



COMMUNITY CONVERSATIONS: SITE-WIDE PROGRAMMING

FREQUENTLY ASKED QUESTIONS

The Master Plan is a shared vision for a renewed Britannia and identifies programming space-related decisions based on extensive community engagement.

Project partners acknowledge that COVID-19 may have changed the way residents use Britannia and have highlighted some emerging needs not fully addressed by the Master Plan.

Therefore, project partners are currently working with the community to review the site-wide programming needs and general requirements for space and to ensure the Rezoning application meets the diverse needs of the community through creative and flexible use of space and balances trade-offs. In early 2022, project partners will bring a series of site development options for the renewed Britannia for more community dialogue.

At this time, project partners will work with the community to understand priorities for dedicated and shared programming space.

Concurrently, project partners are working to dig deeper into the space requirements for Building 1, which is identified in the Master Plan as including the pool, fitness centre, gymnasium, childcare and non-market housing. Building 1 will be the first phase of the Renewal that is developed after the Rezoning Application is approved.

See map on page 2.





Key planning elements include:

	A central Common gathering and event space		Incorporating water play in central gathering space
	A green space connection or Play Way connecting the site to Grandview Park		Consolidating social and cultural services to create a sharing and caring place
	Extending street right of ways into the site as fully accessible Pedestrian Promenades		Building community and resilience through a central food hub
	Framing and maintaining the “grand” views of the city and mountains from key places		Locating Childcare on lower roof tops with large outdoor decks
	Locating Carving Centre as a gateway to site		Including affordable non-market housing above the community facilities
	Adding significant green space to the site through greenways and intensive native plants and trees		

The above Master Plan is the result of extensive community engagement and was approved or endorsed by all project partners in 2018. To review the Master Plan document, visit shapeyourcity.ca/britannia-renewal

Why is a Rezoning needed?

Rezoning is the process of changing how a property can be used or developed. Building on the directions of the Master Plan, the rezoning process will identify the types of uses that can be included on site, and a number of development criteria including building density, heights, and green space requirements.

The current zoning on the site (CD-1(87)) allows for a maximum height of 40 feet, a maximum 0.45 FSR (Floor Space Ratio), and includes education uses (e.g. schools), recreational uses (e.g. gymnasiums, swimming pool, ice rink, library, play fields). The current zoning includes typical recreational uses but does not include all uses envisioned in the Master Plan including social service spaces (e.g. intergenerational hub, food hub, non-profit office hub), cultural spaces (e.g. galleries, art studios, rehearsal and presentation spaces), or affordable non-market housing. The rezoning process will allow for zoning of the site to include desired uses, establish maximum heights and densities and address form of development considerations for buildings including building setbacks (distance between a building and other structures or streets).

Building heights are also not determined through the Master Plan, and will be determined through the rezoning process. Most of the buildings in the Master Plan are envisioned to be taller than the current allowable 40 feet, to include all the required community services, including childcare and the non-profit office hub.

Before project partners submit a formal rezoning application, a series of development site options for the renewed Britannia will be shared with the community to discuss priorities for dedicated and shared space, trade-offs, and to find creative solutions to meet the diverse needs of the community.

In addition to ongoing community engagement, once Britannia's rezoning application is submitted, City Council must hold a public hearing before making any decisions to take into consideration public opinion.

Why is only one rink being considered as part of the Renewal?

During the Master Plan engagement process, some community members indicated an interest in the addition of a second rink to the Britannia site. Twinning the arena would require making trade-offs elsewhere on the site that could not be made to align with planning principles around increasing green space and prioritizing ground access for other facilities on the site. Stacked options were considered and found to be non-viable. As planning is underway for a rink at Northeast False Creek, it is anticipated that arena access to the Northeast quadrant of the city (including the Grandview-Woodland neighbourhood) will improve as the Northeast False Creek neighbourhood (area along the southern edge of downtown Vancouver, which borders the West End and Yaletown to the north and the city's Downtown Eastside to the east) is developed. In the coming years, the Park Board will be looking to revise the Ice Allocation Policy (2003) to ensure it remains relevant and meets current Park Board goals including those related to equity and inclusion.



Is a black-box theatre identified through the Master Plan?

Yes, a small scale multipurpose performance and rehearsal space is identified in the Master Plan as a flexible space to host performances, celebrations, and community events with a capacity of about 60 seats. It will be designed for multiple uses, with sprung floors, excellent acoustics and high ceilings, allowing for maximizing flexibility and easy repurposing, e.g. removable stage or retractable seats, fixed projection equipment and screen for movie screening. This space is imagined to be adjacent to a large kitchen and to support and grow local arts and cultural expression including traditional and contemporary Indigenous performing arts, as well as other forms of dance, theatre, music and performing arts. It will have direct connections to the outdoor gathering space to permit interconnected program activities between indoor and outdoor spaces. An AV control booth and storage will be included.

How many gyms are being planned for the Britannia Renewal?

Throughout the Britannia Renewal process, Gym A and Gym B are planned to remain in their current location, within the Britannia Secondary School as dedicated spaces for the school community. The renewal process will result in the redevelopment of Gym C and Gym D. Building on the various needs identified for gymnasium space, and ensuring a continuity of service, project partners will continue to work collaboratively towards options that are beneficial to both the school community and the Britannia community as a whole. There will not be a loss in gymnasium space for the school or Britannia communities and project partners are committed to delivering a gym space for the Britannia community that will be accessible during school hours.

How will gymnastics programming be addressed through the Renewal?

The Master Plan includes a dedicated gymnastics annex to support a community gymnastics program. The Master Plan showed the annex, which could hold some “fixed” gymnastics equipment, next to one of the gymnasiums to support gymnastics programming spilling out into the gymnasium at times. Further space for gymnastics would require reduction in other spaces at Britannia.

The Park Board focuses on ‘introductory and entry-level programming’ across the system with the ability to refer those interested to ‘advanced’ gymnastic clubs. The annex outlined in the Master Plan would be the only one the city, far exceeding what is offered at other community centres. The proposed annex space is flexible enough to accommodate a change of use in the future to meet the evolving needs of equity deserving groups (e.g. martial arts, dance etc.) should interest in gymnastics decline.

The Park Board’s ongoing Community Centre Strategy Plan will investigate the need for gymnastics at the citywide scale but this will not modify the outcome for Britannia.

What will happen to Templeton Pool once the Britannia Pool is redeveloped?

The Templeton Pool will remain in operation for a minimum of 10 years following the opening of the new Britannia Pool, as determined through VanSplash. Throughout the Britannia rezoning process, the Britannia Pool engagement work will seek to include insights from existing Templeton Pool users and other aquatic users.

Will the renewed Britannia include a skateboard park?

Since the Master Plan was completed in 2018, the community has built skate features in the tennis courts on the north-east corner of the site. While a dedicated skate park was not envisioned during the Master Planning process, project partners recognize that this has become a popular use on site.

The Park Board is currently developing a city-wide Skate Strategy which will help to set direction for skateboard parks on park lands and within City operated mobility corridors. A second round of public engagement is planned for Fall 2021. Although the Britannia skate features, which are on VSB operated lands, may not be directly addressed in the Strategy it may provide recommendations related to skateboard parks in this area of the city as well as possible partnership opportunities for skateboard parks outside of parks, a direction already established in VanPlay, the Park Board's Parks and Recreation Master Plan. In consultation with the local skate community, the draft strategy will consider the feasibility of formalizing some existing community-built skate locations.

Why are childcare spaces planned for building podiums?

Both Building 1 and 3 will offer dedicated childcare spaces, with large outdoor dedicated childcare play spaces including covered portions for sun and weather protection. The Master Plan indicates that these childcare spaces will be on large rooftops of the main community spaces instead of at ground level. Podium rooftop outdoor space will offer children secure, dedicated outdoor space with access to sunlight that also maintains a direct connection to indoor spaces—studies indicate that having a visual and physical connection between indoor and outdoor spaces has a huge positive impact on child development. The play spaces will be designed with age-appropriate and natural elements for early learning and play.

In addition, childcare projects are able to access outdoor public spaces to the adjacent Grandview Park to further supplement their dedicated outdoor space. Securing childcare spaces on podiums will allow increased access for the broader community to ground level outdoor green space, which project partners acknowledge is limited in the Grandview-Woodland neighbourhood.



Prior to the creation of site development options, project partners will have more in-depth conversations with on-site childcare programmers to further discuss access to childcare outdoor play spaces.

Will public green space be added throughout the renewal?

Yes, the Master Plan identified opportunities for an 11% increase in public realm and green space than what is currently available at Britannia in addition to the Grandview Park which is adjacent to the site.

Project partners understand the importance of designing outside public spaces to support and energize community life on site. The public realm will be designed to support gathering of community for cultural celebrations and performances and improve connections to nature. Project partners understand that land-based learning is important to the community at Britannia and will work with the community to create a more naturalized landscape to provide educational opportunities to learn about Indigenous Knowledges and how to grow, harvest and prepare food, medicine and other culturally important materials.

Throughout the Master Plan, project partners heard the community's desire for a renewed Britannia to have a central gathering space. The purpose of this space could be to support day-to-day community connections, increase connection to the land and host a wide range of arts and culture events including Indigenous-specific activities.

This outside gathering space is currently planned for Phase 4 of the renewal and would require the Britannia Secondary shops and science wing to be relocated to another area of the site. Project partners acknowledge that this is contingent on Ministry of Education approval and funding for rebuilding the shops and science wing. As there is currently no funding allocated from the Ministry of Education to rebuild the shops and science wing at Britannia Secondary, project partners are working closely together to evaluate options.

How will the schoolyard and public green space share outdoor play spaces?

Britannia is an important part of the community, and many community members appreciate the community feel of shared spaces. Project partners

also understand that there needs to be safety and security requirements for school-aged children to have access to clearly separated outdoor spaces for play and organized recreation during school hours. Project partners will work together throughout the Renewal to ensure that future design elements of outside spaces meet this need.

Will there be dedicated Indigenous cultural spaces created through the renewal?

Reconciliation is a guiding principle for the Britannia Renewal. Project partners will continue to work with the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish) and səliłwətał (Tsleil-Waututh) nations as well as Urban Indigenous communities to ensure Indigenous culture and history are reflected throughout every phase of the project. All programming spaces will be designed to reflect Indigenous cultures and histories and to support Indigenous cultural practices. Project partners are currently working with local Indigenous residents and community leaders to define dedicated Indigenous spaces as well as opportunities for more Indigenous programming throughout the site, with a particular focus on Indigenous Elders and youth.

QUESTIONS?

Email the project team: BritanniaRenewal@vancouver.ca

Find out more about the renewal at: shapeyourcity.ca/britannia-renewal

