

Welcome!

CONCEPT OPTIONS OPEN HOUSE

WHAT'S HAPPENING TODAY?

This Open House is to share three Concepts that have been developed from the Vision for Renewal.

PRESENTATIONS

Presentations on the concept options will take place at 6:30pm and 7:30pm.

LET US HEAR FROM YOU!

Your input is highly valued. Help us evaluate the three concept options, so we can work towards developing a preferred concept for Britannia Renewal.

Please provide your evaluation, write your comments, and complete our survey before you leave.



PROJECT OVERVIEW

PROJECT PARTNERS

The City of Vancouver and Partners – Vancouver School Board, Vancouver Public Library, Vancouver Park Board, Britannia Community Services Centre – are working together on a project to develop a **Master Plan** for Britannia.

WHAT IS A MASTER PLAN?

The Master Plan will include:

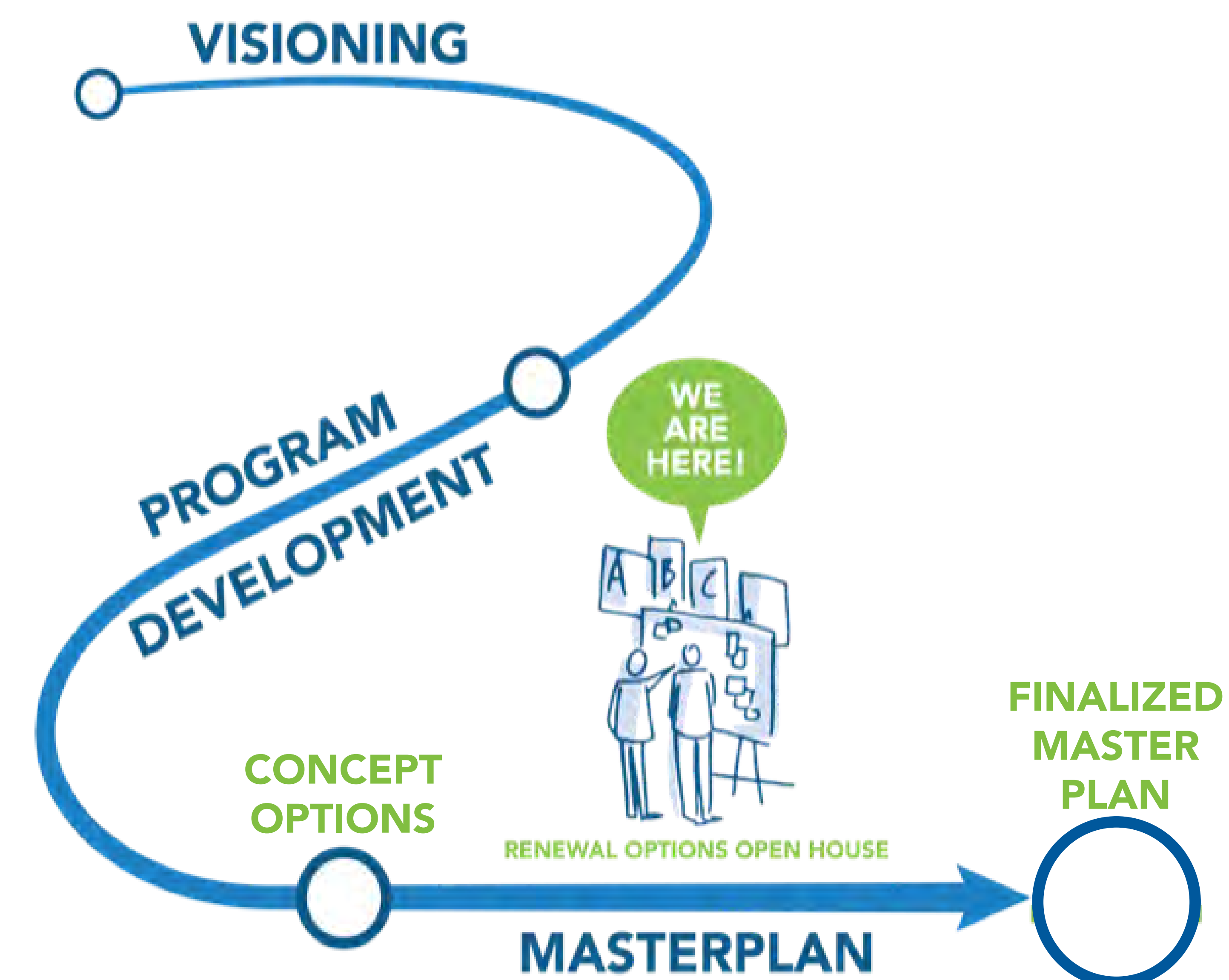
- A **Vision** to inform both the Master Plan and future design work.
- **Indoor and outdoor space needs** that outlines the types and sizes of recreation, social development, arts & culture, and library spaces to meet future needs at Britannia.
- **Location** of all the spaces and places on the site.
- **Phasing** of the spaces and places to be developed over the multi-year Britannia Renewal project.

The Master Plan will be used as the basis for site rezoning and the realization of Britannia's renewal.

WHERE ARE WE AT NOW?

We are exploring three concepts for Britannia Renewal.

The concepts illustrate where the spaces and places envisioned for a renewed Britannia could be located on the site and organized to support community use.



VISION

The **Vision** was the result of a major engagement process with site Partners, community members, service providers and staff.

A distillation of many voices, it is a record of the needs, dreams and aspirations for Britannia's renewal and is rooted in the **shared values** below:

- Take action on reconciliation
- Honour history and culture
- Sharing and caring
- Be accessible, welcoming, and safe for all
- Support well being and growth of the individual and community
- Optimize resilience and sustainability

The mix of **spaces and places** identified in the Vision are illustrated below:



INDIGENOUS ENGAGEMENT UPDATE

EVENTS AND ACTIVITIES SINCE SEPTEMBER 2017

- Musqueam Open House
- Indigenous Design Charrette
- Updates to Vision Document

KEY THEMES:

- Centre Musqueam, Squamish and Tsleil-Waututh language, culture, and protocols.
- Honour the role of Elders
- Support vulnerable youth and adults
- Land-based learning
- Create more opportunities for ceremony and cultural gatherings
- Ease transitions for children



Musqueam Open House



Indigenous Design Charrette

SPACES + PLACES

The spaces and places illustrated below are to be included in a renewed Britannia. They have evolved from a combination of the City policy requirements and community needs as summarized in the Vision.

Note that the areas listed below are for planning purposes and will be confirmed through the City's rezoning process future design development.



SOCIAL DEVELOPMENT 5945 m² (42,000 ft²)

Including 12,400 ft² of Older Adults, Youth, Multi-purpose spaces, and Family Place, 16,500 ft² Child Care, 8,000 ft² Admin Offices, and 4,000 ft² Food Hub



ARTS + CULTURE 1396 m² (15,000 ft²)

Includes an Art Gallery, Arts Studios, Event/Performance/Rehearsal space, and the šxwqwelewen Carving Centre



LIBRARY 1285 m² (13,832 ft²)

Including a creative digital lab and a multi-purpose meeting space



NON-PROFIT SERVICES OFFICES 2038 m² (22,000 ft²)

Office space for providers of arts and culture and social services



OUTDOOR SPACES

In addition to retaining the fields and sports courts on site, an outdoor spray park, a large gathering/event space, and extensive green spaces are being planned for.



GYMNASIA 2755m² (29,655 ft²)

Gym C includes a gymnastics annex space for equipment to be left in place

Gym D will be shared with the Elementary School



AQUATICS + FITNESS 5370 m² (57,800 ft²)

Including Pool, Change Rooms, Fitness Centre, and Fitness Studios



RINK 3035 m² (32,700 ft²)

The Ice Arena will include improved player change rooms and viewing areas, dryland training space, and will share a mechanical plant with Aquatics



VSB HIGH SCHOOL CLASSROOMS + SHOPS

To facilitate the development of a significant gathering space, these spaces will need to be relocated.



NON-MARKET HOUSING

Ways to mobilize non-market housing on the site are being identified as a part of this process. The extent of housing will be determined at Rezoning.

SITE EXPERIENCES

Various site experiences are being planned for to **activate the site and create a sense of place and community.**



DAILY LIFE

The site will support an **energized daily life** at Britannia, whether passing through using the facilities or just hanging out, the spaces will facilitate both connectivity and contemplation.



GATHERING + EVENTS

The creation of a **large gathering space** to host performances, celebrations and a wide variety of events is a central feature of the Concept Options.



PLAY

Opportunities will be provided throughout the site for **all ages play** including a water park, a play zone connecting Grandview Park to the community facilities, and many play fields and sport courts.



CONNECT TO NATURE

Increased green space and opportunities to connect to nature will be provided from inside the facility and throughout the site. Priority to be given to native planting and a naturalized landscape.



ACTIVE LANEWAYS

Improve laneway experience - transforming Commercial and Venables lanes into **active people places**, by locating the art gallery, art studios, housing entries, and drop off areas on these laneways.



USING ROOFTOPS

Inhabit and activate roof tops with urban agriculture, sport courts, child care play areas, and community gathering space.

SITE CONSIDERATIONS





These diagrams illustrate the key site considerations that form the concept options.

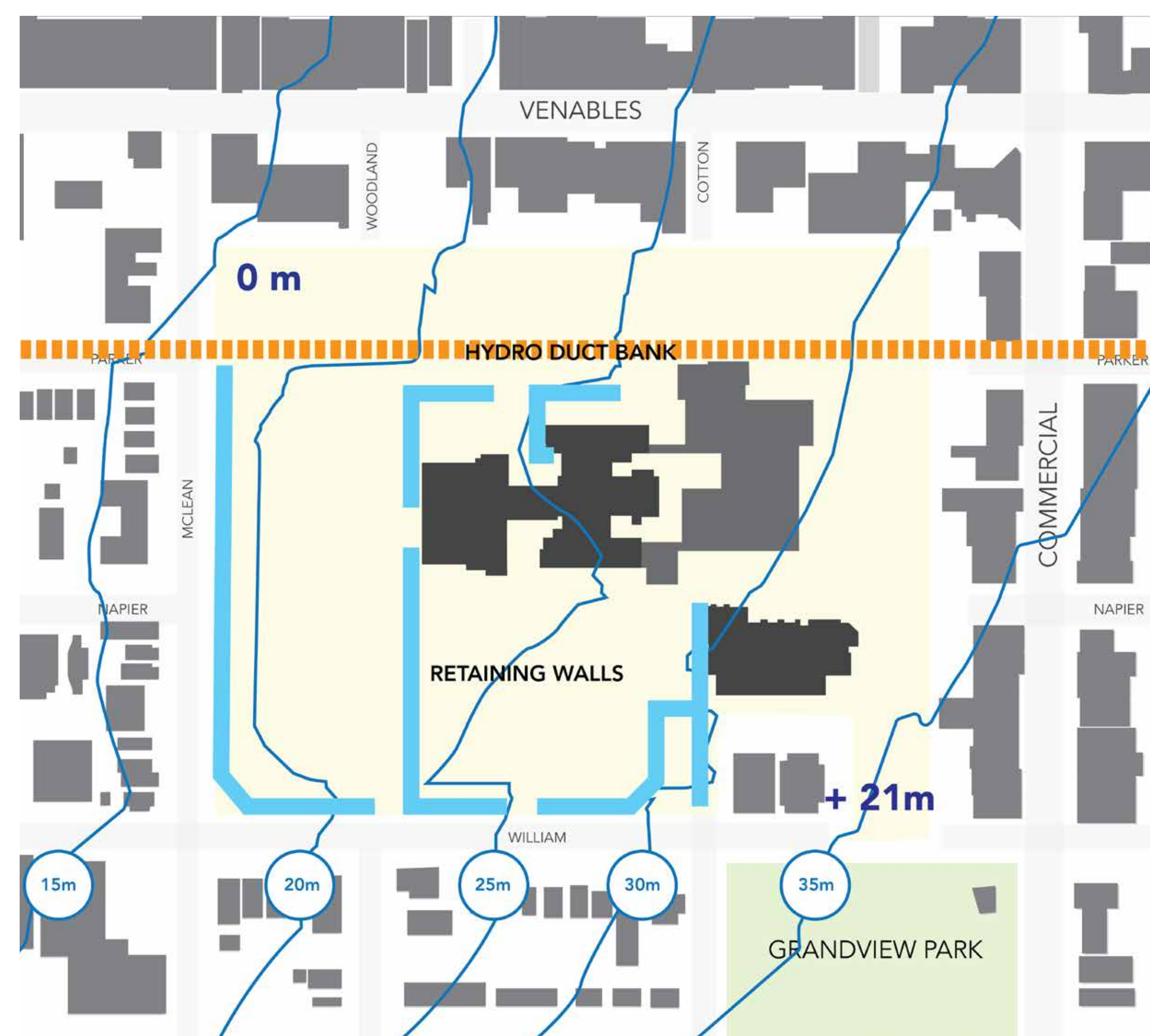


EXISTING BUILDINGS

Many of the existing buildings are slated for replacement. Some VSB facilities will be upgraded or relocated as part of this renewal plan.

LEGEND

-  VSB facilities to be remain
-  VSB facilities to be upgraded or replaced
-  BCSC facilities to be replaced
-  VSB Portables to be removed or relocated




SITE CONSTRAINTS

The site slopes down 21 metres (69 feet) from the south east corner to the north west corner. This affords the opportunity for “grand views” from the site and community around. Coupled with the site slope, some significant retaining walls divide the site into terraces presenting challenges for ease of access and connectivity.

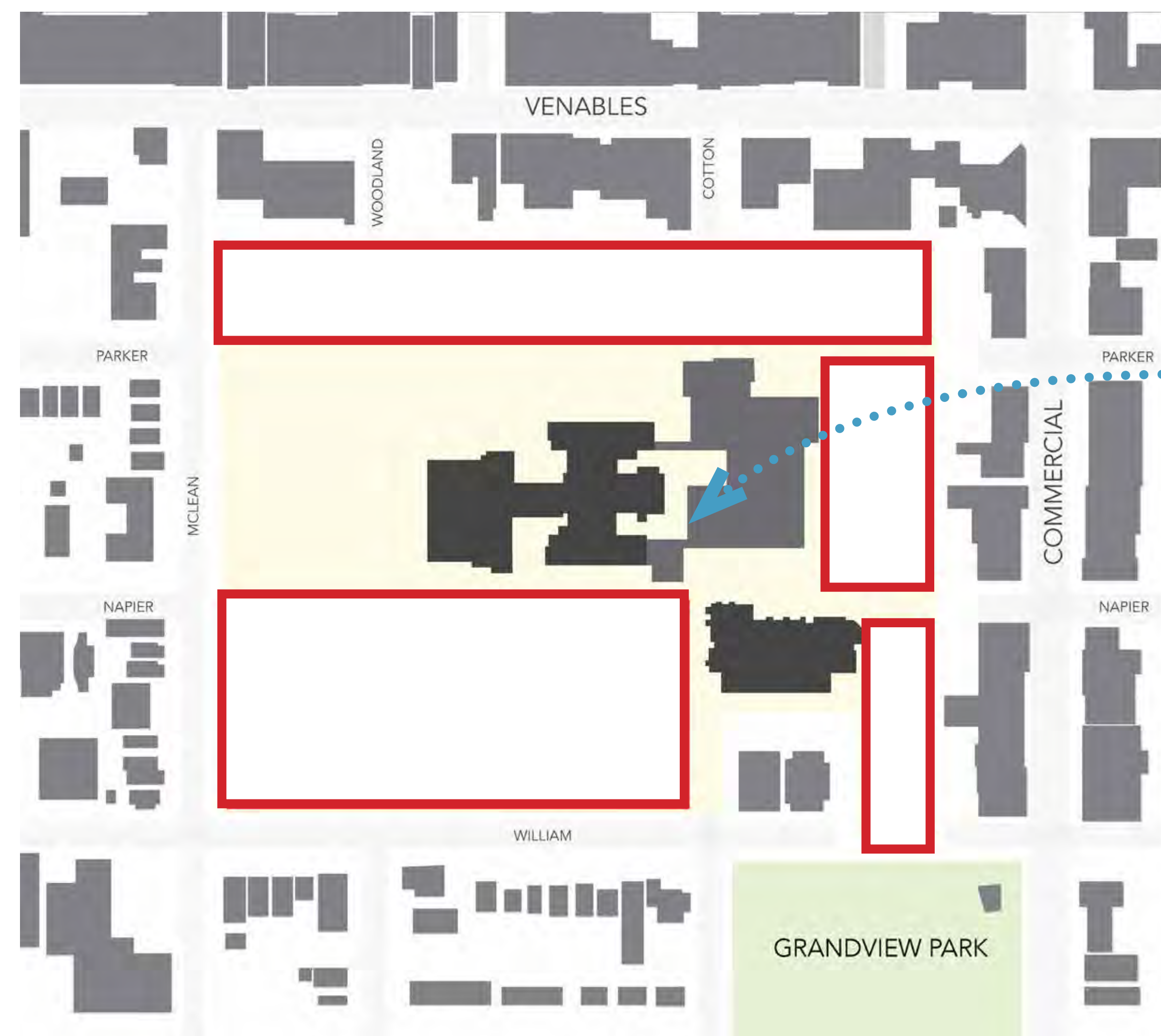
There is a large BC Hydro power cable running down the Parker Street right of way beside the Rink. Nothing can be built on top of it, so it effectively divides the site.

LEGEND

-  BC Hydro Duct Bank
-  Retaining Walls 10 to 20 feet in height

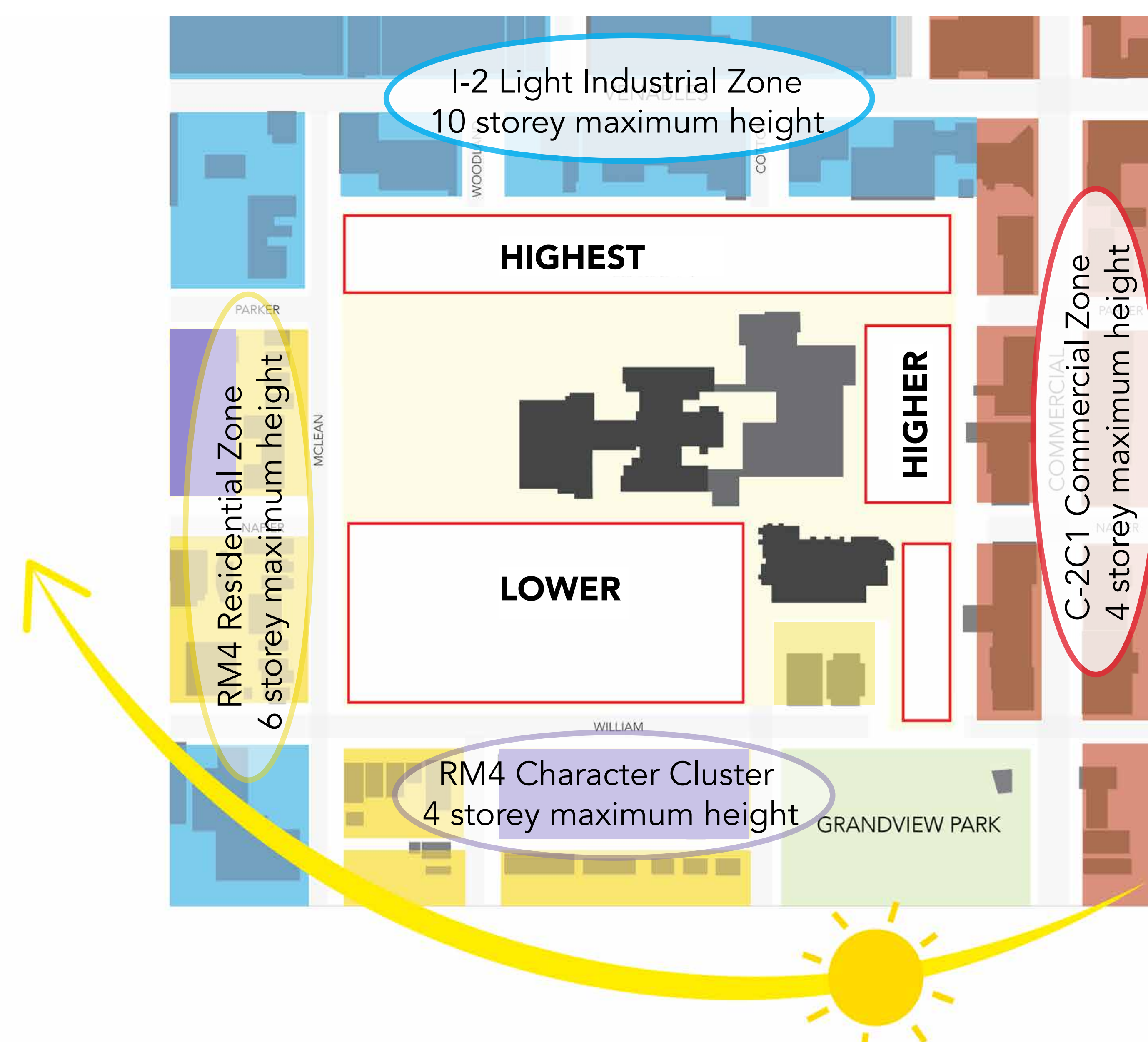
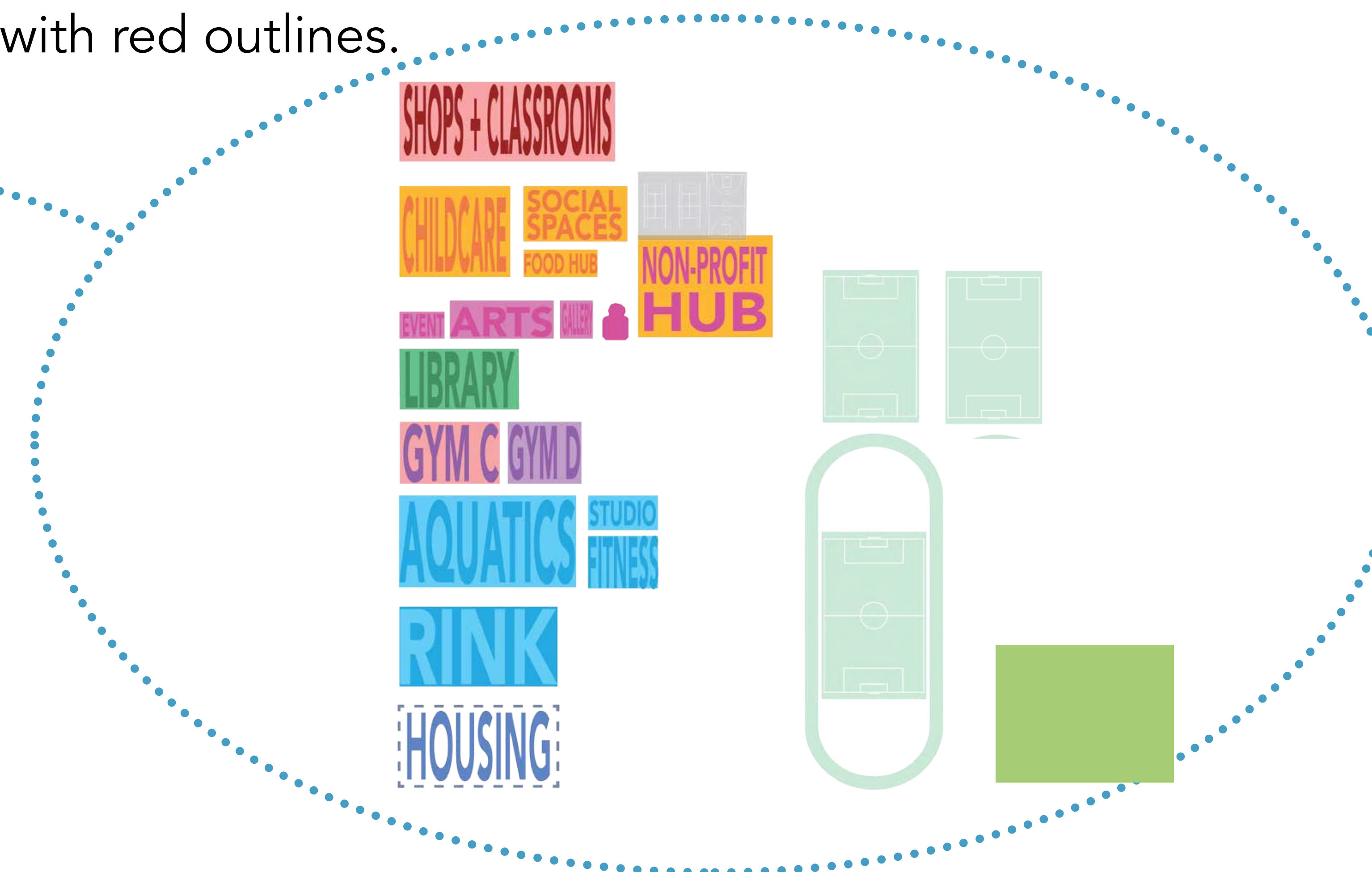
SITE CONSIDERATIONS

These diagrams illustrate the key site considerations that form the concept options.



AVAILABLE SITES + PROGRAM FIT

The spaces, places, sports fields and courts shown below will need to be accommodated on the available sites indicated with red outlines.



MINIMIZE HEIGHT IMPACT ON NEIGHBOURHOOD

Higher buildings will be located to the north and east, while lower buildings will be located to the south to **minimize shadowing** of public spaces and the impact of building heights on neighbourhood.

Building height will follow the topography of the site, stepping down the hill.

BRITANNIA AREA ZONING & ALLOWABLE BUILDING HEIGHTS

- RM-4 Multi-Family Residential - 6 storey maximum height
- RM-4 Multi-Family Residential Character Cluster - 4 storey maximum height
- C-2C1 Commercial Zone - 4 storey maximum height
- I-2 Light Industrial Zone - 10 storey maximum height

PLANNING PRINCIPLES

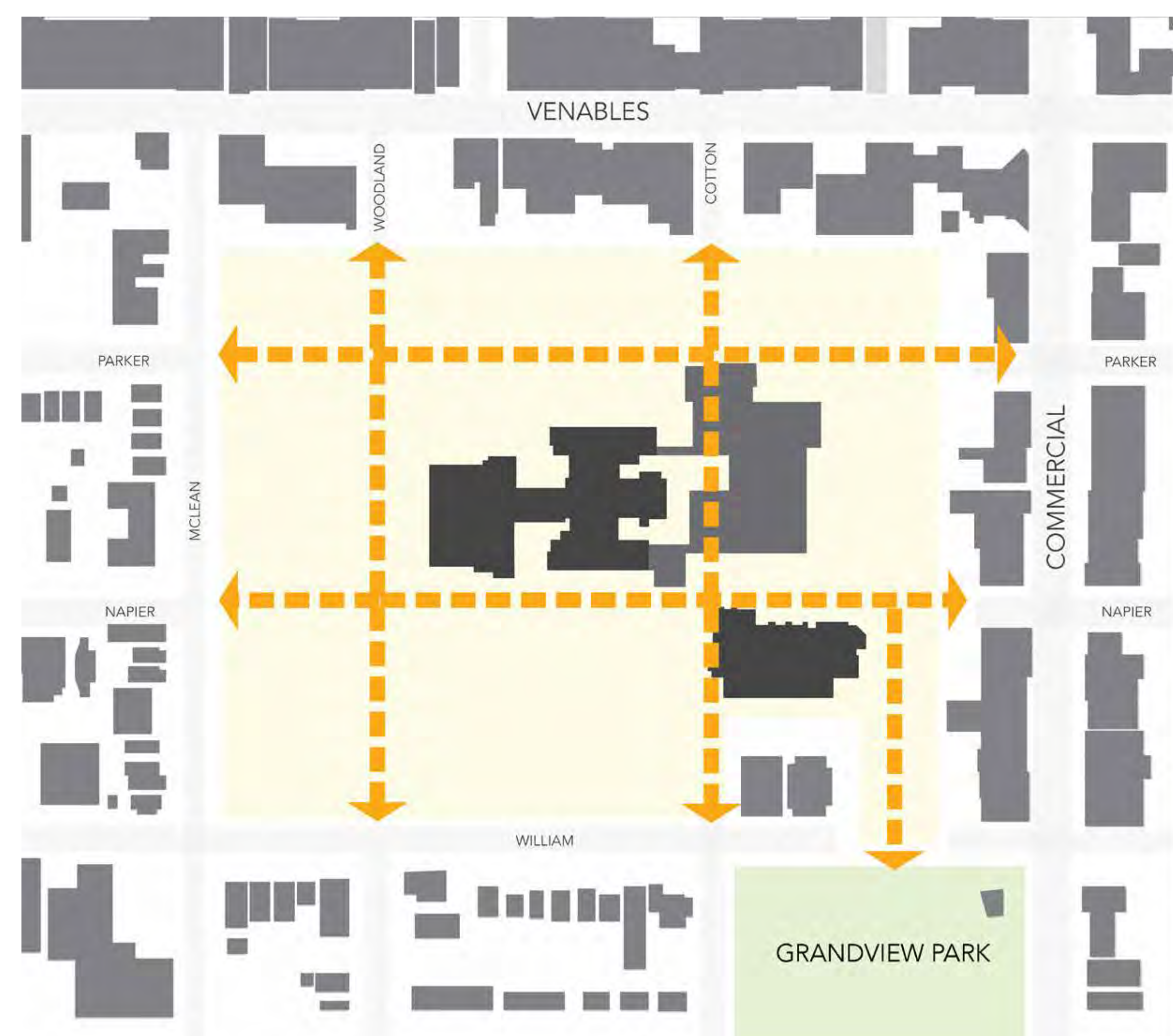
Key site planning principles that guide the Concept are:



PROVIDE A HEART

Throughout the Vision process people told us about the importance for a renewed Britannia to have some kind of “heart” or central space. Today, most people think of the Napier square in front of the library and Info Centre as the heart.

A key goal of the master plan is to provide a much larger central gathering space that support activities, orients the visitor to all parts of the site, and is a great place to hang out.



CONNECT TO COMMUNITY

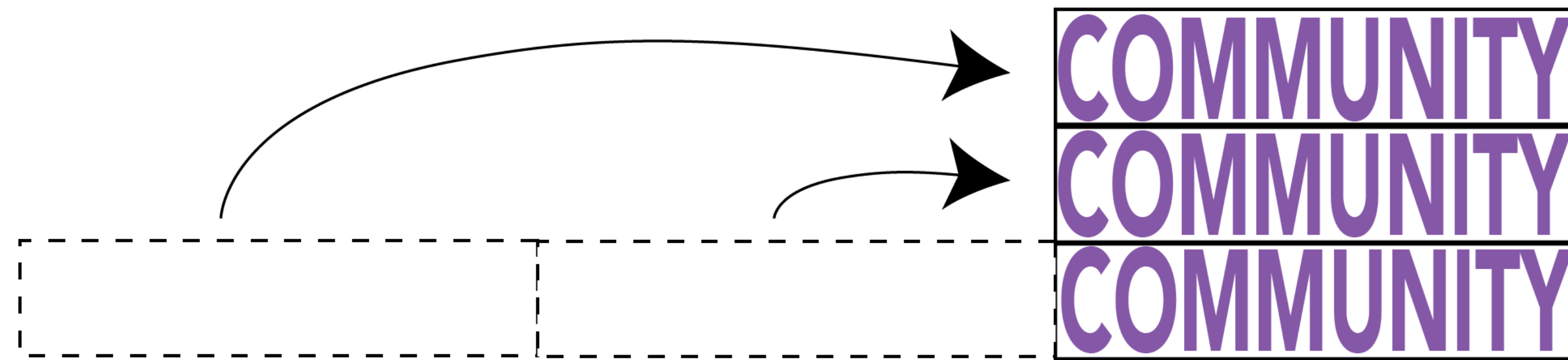
Through the Vision process we heard about how hidden and poorly connected Britannia is to the larger community. The renewal process presents an opportunity to re-imagine and remake connections to the community.

A key planning principle is to tie site circulation to the existing street grid to create an easily accessed and navigated site, open up view corridors, improve site safety, and improve circulation and visibility to and through the site.

All site routes to be regraded to a maximum of 5% slope to facilitate accessibility.

PLANNING PRINCIPLES

Other planning principles incorporated in the Concepts are:



MAXIMIZE OPEN SPACE

The community has consistently advocated for maintain existing or increasing open space on the site to increase opportunities to gather and for more green space.

To retain and create more open space, the community facilities will need to be stacked up.



CAPITALIZE ON TOPOGRAPHY

The sloped site presents opportunities to:

- Utilize the changing grade elevation to reduce apparent size of the facility and blend the multi-storey buildings into the site
- Open up views to Downtown Vancouver and the mountains
- Create some unique opportunities for rooftop urban agriculture and community gathering.



ACTIVATE PUBLIC SPACES

Creating a safe, vibrant and well used public place is a key priority in the Vision. Some strategies help achieve this and to activate public spaces include:

- Connecting interior and exterior gathering spaces
- Adding entries and overlook onto lanes around the site
- Providing views and overlook onto public spaces from above



PRIORITIZE GROUND PLANE FOR PUBLIC USE

Locate any non-market housing above community facilities and access from laneways. This will provide overlook of public spaces after hours and activate the laneways.

CONCEPTS

The concepts have been evolved from the ingredients shown below:



Each option has the same spaces and places, but organizes them differently based on exploring a different focus on siting.

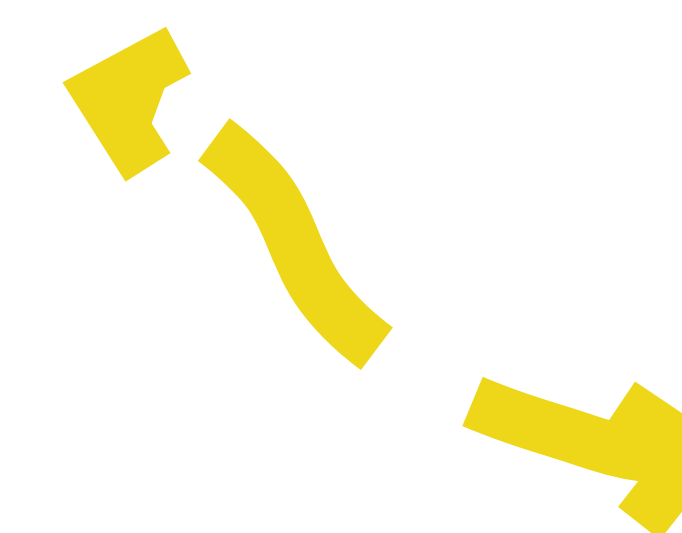
Each option employs the same planning principles and includes:



- a central **Common** gathering and event space



- a greenspace connection or **Play Way** connecting the site to Grandview Park



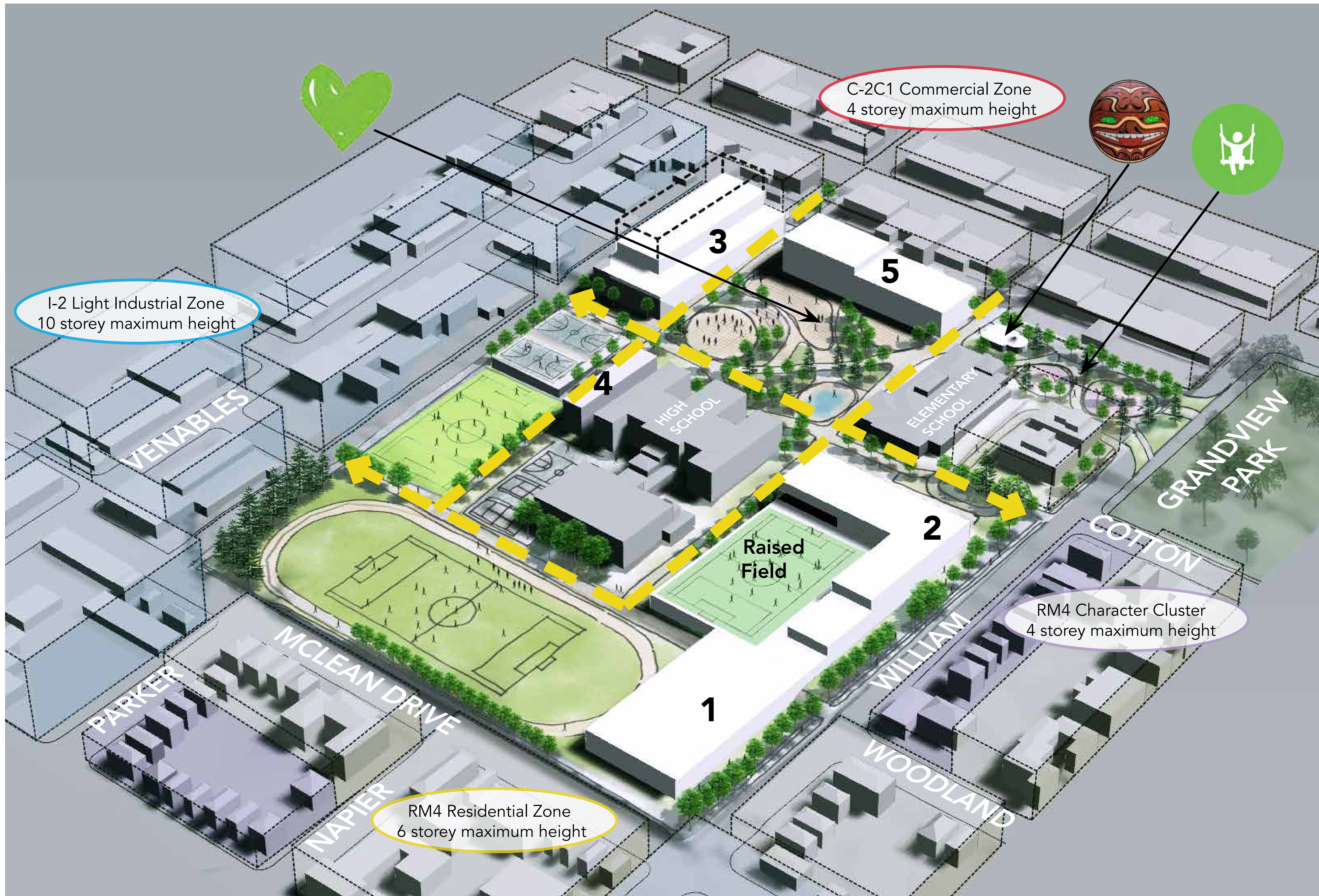
- extending street right of ways into the site as **Pedestrian Promenades**



- locating **ʔxʷqʷeləwən ct Carving Centre** as a gateway to site

CONCEPT 1 - WILLIAM

Focused on the south side of the site on the gravel fields along William Street to consolidate as much of the community centre facilities as possible for effective operations and services for the community.



USES

* Note:

These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

Building 1

Rink

Building 2

Aquatics + Gyms w/
Raised field over
Event Space, Social Hub +
Fitness + Studios

Building 3

- High School Shops
- Non-profit Services Offices
- Childcare
- Non-market housing

Building 4

High School Classrooms

Building 5

Library + Art Gallery
Childcare
Non-market housing

UNIQUE FEATURES

- The majority of the facilities are located in Buildings 1 and 2 along William between Cotton and McLean
- Other program elements such as the Library, Art Gallery, Child Care and Non-profit Services Offices are located closer to Commercial Drive and frame the Commons.
- VSB Classroom and shops are relocated to the north side of site adjacent to the High School to create space for the Commons.
- Raised Field: One of the all-weather fields is relocated on top of the gyms to be level with the Elementary School it serves.

PROS

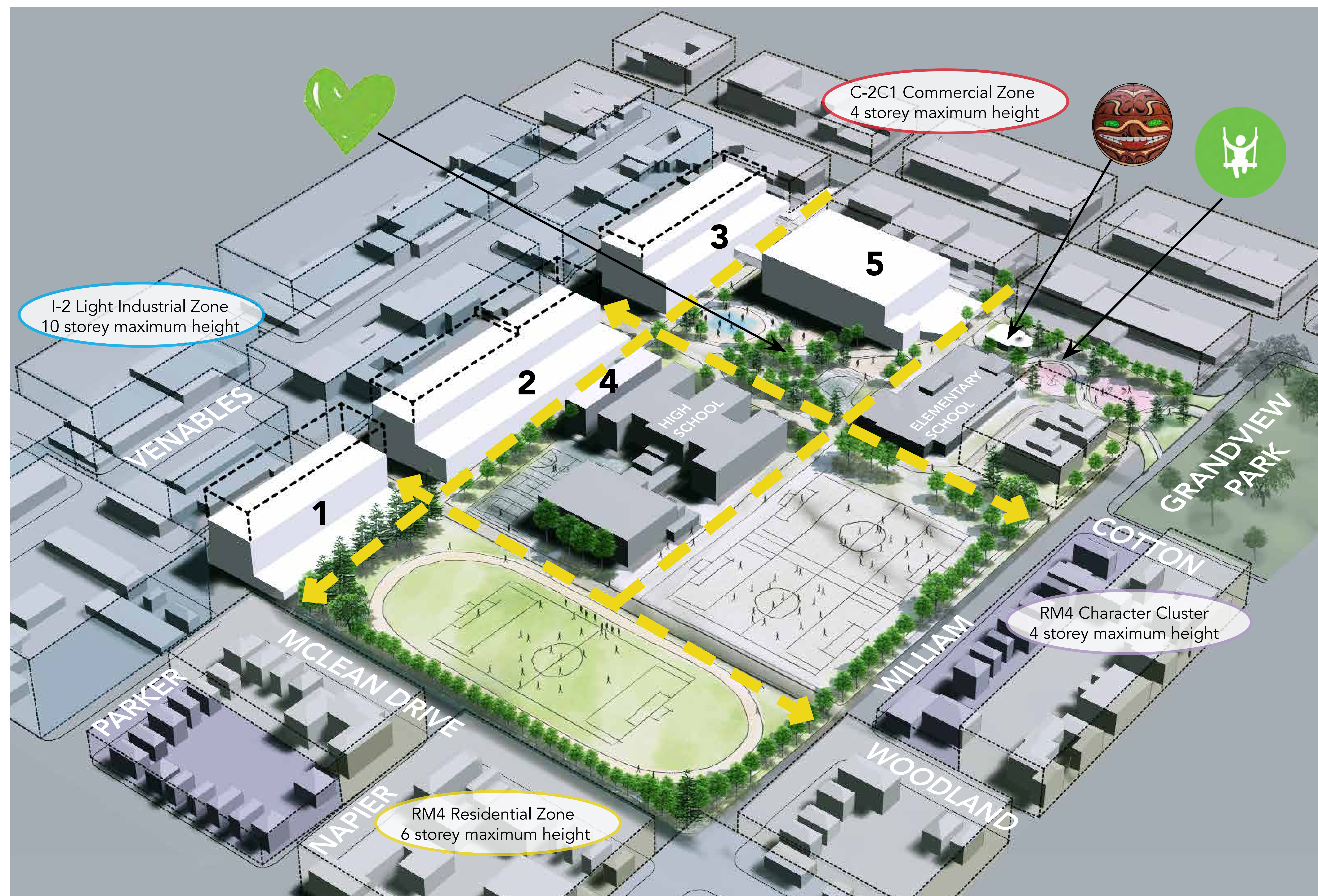
- Consolidated footprint
- Visible from Grandview Park
- Cotton Walk and William Street address

CONS

- Adjacent to residential neighbourhood
- Remote from Commercial Drive energy
- Community connectivity is discontinuous from east to west.
- Spaces and places are split across site
- Traffic impact on residential neighbourhood
- Requires replacement of all VSB fields
- Open site edge at Venables lane unsupported by uses
- Reduced opportunity for housing
- Difficult phasing

CONCEPT 2 - COMMERCIAL

Focused on the east and north sides of the site, with facilities clustered around the the Commons to help support and activate this important community space.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 3 and 5 along the Commercial lane
- Other program elements such as the Rink and Non-profit Services Offices are located along Parker promenade.
- VSB shops are relocated in Building 3 and the classrooms in Building 4 on the north side of the High School to create space for the Commons.

PROS

- Key spaces surround central Commons
- Traffic concentrated on Venables lane
- Positive connection to Napier Greenway
- Some improvement to lanes with active public spaces spilling out
- Opportunity for rink as first phase
- Cotton Walk address
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.

CONS

- Pool location buried - not optimal for facility
- Pool unlikely to proceed in first phase
- Pool and Rink not directly adjacent - not optimal for energy and operations efficiency
- Smaller Common space

USES

* Note:
These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

Building 1

Non-profit Services Offices
Non-market housing

Building 2

Rink + VSB Shops
Non-market housing

Building 3

Event Space, Studios
Food Hub
Non-market housing
Childcare

Building 4

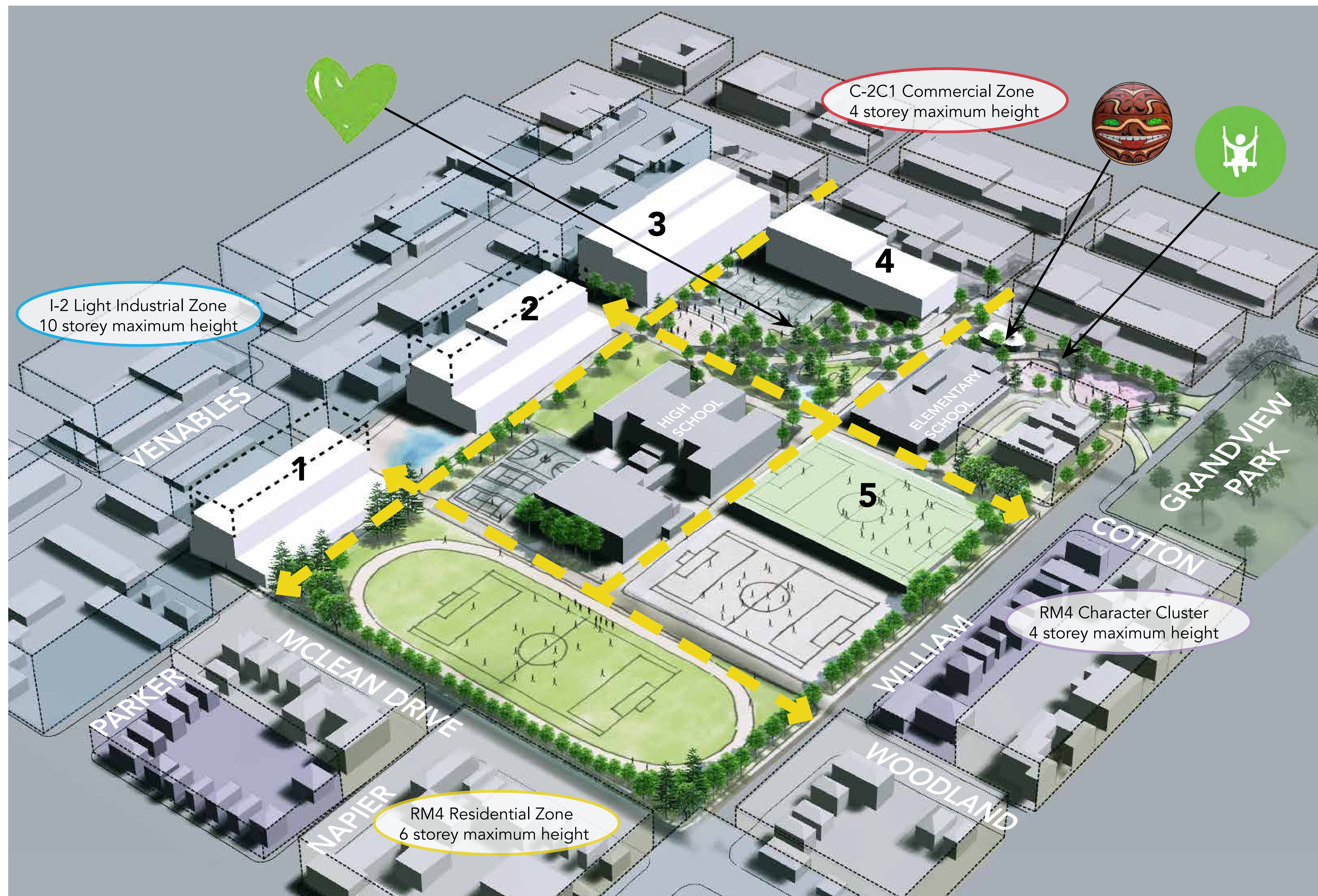
High School Classrooms

Building 5

Aquatics
Social Hub + Library
Fitness
Gyms

CONCEPT 3 - PARKER

Focused on the east side of the site along the Parker Street right-of-way, this option cascades down the length of the site to McLean Drive.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 2, 3 and 4 along the Parker Promenade
- Expanded Parker Greenway/ Promenade
- Roof-top sports field raised to level of Elementary School with VSB classrooms and shops relocated below

PROS

- Greatest increase in public realm / green space
- Wider Parker Greenway activated by key spaces
- Traffic concentrated on Venables lane
- Pool and Rink adjacent - optimal for energy and operations efficiency
- Easiest phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces
- Significant improvement to lanes with active public spaces spilling out
- Field on top of Shops/Classroom roof provides accessible playfield for elementary school and opens clear sightlines from Grandview Park
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.
- Opportunity for Aquatics outdoor space

USES

* Note:
These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

Building 1

Rink
Non-market housing

Building 2

Aquatics
Fitness
Non-market housing
Food Hub + Urban Farm

Building 3

Event Space + Studios
Social Hub
Gyms
Childcare

Building 4

Library + Gallery
Non-profit Services Offices
Non-market housing

Building 5

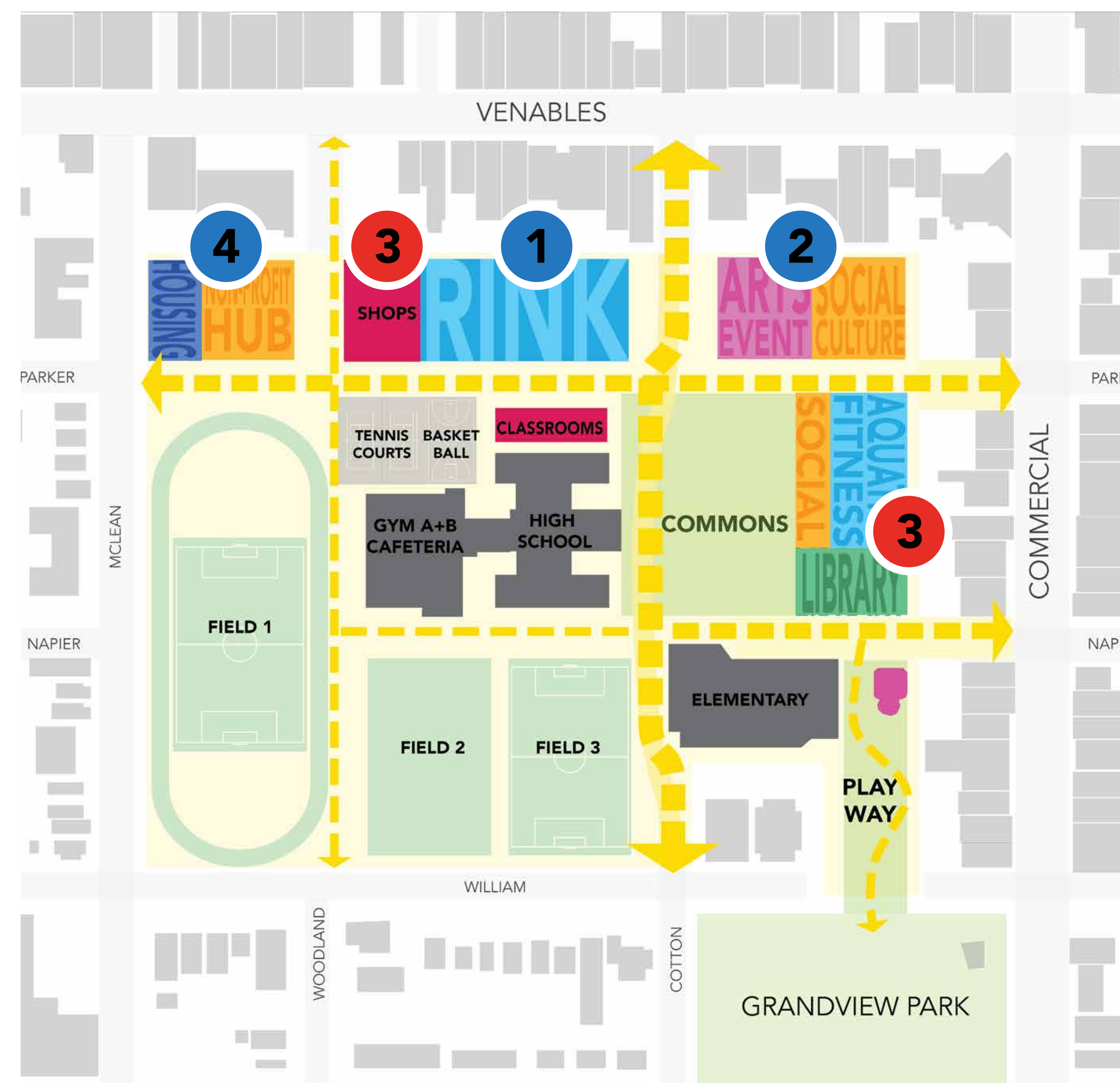
High School Shops
+ Classrooms
All Weather Field above

CONS

- Remote location of Rink from other community centre facilities

POTENTIAL PHASING

Development that impacts Vancouver School Board (VSB) spaces could slow down the development process. Projects that affect VSB spaces will need to align with VSB's seismic upgrade program and priorities. The numbers shown below indicate potential Renewal **phasing priority**.



- 2** Phase with no impact on VSB spaces
- 2** Phase requiring project alignment with Vancouver School Board (VSB) space

CONCEPT 1 - WILLIAM

Due to the extent of VSB alignment required in the initial phases, this concept offers no quick start opportunity.

CONCEPT 2 - COMMERCIAL

Phases 1 and 2 can proceed immediately without VSB alignment of project priorities. Construction of Phase 3 which includes the pool will require time for VSB project process.

CONCEPT 3 - PARKER

This concept has the easiest phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces. This concept allows the majority of the Renewal to be undertaken immediately.

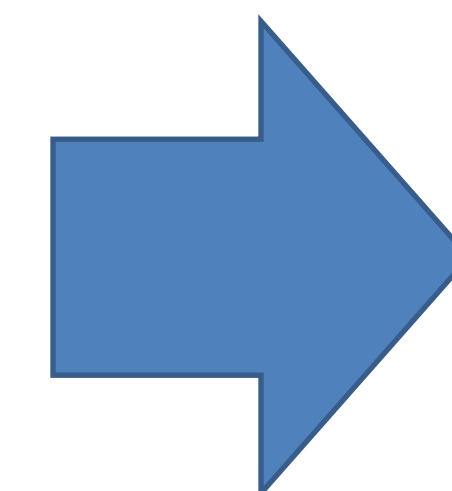
NON-MARKET HOUSING

COMMUNITY DIRECTION ON HOUSING AT THE BRITANNIA SITE THROUGH THE GRANDVIEW WOODLAND PLAN:

- The 2016 Grandview-Woodland Community Plan identified affordable housing as a top priority for the neighbourhood.
- The Community Plan seeks to provide opportunities for a wide variety of housing options to serve the needs of the diverse population in Grandview Woodland; including affordable rental housing for key groups such as low-income artists, families, seniors and members of the urban Indigenous community.
- The Grandview-Woodland-Community Plan includes the Council motion to “seek ways to mobilize air 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”.

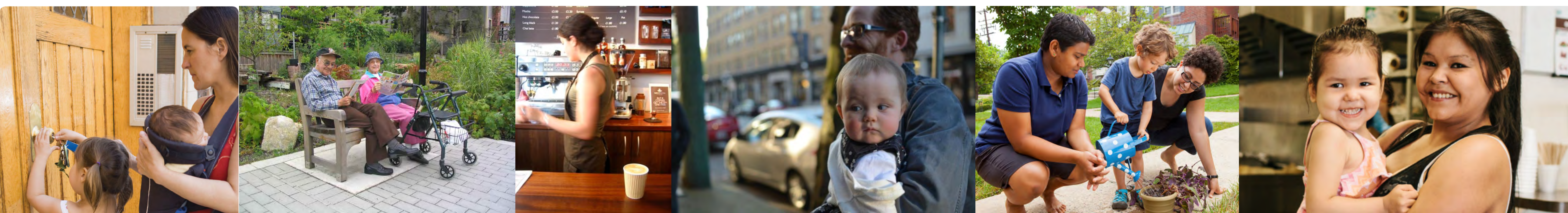
DECISIONS ON NON-MARKET HOUSING THAT ARE PART OF THE MASTER PLAN

- The Britannia Renewal Master Plan identifies opportunities to co-locate non-market social housing parcels with other public facilities on site with no loss of green space.
- Each of the concepts presented include the potential for delivering non-market housing above community facilities on the Britannia site.
- Feedback from site Partners and the community on housing has been included in the Vision Document and will be included in the Master Plan report.



DECISIONS ON NON-MARKET HOUSING THAT WILL BE MADE AFTER THE MASTER PLAN

- Form of development questions including decisions on the number of housing units, housing mix, heights and building form will happen during future rezoning phases supported by site Partner and community engagement processes.
- Working with site Partners and the community, key questions for future planning include:
 - Housing mix - who and how many will be housed?
 - What depth of affordability should be provided?
 - What are the urban design implications of housing forms (e.g. shadows, views)?

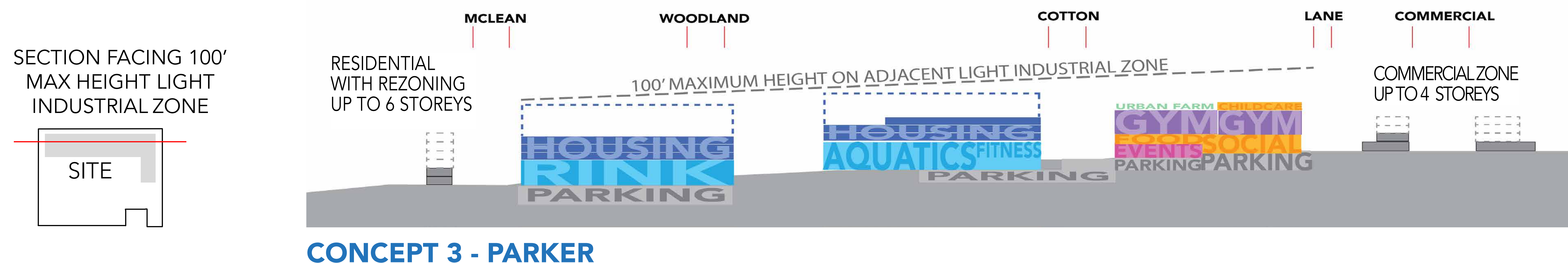
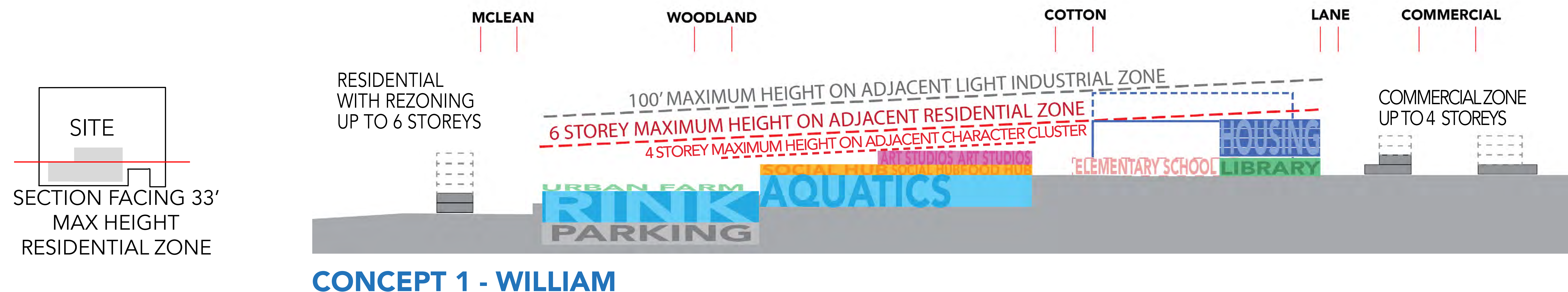


NON-MARKET HOUSING

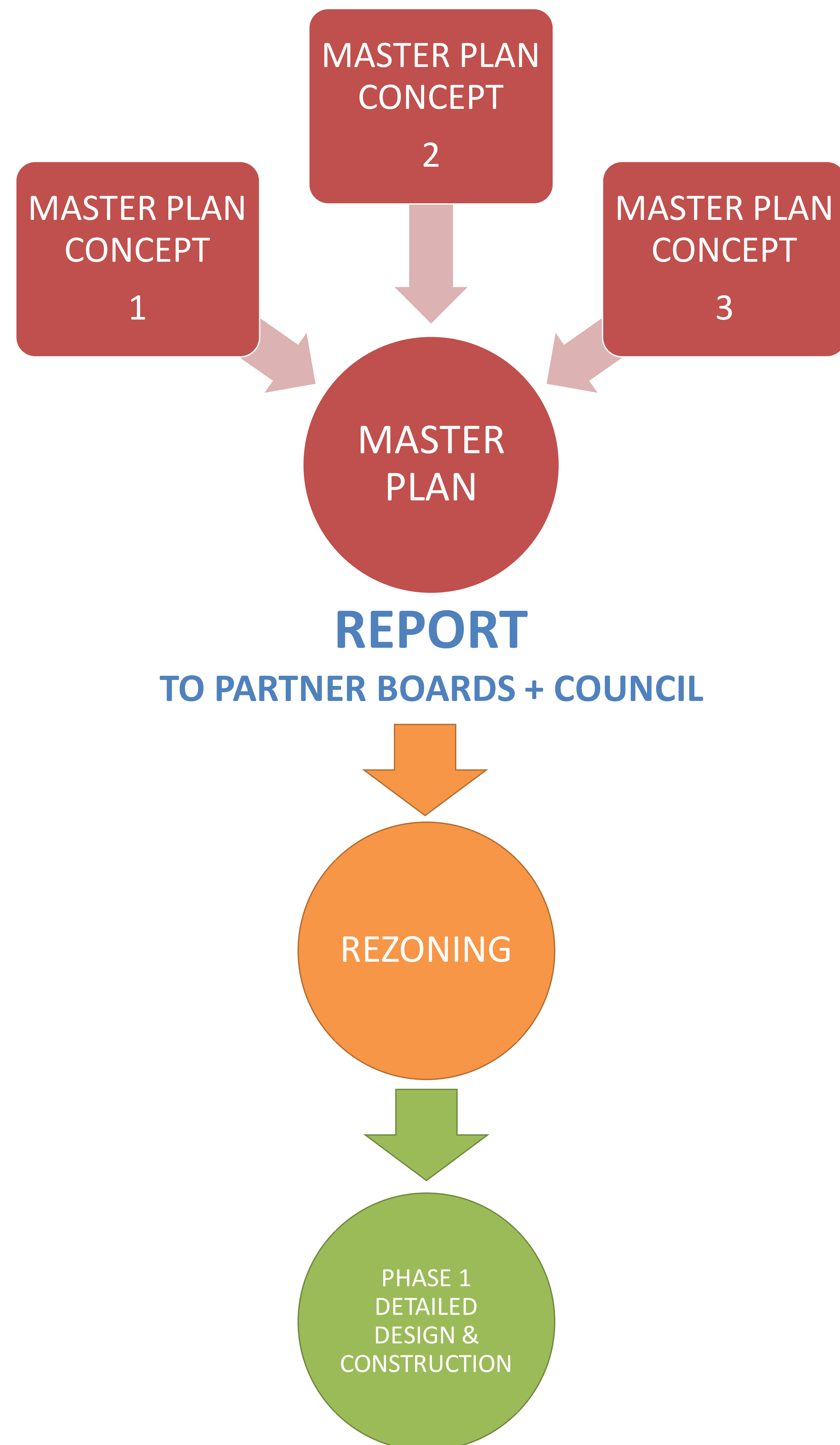
NON-MARKET HOUSING AND ADJACENT PROPERTY HEIGHTS

All of the conceptual design options presented indicate opportunities for non-market housing above community facilities on the Britannia site. Preliminary work on options indicates that building heights between 6 and 10 storeys should be considered.

Non-market housing height and density is subject to rezoning. (Opportunities for non-market housing are shown below with dotted blue line ----)



NEXT STEPS + REALIZATION



CONCEPT OPTION FEEDBACK

- Community feedback on the three Concepts will inform the final Master Plan.
- The Master Plan will draw on the best aspects of each option to create a preferred option.
- The Master Plan will be presented to Partner Boards and Council with a recommendation on the first phase of development to begin Spring/ Summer 2018.

REZONING (2018 - 2019)

- A rezoning process will be required to build on the Master Plan.
- The site is currently zoned for maximum height of 40', a maximum 0.45 FSR (Floor Space Ratio), and uses that do not include social spaces (e.g. intergenerational hub, food hub, non-profit office hub), cultural (e.g. galleries, art studios, rehearsal and presentation spaces), or affordable housing.
- Following the Master Plan, rezoning work will begin with Partner involvement and community engagement.
- Rezoning work will address form of development questions.
- Detailed functional programming with site partners and community to answer specific questions about room uses, sizes, and finishes.

PHASE 1 DETAILED DESIGN & CONSTRUCTION (2020 - TBD)

- Duration of design and construction dependent on scope of Phase 1
- Detailed technical design work, permits, etc.



Thank you!



STAY ENGAGED!

Take the survey
www.talkvancouver.ca

Check Britannia's website for updates
www.britanniarenewal.org

Watch for Master Plan Presentation in April!