

**Planning and Development Committee
Tuesday October 17th, 2017
7:00 pm in the Conference Room**

Present: Susanne Dahlin (chair), Ken Paquette, Chris Dalton, Barb Cameron, Penny Street, Nancy Strider, Annie Danilko, Alissa Reed, Pamela Dudas, Jane Sheil, Anne Der, Madeleine MacIvor, Carol Buchanon, Andrew Phillips, Levi Higgs, Jim LeMaistre, Pamela Dudas

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

1 Introductions

2 Review of Agenda

- Request for the addition of Britannia Renewal Vision Update
- Request for the addition of discussion on the potential closure of Templeton Pool
- Request for the addition of Britannia Board of Management Vacancy
- All additions approved by the chair

3 Previous Minutes

- Motion to adopt: Pamela Dudas/ Seconded: Levi Higgs
Carried
- *Business arising:* Planning and Development Committee Reporting Template has been recirculated to Britannia committees. Follow-up action to advise committees of upcoming consultation deadlines

4 Britannia Renewal Update

- Vision document (see attached) has been signed off by the City of Vancouver General Manager
- Document represents the conclusion of the first “visioning” phase of the Britannia Renewal process, and the results of the community consultations undertaken so far
- The next phase of the process will be the “options” phase where the various possibilities for the Britannia site will be considered in light of space and resource constraints, the identified priorities of the community, and the strategic planning goals of the various site partners
- Options will require costing and the determination of which budgets will source various aspects
- Options will also require building phasing plans. These will be developed to avoid unnecessary disruption and take into consideration facility priorities, expense, community needs, and other practicalities
- Vision “options” which may include things like facilities, footprints, and adjacencies will be prepared for community review in late November or early December. These will be released at another Britannia Renewal Open House.

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- After community feedback, a preferred option will go back to the partners' table in mid-December for additional input from the site partners (including representation from Britannia Community Services Society-BCSS, the Vancouver Park Board-VPB, Vancouver School Board- VSB, Vancouver Public Library- VPL, and City of Vancouver-COV)
- A refined option will be escalated to a steering committee chaired by the City of Vancouver General Manager who will work with the consultation team and partners to develop a preferred Master Plan for completion in February of 2018.

5 Discussion

- *Comment: The draft Britannia Housing Principles have been included in the vision document but the attached Britannia Land Use Principles have been removed, as have the internal references to the Land Use Principles.*
- *Response: This issue will be raised at our upcoming partners' table meeting.*
- *Comment: Concern with accuracy of policy framing, specifically with reference to the directions around housing from the Grandview Woodland Community Plan- the inclusion of a disputed (amended) direction and lack of reference to other local sites under consideration for new housing development, including the Boffo site.*
- *Response: The issue around the Grandview Woodland Community plan directions for housing on the Britannia site has been raised and we will raise it again at our upcoming meeting.*
- *Question: Previous planning processes have included collaborative planning exercises like a (2011) mapping exercise- will the results of these activities be included in this round of planning?*
- *Response: All materials from previous planning processes have been submitted to the consultants for consideration in the current planning process. The consultants have also met with the previous consulting teams. All previous work will be incorporated into the current plan as due diligence.*
- *Question: Request further clarification around the process by which community will review Britannia Renewal options- how many "options" will be available? Will we be voting on one option or picking elements "a la carte"? Where does the process go from there?*
- *Response: There will be at least two options available for community review, and we will likely be asked to indicate our preferred elements of any potential plans. After an open house and period of community review in late November to early December, the option will be further developed and sent back to the partners' table for additional input. After additional refinement by the partners the option will go to a steering committee composed of upper management from the site partners for a final review before submission to Vancouver City Council for approval as an item in the 2018 capital plan budget.*
- *Question: What is the relative weigh of input from the community, partners' table, and steering committee?*

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- Response: BCSS and the Britannia Board and Planning and Development Committee are working to represent community interests, and all partners are interested in the identified vision of the community. It is impossible to know what will happen given significant disagreement among the community, partners, and/or or management. The upper management represented on the steering committee are relying on their staff to identify community and institutional preferences and will likely work to develop consensus.
- *Comment: The Housing section of the vision document does not include information on potential funding models- concerned with this omission in light of the direction from the Grandview Woodland Community Plan to develop 750 units in the community with only three specifically identified potential sites (including Britannia). How will funds be developed (public-private partnership?) and what is the potential number of units under consideration?*
- Response: Staff from the City of Vancouver have indicated that they do not have anything on the table for this site until the consultant team comes back with options for housing units and their placement. City staff have indicated that they cannot speak to numbers until a site plan is proposed. The potential funding model is also not decided at this phase of the process- these things will become part of the conversation as we continue consultation around housing on the Britannia site.
- *Comment: Concern that steps are being skipped and the community is being asked to “sign off” on housing before being provided with any clarity around number of units or delivery model.*
- Motion: That the Planning and Development Committee request a letter be sent from the Britannia Community Services Society Board of Management to relevant COV staff, including Director of Housing Policy and senior planning staff requesting clarity on city intentions toward housing on the Britannia site, specifically with regard to number of units and funding model.

Moved: Barb Cameron/ Seconded Ken Paquette

Carried

Noted in opposition: David Parent

6 Britannia Renewal Events Update

- Britannia Renewal Indigenous Design Charrette was held on September 16th. Overall it was a positive event, although there was some concern over space footprints discussed during a mapping exercise.
- Britannia Renewal Housing World Café was held on September 21st, the draft housing guidelines were presented to the community, and there was a good deal of discussion about the potential for the housing on the Britannia site.
- Britannia Renewal Open House II happened on September 23rd and had fair attendance with many opportunities to provide feedback on “What We Have Heard” so far.
- Reports out from these events will be made available on the britanniarenewal.org site in the document library

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7 Housing Guidelines Update

- The BCSS Board of Management has not yet approved the housing guidelines. They were presented to the community for review at the Britannia Renewal Housing World Café, and will be reconsidered by the Board after the event
- Comment: In a discussion at the Arts and Culture Committee, we were interested in the idea of artists' live/work studios, but wondered how this would affect the total amount of allocated arts space.
- Response: No decisions with regard to space allocations have been made.
- Comment: Importance of considering existing amenities before new functionalities are added to the site.
- Comment: Concern over Housing Guidelines being included in the Vision document before final revisions (eg. what does 100% affordable non-market housing mean?).
- Response: The guidelines were included as presented at the Hosuing World Café, although without the attached Land Use Principles, which will be brought up at our next partners' table meeting.
- Question: Are the Housing Guidelines going back to the Board of Management for review as they are, or is there potential for us to do further revisions here?
- Answer: The Board of Management will take the guidelines under consideration as they are at an upcoming meeting.

8 Templeton Pool Closure

- The recently released VanSplash report recommends the decommissioning of Templeton Pool by 2023. Surrounding pools, including a renewed Britannia would be expected to handle the community load.
- The stated rationale for decommissioning Templeton Pool is the saturation of pools in the East Vancouver area, and the overlap in service radius with Britannia Community Centre pool.
- Decision is driven by cost considerations- staffing and maintenance costs as well as costs for seismic upgrading, accessibility retrofitting, etc.
- *Question: Does VanSplash take into consideration school/ public usage during school hours?*
- Comment: The primary concerns of the Vancouver Park Board are 1. Public access hours; 2. Swim Lessons; and 3. Rentals. Templeton in particular is heavily used by club rentals which means a decrease in area for public swim.
- *Question: Are these pools concrete block pools? A recent article noted the cost efficiency of seismically upgrading these sorts of pool using spray-on applications.*
- Comment: In my opinion, there has been a lack of assessment of seismic upgrade/ renovation costs in advance of this proposal to decommission Templeton. As a rule, there is an overestimation of renovation costs, and underestimation of replacement costs in these sorts of processes.
- *How is this connected to the redevelopment of the Britannia site? How will this closure effect Britannia Renewal phasing?*

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- Comment: It might also be wise to push for an increase in the Britannia Pool facilities to accommodate Templeton Pool displacement. As buildings age, especially industrial buildings like pools and rinks, a rebuild becomes required for safety and makes more sense than pouring money into something that will ultimately remain unsafe and outdated.
- Comment: The closure of Templeton Pool has been addressed at the Britannia Board of Management. The Pool Committee will be asked to assist in preparing background to submit a letter of inquiry to the Vancouver Park Board from the Britannia Board of Management.
- Comment; Templeton and Britannia pools are within 2km of each other. Originally, Templeton pool was built as a territorial move on behalf of the VPB in order to avoid having to work with the community at Britannia. Both pools were built in 1976. It is also interesting to note that Vancouver has a low density of pools to population generally, especially as compared to places like Toronto.
- *Question: Do we feel that there has been adequate public notice and consultation around this issue? What is the community response to this?*
- Response: The Britannia Renewal community consultation is focused on the Britannia site. We are not considering the redevelopment of the Britannia site as rational to close Templeton Pool, which is why a letter of inquiry is in the works.

9 Britannia Board Vacancy

- Britannia board currently has a midterm vacancy due to the resignation of a board member who has moved to Prince George
- We are seeking applications for a board member immediately (next AGM and board election is in May of 2018). Board members are required to regularly attend board meetings (2nd Wednesday of the month 6-9pm with dinner provided), and are asked to sit on one other Britannia Committee in addition
- Interested applicants should prepare a short biography and statement of interest to forward to the Board Development Committee. Applications can be sent directly to Ingrid Kolsteren or forwarded on by Lindsay.
- The Board Development Committee will be meeting next week to review applications and will be meeting with interested applicants.

10 Close

- Next meeting November 21st, 2017
- MOTION to adjourn
moved: Levi Higgs
passed

Close- 9pm