

Planning and Development Committee

Tuesday May 15th, 2018

7:00 pm in the Conference Room

Present: Jim LeMaistre, Susanne Dahlin, Christopher Dalton, Annie Danilko, Ian Marcuse, John Truchan, Elizabeth Murphy, Alissa Reed, Jane Sheil, Fred Lincoln, Will Gladman

Britannia Staff: Lindsay Grant (recorder), Cynthia Low

1 Introductions

2 Adoption of Minutes

- Motion to adopt as presented: carried

3 Britannia Renewal Master Plan and Society Response

- The Britannia Renewal Master Plan was finalized by the partners and released publicly on Saturday, April 14th. City of Vancouver staff are currently undertaking an “order of magnitude” costing of the project, and specifically the next phase of development which will be recommended to Vancouver City Council for inclusion on the upcoming City of Vancouver Capital Plan.
- The Britannia Community Services Society has been drafting a Master Plan Response in consultation with Britannia staff, committees, and user groups which will be presented at the Britannia AGM on May 23rd, 2018, and submitted as an accompanying document to the Master Plan when it goes before Vancouver City Council in June

4 Discussion

- Comment: Concern with how society can be included in the rezoning process, emphasizing the importance of protecting the site, including the VSB lands through rezoning. Concern that the rezoning process will be rushed, shortsighted and lead to unintended negative consequences, including the permanent loss of rare greenspace and public amenities..
- Question: Does the Britannia Renewal Master Plan approval seek funding for redevelopment including the cost of housing? Concern that this would bring the Britannia project into competition with the RayCam renewal project (which also includes housing).
- Question: Seeking clarity on the Britannia Renewal funding approved on the last capital plan/ 2015 plebiscite (*see notes from 2015-2018 Capital Plan and plebiscite in Appendix A*)
- Comment: Concern about the environmental impact of a full scale replacement of facilities. Is the plan too ambitious? Potential to consider renewal and refurbishment of existing facilities. There are also additional “costs” to consider in terms of gentrification, displacement, and environmental impact.

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- Comment: Request that notice be sent to the Planning and Development Committee when the Britannia Renewal Master Plan is scheduled for review by Vancouver City Council (June)
- Comments: Multiple committee members and meeting attendees expressed concerns with the phasing of the project, and specifically the ordering of the social development spaces as the last phase of the project. Many felt that this is prioritizing the “heart” of Britannia Community Centre last. Concerns were raised that the final phases are more vulnerable to funding loss after the replacement of core recreation facilities and that the social development spaces may not be prioritized for completion by future City Councils, Parks Boards, and/or School Boards.
- Comment: We should ensure that there is space carved out for community education programming.
- Comment: Note that committee members should consider joining the City of Vancouver Talk Vancouver Platform to receive notice of online surveys, community consultations, rezonings, etc.

5 Notes on the Master Plan Response

- Comment: the text needs editing for length, tone, and clarity. Need to emphasize the phasing issue and overall timeline of the project being too long.
- Comment: There should be clearly articulated priorities which are summarized in the executive summary and conclusion.
- Comment: The phasing issue is a clear priority- need to explore the potential of alternate locations for social development spaces to make earlier completion possible, as well as using flexible or semi-permanent spaces to ensure continuity of social development programming.
- Comment: Disappointment in the Master Plan direction for housing, feel it is shortsighted. Housing funds would be better directed to RayCam and the focus kept on recreation and public amenities at Britannia. Agreement that the project takes too long.
- Comment: Should include the concern that this process is less inclusive than previous process. The Planning and Development Committee has not been invited to the table to co-create as in previous processes. The response should emphasize the need for continued/ increased partnership with Britannia and genuine public consultation.
- Comments: Need to assert the need for increased greenspace.
- Comment: Should include the request to consider a black box theatre.
- Comments: Housing is a complicated discussion. Recognize the importance as someone with personal experience living in social housing, yet also see the importance of recreation. The Master Plan should emphasize the delicacy and nuance of this discussion.
- Comment: Concern about the practicality of the additional cost to put housing above the pool and rink, and also encourage continued exploration of putting non-profit affordable housing on adjacent land. The issue of building massing and preserving view corridors is also a consideration.

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- Comments: Movement across the site is an issue. Concern with the safety of the plan to activate the laneways which are used by adjacent businesses and frequently used for drop off and pickup for students, seniors, HandyDart, bus trips, library drop offs, etc.
- Comment: A designated space for Kickstand should be included as a priority. Kickstand is a community service, but with a primary interest in social development, Kickstand makes cycling more accessible, improves lives, and builds community connections for environmental, social, and community benefit.
- Comment: As Kickstand has a major interest in social development, there is support from membership for well-planned social housing on site. Kickstand serves the community, so there is concern with neighbours being displaced and priced out.
- Comment: This iteration of the Master Plan does not have the same emphasis on acquiring additional adjacent land, or getting street presence on either Commercial or Venables. Additional land is important to provide different opportunities for phasing, and also to create different options for potential housing.
- Comment: There is an issue of clarifying land title for the continuing security of all the land on site, and especially avoiding the loss of Vancouver School Board owned lands across changes in government. Should include a section in the document on legal and land title, and securing the Britannia site and partnership agreements.

6 Next Steps

- The Britannia Renewal Master Plan will be presented at the Vancouver City Council Standing Committee on on City Finance and Services on July 11th, 2018. The Britannia Master Plan Response will also be shared with the councillors.
- The Planning and Development Committee will reconvene in September
- A notice of the Council hearing of the Master Plan will be sent out to all committee members and posted on all Britannia's regular social media channels.

7 Motion to close: Annie Danilko. Second: Alissa Reed

Our appreciations to the committee

Close- 8:30pm