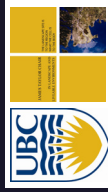

Britannia Beach Community Visioning Charrette

FINAL PRESENTATION

UBC James Taylor Chair in
Landscape and Liveable Environments

www.sustainable-communities.agsci.ubc.ca/britanniabeach/



britannia beach community visioning charrette
October 2003

I. Britannia Centre

Two Teams

- Institutional Core
- Design Infrastructure
- Main Street
- Britannia Creek Park
- Waterfront and Highway

II. Britannia South

- Core
- Residential
- Minaty Bay and Waterfront



Britannia Community Plan

Britannia Centre

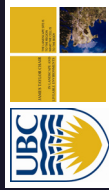
- Comprised of the existing residential community with single family infill
- An additional single family development located further up the mountain
- High density residential located on the level bench of land between the existing highway and Britannia Creek

Britannia South

- Commercial and residential centre of the Britannia community
- Community services such as a school, playing fields, library, community centre, and commercial activities serve the largest concentration of residents
- Link to Britannia Centre through recreational and park connections - the foreshore provides a direct connection for residents and visitors



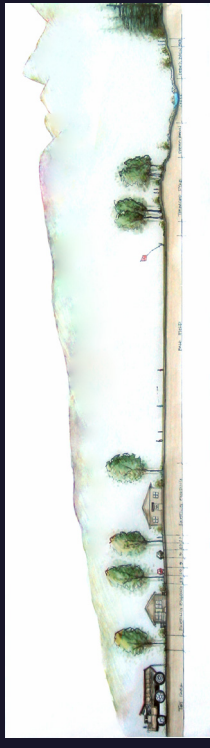
Britannia Community Aerial Perspective



Britannia Centre Plan

Development Structure

- Main tourist and research destination, includes the Britannia Centre for Mining Innovation, BC Museum of Mining, Canadian Environmental Mining Research Centre (CEMR), and the Water Treatment Plant
- Reestablished presence of Main Street, running west-east from Customs House on the spit to the headframe on Mining Square
- Commercial retail spaces and accommodation located throughout the centre
- Parking is interspersed throughout the site, with overflow and event parking located in a large tree-lined parking lot in the northeast; total parking accommodates up to 400 vehicles
- Britannia Creek Park with playing fields and a terraced berm walkway providing flood control and sludge remediation



Britannia Centre Plan

Community, Environmental Stewardship, and Heritage

- Linkages to surrounding community through waterfront and forested “History” walking trails
- Elevated pedestrian walkway and museum train tour departing from the foreshore
- Light rail/bus station linking Britannia to neighbouring communities
- Remediated foreshore with Marina, sailing centre, restaurant and access to the elevated pedestrian boardwalk

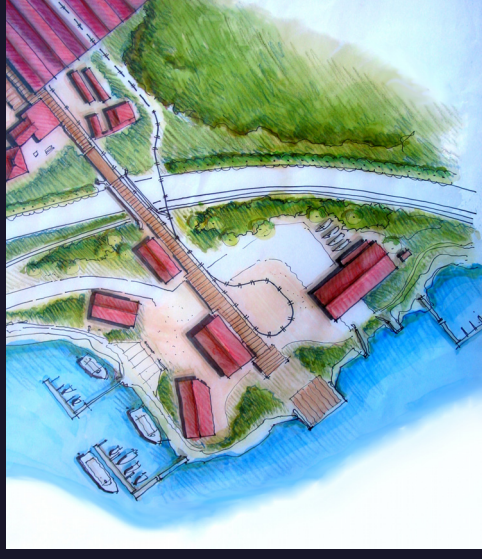
Total Building Area: 27,940 m²

Existing Buildings: 11,470 m²

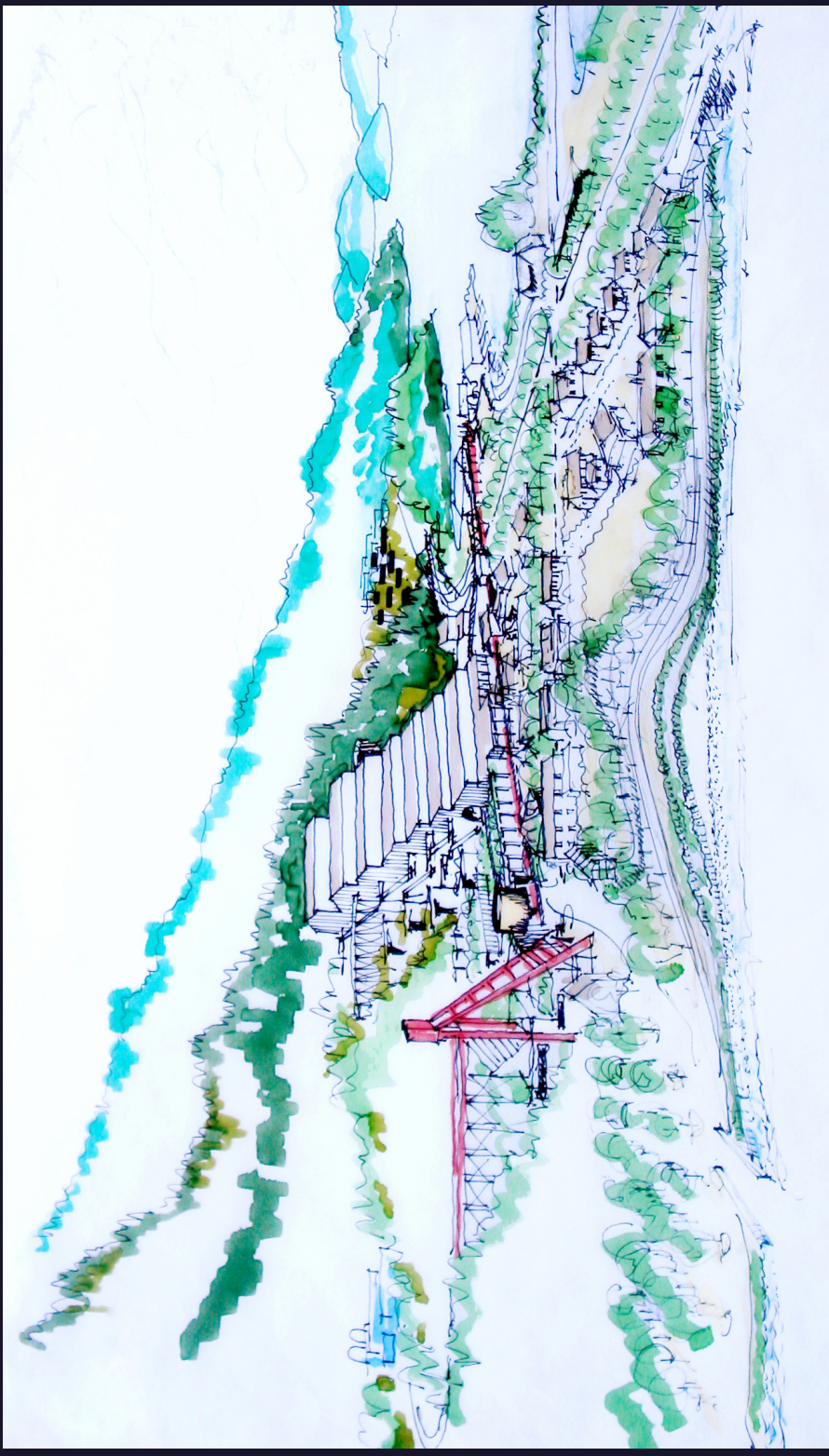
Institutional Buildings: 15,260 m²

Commercial/mixed use: 10,850 m²

Community Buildings: 1830 m²

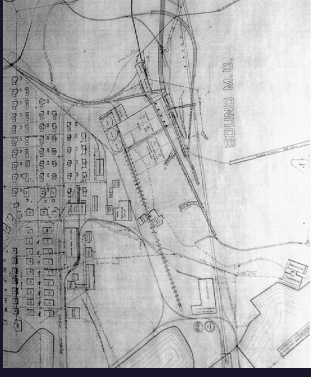


Britannia Centre Aerial Perspective



Institutional Core

BC Museum of Mining - the retrofitted Concentrator building is the showpiece of the museum and will house display space on the first level and a ride up the “mill skip” to the top level. The relocated Administrative building will serve as entry to the attractions and gift shop. Other displays will be situated in various historical mine buildings.



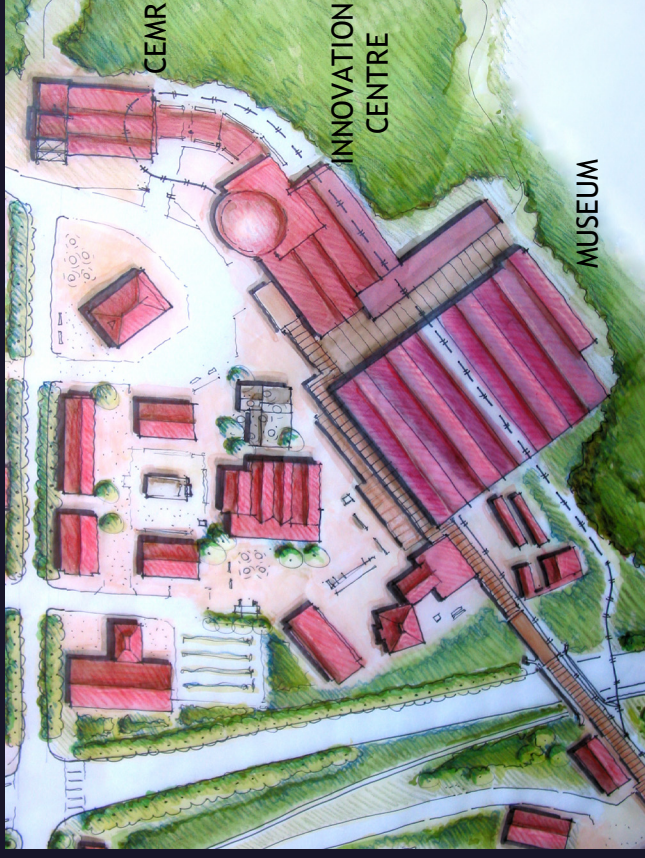
The BC Britannia Centre for Mining Innovation (NRCan)- is the link between the museum and the research centre. It is complete with large exhibit galleries to showcase current innovations in mining, connections to the Concentrator using a series of escalators, an IMAX theatre located at the top level of the Concentrator (possibly cut out of the hillside), an enhanced underground experience, museum storage and a world class dialogue centre.



Institutional Core

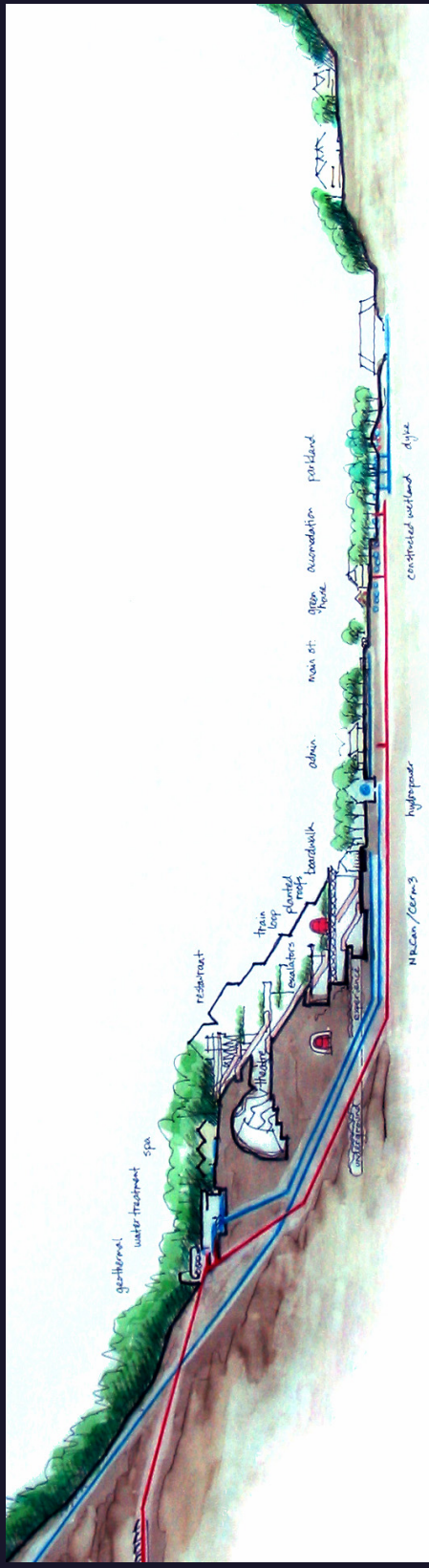
Canadian Environmental Mining Research Centre (UBC CERM3) - connected to the innovations gallery with a second floor office space, a shared outdoor courtyard (for services and display spaces) and trestles for the enhanced train ride. The CEMR will accommodate lab space for UBC research in robotics, soil remediation, rock blasting, magnetic levitation and phytoremediation gardens.

Water Treatment Plant (MSRM) - located at the 4100 level, it will have a glass façade for educational purposes and will be linked to the core with a trail system from the pedestrian walk from the headframe lift.



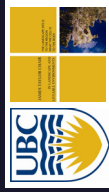
Design Infrastructure

- Underground train runs through Concentrator building, Museum, and NRCan buildings, and across Pacific Parkway
- Museum program included inside Concentrator building
- Link Main Street to the Water Treatment Plant via a glass walkway accessed by a mine headframe at the end of Main Street in Mining Square
- Walking tour linking Water Treatment Plant, NRCan and Museum buildings
- Use the “mill skip” to move people up through the Concentrator building to a top floor restaurant
- Relocated Administrative building will provide ticket purchase facilities and entrance to NRCan Conference/Exhibit/Dialogue building and Museum



Mining Education and Heritage Conservation

- Reestablishment of Main Street with a mixture of commercial and retail functions housed in refurbished historical buildings or buildings sensitive to this typology
- In reference to the mining history of Britannia Beach, a headframe will be located at the street terminus
- The existing Administrative building has been relocated to Mining Square and will act as the point of admission for the attraction
- Existing Engineering building relocated to Main Street to provide commercial and possible office space
- The existing York House will serve as bed and breakfast accommodation (or similar)
- Marketplace situated at Pacific Parkway and Main Street will incorporate the old first aid centre
- Existing Memorial Park maintained for use as outdoor court
- Main street will be pedestrian orientated, with viewpoints to Britannia Creek Park, the old church and the Concentrator building



Britannia Creek Park

Development Structure

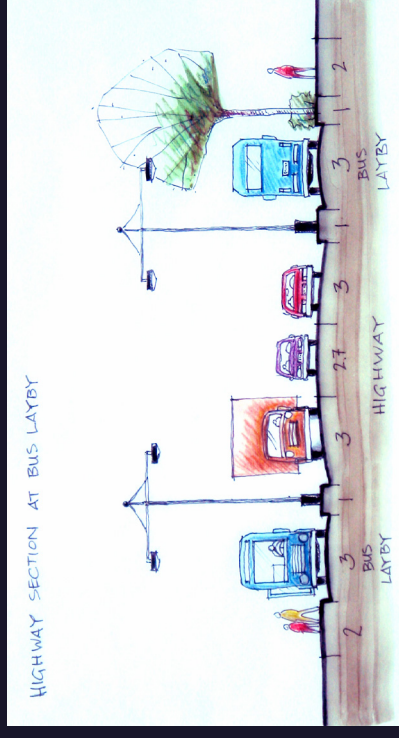
- Parking for 120 cars and 10 buses
- Parking on south side for 60 cars shared by park and Main Street businesses
- Planted parking lot medians contribute to process of phytoremediation
- Debris basin incorporated as an attractive and dramatic feature
- Dyke is incorporated as series of stepped terraces, each one a bioremediation wetland
- Poplar grove is suitable for difficult soils and uptakes pollution
- Playfield doubles as performance/gathering space, with built in amphitheater



Highway and Waterfront Connections

Development Structure

- Design speeds of 60km/hr, speed limit of 50km/hr, allows urban use
- Main intersection is pedestrianized and traffic-calmed
- Impression of road is narrowed, with bike lane, walkways, tree boulevards and street lights
- Pacific Parkway (highway) is straightened to open up more waterfront land, to create a location for a multi-modal transportation hub, and to create a “village” feel at the main intersection
- Elevated pedestrian boardwalk connects Concentrator building complex to waterfront complex, replicating historic conveyance structure



Britannia South Plan

Development Structure

- Britannia South is organized around a core - the “Village Green”. This core includes commercial, live/work, and community land uses
- Residential density is greatest around the core
- Main Street and Village Green provide north-south and east-west axes

Circulation

- Assumes highway bypass for 2017; current highway becomes a local road - “Pacific Parkway”
- Two lighted intersections in core area
- Private road access to the resort keeps resort traffic out of the residential areas
- Fine-grain green pedestrian connections bisect blocks north-south and east-west
- Pedestrian trails along waterfront, creek corridors, and hillsides
- Pedestrian walkway linking Britannia Centre and Britannia South



Britannia South Core

Community and Economic Development

- The intersection of Main Street and Village Green is the area of greatest activity. Where Main Street intersects Pacific Parkway, a building of interest (art gallery) encourages entry into the core
- Commercial activity, the community centre and library are located here, balanced with community green space
- Village Green links the school site (1.4ha) to the waterfront in a direct line that provides park access to kids and others
- Possibility for future cruise ship infrastructure at north end of core

Environmental Stewardship and Synergy

- Community and commercial buildings are designed for multiple uses, and incorporate green building principles
- Village green, school grounds and waterfront park provide stormwater detention areas

Mining Education and Heritage Conservation

- Architecture follows aesthetic cues from Britannia Centre; waterfront park provides interpretive signage and forms as appropriate



Britannia South Residential

Community

- Five minute walking distance from the South core serves most Britannia South residents. Maximum walking distance is approximately 8 minutes
- Local bus service route follows ring road, Main Street and Pacific Parkway

Environmental Stewardship and Synergy

- Green lanes provide multiple routes for movement, and incorporate swales and infiltration trenches for stormwater
- Green building principles applied to residential buildings, and yards used as stormwater detention areas (depression storage)



SF large
view lot

Apartments

Townhouses

SF small lot

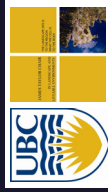
Britannia South Residential

Community

- A variety of housing options provides options for a range of incomes and living requirements:

Type	Sq.Ft.	Market Price
Apartment	900	200,000
(400)	1100	230,000
	1400	250,000
Townhouse	1200	220,000
(230)	1800	255,000
SF small lot	1500	230,000
(100)	1800	255,000
SF large lot	2500	310,000
(90)	3200	375,000

Total **820** (this could be increased)



Minaty Bay and Waterfront

Development Structure

- The foreshore provides the primary physical link for residents and visitors between Britannia Centre and Britannia South
- A pathway follows the shore from the mouth of Britannia Creek south to the beaches and viewpoint at Minaty Bay
- Riparian areas contain low-impact trails, and connect to the foreshore
- Resort accommodation located at waterfront

Character

- Materials are used to forge historical aesthetic connections with the history of Britannia: plank boardwalks, angular concrete posts and gateways, granite pavers, wood frame shelters with sheet metal roofs

