**Britannia Community Services Centre**

**Housing Principles**

Approved 10/02/2021 by Britannia Renewal Board Working Group

Preamble: These principles are presented as a framework for discussion about potential housing on the Britannia site. This a working document for the Britannia Board of Management to guide decisions related to housing on the Britannia site.

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 Woodland Community Plan Direction 6.1.4 (p.48)).

Any discussion of potential housing on the Britannia site should be informed by the fact that housing on the site was not part of the original redevelopment plan.

The Britannia Strategic Master Plan (presented to City Council in 2014 and later submitted to City Council through City Capital Planning by the City Staff, passed in September 2014) did not discuss development or placement of housing on the Britannia site.

Similarly, neither the Grandview Woodland Community Plan Direction (2016) put forward by City staff nor the Grandview Woodland Citizens Assembly (2015) discussed development or placement of housing on the Britannia site.

The first proposal for housing as part or the redeveloped Britannia site came from City Council, through a motion on July 28, 2016 by Councillor Geoff Meggs, making changes to the Grandview Woodland Community Plan staff submission to read:

*THAT the Grandview-Woodland Community Plan, page 39, section 6.1.4 “Special Sites”, second bullet under “directions” (set out below):*

*• Achieve mixed-income, non-market rental housing as part of its redevelopment and replacement over the long term****. be struck and replaced with the following:***

*• 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.*

Prior to the motion by Councillor Meggs, the Britannia Board of Management, in consultation with the community and site partners, did not consider housing an appropriate fit for the site.

If robust community consultation determines that housing is to be considered for a redeveloped Britannia site, the Britannia Board of Management requests that these principles form part of the Guiding Principles for the Rezoning of the site:

1. Any housing is to be conceived as a community building exercise and achievement, tailored to the needs of the Britannia community including families.
2. All land on the Britannia site must continue to be 100% publicly owned.
3. Any potential housing must be 100% secured affordable\* non-market housing in perpetuity.

\*Affordable housing as per BC Housing definition – *Housing is considered affordable when 30% or less of household’s gross income goes towards housing costs.*

1. Any potential housing should achieve a high quality of residential livability and be planned and designed as a complement to the existing primary purpose of the Britannia site as a community amenity and resource.
2. 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.
3. 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
4. In keeping with the commitment of the Britannia partners to community leadership, any potential housing should be operated with a management and operational model that supports ongoing resident engagement in their tenancy and in the broader Britannia site.
5. Housing should not operationally compromise the management of the recreation/cultural/institutional infrastructure over time.
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, resources and housing on site.
7. Any potential housing should not result in the loss of mature trees and be designed to maximize public greenspace as outlined in item #1 in the Britannia Land Use Principles (March 2017).
8. Does not programmatically compromise the delivery of more necessary recreational/cultural/institutional infrastructure over time.
9. Any potential housing should not compromise the provision of public open spaces for recreation of a growing community around Britannia.
10. 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).
11. Any additional land acquired to extend the site should be considered as the location for affordable non-market social housing.

**Affordable Non-market Housing**

Preamble: This addendum is included as a supplement to the Britannia Community Services Centre Society Housing Principles (2020), to further clarify the meaning of “affordable non-market social housing” as referenced in that document. Any affordable housing developed on the Britannia site will be provided on a rental basis only and all lands are to remain 100% publicly owned. Any additional adjacent land acquired to enlarge the Britannia site shall also be prioritized for affordable non-market social housing per the following general guidelines. Tenancy in any affordable non-market social housing developed on the Britannia site should be managed to reflect and maintain the rich diversity of the neighbourhood, and priority should be given to individuals and families who are current or former Grandview-Woodland residents and/or have strong connection to the community.

Affordable housing as per BC Housing definition – *Housing is considered affordable when 30% or less of household’s gross income goes towards housing costs.*

* At least 35% of units shall be provided to recipients of Persons with Disabilities (PWD), Persons with Persistent and Multiple Barriers to Employment (PPMB), and Income Assistance benefits with rates consistent with the shelter portion of their benefits per the most recent rate schedule.
* At least 20% of units shall be provided to Guaranteed Income Supplement (GIS) eligible low income seniors at a rate of 30% rent geared to income
* At least 35% of units shall be provided to 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.
* At least 10% of units will be provided 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.

**Appendices**

1. **16.1.4 of the 2016 Grandview Woodland Community Plan**
2. **Britannia Land Use Principles (March 2017)**



**APPENDIX A – Britannia Renewal Land Use Principles**



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. Collocate 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, 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>