



**Planning &  
Development Committee**

**Core Documents**

April 2018

# Table of Contents

<u>Heading</u>	<u>Page #</u>
Need & Rationale for Renewal	2
Site Features	3
Neighbourhood Characteristics	4
Vision for the future of Britannia	5
Design Principles	6
Renewal Objectives	7
Programming Principles	8
Land Use Principles	10
Housing Guidelines	12

# Need & Rationale for Renewal

- Aging mechanical and electrical plant for the pool and rink facilities
- Increase cost of operating the facility – capital repairs and efficiencies
- Lack of appropriate public spaces, programming and multi-purpose space (no arts and performance studios, theatres or appropriate meeting rooms)
- Lack of green space and park space
- Lack of seismic upgrading to existing structures
- Safety – blind corners, dead ends and public areas that are difficult to secure
- Challenges in site navigation – dead ends, too many doors, no formal entrance for the Secondary school, Elementary school or community centre, poor lighting and security
- Poor accessibility – large grade change with only minimal elevators available

# Site Features

- 18 acre site in the heart of Grandview-Woodland neighbourhood
- 70% land owned by the Vancouver Board of Education, 30% by the City of Vancouver
- Services primarily provided by staff of Vancouver Public Library, Vancouver Board of Education, Vancouver Park Board and Britannia Community Services Centre Society
- Established in 1908/1911 Britannia Secondary School, 1955 Cafeteria and 1967 science extension
- Community buildings, library, pool, ice rink and Elementary school completed in 1976
- Britannia Secondary School heritage building seismically upgraded in 1991, Britannia Elementary School upgraded in 2010
- An economic, education and recreation centre in the City. Over 250 staff, over 4,000 visits per day and over 1,000 students (K-12, adult learners, secondary and elementary students)

# Neighbourhood Characteristics

- Grandview-Woodland and Strathcona combine have approximately 7% of Vancouver's population
- Both have a high proportion of low-income households, 35.2% and 59.4% respectively compared to City of Vancouver average of 26.6%
- High proportions of single-parent families
- Unemployment rate above City-wide average, 7.8% in G-W and 11.1% in Strathcona compared to 6.0% City wide
- High proportion of rented dwellings, 66.2% and 86.2% respectively compared to 51.9% City wide
- G-W trends indicate a loss of proportion of children and youth under 19 and an increase in proportion of 40-64
- Strathcona trends indicate a loss of proportion of 20-39 yo and an increase in proportion of 40-64

# Vision

## **Vision for the future of Britannia, in support of the Strategic Master Plan.**

### **The Britannia Community Services Centre:**

- Is the heart of the community, serving as an integrated hub of education, arts, culture, recreation, wellness and sustainability.
- Is made stronger by its innovative partnerships. This gives life to unparalleled opportunities for collaborative programming, and the flexibility to continually meet the evolving needs of the community;
- Is accessible and welcoming, drawing users whose diversity is matched by the diversity of programs that fill the Centre's walls;
- Respects and celebrates its context, fostering a sense of stewardship towards the people and setting that are the source of its richness.

# Design Principles

1. Group facilities and programming spaces into one complex that includes new indoor areas for public seating and community gatherings.
2. Emphasize the main entrance to the site at Commercial Drive and Napier Street, the location of the Napier Square Greenway.
3. Establish a stronger presence on and enhance access to Commercial Drive
4. Preserve views from the site, particularly those of the city and the north Shore mountains.
5. Connect the site to the street grid with pathways and greenways so that you can cycle or walk from William to Venables and/or Commercial to McLean.
6. Enhance views of the 1908/1911 historic secondary school building.

# Britannia Renewal Objectives

## 1. Improve the presence and accessibility on Commercial Drive

Britannia is not directly visible from Commercial Drive. Its community presence would be stronger if pivotal buildings (info centre or library) could be visible or directly entered from the commercial frontage.

## 2. Increase informal scrutiny of pedestrian corridors

Public scrutiny of pedestrian corridors could be improved by internalizing walkways or increasing visibility from buildings onto the corridors (eyes on the street). It may best to eliminate some external corridors.

## 3. Integrate social, education and recreation functions (integrate service delivery)

Active and passive recreation and social activities need not be isolated into different buildings. Education has been one function of most buildings. Greater proximity could animate and de-institutionalize the centre.

## 4. Broaden space programming options (facilitate programming flexibility)

Program space has been more limited than “gym floor” space, which limits program choice. Recreational interests have changed. Floor space should follow.

## 5. Renew public ‘cache’ of the Centre

1970 era structures are well behind the amenity level of newer facilities in other communities. Mobile residents go elsewhere. Those with fewer choices suffer.

## 6. Reduce facility operating costs

Existing building are not cost effective. Energy and repair costs are high.

## 7. Upgrade Seismic capacity

Give priority to replacement if some non-heritage buildings (i.e. library) have not yet been brought up to recent seismic standards.

## 8. Improve public open spaces

Narrow connecting ‘alleys’ are not pedestrian friendly. Blank walls, poor sight lines, unappealing landscaping, and lack of natural congregating points create the feeling of a backwater instead of a community focus.

## 9. Optimize views to “Britannia” historic facades

Seek opportunities to open up public views to high school heritage features.

## 10. Capitalize on ‘Grand Views’ to City and Mountains.

Opportunities should be sought to open up or keep views from indoor and outdoor pedestrian routes and gathering spaces.

# Programming Principles

*Britannia Community Services Society - Passed 2016*

## **Enhance Community Connectivity**

We offer fun, inclusive, innovative programs, spaces, and services that foster passion, enthusiasm, positive community involvement, and a sense of belonging and identity. We provide a space for social action, a place where people living in Grandview Woodland and Strathcona meet to discuss local area and neighborhood matters and work together to solve them.

## **Promote Health and Wellness**

We operate from a holistic approach and offer members a broad range of programs and services that engage different abilities and interests across the life span. Our approach is grounded in recreation, sport, fitness, arts, culture, education, learning, social interaction, nutrition, and social development. We promote the improved mental, emotional, physical, and spiritual health of our community, recognizing that health is impacted by personal, social, economic, and environmental factors.

## **Foster Social Justice and Equity**

We seek to create programs that encourage meaningful participation in our communities that may lead to social change. We strive to address social and historical inequities by advocating and acting in collaboration with vulnerable community members, and commit to Reconciliation.

## **Embrace Accessibility**

We offer welcoming, safe, barrier-free programs, services and environments. We pro-actively seek ways to respect and accommodate the unique needs of populations within the community. We do this through social interaction, cultural awareness, physical space design, equipment, economic, and environmental means.

## **Facilitate Cultural Interaction**

We promote sharing, learning, and understanding through programs and services that celebrate diversity and encourage cross-cultural interactions. Cultural practices and the sharing of food are important aspects of these celebrations.

## **Activate Networks**

We build bridges with individuals, networks, and agencies to benefit from each other's expertise and resources to achieve our mission, vision, and objectives as a Society. We facilitate access to resources for individuals, networks, and agencies.

## **Pursue Sustainability**

We use resources responsibly to sustain and ensure longevity of programs and services. We are stewards of the built and natural environment. We maximize utilization through sharing of resources and revenues.

**Integrate Innovation**

We integrate current trends and are responsive to the emerging needs of the communities we serve, developing programs and services that are flexible, original, and relevant to our unique community.

**Ensure Accountability**

We inform, involve, and include our community, participants, partners, members, and funders in our work. This encompasses the design and evaluation of programs and services. Programs and services are shown to be relevant through evidence of participation and need in the community.

# 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, 7<sup>th</sup> of March 2017*

**Britannia Community Services Centre  
Planning and Development Committee**

## **Housing Guidelines**

Approved by the Britannia Board of Management 11.19.2017

Preamble: These principles were created by the Planning and Development Committee's Housing Working Group as a framework for discussion about potential housing on the Britannia site. This is not a declaration for or against housing on the site but simply a working document to open an informed and healthy conversation with the Britannia community around the question: "If the community deems housing a desire/need for the site: how and where should it exist, what should it look like, and for what purposes? This is just one of many conversations to have as we continue to seek community input on all possible futures for Britannia as part of a larger community consultation. These principles should be understood in the context of Britannia's existing land use principles (March 2017), as well as broader community directions arising from the 2016 Grandview Woodlands Community Plan (see specifically: Grandview Woodlands Community Plan Direction 6.1.4 (p.48)).

1. All land on the Britannia site must continue to be 100% publically owned
2. Any potential housing must be 100% affordable non-market social housing
3. Any potential housing should be planned and designed as a complement to the existing primary purpose of the Britannia site as a community amenity and resource. Housing should be purpose-built and managed for a diverse tenancy that reflects the unique character of the neighbourhood and can benefit from the supports and services available on site and participate in the development of a healthy, inclusive community.
4. Any potential housing should be designed with a clear demarcation of housing and community space in order to maintain the feeling of privacy and security for residents as well as the sense of welcome and belonging for the whole community
5. In keeping with the commitment of the Britannia partners to community leadership, any potential housing should be operated with a management model that supports ongoing resident engagement in their tenancy and in the broader Britannia site.
6. Any potential housing should be managed in strong collaboration with Britannia site partners, working with residents and the broader

- community to develop and maintain a symbiotic relationship between the community amenities and resources and housing on site.
7. Any potential housing should be designed to maximize public greenspace as outlined in item #1 in the Britannia Land Use Principles (March 2017).
  8. Any potential housing should be designed to preserve mountain and city views from across the site as outlined in item #2 of Britannia's Land Use Principles (March 2017).
  9. Any additional adjacent land acquired to extend the site should also be considered as a location for additional affordable non-market social housing.

Motion from the Britannia Board of Management 11.19.2017:

That the Britannia Board approves the Housing Guidelines as presented with the additional recommendation that the Britannia Planning and Development Committee works to develop definitions for "affordable non-market social housing", and "greenspace".

## Appendices

- A. 16.1.4 of the 2016 Grandview Woodland Community Plan
- B. Britannia Land Use Principles (March 2017)

## APPENDIX A - Britannia Renewal Land Use Principles

### 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 include 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, 7<sup>th</sup> of March 2017*

web: <http://britanniarenewal.org/wp-content/uploads/2016/11/Britannia-Renewal-Land-Use-Principles.pdf>

## APPENDIX B - Section 6.1.4 A of the 2016 Grandview Woodland Community Plan

Britannia Community Centre and Library The Britannia Community Centre complex is a highly valued and well-used community hub. The centre hosts a number of programs and services via community partners on one site including co-located social services, cultural programs, open space and recreational facilities (gym, ice rink, pool), seniors centre, teen centre, library, administrative offices, multi-purpose rooms, and an elementary and secondary school. A series of operational agreements support the management of the site by School Board, Park Board, Library and City - as well as a non-profit Community Centre Association (Britannia Community Services Centre). Built in the 1970s, the aging infrastructure and awkward layout requires redevelopment to improve access for residents to enjoy accessible and intuitive space. Renewal will improve service delivery for Grandview-Woodland, and residents in adjacent communities, including the Downtown Eastside, Strathcona, and Hastings-Sunrise. Directions (see 13. Community Well-being)

- Support the on-going renewal and expansion of the Britannia Community Centre. Colocate key facilities using a “hub” model.
- **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.**
- Ensure buildings and open spaces are designed to be accessible, safe and inclusive, with improved wayfinding.
- As part of the renewal of the Britannia Community Centre, renew and expand the Britannia Library.
- Consider the design principles contained in the Britannia Strategic Master Plan:
  - Emphasize and enhance the Napier Square greenway.
  - Establish a stronger presence on Commercial Drive.
  - Consider views from the site.
  - Cluster recreational facilities and programming spaces.
  - Connect the site to the street grid with pathways and greenways.
  - Enhance views of the 1908-11 historic secondary school building.
- In consultation with Musqueam, Squamish, and Tsleil-Waututh, and urban Aboriginal service providers and artists, include elements of Aboriginal culture in the future design of the community centre.
- Expand Napier Square as a hard-surfaced plaza with enhanced programming; and explore other opportunities to improve greenspace on-site.

Citation: City of Vancouver, “Grandview Woodland Community Plan”. Approved by Council July 28, 2016. Published April 2017. Accessed online 8/30/2017. web: <http://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf>

## Affordable Housing Addendum

Preamble: This addendum is included as a supplement to the Britannia Community Services Society Housing Guidelines (2017), to further clarify the meaning of “affordable non-market social housing” as referenced in that document. For clarity and consistency, the term “affordable non-market social housing” should be understood as defined by the Britannia Community Services Society below. Affordable non-market social housing is understood by Britannia Community Services Centre to be bound by the following parameters.

- i. **Conservation of publicly held lands:** Any affordable housing developed on the Britannia site should be provided on a rental or co-operative basis only and all lands are to remain 100% publicly owned.
- ii. **Affordability:** For the purposes of the Britannia Community Services Society affordability shall be defined in accordance with the specifications of local, provincial, and federal agencies. Affordable housing on site should be managed such as to maintain affordability for individuals and families defined as low-income as per their eligibility through the most recent BC Housing Housing Income Limit (HIL) schedule and/or their eligibility for Income Assistance benefits on the Employable, Persons with Disability (PWD), or Persons with Persistent and Multiple Barriers to Employment (PPMB) streams and/or their eligibility for the Guaranteed Income Supplement (GIS) stream of Old Age Security (OAS) benefits. Per provincial guidelines, affordability is further to be defined as no more than 30% of monthly income as defined by BC Housing rent geared to income policies and/or as allocated by the shelter allowance of Income Assistance benefits including employable, PWD, and PPMB rates. 100% of units should be allocated to people following under the categories below.
  - Recipients of Persons with Disability (PWD), Persons with Persistent and Multiple Barriers to Employment Employment (PPMB), and Income Assistance benefits with rates consistent with the shelter portion of their benefits per the most recent rate schedule.
  - Guaranteed Income Supplement (GIS) eligible low income seniors at a rate of 30% rent geared to income
  - Low income individuals, couples, and families meeting the most recent BC Housing low income housing income limit (HIL) specifications, at a rate of 30% rent geared to income.
  - A portion of units should be dedicated to working artists meeting the most recent BC Housing low-income housing

income limit (HIL) specifications at a rate of 30% rent geared to income.

- iii. **Reflection of community context:** Processes for tenant selection should promote the continuing richness of Grandview Woodlands' diversity. Special care should be taken to reflect the strong Indigenous and artistic community in the area as well as to maintain the population of young families and seniors against local rental market trends that drive displacement. Priority should be given to individuals and families who are current or former Grandview- Woodland residents and/or have strong connection to the community including but not limited to enrollment in local schools, local employment, and/or a history of access or volunteer experience in local community organizations, social services, or religious institutions. Tenancy agreements should be developed to ensure residents have security and stability in their tenancy. Special considerations, including resident councils and participation agreements, should be taken to ensure resident engagement in the management of their housing.
  
- iv. **Resident Access to Greenspace:** As compared to other Vancouver neighbourhoods, Grandview Woodlands is relatively deficient in open space per capita. Residents in any potential housing on the Britannia site- as well as others in the area- should be able to enjoy the benefits of access to local greenspace. To this end, any affordable housing delivered on the Britannia site should be developed in such a way as to maximize publicly accessible greenspace. It should further be noted that greenspace here is used in accordance with the definition developed by the Britannia Community Services Society as an addendum to the society's Land Use Principles (2018).

*Approved by the Britannia Board of Management April 11<sup>th</sup> 2018*

## Greenspace Addendum

Preamble: This addendum is included as a supplement to the Britannia Community Services Land Use Guidelines (2017), and Housing Principles (2017) to further clarify the meaning of “greenspace” as referenced in those documents. For clarity and consistency, the term “greenspace” should be understood as defined by the Britannia Community Services Society below. Greenspace is understood by Britannia Community Services Centre to be bound by the following parameters.

- i. **Greenspace Definition:** For the purposes of the Britannia Community Services Society “greenspace” is defined as publicly accessible space maintained with permeable natural ground cover at ground elevation only. Greenspaces should create opportunities for engagement with the natural environment and the restoration of local ecology as well as providing the community with the physical, mental, and aesthetic benefits of access to nature.
- ii. **Conservation of publicly held lands:** Any greenspace developed on the Britannia site should be maintained for public access and all lands are to remain 100% publicly owned.
- iii. **Public Access:** In consideration of Britannia’s status as a public amenity and the lack of public greenspace in the Grandview-Woodland area, reasonable access to public greenspace on the Britannia site should be maintained for the community during out-of-school and out-of-season hours. This includes all out-of-program hours for the Vancouver School Board as well as hours underutilized by Britannia programming and affiliated community minor sports and recreation organizations. Special priority should be given to creating opportunities for the Indigenous community and others to grow native plants to gather for foods, medicines, and other cultural uses.
- iv. **Enhancement of Public Realm:** This renewal seeks ways to mobilize opportunities for greening and naturalization of ‘public realm’ spaces around, between and within the built environment- including streets, squares, parks, plazas, greenspaces and open spaces- through enhanced landscaping and streetscaping in addition to increasing the absolute footprint of public realm space and greenspace on the site. Particular care should be taken to consult the Musqueam, Squamish, and Tsleil-Waututh nations to ensure that local Indigenous perspectives on design and the natural realm are reflected in the site. Revitalization of the site should also be sensitive to existing community gathering spaces, art installations, and icons. While alternative greening opportunities such as green roofs and walls are supported, the position of the society is that “greenspace” refers to ground-oriented publicly accessible space only.

Gravel fields, paved or semi-permeable plazas, and artificial turf fields also are not considered as “greenspace” by the definition of the society, however the gravel fields, running tracks, and open space for children’s play should be maintained or further greened for continued use.

- v. **Expansion of Greenspace on the Britannia site:** Whereas the Grandview Woodlands neighbourhood is deficient in open space per capita relative to most other Vancouver neighbourhoods, and the preservation and expansion of greenspace has continually emerged as a community priority (see Grandview Woodland Community Plan sec. 9.5), the position of the Britannia Community Services Society is that the amount of ‘greenspace’ delivered on the renewed Britannia site should exceed the amount and proportion of greenspace provided on the existing site. Specific targets for greenspace on the Britannia site are defined with reference to City of Vancouver and Vancouver Parks Board policies and targets below.
- A minimum of 22% of the Britannia site should be allocated to tree-canopied urban forest in accordance with the city of Vancouver Greenest City Action Plan (2015) target.
  - A minimum of 2 acres of contiguous greenway and a significant area of ecologically-restored biodiversity in keeping with the Vancouver Park Board’s Biodiversity Strategy (2016) and Rewilding Action Plan (2014), as well as the City of Vancouver’s Urban Forest Strategy (2014).

*Approved by the Britannia Board of Management April 11<sup>th</sup> 2018*