



BRITANNIA RENEWAL MASTER PLAN

Park Board Committee Meeting
Monday, July 9, 2018



- To seek Park Board endorsement of the Britannia Renewal Master Plan as the basis for renewing and transforming the site over the next ten to twenty (10-20) years.
- To provide an overview of the next phase of the Britannia Renewal, working with the community and site partners (VSB, CoV, Britannia, VPL, VPB), including site rezoning and design development phase and report back to the Park Board.

Background



- 1976 - Britannia Community Services Centre opens
- 2007 & 2011 Britannia-led Facilities Plan & Master Plan
- 2014 Vancouver City Council approves the 2015-2018 Capital Plan, which includes a \$25 million allocation toward the first phase of renewal at Britannia Centre
- 2016 Grandview-Woodland Community Plan Approved
- 2017-2018 Britannia Renewal Master Plan project with integrated Site Partners participation (CoV, VSB, Britannia, VPB, VPL) and community engagement



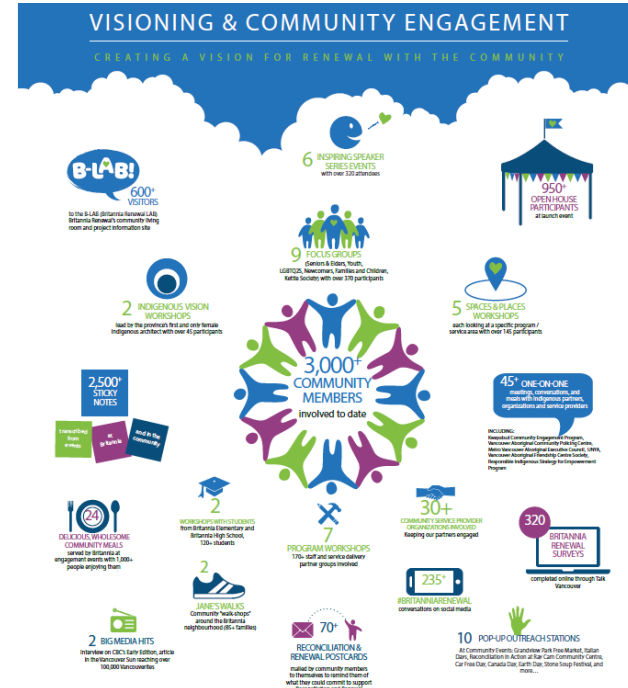
Engagement



Engagement overview

Master Plan developed through year-long engagement with over 3,000 community members:

- 1 B-Lab Project display from Mar 2017-Apr 2018, 1,000+ visitors;
- 6 Visionary Speakers Events, 320+ people;
- 7 Staff & Stakeholder Sessions, 170+ staff & partners from 30+ service providers;
- 9 Focus Groups sessions, 370+ attendees;
- 5 Spaces and Places Workshops, 145+ attendees
- Open Houses 4 open houses with 1,400+ participants



- Indigenous community voices have contributed to all stages of the process.
- Visionary Speaker events were opened with a Reconciliation theme and led by Yvonne Rigsby-Jones
- Updates were provided to the Musqueam, Squamish, and Tsleil-Waututh Nations (MST) at inter-governmental meetings with the City of Vancouver and through a community open house at the Musqueam Community Centre.
- Urban aboriginal groups were consulted through stakeholder and community outreach workshops

- The Project Team includes indigenous staff members who built relationships within the community and provided guidance to the Partners.
- The Consultant Team includes an indigenous architect who planned and facilitated engagement events.
- The Master Plan identifies the requirement to continue meaningful and actionable dialogue with MST and Urban Indigenous community and service providers through implementation phases





Vision



- Take Action on Reconciliation
- Embed Sense of Place
- Be Accessible, Welcoming, and Safe for All
- Support and Facilitate Service Provision
- Optimize Resilience + Sustainability
- Embody Innovation + Excellence

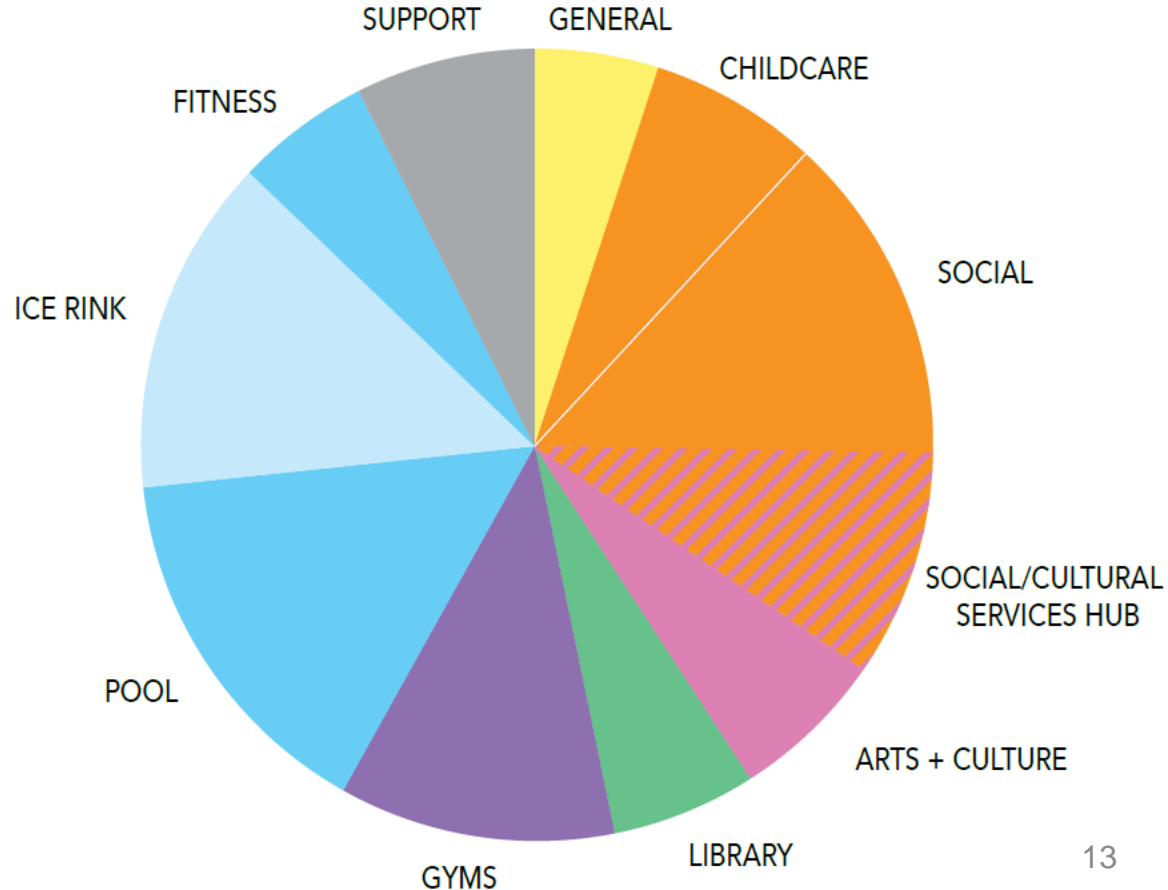
The Vision for Britannia Renewal is to create a welcoming and inclusive community place for reconciliation, social connection and development, learning, cultural exploration and expression, play, and recreation - enhancing the life and well-being of all.



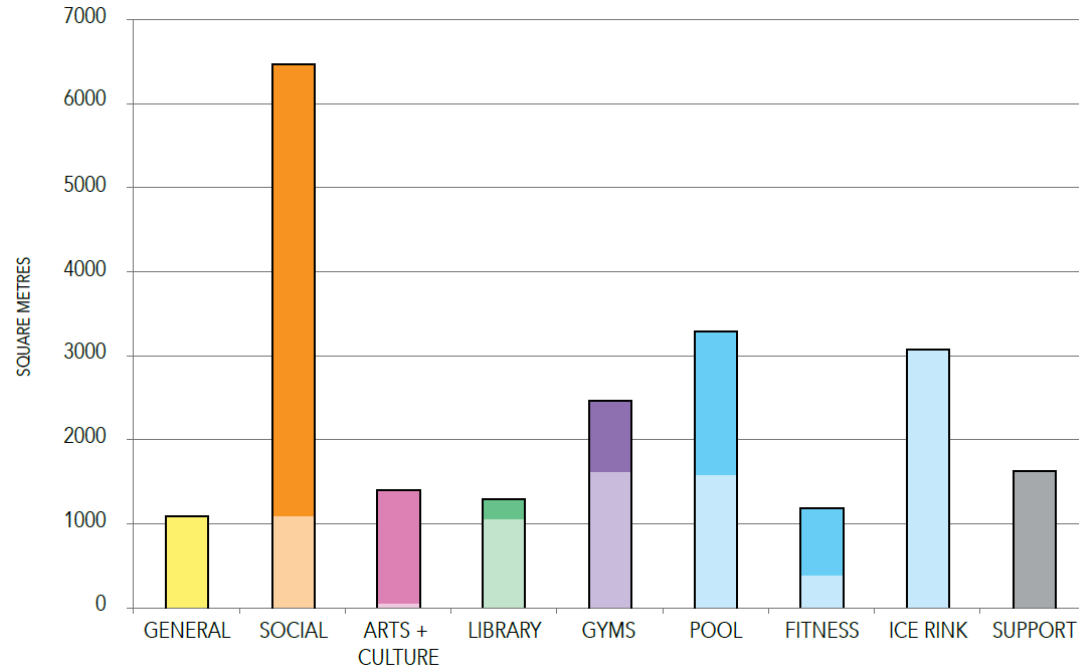
Program Verification



A series of Program Verification Sessions with Partner representatives, staff and stakeholders were undertaken to understand the complex needs of current operations, and identify opportunities for additional programming space based on the needs of the community.



- The Space Program for Britannia's Renewal builds upon existing program spaces, focusing on:
 - Enhancement of existing program spaces
- The Master Plan adds program spaces not currently provided including:
 - Arts + Culture spaces
 - Childcare
 - Social + Cultural Non Profit Hub



Concept Options

Concept Options

PHASING

- ① = Potential Phasing Component
- ② = Phase Requiring Project Alignment With VSB School Space



OPTION 1 – WILLIAM

- **PROS**
 - Consolidated footprint
 - Visual connection to Grandview Park
 - Cotton Walk and William Street address
- **CONS**
 - Adjacent to residential neighbourhood
 - Remote from the Drive energy
 - Program split across site
 - Traffic impact on neighbourhood
 - Difficult phasing
 - Reduced opportunity for housing

OPTION 2 - COMMERCIAL

- **PROS**
 - Key spaces surround central commons
 - Traffic concentrated on Venables lane
 - Positive connection to Napier Greenway
 - Easier phasing, but delayed pool phase
 - Cotton Walk address
- **CONS**
 - Pool location buried - not optimal for space
 - Pool and Rink not adjacent



OPTION 3 - PARKER

- **PROS**
 - Most improved public realm / green space
 - Wide Parker Greenway activates key spaces
 - Central commons linked to greenways
 - Traffic concentrated on Venables lane
 - Easiest phasing - Phases 1 & 2 do not interrupt operations
 - Significant improvement to lanes with active public spaces spilling out
 - Phase 1,2,3 development does not impact VSB spaces
- **CONS**
 - Remote location of rink

Master Plan





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.

Final Master Plan



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

FEATURES

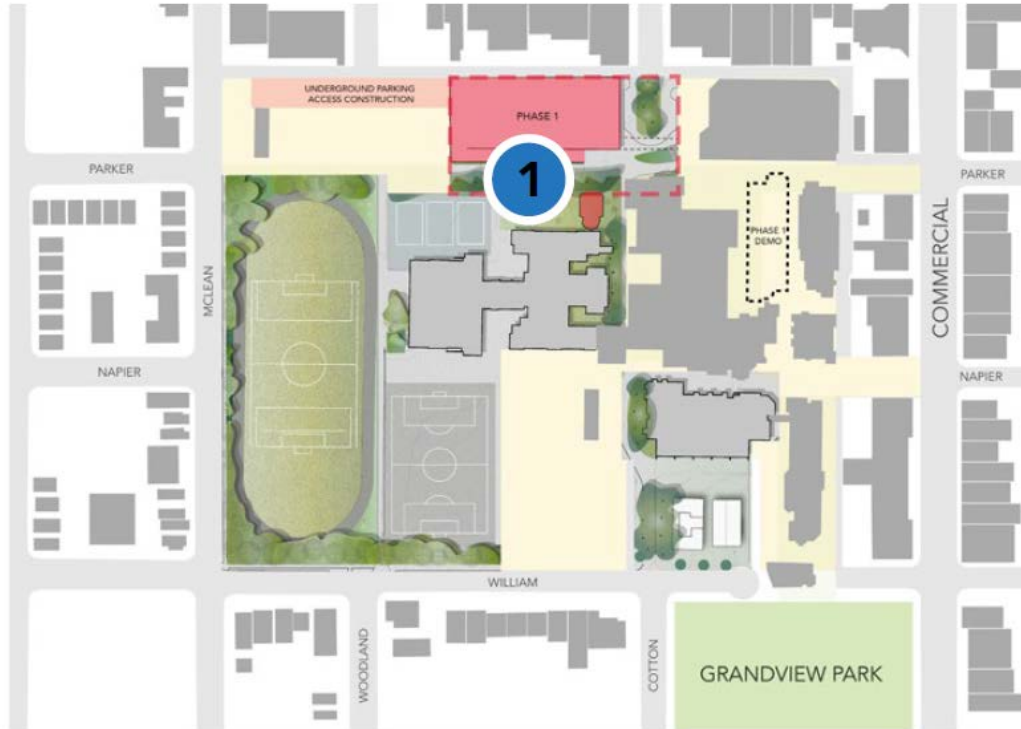
- The majority of the community facilities are located along the Parker Promenade
- 11 % increase in total public realm / green space
- Easily achievable phasing - Phases 1, 2 & 3 do not interrupt operations or impact VSB spaces and allows the majority of the Renewal to be undertaken immediately.
- Higher 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.



Britannia Master Plan - Phasing

- A Phasing Plan has been developed to allow incremental renewal of facilities with minimized interruption to existing services.
- The Phasing Plan recognizes the Vancouver School Board's need to align phasing with school space renewal through the Provincial Seismic Mitigation Program.

PHASE 1



Building 1

- Aquatics
- Fitness + Gym C
- Childcare
- Non-market housing
- Relocation of carving centre

Deconstruction

- Pool + Fitness Centre

Site Development

- U/G Parking
- Cotton Plaza
- Portion of Parker Promenade

Interim Renovation

- Existing Gym C could be renovated to be interim Food Hub + Event Space
- Access to U/G Parking

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
- Boundary of Phase

PHASE 2



Building 2

- Rink
- Rooftop Sport Park
- Non-market housing

Deconstruction

- Rink
- Portable

Site Development

- U/G Parking
- Recreation Plaza
- Portion of Parker Promenade

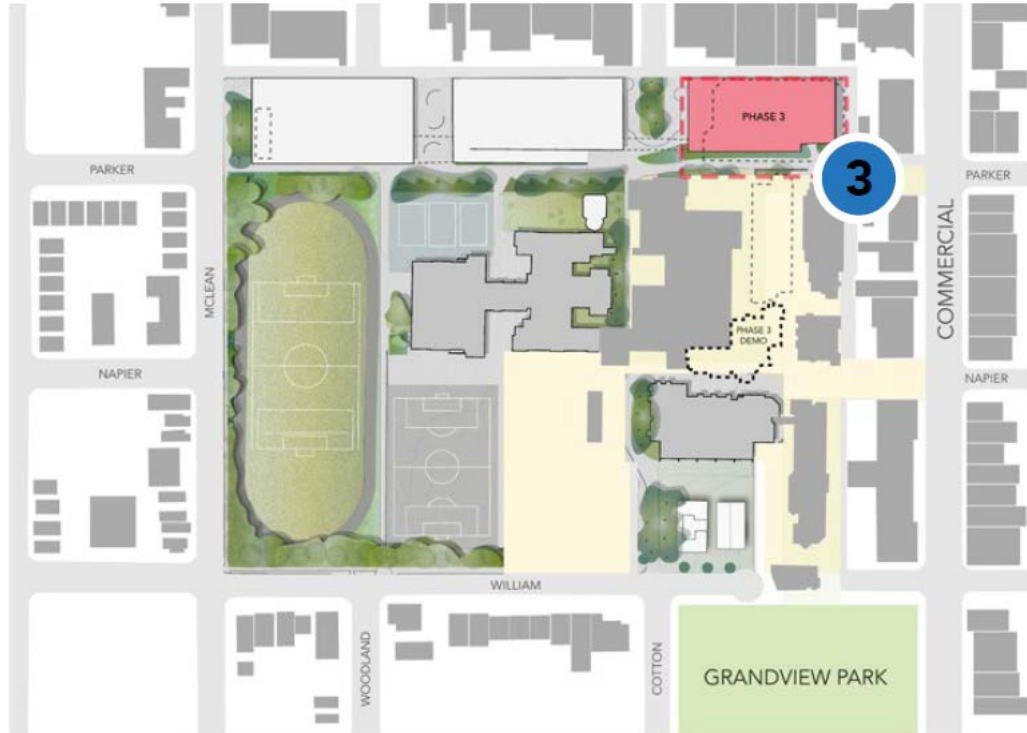
Interim Renovation

- Locate at grade parking in demolished Rink footprint
- Relocate VSB Streetfront Portable and Farm to footprint of demolished Pool

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
- Boundary of Phase

PHASE 3



Building 3
 Library
 Art Galley
 Childcare
 Non-market housing

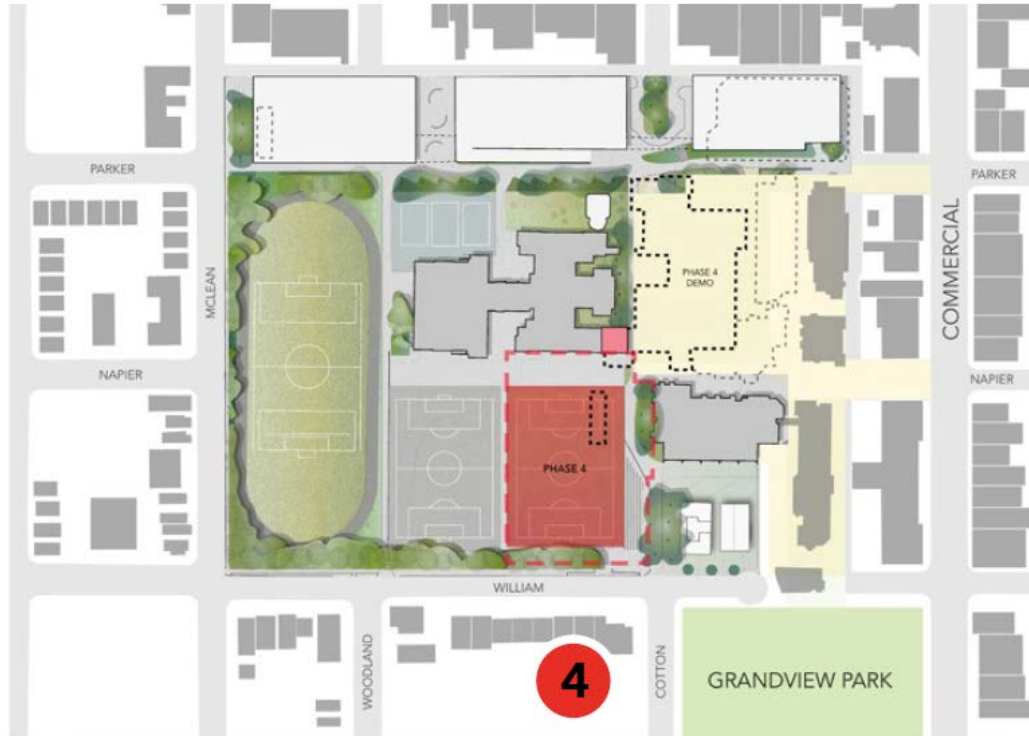
Deconstruction
 Library
 Preteen centre

Site Development
 U/G Parking
 Parker Promenade + Greenway
 Portion of Commercial Mews

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
- Boundary of Phase

PHASE 4



Building 4

High School Shops +
Classrooms
All Weather Field
above

Deconstruction

High School Shops +
Classrooms
VSB portable

Site Development

Portion of Cotton Walk

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
- Boundary of Phase

PHASE 5



Building 5

Event Spaces + Food Hub
 Social Hub + Art Studios
 Meeting Rooms + Gym D
 Social + Cultural Non Profit Hub
 Street Front School + Urban Farm

Deconstruction

Gyms C + D
 Teen Centre
 Info Centre
 Senior Centre
 Childcare
 Family place

Site Development

Common
 Portion of Cotton Walk
 Playway
 Commercial Mews

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
- Boundary of Phase



Next Steps





Master Plan Report (Complete June 2018)

- Finalize & Report to Boards & Council June / July 2018

Rezoning (2018-2019)

- Continue to work with Site Partners and community
- Procure consultant team Fall 2018 to develop rezoning application and lead community engagement
- Process to address form of development considerations – building use, heights and densities

PHASE 1 DETAILED DESIGN + CONSTRUCTION (2020 – TBD)

- Work with Site Partners and community to prepare detailed functional programming, design and manage construction of Phase 1

THAT the Vancouver Park Board endorse the City of Vancouver's "Britannia Renewal Master Plan" (attached as Appendix A), as the basis for renewing and transforming the site over the next ten to twenty (10-20) years.

