

**Planning and Development Committee  
Tuesday February 20th, 2018  
7:00 pm in the Conference Room**

**Present:** Ken Paquette, Penny Street, Jane Sheil, Christopher Dalton, Pamela Dudas, Bunny Wilder, Alissa Reed, Nancy Strider, Kevin Cartwright, Naina Varshney, Victor Martinez Aja, Annie Danilko, Jim Lemaistre

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

## 1 Introductions

## 2 Review of Minutes

Motion to adopt as presented: Jane Sheil/ Second: Ken Paquette  
Approved

## 3 Minoru Tour

Tour of Minoru Centre for Active Living construction site scheduled for Monday, March 5<sup>th</sup> 2018 (sign-up sheet circulated)

## 4 Hastings Park Conservancy Tour Report Back

- Formerly the site of the BC Pavilion that was re-wilded and landscaped to include a pond, native plants, as well as walking paths, bridges, and an urban fishing wharf
- The size of the conservancy exceeds the greenspace provisions in each of the three options. There is opportunity now to request that this sort of re-wilding project be considered as an addition to the site, and to work with experts to determine the minimum feasible size for a wild space of this nature
- Additional considerations for the Britannia site include safety considerations (sightlines and fencing) as well as allowances for the greater foot traffic

## 5 Pool and Fitness Report (Pamela and Chris)

- Pamela Dudas and Chris Dalton presented the attached Pool and Fitness Committee renewal report
- The committee is recommending an enlarged pool and fitness facility with additional features and amenities, better accessibility, and LGBTQ2S+ and family-friendly universal changing options

## 6 Discussion

- *Some of the Britannia Renewal concept options show building development over the pool- how realistic is it to build over this span?*
- This would increase the cost of building to adequately support additional floors. Adding additional structural support beams are not ideal as they create blind spots for lifeguards

## NOTES – Planning & Development

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02.20.2018/ approved 03/20/2018

- *What is beach entry?*
- Beach entry is sloped or ramp entry that allows wade-in pool access and improves accessibility
- *Will there be a dedicated warm pool for seniors? How do we mitigate the potential safety issues of young children and seniors sharing pool space?*
- The leisure pool will be warmer than the main tank and should accommodate children and seniors. A larger leisure pool can be separated out into functional areas with ropes and/or permanent bulkheads
- *The feature at the current pool with the “mushroom” fountain and surrounding platform is well thought out and provides a place for kids learning to swim to launch into the pool*
- The mushroom fountain is a well-designed feature and is worth keeping or replicating in the renewed pool as is the design of the current hot tub
- *Concern that a sweat lodge- a spiritual/ ceremonial space is included in the pool and fitness complex. This space should be separate to reflect its status in the Indigenous community. More consultation with Indigenous community members, including Indigenous members of Britannia’s board and committees and representatives from the host nation is required to outline the Indigenous values. The document should be amended to reflect that continuing consultation is required and that the sweat lodge is not a component of a pool and fitness facility.*
- The Pool and Fitness Committee is open to input from community members, and would welcome Indigenous community members to their meeting. The Pool and Fitness report will be updated.

### 7 Better Impact Volunteer Software (Pamela Dudas)

- Better Impact Volunteer Software was implemented at Britannia last July. The program automatically tracks volunteer hours.
- Volunteers can create an online account to apply for volunteer opportunities and record their hours.
- Yao can assist committee members to establish an account and start recording their hours.

### 8 Discussion

- *What is the benefit of recording hours this way?*
- Recorded volunteer hours can be used to demonstrate capacity in grant applications or to help youth leadership volunteers in applying for future jobs, scholarships, etc. The database also allows us to identify volunteers with various skillsets and interests and connect them to relevant jobs.
- *Will print volunteer hour recording still be available?*
- Yes, you can still record your hours in the paper logbook at the front desk.

### 9 Affordable Housing Definition

- *See document attached*

## NOTES – Planning & Development

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02.20.2018/ approved 03/20/2018

- Comment: Improve clarity that all housing is to be affordable housing broken up into the three listed categories
- Comment: Document is too long, and the purpose and audience is unclear. This document should be condensed.
- MOTION to refer definitions back to the Housing and Greenspace working group.  
Moved: Elizabeth Murphy, Seconded: Penny Street  
Carried

### 10 Britannia Renewal Update

- Three site concept options have been released to the public and a community survey is also open on the online Talk Vancouver platforms
- Comment: concern that the options were not presented for review by the Planning and Development Committee prior to public release
- Comment: concern about lack of clarity and confidentiality at this stage in the process- prior planning processes included this committee in the design process
- Comment: The survey is not participant –friendly and makes it difficult to rank options in order of preference
- Comment: The survey should also be offered in paper format to improve accessibility
- Comment: Other issues with accuracy and feasibility including showing maxed zoning on all adjacent streets and multiple stories built over large span pool and rink facilities
- Comment: The adjacent zoning on the options information is incorrect and misleading Facing block on Williams St. is limited to 4 storeys rather than 6 as a designated Character Streetscape Cluster see (GWCP 2016 p. 183 -184). The industrial zoning on Venables would also be limited to 3-4 storeys (60ft) or 7 storeys (100ft) conditional zoning as it follows the Cedar Cove, Portside Industrial I-2 design guidelines (see GWCP pg. 83 and pg. 71). In addition, considerations in the community plan to protect prominent vistas and viewscapes across the site make the attainment of max height in the adjacent streets unlikely. Projecting the conditional height allowances for the adjacent zones misrepresents the actual context of the community. - see full comments in Appendix C.  
*\*note: the City of Vancouver and Britannia Renewal team confirmed the zoning error on Williams St. and have updated and corrected the site concepts information. The zoned height indicated for Venables was not changed.*
- MOTION to recommend that the Britannia Board of Management request the correction of the site concept information, the extension of the community survey, and the hosting of another site concept options open house to release the corrected materials.  
Moved: Penny Street/ Seconded: Elizabeth Murphy  
Carried

### 11 Addition to Committee

MOTION to add Bunny Wilder to the membership of the Planning and Development Committee  
Moved: Annie Danilko, Seconded: Ken Paquette

# NOTES – Planning & Development

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02.20.2018/ approved 03/20/2018

Carried

Close- 9pm

## **Appendix A: Pool and Fitness Report**

### **RECREATION – Admissions/Control**

Space needs:

- Centralized
- In vicinity of main facilities (pool, rink, fitness centre)
- Higher desk, different heights
- Sight lines
- Clarity between paid/communal zones
- Easy access washroom
- Buzzed in, scan through
- CCTV parking lots, bike racks, entries/exits
- Lobby area for bikes
- Sheltered bike racks
- Seated areas in the lobby

### **RECREATION – Aquatics**

General:

- Multiple pools – leisure, training, and hydrotherapy
- Nature (greenery rather than street; garden space)
- Natural light (glare, sunset/sunrise, privacy, wildlife, birds)
- Personal, privacy (sticky sheets)
- Quieter, calmer spaces
- Colours, natural, material, way finding

Pool Deck:

- Minimal obstructions (guarding)
- Dry viewing
- Surface, grippy tile, concrete, warming tiles, grout
- Relaxation area
- Sound amplification and acoustics, instructors, dampening
- Bleachers (removable, collapsible)
- Dry land area (poolside)
- Ventilation
- Pool equipment; storage (drying ability)
- Storage, personal belongings (open + locked)
- Showers on pool deck (hot zones, mandatory)
- Viewing areas, vicinity to teach pool
- Car wash style showers, prior to entering pool deck
- Temperature control showers
- Wheelchairs, strollers area
- Washrooms, opposite change rooms, universal, emergency help button

#### Lanes Pool:

- 25m x 25m
- Ramp entry – FINA standard 25m pool
- Deep end diving/synchro/deep aquafit, (3.5m) (drop-off line)
- Consider adjustable bottom (cleaning, breaking down)
- Accommodate lessons and public simultaneously
- Diving board (1m, 3m)
- Rope swing (thicker, knotting, easy grip)
- Climbing wall
- Adult size slide
- Standing ledge (deep end)
- Lane ropes – fixed
- Water polo

#### Leisure Pool:

- Beach entry
- Lazy river (w/bench)
- Basketball (court, markings, loops)
- Spray features, water features, bubbulator, mushroom
- 25m or 15m lanes
- 2<sup>nd</sup> leisure pool (foulings)
- Lighting features (colour, control)
- waterfall

#### Hydrotherapy Pool:

- hot whirlpool (2?, kids, adults, diff temp)
- ramp entry
- high and low jets
- good foot support (shape, configuration)
- handles
- in middle of lazy river (family)
- cold plunge pool
- light to consider (under water)
- noise (pumps/jets)

#### Slide:

- flume style
- separate from pools (drop tank) no landing strip
- clear tunnel, going outside

### Spa Facilities:

- sauna (thermometer, clock), no under seat lighting
- steam room (cold shower)
- sweat lodge (traditional air filtration, perfumes, scents smudging)
- access to washrooms, showers, changing room nearby

### Outdoor Space

- beach
- splash pad/spray park universally accessible
- outdoor pool
- washrooms, change areas or accessible
- adult features
- geyser
- picnic/lounge tables
- gazebos
- fountain
- fitness component (Hastings Park)
- ping pong
- attention to aesthetics, landscape, inviting

### Multi-purpose Rooms:

- on pool deck
- birthday
- staff training
- meetings
- sink
- counter tops
- doors to lobby and pool areas
- hooks
- storage for training etc
- fridge, freezer
- at least 2 rooms
- different sizes
- teach classes (bronze)
- glass w/ blinds
- AV equip
- Light weight, collapsible, moveable furniture (adjustable height)
- Guard control room
- Staff lunch room
- Programmer's Office
- First Aid Room

## RECREATION – Fitness

### Space Qualities:

- Nature and mountains
- Access to outdoors (secured)
- Good ventilation
- Overlook other activities
- Good acoustics (separate sound barriers)
- Good flooring (in cases of dropping weights)
- Ceiling height (add features, poss track?)
- Add mezzanine, could be track
- Also addressing ventilation

### Aboriginal Perspectives:

- Natural world, reconnection
- Understanding link with physical and spiritual health
- More art

### Fitness Centre:

- More benches
- More free weights and machines, more cardio
- Need proper percentage, what is the proper percentage, sufficient for the size of the gym
- Large open stretch and workout space
- Office space – trainers, therapists, staff with closet (2 different)
- Outdoor area
- Windows, skylights (North)
- Proximity to rink
- Alarmed fire door exit
- Circuit training area; start to finish, instructional, built-in speakers
- Keep what we have
- Sight lines for staff
- Area dedicated for seniors (more space between)
- Labelled machines (numbered, labelled, instruction)
- Accessible equipment
- Water fountains, water bottle fill
- Mirrors (both walls, side/front form)
- Cardio facing
- Large, open stretch area, ballet bar, mirrors
- Lockers (wallets, etc)
- Quiet area for stretch
- Fitness Centre washrooms



#### Multi-Purpose Fitness Studios:

- Wide range – high low intensity
- Programming indoor cycling (storage? More than 5%)
- Flexible divisible, also separate (quiet)
- AV & Equipment
- Netting for storage of accessories
- Mirror
- TRX
- Specialized training
- Temperature control
- Sprung floor
- Mirrors
- Stretch room

#### Specialized Mat Rooms:

- Dedicated boxing
- Martial Arts
- Climbing wall (bouldering)
- Storage/locker/hooks
- Benches, sit

### **Change Rooms:**

- No gang showers in changing room
- Universal for all (large) include families
- Close to gendered spaces (not isolated)
- Showers on pool deck & private cubicles
- Choice of gendered and non-gendered space
- Options for personal privacy (properly sealed doors)
- Baby change tables
- No shower curtains,
- Baby, toddler secured area
- As many secured stalls in the areas as possible (gendered, universal)
- Temperature controls (proper)
- Card reader lockers (YMCA)
- Free lockers
- Ability to bring own lock
- Hair drains
- Spacious (wide spaces to navigate)
- Labelled accessible benches
- Sight lines (privacy)
- Emergency button in all areas (covered)
- Mirrors
- Vanity counters
- Hair dryers
- Swimsuit spinner
- Handicap stall with toilet, shower, bench
- Dry change area (fitness patrons)
- Common public area lockers (CCTV)
- No air/wind drafts

## Appendix B: Affordable Housing Addendum

Preamble: This addendum is included as a supplement to the Britannia Community Services Society Housing Guidelines (2017), to further clarify the meaning of “affordable non-market social housing” as referenced in that document. For clarity and consistency, the term “affordable non-market social housing” should be understood as defined by the Britannia Community Services Society below. Affordable non-market social housing is understood by Britannia Community Services Centre to be bound by the following parameters.

- i. **Conservation of publicly held lands:** Any affordable housing developed on the Britannia site **should** be provided on a rental or co-operative basis only and all lands are to remain 100% publicly owned.
- ii. **Affordability:** For the purposes of the Britannia Community Services Society affordability shall be defined in accordance with the specifications of local, provincial, and federal agencies. Affordable housing on site **should** be managed such as to maintain affordability for individuals and families defined as low-income as per their eligibility through the most recent BC Housing Housing Income Limit (HIL) schedule and/or their eligibility for Income Assistance benefits on the Employable, Persons with Disability (PWD), or Persons with Persistent and Multiple Barriers to Employment (PPMB) streams and/or their eligibility for the Guaranteed Income Supplement (GIS) stream of Old Age Security (OAS) benefits. Per provincial guidelines, affordability is further to be defined as no more than 30% of monthly income as defined by BC Housing rent geared to income policies and/or as allocated by the shelter allowance of Income Assistance benefits including employable, PWD, and PPMB rates. Specific recommendations with regard to tenancy are outlined below:
  - **A portion** of units shall be provided to recipients of Persons with Disability (PWD), Persons with Persistent and Multiple Barriers to Employment (PPMB), and Income Assistance benefits with rates consistent with the shelter portion of their benefits per the most recent rate schedule.
  - **A portion** of units shall be provided to Guaranteed Income Supplement (GIS) eligible low income seniors at a rate of 30% rent geared to income
  - **A portion** of units shall be provided to low income individuals, couples, and families meeting the most recent BC Housing low income housing income limit (HIL) specifications, at a rate of 30% rent geared to income.

- **A portion** of units will be provided to working artists meeting the most recent BC Housing low-income housing income limit (HIL) specifications at a rate of 30% rent geared to income.
- iii. **Reflection of community context:** Processes for tenant selection should promote the continuing richness of Grandview Woodlands' diversity. Special care should be taken to reflect the strong Indigenous and artistic community in the area as well as to maintain the population of young families and seniors against local rental market trends that drive displacement. Priority should be given to individuals and families who are current or former Grandview- Woodland residents and/or have strong connection to the community including but not limited to enrollment in local schools, local employment, and/or a history of access or volunteer experience in local community organizations, social services, or religious institutions. Tenancy agreements should be developed to ensure residents have security and stability in their tenancy. Special considerations, including resident councils and participation agreements, should be taken to ensure resident engagement in the management of their housing.
- iv. **Resident Access to Greenspace:** As compared to other Vancouver neighbourhoods, Grandview Woodlands is relatively deficient in open space per capita. Residents in any potential housing on the Britannia site- as well as others in the area- should be able to enjoy the benefits of access to local greenspace. To this end, any affordable housing delivered on the Britannia site should be developed in such a way as to maximize publicly accessible greenspace. It should further be noted that greenspace here is used in accordance with the definition developed by the Britannia Community Services Society as an addendum to the society's Land Use Principles (2018).

## Appendix C- Full Zoning Comments

Industrial I-2 zoning:

<http://bylaws.vancouver.ca/zoning/i-2.pdf>

This zone was amended in Oct. 2017 and it is unclear what changes were made when. But during the community planning process this area was assumed at 4 storeys, so don't know what happened there.

The use approves industrial, commercial and community uses.

Only residential of caretaker or in connection to an artist studio, not residential as proposed on Britannia.

There is a height of 60 ft., with the first storey a minimum of 20 ft., with floor to floor above at minimum 13'. So for most industrial uses this would be 3 to 4 storeys total.

There is a conditional height of 100', but with the same requirements of minimum 20' main and 13' above, therefore 7 storey maximum.

The Cedar Cove area of GW is not eligible for this conditional height and restricts it to 60'. It referred in the plan that the area in Britannia - Woodland was based on the same design guidelines as Cedar Cove, but the city interprets this as only for "safety and public realm", not for the height restrictions.

However, the conditional 100' is also subject to other considerations as follows:

- 4.3.2 In all areas of the I-2 District except sub-area B, the Director of Planning or the Development Permit Board, as the case may be, may permit an increase in the maximum height of a building to a height not exceeding 30.5 m with respect to any development provided that consideration is given to:
- (a) the intent of this Schedule, all applicable policies and guidelines adopted by Council and the relationship of the development with nearby residential districts;
  - (b) the submission of any advisory group, property owner or tenant; and
  - (c) the effect of building height, bulk and siting on daylight access and visual privacy of developments in nearby residential districts. Daylight access can be adequately maintained if there is no shadow impact at 10 a.m., noon and 2 p.m. on September 21 and March 21. Visual privacy can be achieved by separating building facades by 24.4 m.


In the GW Community Plan there are view guidelines to be considered across the site. This includes specific prominent views across Britannia from William St. looking north and NE, and a view corridor across Grandview Park and Britannia going NE to cover mountain and city views. 100' buildings would impact on those views.

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Figure 9.2: Grandview-Woodland Prominent Vistas and Street Views



 Park     School / Institutional

 City designated view cone

 Street views

 Prominent vistas



Further, the 6 storey in RM zones is also conditional for rental buildings and not all sites would be able to accommodate this.

It is a misrepresentation to suggest that all areas in this zone not covered by heritage clusters would be eligible.

The area identified as a Character Streetscape Cluster on William St. borders most of the street frontage on the south side of Britannia, that is also identified for view protection from that area.

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### **Britannia-Woodland**


1. Maintain the existing protected rental housing stock while allowing for managed rental replacement and new supply in buildings up to 6 storeys.
2. **Preserve significant character streetscapes that have been identified** and allow infill housing to encourage retention of older buildings.

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### **Heritage**

**Exclude *Character Streetscape Clusters* from the RM rezoning policy** allowing up to 6 storeys for secured market rental.



 Character streetscape clusters

The specific intent is to retain these character streetscapes that are only about 2 storeys, not 4.

So the whole premise of taking these conditional heights in adjacent zones and projecting them across Britannia is a misrepresentation of the context of the surrounding community and what could be built on the Britannia site for airspace over the community facilities.