

**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, 7th 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>