**MINUTES**

**Planning & Development Committee**

**March 15, 2022**

**6:30 – 8:30pm | Zoom**

**Attending:** Susanne Dahlin, Annie Danilko, Will Gladman, Cynthia Low, Craig Ollenberger, Alissa Reed, Jane Sheil, Oliver Tennant, Kiel Torres

1. **Acknowledgement and Introductions**
2. **Partners working group update—**We are now at the stage where we can start adding more details into the building options, such as the height and density of buildings. The working group met with the City on Friday and they announced that they will be stopping all community consultation for the next 6 months due to the election in October 2022. Britannia can still organize consultations and do test fits during this period, but these restrictions will still impact our plans for engagement.
3. **Building options & discussions**—Reviewed the consultant’s test fit presentation. Building 4 was not included as it is primarily under the VSB’s administration and is therefore not part of the City’s planning responsibilities. See 2b – 3 for details/discussion.
4. **Building 1 & 2 details**—The entrance to Building 2, which includes the rink, will be at ground level through the Parker Promenade. It will include a ceremony space and balcony with access to the outdoors, as well as meeting rooms. There will be 225 seats at the mezzanine level, and an additional 84 enclosed seats. The multisport park and housing on the roof have yet to be included in the test fits. Access to the pool will be one level below grade. Committee members are not entirely convinced that this is the most inviting option. The plunge pool and lap pool with eight 25m lanes have been included in the test fit. Two options have been presented for change rooms: universal vs. women’s/men’s/family change room. Located two floors above the entrance, the fitness centre will be three-times the size of the Britannia’s current gym. There is also increased space for quieter, low-impact activities like stretching.
5. **Building 3 &5 planning forces and options**—Site Planning Influences include limits in terms of where building can take place:
   * Setbacks: planners have asked for certain setbacks, e.g.) McLean Drive (6m/20ft) and a minimum of 5ft setback from lanes
   * Utility right of ways—runs under Parker St. and the western Edge of Cotton Plaza (can’t build on top of this)
   * Grading: effects servicing, parking access and entrances. It provides challenges but also opportunities for access from ground/lane level. Planners are asking for a 5% maximum grade for accessible paths. The grade changes from east to west buildings.

Discussion: Is there underground parking at the rink?

Yes! All of the parking is now underground in Building 3.

How will this effect drop-off at the rink?

There are drive lanes and access to underground parking on McLean

BUILDING 5

The entrance to Building 5 will be at terrace level and will include: performance, ceremony, dining and kitchen spaces, living room, information centre, intergenerational hub, East Side Family Place, administrative offices, artist studios and a 24,000 sq ft non-profit hub.

* + The VSB Alternative school and greenhouse will be on the roof.
  + Gym will be underground despite requirements from VSB to have daylighting in the gym. This means the elementary school will either have to navigate stairs or elevator to access gym or entering through the terrace – will be further than where their gym is currently

The building will curve, with the idea that pedestrian traffic will be around the Commons and along the entrances to Building 5. The carving pavilion will be moved to have proximity with Commons area. Terraces and stacking adjustments will prioritize human scale. One of Britannia’s priorities was for buildings to not exceed 65’—although these models are 77’.

BUILDING 3 – Community space

Will include:

* At grade: library, art gallery, oral history area, lobby to childcare, housing lobby
* Seasonal programs: warming/cooling/fresh air centre. This space provides flexibility in programming and accommodating to unforeseen needs in the future.

Discussion: outdoor book drop

We discussed the complexities of integrating an outdoor book drop at the library as having an open outdoor area complicates the LEED energy model.

1. **Skate park—**While the skate park has yet to be included in the test fit, the subcommittee has been advocating for the importance of a multisport surface on the roof of the rink. There are site-visits in the works to look at local skate parks and skate amenities. We are aiming to have operational plans confirmed by April 2022. Cynthia shared a reminder to refer to the skate park as the “multisport park” as it is more palatable to partners. The Parks Board is not super keen on self-organized spaces, especially ones that do not have fixed cement features.

There will be an information session on March 20 at 11am to learn about Britannia committee structures. Cynthia and Oliver will be speaking about the Courts and the Britannia Skate Working Group.

Maintenance update: portable toilets are moving to the skate park. Storage is slowly increasing. Like any other Britannia facility, the renewed skate park will include facility operating times.

1. **Strathcona Rezoning and Development Applications—Alissa**—Presented the 2022 Strathcona Neighbourhood Social Indicators Profile (can be found [here](http://britanniarenewal.org/wp-content/uploads/2022/03/social-indicators-profile-strathcona-compressed_1.pdf)). Key points:

* Strathcona rental stock is larger than normal living-in rentals (almost 81%)
* People in the NE and SE neighbourhood quadrants are most likely to use Britannia
* The new Saint Paul’s Hospital may have some—but likely not significant—impact on Britannia. This a development still worth keeping an eye on.

1. **Working group updates—**The pool and fitness centre working groups split into two separate groups. This is will be helpful as we move into more detailed work for these two buildings. The pool working group will be looking at therapeutic features for pool development. Site-visits include Delbrook Pool and Grandview Heights Aquatic Centre. The City wants to involve partners on field trip but this would slow down process.
2. **Next Steps**
3. **Announcements:**

Shine Intercultural Spring Market, March 20, 2022 | 11am – 3pm <https://www.britanniacentre.org/2022/03/01/shine-intercultural-spring-market.php>

Partners Workshops:

* Friday, March 18: meeting with childcare planners
* Monday, March 21: meeting with rezoning and housing partners
* March 29: housing options
* April 7: TBD

**Next Meeting:** April 19, 2022—potentially in-person, with food at 6pm, and presentations beginning at 6:30.