

**Planning and Development Committee
Tuesday October 18, 2016
7:00 pm in the Conference Room**

Present: Elizabeth Murphy, David Parent, Ken Pacquette, Levi Higgs, Jim LeMaistre, Susanne Dahlin, Gail Cryer, Christopher Dalton, Danais Yera Guerra, Jane Sheil, Andrew Schofield (Britannia Secondary), Giles Grierson (Staff)

1. Previous Minutes – accepted with minor revisions

Old Business:

2. Meeting with City of Vancouver – Joint Committee structure reviewed (see attachment). While Cynthia Low & Sussanne Dahlin are the only members of Britannia Planning & Development Committee on the joint committee, it is clarified that when sub-committees are struck, they will be open to other members of our committee.

- Next meeting is November 2, and will include discussion regarding concerns about potential housing on the Britannia site.

3. Request for Proposals (RFP) Update – The Joint Committee has made a decision, the City of Vancouver has signed off on the decision, and a contract has been offered to the successful candidate. We are just waiting for final negotiations with candidate to conclude and for them to sign off on the contract. An official announcement is expected shortly.

New Business:

4. Timeline – A draft timeline has been produced by the Joint Committee (attached). This timeline is based on what was set out in our original RFP, so these dates should not be considered final or set in stone.

- There is some concern because this timeline only covers Phase I of the project, there is no indication of Phase 2, the next CoV capital plan, continued funding, etc.
- Susanne will push this at the Nov 2 Joint Committee meeting

5. Grandview Woodland Community Plan Wording – *Note: This was a new item arising out of discussion from previous agenda item. Some content (extract from CoV Council meeting) was added later by staff when minutes typed.*

- The wording in the draft GW Area plan regarding potential housing on the Britannia site was changed after members of this committee addressed council, however the final draft posted on the CoV website contains the original, unamended text. We need a plan to follow up with the City about this issue.

Original text / still in GW Plan posted at:

<http://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf>

[P.39]

6.1.4 Special Sites

A. Britannia Community Centre

Directions (see 13. Community Well-being)

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- Achieve mixed-income non-market rental housing as part of its redevelopment and replacement over the long term.

NOTES – Planning & Development

This content is repeated later in the document:

[P.116]

7.1.3. Opportunities for Non-Market Housing (Social and Co-operative Housing)

o 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

However, the amended text for 6.1.4 as approved by Council should read as below:

<http://council.vancouver.ca/20160727/documents/pspc20160727min.pdf>

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON POLICY AND STRATEGIC PRIORITIES

JULY 27 AND 28, 2016

...

[P.6]

amended

AMENDMENT MOVED by Councillor Meggs

THAT the following be added as L at the end of the motion:

THAT the Grandview-Woodland Community Plan, page 39, section 6.1.4 “Special Sites”, second bullet under “directions” (set out below):

- Achieve mixed-income, non-market rental housing as part of its redevelopment and replacement over the long term. be struck and replaced with the following:
- 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.

CARRIED UNANIMOUSLY (Vote No. 01426) (Councillor Louie absent for the vote)

6. Further Field Trips / Site Visits – Discussion about whether we want to visit any new centres/sites

- Maybe we want to re-visit our favourites WITH the consultant
- Challenge made to find another site anywhere - in the lower mainland – with a rink, a pool, a fitness centre, a full community centre, and primary, secondary, and adult education all on one site to compare.
- No decision made

7. Principles Document (Land-Use Principles): Discussion continued point by point, using Sept 20 2016 Post-meeting draft. Discussion continued at a special meeting held Tuesday October 25, 7pm, in the Info Centre conference room. See new amended, post-meeting draft [attached] for latest changes.

- **Present [Oct 25 mtg]:** , Jane Sheil, Kathleen Piovesan, Jim LeMaistre, Elizabeth Murphy, Christopher Dalton, with emailed submissions from Levi Higgs.
- This draft will be presented to the next P & D committee, posted on the web site, and circulated to all Britannia committees for comment. Revisions will then be made, and the resulting draft will be submitted to the Britannia Board of Management for approval/revision.

Britannia Renewal Principles

October 26, 2016

These principles work to increase green space in the community, preserve views across the Britannia site, emphasize the importance of a public and open consultation process, and preserve Britannia's public land for public community centre uses. These principles are intended to be part of a larger visioning process that includes both internal and external stakeholders. This visioning process has been outlined in detail in *Britannia Renewal Stages and Steps in the Planning and Design Process* (December 11, 2015). In the visioning process, open discussion among internal stakeholders and the public leads the planning and design process for Britannia Renewal. While these principles lay some groundwork for such discussions, they will also be added to or expanded upon through them. They are meant to be a baseline, not an endpoint, for all discussion of the renewal of Britannia.

1. Increase publicly accessible green space on the Britannia site and/or add green space adjacent to the site.

Rationale: Since GW has been identified by the City of Vancouver as a park-deficient neighbourhood, we see the Britannia renewal as an opportunity to add green space/park space to the neighbourhood by reducing building footprints and recapturing some of the paved and built up areas of the 18-acre site.

2. Preserve and enhance public views to the mountains and downtown across the site by maintaining or increasing open space, adding only buildings of moderate height and scale as necessary for community centre requirements and community benefit.

Rationale: Grandview Park and the Britannia site together make one of the few open public spaces in the neighbourhood with views onto the mountains and downtown buildings. The views, sense of space, and openness are a fantastic public asset for the neighbourhood and for Britannia users. These must be preserved with the renewal of the centre and therefore new building heights should be restricted to reflect this. Any needed height should be restricted to community centre uses only and "air space parcels" should not be leased or sold for other private uses.

3. Retain and revitalize the heritage secondary school (Britannia Secondary).

Rationale: This building and school is very important to the history, beauty, and present-day uses of the site.

4. Ensure that any external partnerships proposed during the Renewal process are transparent. These must be presented as part of the public discussion, and agreed to by consensus of the existing stakeholders in consideration of the results of the public discussion.

Rationale: Britannia currently operates through a complex, rich, and longstanding set of partnerships between the VSB, the VPL, the City of Vancouver, and the Britannia Board. New partnerships run the risk of interrupting existing partnerships making the process of renewal that much more difficult to finalize. Additionally, all partnerships come with strings attached

that could hamper the full consultation and public decision making process. The renewal of Britannia must be community led and fully public until all issues have been considered and all decisions made.

5. Ensure that agreements among the current land holding parties regarding land swaps or other ownership arrangements of the existing site land are transparent. These must follow not precede the public discussions and public decision making process.

Rationale: Similar to point 4 in that the public consultation and decision making process should not be hampered by additional encumbering agreements.

6. Prioritize all parts of the Britannia site, including potential air space parcels, for community centre, school, library, and green/open space use. All parts of the site must remain fully accessible to the public.

Rationale: Due to the significant increase in density planned for the neighbourhood with the finalization of the new Grandview Woodland Community Plan, and the small number of new public amenities planned for the neighbourhood, especially park space, we cannot accept that existing amenity space be turned over to private uses. Rather residents of this neighbourhood, old and new, will need to maximize the uses of existing amenity space for public use.

7. Prioritize meeting the existing and long term growth needs of the community for services and amenities throughout the renewal of Britannia. Services and amenities refers to open spaces, green spaces, meeting spaces, gathering spaces, arts spaces, recreation spaces, kids' spaces, food spaces, political spaces, library, school, and other community centre uses.

Rationale: Similar to Point 6. However, this point also asks us to think of the future, not just the immediate future, or the future envisioned by the Grandview Woodland Community Plan, but generations into the future. As the whole city densifies and housing becomes more compact, preserving our public land for public use, and building in durability and flexibility to adapt to changing use over time becomes especially important.

8. Ensure community support for the Britannia renewal by funding it through measures other than increasing density in this neighbourhood or others. Specifically, densities should not exceed what has been proposed in the Grandview Woodland Community Plan.

Rationale: During the Renewal, we wish to be able to build as much consensus across the community of users as possible. We anticipate that funding needs may exceed the \$100 million dollars approved in 2014 through the Capital Plan Borrowing vote. Commonly, the City of Vancouver achieves community infrastructure funding through increases in density of allowed development. Increases in density may sometimes be welcomed and other times opposed. Neighbourhood residents must be able to respond to development proposals in the way that they believe best for the neighbourhood without thinking that they are sacrificing needed neighbourhood amenities in the process. We also wish to avoid having neighbours pitted against each other.

MILESTONE/DELIVERABLE	TIMELINE	STATUS
Define - Initiate Project: prepare detailed plan	January 2015 - July 2016	completed
Initial Phase - Needs Review and Assessment	July 2015 - Feb 2016	completed
Develop scope for Visioning/Public Outreach/Master Planning	March - May 2016	Completed
Public RFP for consultants/Procure consultant	June - October 2016	In progress
Public Outreach/Visioning/Master Plan	October 2016 - September 2017	Next Step
Procure full service Consultant for Building 1	September - August 2017	
Preliminary Design and Rezoning - as required	August 2017 - August 2018	
Design Development	August - December 2018	
Finalize Design	January - May 2019	
Procure Contractor	May - June 2019	
Start Construction - Building 1	July 2019	
Construction complete - Phase 1	September 2020	