets and programs and to specifically ensure the Grandview-Woodland Food Connection Neighbourhood Food Network is well supported and has necessary space. Opportunities to better support culturally-based food-related programs are also encouraged.

COMMUNITY + BCSC CONTEXT

Working with the Grandview-Woodland Food Connection, Britannia works hard to meet this goal. There is not adequate space to deliver food services on site currently.



Sharing the harvest

"Good food is just the beginning"

"The kitchen is at the heart of Britannia"



"Bring people from different cultures, socio-economics and ages to grow, cook, and eat together"



Cultural sharing

COMMUNITY VISION

Food is central to the DNA of Britannia. Every group we met with expressed the need for a food hub to provide healthy food on site and as a vehicle for sharing. The following needs regarding food were mentioned:

Food sharing

- Sharing harvest
- Sharing a meal
- Cultural exchange
- Healthy food on site

Food security and resilience

- Growing food
- Cooking food
- Preserving food
- Fostering community connections

Learning

- Cooking classes
- Nutrition education
- Life skills
- Land based learning - Indigenous practices

Advocacy

- Dignified food access
- Work towards raising people out of poverty

"Food connects us all"



IDEAS FOR FOOD HUB SPACE:

Key ingredients for a successful food hub are:

Community Kitchen

- Large commercial kitchen complete with servery, pantry, cold storage and walk-in freezer
- Suitable for preparing meals for community, cooking classes, community programs

Community Dining Hall

- Shared meals
- Celebrations
- Rentals - banquet facility
- Connection to outdoor gathering space

Community Gardens

- Garden to support Britannia food programs
- Urban farm
- Explore rooftop gardens
- Harvesting corridors
- Ecological learning - get people outside
- Herb garden
- Indigenous plants and medicinals
- Beehives

Greenhouse

- Year round food production for community kitchen and food programs
- Indoor winter garden
- Connect to school programs

Outdoor cooking

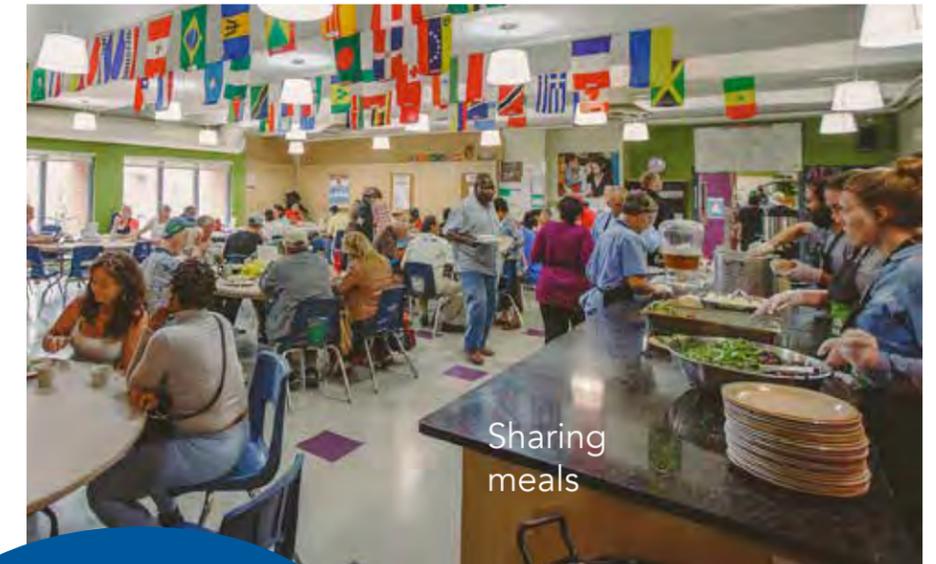
- BBQ pit, pizza oven
- Support outdoor gathering
- Land based learning

Classroom

- Support education programs

Office space

- Staff space for up to five positions including Gardener, Chef, Food Hub Manager, and assistants.



"Relationships will be built around food: kitchen/sharing food/community kitchen."

SOCIAL DEVELOPMENT

BRITANNIA IS A HOME AWAY FROM HOME. Supporting vulnerable individuals, and ensuring diverse and inclusive programming is key to the success of Britannia.

POLICY FRAMING

The City of Vancouver's Healthy City Strategy is guided by a vision of *A Healthy City for All: a city where together we are creating and continually improving the conditions that enable all of us to enjoy the highest level of health and well-being possible.*

It acknowledges:

Health is about much more than just physical health or treatment in the health care system; it is about the social determinants that shape well-being in a broader sense.

Community connections build a healthy city – working together makes us resilient and sustainable, we enjoy better health when we connect with our neighbours and are engaged in our communities.

Healthy City Strategy Goals relevant to Britannia:

- Increase school readiness
- Increase belonging, safety
- Promote social connections
- Increase physical activity

Grandview-Woodland Community Plan looks to support many activities, including expanding facilities and services for youth; ensuring a range of services and a spectrum of care for seniors; supporting newcomer and settlement services; enhancing program space for LGBTQ2S communities; and, improving and increasing childcare facilities and services to support families with children.

COMMUNITY + BCSC CONTEXT

The Grandview-Woodland/Strathcona demographics indicate:

- People living alone make up 59% of the community, a large portion of them are seniors
- Children are less ready for school than City average
- Higher poverty rate than City average
- A large portion of the community identifies as indigenous
- Challenges with safety, social support networks, but higher rate than City for belonging, volunteerism



"Space does not have to be age designated."

"Britannia is my home!"

BELONGING

SUPPORT SENIORS

INTERGENERATIONAL APPROACH

CHILD + FAMILY DEVELOPMENT

SUPPORT ADVOCACY + SOCIAL INNOVATION

ELDERS IN RESIDENCE

SUPPORT VULNERABLE INDIVIDUALS + GROUPS

MULTI-PURPOSE MEETING + ACTIVITY SPACE

SUPPORT YOUTH

COMMUNITY VISION

Overarching themes for Social Development services are to:

- Use intergenerational approach to programming and space use
- Support vulnerable individuals and groups
- Be an inclusive and safe space universally accessible for all
- Provide transparency and privacy balance
- Provide different places to hangout indoors and for outdoor informal activities - adult + child play
- Be socially innovative in programming and spaces



Community feedback for specific social development area are below:

Early Child Development

- There is a strong need for non-profit affordable Licensed Childcare and Out of School Care in the community.
- Create a "Child and Family Development Centre" - Parents are isolated, Britannia is a place to bring people together
- Enhance School partnerships
- Children are active citizens - involve them in the space and program development
- Family Place provides key services to families - counseling, connection to resources, parent education and a place to bring children into community and meet other parents
- Childcare Centre - part of hub taking advantage of all other amenities - pool, library etc. Explore incorporating Reggio Emilio teaching methods in Childcare Centre
- Need Child Minding to support family access to programs and facilities
- Families don't have anywhere to go between or after programs and parents need somewhere to hangout when children are in programs. Need indoor space to just hang with kids and where the kids can play
- Need accessible family washrooms, nursing room, changing babies, breastfeeding, etc.
- Support children throughout their stages of learning from childcare through elementary school, high school and beyond

Youth

- Dedicated space for youth to call home
- Core need for at risk youth
- Institutionalized spaces deter youth - need separate spaces for youth

Adults

- More programs for singles
- Discussion groups, e.g. philosopher's cafe at library
- Respite for parents/caregivers who have no support network, so they can have a break and be refreshed

● Britannia's seniors/Elders have been particularly active and engaged in the visioning for renewal. ● Advocating for better space to replace the 55+ Al Mattison Lounge, this dedicated group is passionate about accessibility, adequate support services, and enough space to support a wide range of programming.

Seniors/Elders

- **Recognition** of the value of seniors and Elders contribution to building a healthy community
- **A safe space** is needed to serve vulnerable adults (such as those who are isolated, or have brain injuries, mental or physical health challenges, and residential school survivors) = as pace that is comfortable and where one can go forth and explore from
- Increasing population = **need for a bigger space**
- A place where people can **drop by** and have a coffee, outside of actual programming
- **Support independence** for seniors - a place to keep your mind active and engaged
- Adult Day Care is a priority for Grandview Woodland since the Lions Den closed. We need to serve our eldest Elders. Possibly pair with Childcare
- **Intergenerational** - partner seniors with youth + children

Elders in Residence

- Consider space to accommodate Elders in Residence program.
- Ensure that Elders are comfortable and supported
- Provide enough space for multiple Elders fulfilling different roles at Britannia



Support at-risk teens, vulnerable seniors and families - look to intergenerational opportunities

"Inclusive space is the priority"

Multi-purpose, flexible, durable space!



SOCIAL DEVELOPMENT



"Support social service providers on site."

Community Offices - Non Profit



"Promote intergenerational activities - partner with Elders and children"

Food incorporated throughout



Life skills



IDEAS FOR SOCIAL DEVELOPMENT SPACES

Derived from both the community engagement and City priorities and policies, the social development programming spaces needs have been identified for Britannia as follows:

Elders in Residence Office

- Office large enough to hold meetings
- Highly visible prominent location
- Locate adjacent to seniors lounge
- To be a calm, quiet space
- Accommodate more than one Elder in residence – this needs further exploration into different roles
- Provide suitable space for both 1 on 1 or family meetings counseling.
- Room should support the ability to burn medicine

Early Child Development Spaces

- Family Place to continue operations
- 0-4 Childcare and 5-12 Out of School Licensed Non-profit Care - explore incorporating Reggio Emilio teaching methods and the spaces required to support this.
- Child Minding to support family access to programs and facilities

Shared Social Development Spaces

- Shared spaces provide a place to interact across generations - focused on activity rather than demographic. These are:
- Activity/games room
- Fireside lounge
- Meeting spaces - small, medium, large
- Multi-purpose program rooms
- Health clinic - close to youth + Seniors/Elders spaces

Youth Space

- Dedicated youth space - supportive of loud boisterous activity
- Ability to personalize space
- Access from exterior
- Provide space for one on one meetings

Seniors/Elders

- Dedicated multi-purpose Seniors/Elders space to support wide range of programming with adjacencies to maximize accessibility &
- Locate in a prominent main floor location adjacent to youth and family rooms to acknowledge the centrality of Elders role in the community and cultures.
- The design of the space will need special consideration to create an open relaxed environment that can be an oasis for those seeking a safe place. A place to gather, learn, share, and relax.
- Quiet space - acoustically separated and attenuated.
- Accessibility is particularly important - facilitate use by those whose mobility, visually and audibly challenged
- Provide parking space for scooters, walkers etc.
- All programming areas for seniors/Elders to be located in close proximity to the Seniors/Elders Lounge
- Consider Adult Day Care

Indigenous Ceremonial Space

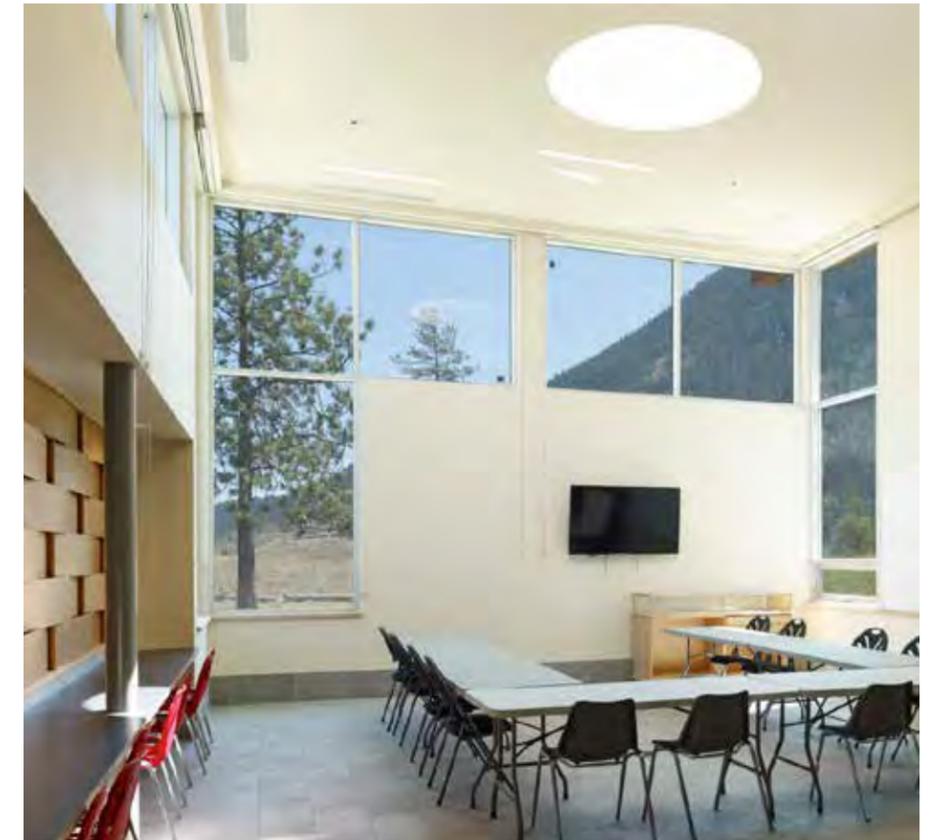
- Provide space for Indigenous ceremonial purposes.
- Consider sweat lodge facilities as an option. This will require in-depth consultation to address significant programming challenges.

Social and Cultural Services Non-profit Offices

- Co-located, shared, multipurpose office and programming space for social, cultural and recreational groups
- To ensure BCSC can continue to provide space for community groups serving Grandview-Woodland
- Include dedicated office space for partner organizations along with shared programming space

Incubator space

- Space for non-profit organizations to grow
- Limited term of tenancy



Multi-purpose Meeting Space (above)

Games/Activity Room (below)



POLICY FRAMING

The City of Vancouver Culture Plan aims to support a diverse and thriving cultural ecology. The Park Board’s vision for arts and culture is a city where the arts are an integral part of everyday life.

The City of Vancouver Culture Plan aims to support a diverse and thriving cultural ecology.

Key City and Park Board strategies relevant to Britannia include:

- Promote local arts and culture
- Promote Indigenous peoples arts, culture, awareness, and understanding
- Improve arts access for under-served communities
- Increase public participation and community engagement in arts and culture
- Animate the vision and values of urban life through extraordinary public artworks

COMMUNITY + BCSC CONTEXT

The vision for Arts and Culture at Britannia is rooted in:

- Arts + culture is at the heart of Britannia - core to identity ingrained and interwoven
- Artists are integral part of the community + life at Britannia
- The Grandview Woodland neighbourhood has by far the highest percentage of Arts and Culture workers in the City
- “Access to affordable arts and cultural facilities are increasingly limited”
- Other than the ʔxʷq̓eləwən ct Carving Centre and art gallery, Britannia has no dedicated arts and cultural space

COMMUNITY VISION

Priorities are to:

- Integrate Indigenous language, culture, and art throughout the facility and the site
- Provide a place to practice culture
- Provide dedicated arts and cultural spaces to support and grow local arts and cultural production and expression
- Provide much needed performance, rehearsal, exhibition, and production spaces
- Support local artists and arts organizations
- Support Indigenous arts creation and exhibition
- Provide programming that responds to community, is unique and reflects local culture and environment
- Include indigenous, community-engaged, site-specific, public art throughout facility and site
- Integrate public art, ranging from major commissions to socially engaged projects, in communal spaces of the Centre and in the public realm around it.
- Partnering with cultural agencies in community is critical to success
- Make it affordable

Other considerations are to:

- Connect to nature
- Weave dedicated creative space into every aspect of the facility
- Provide opportunities for all ages, especially intergenerational integration
- Incorporate local community history
- Support role of food in cultural sharing
- Support families – provide child minding during events and programming
- Provide outdoor arts + culture opportunities – space is a crossroads that draws people



IDEAS FOR ARTS + CULTURE SPACE:

Spaces for Indigenous ceremony and gathering

- Spaces that are amenable to Indigenous ceremonial and cultural practices.
- Spaces suitable for rehearsal and performance of traditional and contemporary Indigenous performing arts.
- Space to facilitate larger events such as potlatches and powwows, with adjacencies to kitchen facilities.
- Explore opportunities for culturally inclusive spaces that can serve multiple communities and facilitate cross-cultural sharing and learning.





Pottery/ceramic studio



2D art studio



Print making studio



Recording studio

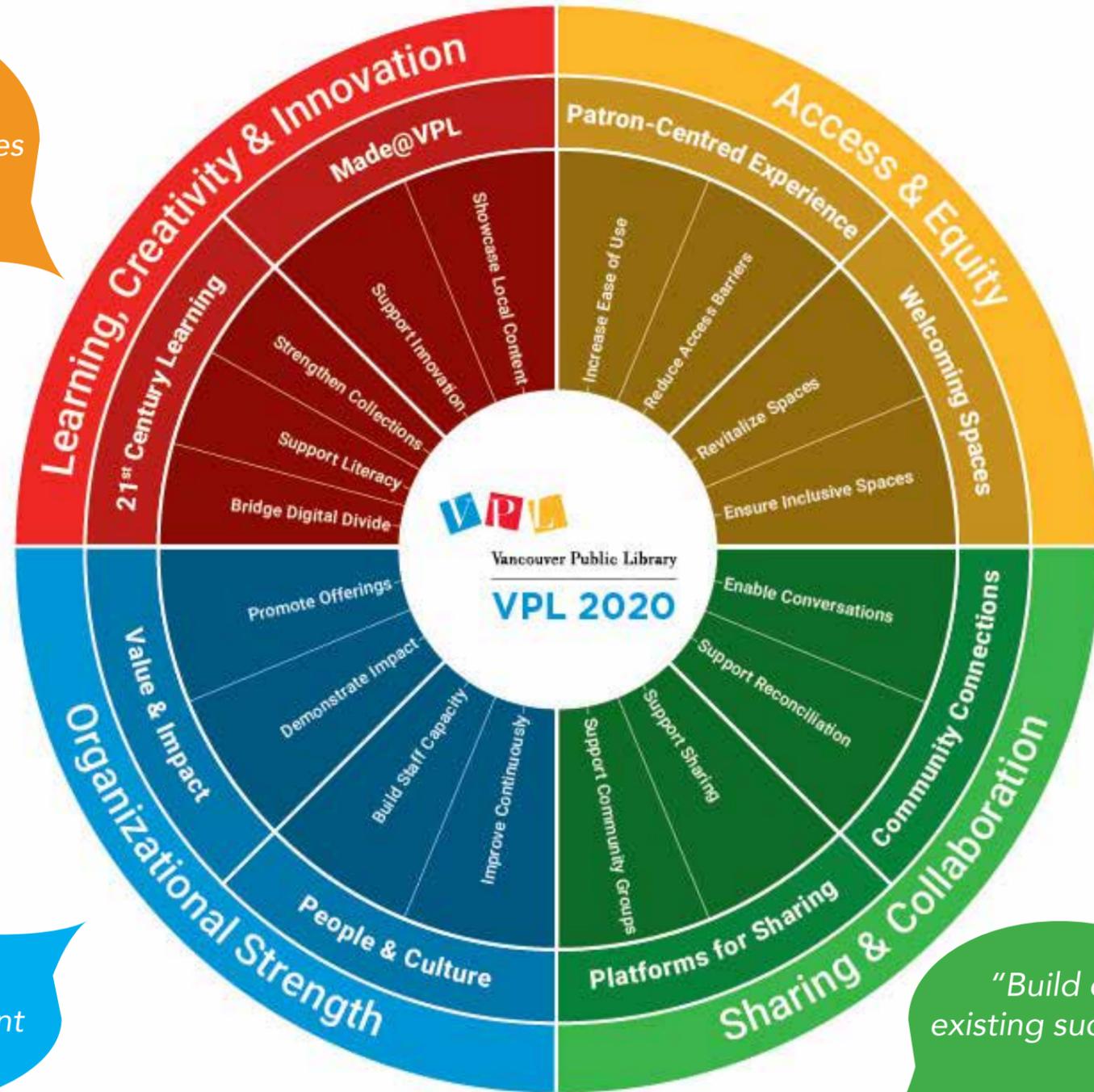


Traditional craft



Multi-purpose community event space

"How you engage community determines how they are seen"



"Strong libraries contribute to vibrant communities"

"Build off existing success!"

POLICY FRAMING

The vision for the Britannia Branch Library is rooted in the Vancouver Public Library's Strategic Plan Vision 2020:

Mission: A free place to discover, create and share ideas and information

Vision: An informed, engaged and connected city

Vision 2020 is centred around four main principles :

- o Lifelong Learning, Creativity and Innovation
- o Access and Equity
- o Sharing and Collaboration
- o Organizational strength - People and Culture

Values: Some examples:

- o Diversity
- o Access for all
- o Community led planning
- o Innovation and creativity
- o Sustainability
- o Community partnerships
- o Respectful places and Communication

The Grandview-Woodland Community Plan looks to renew and expand the Britannia Library as part of Britannia Renewal, and to ensure a diversity of resources, programs, and spaces are available for residents, including lower-income groups, families, youth, seniors, and culturally diverse groups.

COMMUNITY CONTEXT

The community identified attributes that differentiate Britannia Library from other branches:

- Partnership with VSB - Britannia is a shared public and school library (elementary school) with shared collection
- Part of BCSS Board governance
- Collaborations with community partners
- Partners in reconciliation action events
- Integrated with community, school and events



COMMUNITY VISION

Language matters

- Change name from Britannia to something less colonial and something more inclusive

Strong Indigenous component to be supported

- Reconciliation space - central meeting space in library - people feel comfortable
- Elder in residence on site
- Incorporate local language, land based learning
- Incorporate Indigenous design and art
- Respect Indigenous values

Access

- Ease of access, welcoming and inclusive

Community Meeting Place

- Social connection place + education
- A place for people to gather and share stories
- Comfortable, safe and inclusive space
- Social space for young people
- Training in research methods and scholar databases, media literacy spaces, diversity, inclusion, no barriers, and privacy
- Salon, philosophers gate

"Make it easy!"

Intergenerational learning

- Provide opportunities for teens and youth to teach seniors/Elders about technology
- Provide opportunities for seniors/Elders to share stories and knowledge

Support Families

- Story times
- Space to support parent + tot programs
- Engage in youth matters, library is often at the front-line with vulnerable youth

More than just books

- Library provides introductions to services and opportunities across community
- Include technology workshops, recording studio, maker's space, etc
- Democratic access to knowledge - "free university"
- Creation space such as digital recording studio
- Business skills training
- Place for preserving multi-cultural communities

Incorporate technology

- Provide technology hub within library - instruction for learning technology for diverse age groups and content
- Computers
- Charging stations
- WiFi
- PA system
- Digital screens

"Library is a spirit not just a space"

Multi-purpose

- Multi-purpose spaces and meeting rooms
- Access to space after hours for others to use

Space Qualities

- Connected to the outdoors
- Access to abundant natural light and spectacular views
- Ability to be outside and read a book
- Windows/areas to view activities going on
- Small intimate spaces and study spaces
- Excellent sound separation/attenuation

Child friendly spaces

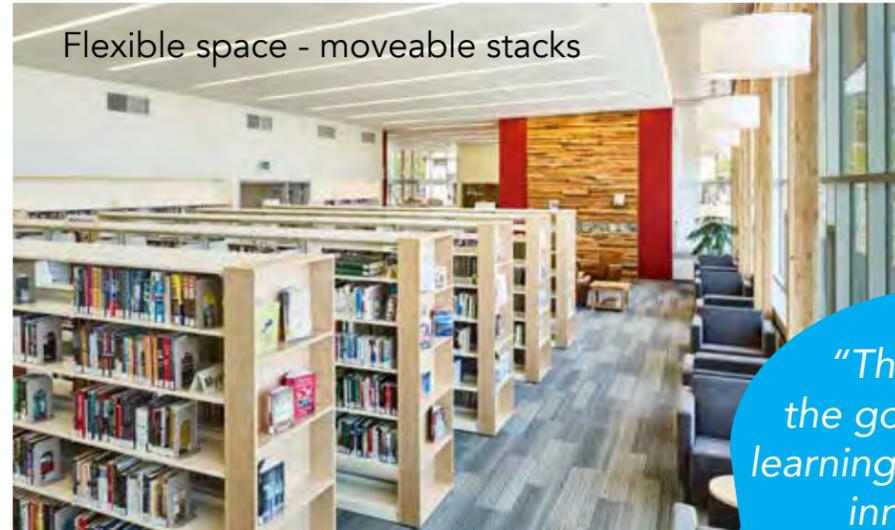
"Children grow up in communities, not programs. Let's build the village to raise a child"



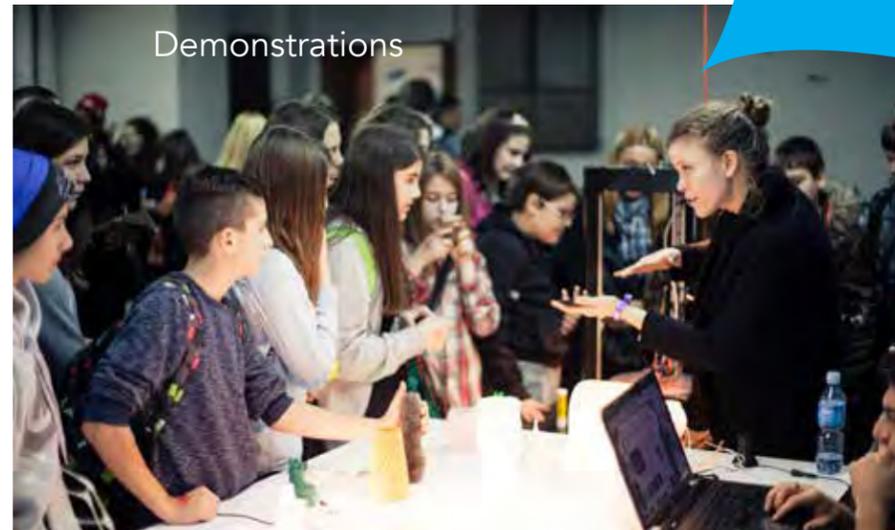
Reading in the window - natural light + views



LIBRARY



"The Library is the go-to venue for learning, creativity, and innovation"



IDEAS FOR LIBRARY SPACE:

The following spaces are needed to support the vision for a renewed Britannia Branch Library:

Service Area

- Welcoming and easy to access service point
- Good sight-lines to entire library floor

Adult Area

- Popular picks
- Reading Lounge - comfortable seating
- Readers Tables

Teen Area

- Dedicated space for youth
- Teen collection
- Gaming

Children's Area

- Early learning and literacy spaces for children, families, and caregivers
- Story Circle
- Stroller and buggy parking

Computers

- Provide enough stations to meet high demand

Places for individual + group study



Multi-purpose/Meeting Room

- Flexible and divisible space suitable for a wide range of program activities.
- Accommodate up to 30 people in seminar format
- Access to general library space
- Usable after hours

Collections

- New, rich, and diverse collections of books, magazines, DVDs, games newspapers and digital materials in English and other languages
- Portion of shelving to be movable to accommodate gathering on the Library floor

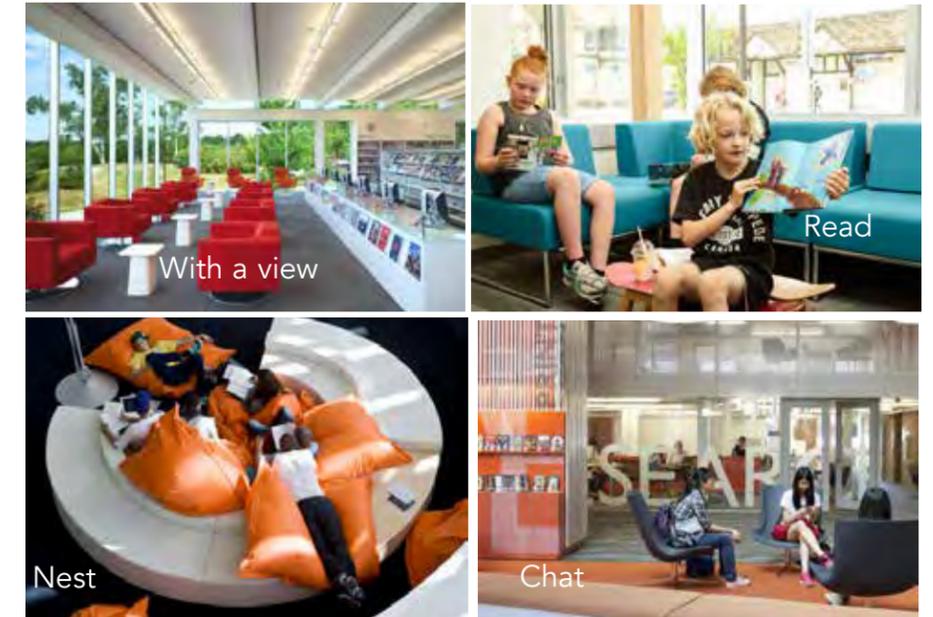
Study Spaces

- Smaller acoustically separate breakout rooms suitable for quiet study, group study or small meetings or club activities
- Bookable
- Private work areas, adjustable study space - students don't have study space at home

Creative Digital Lab

- Capture stories, record or play music, and self publish
- Green screen video production space

Adjustable activity spaces



Relaxing spaces to hang out

"Library to heal community in mind, body + spirit"



RECREATION

Britannia is a space for Active Living. Inclusive, accessible recreation services increase physical literacy and create community through sport.

POLICY FRAMING

The Vancouver Park Board's guiding principles aim to create quality functional and flexible facilities that are inclusive and accessible for all citizens. This includes making a priority trans and gender variant inclusion as well as gender neutral spaces and programs. A healthy city advocates for "Sport for Life" (see below), emphasizing physical literacy and building community through sport.



The Grandview-Woodland Community Plan looks to cluster recreational facilities and programming spaces, and, as part of the expansion of key community facilities like Britannia, seek additional flexible and/or purpose-built space for youth social, cultural, recreational, and other programming.

The size and composition of key recreation facilities such as the pool and the rink will be ultimately determined in the context of city wide facilities.



COMMUNITY VISION + SPACE NEEDS

The community vision for recreations spaces generally is as follows.

- Easier to find your way around - Easy to navigate – good signage
- Integrate outdoors with indoors - essential
- Enjoyable pleasant spaces not just functional
- Natural materials + natural light throughout
- Need lots of storage in ALL spaces
- Need food support - community kitchen and teaching
- Need community space/concourse space/waiting area and hangout space
- Interconnections of spaces/viewing of activities: is important however ensuring privacy and body image is essential – Visual porosity is good for light – but not all glass to reduce creepy gawking
- Peoples bike shop + knife + skate sharpening in main concourse
- Need good place for gathering
- Staffed entry desk
- Multipurpose space is essential
 - Dividable to suit many uses
 - Kitchenette
 - Durable large convertible space
 - Good storage

Vision and space ideas for specific recreation components are provided in the following pages:

- Admissions/Control
- Aquatics
- Fitness
- Change Rooms
- Gymnasia
- Ice Rink

RECREATION - Admissions/Control

COMMUNITY VISION

- Recreation facilities and admissions need to be easy to access and convenient
- Warm, welcoming, and friendly service point

SPACE NEEDS

A dedicated admissions/control desk is needed for the Aquatics, Rink, and Fitness Centre. This desk will provide point of sale for each of these areas, visual surveillance/security, and general info.

As the renewed facility will be fairly large (and possibly spread out) a separate desk from the Info/Concierge may be required in the vicinity of the Pool, Rink, and Fitness Centre to accommodate these functions.



RECREATION - Aquatics



Connect to outdoors - splash pad and beach

POLICY FRAMING

The Park Board's Draft VanSplash Aquatics Strategy proposes that Britannia's aquatic facilities be renewed as a "Community Plus Pool" with the selection of the components that will make up the new aquatics facilities determined in consultation with the community. The outdoor feature for this pool may be a "Destination Spray Park/Splash Pad"

Components such as a pool suitable for competitive synchro will likely be accommodated at one of the "Destination Pools" identified through VanSplash.

COMMUNITY CONTEXT

Britannia is home to the Vancouver Masters Synchro Club. With an improved pool facility, Britannia may become home to competitive swim clubs.

COMMUNITY VISION + SPACE IDEAS

General

- Multiple pools – leisure, training, and hydrotherapy
- Connect pool area to nature – visually and physically
- Lots of natural light and transparency – also have areas with privacy/screen/waterfalls obstructing views
- Careful consideration needed for balancing personal privacy with being on display
- Quieter, calmer spaces - good for people with sensory issues
- Visual porosity between pool and fitness centre

Pool Deck

- Dry viewing
- Relaxation areas - incorporate dwell space on deck - lounge space for relaxing
- Bleachers for synchro and swim competition viewing
- Dryland training capacity pool side – could be combined with movable bleachers
- Storage for personal belongings
- Showers on pool deck

Lots of natural light!



Connect to nature



RECREATION - Aquatics

The actual components of the pool (ie number of lanes, special features etc.) will be determined in the Rezoning phase of this project. It will involve consultation with the community to determine the features that would be appropriate to meet community aquatics needs.

Lanes Pool

- 25 meter with 8 lanes
- Ramp entry
- Deep end diving/synchro space
- Consider adjustable pool bottom to change depth
- Accommodate lessons and public simultaneously
- Diving board
- Rope swing

Leisure Pool

- Beach Entry
- Lazy River
- Fun features in pool – rope swing, climbing wall, etc

Hydrotherapy Pool

- Hot whirlpool for wellness and socializing - needs to be large
- Ramp entry - (not lift) for dignity

Slide

- Flume style
- Separate from pools

Spa Facilities

- Sauna
- Steam Room

Outdoor space

- Splash Pad/Spray Park - accessible to all

Multi-purpose Room

- On pool deck
- Birthday parties, club meetings etc



Fun features - slide, rope swing, climbing wall etc...

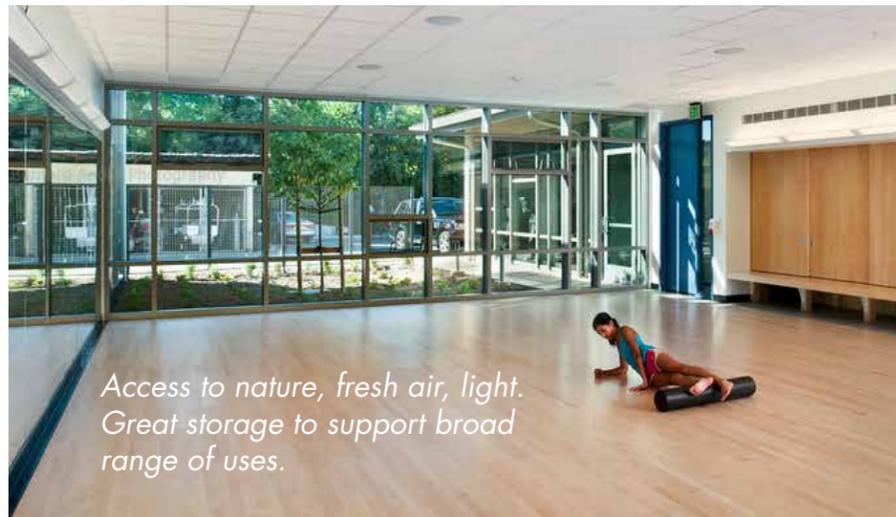
Multiple pools connected to outdoors, with lots of natural light and warm natural materials



RECREATION - Fitness



Multi-purpose Fitness



Access to nature, fresh air, light.
Great storage to support broad range of uses.



PARK BOARD DIRECTION

Large dedicated Fitness Centre (8,000 sqft is the new standard) with multi-purpose yoga, indoor cycling, and movement studios in addition. Trends in Fitness Centres are:

- o Decreased select equipment
- o Decreased free weights
- o Increased lighter lifting
- o Increased stretching

COMMUNITY VISION + SPACE IDEAS

Space qualities

- Access to outdoors
- Good ventilation
- Overlook to other activities from exercise equipment
- Good acoustics (attenuation and separation) – no music
- Good flooring, floors for dropping plates/dumbbells
- Inclusion of natural world for reconnection, healing and wellness, outdoor walking space
- Understanding link with physical and spiritual health



Fitness Centre

- More free weights and fewer machines – more equipment (mats, benches, exercise balls, etc) and space
- Need proper % of strength, cardio and functional training equipment (free weights, TRX, mats, etc)
- Privacy and security is imperative
- Large open stretch and workout space – multipurpose
- Support flexibility of layout – ability to reconfigure
- Office space for trainers, therapists, etc
- Access to outdoor area or covered deck for fresh air
- Fitness area located in close proximity to rink for training with provisions for off-ice conditioning

Multi-purpose Fitness Studios

- Accommodate wide range of programming including:
 - High intensity activities such as Zumba and Aerobics,
 - Low Intensity activities such as Yoga, and Tai-Chi
 - Indoor cycling
- Studios to be flexible and divisible

Specialized Mat Room

- Boxing
- Martial arts
- Climbing wall



RECREATION - Change Rooms

PARK BOARD POLICY

The VPB has instituted a Trans and Gender Variant Inclusion Strategy to create universal and gender-neutral washrooms and change rooms alongside gendered spaces. Note that it's not just about washrooms / change rooms, it's about gender neutral spaces, systems, and programs.



COMMUNITY VISION

The community was largely very supportive of universal change facilities to facilitate inclusion for all individuals and to allow families to stay together.

Change Rooms

- Large gender-neutral universal change rooms for all
- Accommodate showers on pool deck and in private cubicles
- Need great change rooms
- Provide choice of gendered and non-gendered space
- Options for personal privacy important



RECREATION - Gymnasia

"Need more gym space!"



COMMUNITY CONTEXT

Currently the Britannia site has 4 gymnasia:

- Gym A + B are dedicated High School gyms
- Gym D is a dedicated Elementary School gym and
- Gym C is a dedicated community-use gym

The VSB school gyms are available for community use after 5:30 at night and on the weekends. The community use gym is heavily programmed. The community was clear that they need more gym space.

There is a gymnastics club at Britannia that is keen to have gymnastics facilities to support their programs. There is a high demand for gymnastics in the community that cannot be met due to lack of facilities.

COMMUNITY VISION + SPACE IDEAS

Gymnasia

- Multi-use space to accommodate a wide range of activities
- Larger gym that is dividable
- Good storage to allow flexibility of space
- Designated space for popular programs
- Sprung athletic floor

- Wood finishes to create warm environment to support events beyond sports
- Connection of indoor and outdoor
- Lots of natural light + fresh air
- View looking in to activate and inspire community
- Support tournaments or large gatherings
- Access to change rooms
- Usable for multiple functions
- Good acoustics

Gymnastics

- Gymnastics for girls and boys
- More gymnastics - need a dedicated gym for gymnastics
- Annex to gym for hard to move equipment on requirement to take down and set up
- Bouncy floor for gymnastics

Indoor Track

- Located above Gym or looping through the facility
- Supports seniors exercise programs, community walking and running, and exercise alternative in inclement weather



RECREATION - Rink

PARK BOARD DIRECTION

The Britannia Rink is one of the three year round rinks in the City. The decision to add a second rink at Britannia will be made on the basis of the best location city-wide for multiple rinks. Due to its tight site, it is not likely Britannia will get a second rink.

COMMUNITY CONTEXT

The community has advocated heavily for two rinks to support community need for ice time, enable off season arena use for gatherings, events, conferences, farmers market etc.

Features unique to Britannia are:

- Employees come up through community
- Community focus – hub rink
- Learn to skate programs
- Use of free programs
- Canucks autism network partnership
- Inclusive for all DTES residents
- Day time use by 60 to 70 + years old
- Woman's League and drop-in
- Strong connections with youth:
 - "Heroes" elementary school program
 - Youth BASH Hockey
 - After school program
 - Hockey Academy
 - Vancouver Minor Hockey Association



COMMUNITY VISION + SPACE IDEAS

Ice Surface

- Two ice rinks – allows one to be seasonal
- Off-season arena for other uses such as pow wows
- Support sledge hockey
- Maintain excellent quality of ice

Seating/viewing

- Retractable seating to free up floor for teaching space adjacent to ice level

Skate Lobby

- Warm viewing areas
- Big skate lobby with lots of benches for taking off skates

Multipurpose room

Space for parties, meetings, team gatherings, etc

Change Rooms

- Universal change rooms - allow co-ed team change
- Bigger change rooms



- Cubbies and shelves
- Accessible showers
- Change benches on castors

Gear Storage/Drying

- Gear storage + drying for Hockey Academy and other groups

Storage

- Public activity equipment
- Program equipment
- Seasonal equipment
- Skates/sleds/sledges



POLICY FRAMING

Public realm policies identified in the Grandview-Woodland Community Plan include creating new plazas to support public gathering and enhance existing gathering spaces; enhancing existing parks to improve their quality, diversity, and usability; enhancing public realm infrastructure; and exploring opportunities to expand park space. The plan also seeks to preserve and enhance habitat and biodiversity, and to celebrate the 'grand views' of the city.

COMMUNITY VISION

Britannia's public realm is envisioned as an attractive and dynamic space that reflects the importance of community, diversity, and ecology. People of all ages will gather here to socialize, create, work out or just hang out. Restorative green spaces will be balanced with active areas that are vibrant with art, culture, sports and play.

KEY THEMES

The following key themes emerged from the consultation process when envisioning Britannia's outdoor public realm.

Social Gathering and Outdoor Programming

Many workshop participants highlighted a need for a large plaza for performances and events, coupled with a need for smaller social spaces that support conversation and hanging out. Attractive areas for informal social gathering were what Britannia Secondary student workshop participants wanted most.

Ideas included:

- Creating a central gathering space - a clear HEART for the site
- Scalable gathering/event space that can serve small to medium sized events
- Spaces for "hanging around"
- Outdoor seating and eating areas
- Spaces for people to work and create outdoors
- Spaces for people to connect, relax, hang out
- Hardscape plaza for large performances
- Outdoor living rooms
- Outdoor charging stations
- Rooftop patios with mountain views
- Integrate indigenous, community-engaged, site-specific, public art throughout facility and site

Spaces needed:

- Large gathering / event space
- Medium-size social gathering areas
- Smaller social gathering areas
- Variety of outdoor seating areas, from informal benches to table and chairs
- Social spaces that highlight views

Greenspace and Ecology

Workshop participants repeatedly underscored the need for more greenspace at Britannia, and envisioned integrating natural elements such as trees, water, and habitat areas into the site while reducing water and energy consumption. Participants also envisioned allowing for modifications over time, and leaving space on site for community ideas to grow in the future.

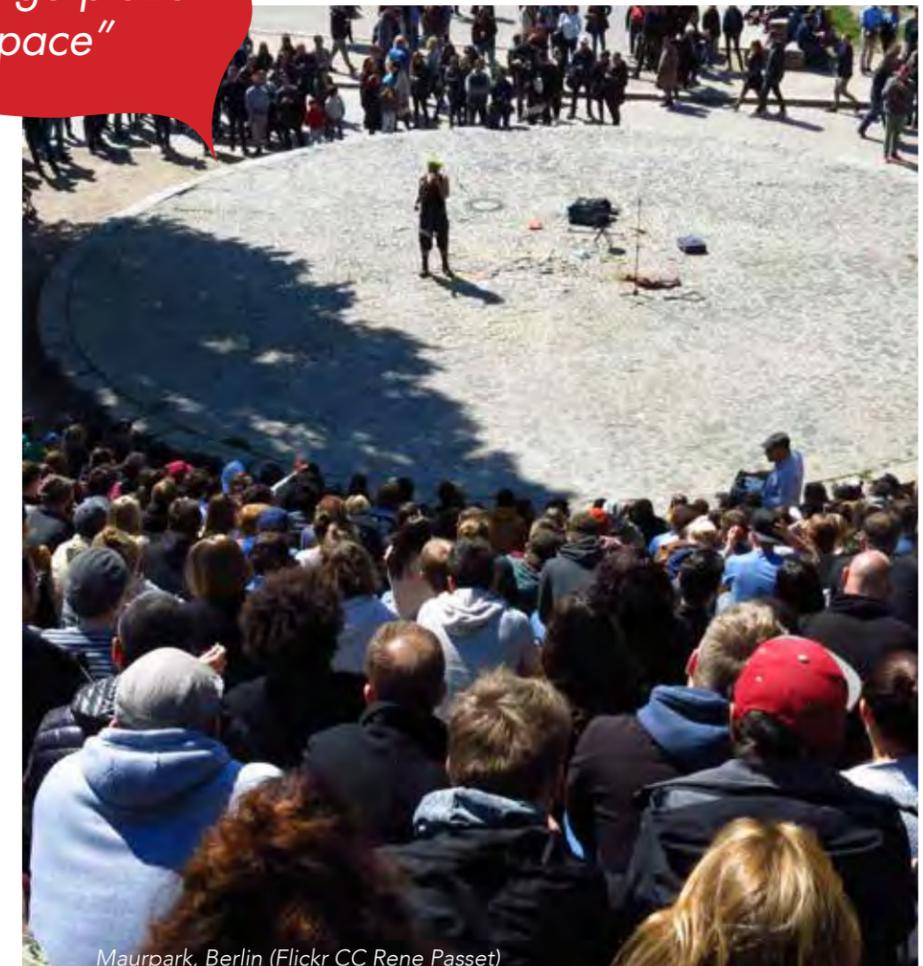


Wilhelmina Square, Leeuwarden, Hosper Landscape Architecture (Landezine)

"A large plaza space"



Monash University, Melbourne, TCL (Landezine)



Maurpark, Berlin (Flickr CC Rene Passet)

"A rooftop area with views, like a patio just to chill on top"

Great hang out spaces are what Britannia Secondary students want most (like a rooftop patio with mountain views!)



Highschool student vision for Britannia's Public Realm (above)
Word cloud representing ideas generated in the Britannia Secondary School Public Realm Workshop. The size of the words reflect the popularity of the idea.

A need for more green space was emphasized in all public realm workshops, from food gardens to habitat areas.

Ideas included:

- Lots more trees, an 'oasis' for the community
- Playful water channels and rain-friendly spaces
- Pond / wetland area for biodiversity and education
- Gardens for teaching
- Rooftop gardens
- Water features
- Green corridor for birds / bees / butterflies
- Medicinal, native and pollinator gardens
- Mason bee boxes
- Greywater system
- Alternative energy
- Secret garden (elementary school)

Spaces / strategies needed:

- Food production
- Multiple gardens and green corridors
- Identify opportunities to integrate nature throughout site design
- Stormwater collection for re-use on site
- Efficient use of resources
- Green corridors and stormwater swales / gardens
- Naturalized areas / habitat areas
- Future development areas (flexible, open space for community-led future development)



Hasset Park, Canberra, Jane Irwin Landscape (Landezine)



UBC Farm Children's Garden (Allison Hamelin)



Outdoor banquet (Flickr CC Kevin Krejci)

PUBLIC REALM - Arts, Culture + Food

Arts, Culture and Food

Public realm workshop participants clearly desire spaces that support arts and culture, such as rehearsal spaces, outdoor performance areas, graffiti walls, and creative commons areas. Participants commonly emphasized a desire to grow, prepare, share and enjoy food outdoors (these ideas are captured in the 'Food Hub' section of this report). A desire to feature Indigenous art, and to express Indigenous culture in the design of the site was also highlighted.

Ideas included:

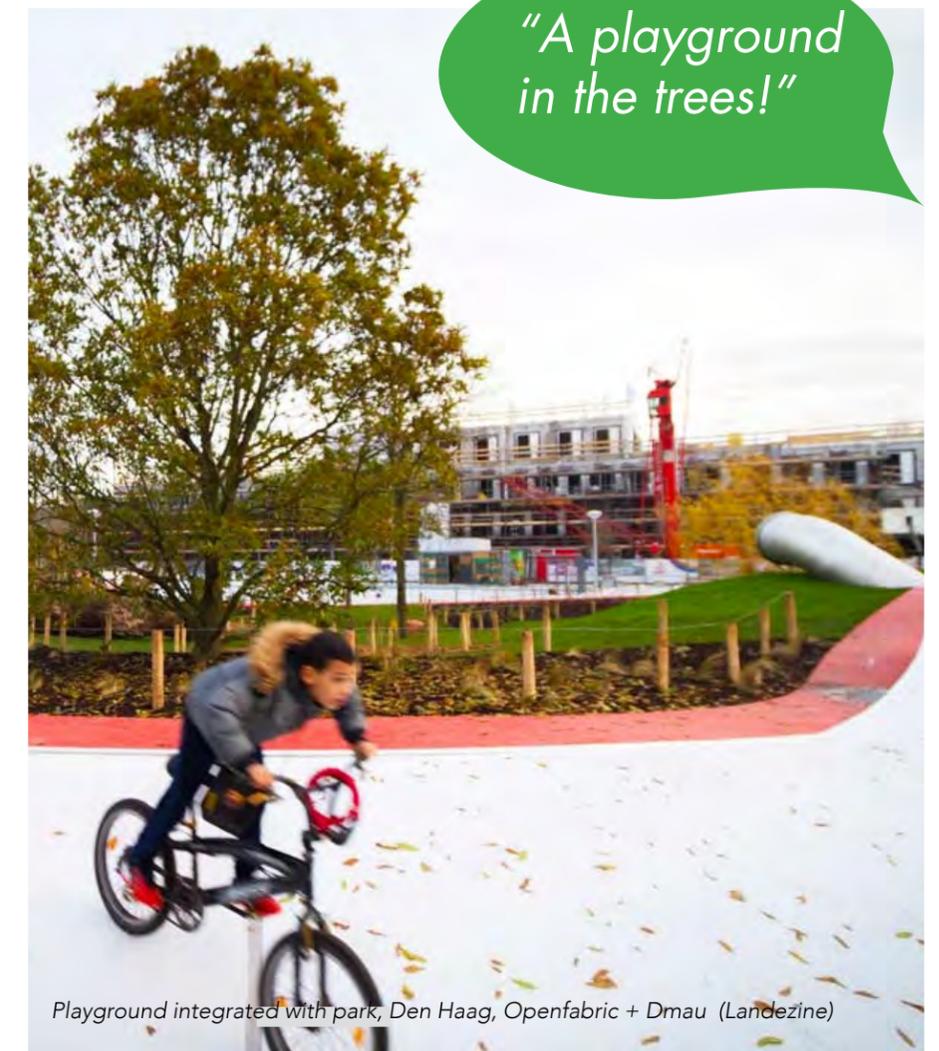
- Outdoor performance and rehearsal space
- Outdoor ceremonial spaces
- Amphitheater
- Public art
- Open spaces for community creation
- Outdoor "maker spaces"
- Food trucks
- Urban agriculture
- Farm / garden education
- Native plant garden
- Outdoor movie theatre
- School cafe that is open to public

Spaces needed:

- Scalable large, medium and small performance spaces
- Food gardens (see 'Food Hub' section of this report)
- Indigenous and pollinator gardens
- Covered courtyard / eating areas
- Outdoor program areas (flex spaces for interior activities to "spill outside")
- Outdoor work stations (work tables with water and electrical access)
- Outdoor storage



Elementary student vision for Britannia's Public Realm
Word cloud representing ideas generated in the Britannia Elementary School Public Realm Workshop. The size of the words reflect the popularity of the idea.



Outdoor Play and Recreation

Britannia Elementary student participants clearly emphasized a desire for play and sports in the public outdoor places, particularly an intermediate playground to offer challenging play opportunities for the older students. Secondary students likewise emphasized playful elements, and high-quality sports fields.

Ideas included:

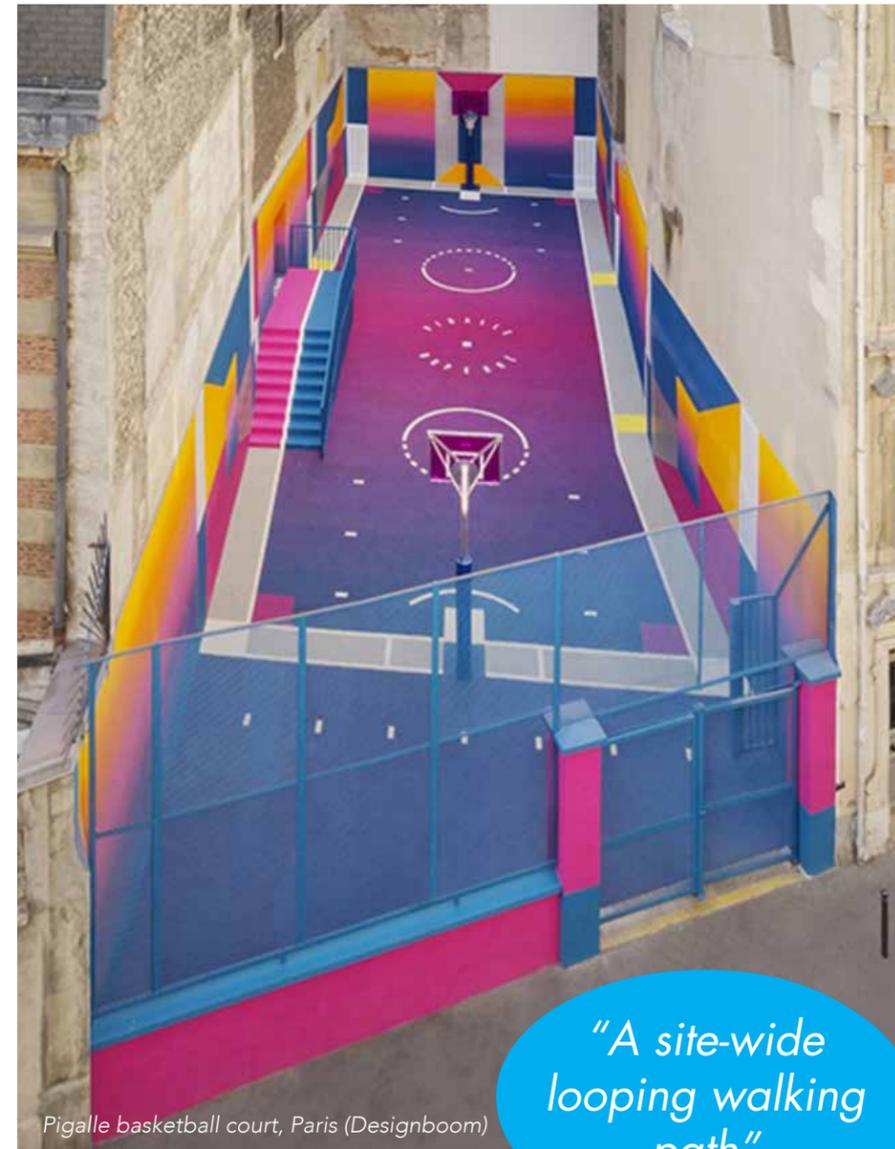
- Play equipment for adults and youth (e.g. table tennis, bouldering)
- Bike loop for learning to ride
- Playful details across the site
- Walking track (non-competitive)
- Naturalized play area
- Water park / outdoor pool
- Ziplines, trampolines, swings
- High-quality soccer field
- Basketball courts
- Rubber running track
- Treehouse
- Beach

Spaces needed:

- Outdoor play areas for young children (general public)
- Preschool / daycare outdoor play area (fenced)
- Elementary school outdoor play areas
- Highschool soccer field
- Water play / splash pad / hot tubs
- Tennis Courts
- Basketball Courts
- Playful site elements, and features that engage youth
- Running track (regulation-size or informal and integrated with looped walking paths)

"We love our micro-footie!"

"A high-quality sports field with a rubber track"



"A site-wide looping walking path"



Views, Site Circulation and Safety

Workshop participants identified the importance of improving wayfinding and connections within the site, as well as strengthening relationships between the site and its surroundings, particularly Commercial Drive. They also emphasized the need for improved indoor / outdoor connections, such as making indoor activities visible from the outside, and having indoor programs spill out into adjacent outdoor spaces.

Ideas included:

- Capture views (to mountains)
- Flexible indoor / outdoor spaces with views in and out of spaces
- Increased connectivity of spaces
- Site-wide loop / walking path
- Bike storage (including lockers)
- Improve sightlines
- More lighting for greater sense of security
- Indoor/outdoor meeting spaces with streetfront / parkfront
- Mobility access, good ramping, fewer stairs
- Greater visibility and sightlines
- Lots of parking (universal access, strollers, scooters, bikes, carts etc.)
- Storage for outdoor tables and chairs

Spaces / Strategies needed:

- Universal access across site
- Consider the needs of those with limited mobility
- Improve sightlines between interior and exterior spaces
- Improved connections to bike routes
- Vehicle parking
- Bike parking, including bike-share
- Stroller parking
- Storage space
- Service Vehicle Access
- Emergency Vehicle Access
- Drop off / lay-by parking
- Provisions for car-share parking, electric charging stations etc.
- Strengthen connections to surrounding areas, e.g. Commercial Drive

* see Public Realm Workshop meeting notes for more detail

POLICY FRAMING

Through the Grandview-Woodland Community Plan, the City of Vancouver Council directs that housing be considered as part of the renewal of the Britannia site:

Policy 6.1.4 (Britannia Special Site). Specific housing reference – via Council amendment in July 2016:

- “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.” (p.48)

Policy 7.1.3 - Maintain and increase the amount of mixed income non-market housing in the neighbourhood (e.g. co-ops, seniors housing, urban Indigenous housing)

- “...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.” (p.130)

The Public Benefits Strategy references these policies, and directs staff to:

- “Seek new: non-market housing opportunities as part of Britannia Community Centre renewal and redevelopment of other large sites” (p.233)

No decisions on housing have been made. The actual number, if any, of housing units that will be built on the site will be determined at the Rezoning stage.

During the Housing Forum, Panelist Bruce Haden shared a range of potentially applicable housing strategies with the community. Concepts explored included combining housing with community facilities, the benefits of shared communal residential space, thinking outside the box when considering housing form that supports a vibrant public life, and roof top courtyard housing.

COMMUNITY CONTEXT

The Britannia Community Services Society's Planning and Development Committee formed a Housing Working Group that has been exploring the conditions under which they feel housing would be appropriate on site. Below are the principles that the Housing Working Group has identified:

1. All land on the Britannia site must continue to be 100% publicly 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 resources and housing on site.
7. Any potential housing should be designed to maximize public greenspace.
8. Any potential housing should be designed to preserve mountain and city views from across the site.
9. Any additional adjacent land acquired to extend the site should also be considered as a location for additional affordable non-market social housing.

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-Woodland Community Plan.

“Height is a critical issue”

“Everybody deserves housing - it should be for whoever is eligible”

Roof top courtyard housing.



COMMUNITY VISION

Responses to housing on the site were mixed. Many expressed concerns and many were passionate about the benefit of locating housing on the site. The responses are summarized as follows:

CONCERNS:

Some participants felt that housing was not appropriate on the Britannia site. Their concerns are summarized :

- Height
- “Privatization” of public land
- Housing limiting use of the site by the community - noise concerns etc.
- Density: the amount of space available for Britannia services should be a priority (also
- No funding should be taken from community centre development
- Interference with school enclave
- Safety concerns with having “others” on site
- Impact on availability of community centre programming
- Compromised security, unsavory people mixing with kids, loss of control over who can be on site
- Loss of green space

BENEFITS:

Many others were excited at the possibility of housing:

- Housing is a critical community service.
- Having secure housing allows people to achieve happiness, contribute to community; if affordable, people have more to give back to the community and the community benefits – improves the local economy
- Britannia could be a good way to contribute to alleviating the housing crisis in Vancouver.
- Housing will increase feeling of safety - more people around with 24/7 occupation of the site.
- Intergenerational community building
- Can be a way to increase social connections and community dynamic - a way to connect people.
- Proximity to services for low income residents including schools, library, and the community centre.

SUGGESTIONS:

- Housing units should not occupy the ground plane
- Scale massing to suit the site - do not overwhelm the community spaces or public realm
- House a diverse intergenerational mix of tenants including: Seniors, Indigenous families, people with disabilities, single parents, artists, writers, musicians , people in service industries, and the homeless
- Alternate forms of tenure
- Located on a public site, housing should be durable high quality construction for generations to come
- Housing to have a unique character, allow some customization
- Flexibility of the space - adaptability over time
- Locate on the edges, corners of the development
- Protect and enhance green spaces, community gardens
- Screening necessary for applicants to living in on-site housing.

“Housing will bring synergy, more people, more diverse, more eyes on site”

Thinking outside the box.



Housing co-located with the new nīdāmat ct Strathcona Branch Library (above) illustrates the benefits of combining housing with community facilities.

WHAT'S NEXT?

There are two further phases that will build upon this Vision Report. They are Concept Options exploration and the determination of a Master Plan.

CONCEPT OPTIONS

With the completion of this Vision Report, the consultant team will utilize the vision to undertake an exploration of a series of concept options for the site. Testing the capacity of the site to accommodate the program, establishing planning criteria, and establishing strategies for meeting the vision.

In early 2018, the community will have the opportunity to provide feedback on renewal options. The preliminary options will illustrate how this vision document informed the criteria that were used to develop and evaluate options for the site. Community feedback from this session will be used to inform the further development of a Preferred Option.”

MASTER PLAN

Based on community and Partner feedback on the renewal concept options, a final plan will be prepared and shared with the community. The completed Britannia Renewal Master Plan will include:

- A community vision to guide future Britannia renewal work
- Facilities requirements identifying the different spaces for indoor and outdoor recreation, social development, arts and culture, and life long learning required to meet the future needs of Britannia
- Phasing, outlining which components and features will be developed first and where over a multi-year renewal.
- An identified first phase of work to beginning detailed design in 2018. There is \$25 million that has been allocated by the City for this work to date. Further funds will be sought in the 2018 capital planning process.

PHASE 1 REALIZATION

The completed Britannia Renewal Master Plan will be presented to City Council in spring 2018. Next steps will begin in 2018 with the procurement of a consultant team to assist in rezoning the site and to develop a detailed design for Phase 1 of the renewal.

