

Britannia Renewal: Concept Survey

The City of Vancouver and Partners – Vancouver School Board, Vancouver Public Library, Vancouver Park Board, and Britannia Community Services Centre – are working together on a project to develop a Master Plan for Britannia.

The Master Plan will be used as the basis for site rezoning and the realization of Britannia’s renewal and will describe: the overall vision, indoor and outdoor spaces needs, location of spaces and places on the site, and phases for the development.

We’ve developed three concepts for the Britannia Renewal based on what we heard from you and additional analyses. Tell us what you think of these concepts and help shape Britannia’s future. Your feedback will help develop a recommended design.

You can turn in completed surveys to the Info Desk at Britannia Community Centre until March 13, 2018.

A. PLANNING PRINCIPLES

Working with community feedback through the Visioning process, the Partners have developed a set of planning principles to guide the development of concepts for the Britannia site. These principles are “Provide a heart”, Connect to the Community, Maximize Open Space, Activate Public Spaces, Capitalize on Topography and Prioritize Ground Plan for Public Use.

Please go to pages 10-11 to see descriptions of each on the “Planning Principles” boards (from the 2018 open houses)

1. Would you add anything to the list of planning principles?

B. SITE EXPERIENCES

At the renewed Britannia you'll be able to enjoy many different types of experiences. These "site" experiences" are being planned to activate the site and create a sense of place and community. You'll be able to enjoy: "Daily Life", Gathering + Events, Play, Connecting to Nature, Active Laneways and Utilized Rooftops.

Please go to page 12 to see a description of each on the "Site Experiences" board

1. Part of the vision for a renewed Britannia is an active and exciting community space. How important do you think each of these "site experiences" is to creating that type of space?

Please select one for each row.

	Very Important	Somewhat Important	Neutral	Not very important	Not at all important
Daily Life	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gathering + Events	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Play	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Connecting to Nature	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Active Laneways	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Utilized Rooftops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

C. SPACES + PLACES

The spaces and places illustrated below are proposed for the renewed Britannia. They have evolved from a combination of the City policy requirements and community needs. Here are the proposed spaces & places: *(Please go to page 13 to see more details about each on the “Spaces and Places” board)*

- Social Development
- Library
- Gymnasia
- Rink
- Outdoor Spaces
- Arts & Culture
- Non-Profit Services Offices
- Aquatics & Fitness
- Non-Market Housing

1. **Overall, how well do you think these “spaces and places” at a renewed Britannia would meet your needs?** *Please select one.*

- Very well
- Fairly well
- Not very well
- Not well at all

1a. **Why is that?**

2. **Overall, how well do you think these “spaces and places” would meet the needs of the Grandview-Woodland community?** *Please select one.*

- Very well
- Fairly well
- Not very well
- Not well at all
- Don't know/ Unsure

2a. **Why is that?**

3. **What “spaces and places” are you most excited about using at a renewed Britannia?**

4. Are there any “spaces and places” missing that you would like to see included at a renewed Britannia?

D. MASTER PLANNING CONCEPTS

We have 3 master planning concepts for a renewed Britannia to share. These concepts have evolved from: the Project Vision, Space Needs, City policies, Urban Design Best Practices, Site Opportunities and Constraints and Technical Requirements.

Each option employs the same planning principles and includes:

- A central common gathering and event space (the “Commons”)
- A greenspace connection or “Play Way” connecting the site to Grandview Park
- Extension of Cotton, Parker and Napier Street right of ways into the site as pedestrian promenades.

Each concept has the same spaces and places arranged differently on the Britannia site.

Please go to page 14 to see an overview of the concept approach.

Concept 1 - William

Concept 1 is focused on the south side of the site, on the gravel fields along William Street to consolidate as much of the community centre facilities as possible for effective operations and services for the community.

Please go to page 15 to see unique features, pros and cons on the board for “Concept 1-William”

1. What do you think of Concept 1 when it comes to...?

Please select one for each row.

	Really like it	Like it	Neutral	Don't like it	Don't like it at all
Connections to other community destinations (e.g., Commercial Drive)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location of the facilities on the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor open spaces (like the “Commons” and “Playway”)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. What do you like most about Concept 1?

3. What do you dislike about Concept 1?

Concept 2- Commercial

Concept 2 is focused on the east and north sides of the site, with facilities clustered around the Commons to help support and activate this important community space.

Please go to page 16 to see unique features, pros and cons on the board for “Concept 2 - Commercial”

1. What do you think of Concept 2 when it comes to...?

Please select one for each row

	Really like it	Like it	Neutral	Don't like it	Don't like it at all
Connections to other community destinations (e.g., Commercial Drive)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location of the facilities on the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor open spaces (like the “Commons” and “Playway”)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. What do you like most about Concept 2?

3. What do you dislike about Concept 2?

Concept 3 - Parker

Concept 3 is focused on the east side of the site along the Parker Street right-of-way, this option cascades down the length of the site to McLean Drive.

Please go to page 17 to see unique features, pros and cons on the board for "Concept 3 - Parker"

1. What do you think of Concept 3 when it comes to...?

Please select one for each row

	Really like it	Like it	Neutral	Don't like it	Don't like it at all
Connections to other community destinations (e.g., Commercial Drive)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Location of the facilities on the site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor open spaces (like the "Commons" and "Playway")	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. What do you like most about Concept 3?

3. What do you dislike about Concept 3?

4. Do you have any other comments?

ABOUT YOU

It's important to us that we hear from a diverse group of people and perspectives. The following questions help us determine how the feedback we receive represents the community.

1. What is your home postal code? _____

2. Do you identify as...?

Please select one.

- Male
 Female
 Transgender
 None of the above. I identify as _____
 Prefer not to say

3. Which age group do you fall into?

Please select one.

- 14 and under
 15-19
 20-29
 30-39
 40-49
 50-64
 65+
 Prefer not to say

4. Do you have children at home under the age of 18?

Please select one.

- Yes
 No

4a. (if yes) What are the ages of the children in your home?

Please select all that apply.

- 0-4 years
 5-9 years
 10-14 years
 15-17 years

5. How did you hear about the Britannia Renewal - Concepts survey?

Please select all that apply.

- | | | |
|---|---|--|
| <input type="checkbox"/> Talk Vancouver email invitation | <input type="checkbox"/> Poster | <input type="checkbox"/> Family/friends (word of mouth) |
| <input type="checkbox"/> Newspaper article | <input type="checkbox"/> Pool or Community Centre staff | <input type="checkbox"/> Social media (Facebook, Twitter etc.) |
| <input type="checkbox"/> Online article (e.g. Vancouver Hive, Vancouver is Awesome) | <input type="checkbox"/> City of Vancouver website | <input type="checkbox"/> Other (please specify): |
| | | <input type="checkbox"/> Don't remember |

Thank you for sharing your thoughts on the concepts for Britannia! Your feedback will help us refine the concepts further.

Check out Britannia's website for updates and stayed tuned for the Master Plan Presentation in April!

www.britanniarenewal.org

INFORMATION BOARDS FROM JANUARY 2018 OPEN HOUSES – FOR SURVEY

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

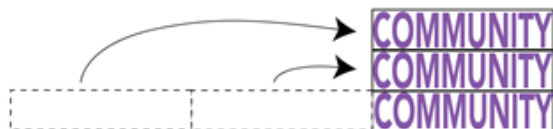
Through the Vision process we heard about how hidden and poorly connected Britannia is to the larger community. The renewal process presents an opportunity to re-imagine and remake connections to the community.

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 Concepts 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:

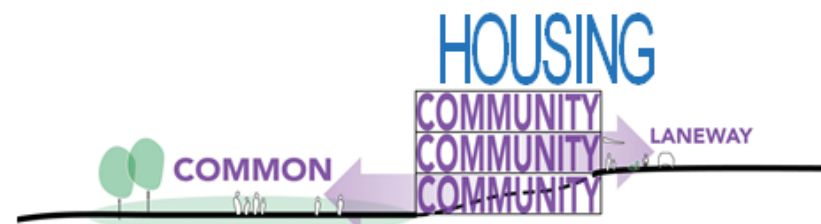
- Connecting interior and exterior gathering spaces
- Adding entries and overlook onto lanes around the site
- Providing views and overlook onto public spaces from above



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.

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

Increased green space and opportunities to connect to nature 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.

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 Sxwaxewelen 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 2755 m² (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 need to be relocated.



NON-MARKET HOUSING
Ways to mobilize non-market housing on the site are being identified as a part of this process. The extent of housing will be determined at Rezoning.

CONCEPTS

The concepts have been evolved from the ingredients shown below:



Each option has the same spaces and places, but organizes them differently based on exploring a different focus on siting.

Each option employs the same planning principles and includes:



- a central **Common** gathering and event space



- a greenspace connection or **Play Way** connecting the site to Grandview Park



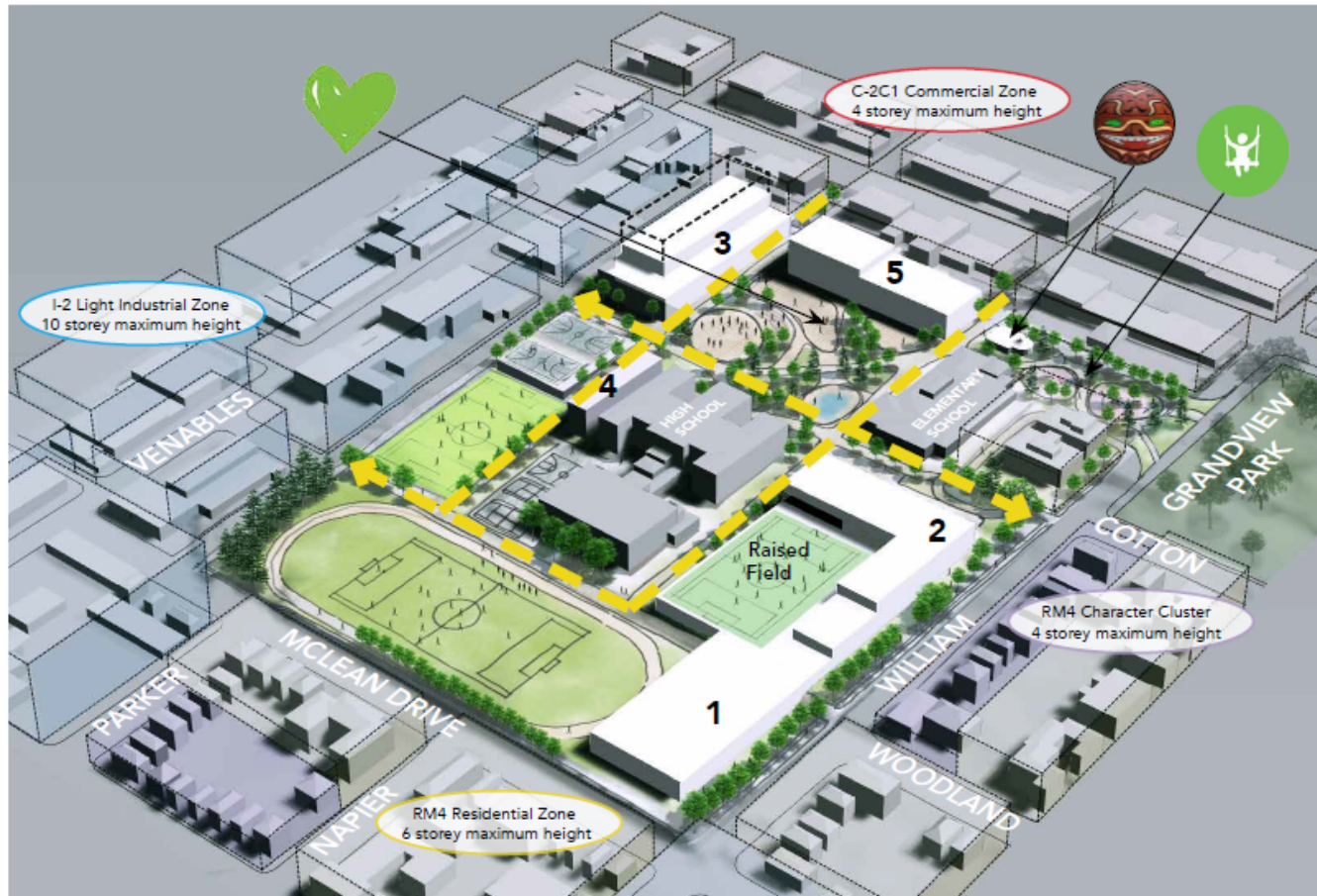
- extending street right of ways into the site as **Pedestrian Promenades**



- locating šx^wq^welawən **ct Carving Centre** as a gateway to site

CONCEPT 1 - WILLIAM

Focused on the south side of the site on the gravel fields along William Street to consolidate as much of the community centre facilities as possible for effective operations and services for the community.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 1 and 2 along William between Cotton and McLean
- Other program elements such as the Library, Art Gallery, Child Care and Non-profit Services Offices are located closer to Commercial Drive and frame the Commons.
- VSB Classroom and shops are relocated to the north side of site adjacent to the High School to create space for the Commons.
- Raised Field: One of the all-weather fields is relocated on top of the gyms to be level with the Elementary School it serves.

PROS

- Consolidated footprint
- Visible from Grandview Park
- Cotton Walk and William Street address

CONS

- Adjacent to residential neighbourhood
- Remote from Commercial Drive energy
- Community connectivity is discontinuous from east to west.
- Spaces and places are split across site
- Traffic impact on residential neighbourhood
- Requires replacement of all VSB fields
- Open site edge at Venables lane unsupported by uses
- Reduced opportunity for housing
- Difficult phasing

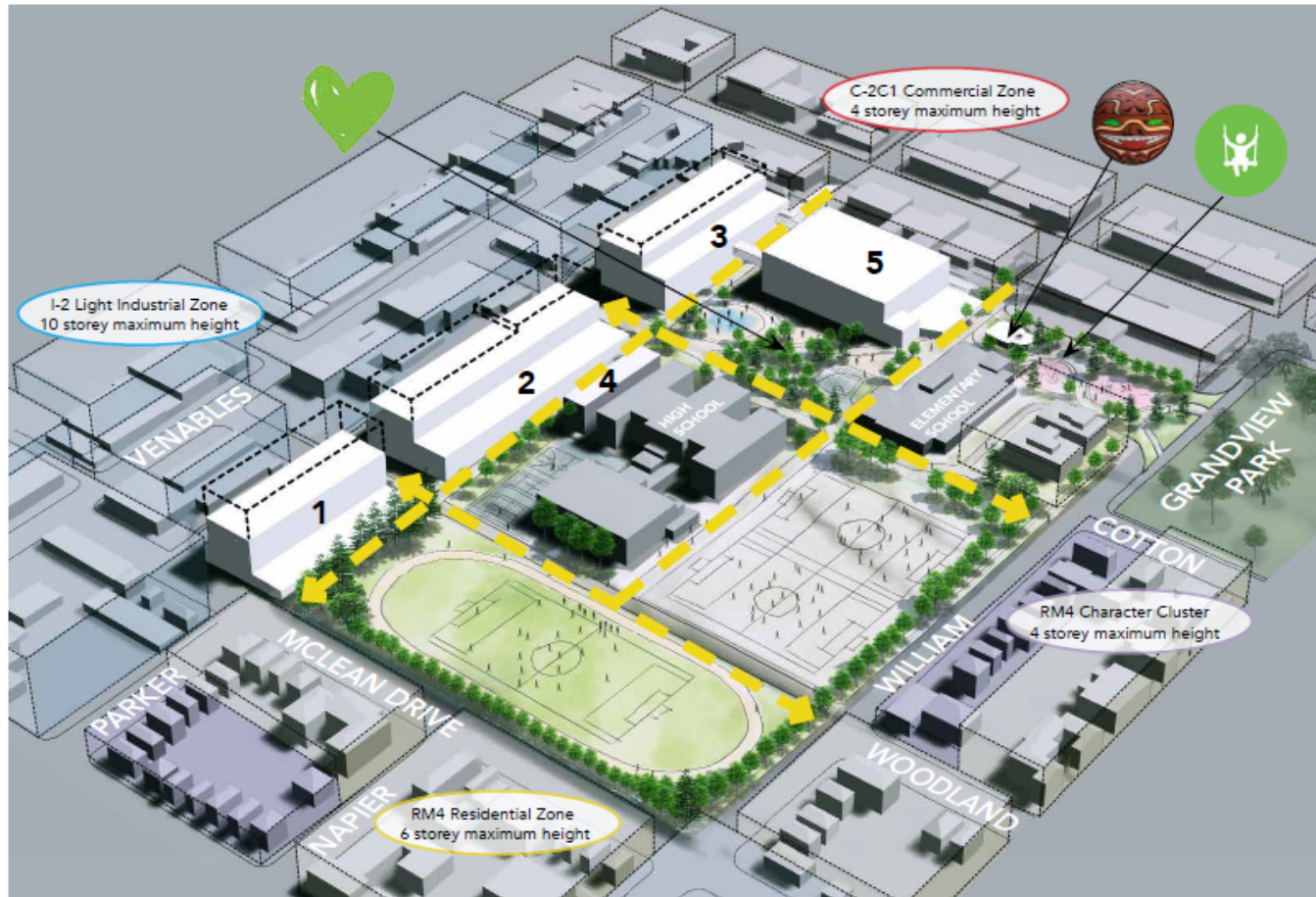
USES

Note: These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

<p>Building 1 Rink</p>	<p>Building 2 Aquatics + Gyms w/ Raised field over Event Space, Social Hub + Fitness + Studios</p>	<p>Building 3 High School Shops Non-profit Services Offices Childcare Non-market housing</p>	<p>Building 4 High School Classrooms</p>	<p>Building 5 Library + Art Gallery Childcare Non-market housing</p>
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CONCEPT 2 - COMMERCIAL

Focused on the east and north sides of the site, with facilities clustered around the Commons to help support and activate this important community space.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 3 and 5 along the Commercial lane
- Other program elements such as the Rink and Non-profit Services Offices are located along Parker promenade.
- VSB shops are relocated in Building 3 and the classrooms in Building 4 on the north side of the High School to create space for the Commons.

PROS

- Key spaces surround central Commons
- Traffic concentrated on Venables lane
- Positive connection to Napier Greenway
- Some improvement to lanes with active public spaces spilling out
- Opportunity for rink as first phase
- Cotton Walk address
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.

CONS

- Pool location buried - not optimal for facility
- Pool unlikely to proceed in first phase
- Pool and Rink not directly adjacent - not optimal for energy and operations efficiency
- Smaller Common space

USES

Note: These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

Building 1
Non-profit Services Offices
Non-market housing

Building 2
Rink + VSB Shops
Non-market housing

Building 3
Event Space, Studios
Food Hub
Non-market housing
Childcare

Building 4
High School Classrooms

Building 5
Aquatics
Social Hub + Library
Fitness
Gyms

CONCEPT 3 - PARKER

Focused on the east side of the site along the Parker Street right-of-way, this option cascades down the length of the site to McLean Drive.



UNIQUE FEATURES

- The majority of the facilities are located in Buildings 2, 3 and 4 along the Parker Promenade
- Expanded Parker Greenway/ Promenade
- Roof-top sports field raised to level of Elementary School with VSB classrooms and shops relocated below

PROS

- Greatest increase in public realm / green space
- Wider Parker Greenway activated by key spaces
- Traffic concentrated on Venables lane
- Pool and Rink adjacent - optimal for energy and operations efficiency
- Easiest phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces
- Significant improvement to lanes with active public spaces spilling out
- Field on top of Shops/Classroom roof provides accessible playground for elementary school and opens clear sightlines from Grandview Park
- Building on the north minimizes shadowing on the site and helps transition to adjacent allowable industrial heights.
- Opportunity for Aquatics outdoor space

CONS

- Remote location of Rink from other community centre facilities

USES

▲ Note:

These concepts are illustrative of general arrangement of space volumes on the site and are not refined design massing and form.

Building 1

Rink
Non-market housing

Building 2

Aquatics
Fitness
Non-market housing
Food Hub + Urban Farm

Building 3

Event Space + Studios
Social Hub
Gyms
Childcare

Building 4

Library + Gallery
Non-profit Services Offices
Non-market housing

Building 5

High School Shops
+ Classrooms
All Weather Field above