



April 23, 2025

MEMO TO : Park Board Commissioners

FROM : General Manager, Vancouver Board of Parks and Recreation
Deputy City Manager & General Manager, Real Estate Environment and
Facilities Management

SUBJECT : **Britannia Community Centre and Pool – Project Update – Board Briefing
Memo**

Hello Commissioners,

The purpose of this memo is to provide an update on the Britannia Community Centre and Pool (re)development project, including plans to move forward with the delivery of a community recreation and aquatics facility on the City owned portion of the Britannia site.

Context

The Britannia Master Plan was adopted by City Council in 2018. Informed by significant community engagement, the Master Plan was endorsed by the Vancouver Park Board, Vancouver School Board (“VSB”), Vancouver Public Library and the Britannia Community Services Society (“Britannia Society”). The Master Plan set a long-range vision for the renewal of the entire Britannia Community Center which included the reconfiguration of land and its uses. The Master Plan envisioned the redevelopment of existing service facilities and the delivery of new community-serving facilities not currently available on site.

At the time, it was recognized that significant funding from the Province and City – as well as land agreements – would be required to move forward with the Master Plan as conceived. In 2023, the VSB set its capital priorities for the next 30 years and did not identify Britannia as a priority for that timeframe. This resulted in a planning pause as the City considered options for moving forward. Concurrently, the Britannia Society has been experiencing increasing challenges accessing school space to support community programming, a key principle of the aged Britannia Tri-partite Agreement.

In recognition that the current situation at Britannia is creating a community and recreational service gap for the Grandview Woodlands community, City staff have decided to propose prioritization of the delivery of a new community recreation and aquatics facility, informed by the priorities identified in the Britannia Master Plan. With the withdrawal of the VSB from the Master Plan, these new amenities would be developed on lands currently owned by the City.

The current plan includes the build out of:

- Pool (replacement and expansion),
- Gymnasium (new),
- Fitness centre (replacement),
- Multi-purpose rooms (new),



- Administrative spaces to serve facility programming (new),
- Skateboarding amenities (replacement), and
- Childcare, subject to funding (replacement).

The high-level timeline anticipates a construction start early in the 2031-2034 capital plan, with permitting and design development work happening in the preceding 2027-2030 capital plan. As this work will span multiple capital plans, each future phase of work will be subject to Council approval at the time of Capital Plan adoption and at present it is anticipated that the Britannia Pool will be the next aquatic redevelopment opportunity after the Vancouver Aquatic Center and Kits Pool. This priority will inform the timeline for the phasing.

It is also important to note that the City has committed significant interim capital investment to support continued services. In the 2023-2026 Mid-Term Update, \$17.5M was approved for capital maintenance at the Britannia site. The 2025 projects include Direct Digital Control (DDC) upgrades, exterior block repainting of the pool and ice arena, skylight replacements in the pool building, and replacement of the ice rink slab and roof truss upgrades in the arena building. In 2026, significant repairs, upgrades, and renovations will be initiated for both the ice arena and the pool, including mechanical, electrical, plumbing, pool system, HVAC, boiler, domestic hot water heating and piping, and additional DDC upgrades. In 2027, a Crime Prevention Through Environmental Design ("CPTED") review will be conducted, and outcomes of the review will include upgrades to landscaping and lighting.

Next Steps

Staff anticipate commencing a feasibility study in Q2 2025 to review the feasibility to:

- Assess future facility siting on the City owned portion of the site;
- Confirm the aquatics, recreation and childcare program areas as identified in the Master Plan;
- Prepare a high-level cost estimate in preparation for future capital plan submissions; and
- Consult with Britannia Community Services Centre Society and community groups at key milestones through a Community Advisory Committee.

If you have any questions related to this item, please contact Armin Amrolia (armin.amrolia@vancouver.ca) or Steve Jackson (steve.jackson@vancouver.ca).

Regards,

A handwritten signature in black ink, appearing to read "Armin".

Armin Amrolia
Deputy City Manager & General
Manager of Real Estate, Environment
and Facilities Management

A handwritten signature in black ink, appearing to read "Steve".

Steve Jackson
General Manager
Vancouver Board of Parks and Recreation