Britannia Renewal Board Working Group

Draft of Statements

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**Updated December 6, 2021**

I have tried to compile a set of statements from comments and information gathered through engagements, board and committee meetings in the past 2+ years. Outlying comments from a small number of people have not necessarily been included. Over the past 6 weeks there have been additional discussions with committees and staff, changes to the language and addition to the notes have been included for clarity. The intention is to establish the Board position on some of the issues identified by the Board in 2018.

These statements will then form the basis for a written update of the 2018 Board response to the Britannia Master Plan. In January 2022 the written update will be taken to the community for feedback.

In 2018 issues were brought up by the Board of Management in response to the Master Plan. Please refer to the 2018 Board Response to the Britannia Master Plan.

<http://britanniarenewal.org/wp-content/uploads/2018/07/BCSS-Master-Plan-Response-final-for-web-2.pdf>

2018 major areas of focus:

site organization and interconnection;

maximizing greenspace;

preserving view corridors;

project phasing;

non-profit office hub;

non-market housing, and;

the role of the Society moving forward.

Areas of concern that have emerged since 2018:

KickStand;

Design, placement and adjacencies of Early Childhood Development, Childcare and Family Resources;

The Courts Skatepark;

Swing Space for a warming centre, cooling centre and fresh air centre, and;

Maker Space

**Recommendation:**

**That the Britannia Board of Management pass these statements, and;**

**That these statements form the foundation of an update to the 2018 Board Response to the Britannia Master Plan, and;**

**That this update be taken to the Britannia community for feedback.**

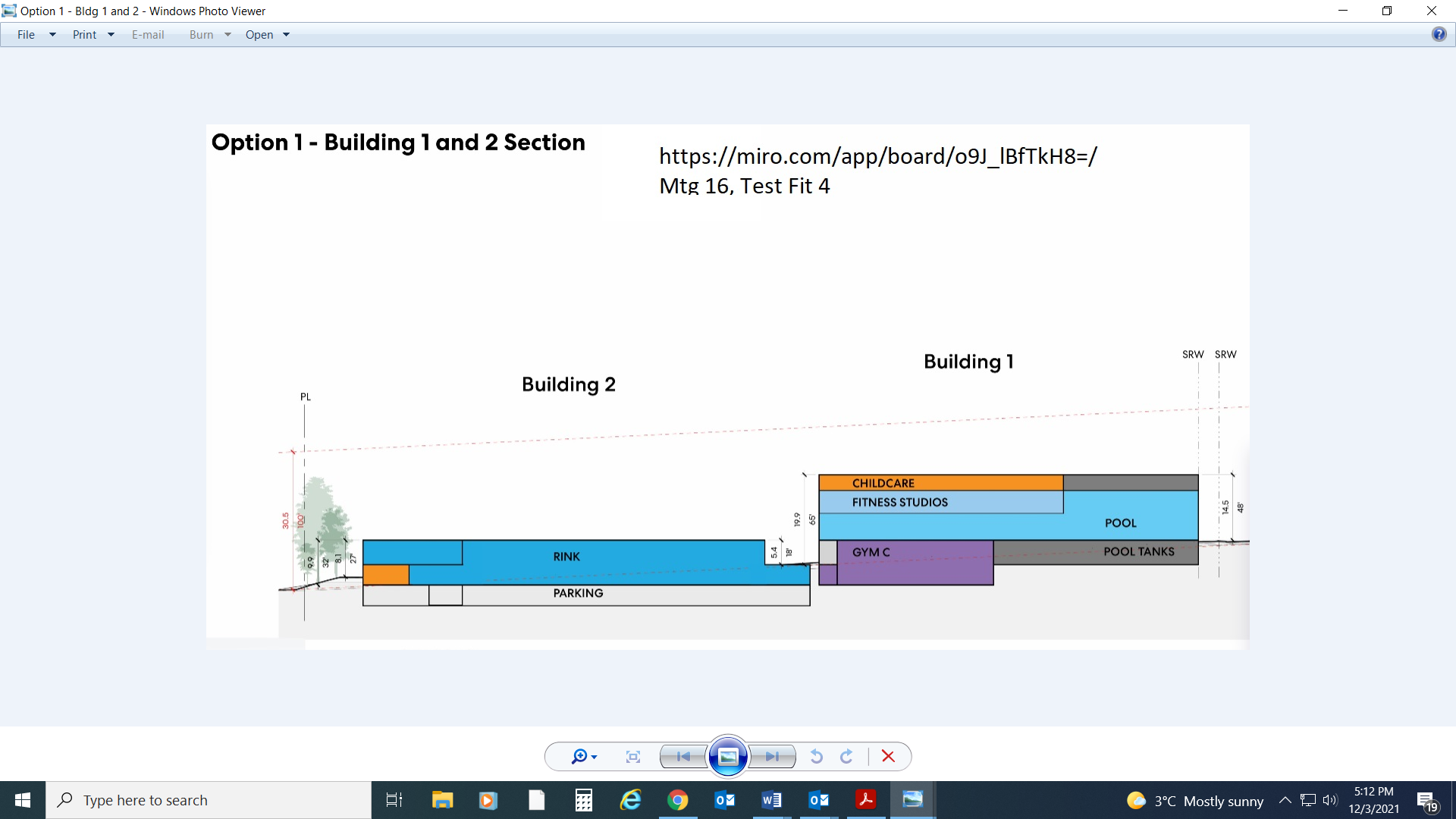
**Building Height and Massing**

* **100’ maximum for buildings in the Master Plan is too high**
* **65’ gross maximum height for any building on the site**
* **There should not be huge blocks but offset, stepped for a more human scale**
* **Not all air parcels above buildings should be occupied but ground level views should be preserved**

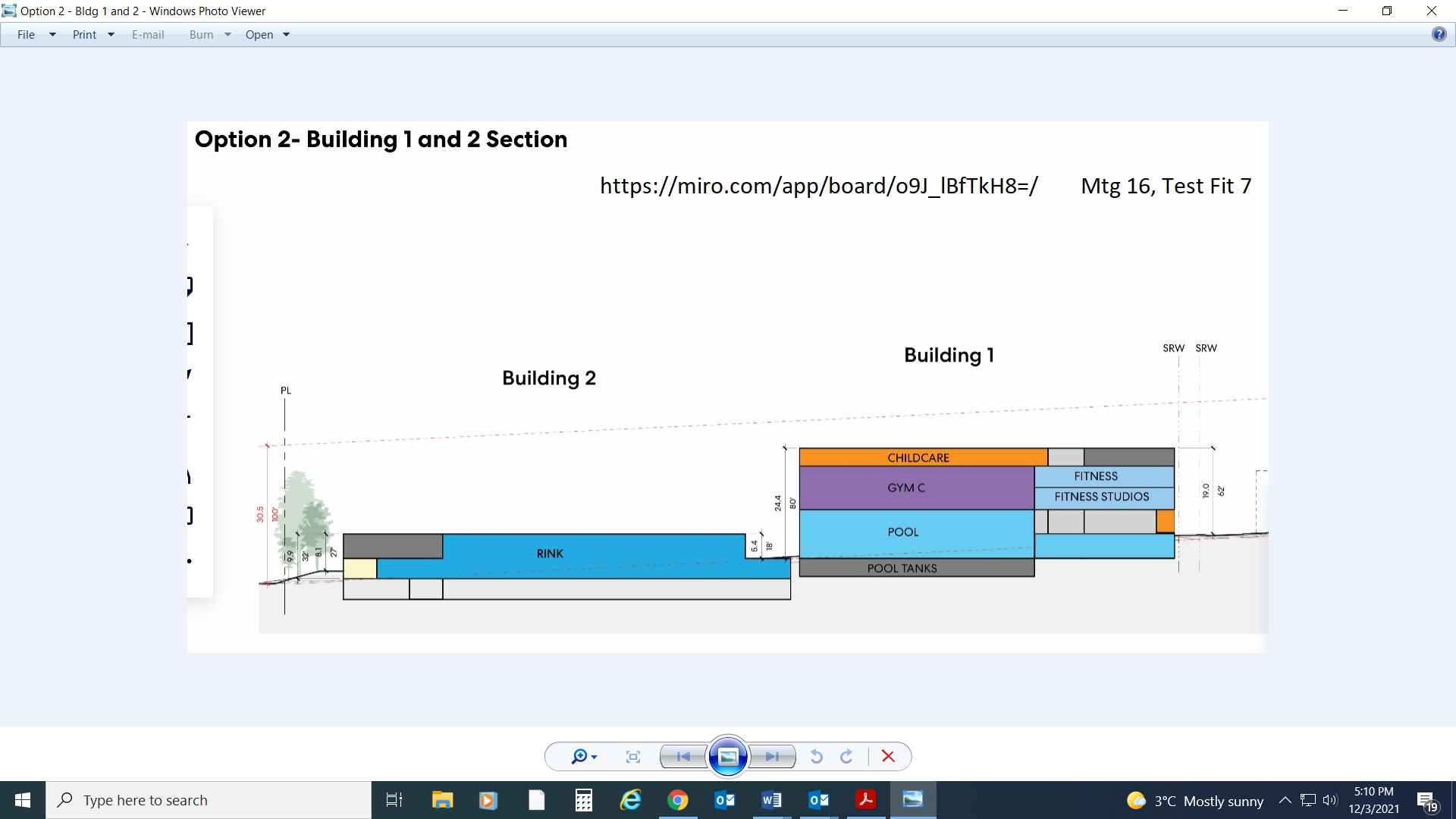
Comments:

City’s definition of height usually does not include amenity roof space and mechanical space. Roughly the height of 2 gyms, 65’ is gross maximum height measured from the ***lowest grade at the building edge***, if there is a change in ***grade*** the lowest point of the building to the roof line should not be more than 65’ and the building should not be stepped up as the ***grade*** rises. The diagrams below represent the general idea.

In the diagram below for building 1 the tallest point of the building 65’, because of the grade the height of the building changes but never exceeds. This is the intention of the statement.



In this diagram below the lowest point of Building 1 is on the right side where the building is 62’, because of the change in the grade the height of the left side of the building is 80’, this exceeds the Board’s recommendations of a gross height of 65’, this design should be negotiated.



**View – minimize height and massing to achieve the following;**

* + **View from top of the historic secondary school 3rd floor classroom (rm 301) in the northwest corner should be preserved**
  + **From the commons area there should be views of Ch’ich eliwxih (Mount Seymour watershed) and North Shore mountains towards the Salish Sea**
  + **From the commons in the centre of the site there should be views towards the Salish Seas and Ch’ich eliwxih (Mount Seymour watershed) and North Shore mountains**
  + **From the oval field there should be views towards the Salish Seas and Ch’ich eliwxih (Mount Seymour watershed) and North Shore mountains**
  + **Maintain existing ground level views from Grandview Park**

Comments:

What does view corridors mean?

Sightlines refer to visibility through the site from East to West and North to South, this is also a strategy that enhances the quality of social contact in public spaces that are open, welcome and secure.

**Maximize Green Space**

The Master Plan indicates that there is an increase of 11%, it does not indicate the quality of the green space.

* + **Ground level green space is organic not artificial turf**
  + **Ground level green space contains canopy trees, shrubs, grass and other vegetation**

Comments:

How was the 11% increase determine what were the spaces that were considered as ‘before’ and what are the spaces that are created in the renewal?

Also need to accommodate for green spaces above ground.

Local indigenous plants.

Canopy trees add not just to climate crisis issues but social connection and places for connecting during rain.

Maintain existing canopy trees on the site.

Consider urban food farming.

Garden spaces on roofs AND ground level which is accessible and can create incidental to people and the environment.

Rooftop gardens may present a few logistical/physical issues (access/effect of wind on plants/soil delivery/snow removal/compost access to name a few) as well as social issues (accessibility, community connection, social inclusion, etc.)

**Site Organization**

Adjacencies and close location of facilities desired for designated spaces that can offer distinct programming and will support synergies in service delivery.

* + - **55+ and Teen Centre**
    - **Library and Art Gallery – the storytelling space should be visible from the outside**
    - **Family resources should be included and adjacent to Eastside Family Place and childcare**
    - **Indigenous centered design in all buildings**
    - **Indigenous dedicated spaces in each building not just one area or one building**
    - **Skateboard friendly design throughout the site**

Comments:

Library and Art Gallery is in Building 3 on the same floor, in the Northeast corner of the site, where the rink currently is. There is no formal agreement between Library and Art Gallery to operate together. It is adjacent, the Art gallery would like to continue a close relationship with the library and to have operational and programming alignments.

The arts and culture committee will draft a vision for the Art Gallery to ensure there is alignment. Accessible and easily enjoyed by all.

Currently there is not sufficient communication regarding the operations of the Library that impact the Art Gallery – for example: construction that impacts the art gallery was not shared in a timely manner. Library continued to operate but the Art Gallery was not able to continue the programs in the art gallery.

Kitchens and food service should be possible in all buildings including the Library, Art Gallery, pool and rink buildings.

**Phasing**

* **Social purpose spaces and food hub should be next phase of building after the pool.**
* **The Board would like to ask that Building 5 (Food hub, 55+, Teen Centre, Eastside Family Place, etc.) to be planned after Building 1 (pool).**
* **The Board is willing to plan for programming disruptions that this may cause such as temporarily relocating programs and offices as needed.**

Comments:

Changes to phasing is a profound modification to the Master Plan that has significant design, operational and possibly financial implications.

This phasing approach should not change the schedule for the rebuild of the Building 2 (rink)

Any service disruptions to ice sports should be avoided – this creates a huge pressure on ice availability in the whole system and impacts much needed recreation services to children and families

Building 4, shops and artificial turf field, is primarily the responsibility of VSB.

**Social and Cultural Non-Profit Hub**

This was not a function that was part of the Societies priorities, that said our values, principles and history is grounded in partnerships with community groups and residents. Britannia Cultural Social and Cultural Non-Profit Hub Principles provide a framework to establish this hub. Britannia and community partners are drafting a model for a hub that could meet the needs of the community

* **Black Box Theatre has been included in the Master Plan as a small multipurpose performing and rehearsal space for up to 60 people. This is acceptable to the Board.**
* **A social and cultural non-profit hub is acceptable to the Board provided it is of an appropriate size and meets Britannia’s principles.**

Comments:

The Society will be meeting with community organizations, City social planners and Park Board to further discuss details of this space. In January 2022 Britannia and Vancouver Latin American Cultural Centre Society (VLACC) will work with community organizations to develop a model that could work on our site.

**Gymnastics Dedicated Space**

The Master Plan provides for a gymnastics annex attached to a Gym for storage of larger equipment and pull out to gym space. It is not possible to have a larger gymnastics dedicated space and the Park Board does not support a dedicated space as programming direction has been to create multi use facilities. According to Park Board gymnastics is not a growing trend. There are space limitations and this space does allow the gymnastic and other related activities like adapted movement and physical programs to be successful

* **The gymnastic annex as presented in the Master Plan is acceptable to the Board**

Comments:

Construction of the floor of the annex and adjacent gym should be built for gymnastics and other multisport uses.

Gender equity was one of the reasons to develop this facility, this should be achieved in all areas of recreation, social and cultural services.

**Twinning the Britannia Rink**

Only one rink was presented in the Master Plan when two were asked for through the Arena committee, twinning the rink is not possible due to space limitations. There is no space on the ground level for anything more than 1 rink despite benefits in energy transfers. Park Board had stated that stacking rinks is technically possible but may be costly to build and operate requiring double equipment like Zambonis or industrial elevators, staff for monitoring, etc.

* **One rink is acceptable to the Board**

Comments:

If there are not enough ground level space can we go underground?

Rink programming and rental provide much needed revenue to the community centre which is then directed to social development programs, this would be a loss of an opportunity to increase support to programs.

**Non-Market Affordable Housing**

The Master Plan has identified up to 300 units of housing to be located above 3 buildings on site. The Board has passed the Britannia Affordable Housing principles that provide the framework for housing on the site.

* **300 units of housing is not acceptable.**
* **Programming facilities to be prioritized before allocating any air parcels to housing.**
* **Respect the human scale of the site by respecting height and massing – refer to earlier section on height and massing.**
* **Recommend IF there is housing on the site it should be dedicated for affordable Indigenous Elders and Seniors housing.**

Comments:

Maximum number of units, square footage and number of residents will be determined by other parameters to be discussed when the plan is proposed.

**Issues that have been brought to the attention of the Board since the release of the 2018 response to the Master Plan**

**Early Childhood and Family** – spaces to be confirmed

* Board committed to have existing programs operating in the renewed site
* Consideration for designated space should be given to current programs like Canuck Family Education Centre, Britannia Community Education and Vancouver Aboriginal Health Society Family Support.
* Licensed Child Care not to be located more than 3 stories from grade

Licensed childcare – according to 2021 regulations

3,500sf indoor space for existing preschool (20 spaces) and OSC programs (70 spaces)

2,500sf dedicated outdoor space for existing preschool and OSC programs

Preference for existing programs to be located in Building 5 closer to the Elementary School

3,500sf indoor space for additional 64 spaces for infant toddler programs

2,500sf dedicated outdoor space for 64 spaces infant toddler programs

Eastside Family Place

Up to 2,800sf requested, 2,300 sf existing which is currently in the Master Plan

850 sf adjacent outdoor play space is currently in the Master Plan

Canuck Family Education Centre

Britannia Community Education

Vancouver Aboriginal Health Society Family Support

Comments:

Current Britannia Child Care continues to be embedded in Britannia Community Centre

Current Britannia Child Care programs named and need to be put on the map

Site Partners have dedicated Space (Family Hub Model)

Site Considerations:

* Rooftop okay
* No more than 3 stories high
* Educators, children, committees and site partners are part of the design process

Access to licensed Gym space should available during licensed child care operations

Current Pre-teen is for 20 OCS spaces – named as such by the OSC in the 70’s when it took over space designed for a public cafeteria on site.

Stroller parking needed – indoors and outdoors

Preschool must be at ground level

ESFP has been planned for Building 5 at the ground level

Address operational and environmental design challenges related to above ground programs for preschool and school aged children

Some families are willing to give up green space for stroller parking/bikes/vehicle parking adjacent to preschool, ESFP, daycare and preschool – ground level access is important for 2 hour programs

What are family needs/design charateristics for different ages – toddler, preschool, daycare, etc.

Licensed childminding for access to programming.

**KickStand**

This space was not presented in the Master Plan, the KickStand community have asked to be included in the Renewal. They are currently operating at a privately leased space on Vernon Drive 4 blocks from the site. They have indicated that they do not need anything complicated, no windows just access at ground level with good ventilation, washrooms and wheelchair accessible.

* Consideration to provide at least 1,000sf space for a community centered active transportation hub like KickStand

Comments:

Administrative, community spaces and other non-workshop spaces could be included in the 20,000 sq ft social and cultural non-profit hub.

**All Wheels and Skatepark**

This amenity was not identified in the Master Plan, the community has since come out to stress the need for this space to replace the ‘The Courts’ skatepark in the north west corner of the site (repurposed tennis courts).

* + To create skate friendly environment throughout the campus
  + 14,000sf dedicated flat sports park/all wheels park on a rooftop but accessible from the ground – this space could be used for other outdoor activities

Comments:

This space should be c, have l and easy access to w

To be confirmed by other outdoor sports enthusiast.

‘The Courts’ skate community convened a meeting on November 8 and presented a draft of skatepark principles, guidelines and design concepts for discussion and endorsement by the Britannia Board of Management.

There is synergy between skatepark/all wheels/multisport – construction, design, self organizing that works with the school and the community centre. Engaged and experiential learning in sports, science, math, social studies, trades, leadership, etc.

Mitigate noise with appropriate design and construction materials.

**Swing Spaces**

These are spaces that could be used for crisis and emergency situations, seasonal activities and not regularly programmed.

These spaces were not identified on the Master Plan, over the years Britannia has played an important role for vulnerable residents in the neighbhood as Warming Centre, cooling centre and fresh air centre.

* Minimum of 1,000 sf
* Showers, kitchen and washrooms
* Good ventilation and storage
* Discrete, welcoming and safe from discrimination
* Minimal disruptions to other operations

Comments:

These uses should be considered a form of housing on the site.

**Maker Space**

This space which is for the public to use equipment and machinery for creative and repair purposes has not been identified on the Master Plan, while there are hopes that the rebuilt VSB shop facilities, building 4, will be able to accommodate this space as part of a community school for use of the public it may not be operationally possible to share space with the school.

* Consideration to provide at least 1,000sf space for a community centered makerspace

Comments:

This could be considered a part of 20,000sf Social and Cultural non-profit hub.

Sewing machines, work tables, screen printing, woodworking, metal working, 3D printer, sand blaster, lazer cutter, light welding, etc. Membership driven maker labs are expensive - $75/month many of our shop students could use this to continue their interest in these activities and for people who have once in a while use, not exclusive membership.