

**Planning and Development Committee
Tuesday November 21st, 2017
7:00 pm in the Conference Room**

Present: Levi Higgs (chair), Barb Cameron, Paul Mittendorff, Chris Dalton, Ian Marcuse, Anne Der, Pamela Dudas, Alissa Reed, Nancy Strider, Annie Danilko, Naina Varshney, Martin Younis (guest, City of Richmond)

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

1 Introductions

2 Review of Agenda

- Recent update to Agenda: VanSplash report (Chris Dalton)
- Agenda approved as presented
- Motion to adopt agenda as presented: Pamela Dudas/ Seconded: Annie Danilko
Carried

3 Previous Minutes

- Motion to adopt: Pamela Dudas/ Seconded: Penny Street
Carried

4 Housing Guidelines Update

- The housing guidelines were approved as most recently amended at the Britannia Board Planning Day (see attached)
- The Britannia Board also passed down a recommendation to the Planning and Development Committee to develop further definition for “affordable non-market social housing” and “green space” as described in the Housing Guidelines.
- Motion to strike working groups to develop definitions for “affordable non-market social housing” and “green space”
Moved Pamela Dudas/ Seconded: Barb Cameron
- Friendly amendment: Elizabeth Murphy: Motion to strike one working group to develop definitions for “affordable non-market social housing” and “greenspace
- Motion approved as amended
- The goals and mandate of the working group are:
 - To research various definitions of “affordable non-profit housing” and “green space”;
 - To compare and analyze data;
 - To draft guidelines appropriate for Britannia for the purpose of inclusion in the housing guidelines, and;
 - To present these guidelines to the Planning and Development Committee for discussion on January 16, 2018.

NOTES – Planning & Development

11.21.2017/ draft for adoption 01/16/2017

- Request for participation and meeting dates will be sent out to the Planning and Development Committee email list

5 VanSplash Aquatics Planning Update (Chris Dalton, Pool and Fitness Centre Committee)

- VanSplash is the Vancouver Park Board's most recent city aquatics review and planning process, with strategic recommendations and priorities developed from staff reviews and a citywide survey that generated around 700 responses. A 25 year VanSplash aquatics plan is being developed for presentation to Vancouver City Council early next year.
- VanSplash includes a review of the 9 existing indoor pools, including age/ repair of pool infrastructure, usage, and determines a pool service radius based on tank size and pool amenities, categorizing pools as "neighbourhood" (2km), "community" (3km), or "destination" (4km)
- The VanSplash direction is to move away from the model of smaller neighbourhood pools create larger pools that have greater user capacity with less staff, maintenance and utilities costs for increased financial efficiency
- VanSplash specifically recommends the decommissioning of Templeton Pool due to the close proximity of Britannia and Templeton pools, the age of both structures, and the upcoming redevelopment of Britannia pool. The Britannia pool would be enlarged and include additional amenities as a "community plus" pool to act as a replacement to both the existing Britannia pool and Templeton pool.
- Other recommendations include the renovation of Kensington pool, the redevelopment of Kerrisdale pool into a community pool, replacing the Vancouver Aquatics Centre with a destination health and wellness oriented pool on the same site, and replacing Lord Byng pool with a destination sport-training focussed pool on a nearby site (potentially Connaught Park)

6 Discussion

- *Comment: Having both a leisure pool and dedicated lane-swimming pool at Britannia would alleviate some of the existing pool space conflicts.*
- Response: People use the pool for different reasons and have different accessibility needs and functionality needs. A renewed pool will be more accessible, more open (natural light), more user-friendly, and will likely accommodate a greater diversity of uses (eg. hydro-therapy)
- *Comment: There is a movement around Templeton Pool to retain the existing facility, and the need for neighbourhood pools more generally. The neighbourhood pools serve different functions (eg. school use, club rentals) if not necessarily having a greater absolute number of swims.*
- Response: There is not a great deal of explicit attention to the aesthetic and social value or context of neighbourhood pools. There is a lot to be said for the coziness and social connection value of smaller pools as opposed to the more institutional feel of large new pools. Smaller pools seem to attract a greater proportion of "regulars" as well as

NOTES – Planning & Development

11.21.2017/ draft for adoption 01/16/2017

providing a venue for dedicated LGBTQ2S/ Trans swim times and nude swim times. The older concrete block buildings like Britannia and Templeton also have long lifespans and are relatively easy to seismically retrofit with a spray-concrete process.

- *Comment: It also is necessary to replace pool plants/ machinery. The Britannia pool has had to close twice in the last month due to plant failures. Occupational safety guidelines have also changed to require better working space, ventilation, etc.*
- *Question: How is Britannia planning to proceed with the situation at Templeton pool? Could we develop a letter of support from this committee and/or the board?*
- *Response: There is a letter being drafted by the Pool and Fitness Centre Committee for the endorsement of the Britannia board in support of the continuing operation of Templeton Pool. The letter can also be brought to this committee at our next (January) meeting. The Vancouver Park Board will discuss the VanSplash report in a meeting in early December, and the recommendations will begin to be implemented in 2018.*
- *Question: Is there a possibility to transition to ozone pools for people with chemical sensitivities?*
- *Response: It's more likely that we would implement an ultraviolet system if we used alternate treatment methods at Britannia. The machinery is smaller and more energy efficient. This would cut down on chlorine use, but not entirely- it is a Vancouver Coastal Health requirement that every pool receive chlorine treatment.*
- *Thanks to Chris for leading this discussion*

7 Guest Speaker: Martin Younis, Senior Project Manager for the City of Richmond

- The City of Richmond is currently in the process of building the Minoru Centre for active Living, a large aquatics facility with attached seniors and community space. The Minoru centre is likely 5 years ahead of Britannia in the development process.
- The facility will be approximately 110,000 square feet, with two 25m lap pools (6 and 8 lanes) and large hot and leisure pools. The architects that built Hillcrest Pool (HCMA) have been retained, although the scale of Minoru will be larger than the Hillcrest facility.
- The facility will also include team rooms and a large seniors centre with games rooms, arts studios, multipurpose spaces, a lounge, full-service café, and dedicated entrance and lobby. (see www.yourminoru.ca for further details and renderings)
- The public consultation process included around 110 meetings with over 13 stakeholder groups

8 Discussion

- *Question: how do community members or groups best influence the planning process at the design stage?*
- *Response: There was a 1 ½ year consultation process for Minoru which included ongoing community involvement, reports back to council, and feedback. Having the support of stakeholders and council expedites the planning process for staff. Stakeholder diversity and level of involvement also has influence. During our community engagement, in addition to traditional open houses, online comments, meetings, etc. we also used an*

NOTES – Planning & Development

11.21.2017/ draft for adoption 01/16/2017

ethnography process where diverse cross sections of the population were engaged in paid 2 hour interviews to get a better understanding of broader community need. It's important to balance the needs of the community, council, and individual users and user groups. The 'program' (space blocking) for the site was created from input at the community consultation stage, but it still needs to be developed by staff and go through council. Buy-in from stakeholders is important, and having representatives from different groups speak in endorsement at council was helpful. We also were delayed when user groups pointed out things they were missing (eg. 3 month delay to include a sports field viewing area at the request of the sports council).

- *Question: How was the site for the new facility selected?*
- Response: Putting new facilities on existing park land is undesirable for any city, as is demolishing facilities before new construction is finished and displacing users for a period of time. The decision was made to build the new Minoru Centre on a different site, and demolish old facilities after completion of construction.
- Similarly to the Britannia site, there is a sense of community ownership for the Minoru site. The development of the original facilities was driven and funded by community members and there is an operating agreement between the City of Richmond and the community society responsible for the original development. It's important to balance interests, and have a strong concept of how all programs and services can be encompassed well in one building, balancing the 'iconic' building with practicality and comfort. Any new facility will also become a destination, and there can never be enough parking.
- *Question: What sorts of accommodations are being made for seniors at the Minoru? How much could we incorporate at the smaller renewed Britannia pool?*
- Response: We modeled some of our facilities after the H2O pool in Kelowna, including adding more jets and having a hot pool with warmer water. The hot pool is near to a cold pool and the saunas for therapeutic uses. We have also given the seniors a dedicated entrance and lobby and two floors of dedicated space. The seniors' value for dedicated space was clear.
- *Comment; appreciation of recognizing the needs of seniors. There is some debate on this project about the need for dedicated facilities.*
- Response: We have worked to respond to the feedback we heard from seniors, including the dedicated entrance, parking, and facilities, and working to incorporate best design practices to support seniors, including hearing aid users and people with dementia. As a result we've got great buy-in from the community of seniors, who are now promoting the facility themselves and planning and fundraising for the eventual programs and services the new building will service. We've also had to balance needs, but have worked as staff to have good rationales for the "nos"
- Offer to lead the Britannia seniors on a tour of the site under construction, and set up a meeting with Kathleen Turner of the Minoru seniors to discuss the planning process and strategies to influence the design to support the needs of seniors.
- *Question: What was the rationale for not giving seniors a separate building?*

NOTES – Planning & Development

11.21.2017/ draft for adoption 01/16/2017

- Response: There had to be a compromise to account for staffing, maintenance, energy use, and operations costs of operating two separate buildings. The seniors have their own dedicated entrance and parking, basically we have created two building connected by a corridor. There are additional benefits to this approach- seniors can access the other facilities on site without leaving the building. I think it's a great example of "best of both worlds".
- *Question: Regarding the technical advisory committee- how early were they involved in the process, and what was the makeup of the committee?*
- Response: The technical advisory committee was a stakeholder committee that was involved early in the process, they acted in an advisory capacity. The work of doing projections, engineering, operations, staffing plans was ultimately completed by City of Richmond staff.
- *Question: The population in the neighbourhood is aging- how do you build for changing demographics?*
- Response: Standard operating procedure is to build for 50 years in the future, going by best projections.
- *Thanks to Martin for his time and insight*

9 **Britannia Renewal Update- Cynthia Low**

- Currently, the Britannia renewal process is at the tail end of the program development stage. You can see some of the priorities developed in the Britannia Renewal Vision document. Our consultant team is now working on developing site plan concepts to present to the public for review. Some initial concepts were presented to the Britannia Board of Management at their planning day last weekend. The process now is to refine the concepts to take into account the complexities of the site and the requirements of the various partners, as well as balancing demands and making pragmatic tradeoffs.
- Concept(s) will come to the public after further review and sign-off by the partners in early-mid January. This is not the final consultation however; the development of the final Britannia site is an iterative, phased process and will go through various refinements with continued public engagement throughout the design and construction of the facility.
- It's important to us to retain the unique atmosphere of the site and community that is here. Having the support of the community and broad consensus will help to expedite the process.
- We are in a new political climate, which affects our opportunity for funding. We now have an NDP provincial government and Liberal federal government as well as municipal elections upcoming in 2018.
- The next major dates for Britannia Renewal will be in January when we will host another community open house to go over the site concept "options" developed by our consultants
- We will be meeting with stakeholders, including the seniors in advance of the open house.

NOTES – Planning & Development

11.21.2017/ draft for adoption 01/16/2017

10 Close

- Next meeting January 16th, 2018
- Motion to adjourn
moved: Annie Danilko/ Seconded: Chris Dalton
passed

Close- 9pm