

Britannia Renewal Land Use Principles

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 and be presented as part of the public discussion, 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 Vancouver Park Board, 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.

5. Ensure that agreements among the current land holding parties regarding land swaps or other ownership arrangements of the existing site land are transparent. .

Rationale: Similar to point 4 in that it is preferred 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 and community.**

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, it is not acceptable 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 includes but are not limited to open spaces, green spaces, gathering spaces, meeting and community engagement spaces, arts and cultural spaces, recreation spaces, seniors' spaces, child and youth spaces, food 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. Increasing the density of allowed development is one process that the City of Vancouver uses to achieve community infrastructure funding. 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.

Approved by the Britannia Board of Management, 7th of March 2017