

Britannia

RENEWAL

PHASE 1 DEEP DIVE
*Community Conversations: What We're Hearing
& Non-Market Housing Forums*
NOTES Part III

June 2021



Community Conversations:
What We Are Hearing
June 1st

Describe yourself on a typical day at Britannia.

What are you doing?

Volunteering
for the Micro
Footie
program

Staff with food
programming.
Been working
out of the teen
centre.

Being in
the
gardens

Going to
library and
taking
advantage of
kids programs

Jogging
on the
track

Work at Eastside
Family Place-
like a
community
living room

Having a coffee,
being at the
clothing swap,
using services of
Eastside Family
Place

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

Design that accommodates the business, large groups of people, coming and going

Need more storage than you ever think you'll need

Children with sensory sensitivities. Need places where they feel comfortable and belong here.

Room for Eastside Family Place to grow

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

Childcare spaces need to be very accessible- think strollers, the importance of big elevators

Outdoor Spaces

Places to go when it's raining. Places covered for stroller parking.

Covid really emphasized the need for covered outdoor places on site.

Also the need for shade.

Intentional about our outdoor spaces. Field feels like a wasted space. A real desire for more outdoor learning.

Pros and cons to gardens on rooftops. How do we make those rooftops accessible?

Outdoor space for children is key.

Food gardens. Food cultivation, but also native plants.

Green corridors, water features

Ways to incorporate vertical gardens, and really take advantage of the views.

- Green space
- Project Phasing

Site Integration

Easy to walk around and accessing the site

Will new mom's Eastside Family Place- needs to be visible to draw people in

Dedicated outdoor space for Eastside Family Place

Location of Eastside Family place next to the park really important

Shared outdoor space between Eastside Family Place and Preschool. That is a benefit

Keep the view of the lions and the mountains. Such a cool feature of the site.

Keep early years stuff in the same general area. Library as a bridge.

Key plaza, meeting places, but the site keeps open to those views

Library close to children services.

- Interconnection
- Preservation of Views
- Accessibility

Non-Market Housing

Has to be at a good scale.

Opportunity for housing for families and young families

As renters really like the idea of coop and really "affordable" housing

Opportunity for housing for single-parents

Opportunity for housing Elders- such an asset to the community

A bold idea that will bring a dynamism to the center

Coop model builds a sense of place and connection to place.

- Hopes
- Concerns

Describe yourself on a typical day at Britannia.

What are you doing?

as high school
student, didnt
go to Britannia
but always
ended up there

library, the
alleyways,
checkerboard,
hanging out at the
park, Eastside
Family Place

swimming
pool!

skating
at the
rink

Works at
britannia!

Brit 55+
saved
mothers'
life!

the "how" we do things
at britannia is unique

it's about the people -
welcoming

ambassadors

work for
parks
board!

importance of
continuity of
Brit in
grandaughters'
life

hanging
out at
coffee
shops

old layout was
forward
thinking,
unique in the
City

vision for
the future -
anyone is
welcome

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

feeling of ownership in space is important

concerns that all spaces with be multi-purpose (no artwork, blank space)

not necessarily conflicting with multi-purpose.
→ (community-created artwork)

designated teen and youth space - teen centre is vital

community education, is super important to historic life long learning for community.

digital integration to community (more online access to everything to community)

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

the kitchen is important!

images of people in activities; signage for programming helps make space "theirs"

concerns that "multi-purpose" will mean there is no need for dedicated space for seniors

make more explicit "seniors" or "youth" space - so people know there is a place and programming for them - agency to invite others in

people feel safe in 55+ centre - shared spaces and integration should be optional

- Green space
- Project Phasing

Outdoor Spaces

living walls!

love the DIY skate park

love the community garden! like that it's hidden, off the beaten path

outdoor spaces - we saw this last year that the community doesn't have access to green space without an out trip... Which was not possible programming wise

Site Integration

design for intergenerational interaction! e.g. childcare and seniors currently share gym space

separate spaces but connected. adjacencies

some spaces should be porous (open windows)

people can see what's going on - will create intrigue for people, people may see friends

- Interconnection
- Preservation of Views
- Accessibility

Non-Market Housing

support for housing but scale need to be consideration (number of units and their size)

prefer to have seniors housing on site; complications for housing in large families

where housing is sited is important

significant need for seniors housing

concerns with homeless seniors having no place to go

concerns with buildings blocking views

concerns that those in housing units will complain about noise from community centre

- Hopes
- Concerns

desire for youth to live in housing to have a transition to school

Describe yourself on a typical day at Britannia.

What are you doing?

Amanda - eastside family place - two kids, swimming gymnastics, DEPAC chair, Director of BCC PAC (first day)- school site point of view

Monica (facilitator) - w/ City and supporting engagement - sense of community on site - feels like a hug from old worn sweater

Andrea - taking my kids to school, library, pool, East Side Family Place

Jessica (facilitator) - fond memories of Parade of Lost Souls and incredible community energy, diversity and welcome

Larissa - visit the library, community meetings in rooms around the space

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

- Spaces needed for existing and future programs (for example arts, social or childcare programming)
- Project Phasing

childcare - ground level and able to see it for awareness

expanded - many families don't have access

Gym

For the school - it will be moved into a different building (further away)

Access to school space during non school hours

swimming

ice rink

school playground (didn't see on map) - separate for the school

trend - everyone wants more space - how do we accommodate all programs? (esp. if desire for ground level)

High risk seismic - concerns / resolve

how to accommodate children going to both schools?

more Indigenous-focused programming and arts programming for all ages.

opposed to any programming that includes the police. They reduce safety for BIPOC students.

Outdoor Spaces

- Green space
- Project Phasing

few green space spaces that are protected by trees

tree canopy

from Masterplan: 3 sides of school dedicated to amphitheater / playway / and library park greenspaces.

if school surrounded by public space - how to separate (3 supervision aids for 300 students) - how do we navigate that?

some spaces will be dedicated to schools during school hours

get for space (seal) - areas for the staff, older for a group to learn to

good mix at the moment of hardscape and greenspace >> preserve (++) garden

clarify spaces dedicated for schools

any gardens particularly related to food security

secure spots for bikes (esp. re: high theft)

In favour of secure/indoor bike parking like at the Skytrain.

Food strips and teen hangouts

Spaces to gather and learn from community gatherings

playgrounds for everyone (infants, for teenagers, all ages and abilities)

separation from dogs

Are there any hopes, as families, for outdoor public space outside of school hours?

Site Integration

- Interconnection
- Preservation of Views
- Accessibility

Appreciate all the views (city and mountains) - connection to place

like view but not a priority (can see them just off the site)

dedicated spaces for schools / school children

In favour of increased physical accessibility.

Accessibility - get around easily even with mobility issues.

currently confusing to get around

wayfinding site lines

signage multi language

ground murals existing -> could with wayfinding

faded in rain -> make more permanent?

Non-Market Housing

- Hopes
- Concerns

hopes

In favour of non-market housing.

enough room for families (3-4 bd)

Non-market housing should be protected as non-market, not just for the first stage.

accommodate everyone without overcrowding

solution: more community spaces that residents could use?

concern: conflict of uses concern - "someone's back yard"

concerns

gentrification and pricing people out

where will children go to school? (Britannia currently at full capacity)

300 kids live in Britannia catchment currently currently don't have space but ways to address that

Describe yourself on a typical day at Britannia.

What are you doing?

Typical day see
new families
around, talking to
parents new to
the
neighbourhood.

Zoom meetings,
pickup at
libraries,
running into
others.

Eastside
Family Place,
use library,
admire
artwork

Zoom meetings,
drop in for sports,
supporting mom
to meetings

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

Arts & Culture seemed missing from tonight- importance of social and cultural hub

Spaces needed for arts programming- often multi-use spaces

Programming aimed for folks in 20s, 30s, adults looking for more casual recreation

Very important to have space for unprogrammed activities- people feel comfortable in informal spaces

Craft spaces, board game spaces

Connectedness for parents and kids- Programming for young families to feel secure in the neighbourhood

Human aspect to physical space, the people running space make the difference

Parenting workshops

Children feel like they are apart of community from the start

Kids feel comfortable socializing

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

Outdoor Spaces

Important especially as private living spaces become smaller

Outdoor spaces on the ground, rather than top of buildings ***

No gates/barriers to access space

Space for unprogrammed events

Safe spaces, particularly young children

Multi-generational spaces

places for play for all ages

Accessible for childcare

- Green space
- Project Phasing

Site Integration

Difficult to navigate, pathways important

Site has a flow

Site map, clear signage

Inviting and welcoming, signage.

Accessible in all ways, for all abilities.

Access on site to elevators, stairs challenging

More covered spaces, warming stations

Preschool more forefront

New families feel connected to the community

- Interconnection
- Preservation of Views
- Accessibility

Non-Market Housing

Need details for decisions- how many units makes a difference.

Unsure if enough space considering all other needs on site.

How does housing impact how non-residents on site?

Who is housing serving needs to be clear

Many opinions and ideas. Takes lots of energy, away from other site needs.

Housing is needed, but should there be housing on Britannia? How does it fit with other pieces on site?

- Hopes
- Concerns

Describe yourself on a typical day at Britannia.

What are you doing?

connecting
virtually.
connecting
from home
zoom

walking the
side walk
looking for
deficiencies

outdoor
meeting.
chatting.
meetings

chill & chat
with
someone,

services
(swimming,
library, outside
space,
playground) with
kids, boardings

Monday -
maintain
greenway at
napier, library,
east side garden
tour, front office)

outdoor
space
diromg
cpvod

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

Dedicated spaces for programming (for seniors / youth)

Cubbies & storage spaces important, but not exclude dedicated space

Over 55+ space prioritized for phasing

Ensuring space for east side family place
- Drop in space for families (low barrier to entry, food, other parents, kids can play, indoor space, fenced in playground areas (allow staff members to interact/share the program services), (different than child care, it has less barrier to entry with drop-in)

Programming - spaces for sharing food and culture

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

Arts Space

Outdoor Spaces

Green Spaces

Outdoor Space large enough for gatherings (square & plazas)

Have Parker be continued as an open space instead of Napier street

Public Washrooms & Water Access

Park Space, Outdoor space, Dedicated play ground space, Gardens

Outdoor space for cultural gathering

- Green space
- Project Phasing

Site Integration

structural - belonging (keeping existing community member (poor, new immigrants, refugee, indigenous people) BIPOC at center of belonging

Not make it an exclusive space (unaffordable food)

more than one entrance

BIPOC - Included in Indigenous communities (they are BIPOC and urban indigenous) Sharing culture

Britannia is already part of this shared culture

Keeping the views

- Interconnection
- Preservation of Views
- Accessibility

Non-Market Housing

Housing - for people in the neighborhood (needs more community voice in it)

Capacity of 100 suites not appropriate

Co-op Housing

Concern people in the housing will feel like proprietors of the space, but the space is for community.

If home is next to existing teen community safe space.. teens wont feel as safe

Discuss power & privilege when making decisions

- Hopes
- Concerns

Britannia board - non-market housing (100 % social housing)

City is 70/30 (Social Housing)

Describe yourself on a typical day at Britannia.

What are you doing?

Cynthia -
administrator.
Loves fishing,
spends time at
Britannia office is
messy

Shauna - senior
associate and
Perkins and Will.
Walking site with
coffee in hand.
Listening to the
people at Britannia.

Marie - Pool
and Fitness
programmer -
helping people
everyday

Mary - Principle
of Sky Spirit. Say
hi to cedar tree,
see artwork,
chat with Annie

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

- flexibility is important on long term

- need multiple 20+ ppl rooms, kitchens, multiple programs at once.

Places to practice cultural values beliefs, spiritual practice. This is non-negotiable.

- spaces for indigenous teaching

- pool: more storage
- places to train people

- Spaces needed for existing and future programs (for example arts, social or childcare programming)
- Project Phasing

Site Integration

- must take into consideration reconciliation and decolonization. Institutions releasing territorial mandates.

whole person approach from partners. Important for vulnerable folks.

- get people to safe spaces comfortably

- cradle to the grave

- continue bonds created in neighbourhood

- highly indigenous community. must stay in design.

- Interconnection
- Preservation of Views
- Accessibility

many children's safety issues.
- school on site. Those with no fixed address do not create danger. We must manage this aesthetic with children in mind.

Outdoor Spaces

- urban harvest
- people showing what is edible in neighbourhood

- important to see North shore sisters. Adds to safety feeling.

- large space to gather, but also smaller and intimate

- indigenous planting from the start
- urban orchards spaces to begin
- show BIRDCO ppl to best comfortable collecting plants, harvest this.

- I love that what I see changes with the seasons

- must maintain feeling of comfort on site

- Green space
- Project Phasing

Non-Market Housing

- NMH should have separate entrances from facility. Important to have safe space.

- Hopes
- Concerns

Describe yourself on a typical day at Britannia.

What are you doing?

walking
around, say hi
to Mitra, see
the family, visit
the gardens

starts at Commercial to
Seniors (55+) Centre.
Vibrant mornings.
Everyone meets at kitchen.
So much conversation at
the 55+ Centre. "Tides
coming together"

Families, busy
kitchen (pre-
covid). Seeing
everyone in
the park now!

Attend meetings in Board
Room or otherwise. Use
the Library (Book clubs),
Spanish Lessons.
Administrative work for the
Board. Share food with
Board Members. Fitness
Centre.

Work at the high school. Connect
community partners, linking to
elementary schools. Get to
school, walk around and connect
with youth. Meet folks outdoors.
"Typical loop". Missing Elders
and Seniors. After school hours
spent on site, using Gym C & D
and outdoor space.

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

First time I pictured the potential of this place. Exciting!

East Side Family Place programming

We need interchangeable & visible spaces. We need more space.

child care is a continuum of needs that we need in the site

Connection to nature and land is integral - women through discussion. So important for young children.

Need building 5' earlier - that's where all the program is

Britannia builds and represents itself as a community. From family care, diversity that embraces each other. Mainstream that

Don't need big and shiny and lots of glass.

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

"Community" means reconciliation with Indigenous community. Maintain reconciliation at centre of vision. This impacts all topics.

Site Integration

Maintain intergenerational essence of the site

Reconciliation in Action

- Interconnection
- Preservation of Views
- Accessibility

Outdoor Spaces

Usable outdoor spaces (healing gardens, not English gardens)

green space very important (grew during COVID, very important in our neighbourhood)

truly green space - earth + growth

So important for children to connect to land. Sense of wonder.

Outdoor spaces so important for families with young children.

healing gardens = contemplative areas - important for children.

covered area outside

infusing Indigenous cultural values

- Green space
- Project Phasing

Non-Market Housing

Love co-ops. Don't want it to end up like Woodwards.

Proportions of units is very important. 200 to 300 units is too many)

Mixed feelings about housing. I know we need housing but it has to be affordable. Concerns - any housing MUST be legitimately affordable.

Mixed feelings about housing. Safety of children at schools is paramount. Separation is important.

Home is sometimes not a safe place for our youth so school is a reprieve for those hours so having family housing on site doesn't allow much for a separation.

The advocacy for senior housing made the youth feel like they could connect with "transition" in the city when many of our Indigenous youth have family living far north or on island.

Supportive of co-ops

Co-op housing may be of interest. Doesn't think Co-op will be ok with Co-op housing. Our community must be informed and educated.

Really important to be informed as a community.

Affordable family housing is needed.

Family oriented housing with Elders

Elder housing is needed.

Seniors housing is needed

Make sure the City actually listens to the people's needs

- Hopes
- Concerns

Having heard from everyone else today, what is your key takeaway regarding:

Programming Needs

Issues raised by Board may require re-consideration of the masterplan prior to rezoning process

Board sent a letter to the City and no formal response. Issues being addressed through discussion.

Need to address issue raised by Board re: phasing. Seniors committee GWAC also id'd need to move forward with building 5 as a priority

- Spaces needed for existing and future programs (for example arts, social or childcare programming)

- Project Phasing

ESFP needs a dedicated ground floor space for accessibility for strollers, programming space and offices.

Question re: Eastside Family Place since not mentioned as a partner (A: will be on site)

Outdoor Spaces

Open space includes views of mountains and city, a feeling of being able to breathe and not being hemmed in by big buildings (air space)

Need options to expand community centre over time. Housing over community centre will force expansion into green space.

Most of green space in on school board land. Needs to be preserved and not built upon.

- Green space
- Project Phasing

Site Integration

School should be integrated part of school and connect with rest of site

Preservation of views to mountains and city

Acquisition of Commercial St property to create a 'front door' / gateway to site

Facilities should face Mews- front facing, activate the street and integrate with the neighbourhood

Views from Grandview Park to city and NS mountains. Student's reading room from 2nd floor of school has a great view and should be preserved

- Interconnection
- Preservation of Views
- Accessibility

Non-Market Housing

If 'air space' above facilities is used for housing then no opportunity to expand above for community centre uses

Housing may create conflict between the values and uses on the site

Mainly concerns re: housing. It may take away from community uses and ability to serve the community.

Important to keep school and community centre uses separate from housing. Issues of 'overlook' by residents to school site and student activity.

- Hopes
- Concerns

Comments or questions that are not related to the topics but that should be recorded:

- ammonia over housing is concern
- must worry about evacuation on ammonia on site
- first building should be accessible for all spaces and then move on

- storage is essential to functionality
- need more concrete commitments/plan to reconciliation. Need for natural spaces.
- equity is important. Girls and sport. We have many hidden subsidies. Must have equal commitment to financial and capital resources
- there is hidden cost to city through traditional recreation.

Community Conversations:
Non-Market Housing Forum #1
June 19th

Discussion Round 1

What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

-From Menti: most concerns about limits on community centre use for future expansion and limiting the activities on the site

--Majority of participants in the discussion think that although non-market housing is needed it should not be included at Britannia (+5 participants on the June 19 discussion)

Concern of **ownership over public space** (+1)

-Concerns about how more residents **may affect the amount of parking available to access community services @ Britannia**

-Concern of the lack of development of facilities ahead of densification

-Concern about height/number of units identified in the Master Plan, and how that might **change the feeling on site**

-Need to be mindful of the history of the land and the concern for changing the land to private use for resident of non-market housing - which will limit the **public accessibility of the land**

-Past residents gave up their private land for public space/communal land

-Public/community land is a gift that needs to be protected

OPPORTUNITIES

-From Menti: some participants do not see any opportunities, but other see opportunities to support displacing community members, increase rental units in the community and support seniors/Elders ageing in place

-Neighbourhood is in support of non-market in general/understands there is a need - should consider the option to have non-market housing adjacent to the site (purpose built, could potentially shorter in height, and still close to Britannia services) (+1)

-Thought that commercial land is less expensive

-Acknowledge that there is a need of affordable housing options for youth and seniors

What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

-Concern that non-market housing on site came from one Councillor, not from the Community

-Suggestion to develop service requirements to support the existing and future residents (including surrounding densification) BEFORE proposing extra housing on Britannia. Concern that using future airspace parcels for housing will **limit future, and potential needed, expansion for public uses** (need to take into consideration the impact of additional non-market housing units AND other residents being added to the neighbourhood through new market housing)

-Concern about the services delivered through the Master Plan will not be enough for the increase in needs/population of the growing community in GW

-Concern for **green space for public access for all community residents** and that if there are future community service expansion needs, green space will need to be redeveloped

-Concerns of **VSB/Province owning so much of the green space envisioned in the Master Plan** and community loosing that in the future do to Provincial needs/requirements

-Concern that VSB has raised concerns regarding the movement of the high school shops, which are envisioned to be redeveloped to create new green space in the Master Plan

OPPORTUNITIES

-

What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- Concern that focusing on housing will delay the needed redevelopment of community services
- Structural concern of building housing over community amenities (pool, rink, etc.) and the public costs associated with this
- Community feel: added density that will be required for non-market housing on site does not fit with the neighbourhood character/want of the community
- Concern about “eyes in the sky” and having residents living on site will make users of the site uncomfortable

OPPORTUNITIES

Discussion Round 2

Keeping the top concerns and opportunities from the poll in mind:

How can these concerns be mitigated?

- Build non-market housing elsewhere - this will protect the site for community ownership, especially for youth who use the site as a safe space (+1)
 - **Build non-market housing somewhere else, in close proximity to Britannia**
- City acquisition of land: (1) challenging as properties that are suitable to come up; (2) if all capital funding is given to purchase land, nothing left over to build non-market housing and/or other community services
- Suggestion to put limited funding for housing into RayCam (a housing focused centre/more appropriate site) to focus renewal funding for community services at Britannia

How can opportunities be brought to life?

- Use City-owned land elsewhere in the City to create affordable non-market housing
- City make public funding a priority for land purchases throughout the City
 - Focus non-market housing developments in neighbourhood elsewhere that has a surplus of green space for community access (west side etc.)

Community Conversations:
Non-Market Housing Forum #2
June 22nd

Discussion Round 1

GROUP 1: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

*Worried about **views***

*Massing of housing **overwhelms the site** and puts pressure on the site and **overwhelms community centre uses***

*Concern about the **height** of buildings and **scale** of housing*

*Concerns about how housing **will be operated***

***Chemical sensitivities** as it relates to having housing near pool and rink*

OPPORTUNITIES

*Good to look for new opportunities for housing, there is a **real need** for non-market housing and **not a lot of opportunities for where to put it***

*We **need more housing**, need to put in somewhere, has to be smart **considering the impacts of climate change***

***Gardens**, places for people to come together and interact*

*It would be really helpful to have **precedents** to consider, analyze the pros and cons of that*

GROUP 2: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- *There is a lot of housing going into area already*
- *There isn't enough room on site*
- *We should preserve green space, gathering space, community space*
- *Unclear funding models and structure.*
 - *Will it be truly affordable?*
- *It will be very expensive and difficult to design housing above a skating rink and a swimming pool.*
- *Adding housing will be a monumental change that may change community and site for the worse*
- *Britannia is very unique. Should be preserved.*
- *Residents may not enjoy living near/above community centre (noisy, fumes, etc.)*
- *Additional space resulting from reno should go to community*
- *Housing may threaten other uses*

OPPORTUNITIES

- *Affordable housing crisis. Esp for seniors.*
- *Alternative locations:*
 - *edge of site removed from the centre?*
 - *Close to Britannia, but not on site*
- *Removing parking lot could create space for housing*
- *Affordability may be a greater concern for renters than noise*
- *Housing is just as important as other site uses (eg green space)*
- *GW is a low density community*
- *Successful examples exist of creative mixed use designs (eg. housing on a school)*
- *Housing could create a barrier against surrounding noise, etc.*
- *This development creates an opportunity to build housing*

Discussion Round 2

GROUP 1: Keeping the top concerns and opportunities from the poll in mind:

How can these concerns be mitigated?

Engaging community on design- having multiple options for community members to react to and comment on.

Mindful design, bringing forward the values and principles of Britannia

How can opportunities be brought to life?

*What will buildings **fit into the community?***

*These will will our **neighbours**. Excited about welcoming new people in.*

*Opportunity to compile and distribute to the community results of these conversations and **invite more people in**.*

GROUP 2: Keeping the top concerns and opportunities from the poll in mind:

How can these concerns be mitigated?

- *Use greenspace and gathering space to create opportunities for community members and site residents to mingle*
- *Good design could support strong integration of uses. Eg. more open spaces*
- *Introduce affordable housing elsewhere not on site*
- *Retain safe space for those who need it most*
- *Prioritize community stakeholder engagement, particularly diverse groups*
- *Well designed integration of multiple uses (green space, paths, housing, rec) could make for a comfortable site*

How can opportunities be brought to life?

- *Housing in a community that already has a strong community fabric that can welcome new residents in*
- *Ensure housing compliments what Britannia does and adds to what Britannia does well*

Community Conversations:
Non-Market Housing Forum #3
June 24th

Discussion Round 1

GROUP 1: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- *Kids Being Overlooked On the Site*
 - *Existing apartment building - does it bother you? Their son mentioned feeling like they were watched*
 - *Conflict tension between kids and residents*
- *Concerned About the Process*
 - *Not against Housing*
 - *Density Impacts Access to Green Space, Access to Classes/Facilities*
- *Without Numbers from City there's a Huge Lack of Trust (5 suites or 300 suites)*
 - *How can community have an opinion without that clarity?*
- *Too Fast Development / Overdevelopment*
 - *So much rental housing proposed in the neighbourhood (rental on grant, charles, 1st & clark (10 stories of affordable housing), frances & commercial (indigenous), Housing for urban native use projects, 3 towers on safeway site (all rental/social)*
 - *75 3 bedroom, 75 2 bedroom - over 1000 of residents overwhelm the site*
- *Problem with feeling like you're on someone's property when accessing services (library, workout classes)*
- *Feeling like East Vancouver getting a lot of density compared to West of Oak Street*

OPPORTUNITIES

- *Prioritize housing for families*
- *Prioritize for most vulnerable (elderly or physically disabled) (studio, one room)*
- *Create connectivity between other communities (Green Space, How people Commute)*
- *Preference for smaller number units*
- *Pro-Density (yes towers), the benefits of families having access to housing outweigh the negatives)*
- *If housing included, smaller number of units*
- *Indigenous Elders prioritized - have housing indigenous lead*
- *Neighbourhood, socially responsible, and progressive - and causes them to feel uncomfortable flagging issue*
- *opportunity to house artists in live work studios and create in the building the production spaces for the community. live/ work spaces should be created to buffer/ soften residential from all industrial zones*

GROUP 2: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- Limit expansion of facilities in the future
 - Can we have commercial, and public spaces above, then housing on top? (unlikely?)
 - Move housing to fresh development sites
 - Secure land for future expansion as the city continues to fill in / add density
- East Van has a deficit of green space (Urban Forests)
 - Equitable sharing of housing in other community centers to not impact Green Space
 - Recapturing land to add corridors of green space (streets railways)
 - Connecting false creek flats, PNE etc.
- East Vancouver Traffic is Busy Enough (especially with the Viaduct) - Consider Safety / Slowing Down Traffic
- Multi-generational family housings, could be left empty when children move out
- Looking at housing holistically - spread housing between community centers
- Do not concentrate the housing at one site, spread it around the neighbourhood
- Homeless (?) populations does not mix with use of space for children and community members (Issues in Norquay, Mnt. Pleasant)
- Not enough space for programming - Currently, a lot of the facilities can only be used outside of school time... want available flexible and multi-purpose space

OPPORTUNITIES

GROUP 3: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- *Worry not engaging a representative sample of the community (challenging to access this meeting)*
 - *Not Appropriate Outreach*
 - *Timing (received information a bit late)*
 - *Posters in the Center Had too Much Jargon (simplify language)*
 - *Advertised throughout the drive*
 - *Set up Information Tables in the community (meet people where they're at)*
- *4 - Way Partnership (Library, Community Center, School, and now housing?)*
 - *3-Way partnership is as good as it gets?*
- *Financial Feasibility not reliant on Non-market Housing, could stress finances*
- *Focus on Supporting Communities*
- *Needs to be truly affordable*
- *Must be supported/directed by the work the Planning and Development Committees work with the community*
- *Concerns for Safety of female students around residents*
- *Impacts on Trout Lake Community Center with Density*

OPPORTUNITIES

Main Room: What other concerns and opportunities do you have relating to non-market housing on site?

CONCERNS

- *Hillcrest Community Centre - Cannot get parking, totally booked, have option to expand because they don't have housing*
- *No response to concerns that were voiced - not a lot of value seen in attending these meetings (long duration) - Engagement Fatigue*
 - *City hold enough meetings, people will get exhausted and move away from their original ideas*
- *GWAC had meeting with parks board - deficit of green space in the neighbourhood (rooftop... but cannot have recreation on rooftop like base-ball)*
- *Jericho hostel was cancelled, but motels on Kingsway get the green light.*

OPPORTUNITIES

Discussion Round 2

GROUP 1: Keeping the top concerns and opportunities from the poll in mind:

How can these concerns be mitigated?

- *Add Green Space on roofs is not adequate (compared to forest / accessible gardens/recreation park space)*
- *Concern on # of Units: 20-30 units period*
- *Single and SRO (single residency only) people more reflective of the population at need and likely need single bedroom / studio (rather than multi-room housing)*
- *Move housing to site at commercial & venables (really need to prioritize space for future expansion for the growing density)*
- *Under utilized space in venables for housing for those in need and homeless*
- *West of Oak Street has opportunities for more housing density at school property/community centre (inequity between East and West)*
- *Instead of using mega towers, spreading the density throughout the entire neighbourhood*
- *Astorino Site (Commercial & Venables referring) - Bosa has not gotten approval for tower (zoned approval in 4 stories... half a block from britannia have access to site..)*
 - *The site of the former Astorino's restaurant is located at 1735 Venables. It is a satellite site for Britannia Community Services Centre. Some of the programming there includes the Hip Hop Drop program.*
- *Build density on west side - where there's already a lot of access to green space / beaches*

How can opportunities be brought to life?

- *Indigenous Elders (aunties & grannies) - make space for them to be housed because they create a sense of community*
 - *Have Youth Feel safe in the 55+ center to aid in the sharing of knowledge from elders*
- *Take learnings from Covid*
 - *Covered Spaces*
-

GROUP 2: Keeping the top concerns and opportunities from the poll in mind:

How can these concerns be mitigated?

- *Trust - need to play fair with East Van - Have commitments to Green space in East Van on record, push forward development on west side*
 - *List of **specific developments** (details) east / west of Oak and have city to make **commitments***
 - *Equity of access to space, nature, community amenities*
- *Build Trust - Want to feel like all the participant / engagement is leading to something*
- *Not thinking of the project*
 - *Need Big Picture, Long-term Planning*
- *Scale of housing to not impact the services of the community center*

How can opportunities be brought to life?