



Welcome!

MASTER PLAN OPEN HOUSE

WHAT'S HAPPENING TODAY?

This Open House is to share the final Master Plan developed from the Concepts and Vision for Renewal.

PRESENTATIONS

Presentations on the Master Plan will take place at 1:00pm and 2:30pm.

LET US HEAR FROM YOU!

Your input is highly valued. We look forward to hearing and reading your input on the the Master Plan

Please provide your comments.



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 to develop a **Master Plan** for the renewal of Britannia's facilities and site.

WHAT IS A MASTER PLAN?

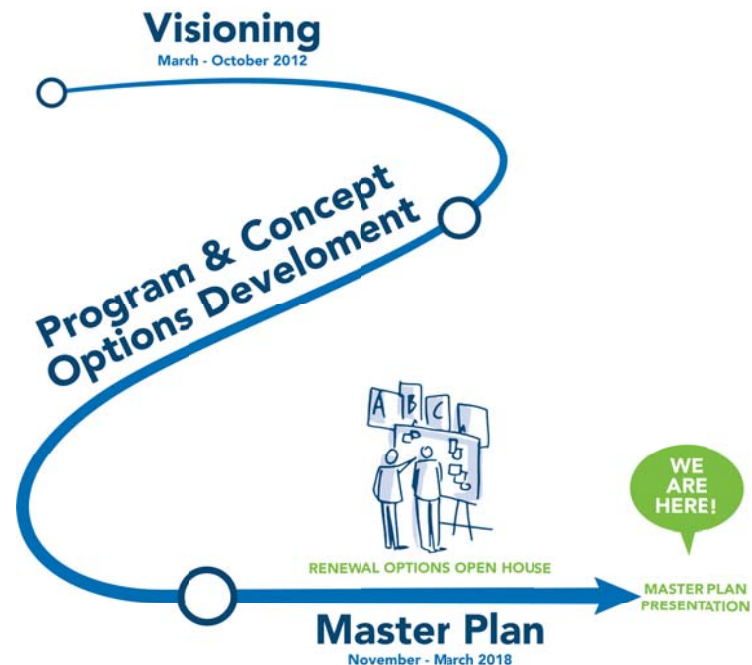
The Master Plan includes:

- 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 sharing the finalized Master Plan for Britannia Renewal.



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
- Prioritize 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:



The sum is greater than the parts -
Colocation of facilities builds upon the synergies of programming and services at Britannia today.

INDIGENOUS ENGAGEMENT

In acting on and striving for reconciliation and meeting the needs of Indigenous people within the context of Britannia Renewal it is critical that the process of developing and realizing the design and delivering programs undertakes this work with the proper engagement going forward.

Continued engagement will be key to the responsive development of spaces, delivering programs and designing an appropriate and welcoming environment.

This Master Plan also creates opportunities for Indigenous visibility on the land - this includes naming, public art, sharing contemporary stories told from MST perspective, and Indigenous expression on the site and in the facilities.



ENGAGEMENT

- It will be important that the realization of this Master Plan follow the protocols of the local Coast Salish Nations including Musqueam, Squamish, and Tsleil-Waututh. Regular consultation and communication should be established throughout the project's development.
- The City is working on Indigenous engagement strategy that will address this.
- Differentiate between MST government to government engagement and engagement with Urban Indigenous communities.
- Continued dialogue with and incorporation of the local Urban Indigenous community and service providers.

ELDERS ADVISORY

- A community generated recommendation of the Master Plan is to create an Elders Advisory for both Britannia in its operations and for this project as it evolves. This could be the beginning of an Elders in Residence Program.
- This Advisory body should be consulted to develop the spaces intended to meet the needs of Indigenous community members, especially in creating opportunities for Indigenous community members to practice ceremony, culture, gatherings: funerals, ceremonies (naming, coming of age, feasts) etc.

NAMING

- A large portion of the community consulted to date requested that re-naming the Community Services Centre from "Britannia" to a name that more fully reflects the local First Nations be considered in moving forward with renewal.
- The City is working on updating their commemorative naming policy. A first step for Britannia would be to work at socializing the idea of a name change and educating their users about the history of colonial naming.

SPACES + PLACES

- The areas/spaces in the master plan that are particularly of interest to the Indigenous community are: a Healing Space, quiet consultation room, Elders in residence office, Performance space, Feast area (Food Hub), Indigenous planting and trees, carving centre, outdoor ceremony space, intergenerational opportunities, and places to share and care.
- A welcoming inclusive and culturally sensitive environment is a key priority.

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 be relocated on site.



NON-MARKET HOUSING

Non-market, mid-rise housing will be included. Further urban design analysis to determine the specific amount of housing, and housing delivery objectives, will be undertaken at the Rezoning stage.

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 + VIEWS

Access to keys views, increased green space and opportunities to connect to the land 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. Allow non-market, mid-rise housing above community centre facilities.

SITE CONSIDERATIONS

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

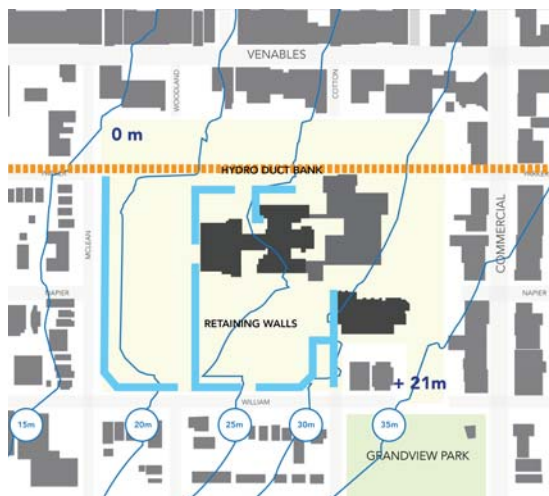


EXISTING BUILDINGS

Many of the existing buildings are slated for replacement. Some Vancouver School Board (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

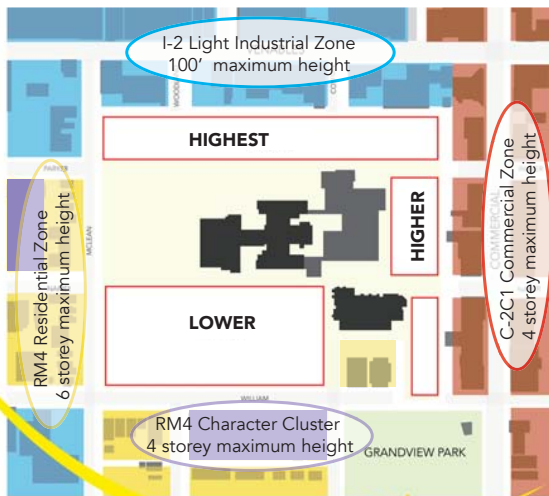
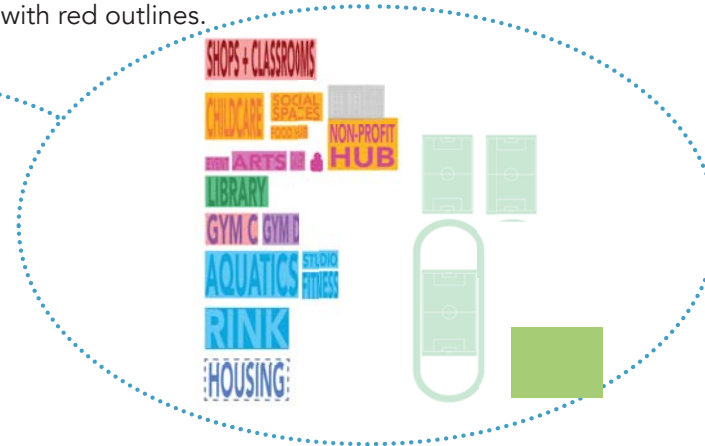
SITE CONSIDERATIONS

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 - 100' maximum height

PLANNING PRINCIPLES

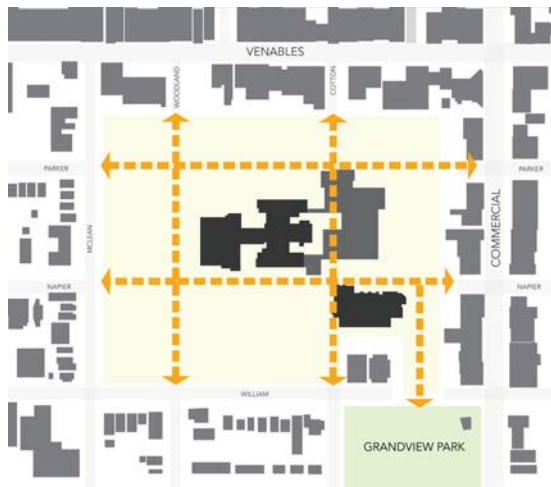
Key site planning principles that guide the Concept are:



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

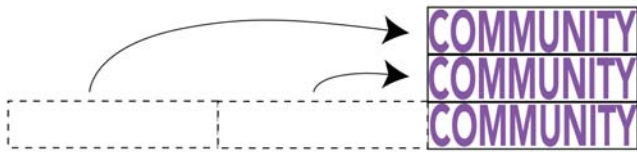
Through the Vision process we heard about how hidden and poorly connected Britannia is to the larger community. The renewal process presents an opportunity to re-imagine and remake connections to the community.

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 Master Plan 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.



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



CAPITALIZE ON TOPOGRAPHY

The sloped site presents opportunities to:

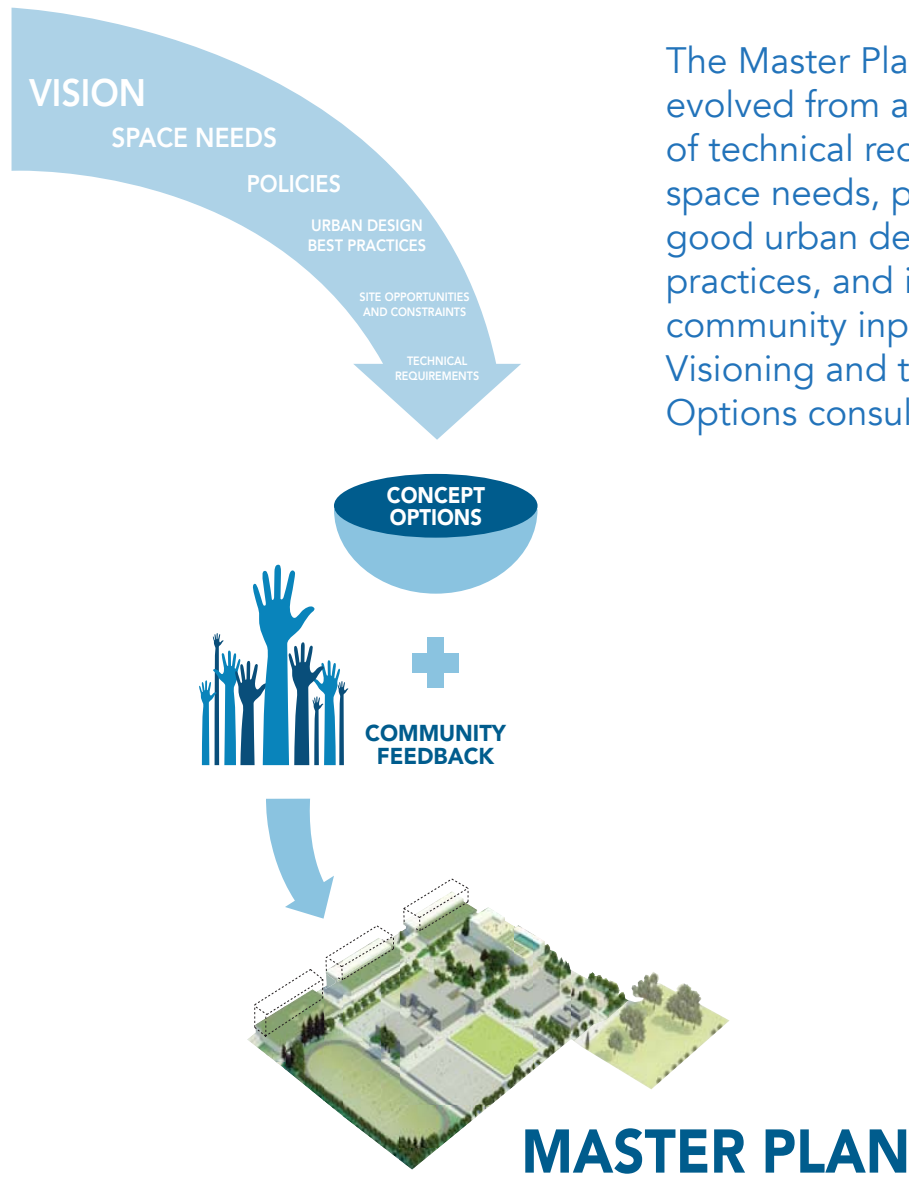
- Utilize the changing grade elevation to reduce apparent size of the facility and blend the multi-storey buildings into the site
- Open up views to Downtown Vancouver and the mountains
- Create some unique opportunities for rooftop urban agriculture and community gathering.



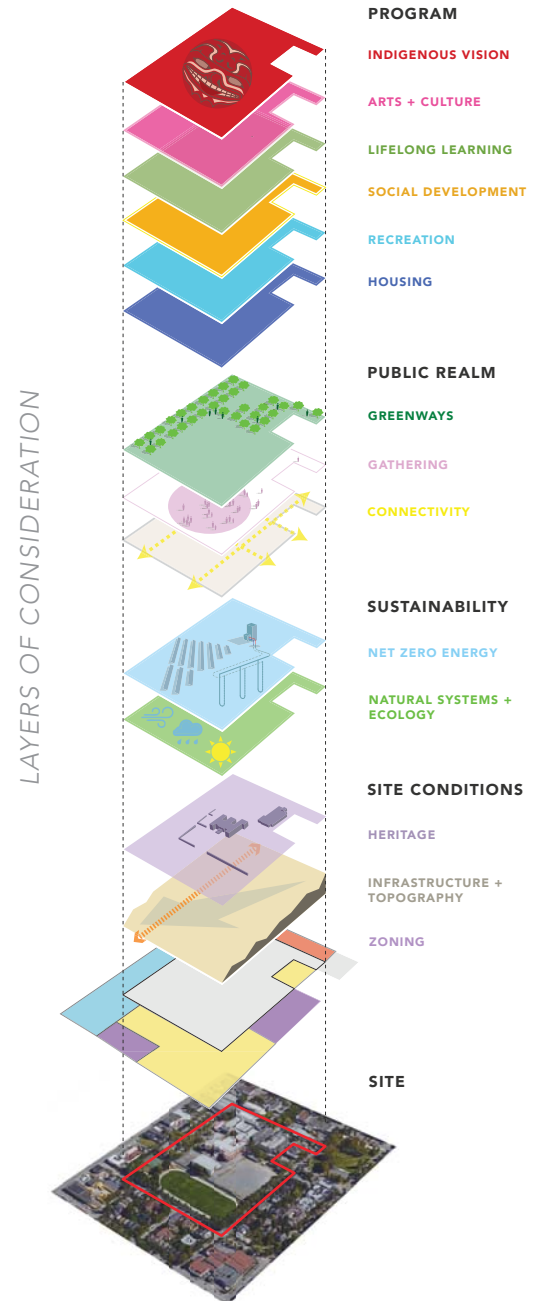
PRIORITIZE GROUND PLANE FOR PUBLIC USE

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.

PROCESS



The Master Plan has been evolved from a combination of technical requirements, space needs, policies, good urban design best practices, and incorporates community input from the Visioning and the Concept Options consultations.



COMMUNITY INPUT

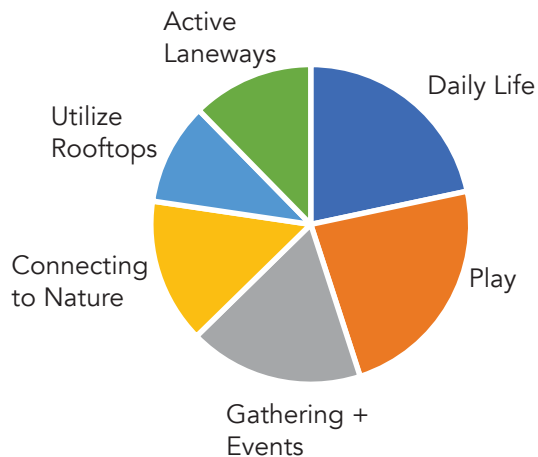
Community feedback from the Concept Open House and Survey has formed a key component of the Master Plan and is summarized below:

Thank you to everyone who provided input on the Concepts.

The survey responses (400+), input provided at the February 13th Design Concepts open house, and input collected at the B-LAB were used to refine the master plan being presented today.



COMMUNITY SPACE PRIORITIES



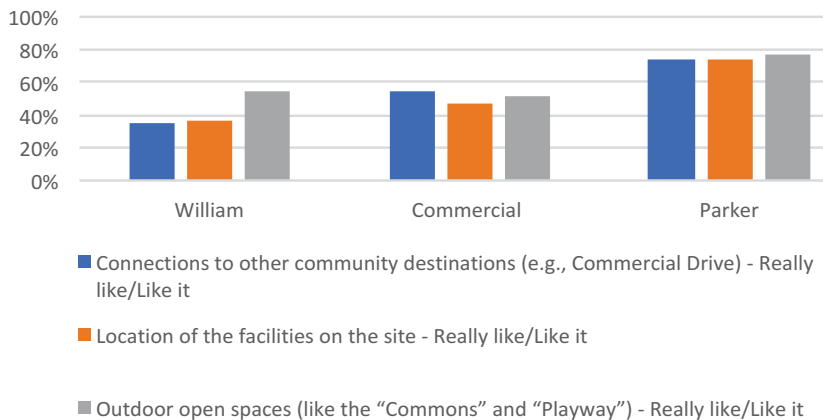
FEEDBACK ON THE CONCEPTS

Three concept options were presented and the community was asked what they liked and disliked about each option. The Master Plan combines the feedback from all concept options.

Key preferences that emerged on the concepts:

- More open space
- Rink, Pool and Fitness located near to each other
- Better connections to the rest of the community (Grandview Park, Commercial Drive) for pedestrians and cyclists
- Simplest phasing and construction, to minimize disruption

CONCEPTS COMPARISON



COMMON THEMES

Non-market Housing:

The Britannia Community Centre was identified as a priority area for delivering needed affordable housing in the community.

Most people who provided feedback supported inclusion of affordable housing on the site. Generally, concerns included preserving views and access to sunlight, crowding on the site, and form of development fit.

Seniors and Elders:

Many seniors and Elders expressed that they were pleased with the dedicated Elders/Seniors space in the concepts. Some were concerned that it wasn't enough to serve an aging population.

Indigenous Values and Diversity:

In addition to the need to focus on Indigenous values, many community members also noted the diversity of Indigenous nations and cultures that are present in the Britannia neighbourhood, and the need to reflect and

Britannia's Renewal.

There was a clear preference for the Parker Street Concept for each key criterion, including connections to other community destinations, location of the facilities on the site, and outdoor open spaces.

MASTER PLAN

Focused on the east side of the site and along the Parker Street right-of-way, the proposed facilities cascade down the length of the site to McLean Drive.



FEATURES

- The majority of the community facilities are located along the Parker Promenade
- 11 % increase in total public realm / green space
- Easily achievable phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces and allows the majority of the Renewal to be undertaken immediately.
- Higher buildings are located on the north minimizing shadowing on the site and transitioning to adjacent allowable Industrial Zone height.
- All development above community facilities including Childcare and housing is stepped back from face of community facilities to minimize visual impact.
- Field on top of VSB Shops/Classroom roof provides accessible sports field for Elementary school and opens clear sight lines from Grandview Park
- Significant improvement to lanes with active public spaces spilling out
- Vehicular access concentrated on Venables lane
- Pool and Rink adjacent - optimal for energy and operations efficiency
- Topography utilized to provide a level access to a new Sport Park above the Rink.
- Non-market, mid-rise housing above up to three community centre buildings provides much-needed affordable housing, while maximizing access to daylight and key view corridors.

USES Note: This diagram illustrates the general arrangement of buildings and spaces on the site. Dashed lines show the envelope within which non-market housing could be developed and are not intended to represent building form or design. Building forms will be developed at future phases with partner and community input.

Building 1

Aquatics
Fitness + Gym C
Childcare
Non-market housing

Building 2

Rink
Rooftop Sport Park
Non-market housing

Building 3

Library
Art Gallery
Childcare
Non-market housing

Building 4

High School Shops +
Classrooms
All Weather Sports Field above

Building 5

Event Spaces + Food Hub
Social Hub + Art Studios
Meeting Rooms + Gym D
Non-profit Services Offices
Street Front School + Urban Farm

** The uses indicated above are listed on a floor by floor basis starting from the ground up

ORGANIZATION

The community facilities are located on the site to reinforce community **connectivity and activation**.



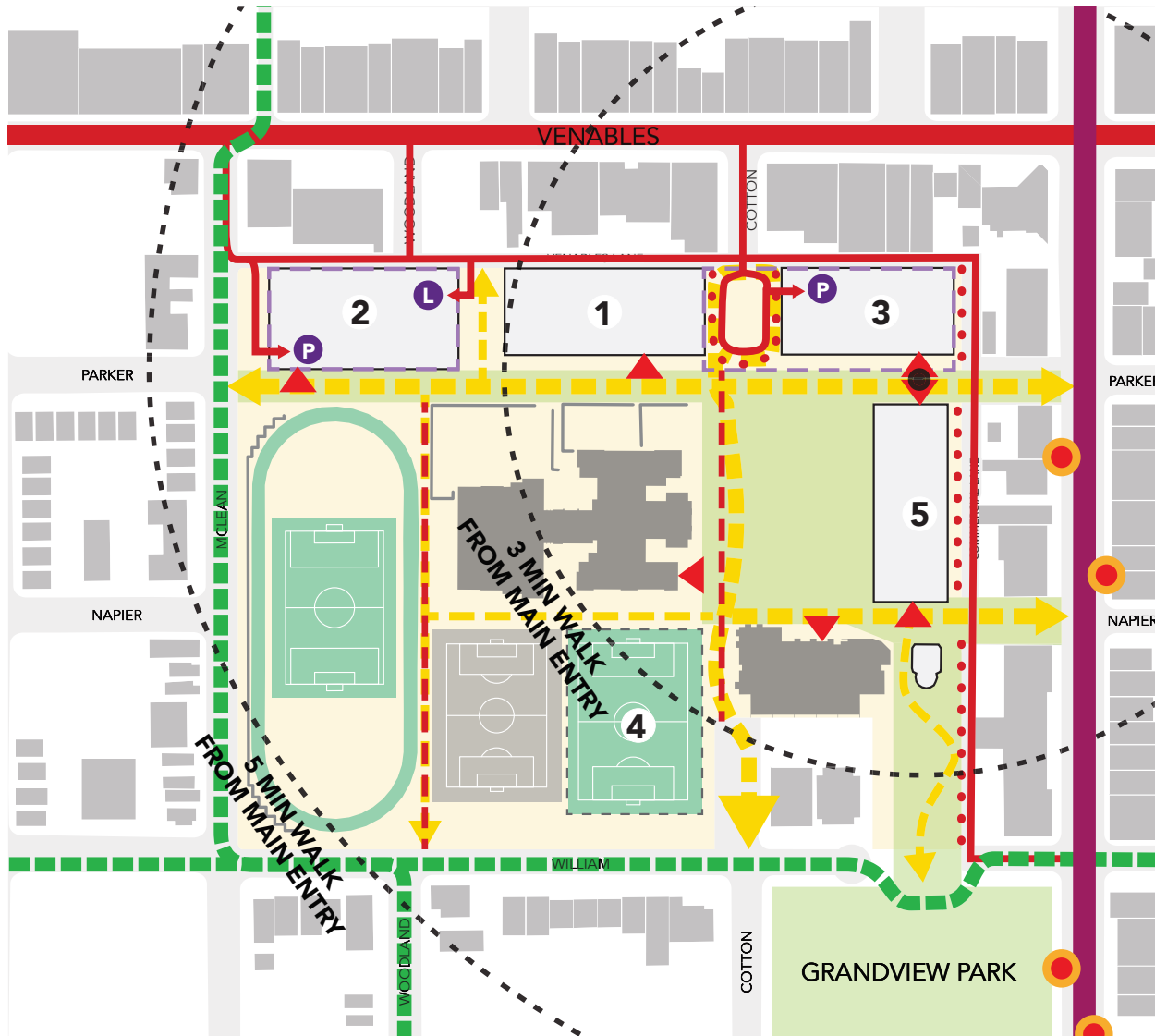
ORGANIZATION

The organization of key spaces on the site prioritizes the following:

- **Activate the Common** with community gathering and event spaces.
- **Activate the laneways** with community spaces - particularly Arts Studios and Gallery.
- **Create a greenway connector** (Parker Promenade) to link all key community centre facilities.
- **Concentrate access to VSB facilities** along the Napier Greenway, consolidating school addresses and enhancing security.
- **Maximize useable open space** by:
 - Raising Field 3 to level of the Elementary School and relocating Specialty Classrooms and Trades Shops for the High School below in Building 4.
 - Locating all parking underground.
 - Stacking community facility spaces up on more than one floor where feasible.
- **Create energy and service efficiencies** by linking mechanical services between the rink and pool.
- Where possible, orient long face of buildings to south to **maximize passive design opportunities**.
- **Locate non-market housing above community spaces** in Buildings 1, 2 and 3, in a mid-rise form of development. This will prioritize use of ground plane for public use and provide eyes on the public open spaces after hours.

CIRCULATION + ACCESS

The circulation on and to the site has been organized to support **ease of access, pedestrian priority, and community connectivity.**



KEY CIRCULATION PRINCIPLES

Circulation on the site will be as follows:

PEDESTRIAN

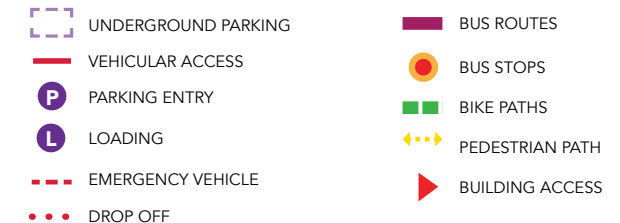
- Locate cultural and community centre facility entries close to transit and Commercial Drive.
- All pedestrian circulation routes to have a maximum slope of 5% to facilitate accessibility for all, including those in wheelchairs, on scooters, or pushing strollers or carts.
- All parts of the site are within a 5 minute walk from the main entry to the community services centre facilities

VEHICULAR

- Limit vehicular circulation to the site from Venables Street along Cotton and Woodland.
- Access to underground parking from Venables lane.
- Passenger drop off to be on Cotton Plaza and along Commercial lane.
- Emergency Vehicles to access site along Cotton and Woodland.

BICYCLE

- The site is framed by bike routes on two sides - an official bike routes run north south along Woodlands and McLean, and an anticipated bike route runs east west along William.



SUSTAINABILITY + RESILIENCE

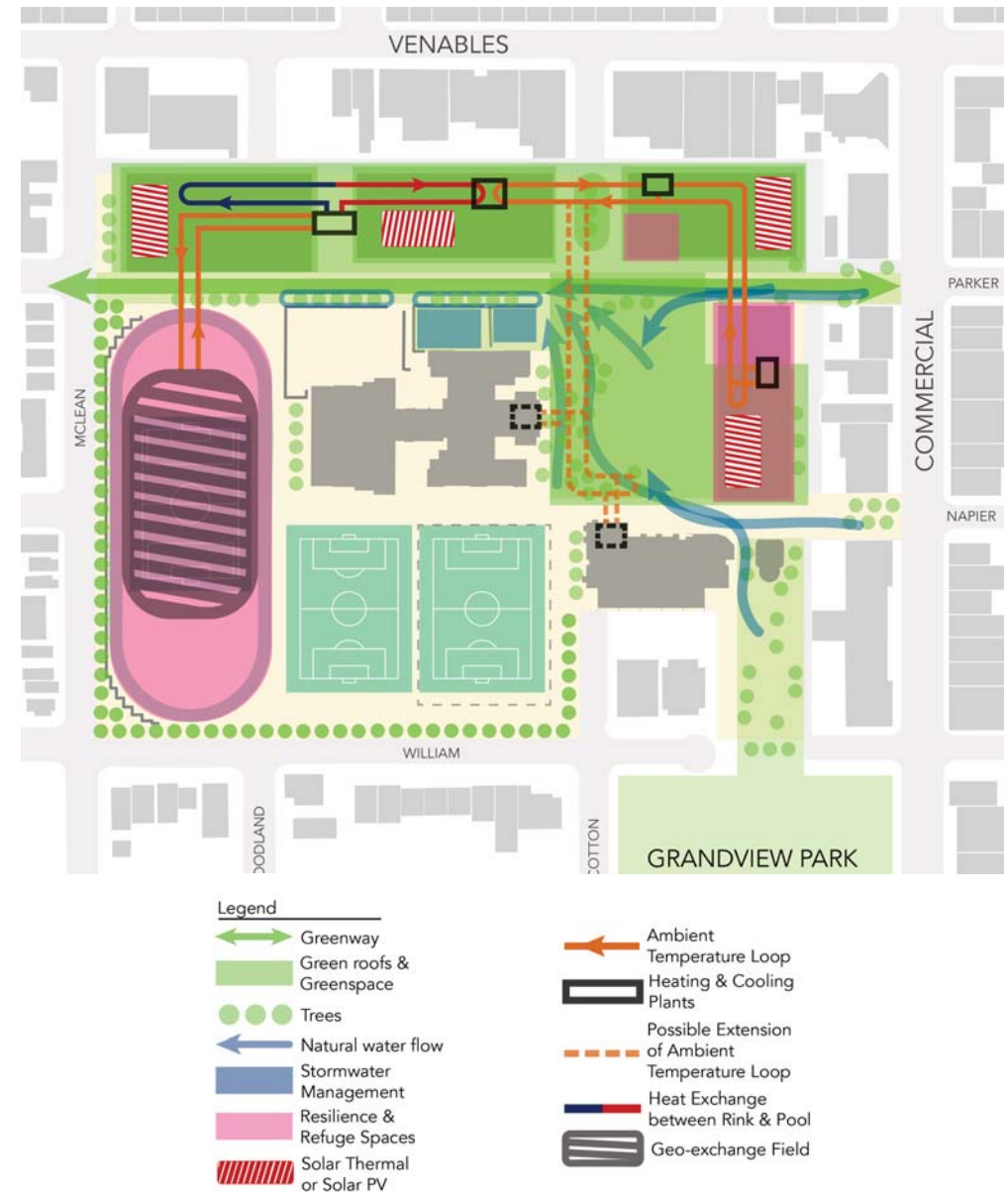
Through the process of renewal and redevelopment, the new Britannia site will be a **leader in regenerative design and resilience**.

This ambition reflects the collective ideal that the redevelopment of the Britannia site should not simply reduce its impact on the environment, but restore ecosystem services and provide a net benefit to both local and global ecosystems.

Through the redevelopment of the site, numerous opportunities (illustrated in the combined sustainability measures diagram on the right) arise to:

- Improve the **ecology** of the area through open greenspace and green roofs, natural landscapes, preservation and enhancement of the tree canopy, and stormwater management
- Improve **building energy efficiency** by designing to Passive House levels of performance wherever possible
- Explore **community-scale energy infrastructure** to connect to low-carbon, renewable sources of energy, including solar panels, geo-exchange beneath some or all of the playing fields, and waste heat exchange between buildings.
- Improve the neighbourhood's **resilience** to extreme weather events by building social connectivity and designing for "passive survivability" and some form of self-sufficiency with regards to energy generation.
- Build upon Britannia's current social programs to create a place of **refuge and support for vulnerable people**.
- Foster diversity, vibrancy, and resilience through inclusion of affordable non-market **housing that supports low-income residents and reflects the diverse character of the community**.

The new buildings on the site will also be designed to be both simple to operate and adaptable over time as the needs of the community change.



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”.

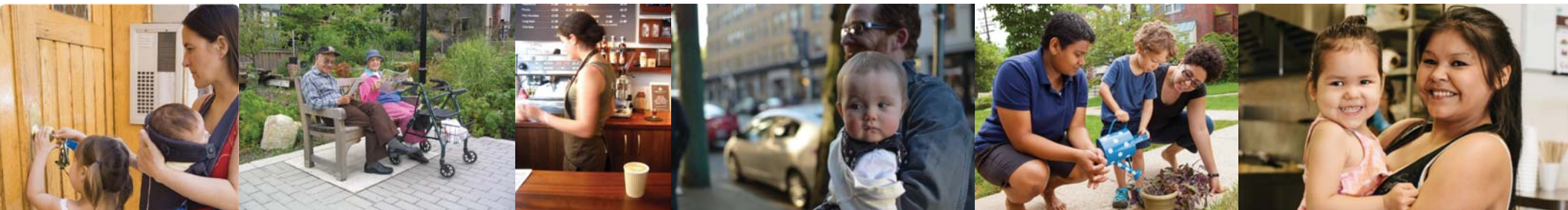
DIRECTIONS ON NON-MARKET HOUSING IN THE MASTER PLAN

- 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.
- The Master Plan includes 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.

Initial urban design analysis is supportive of a mid-rise form of development that utilizes airspace parcels above community centre facilities, maximizes access to sunlight and key views, and which could deliver approximately 200-300 units of non-market housing.

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

- Refined urban design analysis and form of development questions will be answered during future rezoning phases supported by site Partner and community engagement processes.
- Key questions for future rezoning phases include:
 - Housing mix and number of units - who and how many will be housed?
 - What depth of affordability should be provided?
 - What are the urban design implications of housing heights and building form (e.g. shadows, views)?



NON-MARKET HOUSING

PRINCIPLES:

These non-market housing design principles are intended to provide guidance to future consultants responsible for rezoning and detailed design:

- Affordable non-market housing to **foster a vibrant and resilient community** that reflects the diverse character of the neighborhood.
- Form of development to **incorporate good urban design practices** including mid-rise form of development to break up massing, provide visual interest, and provide public realm **access to daylight and views**.
- Delivery of non-market housing to consider **impact on affordability** in building over large span structures and cost benefit of consolidated massing.
- Non-market housing to be **located above community facilities**, minimizing ground floor occupancy to entries only.
- **Locate entries facing streets** where possible.
- Design non-market housing entrances to **prioritize the public realm space for civic uses**.
- Non-market housing to be **set back to create opportunities for accessible roofs** for public use and/or childcare spaces.
- **Final heights and densities to be determined at the rezoning stage** based on further technical analysis, community input and related city policies. Initial analysis supports building heights that are calibrated to adjacent I-2 zone maximum height allowance (30.5 metres, or 100 feet).



Locate non-market housing above community facilities and set back to minimize impact of massing on public spaces



Create opportunities for accessible roofs for public use and/or childcare spaces.



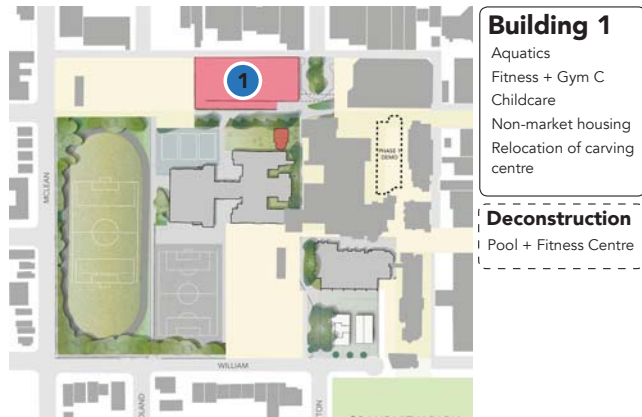
Mid-rise massing

Note: The images above are for illustrative purposes only.

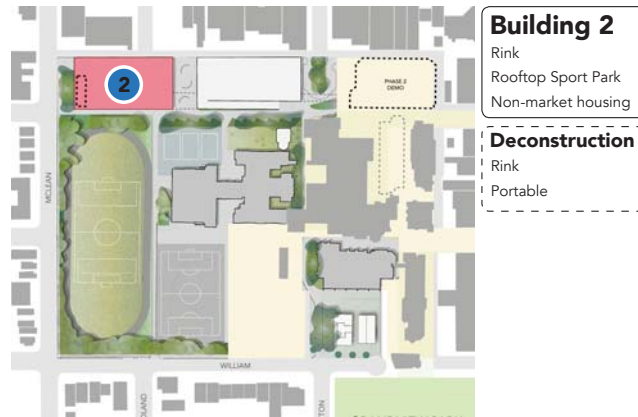
PHASING

The numbers shown on the plan below indicate potential Renewal **phasing priority**. 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. Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces and allows the majority of the Renewal to be undertaken immediately.

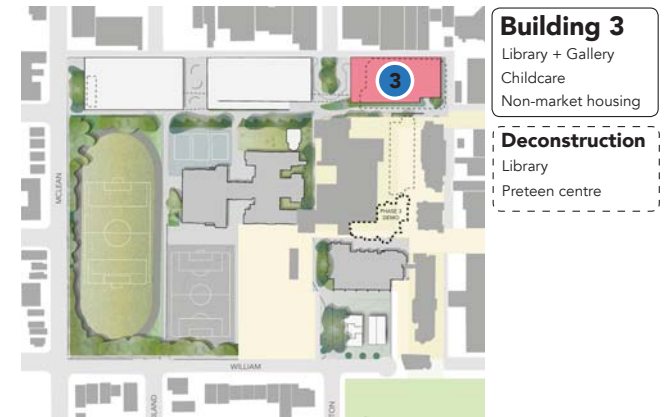
PHASE 1



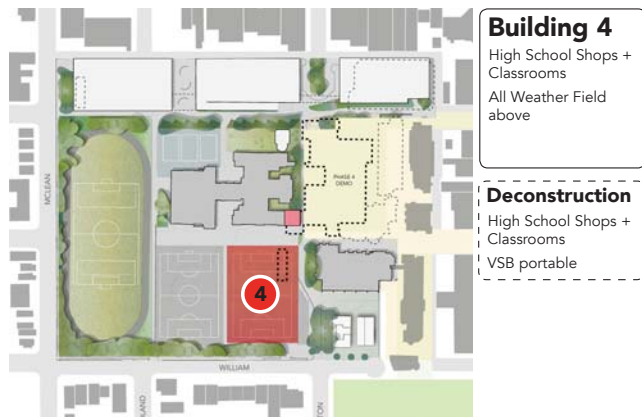
PHASE 2



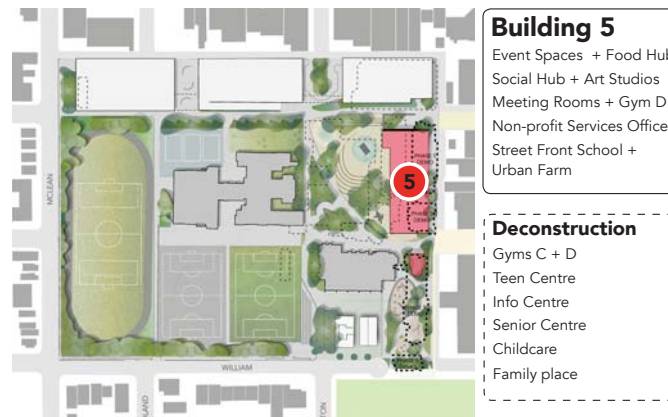
PHASE 3



PHASE 4



PHASE 5



LEGEND

- Phase with no impact on VSB spaces
- Phase requiring project alignment with Vancouver School Board (VSB) space
- Phase construction or temporary relocation
- New building
- Existing buildings to remain
- Deconstruction of existing building

NEXT STEPS + REALIZATION



REZONING (2018 - 2019)

Rezoning changes how a property can be used or developed. A rezoning process is required prior to building the first phase of the Master Plan.

Following the Master Plan, the City of Vancouver will continue to work with Site Partners and the community to develop an application to rezone the Britannia Site. City Council decides on all rezoning applications.

- The current zoning on the site allows for a maximum height of 40', a maximum 0.45 FSR (Floor Space Ratio), and does not allow uses in the Master Plan including social spaces (e.g. intergenerational hub, food hub, non-profit office hub), cultural spaces (e.g. galleries, art studios, rehearsal and presentation spaces), or affordable non-market housing.
- The rezoning process will establish maximum heights and densities and address form of development considerations for buildings including building setbacks.

PHASE 1 DETAILED DESIGN & CONSTRUCTION (2020 - TBD)

Once the site is rezoned, detailed design work will proceed on a phased basis to realize the Master Plan building-by-building. Work will include the following:

- Detailed functional programming with site partners and community to set specific requirements around room uses, sizes, and finishes.
- Detailed design work to meet functional and technical requirements for each phase of work.
- Managing construction and deconstruction contracts.



Thank you!



STAY ENGAGED!

Look for opportunities to provide input during the Rezoning process.