

**Planning and Development Committee  
Tuesday April 17th, 2018  
7:00 pm in the Conference Room**

**Present:** Jane Sheil, Christopher Dalton, Levi Higgs, Peter Odymsky, Pamela Dudas, Susanne Dahlin, Paul Mittendorff, Nancy Strider, Elizabeth Murphy, Susan Dallyn, Barb Cameron, Penny Street, Naina Varshney, Bunny Wilder, Carol Buchanan

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

## 1 Introductions

## 2 Review of Minutes

MOTION to adopt minutes as presented: Naina Varshney/ Second: Pamela Dudas  
Carried

## 3 Britannia Renewal Update

- Master Plan was released publicly on Saturday, April 14<sup>th</sup>
- The Britannia Community Services Centre (BCSC) will be creating a response to present to our partners and to Council for consideration with the final Britannia Renewal Master Plan
- All Britannia Committees are asked to contribute to the BCSC response (summary of the Planning and Development Committee discussion below)
- The Committee's comments will be considered by the Britannia Board of Management at a special meeting on April 25<sup>th</sup>
- We hope to have a final response approved by the Board of Management on May 9<sup>th</sup>, 2018

## 4 Round Table Discussion Summary

- Committee members expressed concern with the process of developing this master plan. Compared to previous master planning processes, there is a lack of direct committee involvement. Moving forward, the committee recommends a more participatory process. Committee members also expressed disappointment with the "post-it note" process for community engagement and were concerned that more in depth responses were not encouraged or incorporated.
- Committee members expressed mixed support for the addition of social housing. Noted in support was the housing crisis, increasing displacement of lower income residents from the neighbourhood, community support for social housing, as well as the positive engagement of potential new residents with the amenities and services on site. Noted as concerns were the height and scale of housing, that housing would take away from community amenities in an already deficient neighbourhood, potential for conflict between residents and site programming over noise and privacy, and that housing would detract from the sense of public ownership of the site.

## NOTES – Planning & Development

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04.17.2018/ draft for adoption 05/15/2018

- The committee raised concerns over rooftop playing fields, and specifically the light pollution resulting from evening field lighting.
- Committee members raised objections to the necessity of a splash pad adjacent to the Britannia pool given the proximity of the Grandview Park splash pad.
- Committee members raised objections to the necessity of removing the (relatively new) Canucks Family Education Centre building, especially given the positive relationship it has to Grandview Park and the success of the Eastside Family Place.
- Concerns were expressed with preserving or replacing public art through the renewal, and specifically the mural on the MacLean Drive retaining wall.
- More information and forethought is required on the impact of new traffic on surrounding residential streets (specifically MacLean and William. Traffic speed and flow is already an issue, and street parking should be maintained for residents.
- The committee expressed concern with the amount and accessibility of parking for the site, as well as the distance between site facilities and between facilities and transport/pedestrian access off Commercial.
- The Committee is concerned with maintaining and expanding genuine greenspace on site.
- Committee members expressed concern with the accuracy of site building height projections and the characterization of surrounding I-2 zoning height limits on Venables given actual neighbourhood context and allowances in the Grandview Woodland Community Plan for protected view corridors and conditional building heights. *(See full comments in Appendix A)*
- The committee is concerned that the integrity of the site is protected through the rezoning process and settlement of land title. Specifically the committee is concerned that disentanglement of VSB lands does not pave the way for future school closures and land sale, and that rezoning is detailed and specific enough that major changes to renewal plans cannot be developed without additional community consultation processes.
- Committee members expressed concern with the safety of creating a large open space enclosed in the space off of main laneways, specifically for the lack of “eyes on the street” outside of regular business hours.
- The committee recommended that the renewed Britannia incorporated a single integrated point of sale for all facilities to help support participation and engagement across program areas and the feeling of the site as an integrated whole.
- Committee members expressed concern that the priority of getting street frontage on main thoroughfares on Venables and/or Commercial has been dropped.
- The committee recommended that alternate phasing and site plans be considered so that building 5 (which includes the majority of community social spaces) be advanced in the phasing order. While the committee understands the functional and program continuity considerations that necessitate the timing of pool and rink build, the committee feels that the importance of the social and administrative spaces included in building 5 merit consideration for development ahead of building 4. *(See analysis notes in Appendix B)*

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- Note: One committee member expressed his regrets and submitted his comments via email. (See *attached in Appendix C*).

**Close- 9pm**