

# Britannia Renewal – Site Rezoning and Functional Program of Building 1

Britannia Board of Management  
Meeting #1

04 November 2020

**Perkins&Will**



# Agenda

## **01/ Introductions**

- a. Consultant team structure

## **02 / Project Objectives**

- a. Project Objective and values
- b. Master Plan and Key Principles
- c. Key Issues to be Resolved during Rezoning

## **03 / Schedule and Workplan**

- a. Overview

## **04 / Project Understanding**

- a. Understanding of Britannia Board's Role and Concerns

## **05 / Engagement**

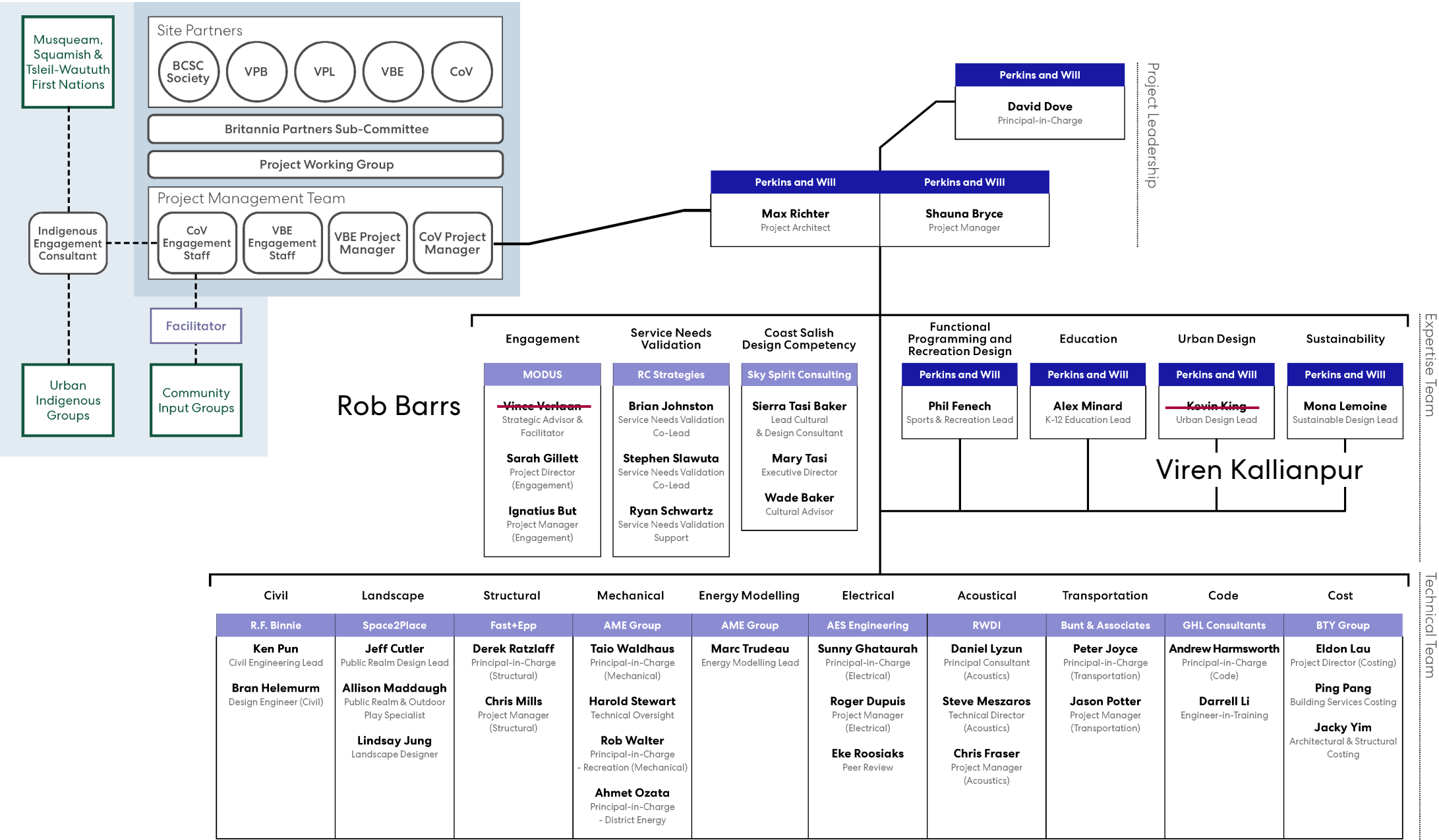
- a. Approach to Community Engagement During Pandemic

## **06 / Next Steps/ Future Steps**

A group of men in business attire are standing outdoors, possibly in a park or near a fence. The image is overlaid with a solid blue color. The text "01 / Introductions" is centered in white.

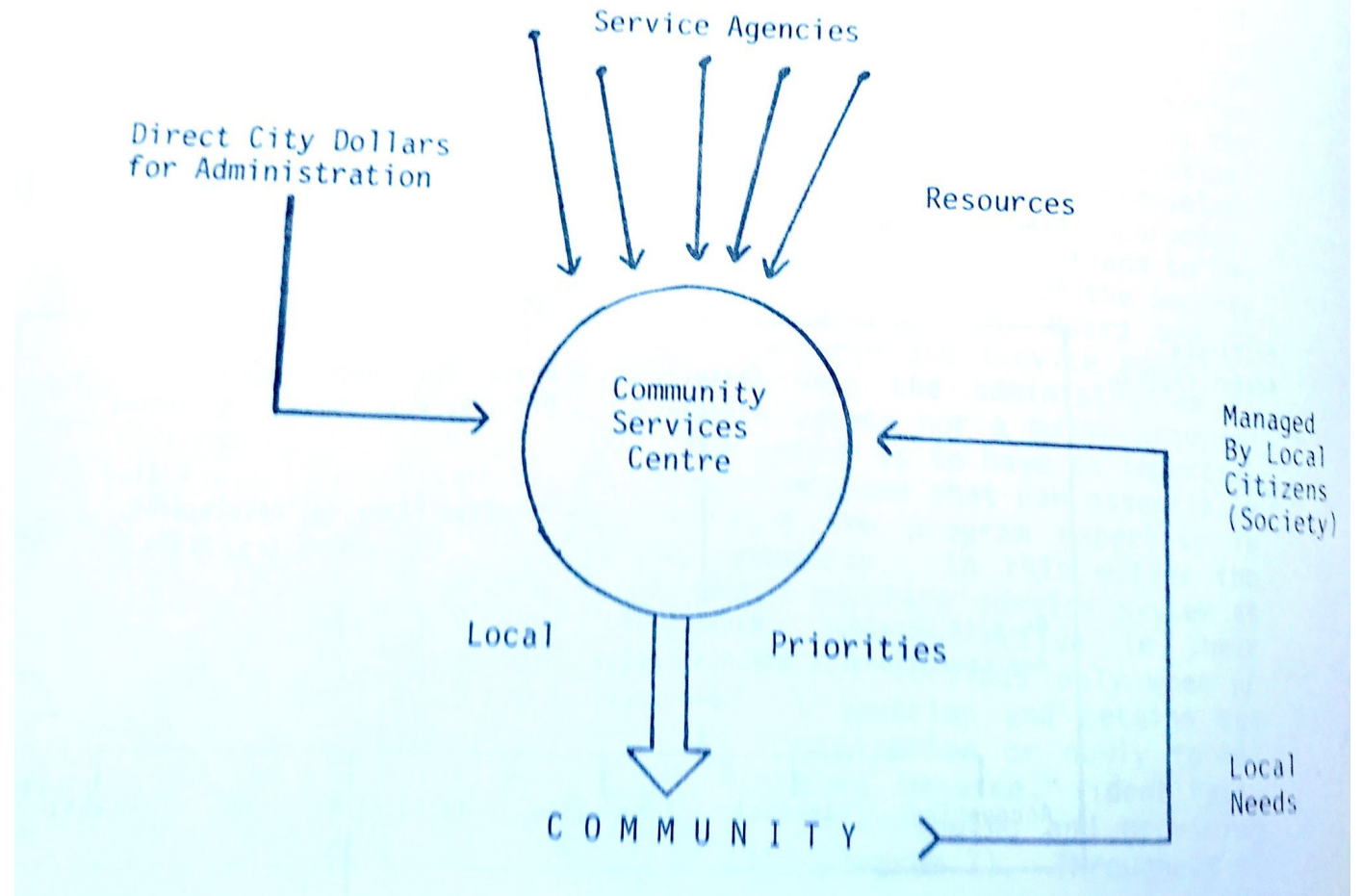
# 01 / Introductions

# Project Partners & Stakeholders





## II THE COMMUNITY SERVICES CENTRE IDEA





The background image shows a park scene with a winding path, trees, and buildings. A purple overlay covers the entire image. In the foreground, there are large logs stacked on the right. On the left, there are two vertical banners hanging from a pole. The text '02 / Project Objectives' is centered in white.

## 02 / Project Objectives

## 02 / Project Objective Statement

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.



## 02 / Project Values

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



## Planning & Development Committee

### Core Documents

April 2018



### Response to the Britannia Renewal Master Plan

July 10 2018



## 02 / Key Issues to be Resolved During Rezoning

Green Space

View Corridors

Project Phasing

Non-Profit Presence

Non-Market Housing Massing

Reconciliation

Engagement during COVID

Aquatics (VanSplash commitments around community engagement)

Operation of new facilities (adding non-market housing and reviewing triparty agreement)

Planning for land exchange or long-term lease agreements to align with future building locations

Involving regulatory rezoning staff at early stages as part of community engagement process



# 03 / Schedule Overview

## **1. ENGAGEMENT**

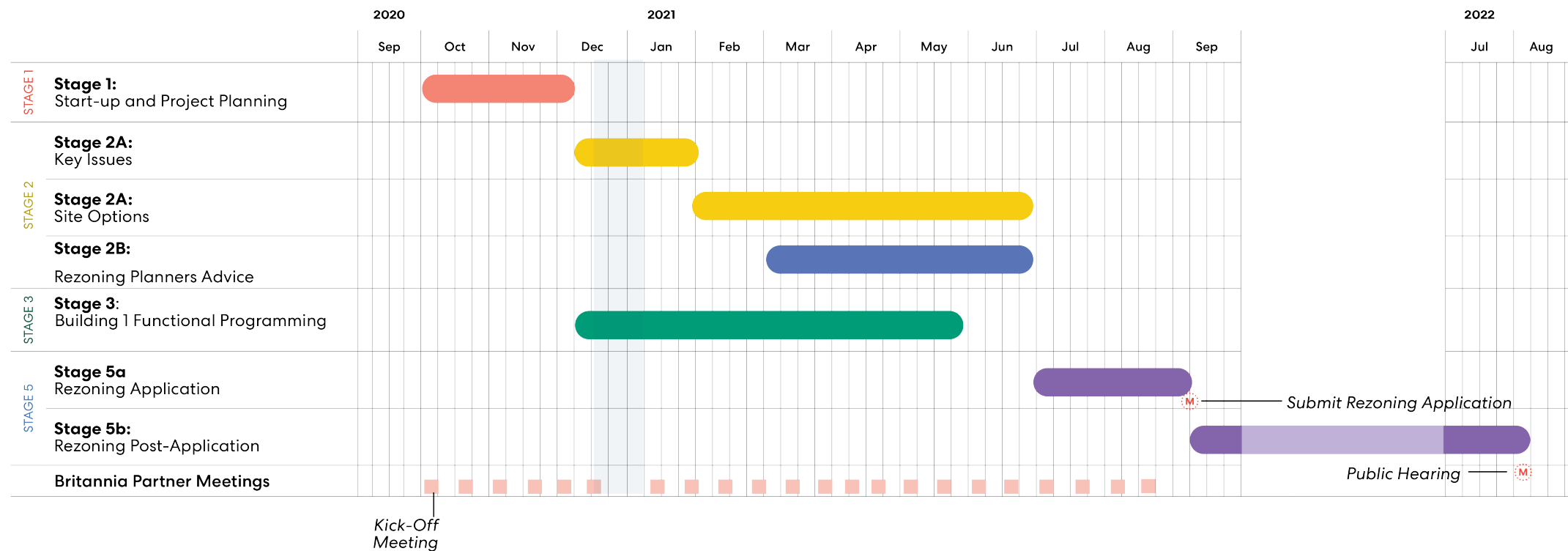
Integrating efforts of the successful proponent with those of the Community Input Group and the Indigenous Engagement Consultant, the project will provide opportunities for meaningful engagement with site partner staff, community organizations, and the general public to encourage dialogue, record feedback, and develop broadly-supported recommendations to inform Partner Boards and Council decisions.

## **2. REZONING**

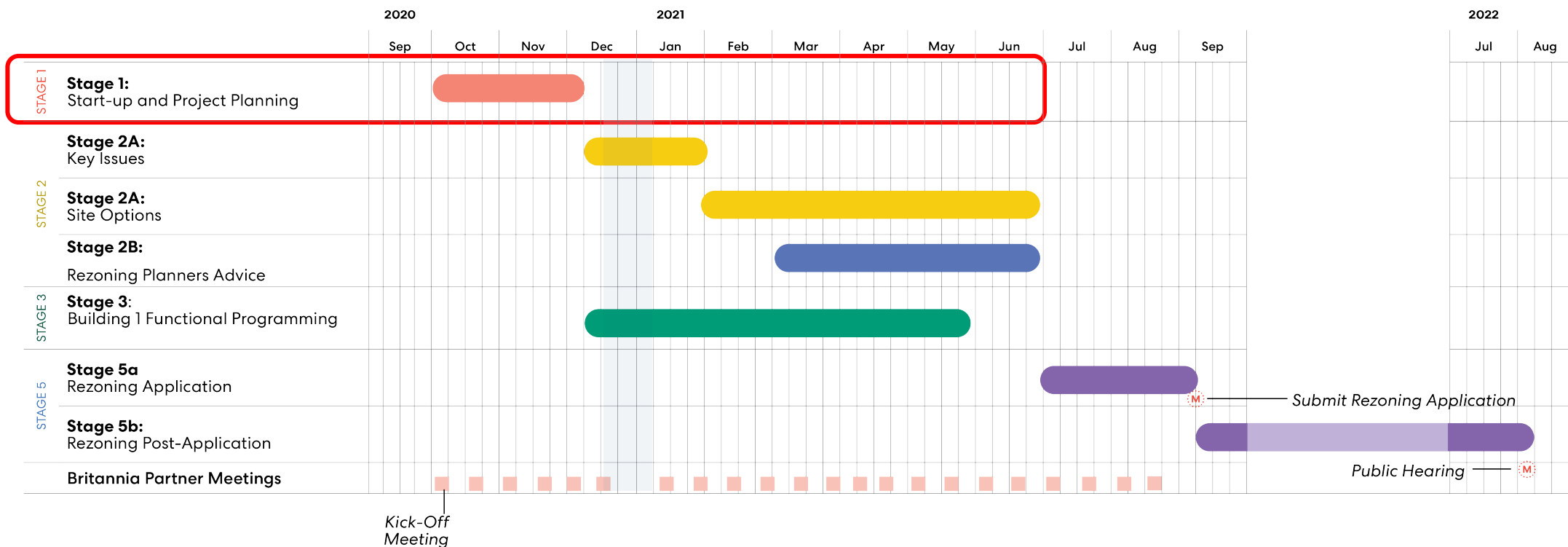
The project will develop and test site development options and successfully bring a preferred rezoning proposal for the entire 18-acre Britannia site to public hearing for Council approval to allow the uses, heights and density proposed in the Britannia Renewal Master Plan.

## **3. DETAILED FUNCTIONAL PROGRAM**

The project will build on directions from the Britannia Renewal Master Plan in developing a detailed functional program of Building 1 that provides clear direction to a future consultant team for the design of the building.



## Schedule



Getting to know the Site Partners and Community

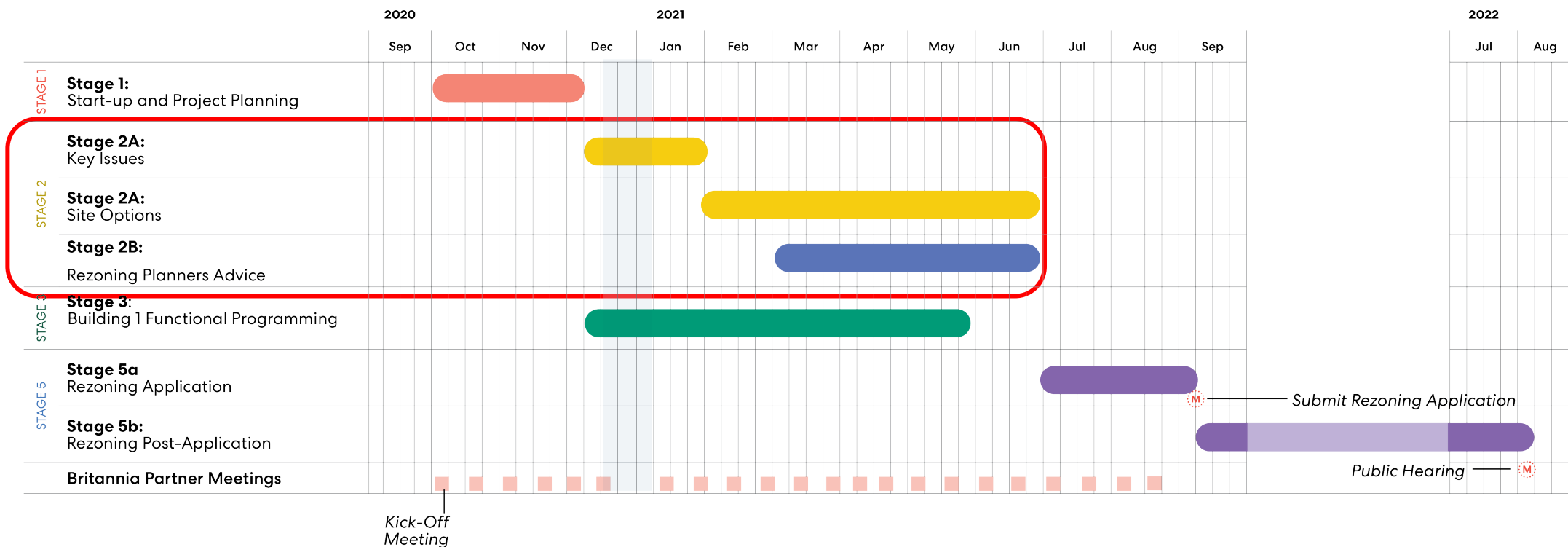
Research/Gathering material

Listening

Develop the Engagement Plan

Adjust the Project Plan

## Stage 1: Start Up and Project Planning



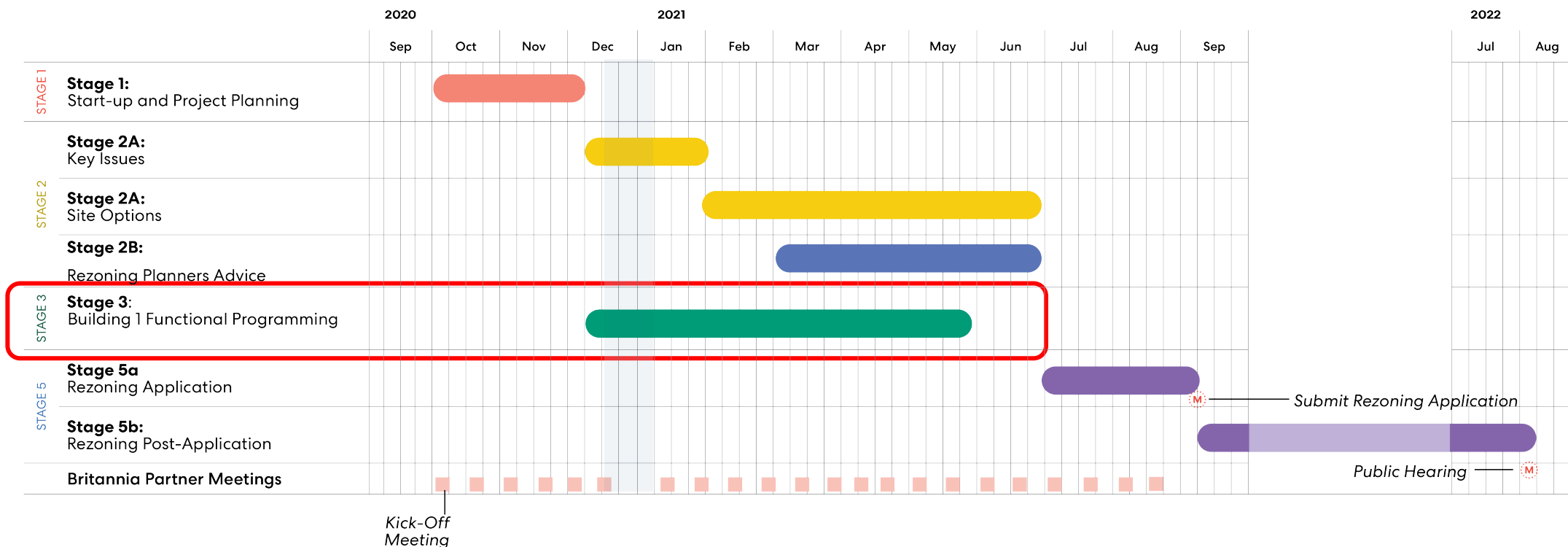
Listening: Engagement on Key Issues

Develop Site Options and Solicit Feedback

Incorporate Feedback from Site Partners, the Community and Rezoning Planners

Develop a Preferred Site Option

**Stage 2: Site Options**



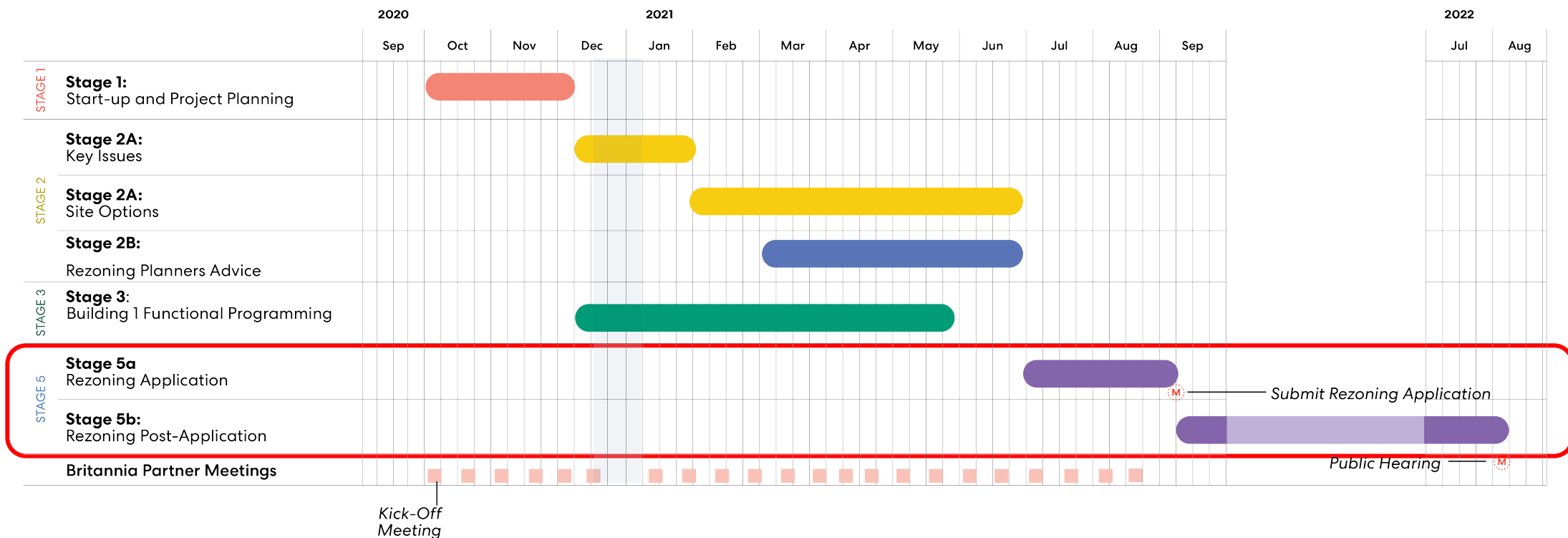
Develop a Needs Assessment for Phase 1 with input from the partners, facilities, and the community

Draft a detailed functional program.

Incorporate feedback from Site Partners, the Community and Rezoning Planners

Finalize a Functional Program

### Stage 3: Functional Programming



Prepare Design Drawings and Technical Drawings for Rezoning Application

Prepare Rezoning Rationale and Design Booklet

Prepare Rezoning Reports to meet City Policies

Post Application: Prepare Materials for Rezoning Engagement, Urban Design Panel and Public Hearing

## Stage 5: Rezoning



# 04 / **Project Understanding**

## 04 / Understanding of Britannia Board's Role and Concerns



## Planning & Development Committee

### Core Documents

April 2018



### Response to the Britannia Renewal Master Plan

July 10 2018



The background image shows a park scene with a winding path, trees, and buildings. A purple overlay covers the entire image. In the foreground, a person is walking on the path. To the left, there are two large, colorful murals on a wall. In the background, there are several buildings, including a large white one with a sign that says "BND".

# 05 / **Approach to Engagement**

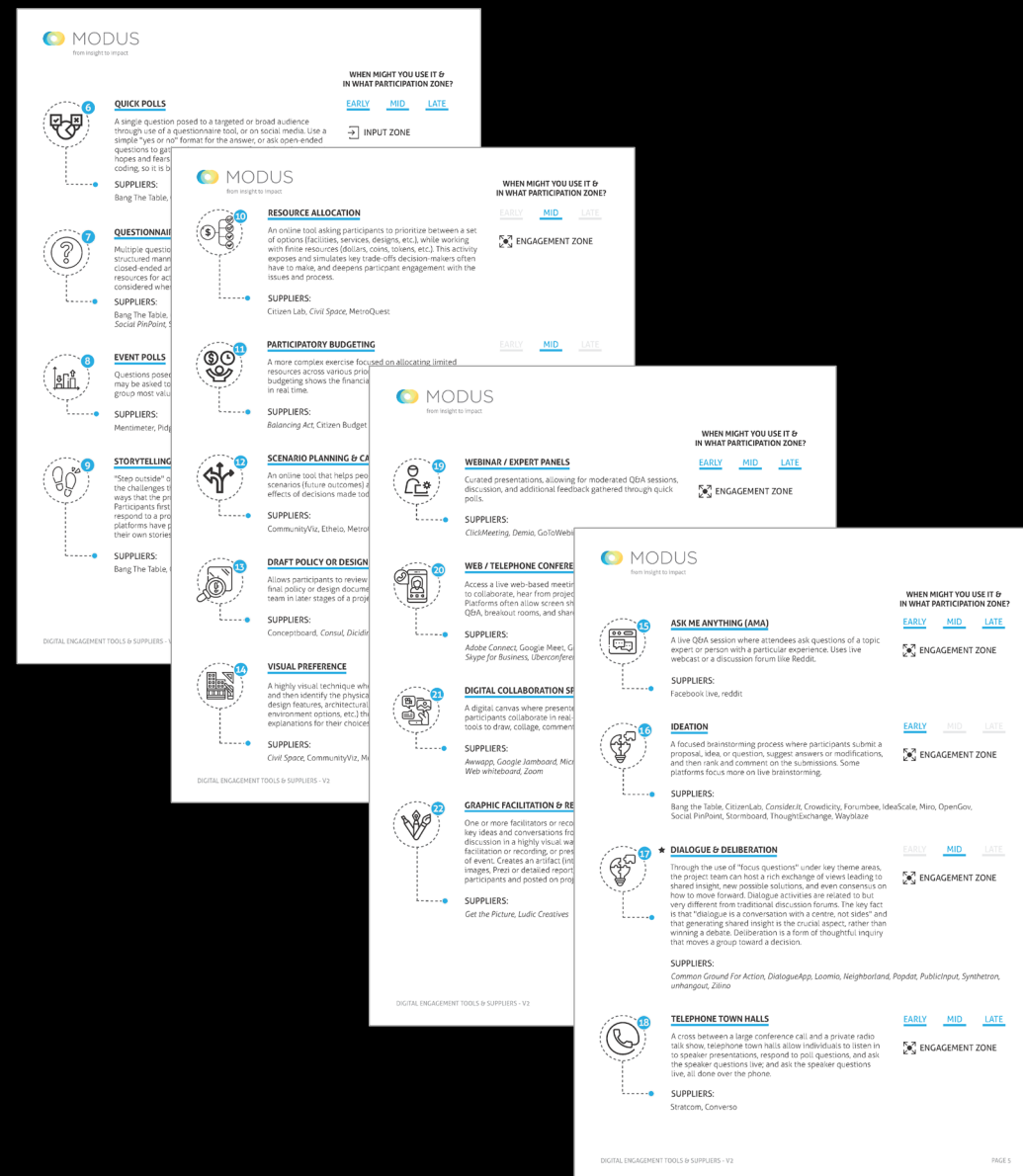
## 05 / Approach to Community Engagement During Pandemic



## DIGITAL ENGAGEMENT TOOLS & SUPPLIERS

## A Curated List - Version 2

<http://www.thinkmodus.ca> | [hello@thinkmodus.ca](mailto:hello@thinkmodus.ca) | +1 604 908 2550





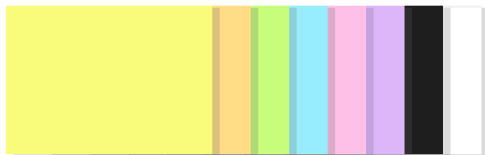
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### 3x3 STICKY NOTE



### 5x3 STICKY NOTE



### CIRCLE STICKY NOTE



3

## Break Out Groups

**Instructions:** Enter the zoom group discussion for your colour group below, **and** complete the activities listed in your colour group area below. We will have 20 minutes for group discussion **and** a representative from each group will report on their discussions. **Lastly**, we will review all groups ideas and vote.

<b>Scope:</b> What are the key elements that must be included in phase 1? <div><div>Add content</div><div></div><div>Add your ideas</div><div></div></div>	<b>Risks:</b> What risks may affect our success? <div><div></div><div></div><div>Participate here, add more ideas</div><div></div></div>	<b>Mitigation:</b> How can we mitigate these risks? <div><div></div><div></div><div></div><div></div></div>
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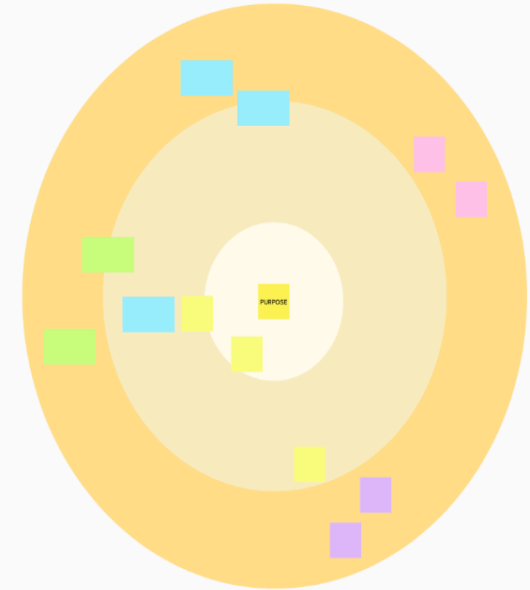
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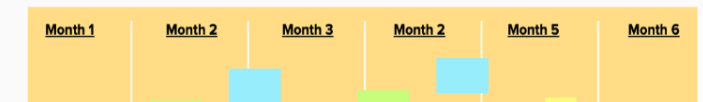
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## Key Actions and Schedule

**Instructions:** Looking at the Bulleye diagram below, please add your ideas. Afterwards, the Facilitator will review these with the group.



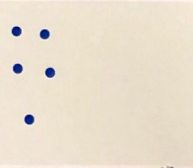
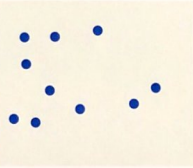
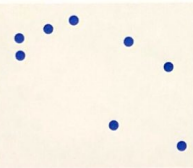
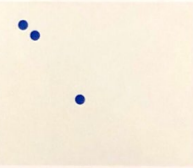
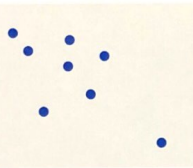
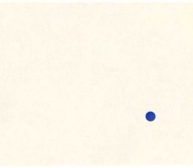
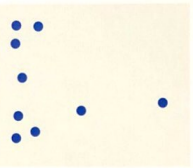
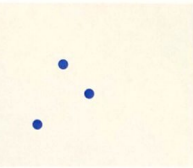
### Schedule



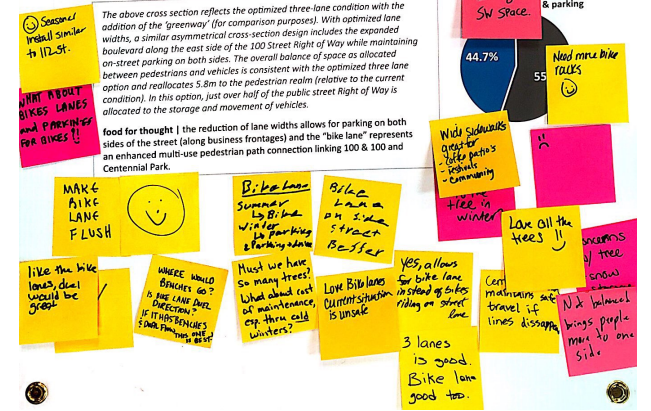
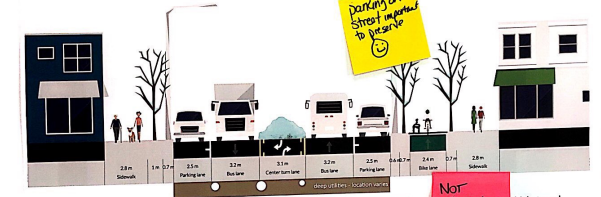
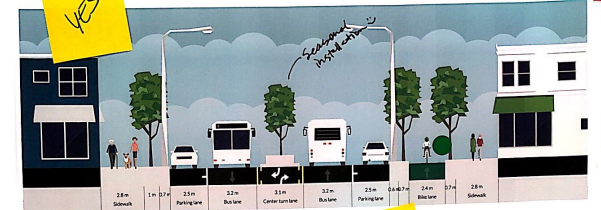
## The Neighbourhood in the Future...

The Nicomekl River is now the spine to a whole new vibrant neighbourhood full of activities and gathering spaces, where diverse families and friends play and learn about the ecological value of the watercourse and its floodplain. Spend a few moments imagining this future.

Which photos best resemble the future of the neighbourhood?



## OPTIMIZED THREE LANE + GREENWAY



# 06 / **Summary and Next Steps**

## 06 / Next Steps/ Future Steps

Listening - Pre-Engagement Interviews

Meet with Rezoning Planners to Confirm Process

Finalize the Engagement Plan

Future Meetings:

Funding plan for the Masterplan

Impact of COVID on Grandview-Woodland's neighbourhood