

**BRITANNIA COMMUNITY SERVICES CENTRE  
STRATEGIC MASTER PLAN**

DRAFT - SEPTEMBER 14, 2011

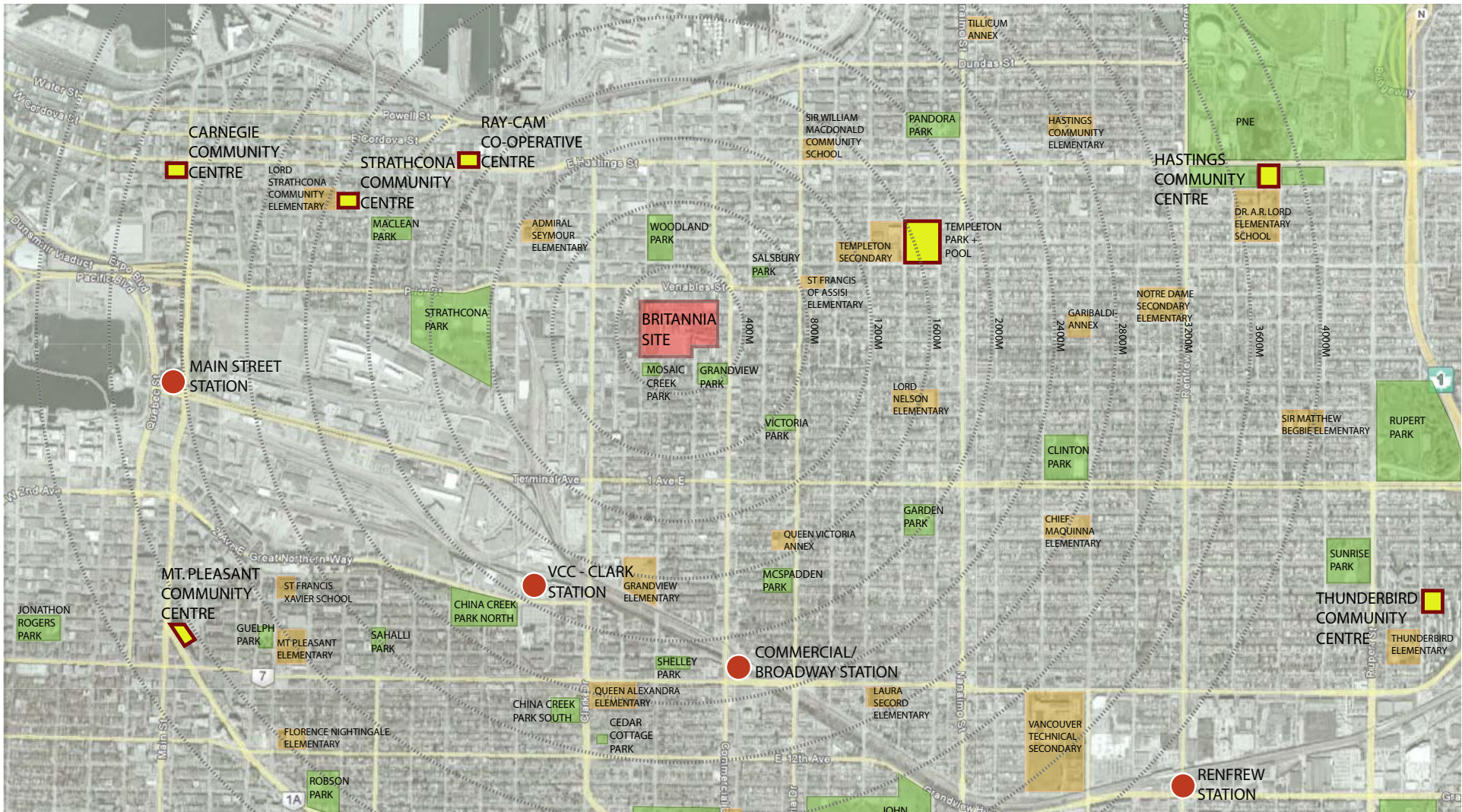


*Topography of the Britannia Community Services Centre Site*

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## Executive Summary

### Intent of the Strategic Master Plan

The Britannia Community Services Centre has initiated a Strategic Master Plan process to demonstrate the feasibility, planning and design opportunities, and wide-ranging community support for the renewal of its facilities. The site has the demonstrated capacity to accommodate the projected facilities space program for the Britannia Community Services Centre within the constraints of the existing elementary and secondary schools, the library, and the outdoor sports fields. The renewal process, informed by design principles developed during the planning process, has the potential to increase indoor and outdoor programming space and to improve accessibility, wayfinding, connections to the surrounding community, and view opportunities.

The community and the partners on the Britannia site — the Vancouver School Board, the Vancouver Park Board, and the Vancouver Public Library — have all shown strong support for the renewal of the Britannia Community Services Centre as an integrated and multi-purpose facility. The process is anticipated to be undertaken in two or more phases, related to budget cycles, that will ultimately accommodate the spaces for community programming under one roof, and will be organized around a highly engaging and social central concourse.

### Background to the Strategic Master Plan

The Strategic Master Plan follows a Facilities Master Plan that was prepared for Britannia Centre in 2007 as the basis for space programming and building condition information. This background material has been updated with condition assessment information for the school buildings, which was prepared by the Vancouver School Board in 2009. The Plan is also informed by the City of Vancouver 2011-2021 Capital Strategic Outlook and the Vancouver Park Board Aquatic Services Review Update, both of which identify the renewal of the community pool at Britannia as a project that is targeted to occur within the next ten years.

### The Case for the Renewal of the Britannia Community Services Centre

The Britannia Community Services Centre primarily serves the Grandview-Woodland and Strathcona neighbourhoods, but also offers some programs that draw patrons from other areas, mostly the northeast quadrant of the City. A review of the demographics and economic statistics of the two core neighbourhoods demonstrates that the Britannia Community Services Centre addresses the needs of a diverse, complex community that has different demographics from City's averages, requiring some differences in the range of programs offered.

The Britannia site is well located to serve users who depend on transit, with good bus service on Commercial Drive, as well as proximity to the Commercial-Broadway SkyTrain exchange, the busiest transit hub in Western Canada. It is also well connected to the City's bikeway network for cycling access.

It is anticipated that Britannia’s programming space will be in excess of the Vancouver Park Board’s standards because of the inclusion of specific programs for its inner-city population, its role in adult and continuing education, its multi-partner model, and the potential for new partnerships co-located on the Britannia site.

### Vision for the Renewal of the Britannia Community Services Centre

The Vision Statement for the project states:

- The Britannia Community Services Centre is the heart of the community, serving as an integrated hub of education, arts, culture, recreation, wellness, and sustainability.
- Britannia’s strength lies in its innovative public-sector partnerships. These give life to unparalleled opportunities for collaborative decision-making, programming, and service delivery, and the flexibility to continually meet the evolving needs of the community.
- Britannia is accessible and welcoming, drawing users whose diversity is matched by the diversity of programs offered by the centre.
- The Britannia Centre respects and celebrates its social and physical context, fostering a sense of stewardship towards the people and setting that are the source of its richness.

### Exploration of Site Development Options

During the Strategic Master Plan process, a wide variety of site development scenarios were explored with respect to conceptual massing on the Britannia site. As mentioned above, the updated projected space requirements are larger than a typical community centre in the City of Vancouver. These are due to the inclusion of the existing arena, which is larger than recent ones, and programs that are unique to Britannia and its mix of patrons and on-site partners, including continuing education, and the public library, which is shared with both the secondary and elementary schools.

A series of scenarios was prepared to study potential site planning opportunities. Due to the uncertainty that any redevelopment of the school, Park Board, or library facilities will occur soon, this group of scenarios respected the locations and access requirements of all major existing partner facilities, including both the secondary and elementary schools and the sports fields. These scenarios were the most constrained of all the design explorations, but they proved that the new space requirements could be accommodated while delivering the vision of an integrated multi-purpose facility. Other scenarios, with fewer constraints, imagined that components of the school and recreational facilities on-site were also rebuilt. These scenarios proved to have advantages that could be realized should the partners be in a position to participate in the renewal of the site with future capital budgets.

### Phasing and Implementation Strategies

Based on the results of the City of Vancouver’s Capital Strategic Outlook for the next ten years and the recent update of the Aquatic Services Review by the Vancouver Board of Parks and Recreation, the first phase of renewal at Britannia should be the replacement of the pool. The new pool is planned as a local community pool of a scale similar to the Killarney Pool, and not at the City-wide scale of the new Hillcrest facility.

Three feasible locations for the pool as a first phase were demonstrated. In one of the locations, the first phase of the pool is envisioned as creating an interior concourse linking to the south side of the ice rink. The balance of the new Britannia Centre program would be built as an extension of the concourse southwards to the Napier Square Greenway, with an interior connection to the existing library (if the library is not rebuilt as part of the renewal project). A future library renewal might be a further phase of implementation at a later date. This could be accomplished without constraining the implementation of the Britannia Community Services Centre in two or three phases, starting with the new pool.

### Partners on the Britannia Community Services Centre Site

The principles of co-location, community hubs, Neighbourhood Centres of Learning, and other types of integrated services and collaborations between governments, non-profits, and other stakeholders are strongly supported by the partners on-site: the City of Vancouver, the Vancouver School Board, the Vancouver Park Board, and the Vancouver Public Library. On-site partners concur that the integrated model at Britannia is relevant and has the potential to continue to be innovative in service delivery for diverse community needs.

While there are many benefits to the integrated, multi-stakeholder model at Britannia Community Services Centre, decision making for a shared site adds complexity to a master planning process. In the case of Britannia Community Services Centre, key partners have been supportive of the process but have made clear that their short- to mid-term priorities for new and renewal projects are located elsewhere. Nevertheless, the partners have all noted that the innovative environment at Britannia, with its long tradition of flexibility, could make it an ideal place to pilot experimental programs in education, recreation, health services, and library services,

Britannia Community Services Centre's requests to the partners have been to share their plans and expectations and to review planning ideas through the lens of their own mandates and policies. The objective has been to ensure that the Strategic Master Plan is as supportive of its partners' plans as possible while recognizing that current priorities do not permit them to assign staff or prepare detailed responses at this time. The partners have participated in interviews and also in two day-long workshops during the Strategic Master Plan process, and they have provided comments on written and graphic materials before they were circulated to the public.

### Conclusions and Recommended Next Steps

The Strategic Master Plan will be a focus for continued dialogue with the City of Vancouver and the partners on site regarding the renewal of the Britannia site. The upcoming Grandview-Woodland Community Plan process will advance the conversation by providing an update of the intended future for the surrounding community. Over the next months, the Britannia Board, its Planning & Development Committee, and Britannia staff will be seeking opportunities to present this Strategic Master Plan to City Council and partner organizations to make the case for renewal at Britannia by demonstrating its feasibility, community needs, and strong local support.





*Examples of Multi-Purpose Integrated Community Service Centres under One Roof*

## 1. Intent of the Strategic Master Plan

The intent of the Strategic Master Plan at this time is multi-faceted:

- To ensure that the needs of the Britannia Community Services Centre are considered during the long-range capital strategies and the short-range capital budgeting processes of the City of Vancouver, the Vancouver Board of Parks and Recreation, the Vancouver School Board, and the Vancouver Public Library.
- To acknowledge wide-ranging community support for the renewal of Britannia Community Services Centre using the integrated service delivery model that Britannia Community Services Centre originally pioneered in the early 1970s. Over the years, this model has garnered much interest from other communities who have sought to learn from its innovative methods.
- To consult with the partners on site to consider and address their visions, mandates, plans, and schedules in the Strategic Master Plan to the greatest extent possible given different timetables and capital budget cycles.
- To demonstrate that the site has the physical capacity to accommodate the future program needs of the community and to redevelop in phases that coincide with current planning intentions and with flexibility should phasing plans change.
- To identify opportunities to improve the accessibility, wayfinding, multi-functionality, and levels of community activity on site, as renewal is implemented.

In 2007, the Britannia Community Services Centre sought funding from the City of Vancouver 2009-2011 Capital Plan to undertake renewal of the Centre's facilities. While the project was not included in the Capital Plan, it generated discussion with City staff of a number of departments and agencies. Funding was provided to proceed with more detailed planning studies and in-depth consultation with the public and other partners who share the site with Britannia Community Services Centre: the Vancouver School Board, the Vancouver Park Board, and the Vancouver Public Library.





Existing Facilities of the Britannia Community Services Centre



## 2. Background to the Strategic Master Plan

This Strategic Master Plan follows a Facilities Master Plan prepared for Britannia Centre in 2007, and uses its building and needs assessment work as a starting point. It also reflects the results of the City of Vancouver's 2011-2021 Capital Strategic Outlook prepared earlier this year. This Strategic Master Plan is the culmination of seven years of work on the part of the Britannia Centre's Planning & Development Committee. The Plan takes into account social trends in the Grandview-Woodland and Strathcona neighbourhoods, and the City of Vancouver in general, that create needs for services at Britannia, addressing aging populations, income polarization, increasing cultural diversity, and challenges to housing affordability.

### 2.1 The Britannia Community Services Centre Master Plan of 2007

In 2007, a Facilities Master Plan was prepared by DGBK Architects with the involvement of the Planning & Development Committee of Britannia's Board of Management. This plan investigated and assessed the condition of buildings within the Britannia Community Services Centre and prepared a facilities program that set out the space requirements to accommodate the wide range of existing and desired programs run at the Britannia Community Services Centre.

Since then, the buildings and facilities on the site have been evaluated through the 2009 Vancouver School Board Final Facility Condition Assessment. The 2007 Britannia Facilities Master Plan has been updated as the basis for space programming. All this data has been used to project building parameters for exploring site concepts.

### 2.2 The City of Vancouver 2011-2021 Capital Strategic Outlook

Earlier this year, the City of Vancouver completed its first 10-year Capital Strategic Outlook as an internal long-term planning process. The report provides a detailed analysis of existing City assets, proposes strategies to help guide capital investments, and identifies priorities for capital projects over the next ten years.

General strategies for community facilities are to co-locate and functionally integrate community facilities for multi-use purposes and to explore co-location opportunities with other civic uses (e.g., schools, affordable housing, and public safety uses). Any future community facilities built must align with city policies and plans; they must also be financially sustainable and meet City environmental standards. The Strategy also reflects thinking by the Vancouver Park Board on its facilities renewal schedule with the anticipated result that eight recreation facilities will be replaced or upgraded in the next ten-year time horizon.

Through this process, Britannia had the opportunity to make its case for redevelopment. The Britannia Pool was included as a potential project in this 10-Year Capital Strategy and, as a result, is now considered for the first phase of facilities renewal. Identification of the first phase has allowed the exploration of options for the Strategic Master Plan that test how Britannia would redevelop around a new pool in two or more stages towards the vision of a multi-purpose facility under one roof. This includes potential new partners in health, the arts, education, and social services.



*Photographs from the Strategic Master Plan Open House in July 2011*

### 3. The Case for the Renewal of the Britannia Community Services Centre

#### 3.1 Demographics of the Grandview-Woodland and Strathcona Neighbourhoods

The Britannia Community Services Centre serves the Grandview-Woodland and Strathcona neighbourhoods. However, a number of its programs draw from a larger catchment area, including Mount Pleasant, Hastings-Sunrise, and Burnaby Heights. Grandview-Woodland has seen a slight drop in population over the last two censuses, evident both in its low rate of redevelopment and trends toward smaller household size. Strathcona has seen more new development and a slight increase in its population. Both areas are seeing significant changes to their demographic makeup.

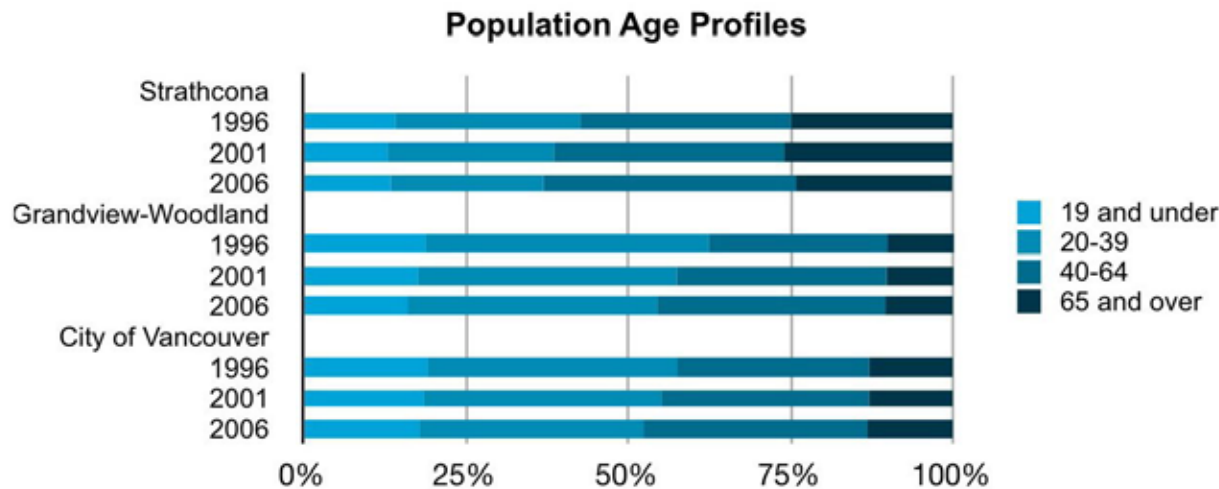
Population Area	Census Population		
	1996	2001	2006
Grandview-Woodland	29,215	29,085	28,205
Strathcona	11,645	11,573	11,920
City of Vancouver	514,008	545,671	578,041
Local Areas as % of City Total	8%	7.50%	6.90%

Key statistics on the Grandview-Woodland and Strathcona neighbourhoods from past censuses and needs-assessment data describe a diverse and complex community with many strengths and social challenges:

- 2006 Grandview-Woodland census population was 28,205 (-3.0% from 2001).
- 2006 Strathcona census population was 11,920 (+3.0% from 2001).
- Together these areas account for approximately 7% of Vancouver's population.
- Both Grandview-Woodland and Strathcona have a high proportions of low-income households (35.2% and 59.4% respectively) compared to the City of Vancouver (26.6%).
- 2006 Grandview-Woodland age profile had 16.1% under 19; 38.4% 20-39; 35.1% 40-64; 10.4% 65 and older (see table on page 6).
- Grandview-Woodland demographic trends indicate a loss in the proportion of children and youth under 19 years of age (approximately 3% over ten years).
- Grandview-Woodland demographic trends indicate an increase in the proportion of 40-64 year olds (approximately 8% over ten years).
- 2006 Strathcona age profile had 13.5% under 19; 23.5% 20-39; 38.9% 40-64; 24.0% 65 and older.
- Strathcona population trends indicate a loss in the proportion of 20-39 year olds (approximately 5% over ten years.)
- Strathcona population trends indicate an increase in the proportion of 40-64 year olds (approximately 6% over ten years).



- Both Grandview-Woodland and Strathcona have high proportions of single-parent families (26.1% and 24.3% respectively) compared to the City of Vancouver (16.2%).
- The unemployment rate in both Grandview-Woodland and Strathcona has decreased in the past ten years (7% and 11% respectively). However, both remain above the City-wide average (7.8% in Grandview-Woodland and 11.1% in Strathcona as compared to 6.0% City-wide).
- Both Grandview-Woodland and Strathcona have significant proportions of one-person households (45.4% and 62.2% respectively) as compared to the City of Vancouver (38.6%).
- A significant proportion of Vancouver's Aboriginal Community live in the northeast part of City, with the highest concentrations seen in Grandview-Woodland and Strathcona.
- 40.3% of residents in Strathcona reported Chinese as their mother tongue.



With respect to housing in these two neighbourhoods:

- Both Grandview-Woodland and Strathcona have high proportions of rented dwellings (66.2% and 86.2% respectively compared to 51.9% City wide).
- Between 1996 and 2006 both areas saw a drop in rental housing as a proportion of the total housing stock (-4% over 10 years).
- Though both neighbourhoods have average gross rents below the City-wide average, many households still spend more than 30% of their income on rent.
- Both neighbourhoods have a significant number of non-market housing developments. Data indicate that in Grandview-Woodland there are 1816 non-market units; 292 for Aboriginals, 607 for families, 613 for seniors, 10 for youth, and 288 for individuals in need of mental health support.
- Data from the City's Non-Market Housing registry indicate that there are 1905 non-market housing units in Strathcona; 636 for families, 778 for seniors, 220 supportive housing, 15 for youth, 256 listed as "other".

The Britannia site is well located to serve its users who depend on transit for access:

- Britannia is strategically located within 1.5 km of two major rapid transit stations including the Commercial-Broadway SkyTrain station, a major transportation hub for the Metro Vancouver region and the busiest transportation service centre in Western Canada.
- Britannia is also situated within 1 kilometer of four major transportation arteries (Clark Drive, Commercial Drive, Venables Street, and Hastings Street).
- Residents of Grandview-Woodland and Strathcona are heavy users of public transportation, with 34.1% and 33.7% of their respective populations relying on public transportation to travel to work in 2006 (almost 10% above City-wide figures).

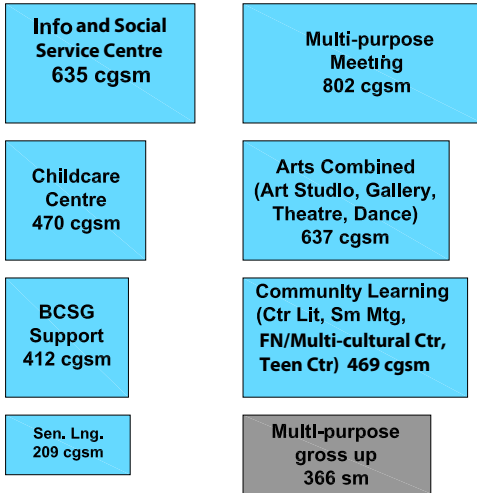


*Maps of the Britannia Site Created by Local Community Residents*

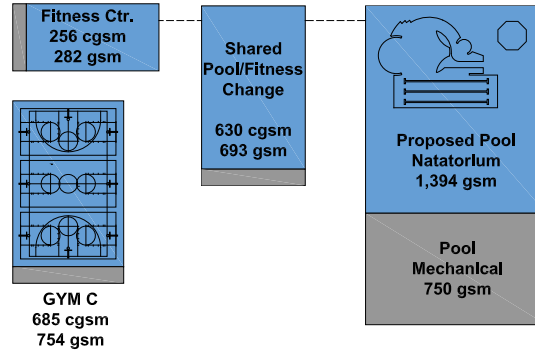
# PROPOSED BRITANNIA PROGRAM AREAS

## COMMUNITY CENTRE FACILITIES (TOTAL= 11,879 gross square metres)

**MULTI-PURPOSE / ADMIN / ARTS**  
(3,634 cubic gross sq meters / 4,000 gross sq metres)



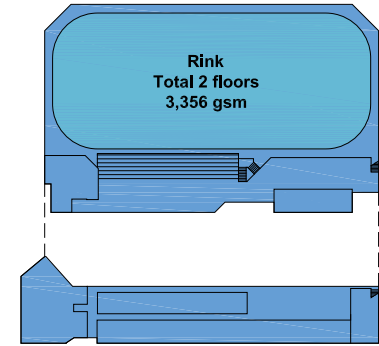
**RECREATION NEW BUILD**  
(2,965 cubic gross sq metres / 3,873 gross sq metres)



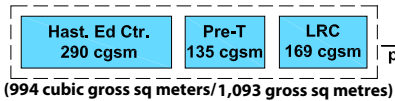
**PUBLIC CONCOURSE**  
(approx. 650 gross sq metres)



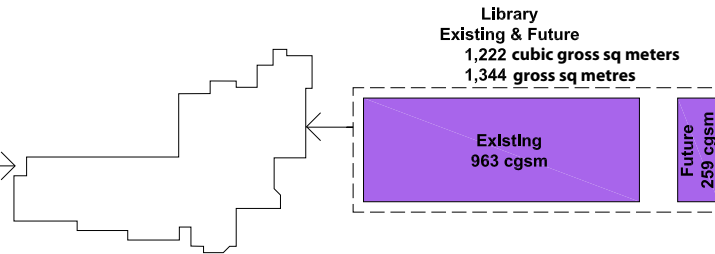
**RECREATION RETAINED**  
(3,356 sq metres)



### LIBRARY

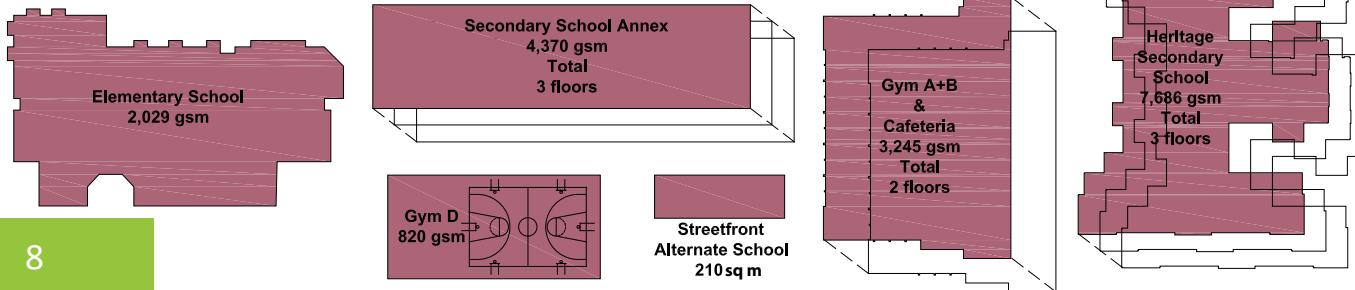


program currently part of existing library



### SCHOOL FACILITIES

OVERALL EXISTING PROGRAM SQ METERS (TOTAL = 18,150sq m)



### BRITANNIA PROGRAM LEGEND / SUMMARY

COMMUNITY CENTRE RECREATION	
POOL / CHANGE	2,837 sq m
ICE RINK (EXISTING)	3,356sq m
GYM / FITNESS CENTRE	1,036sq m
COMMUNITY CENTRE MULTI-PURPOSE	5,093 sq m
PUBLIC CONCOURSE	650 sq m
<b>BCSG TOTAL</b>	<b>12,972sq m</b>
LIBRARY	1,344sq m
SCHOOL FACILITIES	18,150sq m

Proposed Facility Program for the Britannia Community Services Centre in 2007, Updated in 2011

### 3.2 Proposed Facility Program

This Strategic Master Plan was developed using information from the facility program generated by the 2007 Facilities Master Plan and from the 2009 Vancouver School Board Final Facility Condition Assessment, with additional updates that reflect input from Britannia Community Services Centre staff, the Planning & Development Committee, and partners on the site.

The building spaces and footprint that result from this facility program would be larger than Vancouver Park Board standards that have seen recent community centres renewed in the range of 3,000 to 3,500 square meters. It is anticipated that Britannia's programming space will be in excess of this standard because of the inclusion of specific programs for its inner-city population, its role in adult and continuing education, and its multi-partner model, including the potential for new partnerships co-located on the Britannia site.

The proposed facility program used in this master planning process is illustrated in the graphic on the facing page.

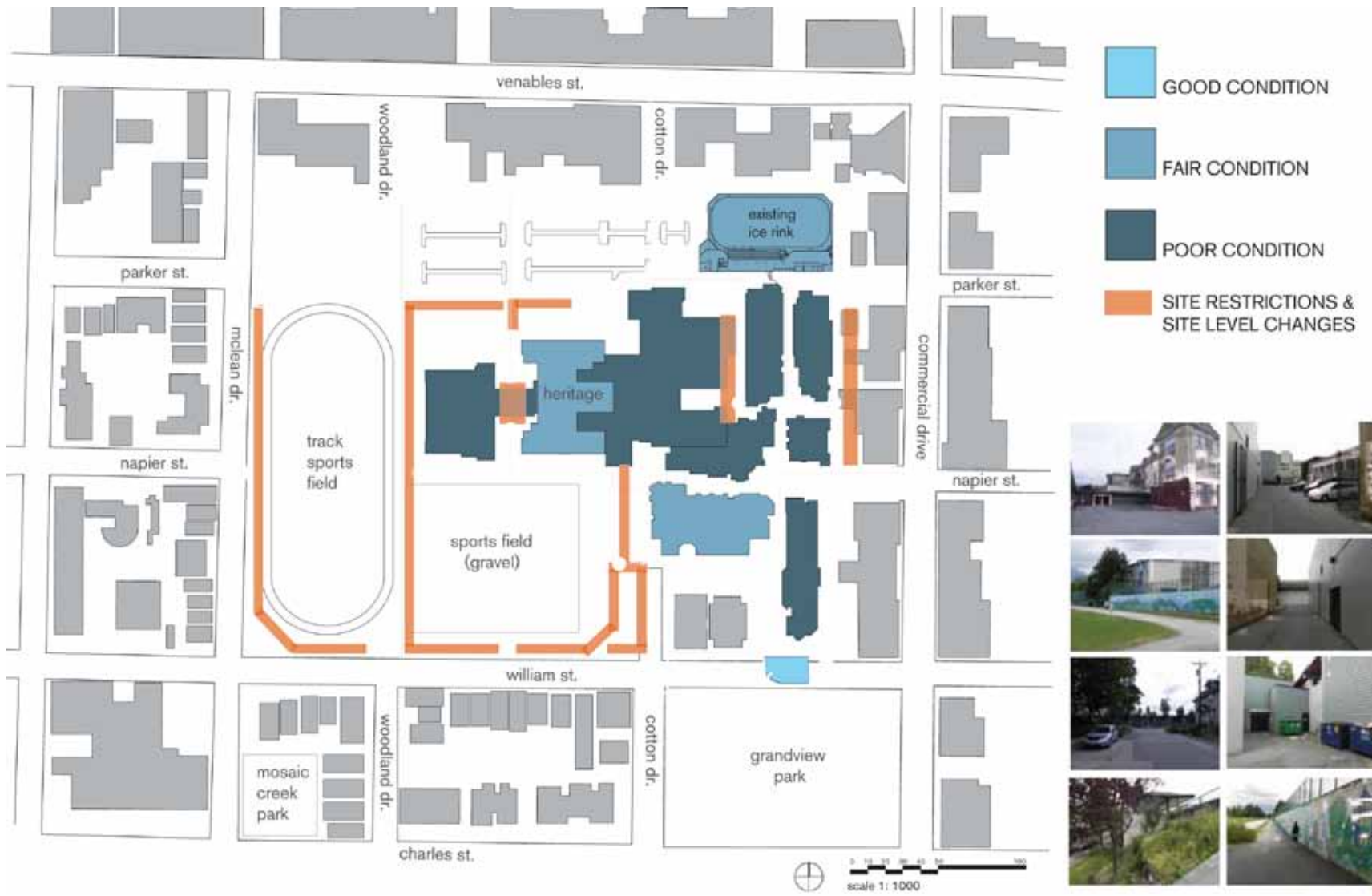
### 3.3 Building Conditions Assessment

The buildings on the Britannia site have been assessed during the 2007 Facilities Master Plan process and by the Vancouver School Board as part of several processes over the past decade. An overview of the condition assessments is illustrated on the facing page. In general, only the one recent building, the Canucks Family Education Centre, can be rated as being in good condition.



*Existing Pool, Ice Arena, and Gymnasium at Britannia Community Services Centre*





Summary of Building Conditions and Access Assessments

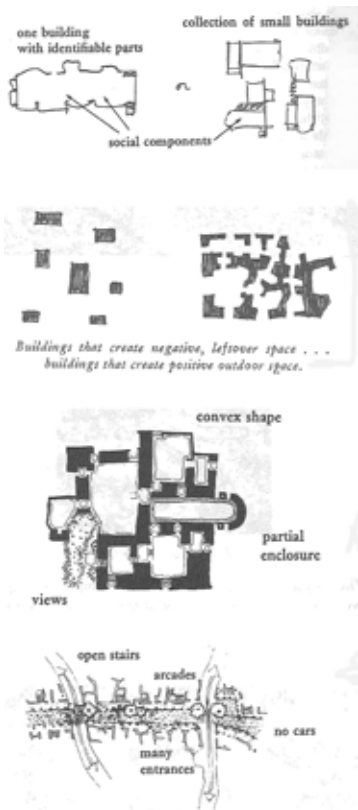
For planning purposes, the Ice Arena has been considered to be in suitable condition to be retained for many years into the future. All the scenarios kept it in place and assumed that if it were replaced, it would occupy the same site. The 1908/1911 heritage structure within the Britannia Secondary School complex is also assumed, for planning purposes, to be a permanent structure. It has also been given a partial seismic upgrade in 2001. The Britannia Elementary School was seismically upgraded in 2010. Britannia Secondary is the oldest operating secondary school in Vancouver, and is highly valued by the community and its many alumni. All other buildings on the site are in fair to poor condition and have the potential to be replaced through a phased strategy with more sustainable, energy-efficient structures that will operate under one roof and utilize excess heat from the ice production plant for the rink.

### 3.4 Urban Design and Public Realm Assessment

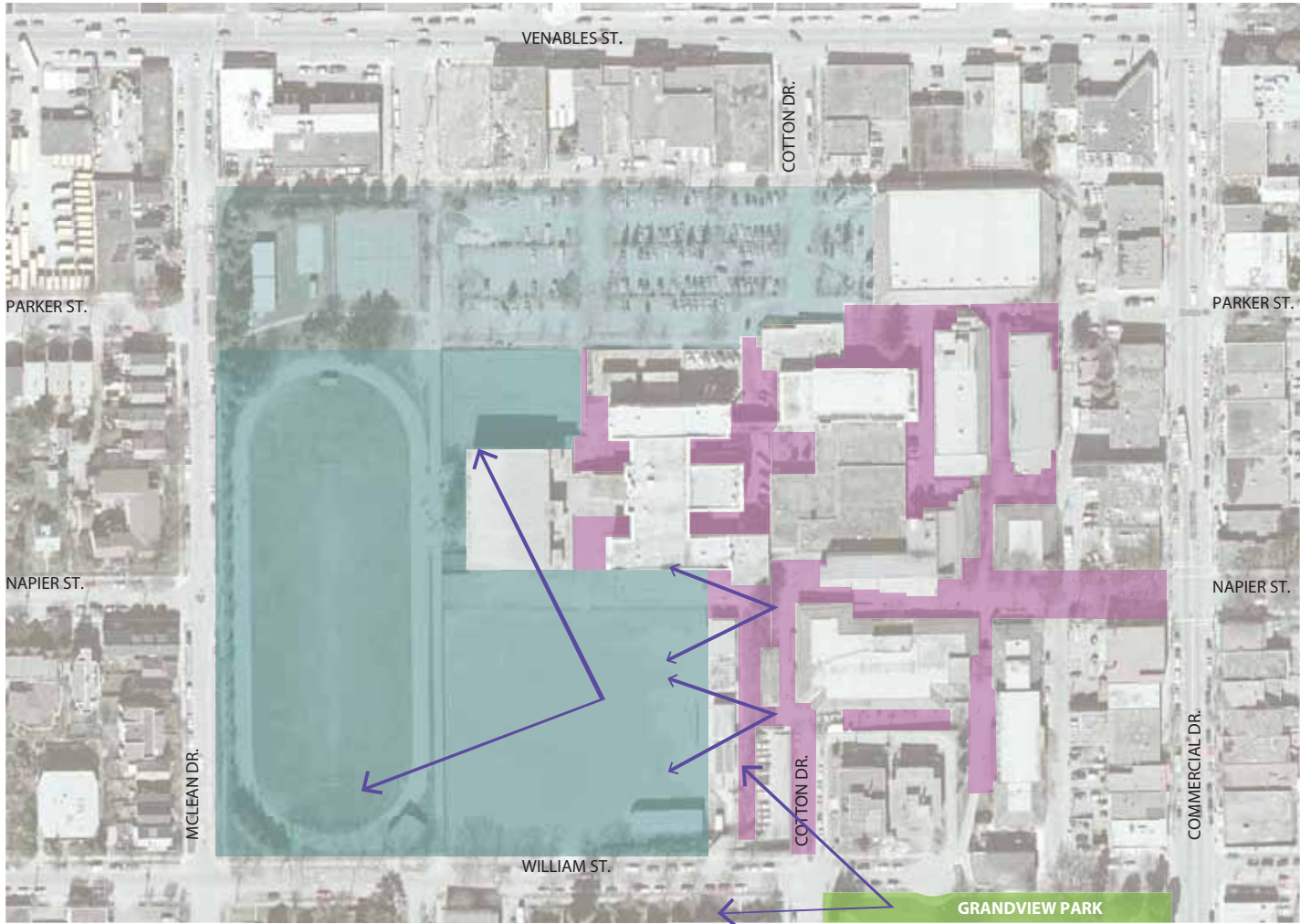
Early in the planning process, the consultants worked with Planning & Development Committee members to assess the existing Britannia site with respect to urban design principles of connectivity, community amenities, access to views, and engagement of passers-by.

The architects of the original Britannia Centre were inspired by an influential design theory of Christopher Alexander and a group of California architects in the 1970s in a book entitled *A Pattern Language*. This theory was intended to create a finely-textured and highly sociable public realm, bringing neighbours into contact with each other. It was inspired by the walkable older districts of Europe from before the era of automobile-scale roads.

The intervention of the European pattern of narrow routes replaced the traditional pattern of through streets that occurs in most of Grandview-Woodland, resulting in barriers to movement along key routes like Napier and Parker Streets (east-west) and Cotton Drive and the Mosaic Bikeway (north-south). Applied to the Britannia site with its many buildings with blank walls and few entries, the result has turned out not to be as well used for socializing as envisioned. As well, redesign is needed to address emerging concerns regarding accessibility, safety, and the changing role of community facilities and public spaces.



Diagrams from *A Pattern Language* by Alexander, et al.



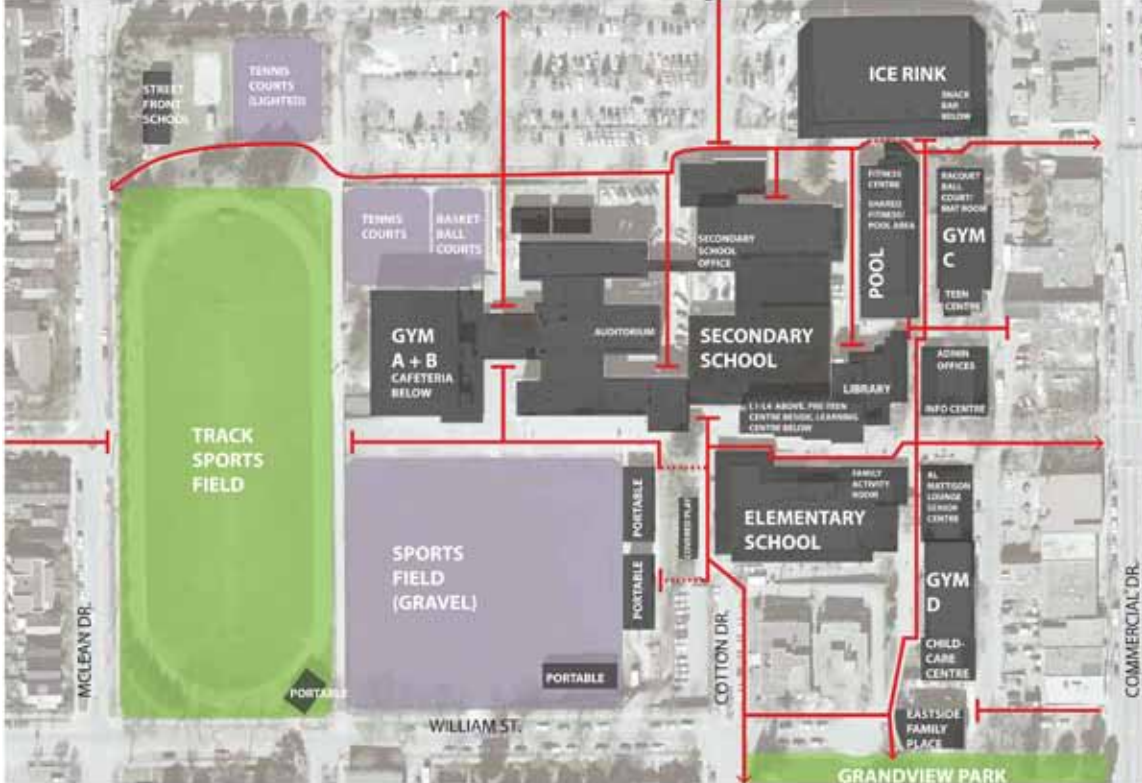
 Panoramic Views

 Constrained Views

 View Opportunities

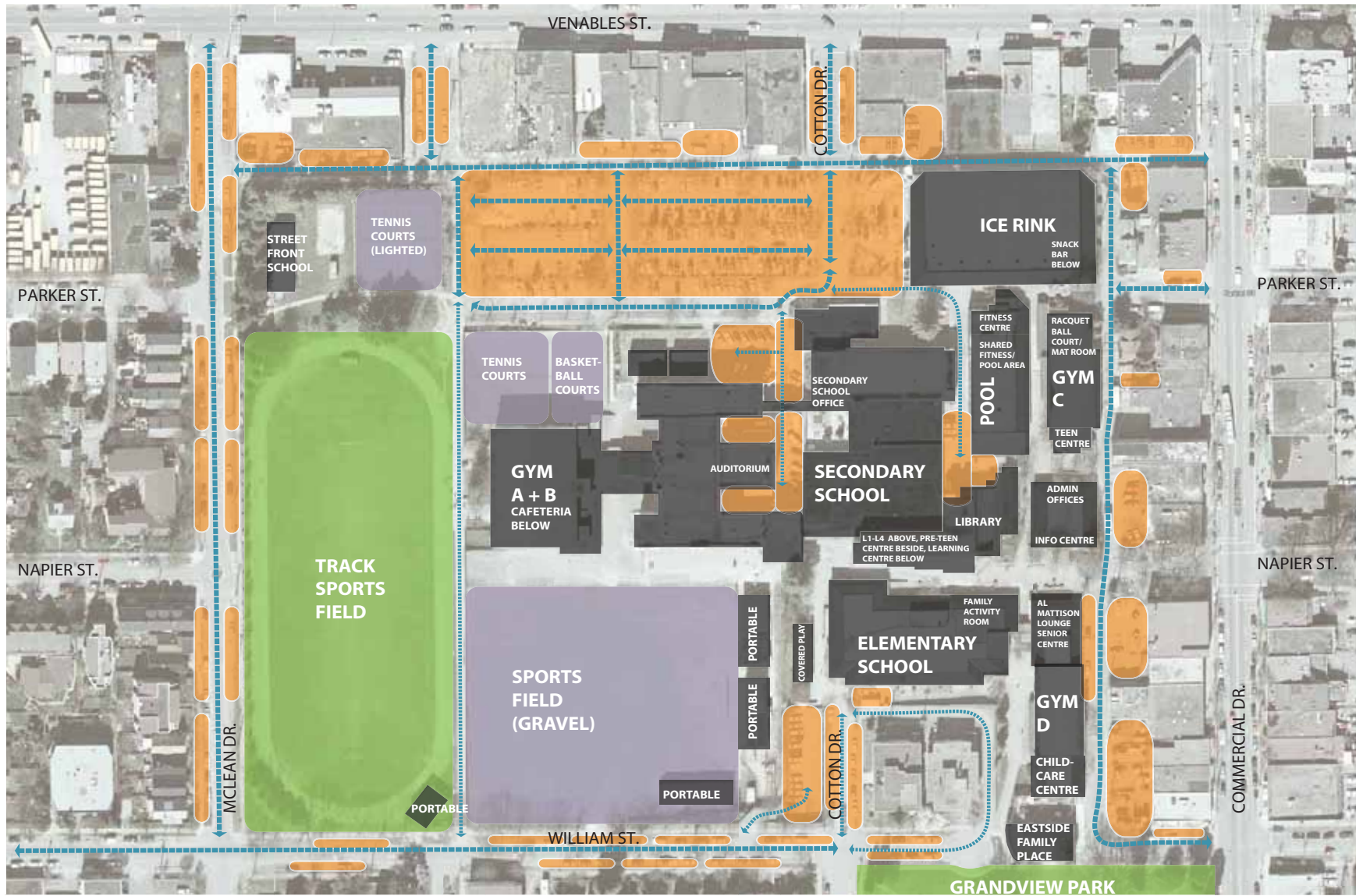
*Panoramic versus Constrained Views*







Barriers to Pedestrian Movement





 Parking Areas

 Primary Vehicular Circulation

 Secondary Vehicular Circulation

*Vehicular Circulation and Parking*

## 4. Phased Master Plan Strategy

Today, there are many competing demands for the City’s facilities budget. Community centre projects are typically phased in their delivery over more than one year’s budget cycle. Consequently, renewal of Britannia has been explored with the feasibility to be undertaken in two or more phases, related to one-year budget or three-year capital plan cycles, without compromising the vision of an integrated and multi-purpose facility upon completion. Survey data also indicate community support for a phased approach to Britannia’s renewal.

### 4.1 Vision Statement

The Vision Statement for the project approved by the Britannia Board of Management states:

- The Britannia Community Services Centre is the heart of the community, serving as an integrated hub of education, arts, culture, recreation, wellness, and sustainability.
- Britannia’s strength lies in its innovative public-sector partnerships. These give life to unparalleled opportunities for collaborative decision-making, programming, and service delivery, and the flexibility to continually meet the evolving needs of the community.
- Britannia is accessible and welcoming, drawing users whose diversity is matched by the diversity of programs offered by the centre.
- The Britannia Centre respects and celebrates its social and physical context, fostering a sense of stewardship towards the people and setting that are the source of its richness.

This Vision Statement has been used in presentations to City staff, site partners, and the public throughout the consultations for the Strategic Master Plan with consistently strong support expressed for its usefulness in setting the direction for the future.

### 4.2 Design Principles

Design principles were developed out of discussions among the Planning & Development Committee, the community, and our partners. They are the product of a “blank-slate” visioning process and reflect some of the considerations that may be taken into account in drafting site plans and designs. They are not all of equal importance, but help guide in developing and evaluating site scenarios:

1. Group facilities and programming spaces into one complex that includes new indoor areas for public seating and community gatherings.
2. Emphasize the main entrance to the site at Commercial Drive and Napier Street, the location of the Napier Square Greenway.
3. Establish a stronger presence on and enhance access to Commercial Drive.
4. Preserve views from the site, particularly those of the city and the North Shore mountains.
5. Connect the site to the street grid with pathways and greenways so that you can cycle or walk from William to Venables and/or Commercial to McLean.
6. Enhance views of the 1908/1911 historic secondary school building.

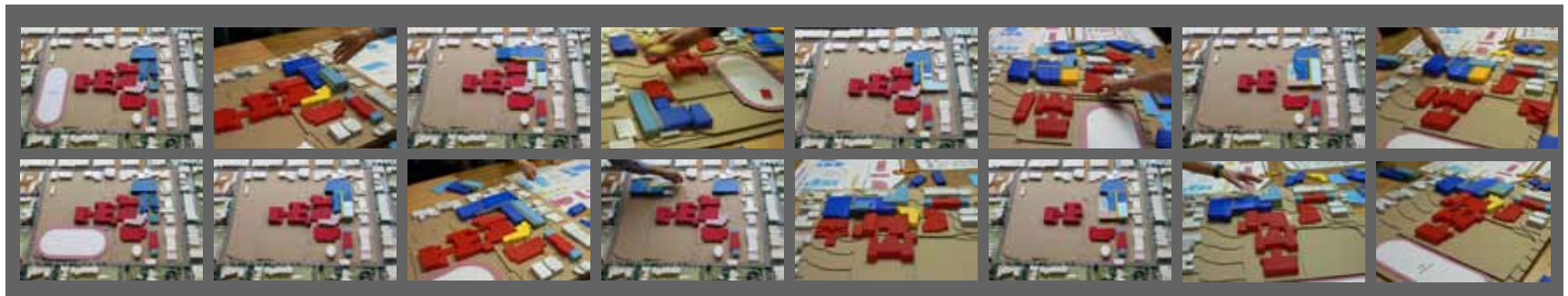
### 4.3 Exploration of Site Development Options

A wide variety of site development scenarios have been explored with respect to conceptual massing on the Britannia site. The basis of the scenarios is the program that has been updated from the 2007 study (refer to section 3.2). This program generates a total building size that is larger than a typical community centre in the City of Vancouver. This is due to the inclusion of the existing arena, which is larger than recent ones, and to programs that are unique to Britannia and its mix of on-site partners, including continuing education and the shared public library.

A physical model was constructed to illustrate existing facilities and the site's topography. This permitted the consultants, site partners, and Planning & Development Committee members to consider site scenarios by massing them with coloured blocks that were scaled to represent the components of the space program for renewed facilities.

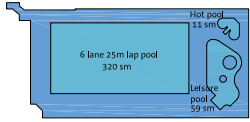
A series of scenarios were prepared to study potential site-planning opportunities. Due to the uncertainty that any redevelopment of school, Park Board, or library facilities will occur soon, these scenarios respected the locations and access requirements of all existing partner facilities, including both the elementary and secondary schools and the sports fields. Some impacts on minor facilities, such as parking and tennis courts, which could be relocated to accommodate new building footprints, were considered in some scenarios.

This series of scenarios were the most constrained of all the design explorations, yet proved that the new program could be accommodated while delivering the vision of an integrated multi-purpose facility. Other scenarios with fewer constraints, imagined that components of the school and recreation facilities on site were also rebuilt proved to have advantages that could be realized should these partners be in a position to participate in the renewal of the site with future capital budgets. Other scenarios looked at the benefits to the Britannia Community Services Centre if the site were extended to Commercial Drive through land acquisition.

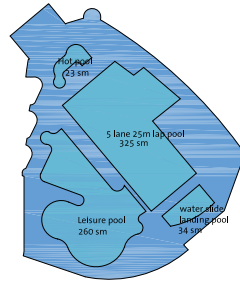




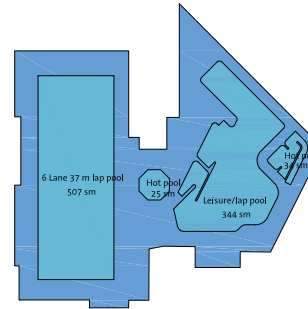
# POOL AREA COMPARISON



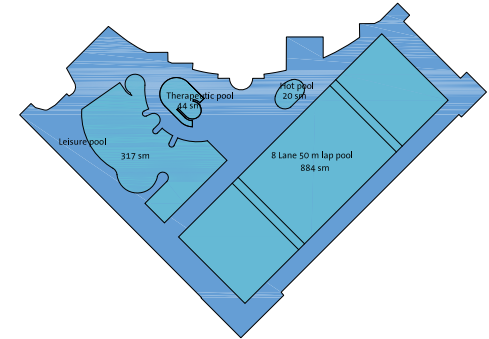
**BRITANNIA (existing pool)**  
 Water area: 390 sm  
 Natatorium Size: 780 sm  
 Water area 50% of natatorium size



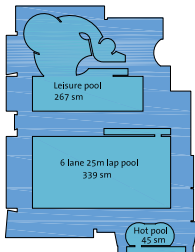
**EILEEN DAILY**  
 Water area: 642 sm  
 Natatorium Size: 1414 sm  
 Water area 45% of natatorium size



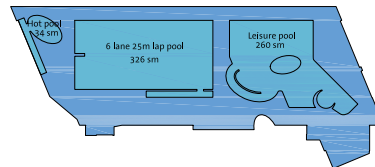
**WEST VAN**  
 Water area: 910 sm  
 Natatorium Size: 1895 sm  
 Water area 48% of natatorium size



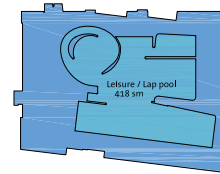
**WALNUT GROVE**  
 Water area: 1265 sm  
 Natatorium Size: 2452 sm  
 Water area 52% of natatorium size



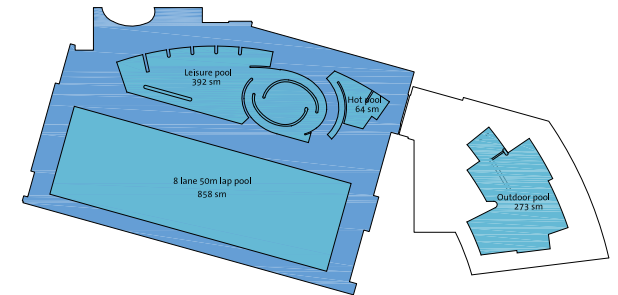
**POIRIER**  
 Water area: 651 sm  
 Natatorium Size: 1323 sm  
 Water area 49% of natatorium size



**KILLARNEY**  
 Water area: 617 sm  
 Natatorium Size: 1317 sm  
 Water area 47% of natatorium size



**LEGENDS CENTRE**  
 Water area: 418 sm  
 Natatorium Size: 1013 sm  
 Water area 41% of natatorium size



**PERCY NORMAN AQUATIC CENTRE**  
 Water area: 1314 sm (Indoor)  
 273 sm (outdoor)  
 Natatorium Size: 2456 sm  
 Water area 54% of natatorium size

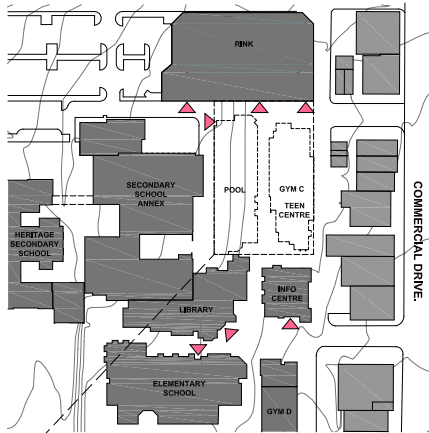
Comparison of Pool Sizes around the Vancouver Area

# POOL FEASIBILITY

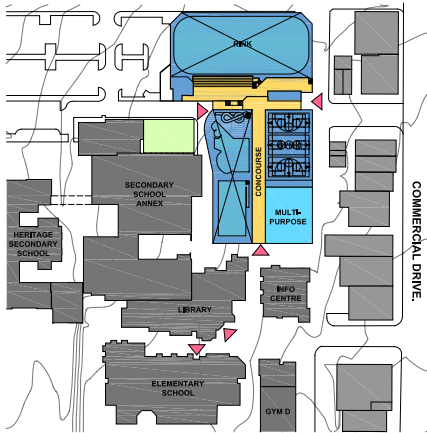
## PLAN STUDY

### POOL FEASIBILITY & PHASING IN RELATION TO SCHOOL ANNEX REPLACEMENT

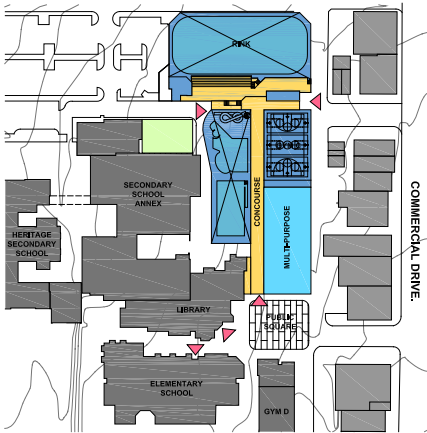
EXISTING / PHASE 1 SITE



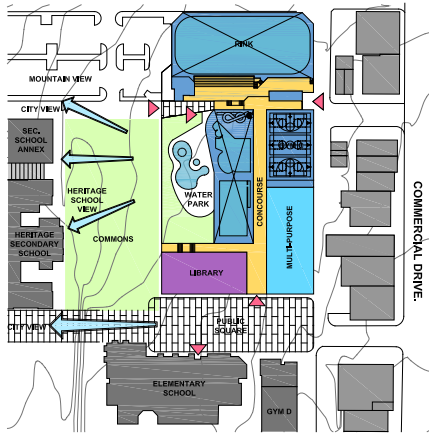
PHASE 1 MASSING  
Upper level



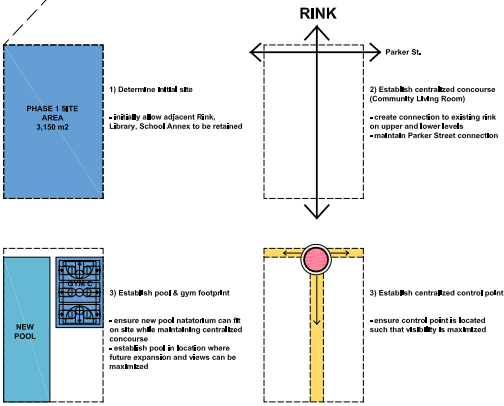
PHASE 2 - FUTURE EXPANSION  
Upper level



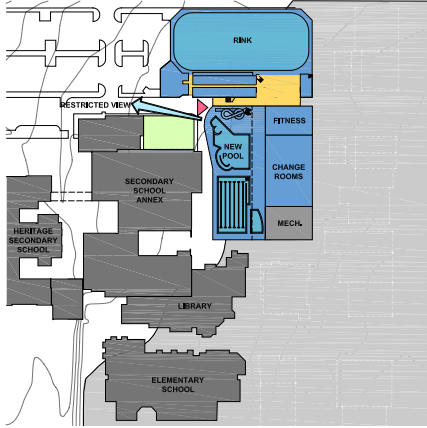
PHASE 3 - SCHOOL ANNEX RELOCATION  
Upper level



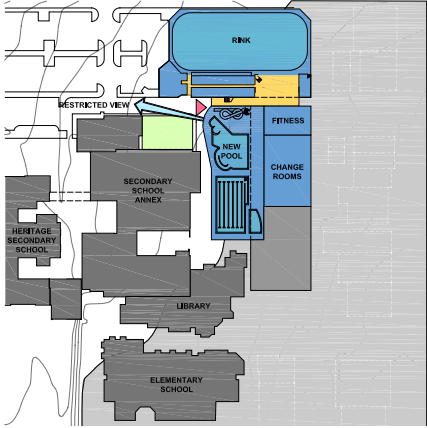
Design Principles



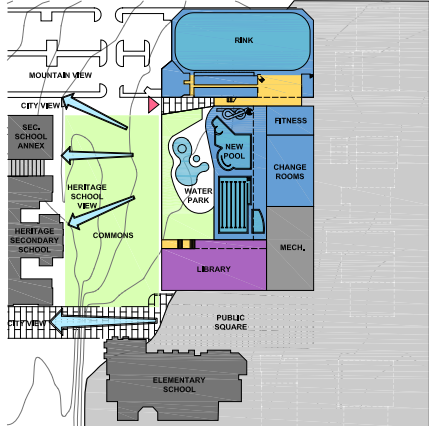
Lower level



Lower level



Lower level



Design Explorations for Accommodating a New Pool on the Existing Pool Site with Potential for Expansion with an Outdoor Pool in the Future

#### 4.4 Phasing and Implementation Strategies

Based on the results of the City of Vancouver's Capital Plan Strategy for the next ten years and the recent update of the Aquatic Services Review by the Vancouver Board of Parks and Recreation, the first phase of renewal at Britannia will be replacement of the pool. The new pool is planned as a local community pool of a scale similar to Killarney Pool, and not at the City-wide scale of the new Hillcrest facility.

Three locations were considered as feasible for the new pool. Two of these proposed locations are on sites not currently occupied by permanent buildings: one at the northwest corner of the site where a portable is sited and one immediately to the west of the Ice Rink on parking lot and driveway areas. These two locations are not constrained by immediately adjacent structures and would permit the new pool to be constructed while the current one remained in operation. A more detailed architectural feasibility assessment was conducted on one of the scenarios (refer to facing page). This assessment demonstrated that a new pool could be accommodated but would impact the adjacent gymnasium as part of the first phase. The site is not an ideal solution but offers the potential for long-term development of opening up the exterior west-facing aspect of the pool facility. It provides for the possibility for future development of the secondary school and relocation of the science and shops addition when upgrades are required.



*Three Potential Pool and Community Centre Locations under Consideration*

The outlook is limited and it depends on interior environment for its ambiance, as does the existing pool, and works conceptually as a first phase. If and when the science and shops wing of the school needs to be replaced and relocated, the pool's views to the exterior, and space for an outdoor pool, could be achieved as a later phase.

In the detailed scenario, the first phase of the pool is envisioned as creating an interior concourse linking to the south side of the ice rink. The balance of the new Britannia Centre program could be built as an extension of the concourse southwards to the Napier Square Greenway, with an interior connection to the existing library if it is not rebuilt as part of the renewal project. A future library renewal might be a further phase of implementation without constraining the implementation of the Britannia Community Services Centre in two or three phases starting with the new pool.





*Heritage Building at Britannia Secondary School - Past and Present*

## 5. Partners in the Britannia Community Services Centre Site

The principles of co-location, community hubs, Neighbourhood Centres of Learning, and other types of integrated services and collaborations between governments, non-profits, and other stakeholders are strongly supported by the partners on-site: the City of Vancouver, the Vancouver School Board, the Vancouver Park Board, and the Vancouver Public Library. On-site partners concur that the integrated model at Britannia is relevant and has the potential to continue to be innovative in service delivery for diverse community needs.

While there are many benefits to the integrated, multi-stakeholder model at Britannia Community Services Centre, decision making for a shared site adds complexity to a master planning process. In the case of Britannia Community Services Centre, key partners have been supportive of the process but have made clear that their short- to mid-term priorities for new and renewal projects are located elsewhere. Nevertheless, the partners have all noted the innovative environment at Britannia, with its long tradition of flexibility, make it an ideal place to introduce innovative or experimental programs in education, recreation, health services, and library services.

Britannia Community Services Centre's requests to the partners have been to share their plans and expectations and to review planning ideas through the lens of their own mandates and policies. The objective has been to ensure that the Strategic Master Plan is as supportive of its partners' plans as possible while recognizing that current priorities do not permit them to assign staff or prepare detailed responses at this time.

### 5.1 The Vancouver School Board

The Vancouver School Board (VSB) operates both an elementary and a secondary school on the Britannia site. The schools share many indoor and outdoor facilities, including fields and gymnasias, and use the Vancouver Public Library branch as part of the school program, the only branch in the system that shares with both an elementary and a secondary school.

The School Board currently has determined its priority projects for funding to be seismic upgrading of older schools. Consequently, it will be a number of years into the future before investment at Britannia for renewed facilities can be considered. The VSB is also interested in managing escalating operational costs and seeing value in funding updates/renewal that will result in mid- to long-term operational cost savings. New energy efficiencies and possibilities to generate profits through renting facilities could fall within this priority area.

The VSB views seismic upgrades as "a key opportunity to revitalize school building infrastructure" (VSB, 2011). Britannia Secondary is currently one of 60 schools with moderate to high seismic ranking and/or heritage value being assessed as part of a comprehensive facilities audit. It received partial seismic upgrading in 2001, however, its facilities continued to be listed as high priority for seismic upgrading by the Ministry of Education in 2004. Britannia Elementary was seismically upgraded in 2009, after being listed as "moderate" priority for seismic upgrading by the Ministry of Education in 2004.

The Neighbourhood Learning Centres initiative is part of the Ministry of Education’s Seismic Mitigation Program. “The objective of this (NLC) initiative is to optimize the use of upgraded school facilities by bringing together education and community services in a single neighbourhood hub” (VSB, 2011). The School Board has also been discussing possibilities for innovative program changes at Britannia, including ones designed to keep urban youth in school longer and to engage First Nations youth. These programs are not yet scheduled for implementation and will not result in any significant changes to the physical plant of the schools.

In spite of funding constraints and priorities at other school sites, senior staff of the School Board has participated in workshops during the planning process and supportive of the continued use of the integrated service model at Britannia. Any detailed consideration of changes at Britannia would require a VSB-run public consultation process. The recent process around the renewal of Kitsilano Secondary School that looked at options and associated costs and benefits is cited by VSB staff as an example of the consultation process that is mandated by the Board.

## 5.2 The Vancouver Board of Parks and Recreation

The Vancouver Park Board recently approved a Five-Year Strategic Plan that involved consultation meetings across the City. It is also updating its Aquatic Services Strategy that sets out future pool renewal projects. In addition, both planning and facilities staff has been part of Britannia’s Strategic Master Plan meeting and partner workshops. Throughout these processes, Park Board staff has noted that the priority projects are redevelopment of older community centres including Marpole, Kerrisdale, and Hastings. The Britannia Pool is the component of the Britannia Master Plan that has been identified within the 2011-2021 Capital Strategic Outlook and endorsed as the location for the future community-scale pool that will serve the northeast quadrant of the City.

The Park Board, based on recent experience with new community centres for Mount Pleasant, Sunset, and Riley Park/Hillcrest, supported some of the key planning principles for the renewal of Britannia including:

- Preference for a site that has a strong street-front identity on an arterial with good transit service; this favours an improved presence for Britannia as viewed from Commercial Drive.
- Sites that combine ice arenas with pools to take advantage of excess heat generated by ice making, as well as other active and passive energy efficiency and sustainable best practices.
- Use of a multi-purpose design that combines many community functions under one roof, that maximizes transparency into active spaces, and that utilizes circulation spaces as informal social space that engages users with each other and the programs offered by the centre.

## 5.3 The Vancouver Public Library

Britannia is the only library in the City of Vancouver that operates as both a public, elementary, and secondary school facility. Of all the facilities at Britannia, the library has the highest usership, in spite of many concerns



about its design regarding noise, accessibility limitations, and wayfinding difficulties. Like the School and Park Boards, the Vancouver Public Library has not placed Britannia on its list of short- to mid-term priority projects at this time. Vancouver Public Library staff participated in the partner workshops and encouraged Britannia to explore the renewal of its library as an integrated and social space within the multi-purpose centre.

During the stakeholder meetings for the Strategic Plan, VPL staff reviewed the evolving design models for libraries to address their emerging roles as social gathering places and as places for lower income people to gain access to the Internet and other computer services. These new functions are well-served by having the library co-located with and integrated into a multi-purpose service model like that being envisioned for Britannia.

#### 5.4 Public Outreach

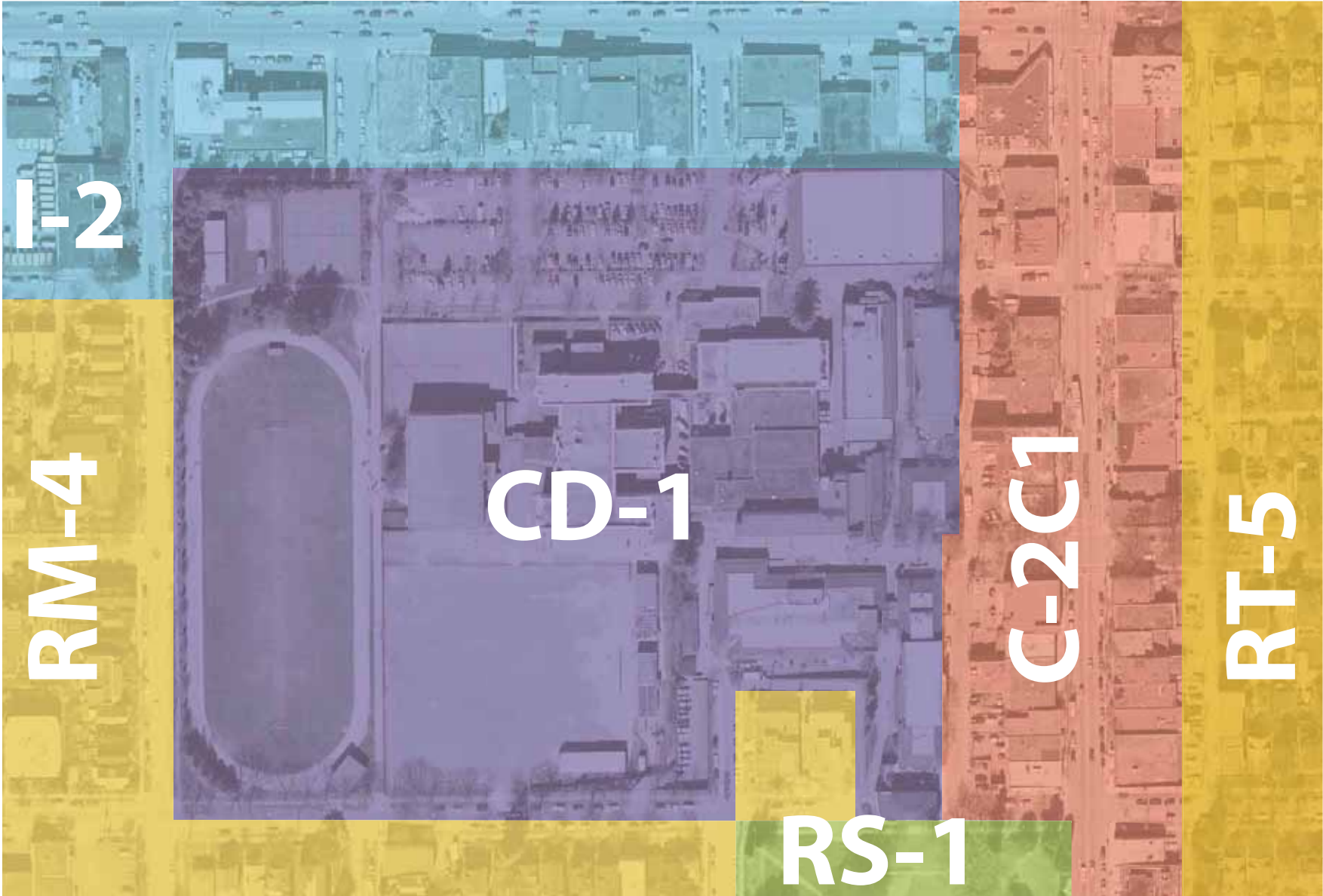
During the Strategic Plan process, a wide range of public outreach activities was undertaken by the Planning & Development Committee. Three public surveys were taken; the most recent survey from the summer of 2011 is summarized in the appendix materials. Events and presentations included: a design charrette in collaboration with the UBC School of Community and Regional Planning, two well-attended open houses, focus groups with youth, seniors, and on-site staff, and information tables at over thirty public events including Car-Free Day, Vancouver Aboriginal Friendship Centre Family Pow-Wow, Artful Sundays, and Italian Days on the Drive.

#### 5.5 Other Existing or Potential Site Partners

Currently, Britannia Community Services Centre provides program space for other partners, especially for the delivery of continuing education programming. The integrated service model is highly flexible and encourages future partnerships and uses. In particular, the current trend to include health and wellness partners in community centres is a potential category for new partnerships. These could include such programs as clinics, physiotherapy with access to pool use, counselling, and sports training. Other potential co-location ideas are an arts and cultural precinct, a family development centre, and a Neighbourhood Centre of Learning. New partners might generate the need for additional space that could be accommodated on site.



*Example of a Community Centre with a Co-Located Health Facility*



## 6. The Upcoming Grandview-Woodland Community Plan Process

Britannia Community Services Centre is the social heart of the Grandview-Woodland community. Britannia plays an important role in supporting vulnerable population groups and fostering community development. Identification of Grandview-Woodland for a Community Plan creates an opportunity for Britannia to contribute to the plan process.

The staff report to the City of Vancouver's Standing Committee on Planning and Environment on July 28, 2011 identifies the key role of amenities in the City's upcoming Community Plans:

*Community Plans have an important role to play in planning for the provision of new (and enhancement of existing) public amenities to support complete, healthy and sustainable communities as they grow and change. A broad range of public amenities and benefits needs to be considered, such as community centres, cultural facilities, childcare centres, libraries, neighbourhood houses, affordable housing, parks and the public realm, police and fire facilities.*

According to the City staff report, Community Plans are intended to provide a framework for the City to work with distinct neighbourhoods to address emerging issues such as climate change, homelessness, housing affordability, transportation planning, demographic shifts and economic development. The City's goal in the process is to respond to increasing development pressures and to plan for efficient and financially sustainable delivery of neighbourhood amenities and services.

The process to create a Grandview-Woodland Community Plan will begin in the fall of 2011. City staff have determined the need for a Community Plan in Grandview-Woodland, based on a number of indicators. These indicators include community cohesion (based on measures of child vulnerability, family structure, and mobility) and recreational and social services (based on measures of available park area and community spaces).

### 6.1 The Potential Role for Britannia Community Services Centre in the Grandview-Woodland Community Plan Process

The Grandview-Woodland Community Plan process, initiated by the City's Planning Department, will take an estimated 21 months. This process will involve a number of stakeholders including the Vancouver School Board, the Vancouver Public Library, the Vancouver Park Board, and people in the community (including residents, service providers, and businesses).

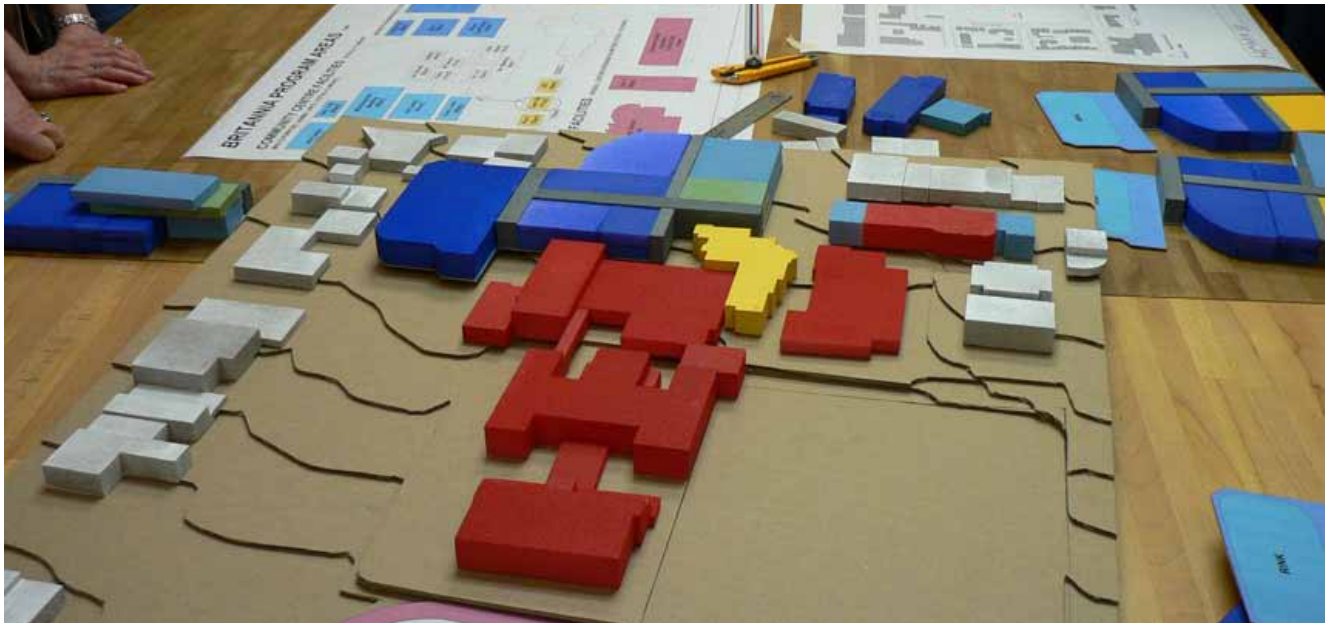
As a community service provider, Britannia Community Centre has over 35 years of local knowledge of the neighbourhood and experience and success in addressing the needs of the community. The community-based values of Britannia and the work done in preparation for its Strategic Master Plan provides depth and breadth



of knowledge to pursue opportunities for broad, diverse, and meaningful participation in the Grandview-Woodland Community Plan process.

This is an opportunity for Britannia to contribute to the process, especially considering Britannia's role and experience as:

- A multi-faceted and integrated community service and recreation centre working collaboratively with diverse partners, groups, and individuals.
- An integral part of the Grandview-Woodland community as a place of work for over 250 people, a provider of services, and a centre for community activity.
- A facilitator of dialogue in and meeting place for the community.
- A source of information and knowledge as a result of work done in preparation for its Strategic Master Plan, such as demographic studies, verification of social trends, and community dialogues and needs assessments.



*Imagining the Possibilities for Britannia's Future with the Planning & Development Committee*

## 7. Potential Roles for Senior Government

Senior governments have been funding partners in a number of recent community amenity projects in Vancouver. Although no current programs are relevant, having a Strategic Master Plan in place is key to being ready to apply for funds when programs become available. For these purposes, a Strategic Master Plan can demonstrate that the project meets tests of community acceptance, being included in the City's planning strategies, and support of site and neighbourhood partners.

The Britannia Community Services Centre is well positioned to work with Provincial and Federal agencies seeking to provide innovative and integrated services in public education and libraries, especially the Grandview-Woodland and Strathcona neighbourhoods, which are challenged by high proportions of low-income residents, recent immigrants, single-parent households, and First Nations residents.

## 8. Conclusions and Recommended Next Steps

The expectation is that this Strategic Master Plan will be a focus for continued dialogue with the City of Vancouver and the partners on site regarding the renewal of the Britannia site. The upcoming Grandview-Woodland Community Plan process will advance the conversation by providing an update of the intended future for the surrounding community.

Over the next months, the Britannia Board, its Planning & Development Committee, and Britannia staff will be seeking opportunities to present this Strategic Master Plan to City Council, senior staff, and partner organizations to make the case for renewal at Britannia by demonstrating its feasibility, community needs, and strong local support.



*Current Portal to the Britannia Community Services Centre from Commercial Drive*



phillips farevaag smalberg

**HCMA**

**BRITANNIA COMMUNITY SERVICES CENTRE**



## Acknowledgements

The Strategic Master Plan has been a collaborative process among many participants:

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Sarah Cullingham, Planning Intern  
Hai Truong, Meeting Minutes

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## VISION STATEMENT

The Vision Statement for the project approved by the Britannia Board of Management states:

- The Britannia Community Services Centre is the heart of the community, serving as an integrated hub of education, arts, culture, recreation, wellness, and sustainability.
- Britannia's strength lies in its innovative public sector partnerships. These give life to unparalleled opportunities for collaborative decision-making, programming, and service delivery, and the flexibility to continually meet the evolving needs of the community.
- Britannia is accessible and welcoming; drawing users whose diversity is matched by the diversity of programs offered by the centre.
- The Britannia Centre respects and celebrates its social and physical context, fostering a sense of stewardship towards the people and setting that are the source of its richness.

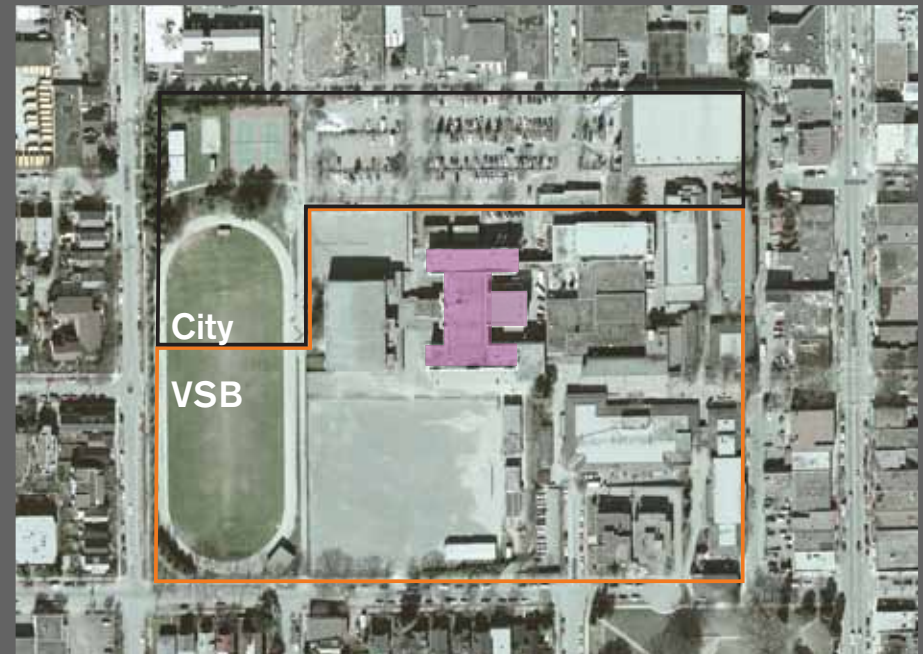


## BACKGROUND INFORMATION

- 18 acre site in the heart of the Grandview-Woodland community
- Owners: the City of Vancouver (30%) and the Vancouver School Board (70%)
- Staffed by the partners on site: Vancouver Public Library, Vancouver School Board, Vancouver Park Board, and Britannia Community Services Centre
- Constructed in early 1970s except for: the heritage school (1908/1911), its gym/cafeteria (1955) and science extension (1967)
- Seismically inadequate, except for: upgrades to heritage school (1991) and elementary school (2010)



Britannia Secondary School in 1965



Britannia Community Services Centre Today

## PLANNING DIRECTIONS OF THE PARTNERS ON THE BRITANNIA SITE

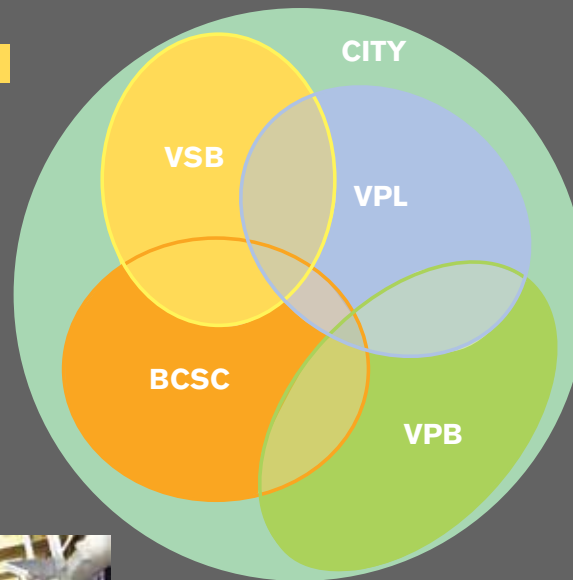
The facilities on the Britannia site are planned and operated by a number of public partners. Our planning process builds on the unique perspectives and strengths of each partner to enhance recreational and social service delivery at Britannia.

### Vancouver School Board

- Interested in mixed use building partnership
- Possibility of restructuring Britannia Elementary and Secondary Schools into an integrated, K to 12 model
- Exploring new ideas and concepts for shared library services
- Integration of community programs (NCL)

### BCSC

- Continued community endorsement of an integrated service delivery model
- Intention to refine Master Plan, engage in public consultation, and advocate for funding through Capital Plan and multiple partner involvement



### Vancouver Community Planning

- Consideration of neighborhood for a new Community Plan in 2011 or 2012
- Opportunities to provide improved access and better integrate the centre with surrounding community

### Vancouver Public Library

- Exploring new ideas and concepts for shared library services
- Discussions of new library designs to include the Learning Common models
- Recognize the benefits of a stronger identity along Commercial Drive
- Technology is changing the role of a library

### Vancouver Park Board

- Focus on sustainability in community facility renewals
- Preference for co-location of pools and rinks for energy transfer
- Recognize the benefits of connecting to a major commercial street.
- Recognize operational savings in larger consolidated facilities





# EXISTING COMMUNITY FACILITIES

- Ice Rink
- Pool
- Library
- Info Centre
- Admin. Offices
- Child Care
- Senior Centre
- Teen Centre
- Pre-Teen Centre
- Art Gallery
- Secondary School
- Elementary School
- Gymnasiums
- Cafeteria
- Tennis Courts
- Track Sports Field
- Gravel Field
- Basketball Courts



## DESIGN PRINCIPLES

The following design principles were developed out of discussions between the Planning & Development Committee, the community, and our partners. They are the product of a 'blank-slate' visioning process and reflect some of the considerations that may be taken into account in drafting site plans and designs. They are not all of equal importance, but will help guide us in developing site scenarios.



1. Group facilities and programming spaces into one complex that includes new indoor areas for public seating and community gatherings.

2. Emphasize the main entrance to the site at Commercial Drive and Napier Street, the location of the Napier Square Greenway.



3. Establish a stronger presence on and enhance access to Commercial Drive.

4. Preserve views from the site, particularly those of the city and the North Shore mountains.



5. Connect the site to the street grid with pathways and greenways so that you can cycle or walk from William to Venables and/or Commercial to McLean.



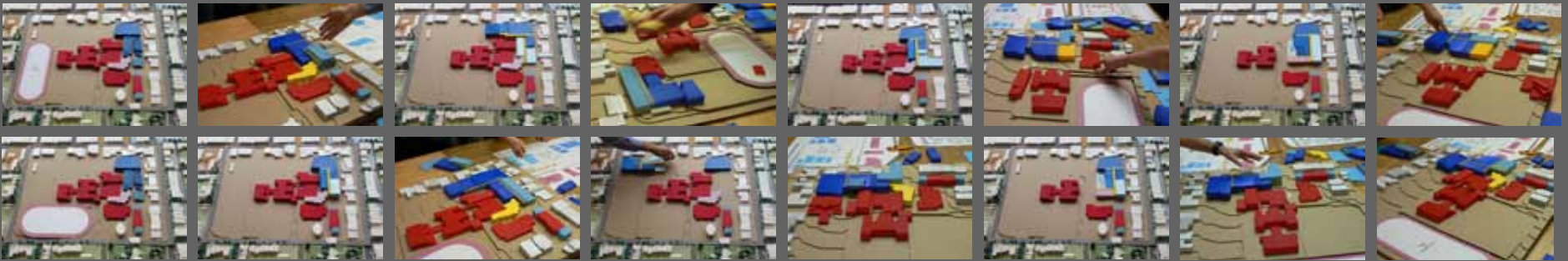
6. Enhance views of the 1908/1911 historic secondary school building.



# REALIZING OUR VISION

## How can we realize our vision?

- With the help of our consulting team the Britannia Planning & Development Committee has explored a variety of site scenarios to identify different options for facility renewal.
- This exercise has demonstrated that our vision of a modern integrated multi-purpose centre can be achieved with the pool as a first phase of renewal and without requiring changes to existing partner facilities.



## What and where is the likely first phase?

- We have identified three possible locations for a new pool complex, around which recreation facilities would be built in the future.
- Each location presents a different set of opportunities for realizing our vision and achieving our design principles.





## NEXT STEPS

### *When would the next phases occur?*

- The Britannia Pool has been identified as the likely first phase of renewal because of its age and level of use.
- Our partners support our visioning process and the future renewal of Britannia's facilities.
- We do not currently anticipate any changes to the school or library facilities on the Britannia site.

### *How might our partners participate?*

- With the support of our partners, further opportunities for improved facility design and site circulation could be achieved.
- Some ideas that have been considered by the Planning & Development committee include:
  1. If the running track could be reoriented east-west it could be rebuilt at regulation size and provided with bleachers that overlook downtown and the Lions. This would also allow for a pathway connecting Commercial to McLean to be introduced to the site.
  2. If a site on Commercial Drive could be added to the land currently owned by the City and School Board Britannia could develop a better presence along the busy shopping street with improved transit access.
  3. If the Grandview-Woodland community planning process builds on the potential of the site with new development opportunities around its periphery, Britannia could benefit from adjacent land uses to enhance the range of services offered.
  4. If updates to the secondary school building could be coordinated with other changes to the site, then further opportunities for an integrated facility design could be achieved.

### *What will our planning process accomplish?*

This planning process intends to develop a strategic master plan that will make the case for Britannia's renewal by:

- Highlighting the important role that Britannia plays in the community.
- Establishing strong community support for the renewal of Britannia facilities.
- Demonstrating the feasibility of renewing the Britannia Pool without requiring changes to other partner facilities.
- Illustrating how these developments could be improved with the full participation of our partners and community stakeholders in the future.



### *What can you do to support this process?*

- Continue the conversation with your friends and family and help spread the word about what's happening at Britannia.
- Speak to local leaders and politicians and let them know why Britannia's renewal is important to you.
- Join the Planning & Development Committee and be part of the process to build momentum for Britannia's renewal.



BRITANNIA COMMUNITY SERVICES CENTRE SOCIETY

# Something Is Happening

## 2010-2011 Strategic Master Plan Process

The Britannia Planning & Development Committee has been working for many months on a long-term plan for the future of the Britannia Community Services Centre and the eighteen acres it occupies. This is a proactive planning exercise, intended to lay the groundwork for renewal we hope will be realized within the next five to ten years.

We are developing a Strategic Master Plan that can be embraced by our site partners – the Vancouver School Board, the City of Vancouver, the Vancouver Public Library, and the Vancouver Park Board – and the communities Britannia serves. The plan will be used to secure capital investments and will help ensure that, should funds become available, we are in a position to use them strategically to achieve our agreed-upon objectives.

The process so far has involved discussions with our partners and consultation with the people we serve. Based on the feedback received to date, and with the interests and priorities of our partners in mind, we have developed a number of ideas for renewal of the Centre.

As we finalize our Strategic Master Plan, we want to hear from you, to make sure your priorities align with ours. Please take a minute to answer 12 short questions about the directions we are taking in planning for Britannia's future.

First, we'd like to know a bit about you.

1. Where do you live?			
Grandview-Woodland	Strathcona	Other: _____	
2. How often do you visit the Britannia site?			
Daily	Weekly	Monthly	Rarely
3. How important is the renewal of Britannia facilities to you?			
Very Important	Important	Somewhat Important	Not Important

Now, we'd like to know a bit more about your priorities as they relate to the renewal of Britannia's facilities. Please indicate how each of the following options align with your priorities for renewal.

4. Replacing the current Britannia pool with a new pool complex.		
Priority	Neutral	Not a Priority
Comments:		
5. Phasing the renewal of Britannia facilities so that changes to the site take place over time.		
Priority	Neutral	Not a Priority
Comments:		
6. Providing opportunities for expanded services, programs and on-site activities.		
Priority	Neutral	Not a Priority
Comments:		



Finally, we would like your feedback on the design principles that have emerged from our discussions to date. Please indicate your level of support for each principle.

**7. Group facilities and programming spaces into one complex that includes new indoor areas for public seating and community gatherings.**

Support	Neutral	Don't Support
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Comments:

**8. Establish a stronger presence on and enhance access to Commercial Drive.**

Support	Neutral	Don't Support
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Comments:

**9. Emphasize the main entrance to the site at Commercial Drive and Napier Street, the location of the Napier Square Greenway.**

Support	Neutral	Don't Support
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Comments:

**10. Preserve views from the site particularly those of the city and the North Shore mountains.**

Support	Neutral	Don't Support
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Comments:

**11. Connect the site to the street grid with pathways and greenways so that you can cycle or walk from William to Venables and/or Commercial to McLean.**

Support	Neutral	Don't Support
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Comments:

**12. Enhance views of the 1908/1911 historic secondary school building.**

Support	Neutral	Don't Support
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Comments:

Do you have any other comments or ideas about Britannia?  
(Things you love, things that could be enhanced, new ideas for the site)

Thank you for taking the time to share your thoughts and ideas with us.  
Please complete by August 25<sup>th</sup> 2011, and return to the Britannia Information Centre.

**FOR MORE INFORMATION:**  
www.britanniacentre.org • somethingishappening@britanniacentre.org

## APPENDIX 3: Summary of Public Consultation Survey Results

### Final Report – Summer 2011 Consultation



August 30, 2011  
Britannia Planning & Development Committee

**FROM:** Sarah Cullingham  
**TO:** Britannia Planning & Development Committee  
**SUBJECT:** Summer 2011 Consultation

**RECOMMENDATION:**

That the Committee receive this report for their information and records.

**SUPPORTING DOCUMENTATION:**

- Consultation Plan
- Planning Process Brochure
- Community Survey
- Poster
- Postcard

**PURPOSE:**

This document is submitted as an interim report to the Britannia Planning & Development Committee on the status and preliminary outcomes of the Summer 2011 consultation program.

**SUMMARY:**

This report details the consultation process that was launched in the summer of 2011 as part of the process to develop Britannia's 2011 Strategic Master Plan. In April, 2011 the Britannia Planning & Development Committee approved a Consultation Plan aimed to involve community members in discussions regarding the development of Britannia Strategic Master Plan. The Summer 2011 Consultation process was the third round of public consultation leading to the Britannia Strategic Master Plan. Previous rounds of consultation focused on gathering site usage data and seeking preliminary feedback on potential future site.

The stated objectives of this third round of consultation were:

- To inform community members about the planning process to date, the site options that have been developed, and where the process is going.
- To involve community members in considering options for the future development of the Britannia site.
- To refine site layout options to be used in drafting the Britannia Strategic Master Plan.

The target audience included anyone who may be affected by the plans, including\*:

- Britannia users and staff
- Residents of the Grandview-Woodland Strathcona neighbourhoods
- Local neighbourhood associations
- Local services providers
- The business community, including local businesses and business organizations.

*\*Students and parents from Britannia Elementary and Secondary schools were originally included but were omitted as plans for targeted consultation in the fall were developed.*

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In May outreach materials (including a brochure, survey, poster, and postcard) were developed for use in the consultation program and were approved by the Britannia's site partners prior to circulation. The consultation process was formally launched at the June meeting of the Grandview-Woodland Area Council (June 6, 2011) and ran until August 25, 2011, the deadline for survey completion.

Methods of consultation included:

- Information distribution on site and to catchment area households
- Presentations at meetings of local organizations
- Discussion tables on site and at local community events
- Dedicated Public Open House

A wide cross-section of the target audience including staff, user groups, local residents, local area service providers, and the business community was reached through these methods. A total of 376 surveys were collected by August 25, 2011. The results of individual and small group discussions, and survey data indicate broad based support for the planning directions being pursued in developing the Britannia Strategic Master Plan. The important role that Britannia plays in the community and local support for facilities renewal were confirmed through this consultation.

### DISCUSSION:

This section of the report is dedicated to a brief description of the consultation methods used.

#### 1) Information distribution on site and to catchment area households

From June to August, 2011 information materials (including a brochure, survey, poster, and postcards) were made available at strategic locations on the Britannia site, including:

- Britannia Information Centre
- Britannia Pool and Fitness Centre Lobby
- Al Mattison Lounge (Seniors Centre)
- Britannia Branch Public Library
- Eastside Family Place
- Hastings Education Centre

The Planning Process brochure was also distributed to all catchment area households as an insert in the Fall Program Brochure.

Results indicate the greatest uptake of materials from the Information Centre and Pool and Fitness Centre Lobby. While some materials were collected by community members at the Library and AML seniors lounge these locations yielded few completed surveys.

#### 2) Presentations at meetings of local organizations

Between June and August, 2011 three presentations were made at regular meetings of local area organizations, including:

- Grandview-Woodland Area Council (June 6, 2011)
- Grandview-Woodland Area Services Team (June 28, 2011)
- Eastside Family Place Staff (August 10, 2011)

These meetings yielded low survey responses but provided an opportunity to disseminate information and distribute materials through wider community networks. Presentations were generally informal and time for discussion was allotted for interested parties. All three organizations use or have facilities located on the Britannia site and therefore have a keen



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interest in Britannia's plans for renewal. Additional meetings with the Board's of REACH Community Health and Eastside Family Place Society may be scheduled in the fall of 2011.

### 3) Discussion tables on site and at local community events

From June to August, 2011 a series of discussion tables were mounted on site and at various community events. On site discussions took place at:

- Britannia Playing Fields (Micro-Footie program)
- Ice Rink (Skating Lessons)
- Britannia Information Centre (Recreation programmers meeting)
- Pool Lobby (Swimming Lessons, Free Swim)
- Al Mattison Lounge (Britannia Senior's Committee)

Discussion tables were hosted at the following community events:

- Car-Free Day on Commercial Drive (June 19, 2011)
- Canada Day at Victoria Park (July 1, 2011)
- Vancouver Draw Down (July 23, 2011)
- Vancouver Aboriginal Friendship Centre Family Night (July 20 & 27, 2011)
- Artful Sunday (August 7, 2011)

On site discussions yielded low survey responses but provided an opportunity to reach out to target user groups and site staff. Discussion tables mounted at community events yielded high survey responses and provided an opportunity to speak with different populations of residents and users. Car-Free Day on Commercial Drive yielded the highest return rate for surveys (~60 surveys collected) and the broadest cross-section of the target audience. The Canada Day celebrations provided an opportunity to speak with many local families, while the Draw Down and Artful Sunday events drew in more of the arts/culture and young-adult populations.

### 4) Dedicated Public Open House

On July 7th, 2011, the Britannia Planning & Development Committee held a Public Open House to discuss the planning process to date and possibilities for facilities renewal. Advertisements were posted in local newspapers (including the *Grandview Shiver* and *Georgia Straight*) and on the internet (City of Vancouver community listings, and the Province community events listings). The event was well attended with approximately 150 residents, users, staff, and delegates participating in the discussion. Consultants and committee members were present to answer questions and receive public feedback and attendees were invited to complete the latest survey. The Open House yielded a high rate of survey responses with over 100 surveys completed.

### FINDINGS:

This section of the report provides an overview of the preliminary results from the community survey launched from July 6 through August 25, 2011. The analysis is based on 349 surveys inputted on 'Survey Monkey' as of August 12, 2011. Approximately 10 more surveys have been collected but are not yet reflected in the survey count and therefore omitted from this analysis.

**APPENDIX 3: Summary of Public Consultation Survey Results**



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BASIC INFORMATION	RESPONSES			
	<i>Grandview-Woodland</i>	<i>Strathcona</i>		<i>Other</i>
1. Where do you live?	64.9%	3.2%		31.9%
2. How often do you visit the Britannia site?	<b>Daily</b>	<b>Weekly</b>	<b>Monthly</b>	<b>Rarely</b>
	28.9%	45.7%	16.0%	9.4%
3. How important in the renewal of the Britannia facilities to you?	<b>Very Important</b>	<b>Important</b>	<b>Somewhat Important</b>	<b>Not Important</b>
	54.8%	31.3%	10.9%	3.0%

PRIORITIES FOR RENEWAL	RESPONSES		
	<i>Priority</i>	<i>Neutral</i>	<i>Not a Priority</i>
4. Replacing the current Britannia pool with a new pool complex.	52.8%	37.3%	9.9%
5. Phasing the renewal of Britannia facilities so that changes to the site take place over time.	54.7%	38.2%	7.1%
6. Providing opportunities for expanded services, programs, and on-site activities.	75.8%	22.3%	1.9%

SUPPORT FOR DESIGN PRINCIPLES	RESPONSES		
	<i>Support</i>	<i>Neutral</i>	<i>Don't Support</i>
7. Groups facilities and program spaces together into one complex that includes new indoor areas for public seating and community gatherings.	68.3%	28.6%	3.1%
8. Establish a stronger presence on and enhance access to Commercial Drive.	68.4%	27.1%	4.4%
9. Emphasize the main entrance to the site at Commercial Drive and Napier Street, the location of the Napier Square Greenway.	65.2%	31.5%	3.3%
10. Preserve views from the site particularly those of the city and the North Shore mountains.	69.8%	27.7%	2.5%
11. Connect the site to the street grid with pathways and greenways so that you can cycle or walk from William to Venables and/or Commercial to McLean.	82.6%	16.0%	1.4%
12. Enhance views of the 1908/1911 historic secondary school building.	51.8%	43.2%	5.0%

**Highlights:**

- Respondents from outside Grandview-Woodland and Strathcona were principally drawn from Mount Pleasant, Hastings-Sunrise, and Burnaby.
- The majority of respondents (~75%) visit Britannia weekly or more.
- 85% of respondents indicated that the renewal of Britannia's facilities is very important or

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important.

- Over half of respondents (53%) indicated that replacing the current pool with a new pool complex is a priority for renewal.
- Results indicate the highest priority for renewal is the provision of expanded services, programs, and on-site activities (75%).
- All design principles yielded levels of support >50%.
- The lowest levels of support were found for the design principle 'enhancing views of the 1908/1911 historic secondary school'. This result may be attributed to lack of clarity about what this entails, and limited awareness of the heritage structure.
- Results indicate that the inclusion of bikeways and greenways to connect the site to the street grid garners wide-spread community support (83%).
- Respondent's level of support for priority areas and design principles were not effected by their area of residency. This result indicates that Britannia is an important public amenity for residents in the Northeast quadrant generally.
- Analysis of responses based on level of use demonstrates higher levels of support from those who visit the site daily.
- Comments received indicate that accessibility (physical, cultural, financial) is a growing concern and should be addressed in plans for renewal.
- Comments were received from local residents who travel to access pool services elsewhere in the City because the Britannia pool no longer meets their needs, they further indicated that they would choose to use the Britannia pool should it be updated.
- Comments further emphasized the important role that Britannia plays in providing services and amenities for marginalized groups (including low-income, aboriginal, and immigrant populations).

### CONCLUSIONS:

The Britannia Planning & Development Committee has undergone extensive community consultation leading to the development of the Britannia Strategic Master Plan. Targeted user groups, broad resident populations, and local agency stakeholders have been reached using a variety of engagement methods. The results of the latest survey indicate broad based community support for Britannia's renewal and general correspondence between City Agency and Stakeholder priorities. Dissemination of the Strategic Master Plan through community and agency networks and adoption of the Plan by the Britannia Board of Management (scheduled for September 2011) will complete the consultation cycle.