

## Britannia Renewal Housing World Café

September 21st, 2017

6:00pm

Event opens, food is served

6:30

Introduction—Susanne Dahlin, Britannia Planning and Development Committee Chair

Opening prayer and acknowledgements

6:40

Introduction and Agenda overview— Jennifer Marshall, Urban Arts Architecture

Guest Speakers

- Dan Garrison, Assistant Director of Planning— Housing Policy, City of Vancouver
- Kira Gerwig, Manager— Community Investment, Vancity
- Bruce Haden, Architect, AIBC

7:15

World Café Overview and Moderator Introductions

Rotation discussions on the following questions:

1. How would housing contribute to the mission and vision of the Britannia Community Services Society? (see statements attached)
2. Who would housing be for?
3. How would housing impact programming?
4. How would housing impact the Secondary and Elementary schools?
5. What would be some of the housing parameters? Consider form, function, height, density. (see documents attached)

8:15

Report back by moderators

8:45

Wrap up and question period

8:55

Appreciations and close





## ***Vision***

To be a catalyst for social connection, capacity building and integration of services in our community while celebrating diversity, and enhancing the life and well-being of everyone who lives, works and plays in our community.

## ***Mission***

To develop, coordinate and support a wide range of excellent programs and services for Grandview-Woodland and Strathcona, by working with community members, partners and local agencies.

## **Programming Principles:**

### **Enhance Community Connectivity**

We offer fun, inclusive, innovative programs, spaces, and services that foster passion, enthusiasm, positive community involvement, and a sense of belonging and identity. We provide a space for social action, a place where people living in Grandview Woodland and Strathcona meet to discuss local area and neighborhood matters and work together to solve them.

### **Promote Health and Wellness**

We operate from a holistic approach and offer members a broad range of programs and services that engage different abilities and interests across the life span. Our approach is grounded in recreation, sport, fitness, arts, culture, education, learning, social interaction, nutrition, and social development. We promote the improved mental, emotional, physical, and spiritual health of our community, recognizing that health is impacted by personal, social, economic, and environmental factors.

### **Foster Social Justice and Equity**

We seek to create programs that encourage meaningful participation in our communities that may lead to social change. We strive to address social and historical inequities by advocating and acting in collaboration with vulnerable community members, and commit to Reconciliation.

### **Embrace Accessibility**

We offer welcoming, safe, barrier-free programs, services and environments. We proactively seek ways to respect and accommodate the unique needs of populations within the community. We do this through social interaction, cultural awareness, physical space design, equipment, economic, and environmental means.



### **Facilitate Cultural Interaction**

We promote sharing, learning, and understanding through programs and services that celebrate diversity and encourage cross-cultural interactions. Cultural practices and the sharing of food are important aspects of these celebrations.

### **Activate Networks**

We build bridges with individuals, networks, and agencies to benefit from each other's expertise and resources to achieve our mission, vision, and objectives as a Society. We facilitate access to resources for individuals, networks, and agencies.

### **Pursue Sustainability**

We use resources responsibly to sustain and ensure longevity of programs and services. We are stewards of the built and natural environment. We maximize utilization through sharing of resources and revenues.

### **Integrate Innovation**

We integrate current trends and are responsive to the emerging needs of the communities we serve, developing programs and services that are flexible, original, and relevant to our unique community.

### **Ensure Accountability**

We inform, involve, and include our community, participants, partners, members, and funders in our work. This encompasses the design and evaluation of programs and services. Programs and services are shown to be relevant through evidence of participation and need in the community.

Britannia Community Services Centre  
Planning and Development Committee

## Housing Guidelines

Revised Draft for review by Planning and Development Committee 09.19.2017

Preamble: These principles were created by the Planning and Development Committee's Housing Working Group as a framework for discussion about potential housing on the Britannia site. This is not a declaration for or against housing on the site but simply a working document to open an informed and healthy conversation with the Britannia community around the question: "If the community deems housing a desire/need for the site: how and where should it exist, what should it look like, and for what purposes? This is just one of many conversations to have as we continue to seek community input on all possible futures for Britannia as part of a larger community consultation. These principles should be understood in the context of Britannia's existing land use principles (March 2017), as well as broader community directions arising from the 2016 Grandview Woodlands Community Plan (see specifically: Grandview Woodlands Community Plan Direction 6.1.4 (p.48)).

1. All land on the Britannia site must continue to be 100% publically owned
2. Any potential housing must be 100% affordable non-market social housing
3. Any potential housing should be planned and designed as a complement to the existing primary purpose of the Britannia site as a community amenity and resource. Housing should be purpose-built and managed for a diverse tenancy that reflects the unique character of the neighbourhood and can benefit from the supports and services available on site and participate in the development of a healthy, inclusive community.
4. Any potential housing should be designed with a clear demarcation of housing and community space in order to maintain the feeling of privacy and security for residents as well as the sense of welcome and belonging for the whole community
5. In keeping with the commitment of the Britannia partners to community leadership, any potential housing should be operated with a management model that supports ongoing resident engagement in their tenancy and in the broader Britannia site.
6. Any potential housing should be managed in strong collaboration with Britannia site partners, working with residents and the broader

community to develop and maintain a symbiotic relationship between the community amenities and resources and housing on site.

7. Any potential housing should be designed to maximize public greenspace as outlined in item #1 in the Britannia Land Use Principles (March 2017).
8. Any potential housing should be designed to preserve mountain and city views from across the site as outlined in item #2 of Britannia's Land Use Principles (March 2017).
9. Any additional adjacent land acquired to extend the site should also be considered as a location for additional affordable non-market social housing.

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## Appendices

### A. Britannia Land Use Principles (March 2017)

#### Britannia Renewal Land Use Principles

These principles work to increase green space in the community, preserve views across the Britannia site, emphasize the importance of a public and open consultation process, and preserve Britannia's public land for public community centre uses. These principles are intended to be part of a larger visioning process that includes both internal and external stakeholders. This visioning process has been outlined in detail in *Britannia Renewal Stages and Steps in the Planning and Design Process* (December 11, 2015). In the visioning process, open discussion among internal stakeholders and the public leads the planning and design process for Britannia Renewal. While these principles lay some groundwork for such discussions, they will also be added to or expanded upon through them. They are meant to be a baseline, not an endpoint, for all discussion of the renewal of Britannia.

**1. Increase publicly accessible green space on the Britannia site and/or add green space adjacent to the site.**

*Rationale:* Since GW has been identified by the City of Vancouver as a park-deficient neighbourhood, we see the Britannia renewal as an opportunity to add green space/park space to the neighbourhood by reducing building footprints and recapturing some of the paved and built up areas of the 18-acre site.

**2. Preserve and enhance public views to the mountains and downtown across the site by maintaining or increasing open space, adding only buildings of moderate height and scale as necessary for community centre requirements and community benefit.**

*Rationale:* Grandview Park and the Britannia site together make one of the few open public spaces in the neighbourhood with views onto the mountains and downtown buildings. The views, sense of space, and openness are a fantastic public asset for the neighbourhood and for Britannia users. These must be preserved with the renewal of the centre and therefore new building heights should be restricted to reflect this. Any needed height should be restricted to community centre uses only and "air space parcels" should not be leased or sold for other private uses.

**3. Retain and revitalize the heritage secondary school (Britannia Secondary).**

*Rationale:* This building and school is very important to the history, beauty, and present-day uses of the site.

**4. Ensure that any external partnerships proposed during the Renewal process are transparent and be presented as part of the public discussion, agreed to by consensus of the existing stakeholders in consideration of the results of the public discussion.**

*Rationale:* Britannia currently operates through a complex, rich, and longstanding set of partnerships between the VSB, the VPL, the Vancouver Park Board, the City of Vancouver, and the Britannia Board. New partnerships run the risk of interrupting existing partnerships making the process of renewal that much more difficult to finalize.

**5. Ensure that agreements among the current land holding parties regarding land swaps or other ownership arrangements of the existing site land are transparent.**

*Rationale:* Similar to point 4 in that it is preferred that the public consultation and decision making process should not be hampered by additional encumbering agreements.

6. **Prioritize all parts of the Britannia site, including potential air space parcels, for community centre, school, library, and green/open space use. All parts of the site must remain fully accessible to the public and community.**

*Rationale:* Due to the significant increase in density planned for the neighbourhood with the finalization of the new Grandview Woodland Community Plan, and the small number of new public amenities planned for the neighbourhood, especially park space, it is not acceptable that existing amenity space be turned over to private uses. Rather residents of this neighbourhood, old and new, will need to maximize the uses of existing amenity space for public use.

7. **Prioritize meeting the existing and long term growth needs of the community for services and amenities throughout the renewal of Britannia. Services and amenities include but are not limited to open spaces, green spaces, gathering spaces, meeting and community engagement spaces, arts and cultural spaces, recreation spaces, seniors' spaces, child and youth spaces, food spaces, library, school, and other community centre uses.**

*Rationale:* Similar to Point 6. However, this point also asks us to think of the future, not just the immediate future, or the future envisioned by the Grandview Woodland Community Plan, but generations into the future. As the whole city densifies and housing becomes more compact, preserving our public land for public use, and building in durability and flexibility to adapt to changing use over time becomes especially important.

8. **Ensure community support for the Britannia renewal by funding it through measures other than increasing density in this neighbourhood or others. Specifically, densities should not exceed what has been proposed in the Grandview Woodland Community Plan.**

*Rationale:* During the Renewal, we wish to be able to build as much consensus across the community of users as possible. We anticipate that funding needs may exceed the \$100 million dollars approved in 2014 through the Capital Plan Borrowing vote. Increasing the density of allowed development is one process that the City of Vancouver uses to achieve community infrastructure funding. Increases in density may sometimes be welcomed and other times opposed. Neighbourhood residents must be able to respond to development proposals in the way that they believe best for the neighbourhood without thinking that they are sacrificing needed neighbourhood amenities in the process. We also wish to avoid having neighbours pitted against each other.

*Approved by the Britannia Board of Management, 7<sup>th</sup> of March 2017*

web: <http://britanniarenewal.org/wp-content/uploads/2016/11/Britannia-Renewal-Land-Use-Principles.pdf>

- B.** Grandview Woodland Community Plan 6.1.4 A bullet 2 (p. 49)  
“Seek ways to mobilize air space parcels in the Britannia site to achieve plan objectives for social housing through co-location with other public facilities, provided there is no loss of green space.”

Citation: City of Vancouver, “Grandview Woodland Community Plan”. Approved by Council July 28, 2016. Published April 2017. Accessed online 8/30/2017. web: <http://vancouver.ca/files/cov/grandview-woodland-community-plan.pdf>

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