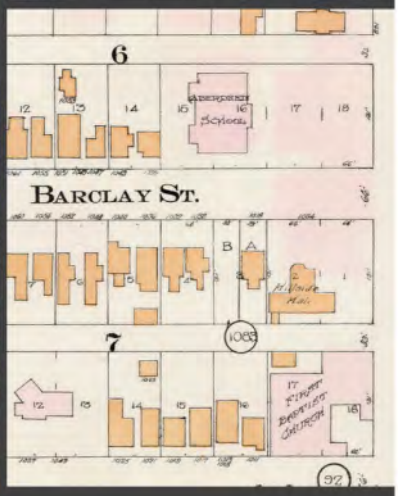
969 Burrard Street & 1019-1045 Nelson Street
STATEMENTS OF SIGNIFICANCE AND CHURCH CONSERVATION PLAN

1021-1023 NELSON STREET STATEMENT OF SIGNIFICANCE

DECEMBER 2014



DONALD LUXTON AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.
1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5
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STATEMENT OF SIGNIFICANCE

Address: 1021-1023 Nelson Street, Vancouver, British Columbia
Name of Historic Place: Mitchell Residence
Original Occupant: Frederick W. Mitchell
Date of Construction: 1890

Description of Historic Place
The Mitchell Residence, located at 1021 Nelson Street in Vancouver's historic West End neighbourhood, is a two and one-half storey wood-frame house constructed a few years after the city's incorporation. There is an early two-storey coach house (1023 Nelson Street) that is positioned at the rear of the lot.

Heritage Value of Historic Place
The Mitchell House is valued as one of the earliest extant buildings in Vancouver's West End neighbourhood and for its association with original owner Frederick W. Mitchell, a proprietor of one of the city's early bottling companies.

Constructed in 1890, the Mitchell Residence represents the original development of the West End neighbourhood. Settlement of the West End had only begun in the late 1880s, immediately following the incorporation of the city in 1886. Developed as a genteel residential area, slightly removed from the working harbour to facilitate a more tranquil domestic life, the West End quickly became a popular neighbourhood for citizens of the young city. Both the main house and coach house, which was likely constructed during the Edwardian era boom of the early 1900s, were converted into housekeeping units in 1927, representing the early and ongoing densification of the neighbourhood.

The Mitchell Residence was first occupied by Frederick W. Mitchell, who operated a bottling business. The house was likely developed by Arthur Bramah Diplock, who also constructed and lived in the adjacent house at 1025 Nelson Street. Diplock, like Mitchell, was also a pioneer entrepreneur of Vancouver. Together, they add value to the house, which has since become

associated with the nearby First Baptist Church. The coach house, also associated with the church, is an early, extant example of the typology.

Character-Defining Elements
The elements that define the heritage character of the Mitchell Residence are its:

- location along Nelson Street in the West End neighbourhood of Vancouver;
- continuous use since 1890;
- residential form, scale and massing, as expressed by its two and one-half storey height, front-gabled roof with hipped roof skirt and partially enclosed hipped roof verandah;
- wood-frame construction with masonry foundation;
- Victorian-era design features, including: dentil coursing and linear brackets;
- wood frame and sash double-hung windows with multi-paned upper sashes and wooden horns; and
- two-storey coach house, featuring a rectangular plan, jerkin-headed front-gabled roof and projecting shed roof front entryway.

RESEARCH SUMMARY

CIVIC ADDRESS: 1021-1023 Nelson Street, Vancouver, British Columbia
LEGAL ADDRESS: Lot 14, Block 7, District Lot 185
ORIGINAL OCCUPANT: Frederick W. Mitchell
CONSTRUCTION DATE: 1890

WATER PERMIT APPLICATIONS:

- #1328: 1021-1023 Nelson Street, September 7, 1891; Applicant: A.B. Diplock; noted as "F.W. Mitchells (sic) House"
- Conversion to housekeeping apartments (2 two-storey houses): April 29, 1927, signed by James Callender

BRITISH COLUMBIA VITAL EVENT:

- Mitchell, Frederick White: died October 29, 1936, Vancouver, Reg. No.: 1936-09-519438

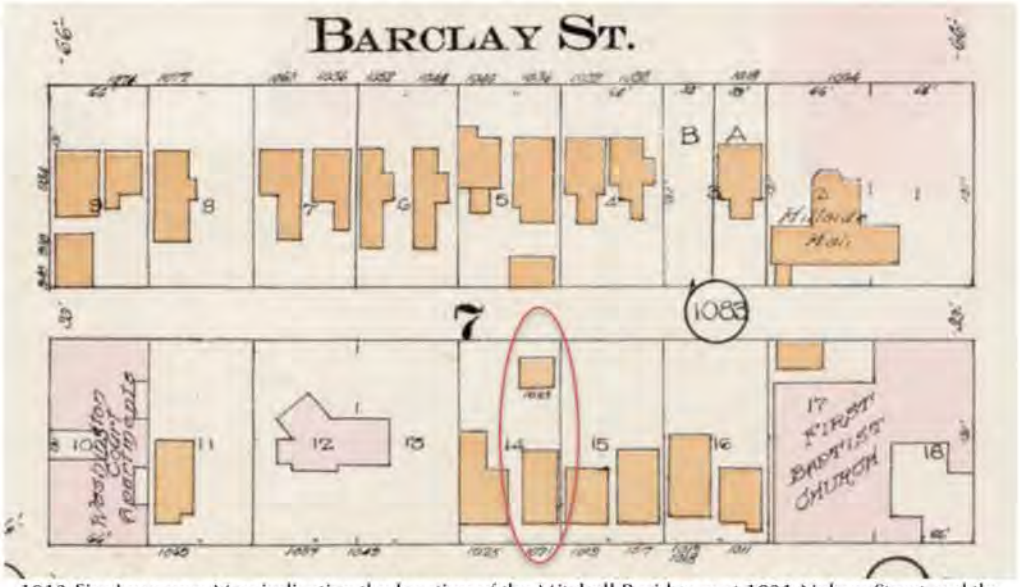
DIRECTORIES: 1021-1023 NELSON STREET
1890: New house listed on Nelson Street between Burrard Street and Thurlow Street
1891: Fred Mitchell listed on north side of Nelson Street
1892-1894: Fred Mitchell listed at 1021 Nelson Street
1895: Fred Mitchell no longer listed at 1021 Nelson Street

ARCHIVAL PHOTOGRAPH AND MAPS

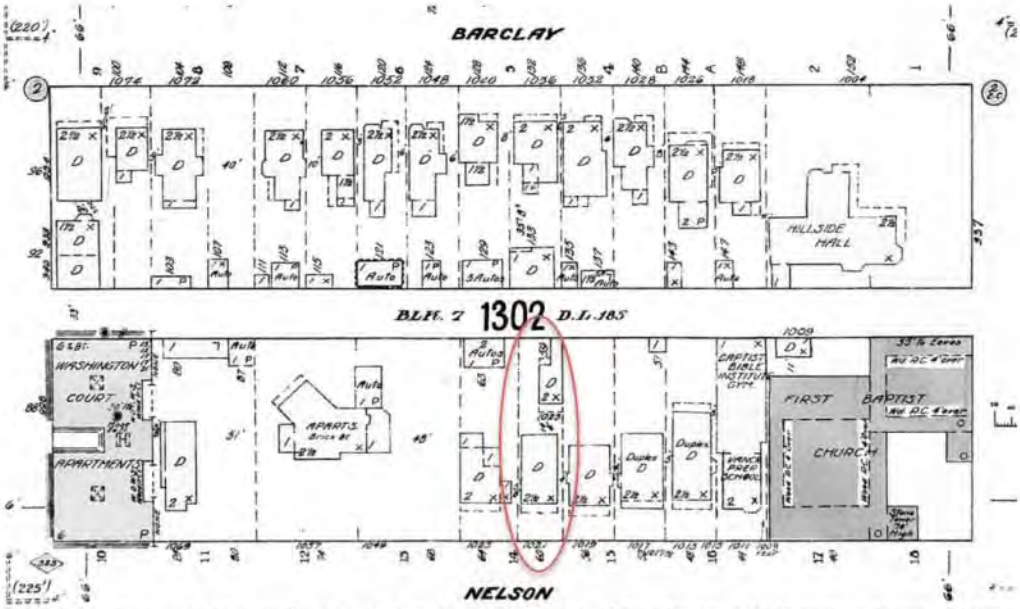
View looking east on Nelson Street, 1021 Nelson Street is circled and 1023 Nelson Street is immediately behind, 1936, City of Vancouver Archives (CVA) 371-3177

1897 Fire Insurance Map indicating the location of the Mitchell Residence at 1021 Nelson Street

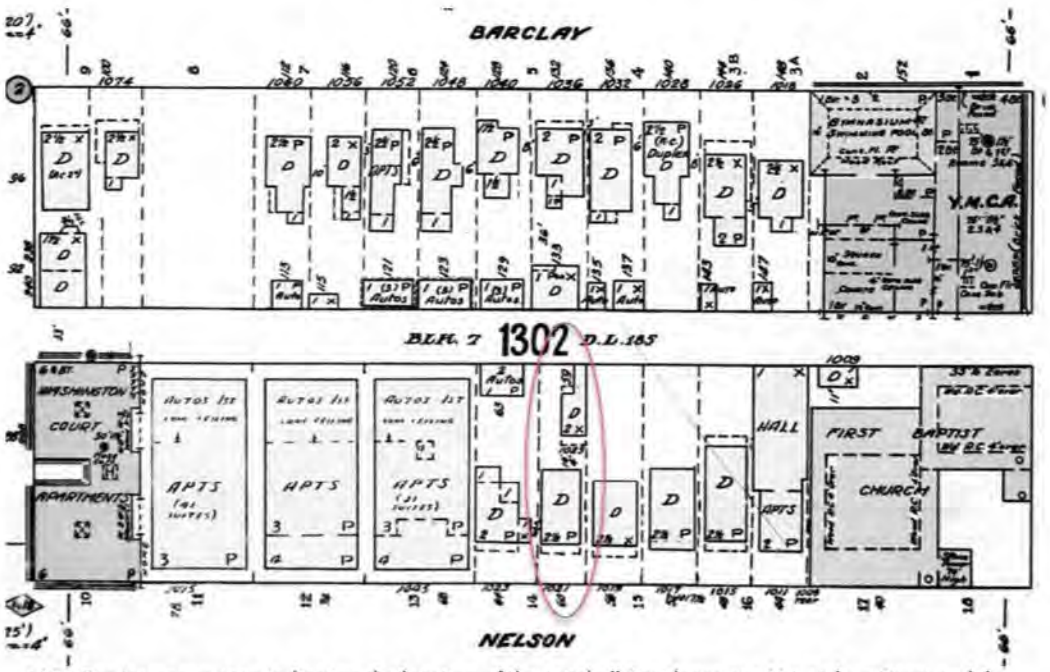
1898 Birds' Eye View Map indicating the location of the Mitchell Residence at 1021 Nelson Street



1912 Fire Insurance Map indicating the location of the Mitchell Residence at 1021 Nelson Street and the coach house at 1023 Nelson Street



1928 Fire Insurance Map indicating the location of the Mitchell Residence at 1021 Nelson Street and the coach house at 1023 Nelson Street



1955 Fire Insurance Map indicating the location of the Mitchell Residence at 1021 Nelson Street and the coach house at 1023 Nelson Street

CURRENT MAPS AND PHOTOGRAPHS

Bing Maps view of Mitchell Residence and coach house from west

Bing Maps view of Mitchell Residence and coach house from north

Bing Maps view of Mitchell Residence and coach house from east

Bing Maps view of Mitchell Residence and coach house from south

1021 Nelson Street front façade

1021 Nelson Street front façade and west elevation

1021 Nelson Street west elevation

1021 Nelson Street rear elevation and partial view of the west elevation of 1023 Nelson Street

1023 Nelson Street front façade (facing south)

1023 Nelson Street west elevation

1023 Nelson Street rear elevation

1021 and 1023 Nelson east elevations

Thursday, January 8, 2015

Michael Heeney, Architect AIBC
Bing Thom Architects Inc.
1430 Burrard Street
Vancouver, BC V6Z 2A3

Dear Mr. Heeney;

Re: 1021, 1023, 1025 Nelson Street, Vancouver
Thank you for the opportunity to provide Statements of Significance for the above-noted properties. A Statement of Significance is an analytical tool that identifies the heritage value and character-defining elements of a particular site.

Our research and analysis have shown that the two houses facing Nelson Street (numbers 1021 and 1025) date to the early residential development of Vancouver, and have merit primarily for their age and historic association; the infill building at the rear of the site (1023 Nelson Street) is a later structure.

As part of the evaluation, we have determined the historic integrity of the three structures to be limited to their form, scale and massing, as their elevations have been significantly compromised through a series of alterations that have removed, covered or altered original features.

A determination of heritage value may sometimes include a recognition of later features, additions or alterations, but we feel that the later interventions do not possess significant heritage value, and detract from what would have been a primary value of the two early houses: their original Late Victorian-era architecture. This lack of integrity seriously impacts the heritage value of the site.

If you have any questions or require further clarification, please do not hesitate to contact our office.

Sincerely,

Donald Luxton, FRAIC
Principal, Donald Luxton & Associates Inc.

DONALD LUXTON AND ASSOCIATES INC.
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FIRST BAPTIST CHURCH

969 BURRARD STREET, VANCOUVER

CONSERVATION PLAN

MARCH 2016

DONALD LUXTON AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC.
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DONALD LUXTON ASSOCIATES

East façade

INTRODUCTION

1.0 INTRODUCTION

Subject Property:	First Baptist Church
Address:	969 Burrard Street, Vancouver
Date of Construction:	1909 Design; 1910 Cornerstone; 1911 Dedication
Original Architect:	Burke, Horwood & White, Toronto
Original Contractor:	J.P. Matheson, Contractor; Thomas J. Heard, Stone Mason
Rebuilding Sanctuary:	1931, after fire
Designer/Contractor:	Dominion Construction Company Ltd., 1931
Heritage Status:	Municipally designated heritage site

Situated in the West End neighbourhood at the corner of Burrard and Nelson Street, the First Baptist Church is a significant landmark in downtown Vancouver. Designed in the Gothic Revival style by the prominent Canadian architectural firm Burke, Horwood & White, the building experienced a severe fire in 1931 that destroyed the interior of the sanctuary. Charles Bentall and the Dominion Construction Company oversaw the reconstruction and the work was completed the following year.

The First Baptist Church is a municipally-designated heritage site, including the exterior of the church as well as the interior of the Sanctuary. The proposed redevelopment of the First Baptist Church site includes a seismic upgrading of the structure, as well as an overall rehabilitation as well as the preservation and restoration of key exterior and interior architectural elements.

DONALD LUXTON & ASSOCIATES

2.0 HISTORY OF THE SITE

2.1 EARLY HISTORY OF FIRST BAPTIST CHURCH

The Baptist denomination was late in establishing itself in British Columbia. The Rev. William Carnes organized the first Baptist church in Victoria in May, 1876. The church was erected in January, 1877, at a cost of over $6,000. The pioneer Baptist church on the mainland was Olivet Baptist Church at New Westminster, which was organized in 1880. For six years no minister was in residence.

A small group of Baptists are said to have held a service in Blair's Hall, Water Street, June 6, 1886; seven days later the Sunday School fled from the fierce holocaust that destroyed Vancouver. The First Baptist Church of Vancouver was organized on March 16, 1887 in a meeting held at Sullivan Hall. The officiating minister was the Rev. J.W. Daniels, assisted by the Rev. Robert Lennie. Of the fourteen charter members there still remain in Vancouver, Messrs. J.H. Carlisle, E.J. Peck, and H.A, Morgan, and Mesdames Mary E. Peck, J. Alcock, and N. Evans.

A small frame church, approximately 24 by 35 feet in size, was erected on Lot 7, Block 11, District Lot 196, at 432 Westminster Avenue [now Main Street]. It sat alone on this block, surrounded by stumps, with the edge of the forest about six blocks away. In May, 1887, after morning service, about 25 members, led by Rev. Kennedy and preceded by Tom Evans playing his coronet, solemnly marched down Westminster Avenue and the first baptism was performed on Robert Palmer in the waters of False Creek.

On the resignation of the Rev. Mr. Daniels the Rev. J.B. Kennedy became pastor. He remained in office from 1887 to 1889. During his pastorate a new church was built at the corner of Dunsmuir and Hamilton Streets at a cost of $12,000.

Howay & Schofield, *British Columbia Illustrated Historical*, Vol. II, 1914, pages 650-651.

FOR GOD'S HOLY WORSHIP ANOTHER TEMPLE
To be Dedicated to the Worship of the Almighty To-morrow

The opening of a new church, to whatever community or country, or of whatever denomination, is always a season for rejoicing and thankfulness. Apart from the feeling that a new edifice has been reared to the honor and glory of God, the erection and completion of a new church adds another feature to the general landscape, and gives one a very fair idea of the progress which is accompanying the footsteps of the congregation by whose efforts, energy and means it has been built.

To-morrow morning the formal opening of the new Baptist Church, Hamilton Street, of which we give an illustration, is to take place. Rev. Thomas Baldwin, of Westminster, brother

This Page: First Baptist Church in Vancouver, [City of Vancouver Archives AM1562 72-530];
Opposite Page: *Vancouver Daily World*, September 14, 1889, page 1

HISTORY

of our worthy City Treasurer, will come over from the Royal burgh and preach both morning and evening. In the afternoon Rev. Mr. McLaren, of this city, will officiate. Rev. J.B. Kennedy, pastor of the church, has all the arrangements in hand. On Monday evening next a platform meeting will be held, at which a number of our local clergy are expected to be present and on which occasion five minute addresses will be delivered.

On Tuesday evening there is a great treat in store for the members of the congregation and their friends in the shape of a concert. This, in brief, gives the outline of the proceedings to take place in connection with the opening of the new church of which and its pastor a brief sketch is given herewith.

The new Baptist Church was not even thought of a year ago, except possibly by a few. Ever since the spring of the year 1887 the Baptist denomination has been worshipping in the edifice erected on Westminster Avenue, close to Hastings Street. Neat and tidy as this little church is, it was soon found to be getting too small, or rather the congregation was getting too large for it. It was a case of the hand being too large for the glove. The esteemed pastor, Rev. J.B. Kennedy, set about seeing what the feeling was in regard to an extension of the building or the erection of a new edifice with a larger seating capacity. The C. P. R., it should be mentioned, had donated the lots on Hamilton Street now occupied by the church. The deacons, deaconesses, and other officers of the church were consulted and the question of the erection of the new church was thoroughly thrashed out. Eventually, sufficient subscriptions having been gathered in for the commencement of the new edifice, it was decided to go ahead. The work of excavating was commenced in the early part of January, 1889, and the foundations were put in as fast as circumstances would allow. The cornerstone was laid in the latter part of January of this year. Since then, construction has been proceeded with, with all possible despatch, but unforeseen delays have occurred, and several things have happened to prevent an earlier completion. Among the causes of delay was the non-arrival of the glass. Still, in spite of all unforeseen contingencies the building as it now stands is an ornament to the city, and reflects great credit on the architect, Mr. Thomas Hooper, under whose superintendence the work has been carried out. Credit is also due to each and every one of the workmen, all having carried out the details very faithfully.

DESCRIPTION OF THE EDIFICE

The following brief description of the church as it now stands will be of interest. The main entrance, facing on Hamilton Street, is enclosed by an imposing porch, which is supported by four circular columns. Passing through this fine entrance, which is much wider than is usually the case, a vestibule leading to interior folding doors is entered. To the right and the left are winding stairs leading to the galleries. On going through the folding doors a few steps will lead the visitor to the centre of the main body of the church, and he or she, as the case may be, will at once be impressed with the general effect and good workmanship. The main dimension of the church proper is 85x60 feet, the height of the ceiling above the floor level being 37 feet. Besides the main entrance referred to,

there are four others, all of which can be used if necessary. The height of the tower from the level of sidewalk is 110 feet. The whole style of architecture is Elizabethan. The ceiling is of ornamental woodwork or cedar panelling, carried out in a pattern which looks most effective. The outside finish is made to imitate sandstone, while the inside is finished off in plaster-stucco, tinted in colors. The interior of the church is stained and finished in hard-oil. The glass for the windows is from the factory of Lewis & Co., London, Ont., and is what is known as stained cathedral, of good quality. The gallery is of the horse-shoe type, whilst the pews in the main body of the church are placed like those of an amphitheatre. There are two large rooms in the rear of the baptistry, and also a tank at the rear of the platform for baptismal purposes. The church is heated by hot air from a furnace, supplied and fitted by Messrs. O'Toole & Ralph. The plastering was done by S. Macey. The painting is worth special mention and is the work of T. Beckett, who has proved himself a master in the art. The construction of the church was looked after H. Morgan, who acted under the architect's authority. The seating capacity is 800, inclusive of the galleries. There are five large windows and thirty-two small ones, thus affording ample light in the day time. At night the church will be lighted by gas, the centre gasolier having forty-eight jets and sixteen bracket jets, and is consequently one mass of light when lit. The sum of $10,500 will just about cover all expenses of construction and completion. The whole of the carpenter work has been done by the day.

Before concluding, a word or two may be said of the parsonage. This has been built adjoining the church, and faces on Hamilton Street. The interior is not yet finished, being still in the hands of the glaziers and plasterers. A neater little edifice could not be desired. There are three good rooms besides a hall on the ground floor and a number of bed-rooms on the upper storey. When completed this house will form a very comfortable abode for the pastor and his family. Thus it is that Vancouver has made another step forward in its steady march of progress. Let us hope that as Vancouver grows so may prosperity and happiness, good fortune and blessings be showered upon Rev. Mr. Kennedy and his flock!
Vancouver Daily World, 14 Sept. 1889, page 3.

Bird's eye view of Vancouver and Mt. Pleasant from tower of Holy Rosary Church July 28, 1900 [City of Vancouver Archives A26614]

HISTORY

Men and women assembled outside First Baptist Church, at the southwest corner of Dunsmuir and Hamilton Streets; September 15, 1889. Individuals in the first row are: Rev. A.A. McLeod (missionary), W.J. LaPoint, J.W. Horne (real estate agent), three unidentified men, David Evans (tailor), unidentified man, James Stuart (City purchasing agent), Rev. E.D. McLaren (Presbyterian), Rev. J.W. Pedley (Congregational), Mr. McPhee, C.A. Carnock (Secretary, Y.M.C.A.), and Harry Morgan. The man seated on the far right of the second row is Peter Awrey, first life deacon [City of Vancouver Archives LGN 484]

2.2 FIRST BAPTIST CHURCH

As Vancouver's population continued to grow, the inadequacy of the existing church was discussed, Then, when a fire broke out in the School Room, with damage estimated at $2,700, the receipt of the insurance money prompted the question of whether to rebuild or move to a new location. A site was available at Georgia and Hornby Streets for $25,000, but there was also a site available at Nelson and Burrard Streets for $4,500, which meant that a stone church could be constructed. In 1909, in the middle of a land boom, the old church property was sold for $45,000. The decision was made to proceed with the new church at Nelson and Burrard, and the firm of Burke, Horwood & White, well-known for their church designs, was retained to design the new church. The cornerstone was laid April 20, 1910, and the first dedication service at the church building was held between June 11 and 14, 1911.

Original rendering, 1909 [Horwood Collection, Archives of Ontario]

HISTORY

Turning of the first sod, July 19, 1909 [W.M. Carmicheal, *The Autobiography of a Church*, 1937]

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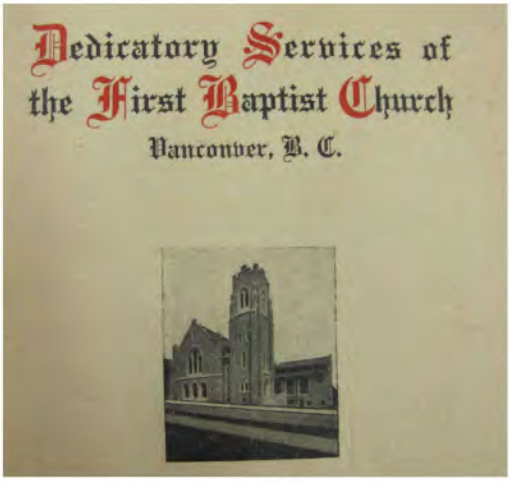
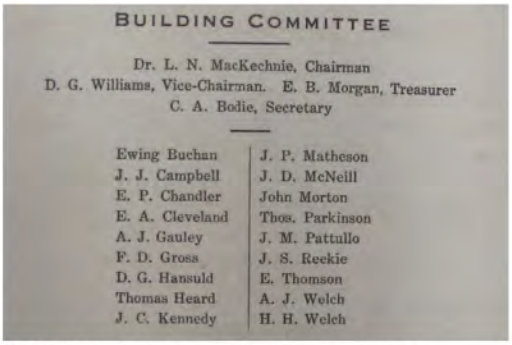
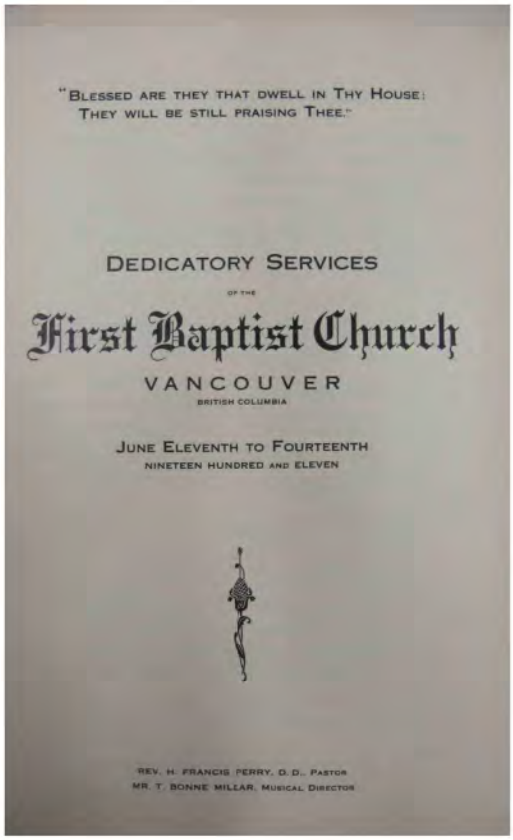

Dedicatory Services of the First Baptist Church
Vancouver, B. C.


BUILDING COMMITTEE

Dr. L. N. MacKechnie, Chairman
D. G. Williams, Vice-Chairman. E. B. Morgan, Treasurer
C. A. Bodie, Secretary

Ewing Buchan	J. P. Matheson
J. J. Campbell	J. D. McNeill
E. P. Chandler	John Morton
E. A. Cleveland	Thos. Parkinson
A. J. Gauley	J. M. Pattullo
F. D. Gross	J. S. Reekie
D. G. Hansuld	E. Thomson
Thomas Heard	A. J. Welch
J. C. Kennedy	H. H. Welch


"BLESSED ARE THEY THAT DWELL IN THY HOUSE: THEY WILL BE STILL PRAISING THEE."

DEDICATORY SERVICES
OF THE
First Baptist Church
VANCOUVER
BRITISH COLUMBIA

JUNE ELEVENTH TO FOURTEENTH
NINETEEN HUNDRED AND ELEVEN

REV. H. FRANCIS PERRY, D. D., PASTOR
MR. T. BONNE MILLAR, MUSICAL DIRECTOR

1911 Dedication Service Program [City of Vancouver Archives]

HISTORY

Platform and organ, 1911 [W.M. , *The Autobiography of a Church*, 1937]

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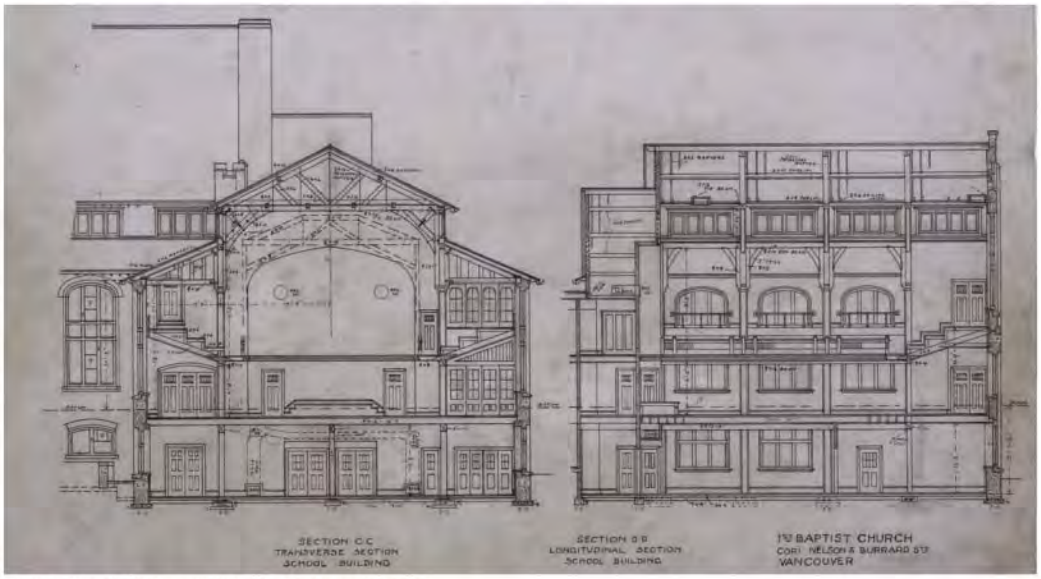
First Baptist Church, construction nearly complete [Horwood Collection, Archives of Ontario]

First Baptist Church sanctuary [Horwood Collection, Archives of Ontario]

HISTORY

Pinder Hall [W.M. Carmicheal, *The Autobiography of a Church*, 1937]



Original plans, 1909 [Horwood Collection, Archives of Ontario]

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First Baptist Church (Burrard and Nelson) c. 1912 [City of Vancouver Archives A029B2]

First Baptist Church Postcard, c. 1912 [City of Vancouver Archives AM1052 P-245]

First Baptist Church, corner of Nelson Street and Burrard Street, 1912 [City of Vancouver Archives Ch. P. 174 N. 163]

HISTORY

First Baptist Church, View of Burrard Street near Nelson Street, March 9, 1914 [City of Vancouver Archives A08572]

First Baptist Church (Burrard and Nelson) c. 1920 [City of Vancouver Archives A00102]

In 1931 another fire had taken its toll. The First Baptist Church in downtown Vancouver became the scene of a raging inferno. The caretaker, who lived on the premises, was awakened in the middle of the night. He ran out through the Burrard Street exit and around the corner of the building into Nelson Street, where he entered the main door of the sanctuary. A rush of air blew in under the pews, as if a draft had been opened in a furnace. The flames gutted the sanctuary, leaving only the stone walls standing.

Fortunately, the church was insured, although not as fully as it might have been. A co-insurance clause, considered adequate because it was a stone building, meant that the members had to cover a substantial portion of the replacement cost, which, in spite of the Depression, they managed to do.

> *As they proceeded with plans for the rebuilding, Charles Bentall submitted one of the bids. At a congregational meeting, when all of the bids were presented, one member pressed for the acceptance of a particular bid. Another member, an older gentleman, urged, with regard to the bid submitted by the Dominion Construction Company, "Tell them the name of the person who made that proposal!" Someone stated then that the bid had come from Charles Bentall, who had been their Sunday School superintendent. There was no further debate about whom the members wanted to rebuild their sanctuary.*
> *For Charles, the rebuilding of First Baptist Church was a labour of love. He had been present as a member at the laying of the cornerstone when it had first been built in 1910. He made sure that the lighting was adequate and that the acoustics were satisfactory. The ceiling of the sanctuary had one of the first installations of acoustic tile in Western Canada – an example of Charles' attention to detail and his emphasis on functional efficiency. He made a special trip to the eastern United States to locate the best soundproofing material available and make arrangements with a supplier. It was a great occasion for him personally, as well as for the church, when the sanctuary was re-opened in the fall of 1931.*
> Shirley F. Bentall, *The Charles Bentall Story: A Man of Industry and Integrity*, pages 112-113.

The aftermath of the First Baptist Church fire at Burrard and Nelson in downtown Vancouver [Bentall, *The Charles Bentall Story*, page 112]

HISTORY

Interior of First Baptist Church (at Nelson Street and Burrard Street) after fire, 1931 [City of Vancouver Archives A71764]

Interior of First Baptist Church (at Nelson Street and Burrard Street) after fire, 1931 [City of Vancouver Archives A71763]

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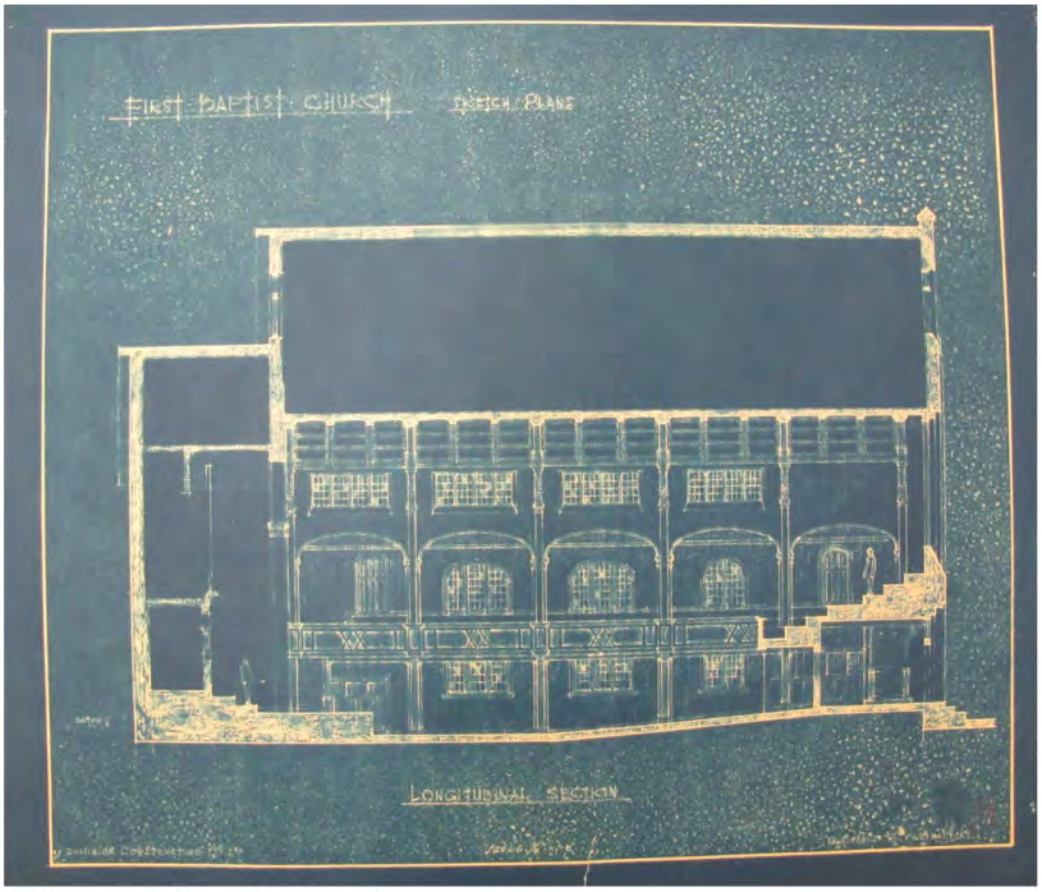
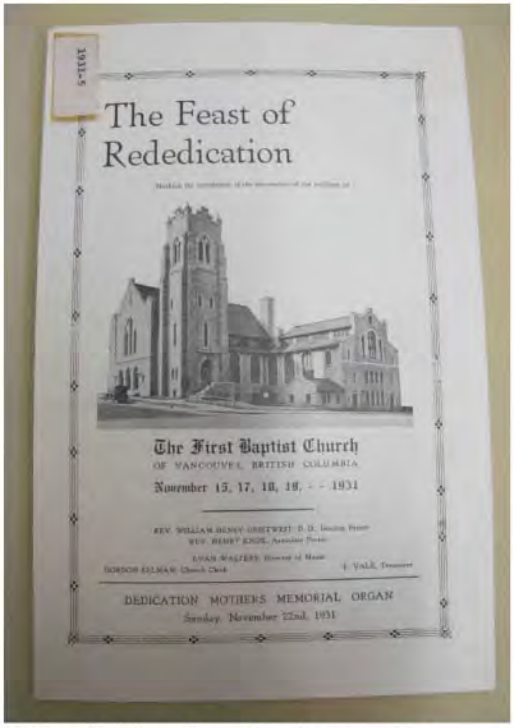
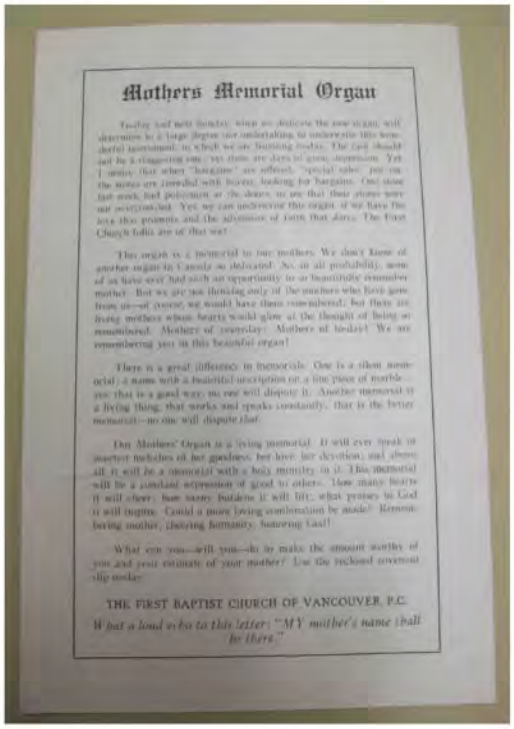


1931 Post-fire Restoration Drawings [City of Vancouver Archives]

HISTORY





1931 Feast of Rededication Program [City of Vancouver Archives]

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Top Left: Interior of First Baptist Church, 1931 [Vancouver Public Library 23402]; Bottom Left: Interior of First Baptist Church, no date [Vancouver Public Library 8105]; Right: Interior of First Baptist Church, no date [Vancouver Public Library 8105A]

HISTORY

The interior was redesigned to focus on the sermon, both visually and acoustically. The main entry led to a narthex with staircases to the balcony on the east and west sides. Double doors provided access to the rebuilt sanctuary. The balcony wrapped around the south end of the space. A massive oak panelled organ screen rose above the stage in a shallow arched opening. Large simple coloured glass windows reflected the desire of Baptist congregations to avoid ostentatious ornamentation. The ceiling was flat, with shallow slopes at the edge, coffered with wood beams infilled with acoustic panels. The Feast of Rededication ("Marking the completion of the restoration of the building of the First Baptist Church") was held between November 15 and 19, 1931.

Interior of First Baptist Church, no date [Vancouver Public Library 8105B]

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First Baptist Church, view from Nelson Street, 1936 [City of Vancouver Archives 371-3177]

HISTORY

First Baptist Church Doorway and Sign, 1936 [Vancouver Public Library 8106]

Interior of B.C. Electric Co. Dal Grauer Substation, with First Baptist Church in view, 1953 [Vancouver Public Library 82175F]

Edmund Burke, at the time of his election as President of the Ontario Association of Architects in 1894, [*Canadian Architect & Builder, Vol. 7, No. 2*, page 22]

2.3 BURKE, HORWOOD & WHITE

Burke, Horwood and White were one of the most successful Canadian architectural firms during the boom decades preceding World War One. The firm was commissioned to design many churches across the country; other important institutional clients included the YMCA and Mt. Allison University in New Brunswick. The firm also produced many substantial homes for wealthy clients in Ontario and the Maritimes.

This successful firm also designed four important buildings in British Columbia: the First Baptist Church on Burrard Street, Vancouver, 1910-11; Mount Pleasant Baptist Church, Vancouver, 1909-12 (destroyed by fire); and the monumental Hudson's Bay Company (HBC) department stores in Vancouver, 1913-16 and 1925-26, and Victoria, 1913-21. The elder partner, Edmund Burke (1850-1919), a devout Baptist, had a long list of churches in Eastern Canada to his credit, so the firm was chosen to design the two Baptist churches in Vancouver. One of Burke & Horwood's first commissions together in 1895 had been the Robert Simpson store in Toronto, and they had built a reputation for large commercial structures of all kinds before being chosen as architects of the flagship HBC stores in B.C. and Calgary. Murray White (1869-1935) joined the firm in 1909 and, like Horwood, was registered in B.C. Horwood, however, acted as the project architect for the HBC commissions. J.C.B. Horwood (1864-1938) was born in Newfoundland, but educated in Toronto. He articled under his future partner at the firm of Langley, Langley & Burke, and then worked in New York during the Classical Revival of the early 1890s, and travelled in Europe. Horwood's times abroad influenced his firm's implementation of the most modern American technology, and their use of ornamental styles, such as the fashionable and bombastic Edwardian Baroque which attracted the HBC. Horwood's emphasis on the art of architecture complemented Burke's interest in functionalism. Both men were influential in the professionalization of architecture in Ontario. Edmund Burke played another small part in the history of Vancouver architecture as the judge in the new Vancouver Court House competition won by F.M. Rattenbury in 1906.

2.4 DOMINION CONSTRUCTION COMPANY LIMITED

Primarily known as one of the largest and most successful construction companies in Western Canada, Dominion Construction also had a long and varied history in the design of buildings through the employment of in-house architectural staff. Charles Bentall (1882-1974) was the mastermind of the business. Born in Essex, England to a tenant farming family, he lost his father when he was seven, leaving his mother to raise five children. Charles left school at the age of fourteen to apprentice as a draftsman, and although he never received a formal professional education, by his mid-twenties he was working as an engineer. By 1907 he had saved enough money to buy his mother a house and himself a passage to Canada. The following year he arrived in Vancouver, which was experiencing its greatest ever building boom. Charles Bentall was a devout Baptist, and met his wife, Edna Gilmour during a Sunday School session at First Baptist. They were married at the church on October 17, 1912.

Bentall was hired as a draftsman by J. Coughlan & Co., steel engineers and fabricators, and his designs for the frameworks for the new Vancouver Court House dome and for the World Building — at the time the tallest structure in the British Empire — soon won him a promotion to Chief Engineer. Emboldened by his success, Bentall struck out on his own, and soon was hired as an Assistant General Manager by the Dominion Construction Company Ltd., that had been founded in 1911. An astute businessman, Bentall saw an opportunity to provide in-house design expertise to their clients. At this early stage in the company's development J.Y. McCarter was sent to Edmonton to open a branch office in 1913, just before the local economy collapsed. Through patience, hard work and the right connections, the strongly religious Bentall kept the company afloat during tough times, and put aside money every month to buy shares in the company, eventually extending himself into "onerous indebtedness" to buy a controlling interest in 1920. Bentall's gamble paid off with the increasing prosperity of the 1920s. In 1927, he landed the contract to both design and build the huge new bus barns for the B.C. Motor Transportation Company on Cambie Street, taking the project away from an architect that the client was not happy with. That year, Bentall had accumulated enough capital to found the New Building Finance Company, which facilitated financing by offering low-interest loans to clients. This enabled a number of projects that might not otherwise have gone ahead, among them the Queen Charlotte Apartments, designed and built by Dominion Construction in Vancouver's West End, 1927-28 at a cost of $170,000. This handsome structure epitomizes the urban ideal of gracious apartment living, with an exterior styled in a conservative period revival appearance, complete with Spanish Colonial parapets and projecting pantiled roofs, that reflects the influence of Californian design. The interior public spaces, however, are more adventurous, and embrace the new, and locally unknown, Art Deco style. Throughout the 1930s and 1940s, Dominion Construction designed and built numerous high-quality structures in the Streamline Moderne style, including the Bay Theatre on Denman Street in the West End, 1938. With this project the company ran afoul of the AIBC, which brought a successful lawsuit against them for designing buildings without being a registered architectural firm. Dominion Construction was found guilty, but their nominal fine of $25 was a phyrric victory for the AIBC, as the trial's publicity and the glowing testimonials for the contractor's abilities generated a whole new spate of projects for them. Right after the end of the Second World War, the company continued to be highly successful in providing design/build services, maintaining a consistently-high quality output of well-designed structures: some Vancouver examples included the St. Regis Paper Company Building, 1946; the B.C. Motor Transportation (later Greyhound) Bus Terminal, 1946; and the Labour Temple on Broadway, 1948. Another modernist project was the Kelowna Club in downtown Kelowna, 1949. Even more successful in the 1950s and 1960s, Dominion Construction continued to expand its operations. After Charles Bentall retired in 1955, his two younger sons took over, and the original company was split into several diversified components.

Portrait of John Girvan [Courtesy Colleen Mitchell and Anthony Atkins]

2.5 GIRVAN STUDIOS

John Girvan (1876-1957) was born in Campbelltown, Scotland where he was trained as an artist. After several years of practice in Scotland, Girvan immigrated to Canada where he established 'Girvan Studios' in Edmonton, Alberta. Girvan served as a Sergeant during the First World War and then returned to Canada in 1918.

Upon his return, Girvan was awarded several commissions for artwork and decoration, one of which was the decoration of the Canadian Memorial Hall in Edmonton. Girvan moved his studio to Vancouver in 1924 where he became known as a talented decorator, working on several of the province's landmark theaters. Girvan was also commissioned to work on residences and churches - including the decoration and color scheme for the ceiling of Pinder Hall in Vancouver's First Baptist Church (1931).

A talented and creative artist, John Girvan was honoured as the first Canadian Fellow of the Incorporated Institute of British Decorators.

VAN First Baptist Church ceiling decoration suggestion by Girvan Studios, 1931, [CVA]

First Baptist Church colour scheme suggestion by Girvan Studios, 1931, [CVA]

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3.0 STATEMENT OF SIGNIFICANCE

[Proposed Revisions March 2016]

Description of the Historic Place
The First Baptist Church is located at the corner of Burrard and Nelson Streets in the West End neighbourhood of downtown Vancouver. Designed in the Gothic Revival style, it is comprised of two large gable-roofed wings that flank a small open yard with a landmark bell tower, all clad in rough-dressed granite. The south-facing wing contains a large sanctuary with balconies and a coffered ceiling, while the east-facing education wing contains Pinder Hall and adjunct facilities. Standing across Nelson Street from St. Andrew's-Wesley United Church, this pair of churches is perceived as a gateway to the West End.

Heritage Value
The First Baptist Church is valued for its architecture and landmark status among the grouping of important heritage buildings on Burrard Street; for its place within the religious architecture of Vancouver; and as a symbol of the role of the Baptist Church in Vancouver.

The First Baptist Church is part of a significant grouping of important heritage buildings along Burrard Street, which together form a ceremonial procession into downtown Vancouver. Set close to the street, its imposing stone façades contribute to the heritage character of Burrard Street and match the setback, massing and scale of other nearby heritage buildings, including the Dal Grauer Substation, the B.C. Electric Building, The Young Men's Christian Association, St. Andrew's-Wesley United Church and St. Paul's Hospital. First Baptist Church is valued as one of Vancouver's most venerable churches and one of the oldest buildings in the area.

Paired with the adjacent St. Andrews-Wesley Church, the building forms part of a distinctive grouping of religious architecture that marks the edge of the West End neighbourhood, but also faces the downtown core. Designed in 1909 and completed in 1911, First Baptist Church is significant for its finely-detailed Gothic Revival architecture, as conceived by renowned Toronto architects Burke, Horwood & White, who were noted for designing the Hudson's Bay buildings in Vancouver, Victoria and Calgary; Vancouver's Mount Pleasant Baptist Church; and many significant churches in eastern Canada. The elder partner, Edmund Burke (1850-1919), was a devout Baptist and one of the country's preeminent church architects. The original sanctuary was rebuilt after a devastating fire in 1931 that destroyed its interior and roof, but left the masonry structure intact. The sanctuary was rebuilt by parishioner, Charles Bentall, of Dominion Construction, and is one of the city's finest ecclesiastical interiors.

The church is also a strong symbol of the longevity and history of the Baptist Church in Vancouver, and is valued by its congregation as a welcoming place of worship in the busy downtown core. As the main Baptist Church in the city, its stone walls, formal layout and fine craftsmanship create a sanctuary of calm and solemnity.

Character-Defining Elements
Key elements that define the heritage character of First Baptist Church exterior include its:

- location in the West End neighbourhood of downtown Vancouver, adjacent to St. Andrew's-Wesley United Church and other historic buildings, along the ceremonial Burrard Street corridor;
- continuous religious use;
- ecclesiastical form, scale and massing as demonstrated by its two perpendicular, broken-gabled roof wings, corner courtyard and bell tower;
- masonry construction with smooth and rough-dressed granite cladding, and smooth and rough-dressed sandstone trim;
- elements of the Gothic Revival style such as pointed-arch openings, buttresses, crenellated parapets, and smooth-dressed quoined window and door surrounds;
- variety of fenestration including large leaded coloured glass windows, pointed-arch lancet windows, banks of cross-leaded coloured glass clerestory windows, and glazed wooden entry doors with iron strap hinges;
- inscribed 1910 corner stone; and
- two interior rough-dressed granite clad chimneys.

STATEMENT OF SIGNIFICANCE

Key elements that define the First Baptist Church's heritage interior are:

- the Sanctuary, including its:
  - processional entry into the sanctuary from Nelson Street, with a narthex, open nave with two aisles between pews on the main level, and side aisles;
  - narthex, with side stairs up to balcony and dividing screen to nave with divided lights;
  - repetitive side bay shallow segmental arches facing the nave, divided by structural columns with Classical capitals;
  - coffered segmental-arch ceiling with corbelled roof supports, corner rosettes and decorative acoustical panels;
  - central inset rounded arch and organ casing in oak, with screen and metal organ pipes and choir pews behind altar;
  - U-shaped balcony with wooden panelled balustrades and raked seating;
  - oak pews, wooden floor and wooden detailing; and
  - pendant lamps.
- Pinder Hall, including its:
  - surviving two storey-volume, columns, hammerbeams, brackets, ceiling beams and open side trusses, some with their original dark-stained finish, and intact side-wall windows and clerestory windows.
- other interior features such as wooden staircases with wooden balusters and newel posts.
- early Deacon chimes and mechanisms.
- Bell tower, including its:
  - five-storey volume and tower entrance on the east;
  - intact windows and louvers;
  - flagpole.
- Memorial Chapel, including its:
  - one-storey volume and original window openings.

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4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The First Baptist Church is a designated building on the municipal heritage register and a significant historical resource in the City of Vancouver. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) is the source used to assess the appropriate level of conservation and intervention. Under the *Guidelines*, the work proposed for the First Baptist Church includes aspects of preservation, rehabilitation and restoration.

> ***Preservation:*** *the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*
>
> ***Restoration:*** *the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*
>
> ***Rehabilitation:*** *the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.*

Interventions to the First Baptist Church should be based upon the **Standards** outlined in the *Standards and Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining element to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with,

CONSERVATION GUIDELINES

subordinate to and distinguishable from the historic place.

12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed development for the subject property is for the conservation of the historic building and the design of an addition to the west to accommodate additional programming space. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

U.S. National Park Service, Technical Preservation Services:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning- water-repellent.htm

Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint- mortar-joints.htm

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/3-improve- energy-efficiency.htm

Preservation Brief 4: Roofing for Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm

Preservation Brief 9: The Repair of Historic Wooden Windows. http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden- windows.htm

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns. http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior- additions.htm

Preservation Brief 16: The Use of Substitute Materials on Historic Buildings. http://www.nps.gov/tps/how-to-preserve/briefs/16-substitute- materials.htm

Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings. http://www.nps.gov/tps/how-to-preserve/briefs/21-flat-plaster.htm

Preservation Brief 28: Painting Historic Interiors. http://www.nps.gov/tps/how-to-preserve/briefs/28-painting- interiors.htm

Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass. http://www.nps.gov/tps/how-to-preserve/briefs/33-stained- leaded-glass.htm

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront. http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic- retrofit.htm

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the historic structure, while undertaking a rehabilitation of the site as part of the development of an optimal building program that will provide additional space and building upgrades for the First Baptist Church, as well as a redevelopment of the site. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored.

The major proposed interventions of the overall project are to:

- preserve the original character-defining exterior and interior elements of the church,
- restore exterior and interior character-defining elements that have been altered over the years,
- seismically upgrade the structure as required, and
- restore historic windows and doors, as required,
- design a new structure to provide additional space.

The rehabilitation of the church is part of a larger proposed redevelopment plan of the site, which will include the removal of a 1967 addition at the rear of the original First Baptist Church and construction of a new building.

4.3.1 INTERIOR DESIGNATION

In 2005, First Baptist was rezoned as part of a Comprehensive Development Bylaw in conjunction with the Downtown YMCA at 955 Burrard Street. As a condition of Rezoning, Council instructed staff to report back on the proposed rehabilitation, protection and on-going maintenance, including seismic upgrading and associated restoration, of the Sanctuary, Narthex and associated interior spaces of the municipally-protected building at 969 Burrard Street, including a Heritage Revitalization Agreement (HRA) for consideration at a future public hearing. The HRA was expected to award compensation for the heritage premium costs associated with the seismic upgrading and interior restoration and which may include bonus density for use on site or transfer off site, in accordance with the illustrative form of development approved with this rezoning and all applicable polices at that time, to the satisfaction of the Director of Planning. From the March 3, 2005 Policy Report: "Compensation for FBC heritage preservation has two components. First, designation of the heritage interiors would support the release of an estimated 63,000 sq. ft. of "residual" density on the DD-zoned portion of the site and make it available to the adjacent RM-5B portion. It would also support shifting a portion, 50,000 sq. ft., to the YMCA part of the site. The value of this density shift would not obligate FBC to any heritage work, but instead would be in exchange for the designation of the church building interior and in the context of comprehensive development (CD-1) zoning. Second, FBC intends to pursue the Heritage Revitalization Agreement (HRA) with the City in several years. The HRA would vest bonus density as compensation for the heritage premium costs of seismic up-grading and interior restoration. Normally this would occur at the time of designating the interiors of the church, however these repairs are 5-10 years away, when greater costs can be expected. If bonus density was calculated at current prices and vested on site for future transfer after the work is completed, it would not cover the actual costs at that time. The principles of this approach still meet the intent of providing compensation to pre-designated sites in exchange for interior designation and seismic upgrading, however the "new offering" of interior designation would occur prior to securing compensation for the conservation work and, in that respect, this proposal is unique." The designation of the Interior of the Church occurred on November 1, 2005, specifying legal protection of the Sanctuary and the Narthex, as documented in Schedule B of the Designation Bylaw.

4.3.2 STRUCTURAL / SEISMIC UPGRADES

The church has been structurally assessed, and will require interventions to ensure its longevity and stability through structural and/or seismic upgrading. All structural/seismic rehabilitation work should be sensitive to the historic structure, and should respect exterior and interior character-defining elements.

4.3.3 CHARACTER-DEFINING ELEMENTS

The First Baptist Church features important exterior and interior heritage features that are listed as character-defining elements in the Statement of Significance. The 1967 addition does not feature heritage elements.

CONSERVATION GUIDELINES

Character-Defining Elements List – EXTERIOR

CHURCH, TOWER AND PINDER HALL	ALL ELEVATIONS
Masonry	Exterior walls built with granite, sandstone, brick; granite and sandstone foundation walls
Granite cladding	Smooth and rough-dressed granite cladding
Sandstone trim	Smooth and rough-dressed sandstone trim
Buttresses	Granite buttresses
Parapets	Bell tower with crenellated parapets
Openings	Original door and window openings with lancet, Tudor, segmental and flat arches; round window openings
Corner stone	1910 corner stone
Window and door surrounds	Smooth-dressed granite and sandstone quoins, brick on the inside
Fenestration	Metal and wood frame windows; leaded; clear and coloured glass; single or double wood doors with leaded glass and iron strap hinges
Flagpole	On bell tower flat roof

Character-Defining Elements List – INTERIOR

SANCTUARY	
Entry	Narthex, nave, main aisles and side aisles
Narthex	Side stairs to balcony, dividing screen, divided lights
Arches	Segmental arches, structural columns with Classical capitals
Ceiling	Segmental-arch coffered ceiling, corbelled roof supports, corner rosettes, acoustical panels
Organ	Oak organ casing, rounded inset arch, screen, metal organ pipes, choir pews behind altar
Balcony	U-shaped balcony, wooden panelled balustrade, raked seating
Pews	Oak pews
Floor	Wooden floor
Detailing	Wooden detailing
Light fixtures	Pendant lamps
PINDER HALL	
Two-storey volume	Currently blocked by an infilled floor with flat ceiling
Columns & beams	Original columns, hammerbeams, brackets, ceiling beams, open side trusses, dark-stained fir
Windows	Side-wall windows, clerestory windows (north elevation: glass replaced)
ADDITIONAL FEATURES	
Staircase	Wooden staircases, wooden balusters, newel posts (at the junction of the sanctuary & Pinder Hall; and the northeast and southeast corners of Pinder Hall)
Chimes	Early chimes and mechanisms

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4.3.4 NEW ADDITIONS TO HISTORIC SITES

Parks Canada's *Standards and Guidelines* list recommendations for new additions to historic places:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new addition should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic place.

The proposed design of the new structure with its contemporary architectural expression and location on the subject lot follows the aforementioned design guidelines for new additions and preserves the heritage character of the historic First Baptist Church.

4.4 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (Common Future. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment.

Current research links sustainability considerations with the conservation of our built and natural environments. A competitive, sustainable economy requires the conservation of heritage buildings as an important component of a high quality urban environment.

> *"We need to use our cities, our cultural resources, and our memories in such a way that they are available for future generations to use as well. Historic preservation makes cities viable, makes cities liveable, makes cities equitable." (Economic Benefits of Preservation, Sustainability and Historic Preservation)*

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The following considerations for energy efficiency in historic structures are recommended in the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* and can be utilized for the First Baptist Church.

Sustainability Considerations

- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.

Energy Efficiency Considerations

- Identifying the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.

- Complying with energy efficiency objectives in such a manner that character-defining elements are conserved and the heritage value maintained.
- Working with energy efficiency and conservation specialists to determine the most appropriate solution to energy conservation problems that will have the least impact on character-defining elements and the overall heritage value.
- Weighing the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

Buildings: Windows

- Utilizing the inherent energy conserving features of a building by maintaining character-defining windows in good operating condition for natural ventilation.

Buildings: Mechanical Systems

- Improving the energy efficiency of existing mechanical systems by installing insulation in attics and basements, unless this could adversely affect the building envelope.

The conservation recommendations for the First Baptist Church recognize the need for sustainable interventions and adhere to the *Standards and Guidelines* as outlined.

4.5 ALTERNATE COMPLIANCE

As a municipally designated heritage site, the First Baptist Church will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 VANCOUVER BUILDING BYLAW

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent performance strengths of each building. Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades.

This is recognized in the Vancouver Building Bylaw (VBBL), in which a number of equivalencies have been developed and adopted that enable more sensitive and appropriate heritage building upgrades. The subsection ***Alternative Compliance Methods for Heritage Buildings*** was especially included for the restoration and rehabilitation of heritage buildings. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. The heritage equivalencies available under the VBBL are available for this project as required. In addition to the equivalencies offered under the VBBL, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.6 SITE PROTECTION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. During construction the historic building should be secured against intrusion through the use of appropriate security measures. The roof and exterior cladding of the historic structure should be regularly inspected to prevent water ingress, the site should be properly graded for water run-off, and smoke and fire detectors should be in working order.

Moisture
- Is the roof watertight?
- Is exterior cladding in good condition to keep water out?
- Is the site of the temporary location properly graded for water run-off?

Ventilation
- Have steps been taken to ensure proper ventilation of the building?
- Have interior doors been left open for ventilation purposes?
- Has the secured building been checked within the last 3 months for interior dampness or excessive humidity?

Pests
- Have nests/pests been removed from the building's interior and eaves?
- Has the building been inspected and treated for termites, carpenter ants, rodents, etc.?

Security
- Are smoke and fire detectors in working order?
- Are wall openings boarded up and exterior doors securely fastened?
- Are plans in place to monitor the building on a regular basis?
- Are the keys to the building in a secure but accessible location?
- Are the grounds being kept from becoming overgrown?
- Have the following been removed from the interior: trash, hazardous materials such as inflammable liquids, poisons, and paints?
- Is the site securely fenced and regularly patrolled?
- Is the building signed identifying it as a protected heritage building with a phone number for citizens to call with questions or concerns or to report vandals?

The aforementioned items will assist in protecting the listed heritage resource that is currently unoccupied during the period of construction.

CONSERVATION GUIDELINES

South façade

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5.0 CONDITION REVIEW – EXTERIOR ELEMENTS

A condition review of the exterior elevations and interior space of First Baptist Church was carried out during site visits in 2012 and 2014. The recommendations for the restoration and rehabilitation of the historic façades and interior space are based on the visual site reviews, research of archival documents and historic photos that provide valuable information about the original appearance of the historic building and post-fire reconstruction. The following chapter describes the materials and physical condition for the First Baptist Church. All work should be based on Parks Canada's *Standard and Guidelines for the Conservation of Historic Places in Canada*. For the purpose of this report, project north was established for the true northeast orientation.

5.1 SITE

The First Baptist Church is located at 969 Burrard Street at the corner of Burrard and Nelson Streets and stands across from St. Andrew's-Wesley United Church. Completed in 1911, the First Baptist Church is part of a significant grouping of historic buildings along Burrard Street and set close to the street with a courtyard at the corner of Burrard and Nelson Streets. On the west side a paved parking lot can be accessed via Nelson Street and from a lane on the north side. Large coniferous trees are situated on the site boundary to Nelson Street. While the corner courtyard is an original element, the surrounding wrought iron fence mounted on a stepped, poured-in-place concrete pony wall is a later intervention that replaced an early wooden fence.

As part of the proposed development scheme, the First Baptist Church will be retained in situ. All heritage resources within the site should be protected from damage or destruction at all times. In 1967, a three-storey addition on the northwest side was constructed and can be removed. The proposed new building and associated structures including an underground parking facility will be carefully placed on the subject lot. The design should not impact the heritage character and value of the site. The corner courtyard should be retained but can be redesigned with new circulation patterns if required.

Aerial view (Google Earth)

CONDITION REVIEW - EXTERIOR

5.2 FORM, SCALE AND MASSING

First Baptist Church is set close to the street and matches the setback, massing and scale of other heritage buildings among the grouping of historic structures on Burrard Street. The ecclesiastical form, scale and massing of the First Baptist Church designed in Gothic Revival style are important character-defining elements and should be preserved.

Historically Gothic Revival architecture is part of the general trend of Romanticism and interest in the Medieval past and led to the revival of this style in Britain in the 18th century. It is characterized by pointed arches rather than rounded arches, more fenestration than Romanesque structures, taller ceilings with more slender internal supports, and an overall increase in architectural sculpture. In the early 19th century the Gothic Revival style was introduced to Canada and became widely used for ecclesiastical and also secular buildings. Prominent structures in Vancouver were designed in this style and all the typical design elements can be found at the First Baptist Church.

The First Baptist Church consists of four original components:

a) Two-storey south-facing wing housing the sanctuary with balcony and lower floor
b) Five-storey projecting bell tower
c) Three-storey east-facing education wing named Pinder Hall (former school and lecture hall)
d) One-storey memorial chapel adjoining Pinder Hall (former Pastor's study)

A later three-storey addition was built in 1967 by Dominion Construction on the northwest side and extended the service facilities of the church including a kitchen and covered parking. The concrete main floor and rough-cast concrete blocks on the exterior walls of the upper floors are inspired by the granite clad walls of the original structure. The flat-roofed addition does not contribute to the heritage value of the site and can be carefully deconstructed to allow for the new development.

The design approach of the new development should ensure the preservation of the existing form, scale and massing of the historic First Baptist Church and protect its heritage character and historic elements. The new development should be contemporary in its architectural expression and should be distinguishable from the heritage structure in order to align with national conservation recommendations.

The overall form, scale and massing of the original structure should be retained. Alterations to the exterior elevations of the historic structure should be avoided or minimal and sensitive to the historic character of the site. The proposed new development should be distinguishable, compatible and subordinate in its architectural expression and design in order to preserve the heritage character and value of the historic structure.

View from southeast

Northwest façades

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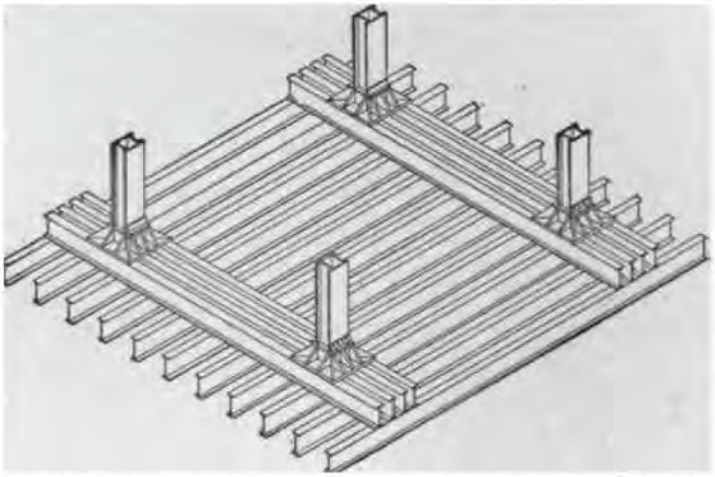
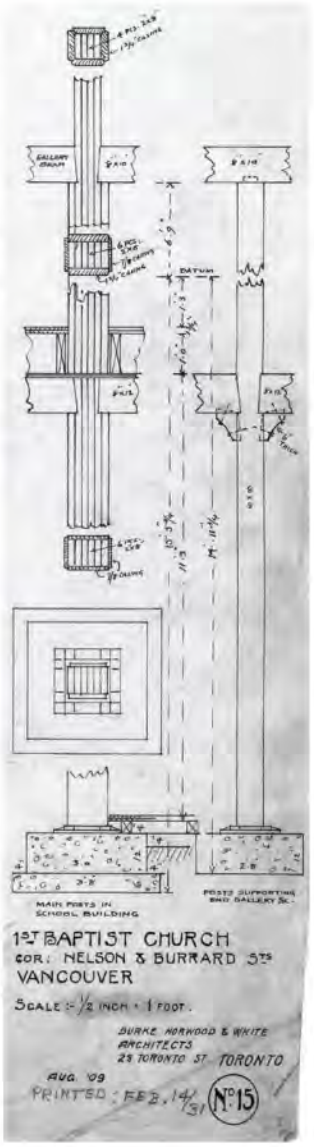
5.3 FOUNDATIONS

The original 1909 plans indicates poured-in-place concrete strip foundations under the exterior granite walls that are typically 2'3" thick at the basement level of the sanctuary and the School Building (Pinder Hall). In some instances, the basement walls in these locations and the one-storey memorial chapel are reduced to 1'6" thick. The projecting five-storey bell tower features up to 4'0" thick foundation walls with additional buttresses for extra strength.

Stepped column footings from 2'0" to 3'11" exist in a grid placement under the sanctuary and Pinder Hall, supporting timber columns of typically 8" x 8" with twin 2" or 3" x 8" in some locations. On the south side of the sanctuary timber columns feature 5 pieces lumber of 2" x 10" and additional 3" x 8" on either side for extra support.



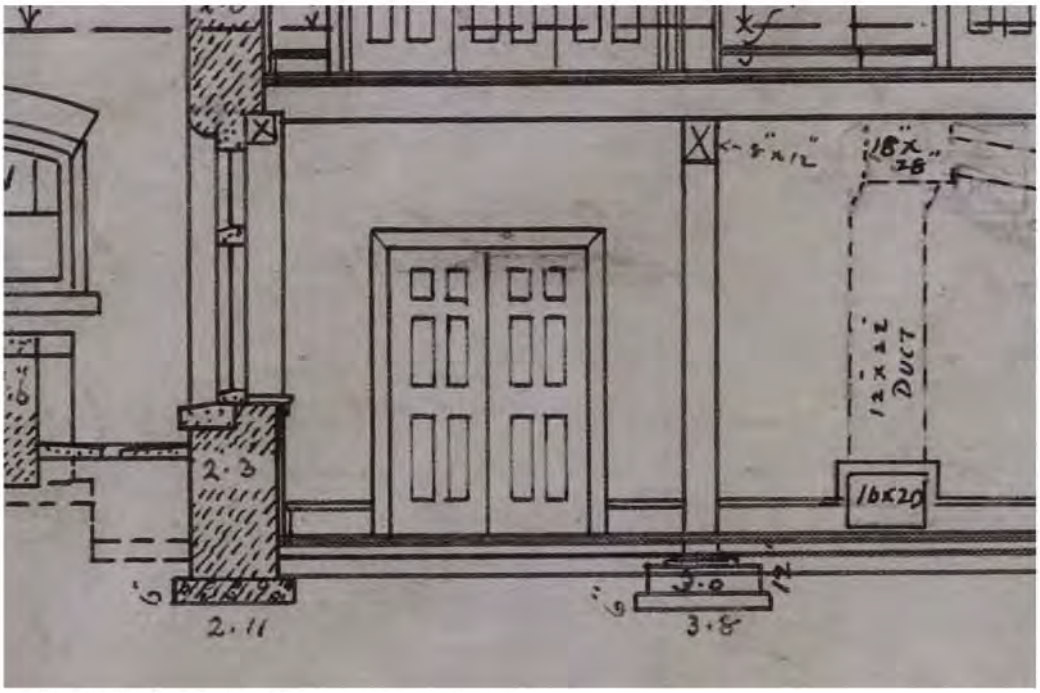


Above: Example of historic timber footing [*Building Construction And Superintendence*, F.E. Kidder]; Right: Foundation detail with rising timber columns, Pinder Hall, 1909, [Burke, Horwood & White Architects]

CONDITION REVIEW - EXTERIOR

The slab of the historic sanctuary consists of poured-in-place concrete though the thickness is not known. The plans of the School Building (Pinder Hall) indicate a 4" x 4" timber footing with 3" x 4" beams on top. The floor was finished with wooden planks. Historically timber footings were at times used for buildings of moderate height in order to provide for the necessary spreading of loads. As the lower level may have been structurally rehabilitated in the past, the current slab condition of the First Baptist Church should be assessed.

A structural condition assessment of the existing slab, including destructive testing where necessary, can be carried out without damaging character-defining elements. Rehabilitation work including structural and seismic upgrades should be designed in a manner that character-defining elements continue to be preserved.



Foundation detail, Pinder Hall, 1909 [Burke, Horwood & White Architects]

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5.4 EXTERIOR MASONRY WALLS

The First Baptist Church features original masonry construction throughout except for the wood-frame structure of the upper clerestory walls of the sanctuary and Pinder Hall. Original masonry consists of smooth and rough-dressed granite cladding, sandstone trim, and in some locations red brick on the interior face of the exterior walls. Historic photographs of the interior indicate that brick was also used on the inside face of walls, and the actual assembly of exterior masonry walls should be structurally assessed. The 1967 addition with its reinforced concrete and concrete block construction is not a heritage component and therefore not included in this chapter.

Top: South façade on Nelson Street
Bottom: East façade on Burrard Street

CONDITION REVIEW - EXTERIOR

5.4.1 GRANITE

The vast majority of exterior walls of the First Baptist Church are constructed with masonry including smooth and rough-dressed granite cladding. Granite is an igneous rock type and was presumably sourced from quarries on Fox Island or Nelson Island. It has characteristic pale orange feldspars and large (1mm) biotite crystals. Granite was widely used as a building material, due to its abundance, intrinsic durability and strength. Two dressing types were used on the exterior walls of the First Baptist Church.

ROUGH-DRESSED GRANITE BLOCKS were mostly used for the exterior cladding. The face was chiseled and left rough, just as they came from the quarry. As this finish requires very little work, rock-faced dressing is cheaper than any other kind of finish. Rock-faced granite was also used for some window sills with minor slopes, some of them projecting while other sills are flush with the façade. Further for window and door arches and projecting coping stones on the crenellated parapet of the bell tower and gables.

SMOOTH-DRESSED GRANITE BLOCKS around a number of windows and doors have a quoin effect. They show almost unnoticeable horizontal margins, which are smooth dressed strips commonly produced on hard stone with tooth axes or cutters' chisels. The main face features horizontal tool marks with inconspicuous continuous lines across the height of the stone. Smooth-dressed granite was also used and deeply sloped window sills and some sills with minor slopes of approximately 5°-8° as measured in accessible locations on the west façade, which provides adequate water run off.

The original bond pattern of the exterior granite cladding is coursed rubble where bed joints line up after every piece of stone. The mortar was originally tuck-pointed and is still extant in some locations, e.g. bell tower. This type of pointing is an English style and denotes a high-quality, prestigious building of that era. The mortar colour is a light yellow-grey colour indicating the cementitious content of the mortar. This should be confirmed after light cleaning has been carried out.

Metal flashings on the façades are installed above stone arches, below stone sills and belt courses and assist with shedding rainwater from the exterior walls. The flashings appear to be generally in good condition, but a close-up review is recommended.

Top: Smooth-dressed granite blocks
Bottom: Close-up of mortar

Based on the *Stone Masonry Assessment Report* completed by Levelton Consultants Ltd. (January 2015), the exterior walls of the First Baptist Church are of "rubble filled stone masonry construction, considered to have no continuous vertical or horizontal mortar planes and no headers to tie the interior and exterior wythes together." In addition, the report also describes the quality of mortar at several locations: mortar at the basement level appears to be in good condition; mortar in the tower are in fair condition, with signs or deterioration or missing mortar in localized areas; and, mortar in the attic space over the Sanctuary in poor condition.

The existing condition of the historic composite masonry walls may indicate the following failure:

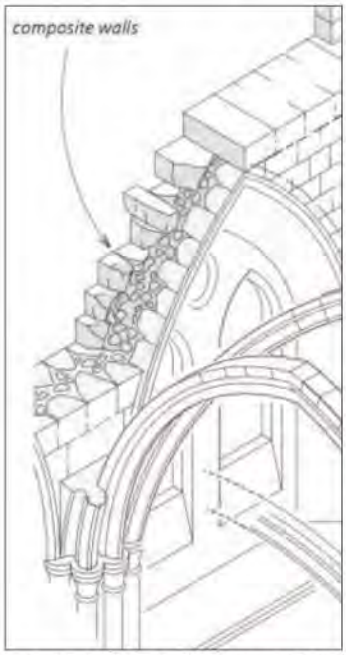
Detachment between core and granite cladding
The condition of the composite masonry walls of the First Baptist church will require further structural investigation to determine the wall assembly, the condition, potential interventions and appropriate seismic upgrades that will not diminish character-defining elements. Proposed interventions, and destructive testing if necessary, should be coordinated with the heritage consultant.

The following destructive agents can also impact masonry walls, and the condition of the exterior granite cladding was reviewed at the subject site:

Water penetration and degradation
The historic church is generally in good repair and moisture ingress was not observed during the site reviews. Exposed granite blocks, such as crenellated parapets and gables, show signs of biological growths on the stone surfaces and joints, which however does not appear to cause severe damage to the structure and is merely an aesthetic issue. Moss and algae can be removed from the granite blocks with light washing and brushing. Generally water damage on the exterior granite walls appears to be a localized occurrence that can be easily remediated.

Root growth near foundation
The only vegetation near the foundation walls exists at the corner courtyard with a landscaped garden, lawn, and bushes and stone pathway. Root growth of mature vegetation and damage was not observed, but further investigation may be undertaken.

Degradation of joints
During the site review deteriorated joints were observed in few locations, particularly near the pavement where water back splash occurs. Here mortar was either porous or missing. Previous joint repairs above grade were



Left and centre: Examples of historic composite walls (www.buildingconservation.com); Right: Sandstone blocks at foundation

CONDITION REVIEW - EXTERIOR

carried out, for example on the west façade facing the parking lot. These repairs were in some instances crudely done with high cementitious mortar of lighter colour and some efflorescence is presently visible on some of these joints. Additional joint repairs were undertaken on granite walls below the roofline, here with a darker mortar colour, and other locations.

Distortion and cracking of wall sections
Visual observations from the ground did not reveal distortion or cracking of the exterior granite walls, but a close-up condition survey should be carried out.

Salt crystallization with frequent freeze-thaw cycles
Not noted on the exterior granite walls during the visual review. A close-up assessment is recommended.

Inappropriate remedial treatments
As aforementioned, some mortar joint repairs were carried out in the past that do not match the original colour or tuck-pointing profile. However, these repairs appear to be technically sound and do not require remediation. Other inappropriate repairs of the original granite cladding were not noted. If replacement of original granite blocks is required in the future, the substitute stone should be of the same lithology as the original stone (replace in kind). Mortar repairs of deficient mortar joints should be carried out where required.

The exterior granite cladding is an important character-defining element of the First Baptist Church and will be retained. A condition survey should be undertaken and restoration work will be carried out where required in accordance with national conservation guidelines.

5.4.2 SANDSTONE

The First Baptist Church features original sandstone in specific locations including window jambs, mullions, sills, and lintels on the south, east and north façades of Pinder Hall, the west façade of the sanctuary, and the bell tower. The sandstone is mostly smooth-dressed except for quoined window surrounds on the west façade of the sanctuary. These sandstone blocks are rough-dressed with smooth-dressed rounded returns. Sandstone blocks were also used for foundation walls on the north side of Pinder Hall and the west side of the sanctuary, which show signs of deterioration which is further explained below.

Above grade vegetation and damaged sandstone growth

Sandstone window quoins

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The sandstone used at the First Baptist Church was sourced from quarries of the Nanaimo Group, a group of rock types including sandstone located in the large Nanaimo Basin. The buff colour of the sandstone results from oxidation. Sandstone is a soft, sedimentary stone combining ease of crafting with aesthetic appeal as a building stone. On the other hand, sandstone performs more poorly as a building material and is more prone to weathering when exposed to rain and salt, particularly in a coastal climate.

The sandstone at the First Baptist Church appears to be overall in good condition except for some window and door surrounds and sills. Delamination of smooth-dressed sandstone sills is evident on the north façade of Pinder Hall.

Weathered sandstone

Signs of weathering are evident on the east window surrounds of Pinder Hall, and previous repair attempts were carried out. The most visible damage occurred at the sandstone foundation walls above grade with granite blocks rising above the sandstone. Delamination of sandstone is evident and a result of frost action while winter salt is a contributing factor. Mortar joints are also affected by weathering and environmental dirt accumulated on the surface of sandstone material and mortar joints, darkening the original buff colour.

Following is a survey summary of the visual condition review of the sandstone material:

Detachment between core and exterior sandstone cladding
Detachment was not observed during the visual review. The condition of the composite masonry walls with sandstone cladding of the First Baptist church will require further structural investigation to determine potential interventions and appropriate seismic upgrades that will not diminish character-defining elements. Proposed interventions should be coordinated with the heritage consultant

Water penetration and degradation
Delamination was noted above grade (see **Salt crystallization with frequent freeze-thaw cycles**). A close-up assessment is recommended.

Degradation of joints
Noted at mortar joints of sandstone foundations walls above grade with water splashing and winter salt. A close-up assessment is recommended.

Distortion and cracking of wall sections
Not noted during visual review from the ground. A close-up assessment is recommended.

Root growth near the sandstone foundation
Growth of small vegetation noted in few locations on the north and west foundation walls above grade.

Salt crystallization with frequent freeze-thaw cycles
The sandstone foundation walls above grade show localized damage that can be attributed to water splashing, winter salt and frost damage. Ocean water and sea salt that are transferred to the atmosphere, and pavement deicing salt contain sodium chloride. This is a type of salt that is known to damage stone masonry because, like all salts, it is soluble and can dissolve and recrystallize, often within the pores of the stone at the point of evaporation. Sodium chloride (NaCl or 'halite'), can also dissolve in the water they have taken up from the air, which can be detrimental to historic masonry structures in maritime climates with abundant rainfalls. Frequent freeze-thaw cycles are also a common occurrence in the mild climate of the coastal region and contribute to damage of historic masonry.

CONDITION REVIEW - EXTERIOR

Winter Salt
The following guidelines advise on how to prevent and mitigate damage to historical buildings caused by winter salt:

- Avoid using sodium chloride (NaCl) for deicing. Use a calcium magnesium acetate (CMA) or sodium acetate deicing product.
- Apply deicing treatments proactively before snowfall or frost. Combine de-icers with sand or zeolite for greater traction. Use de-icers sparingly and judiciously.
- Where possible, on pavement/sidewalks immediately adjacent to historical buildings, leave a 30cm (12 inch) buffer area that is not treated with de-icing salts. Only use manual snow/ice removal in this area.
- When removing snow, use appropriate plastic-tipped shovels and scrapers. Do not use conventional ice-chippers as these will damage underlying building materials.
- Ensure that water run-off with high salinity is directed away from the building.
  (Source: *De-icing and Snow Removal for Heritage Properties*, Ontario Heritage Trust)

Inappropriate remedial treatments
Sandstone lintels above main floor windows on the east façade of Pinder Hall show previous repair patches. The culprit of the sandstone damage cannot be conclusively determined. Based on the typical failure of sandstone it may be due to moisture damage. The repair patches are slightly darker than the original buff coloured sandstone and a white substance at the joints is visible, which may be efflorescence. Viewed from the sidewalk the surface finish of the repair patches appears to be slightly rougher than the original sandstone. Generally, the repair patches seem to be acceptable, but a closer condition assessment is recommended. Other inappropriate repairs of the original sandstone material were not noted. If replacement of original sandstone blocks is required in the future, the substitute stone should be of the same lithology as the original stone (replace in kind).

The exterior sandstone blocks are important character-defining elements of the First Baptist Church and will be retained. A close-up condition survey should be undertaken and, where required, restoration work will be carried out in accordance with national conservation guidelines.

Tower interior

5.4.3 BRICK

The inside face of the exterior walls of the First Baptist Church are in most locations covered up. The bell tower reveals the inside face of the exterior walls on the upper levels and brick window arches and mullions are visible. It can be assumed that bricks were used on the inside face on other pointed-arch openings and window mullions as a cost-saving alternate material to custom-manufactured granite or sandstone blocks.

Archival photos from the interior of the fire-damaged church reveal that bricks were also used for the construction of walls.

Further structural investigations should be carried out in order to determine the load-bearing wall assemblies of the First Baptist Church. All structural and/or seismic upgrades should be designed as not to diminish character-defining elements. Overall cleaning of the masonry walls should only be carried out if necessary and not be done with abrasive methods that may damage the face of the brick, sandstone or granite. In areas where masonry requires cleaning, use soft natural bristle brush and mild water rinse.

Interior of First Baptist Church (at Nelson Street and Burrard Street) after fire, 1931 [City of Vancouver Archives A71764]

CONDITION REVIEW - EXTERIOR

5.5 EXTERIOR WOOD-FRAME WALL

The original 1911 clerestory walls of the sanctuary were built in wood-frame construction with exterior stucco finish. Archival drawings identify exterior lath & plaster finish on strapping on 7/8" boarding as the clerestory assembly of the main church. Due to the severe fire damage in 1931 the clerestory and roof of the sanctuary were reconstructed. The banks of clerestory windows at Pinder Hall are generally extant with some later alterations.

Bands of four wood-sash awning windows exist on the west and east clerestory walls of the sanctuary and south and north elevations of Pinder Hall, which are protected from weathering by roof overhangs. Metal flashings at the connections from the wood-frame walls to the lower aisle roofs are presumably a later intervention and installed when the stucco render was repaired in the past. The current grey coloured cementitious render with a smooth finish seems to be in good condition viewed from the ground. On the west and north-facing clerestories minor delamination is visible at the bottom and near downspouts.

Particularly above the window bands on the west, east and south clerestories a white substance is staining the render that should be further investigated to determine the cause and extent of the condition. The staining could be caused by efflorescence, the deposit of soluble salt on the surface of the cementitious render characterized by a whitish haze indicating the presence of moisture. The grey colour of the current finish appears to be a later intervention and beside the condition of the render, its original paint colour should be investigated at Pinder Hall once access is available. The stuccoed wood-frame clerestory walls are important architectural elements of the building and should be restored.

Pinder Hall looking north

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5.6 FENESTRATION

The First Baptist Church retained most of its 1911 and 1931 fenestration and features a variety of windows and solid wood doors. All original windows and doors and associated parts are character-defining elements and should be preserved and restored where necessary.

5.6.1 WINDOWS

The First Baptist Church features a variety of windows including Gothic Revival style windows characterized by pointed-arch lancet windows. Windows at Pinder Hall and the bell tower are original while the present windows installed in the sanctuary replaced the original windows damaged during the 1931 fire.

The following provides a general overview of the type of windows that exist at First Baptist Church, which can be generally distinguished by material (steel and wood) and window style. Some window openings and glazing elements are currently protected with exterior polycarbonate panes. A detailed window catalogue should be prepared that identifies each window, its specific location, features, and current condition.

STEEL FRAME

Lancet windows

- Lancet windows are tall, narrow windows with a pointed arch at the top and typical for the Gothic Revival style.
- Leaded glass coloured windows, stone jamb
- Rectangular shaped leaded and coloured glass of large windows. Smaller, narrow lancet windows with bevelled diamond leaded glass

Tudor arch windows

- Small and large Tudor arch windows with steel frame.
- Large windows with sandstone mullions. Leaded and coloured glass

Rose window

- Round leaded and coloured glass rose windows in gables

Pinder Hall looking north

Pinder Hall east elevation

CONDITION REVIEW - EXTERIOR

WOOD-SASH

Lancet arch windows

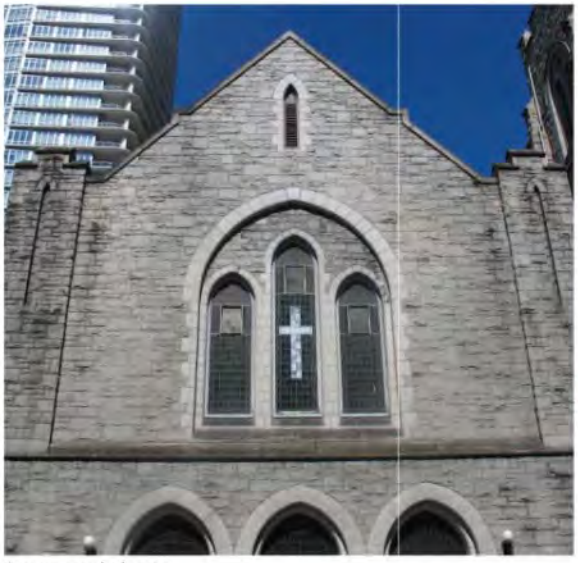
- Including triple arch wood sash windows with rectangular leaded and coloured glass and granite surrounds, embedded in recessed field with lancet granite arch. Some with operating elements.

Tudor arch windows

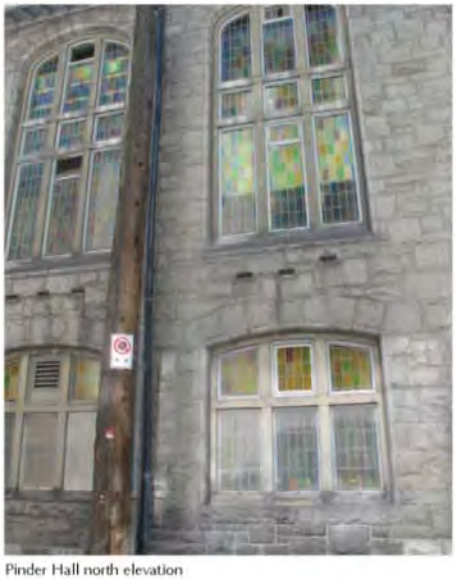
- Small and large Tudor arch windows with wood frame, some with sandstone mullions and surrounds (e.g. north façade of Pinder Hall).
- Rectangular shaped leaded and coloured glass or Beveled diamond leaded and coloured glass
- Some with operating elements.

Segmental arch windows

- The north façade of Pinder Hall features wood sash windows with sandstone mullions and surrounds.



Sanctuary south elevation



Pinder Hall north elevation

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Flat-arched windows

- Memorial chapel with three original rectangular wood-sash windows with leaded and stained glass depicting figurative motifs
- Typical rectangular shaped leaded and stained glass, some with upper awning.

Clerestory windows

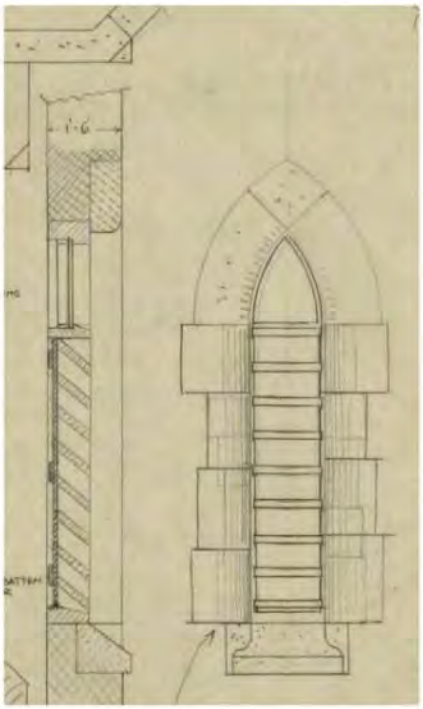
- Clerestory awning windows of sanctuary with rectangular shaped leaded and stained glass.
- Clerestory awning windows of Pinder Hall with diamond leaded clear glass on south façade. Glass of north clerestory awnings was replaced.

Louvers

- Wood-frame louvers with wooden slats, e.g. north gable of sanctuary
- Wood-frame louvers with wooden slats and stained glass top, e.g. south gable of church and bell tower
- Some louvers have a protective metal mesh on the outside to prevent bird nesting.

Memorial Chapel windows

CONDITION REVIEW - EXTERIOR



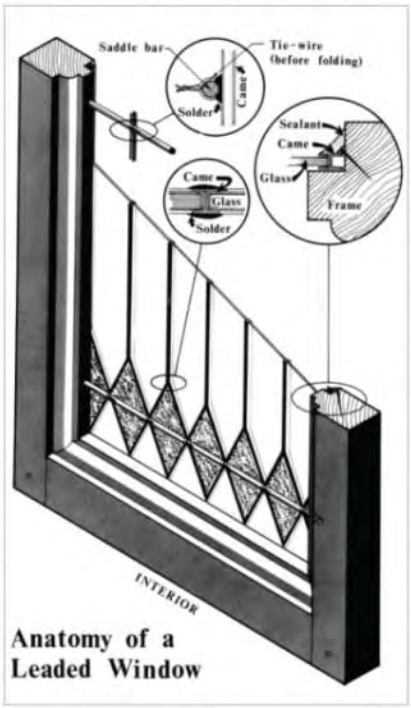


Image of Top Left: Close-up of the south façade louver; Top right: Interior view of the south façade louver; Bottom left: Louver detail, 1909 [Burke, Horwood & White Architects]; Bottom right: Anatomy of a Leaded Window [Preservation Brief 33: The Preservation and Repair of Historic Stained and Leaded Glass]

LATER WINDOW UNITS

- Two contemporary leaded and stained glass windows with abstract motifs, Tudor arch and possibly original steel frame, are installed at Pinder Hall
- A clear pane, aluminum sash unit with upper hopper segment was installed on the north façade of Pinder Hall and a few other locations.
- Glass of north-facing clerestory windows of Pinder Hall was replaced (see Clerestory Windows)

This is not a comprehensive list of historic windows and a detailed survey should be undertaken. The historic windows and louvers of the First Baptist Church are important heritage elements and should be preserved and protected. Weathering and peeling paint of wood sashes and sills are visible in some locations such as the clerestory windows.

The historic windows and louvers of the First Baptist Church are important character-defining elements and will be retained. A window survey will assess the existing condition and recommend restoration methods where necessary.

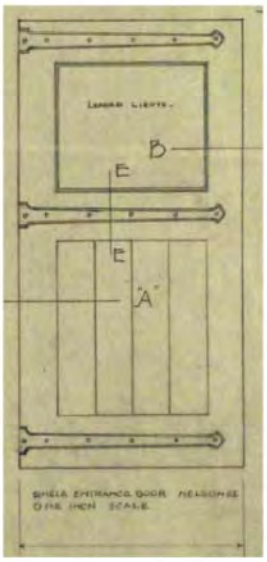
5.6.2 DOORS

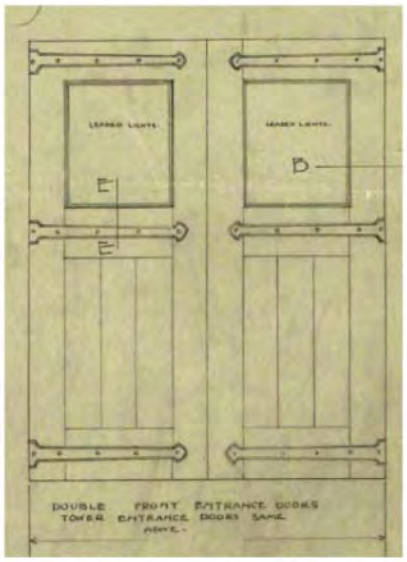
The First Baptist Church features a number of original wood doors with leaded glass elements. The doors are either single or double doors installed in steel or wood frames surrounded with smooth stone quoins with lancet, Tudor, segmental or flat granite or sandstone arches. The main entrance doors to the church and bell tower have leaded and stained transoms in lancet stone arches typical for the Gothic Revival style.

The original solid wood doors have leaded or wire woven glass, wooden panels and black iron strap hinges. The black strike plates of the main church bell tower are embellished and may not be original. Other door handles seem to be have been replaced as well.

The wooden doors are generally in good condition except of signs of weathering notable at the bottom where paint is deteriorating and bare wood exposed to the elements. The wood doors and associated features are significant character-defining elements and will be retained in their original locations and restored as necessary.

CONDITION REVIEW - EXTERIOR





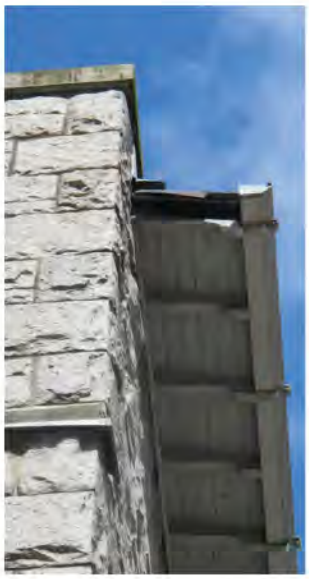
5.7 ROOF & RAINWATER DRAINAGE

The two main roofs of the First Baptist Church are broken-gabled roofs over the sanctuary and Pinder Hall and are situated perpendicular to each other. The one-storey memorial chapel is attached to Pinder Hall and features a gabled roof on the south façade. The bell tower has an accessible flat roof.

The roofs are currently covered with asphalt shingles. Originally, the roofs were covered with slate tiles as mentioned in the Vancouver Daily Province on 10 February 1931 after the devastating fire: *"The fire was one of the most spectacular in the history of the downtown district, the flames shooting through the slate roof attracting hundreds of early-morning workers."* New slate roof tiles can be sourced, e.g. GAF TruSlate®, and the historic appearance reinstated, which would follow good conservation practice.

Existing roof overhangs with open eaves show the same details throughout the structure. Wooden soffit boards of the open eaves, rafter tails and vertical wooden frieze mounted on the exterior rough-dressed granite wall. Viewed from the sidewalk the low roof overhang of the memorial chapel shows signs of deterioration. The existing rafter tails are partially rotten, splitting and peeling paint is evident. At the north elevation of Pinder Hall the existing soffit boards are decayed at the northeast corner. A closer condition review of all overhangs is recommended once access is available.

Modern gutters and downspouts take care of proper rainwater drainage and notable damage was only observed in few locations viewed from the ground. Moisture damage occurred for example on the north-facing clerestory wall of Pinder Hall where downspouts may leak and paint is flaking from the stuccoed wall.



CONDITION REVIEW - EXTERIOR

5.8 CHIMNEYS

The First Baptist Church features two original interior chimneys built with rough-dressed granite blocks reaching above the roof on the north side of the sanctuary. These chimneys are important architectural features of the historic structure and should be preserved. The granite blocks and mortar joints appear to be in good condition and dirt or organic growth was not noted. The condition of the existing metal step, cap and base flashings should be assessed and repaired as required.

5.9 FLAGPOLE

An existing flagpole on the bell tower flat roof should be retained or restored as a character-defining element.

5.10 EXTERIOR COLOUR SCHEDULE

The exterior façades of the First Baptist Church is mainly clad with unpainted stone and only few wood elements are painted including wood sash windows, eaves with soffit boards and rafter tails. Part of the restoration process is to finish the building in historically appropriate paint colours. The Heritage Consultant will prepare an exterior colour schedule and carry out a microscopic paint analysis based on on-site paint sampling and review of archival documentation.

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6.0 CONDITION REVIEW – INTERIOR ELEMENTS

The interior space of First Baptist Church retains a high level of historic integrity including important interior architectural features that are specifically listed as character-defining elements. The *Standards and Guidelines* provide a list of considerations for the conservation of interior heritage features that are identified as character-defining elements:

HEALTH, SAFETY AND SECURITY CONSIDERATIONS

- Upgrading interior features to meet health, safety and security requirements, in a manner that preserves the existing feature and minimizes impact on its heritage value.
- Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Exploring all options for modifications to existing interior features to meet functional requirements prior to considering removal or replacement.
- Removing or encapsulating hazardous materials, such as friable asbestos insulation, using the least-invasive abatement methods possible, and only after thorough testing has been conducted.
- Installing sensitively designed fire-suppression systems that retain character-defining elements and respect heritage value.

The overall conservation strategy for First Baptist Church is for the preservation and restoration of interior heritage features as described in the following sections.

6.1 MAIN CHURCH / SANCTUARY

The main church was gutted by fire on February 10, 1931, which led to severe damage of the roof, timber support structure and interior wooden elements including furnishings. The reconstruction was overseen by Charles Bentall and the Dominion Construction Company and completed early November 1931. Since then the interior of the main church has remained mostly unchanged.

Top left: Interior before 1931 fire [Horwood Collection, Archives of Ontario]
Bottom left: Current condition of post-fire reconstruction

CONDITION REVIEW - INTERIOR

6.1.1 SOUTH ENTRY AND NARTHEX

The main entrance to the First Baptist Church is located on Nelson Street and has three glazed double doors with leaded coloured transoms leading to the narthex. A fourth single door with leaded coloured transom is located at the southwest corner and with access to a smaller entrance lobby. A large double door entrance with leaded coloured transom located on the east side of the tower and accessed by a stone staircase provides additional access to the narthex.

The narthex is a long, narrow vestibule crossing the entire width of the church on the south side. An interior wall separates the narthex from the nave and features two interior glassed double doors and a bank of leaded glass wood sash windows. At the southwest and southeast corners are wooden half-turn staircases with landings, square wood newel posts north accessing the wraparound balcony. The narthex features dark stained wood ceiling beams with moulded side brackets and ceiling plaster.

Top left: Narthex with south entrance doors and staircase to balcony after fire in 1931 [Vancouver Public Library 8105B]; Top right: Narthex as it appears today; Bottom: View from narthex into nave after fire in 1931 [Vancouver Public Library 8105]

6.1.2 NAVE

The long nave occupies the main body of the church with a high ceiling and aisles on either side with the balcony above. Large windows on the three facades and clerestory windows provide ample daylight typical for Gothic style structures.

Top: Interior of First Baptist Church, 1931 [Vancouver Public Library 23402]; Right: Interior today

CONDITION REVIEW -INTERIOR

6.1.3 CEILING

The original hammerbeam truss system was destroyed in the 1931 fire. The reconstructed segmental-arch ceiling features a wooden coffered ceiling with corbelled roof supports. The timber beams seem are clad in dark-stained wood, and painted corner rosettes embellish the ceiling. Dark-stained wooden mouldings surround the decoratively painted acoustic tiles with green and beige patterns.

Coffered ceiling in sanctuary

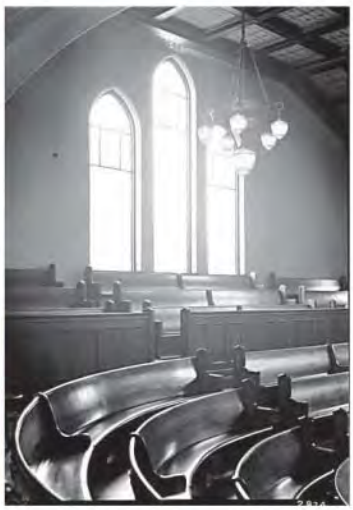
6.1.4 CHOIR AND ORGAN

A central inset rounded arch is a characteristic architectural element. According to historic documents the 1931 fire started presumably in the organ loft and destroyed the original organ and almost all wooden furnishings, gallery and platform of the main church. It further reads that the new pipe organ was a "3 manual 36 stop instrument [...] having nearly 2200 speaking pipes of wood and metal." This organ is still extant including the oak organ casing. Carved and painted oak lattice screens the back room behind the organ from view. Post-fire wooden pews are placed behind the altar.

6.1.5 BALCONY

The original wooden gallery was constructed with slim load-bearing timber columns. The rebuilt balcony warps around the south end of the nave and continues on the west and east sides. Stronger square timber posts support the roof structure. There is a 29-inch (2'5") high fir balustrade with recessed panels on both sides. VBBL requires 2'6" or 920mm at the foot of steps. The existing condition may be reviewed by the City in order to achieve an exemption. The underside of the wraparound balcony is finished with painted plaster.

CONDITION REVIEW -INTERIOR



Opposite page, Top: Lattice screen in organ back room; Bottom right: Post-fire organ, date unknown [City of Vancouver Archives]; Bottom left: Existing pipe organ

This page, Top left: Sanctuary capital; Top right: Post-fire balcony, Interior of First Baptist Church, no date [Vancouver Public Library 8105A]; Bottom: Sanctuary balcony

DONALD LUXTON ASSOCIATES

6.1.6 PEWS

The post-fire oak pews on the main floor and balcony are curved except for the west and east side of the balcony. The oak pews feature Gothic tracery recessed panels at the ends, a motif that repeats on the main entrance door plates.

6.1.7 FLOOR

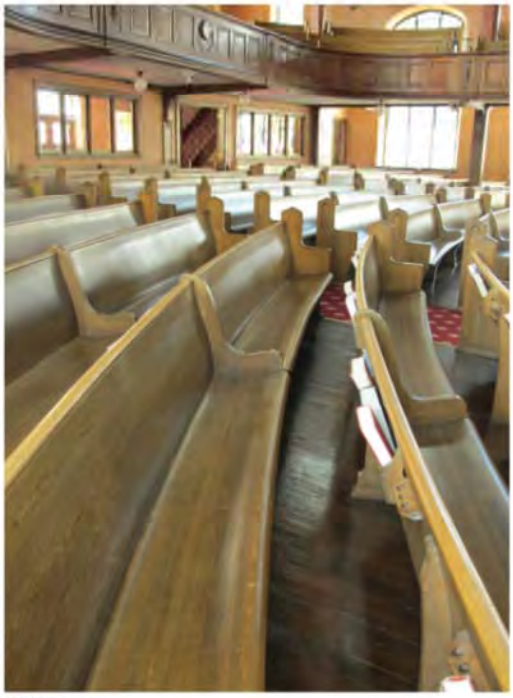
The fir floor boards of the narthex are fully carpeted while the fir floor boards of the nave are only carpeted at the side aisles and in front of the platform. The fir floor boards exist also on the balcony.

6.1.8 WOOD DETAILING

These elements include among others moulded baseboards, wooden window and door trims, artwork and furniture.

6.1.9 LIGHT FIXTURES

The post-fire period light fixtures are intact, and include ring shaped ceiling fixtures, each with one large central pendant light and five small suspended pendant lights. Other single pendant fixtures have consistent painted, frosted light shades.



Main floor pews

Main floor lamp

CONDITION REVIEW - INTERIOR

6.2 BELL TOWER

The bell tower was not destroyed during the 1931 fire and remains mostly intact including its windows and louvers.

6.2.1 CHIMES

According to historic documents a 25 note set of "Deagan Cathedral Chimes" was installed after the fire along with a new organ (see 6.1.4).

Tower chimes mechanism

Top: Tower chimes; Bottom: Tower chimes mechanism

6.3 PINDER HALL

The original School Building (now known as Pinder Hall) was not destroyed during the 1931 fire, except for reportedly minor localized water damage. The structure retains many original interior features.

6.3.1 TWO-STOREY VOLUME

The lecture hall in the School Building was designed originally as a double-height volume. In 1977, the hall was broken into two separate floors through the insertion of a floor system that replaced the balconies. This later intervention should be removed to reinstate the original volume.

6.3.2 FLAT CEILING

The flat ceiling is an architectural design element consisting of dark stained timber beams with painted ceiling panels.

Sunday School Hall, no date [City of Vancouver Archives]

Pinder Hall today

Ceiling

Structural timber

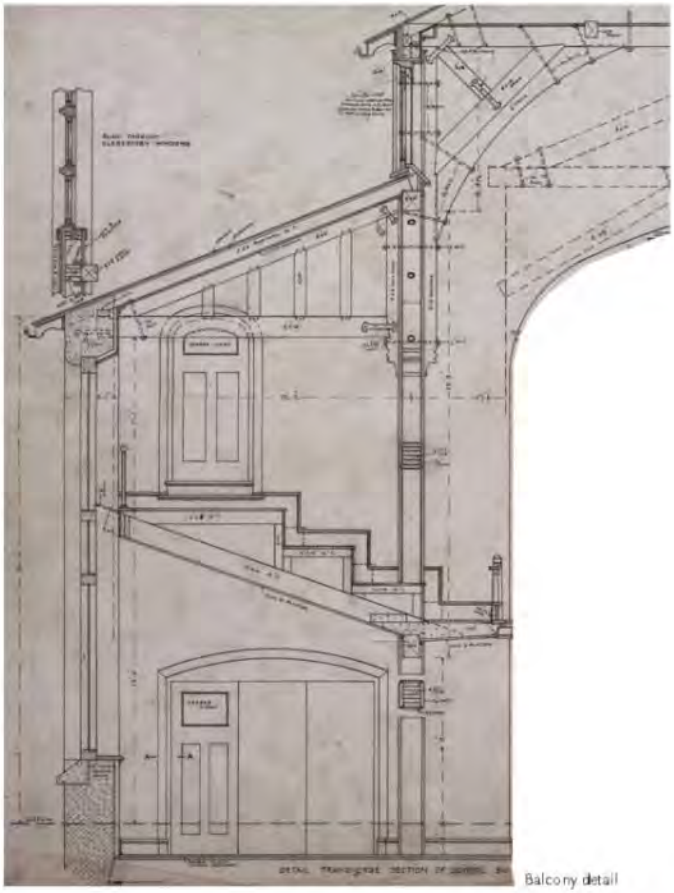
CONDITION REVIEW - INTERIOR

6.3.3 BALCONIES

Raked balconies were originally located on the north, south and east sides of the hall. It is unknown to what extent the original structure was disturbed during the 1977 renovations; further site investigation is recommended to determine the condition and extent of any original framing materials.

6.3.4 STRUCTURAL TIMBER

The heavy timber structure of Pinder Hall includes a hammerbeam roof truss, an open timber roof truss system typical for medieval Gothic architecture and reused in Gothic Revival style buildings. Dark-stained fir columns and beams, wall posts, and braces still exist within the renovated space, and can be retained.



Balcony detail

DONALD LUXTON ASSOCIATES

6.4 MEMORIAL CHAPEL

The one-storey structure was originally designed as the pastor's study and converted to a memorial chapel in 1958. It does not contain significant interior heritage elements.

6.5 ADDITIONAL INTERIOR FEATURES

Other original interior features include stairwells at the junction of the sanctuary and Pinder Hall, and the northeast and southeast corners of Pinder Hall.

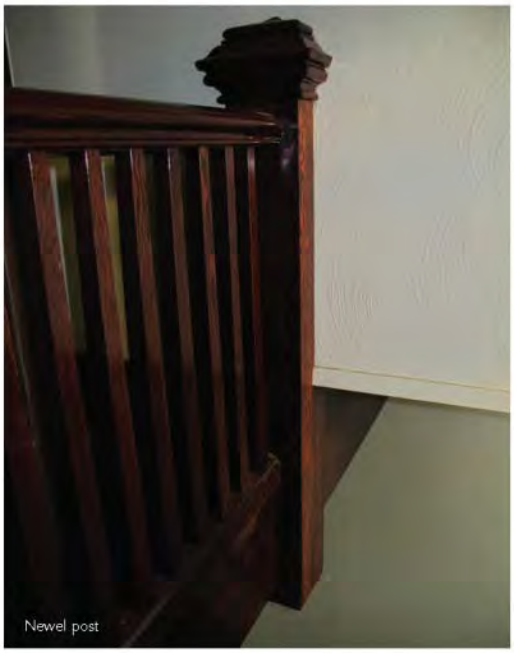
6.6 INTERIOR COLOUR SCHEDULE

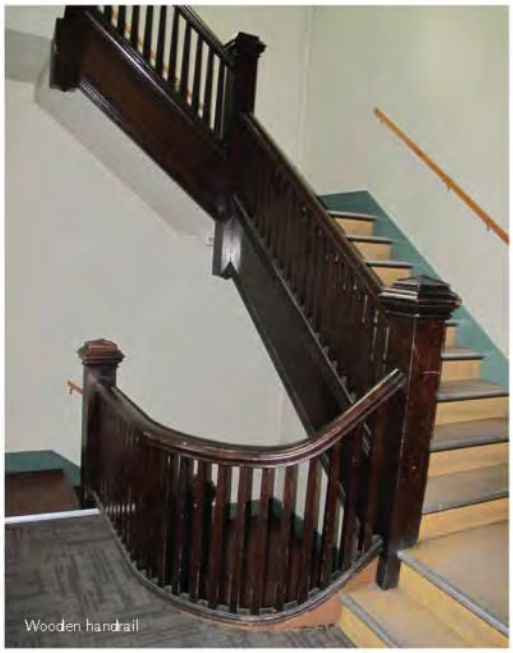
As with the exterior colour schedule, the restoration process should include finishes for the building in historically appropriate paint colours based on microscopic paint analysis.

Memorial chapel

CONDITION REVIEW -INTERIOR


Wooden staircase


Newel post


Wooden handrail

DONALD LUXTON & ASSOCIATES

APPENDIX A: RESEARCH SOURCES

Subject Property:	First Baptist Church
Address:	969 Burrard Street, Vancouver
Date of Construction:	1909 Design; 1910 Cornerstone; 1911 Dedication
Original Architect:	Burke, Horwood & White, Toronto
Original Contractor:	J.P. Matheson, Contractor; Thomas J. Heard, Stone Mason
Rebuilding of Sanctuary:	1931
Designer / Contractor:	Dominion Construction Company Ltd., 1931
Heritage Status:	Municipally Designated Heritage Site

REFERENCES:

- **City of Vancouver Building Permit:** September 3, 1909; First Baptist Church; Burk [sic], Architect; Matheson & Heard, Contractors; DL: 185 Block: 7 Sub: Resub: Lot: 17-18; 1009 Nelson Street; Stone Church, $75,000.
- **City of Vancouver Plans:** No early plans located; 1967 addition by Dominion Construction Company; 1977 Interior alterations to Pinder Hall, Arthur Mudry, architect.
- **City of Vancouver Archives Plans:** Dominion Construction, Engineers & Contractors, 1931.

ARCHIVES OF ONTARIO

An extensive collection of architectural drawings prepared by Edmund Burke, and by the firms of Burke & Horwood and Burke, Horwood & White between 1892 and 1919 can be found in the J.C.B. and E.C. Horwood Collection, ON00009 C 11, Archives of Ontario. This includes the original plans of First Baptist Church, Vancouver.

PUBLICATIONS

- Bentall, Shirley F. *The Charles Bentall Story: A Man of Industry and Integrity*. Vancouver: The Bentall Group Ltd., 1986.
- Carmichael, William MacMillan. *The Autobiography of a Church*, 1937 [manuscript].
- Carmichael, W.M. *These Sixty Years 1887-1947; Being the Story of First Baptist Church, Vancouver, B.C., Diamond Jubilee Celebrations*. Vancouver, First Baptist Church, 1947.
- Carr, Angela. Toronto *Architect Edmund Burke: Redefining Canadian Architecture* (Montreal & Kingston; McGill-Queen's University Press, 1995).
- Cummings, Leslie J. *Our First Century 1887-1987*. Vancouver, First Baptist Church, 1987.
- Howay, F.W. & E.O.S. Schofield, *British Columbia Illustrated Historical*, Vol. II, 1914, pages 650-652.
- Luxton, Donald. *Building The West: The Early Architects of British Columbia*. Vancouver: Talonbooks, 2nd ed., 2007.

PAMPHLETS [CITY OF VANCOUVER ARCHIVES]

- Dedicatory Services, First Baptist Church, June 11-14th, 1911.
- The Feast of Rededication, The First Baptist Church. November 15, 17, 18, 19 1931.
- First Baptist Church, Golden Jubilee Dinner, the Sixteenth Day of March, 1937.
- First Baptist Church, Eightieth Anniversary and Dedication Services. Sunday, November 26th and Wednesday, November 29th, 1967.

NEWSPAPER REFERENCES

- *Daily News-Advertiser* [Vancouver], Saturday, 22 September, 1888, page 1: (Note: discrepancy in dates - closure on Sept. 20th - but placed on the 22nd. "New Baptist Church, Vancouver – To Builders. TENDERS are invited for the erection of an edifice on the corner of Hamilton and Dunsmuir Streets. The plans and specifications may be seen at the office of MR. E.V. BODWELL. Tenders, sealed and endorsed, to be delivered to the REV. J.B. KENNEDY on or before six o'clock in the evening of THURSDAY, Sept. 20th inst. Neither the lowest nor any other tender will be necessarily accepted. WILLIAM R. KING. Architect, etc. New Westminster, September 12, 1888."

APPENDIX A: RESEARCH SOURCES

- *Vancouver Daily World*, November 5, 1888, page 4: "City and Country News – The work for excavating at the site for the new Baptist Church has been commenced. It will be a fine structure. T. Hooper is the architect for the building."
- *Vancouver Daily World*, December 31, 1888, page 5:A Baptist Church is about to be built at the corner of Dunsmuir and Hamilton streets. H. [sic] Hooper is the architect. It will be a frame edifice costing about $7,000.
- *Vancouver Daily News Advertiser*, January 24, 1889, page 1: Baptist Church, Hamilton Street at Dunsmuir Street.
- *Vancouver Daily World*, Saturday, May 11, 1889, Page 4: "OUR CITY'S NEW BUILDINGS; $500,000 WORTH; Of New Buildings Now In Process of Erection and Completion Throughout the City: The Baptist Church, Hamilton Street, is being proceeded with rapidity, whilst the Methodist Church is almost completed."
- *Daily British Columbian* [New Westminster], September 14, 1889, page 4.
- *Vancouver Daily World*, Tuesday, September 17, 1889, page 1; Account of the opening ceremonies of the First Baptist Church, held the previous Saturday.
- *Vancouver Weekly News-Advertiser*, Wednesday, September 18, 1889, page 5: Rendering and description; "plans by W.R. King."
- *Vancouver Daily World*, December 31 1889, page 5: "NEW BUILDING: ...Baptist Church, Hamilton Street. Rev. J.B. Kennedy, pastor. Height to ceiling, 37 feet; style, Elizabethan; seating capacity, 800. Cost, $10,500. Mr. King, architect."
- *Vancouver Daily World*, December 31, 1889, page 8-9; illustration and description, mostly of Kennedy. Page 9: Hamilton Street Church "From early in the year 1887, the congregation of this church met regularly for divine worship in a small unpretentious looking structure on Westminster Avenue, their first preacher, the Rev. Mr. Daniels, preaching to them temporarily until their present pastor, Rev. J.B. Kennedy, should arrive. On Mr. Kennedy's arrival the church was not self-sustaining, so he acted for the first two years here as a missionary. Last July the congregation became strong enough to support itself and immediately extended a call to the enterprising missionary to whose efforts it undoubtedly owed much of its strength and the call was of course accepted. The old building in which they were then worshipping only seated about 200 people, and was not fitted up with any baptismal facilities of any kind, so that all who wished to be baptized into the church, had to undergo their immersion along the watery edge of False Creek. The congregation soon outgrew the capacity of the old place and the fine new edifice at the corner of Hamilton and Dunsmuir Streets was undertaken. The new building was dedicated September 15, 1889 and has since that date been the home of the congregation."
- *Province* [Vancouver], June 9, 1911, page 17: First Baptist Church, Nelson Street at Burrard Street (description).
- *Vancouver Daily World*, June 10, 1911, Section Three, page 2: "First Baptist Church Opening."
- *Canadian Baptist* [Toronto], 29 June 1911, page 4.
- *Daily Province* [Vancouver], February 10, 1931, page 1: "Flame-Swept Church."
- *Daily Province* [Vancouver], November 7, 1931, page 1: "Reconstructed Church to Open."

969 Burrard Street & 1019-1045 Nelson Street
Glotman-Simpson HERITAGE SEISMIC AND STRUCTURAL UPGRADE OPTIONS REPORT

First Baptist Church

Glotman-Simpson
GROUP OF COMPANIES

Heritage Structural Upgrade System

Structural upgrade system for the heritage church consists of the following:

OPTION 1A:

Sanctuary Hall

Roof
- Remove and replace existing shale tile roof
- New plywood diaphragm sheathing under replaced roof
- New structural steel horizontal bracing with attic space

Existing brick/stone/rubble wall
- New 200 thick shotcrete interior face full height
- Drilled tie dowels at 900 o/c max each way
- New foundations dropped to suit new lower basement floor elevation

New Braces
- New structural steel braces at north and south wall – 4 each side/8 total that replace existing columns within the hall
- New structural steel columns and beams at east wall
- New foundations dropped to suit new lower basement floor elevation complete with soil anchors

New walls
- New concrete walls north and south of stage
- Infill with concrete and wrap with 200 thick walls the two chimney stacks
- New structural steel columns and beams at east wall
- New foundations dropped to suit new lower basement floor elevation complete with soil anchors

Basement
- Lower existing floor and cast new slab on grade
- Remove and replace existing columns complete with new foundation pads

Pinder Hall

Roof
- Remove and replace existing shale tile roof
- New plywood diaphragm sheathing under replaced roof
- New structural steel horizontal bracing with attic space

Existing brick/stone/rubble wall
- New 200 thick shotcrete interior face full height
- Drilled tie dowels at 900 o/c max each way
- New foundations dropped to suit new lower basement floor elevation

New Braces
- New structural steel braces at east and west wall – 4 east & 3 west /7 total
- New structural steel columns and beams at east wall
- New foundations dropped to suit new lower basement floor elevation complete with soil anchors

New walls
- New 300 concrete walls at elevator and stair
- New structural steel columns and beams at north wall
- New foundations dropped to suit new lower basement floor elevation complete with soil anchors

Mezzanine
- Remove existing level 2 mezzanine floor and replace with steel framing for new seating

Basement
- Lower existing floor and cast new slab on grade

Bell Tower

Walls
- New 200 thick shotcrete interior face full height
- Drilled tie dowels at 900 o/c max each way
- New foundations dropped to suit new lower basement floor elevation complete with soil anchors

Floors
- Remove and replace existing timber floors with either suspended slabs or timber framed floors.

Infill Area

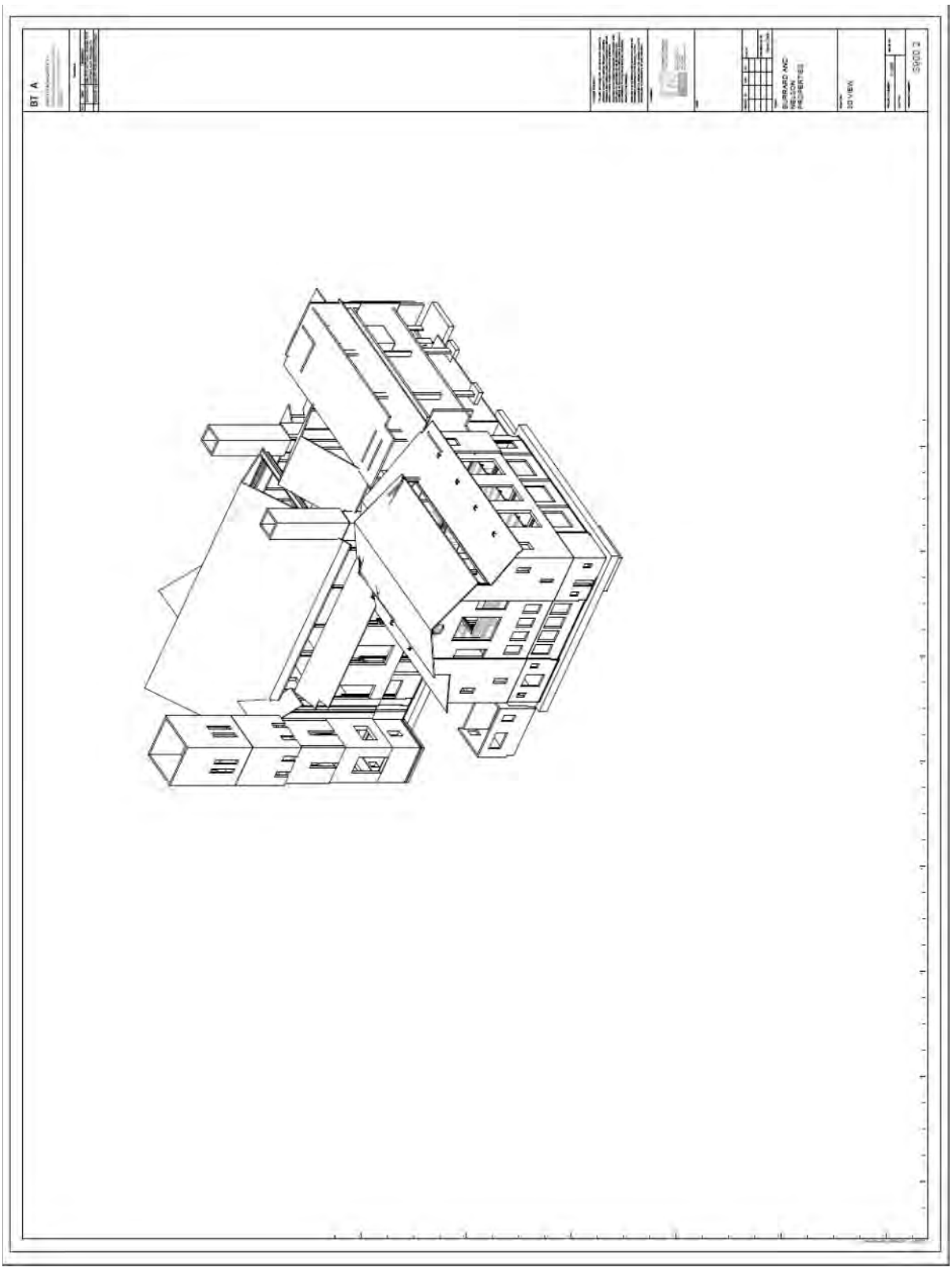
Floors and Roof

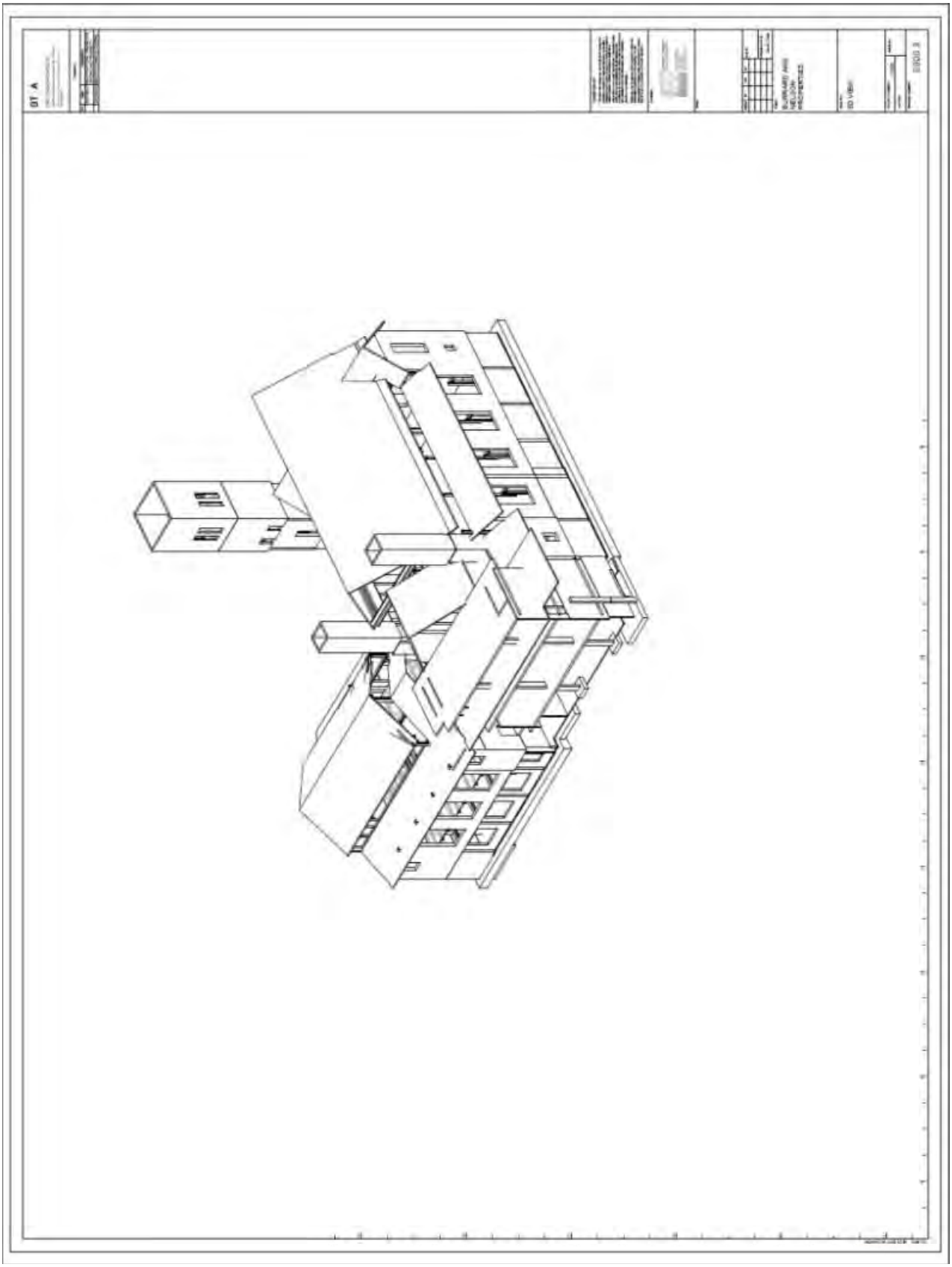
- Demolish existing building
- New CIP concrete construction with columns, walls, suspended slabs, slob on grade and foundations

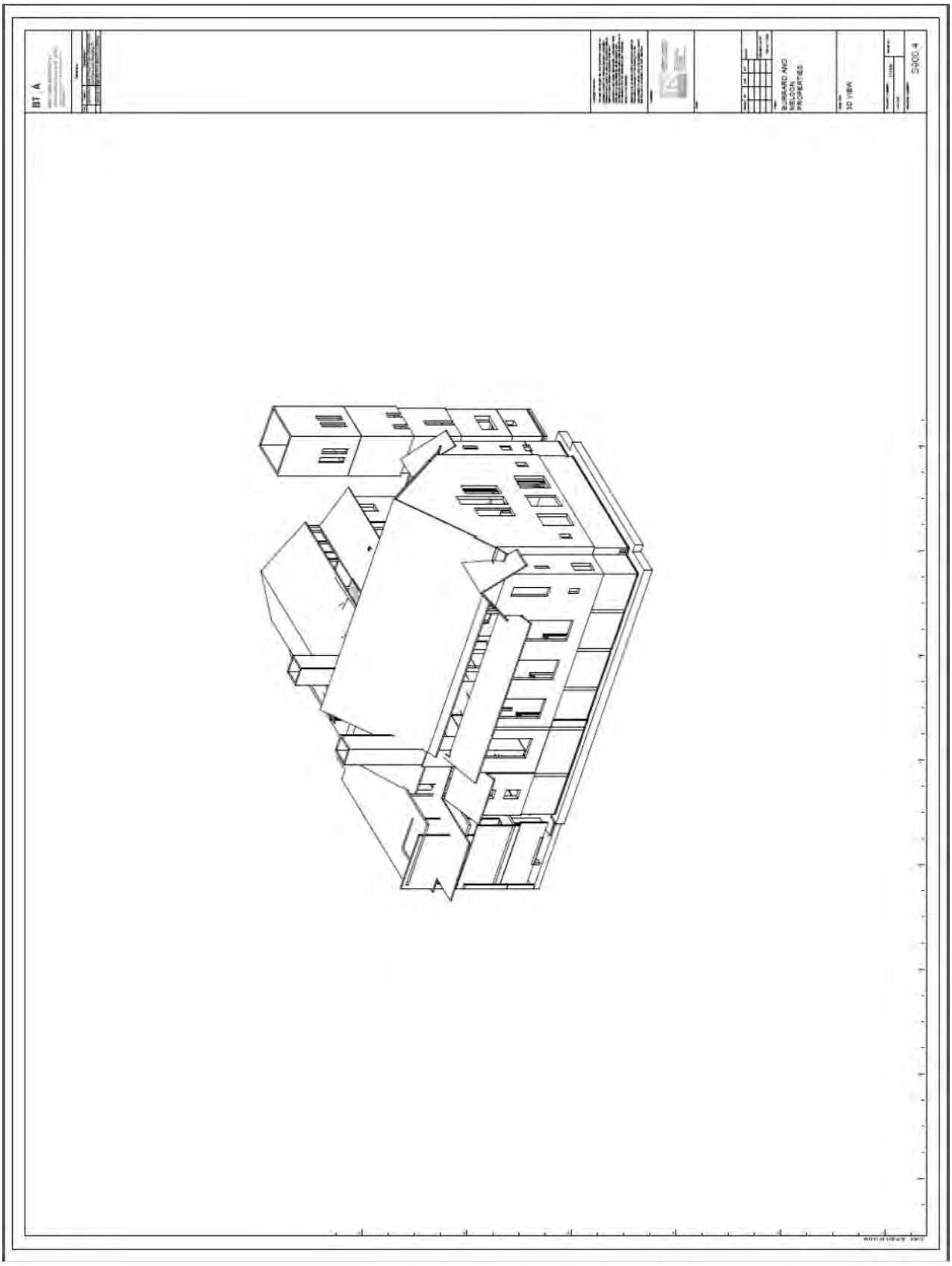
Refer to Appendix A for option 1A

Appendix A:

Option 1A



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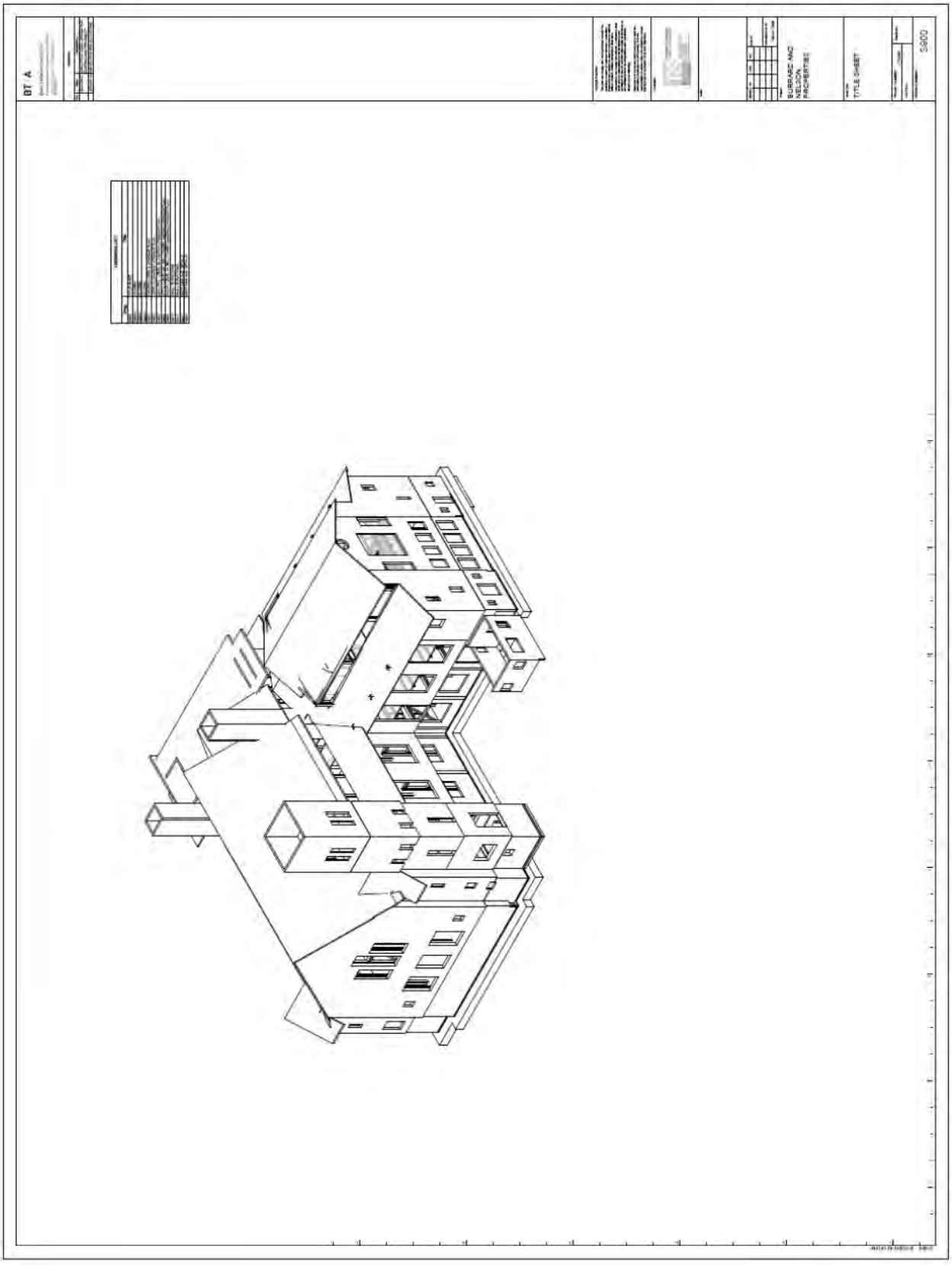
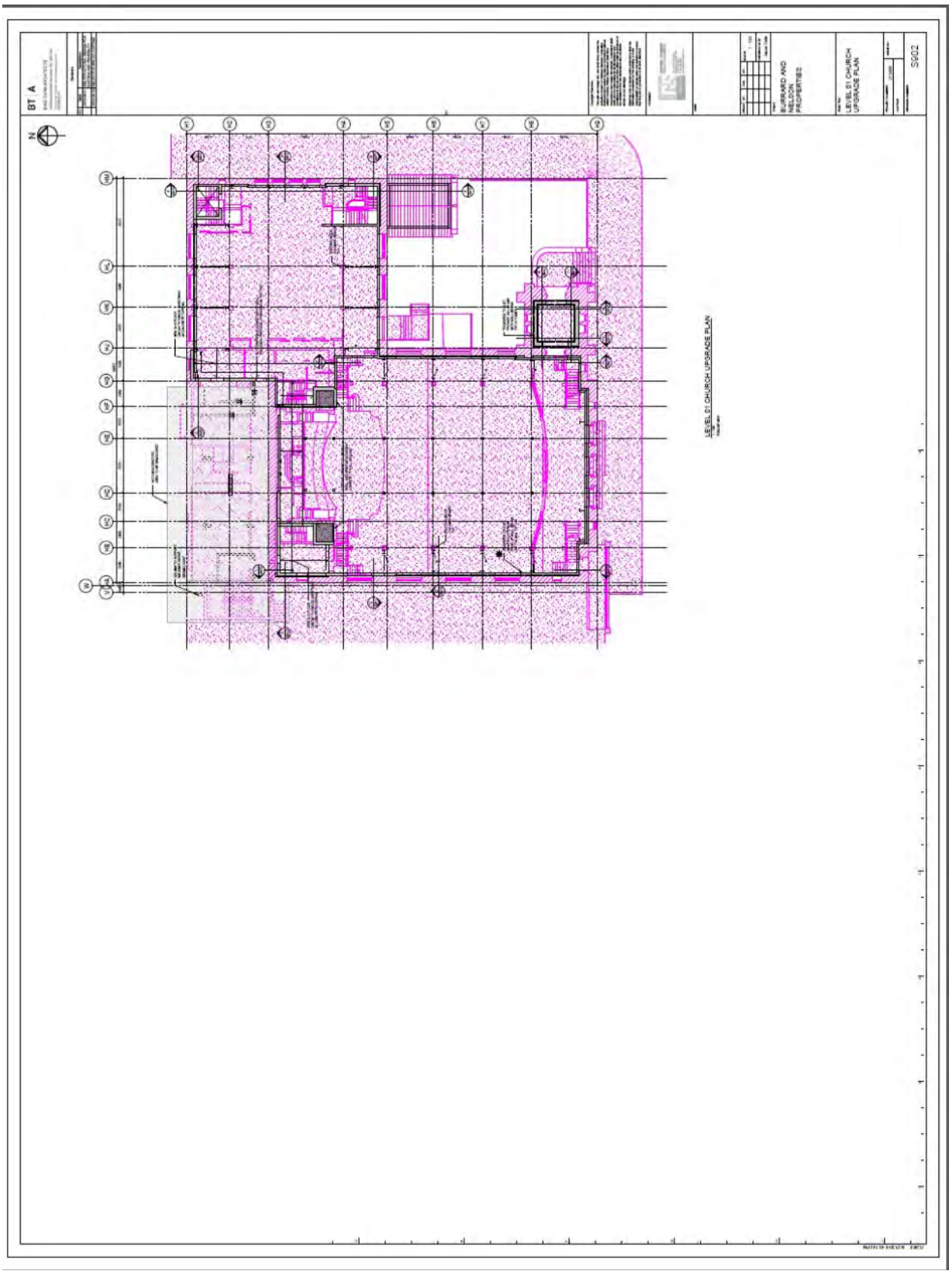
BURRARD AND NELSON PROPERTIES
3D VIEW
S900.4




BT A
BURKHARD AND
CHURCH LEVEL 0
UPGRADE PLAN
S001
BASEMENT UPGRADE PLAN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BURRARD AND NELSON PROPERTIES
LEVEL 01 CHURCH UPGRADE PLAN
S902
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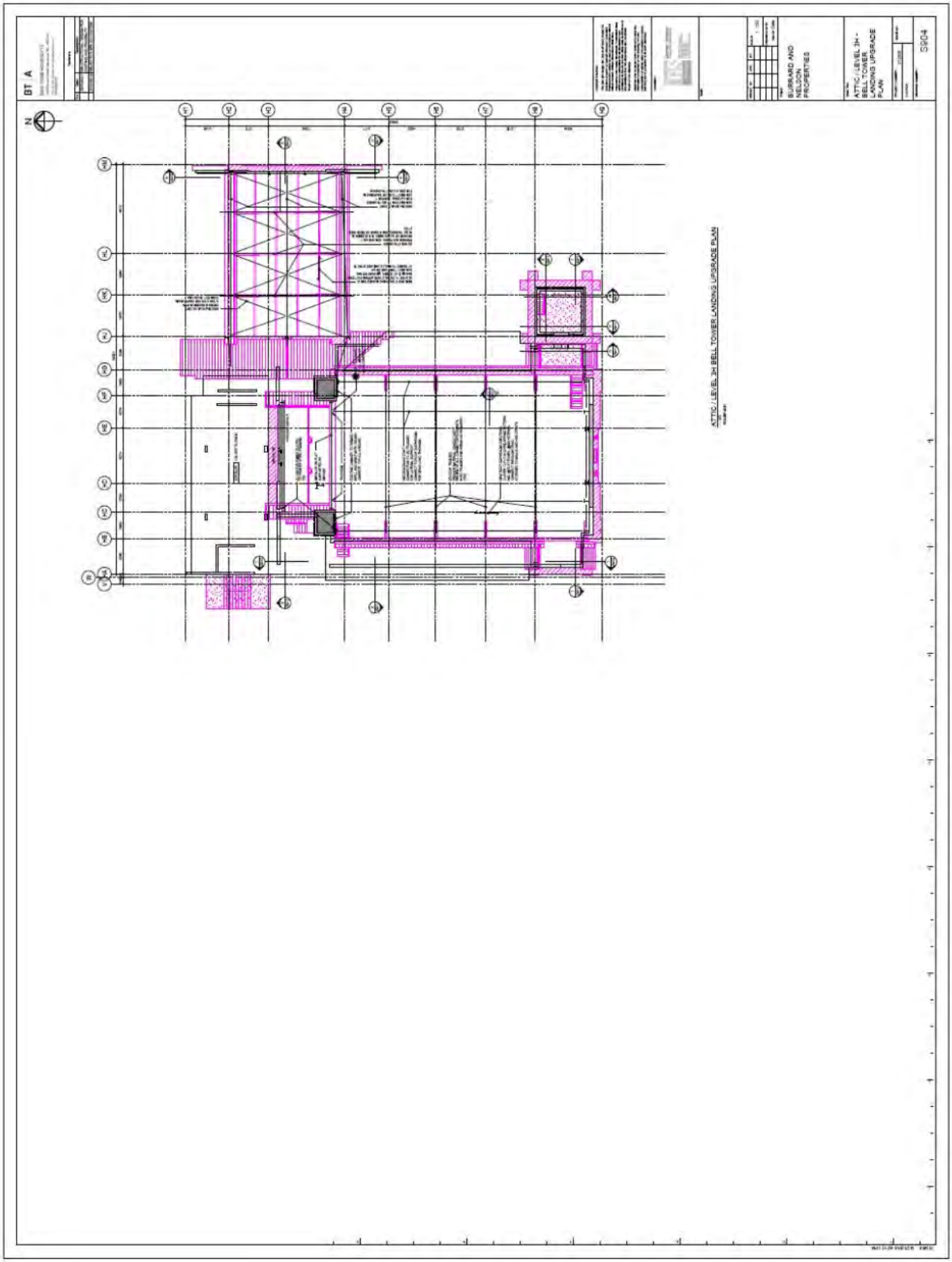
LEVEL 01 CHURCH UPGRADE PLAN


BT A
GALLERY - LEVEL 02 CHURCH UPGRADE PLAN
S003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BURRARD AND NELSON PROPERTIES
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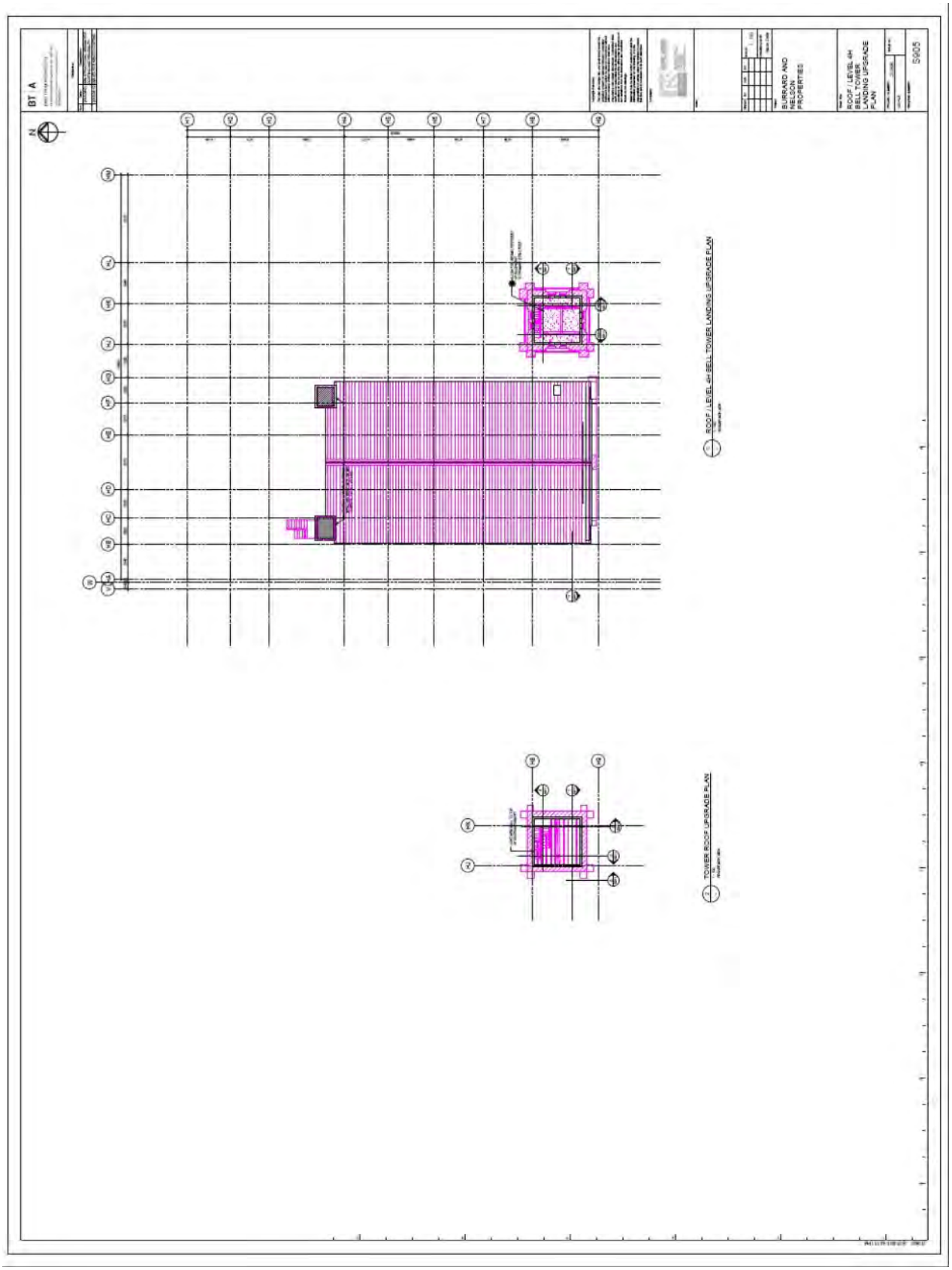
S604
N
ATTIC LEVEL 3H BELL TOWER LANDING UPGRADE PLAN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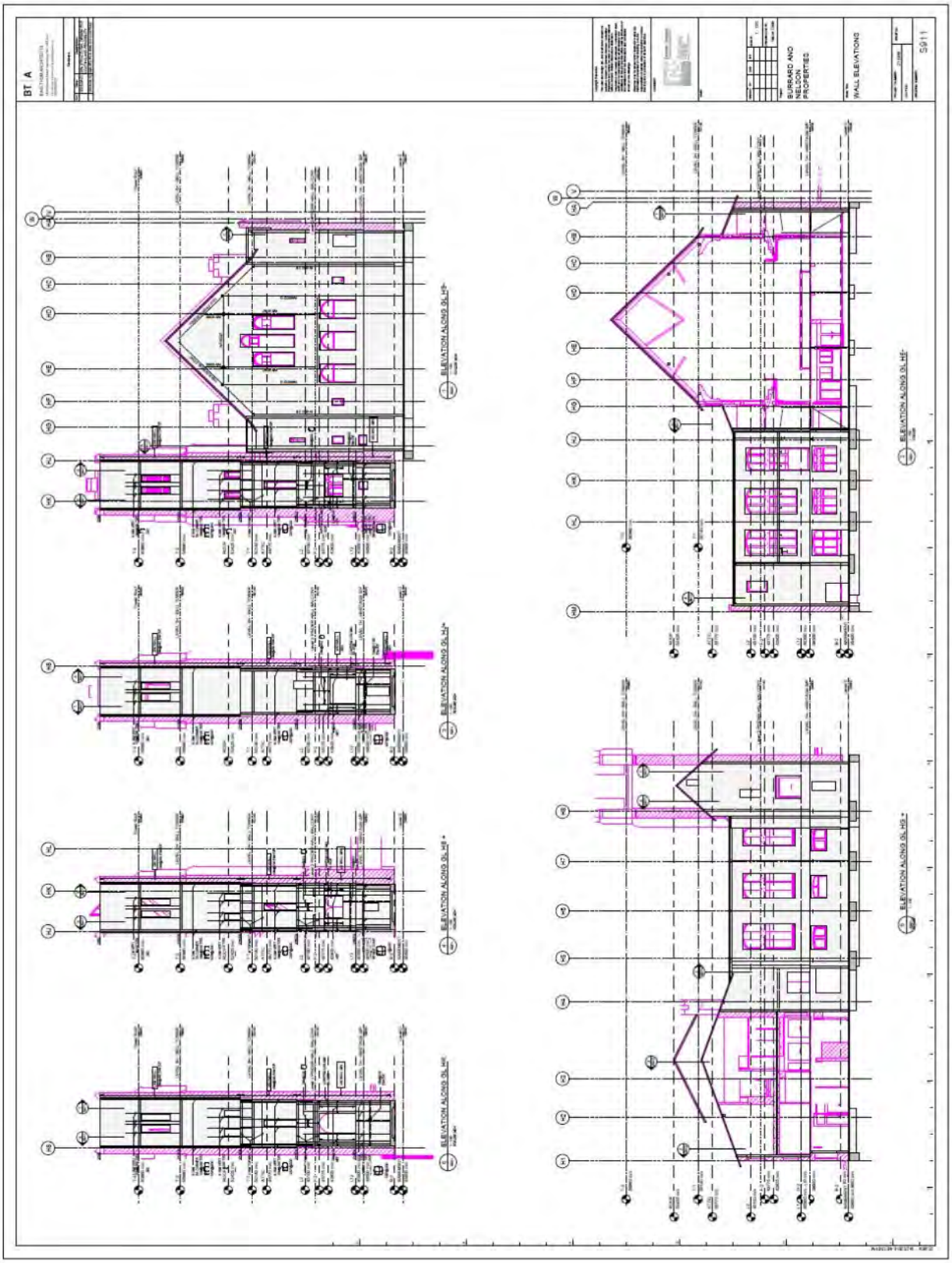
ROOF / LEVEL 4H BELL TOWER LANDING UPGRADE PLAN
TOWER ROOF UPGRADE PLAN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BURRARD AND NELSON PROPERTIES
WALL ELEVATIONS
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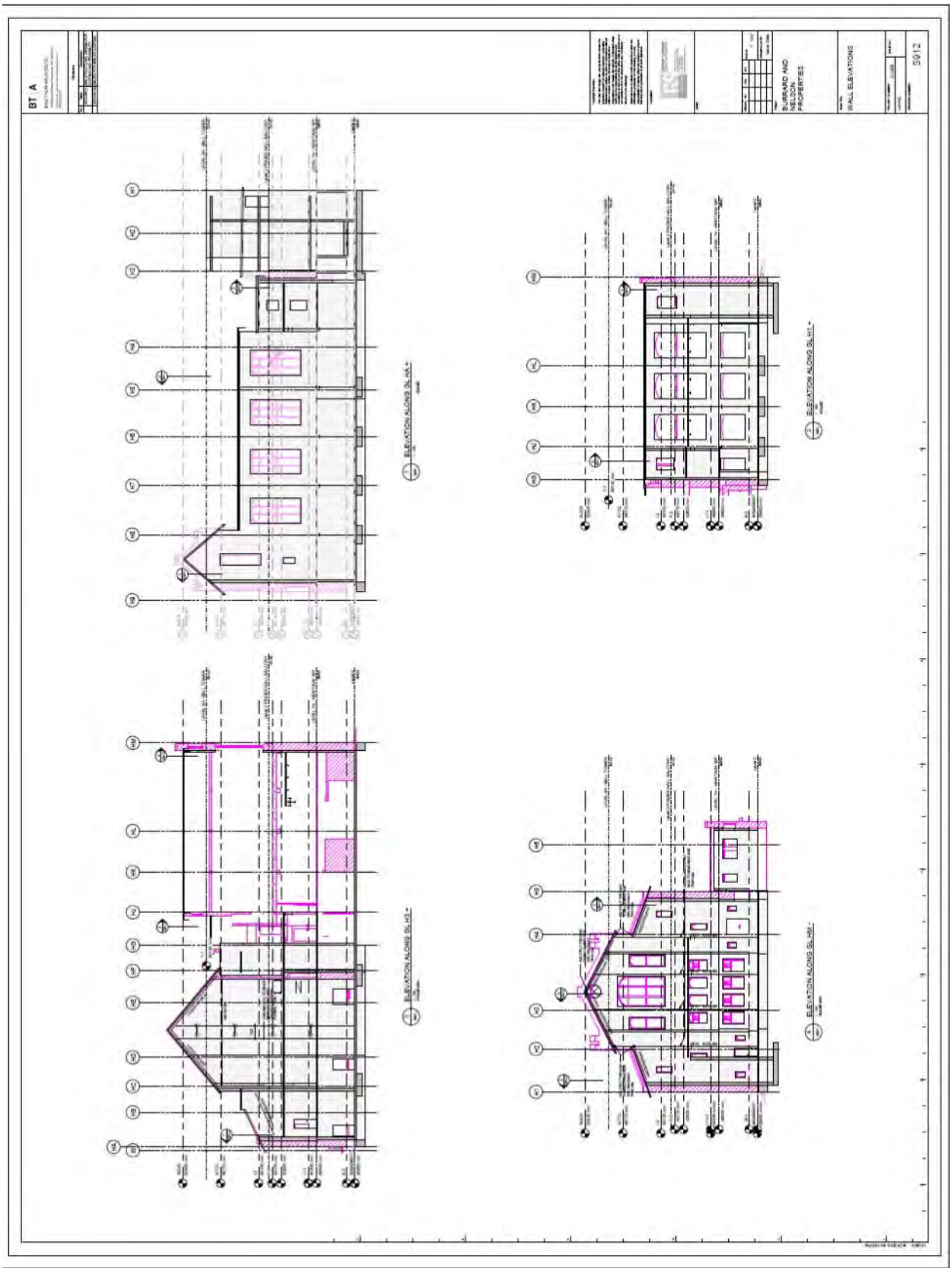
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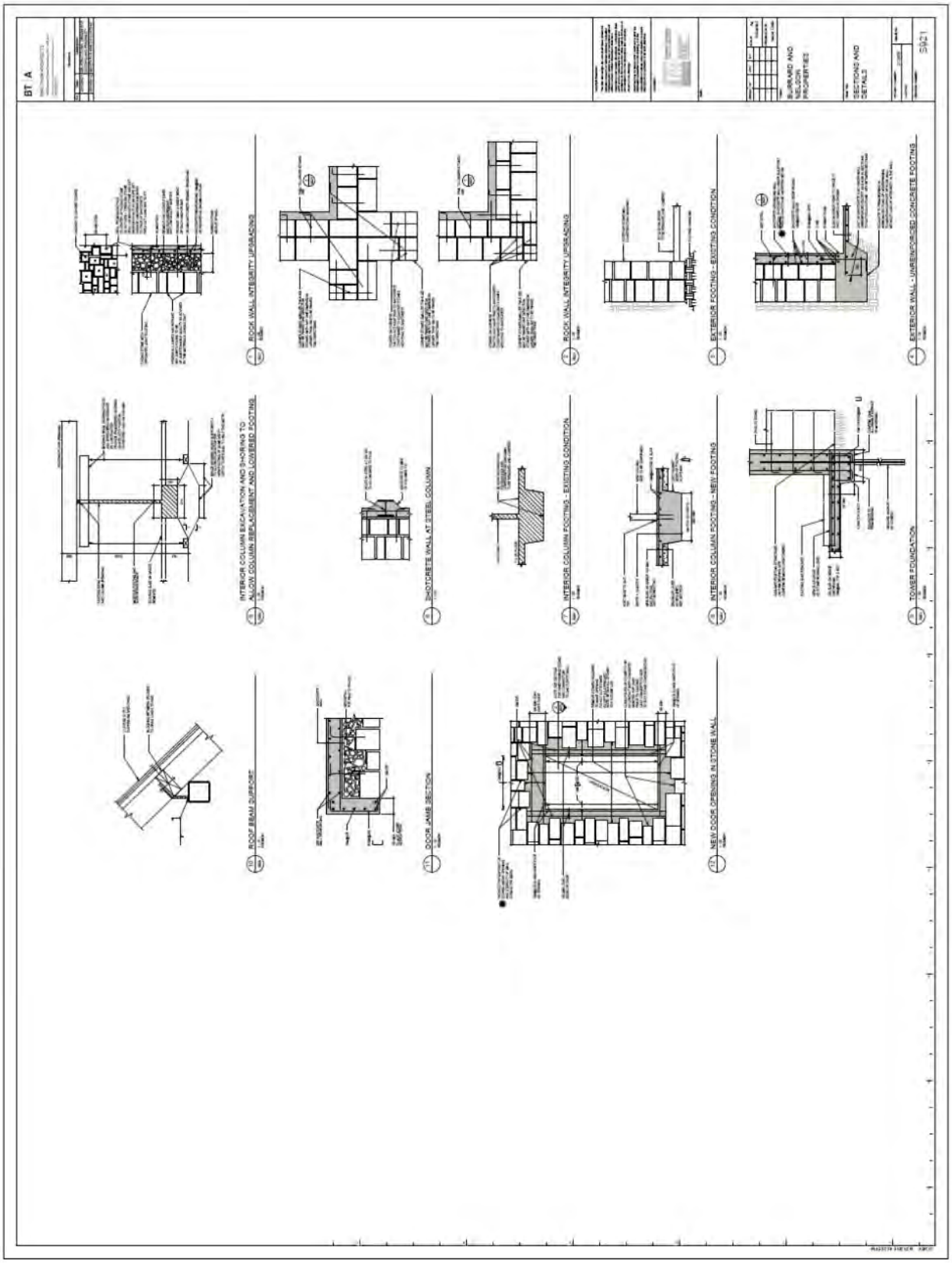
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BURRARD AND NELSON PROPERTIES
SECTIONS AND DETAILS
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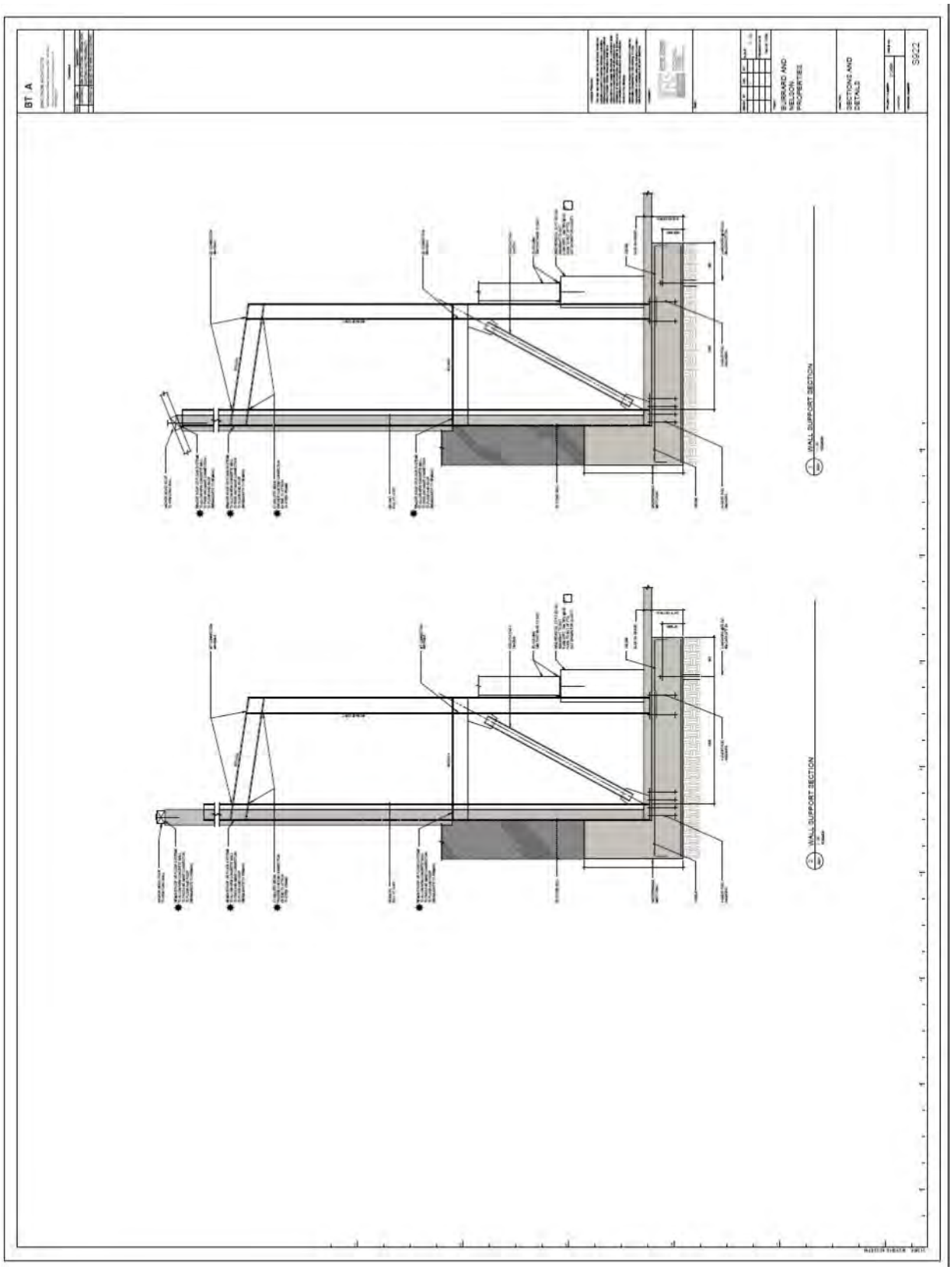
ROOF WALL INTEGRITY UPGRADING
ROOF WALL INTEGRITY UPGRADING
EXTERIOR FOOTING - EXISTING CONDITION
EXTERIOR WALL - UNREINFORCED CONCRETE FOOTING
INTERIOR COLUMN EXCAVATION AND SHORING TO ALLOW COLUMN REPLACEMENT AND LOG/RED FOOTING
SHOTCRETE WALL AT STEEL COLUMN
INTERIOR COLUMN FOOTING - EXISTING CONDITION
INTERIOR COLUMN FOOTING - NEW FOOTING
TOWER FOUNDATION
ROOF BEAM SUPPORT
DOOR JAMB SECTION
NEW DOOR OPENING IN STONE WALL


BT A
BURRARD AND NELSON PROPERTIES
SECTIONS AND DETAILS
S622
WALL SUPPORT SECTION
WALL SUPPORT SECTION

969 Burrard Street & 1019-1045 Nelson Street
ADDITIONAL INFORMATION

1. Urban Design Panel Minutes — April 6, 2016

EVALUATION: SUPPORT (9-0) (1 ABSTENTION)

Peter Cardew and Jim Hancock were also in attendance.

- Introduction: Mr. Black, Development Planner, and Ms. Hoese, Rezoning Planner, introduced the development proposal for the rezoning of 969 Burrard Street. Greg McCall, Energy Policy Specialist, and Sabina Foofat, Renewable Energy Planner, were available for questions. The site has a 395 foot frontage that takes up two thirds of the block, with a 130 foot lot depth. There is a row of substantial evergreen trees on site along the sidewalk of Nelson Street. The site was rezoned in 2005 together with the YMCA site, which has been fully developed and includes a 24 storey tower that is about 248 foot in height, the Patina.

  The rezoning policy falls under the West End Community Plan. The planners noted that under the Plan, rezoning applications can be considered for a maximum height of 550 ft., with proposals beyond the Queen Elizabeth View Cone (3.2.1) subject to a review under the General Policy for Higher Buildings. The maximum recommended floor plate is 7,500 square feet in the Plan. For Downtown projects, a separation of 80 feet between buildings over 60 feet in height is normally expected.

  The Rezoning Policy for Sustainable Large Developments requires rezoning applications achieve higher sustainability standards in the various areas, including access to nature, sustainable food systems, rainwater management, zero waste planning, and affordable housing. Policy also requires a low carbon energy supply feasibility study to explore the viability of a district energy system, and if the business case is viable, a system will be required. Under the General Policy for Higher Buildings, higher buildings should demonstrate reduced energy consumption, and leadership and advances in sustainable design.

  The proposal includes seismic upgrade of the 1911 First Baptist Church structure, restoration of the sanctuary interior, and restoration and designation of the interior of the 1931 structure (Pinder Hall). The applicant proposes the removal of the 3 wood-frame buildings and all trees on the site. They aim to construct an underground parkade for 497 cars level with the lane, and a residential highrise.

  The proposed high-rise will be a 56-storey market residential tower in the middle of the site. The floor plate of "typical" tower levels varies from 8,870 square feet including an open air lobby corridor on each floor, to the smallest floor at a 7,565 sq. foot plate. The average size is 8,690 sq. ft. including the open air corridor but not the outside balconies, which is beyond the maximum size recommended in the West End Community Plan. The height to the parapet of the uppermost habitable floor is proposed at 550 ft. The proposed shadow would fall across Nelson Park. The application proposes to exclude from the height a range of mechanical and private roof deck screens that extend above the top floor, to about 580 feet in height, with the tower setback of at least 80 foot from the

nearest existing residential tower, the Patina. There are a series of 4 scalloped cut out forms at the base of the tower.

The proposed mid-rise building is an eight storey, 66 unit rental apartment at the west end of the site. The setback is seven feet from the interior property line, with dwelling units located along the west façade toward the neighbouring site. The podium is a three-storey podium that runs along the lane west of the church to add a larger lobby, program, and staff space, plus a new daycare for 37 children. The proposed church area more than doubles the existing church space. The total density is 10.83 FSR.

Mr. Black noted that traditional West End buildings on the residential streets often have a green and planted 'tower in park' expression which creates a visual openness, 'through block', or porosity to and from the lane. The proposal is more of a 'podium and tower' form with an at-grade design that connects to the west side of the Church with a glazed atrium space and continues across the majority of the site. The site is primarily covered by hard surfaces or building.

The applicants intend to demonstrate a 33% reduction in GHG emissions and a 45% reduction in total energy use. Measures to achieve this are proposed to be an energy efficient envelope and outdoor circulation space, reduced demand for domestic hot water, and connection to a low-carbon energy utility.

Advice from the Panel on this application is sought on the following:

1. Does the proposed design provide a lasting and meaningful public legacy as intended by the Higher Buildings Policy?

2. Beyond the reduction in energy use required in the policy, do the built features identified in the high-rise tower, its podium, and the midrise building establish the development as a leader in sustainable design?

3. Does the Panel support the design of the portion proposed to extend above 550 ft. considering its benefits or impacts to the project, the neighbourhood, and the skyline?

4. Does the Panel support the built form shown at each of the four sides, including heights, setbacks and open spaces, in terms of forming a well-resolved relationship:

    a. with the heritage structure of the original First Baptist Church;
    b. to the pedestrian realm along Nelson Street;
    c. with the adjacent site to the west; and
    d. to the lane and the YMCA and Patina building beyond ?

5. Does the Panel support the proposed form of development including the heights (550 feet and 580 feet) and setback (7 feet at the west side) shown at a density of 10.83 FSR (561,881 square feet) ?

- Applicant's Introductory Comments: The applicant stipulated that the project is driven by the active church. The heritage building is being renovated, and there is a challenging seismic upgrade. The entire inside of the church building needs to be shelled out at large expense. Pinder Hall was subdivided, so it will be recreated, and it will be a room for 200 people. It will be open to the public for lectures and other public activities, and a resource for the community.

  The other space is the basement with programming contained in the lower level. Next, the podium of the building is expands the programming. The licensed daycare will meet criteria for 37 kids in a licensed daycare. The affordable housing units range from bachelor to 2-3 bedrooms, and there is a lot of common space on the ground floor. The fourth component was a reconsidered tower, which addresses sustainability and isolation / loneliness. The applicant created more common areas on each of the tower floors to create more inclusion and sense of community. The design intent was to have the fenestration break up the wind inside the building. There are habitable micro climates and cross ventilation on each floor. The open outdoor entry lobby concept at each floor reduced the energy consumption by 10%.

  There are clusters of three floors to create a high rise block. There is a limited strata in each area for a micro community. There is ventilation created with the open spaces. The applicant proposes a tandem elevator, the upper one is the passenger elevator with a lower elevator for garbage, moving, and pets. Rather than having a garbage chute, the design proposes a tandem elevator. The aimed for a sustainable concierge with interactive software to communication better with residents. The panels are curved pre-cast, concrete, with insulation on the inside. The windows are also being fabricated off site. The curved glass is important to the applicant. The tower creates a curved dome or shallow arched sky line profile.

  The church used to have front it's door on Nelson, but it was not used. The applicant intends to create a drop off location on Nelson. A swimming pool and public art is proposed. The art will be on privacy screens. There are numerous entrances to the site. There is an informal entry to the church, but the drop off entrance is the second entrance. There is only one door allowed for the corner of the church, and the congregation will use the corner for before and after church services in future. Going forward, there will be a wind study for the towers. Balconies will have substantial overhangs, so there will be shading where the decks are. The rental building will have darker glazing. It will be related to the other building. The shadows will have minimal impact on park, and it will have the minimal 2 hours day light for the daycare.

  The landscaping intention is to improve the pedestrian experience on Burrard and Nelson, as well as the alley, in order to create a landscaped street. There is a plaza that relates to retail, in order to activate the space. They intended to create a court with outside café seating. The landscaping will grow up the building. Sixty replacement trees will be added to the site. There will be a garden and fruit orchard area with a children's play area.

  Sustainability performance of the project includes achieving 40% energy savings. There is a unique outdoor lobby corridor design at each floor that reduces heating needs. There are insulated balcony slabs, and the building itself will perform 30% better than an ASHRAE building. There will be a renewable gas supply in order to reduce carbon.

- Panel's Consensus on Key Aspects Needing Improvement:

    - The proposed façade might be too graphic or abstract for an expression of a residential use;
    - The scalloping expression at the base of the tower is very literal, however it does address the church at grade;
    - The proposed 7 foot set back is an issue for the outlook of the buildings on the west side of the site
    - Develop the landscape more;
    - Recommend a break in the length or add connections to the lane;
    - Further exploration of the vertical wall garden idea;
    - The elevation of the lane is too severe and lacks porosity;
    - There were concerns that the open hallway lobbies at each level of the tower might not create social inclusion as designed;
    - Develop the mid height amenity space garden.

- Related Commentary: The panel supported the overall design. The design would create a legacy, it would be a striking building, and the form is unique. The relationship with the new tower and church works and the complexity was addressed and resolved. The open corridor lobbies of the tower could be an experiment that could inform other developments. It is a solid building with a strong presence. The thermally broken slabs, insulated soffits, concrete sandwich panels, and split elevators are supported. The façade is not a curtain wall, and has a solidity to it that is welcomed. There is support for the proposed height and averaging of the height. It does not impact Queen Elizabeth view cone. The form is strong, with respect to the church. The ground plane is crowded. The panel strongly supported a wider sidewalk. The density is supported.

  The galleria and adjacent spill space is supported. The galleria seems unresolved and more like a connection space in the development. The galleria should have a better connection to the church.

  The formal expression of the pool in the lane is a strong point, and it is well placed in the lane because it is in a private area. The outlook of the buildings could be a problem. The heritage is well incorporated. The rental units are too close to the property line. There are opportunities to look at connections within the site by breaking street walls. One panelist thought the church does not need to physically connect to the rest of the site. The insulated concrete panels and garbage elevator work well. The pedestrian realm along Nelson Street is well done. Permeability should have a purpose. At the lane, the massing is not an issue. One panelist objected to loneliness as an argument for common spaces, unless it can be proven that loneliness is attributed to towers.

  Open garden courts are supported by a panel member. The experience should be good on the ground, where people can sit and spend time creating community. Solidity in the building is desirable and beautiful. The glazing on the building is a concern on the lower building. The current expression is resolved. The public art will make the scallop forms at the base of the tower work well.

The shape of the building is good. It may not always be possible to have accessibility from floor to floor. There is a concern for parking drop off for childcare. People have to park so they can drop off children. The undulating scheme with alternating floors and exposures should be considered. The sun on outdoor childcare space should be considered. The rental building location 7 feet from the property line has a negative impact. The shadow over the park is not problematic for the park. One panelist thought it was unfair for City Planning to expect an architectural plan at the rezoning stage. The west side of the site should have more design development and interest.

The panel supports the 550 ft. height. The varied tower heights are well done but could go higher. One panelist thought the tower is a world class addition to the skyline. The panel recommends adding diversity in tower heights, since multiple heights do not appear to impact neighbouring sites. The panel supports 8500 square foot floor plates. The tower could have a more meaningful garden and interior amenity with multiple heights. A panel member was concerned about the heat gain due to the glass on the building. The tower will be modern and expand the west end with a new visual literacy for architectural and urban design. The church at ground plane and entry way is supported. One panelist felt the ground plane should be improved by looking at more public interaction experience. More places should be made for movement, for example, a meet and greet drop off location for vehicles.

The floorplate is justified considering the size of the development. One panelist advised the average height should be proportional to floor plate. Another panelist thought the floor plate size could be smaller because there is a park beside the site. Another panelist disagreed, and thought the exterior wind into the tower has been carefully considered, and thought the floorplans were not that much bigger than average. The tower footprint has minimal impact on the form. The Nelson street lane closure is supported so people have accessibility for drop off. There could be a second entrance in the lane.

The low rise building should have more of a setback. In the west, the shadowing is not a problem for the park however the seven foot setback could be addressed. The tower is connected to 60s design of the West End. The ground plane plaza is a concern due to shadowing, development should be made for a lively space. The key is making two towers one tower. The shape of the towers and the open corridors will be creating a strong Venturi effect.

The open corridor courts are a major part of the sustainable energy reduction. The sustainable design is supported with a proposed 45% reduction in energy consumption. The energy strategies of the envelope are addressed with thermally broken slabs, insulated soffits, and concrete sandwich panels, as well as split elevators. Water harvesting and water re-use could be developed further, for example adding rainwater and stormwater management. The gardens in the sky precedent could be developed more. The landscape and architecture are working together. There was support for landscape development and trees in the lane. On Nelson, tree roots should be maintained.

- Applicant's Response: The open court idea is taken very seriously. With strong wind forces, the question is whether to stop the turbulence of the wind. The social aspect will be explored social impact analysis. The open spaces will be studied.

2. Vancouver Heritage Commission (VHC) Minutes — April 25, 2016

Staff and the Applicants provided an overview of the application and responded to questions.

MOVED by Commissioner Michael Kluckner
SECONDED by Commissioner Anthony Norfolk

THAT the Vancouver Heritage Commission supports the application for the rehabilitation and Seismic upgrade of 969 Burrard Street, the First Baptist Church, including the application to build an adjacent tower;

FURTHER THAT the Commission recommend that further design consideration be given to the new steps design for the Burrard Street entrance to the church;

FURTHER THAT the Commission asks the applicant to consider providing a reference in the design of the landscaped space between the buildings of the lost heritage elements including the Hobbit House; and

FURTHER THAT while the Commission appreciates the distinguishable nature of the tower design, the Commission recommends further design consideration be given to the compatibility of its design.

CARRIED UNANIMOUSLY

969 Burrard Street and 1019-1045 Nelson Street

PUBLIC CONSULTATION SUMMARY

Public Notification

A rezoning information sign was installed on the site on February 24, 2016. A community open house was held on March 10, 2016. Notification and application information, as well as an online comment form, was provided on the City of Vancouver Rezoning Centre webpage (vancouver.ca/rezapps).

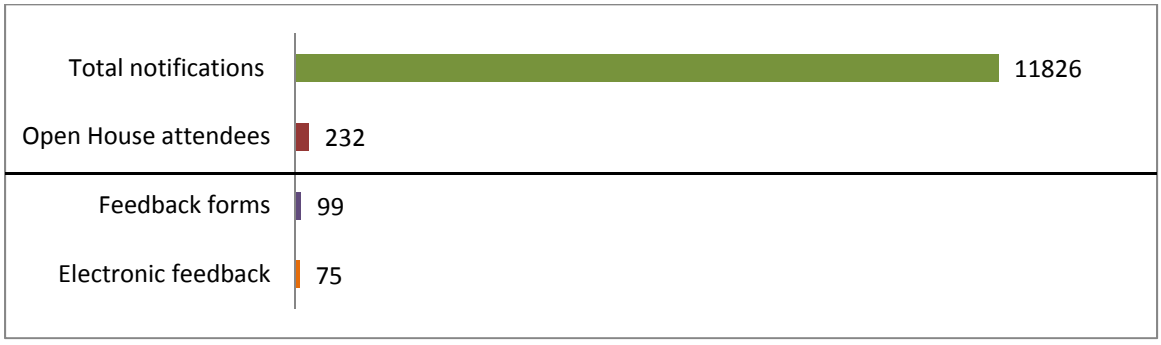
March 10, 2016 Community Open House

A community open house was held from 5:00-8:00 pm on March 10, 2016, at First Baptist Church, 969 Burrard Street. A total of 11,826 notifications were distributed within the neighbouring area on or about February 25, 2016. Staff, the applicant team, and a total of approximately 232 people attended the Open House.

Public Response

Public responses to this proposal have been submitted to the City as follows:

- In response to the March 10, 2016 open house, a total of 99 comment sheets were submitted from individuals.
- A total of 75 letters, e-mails, and online comment forms were submitted from individuals.



Below is a summary of all feedback (both online and from the open house) related to the proposal. The topics are ordered based on how frequently they were mentioned by the public:

<u>Comments in support of the proposal:</u>

- *Building Design:*
  The design of the tower was praised as being generally attractive. Some respondents considered the tower design to be an iconic addition to the Vancouver skyline.

- *Affordable Housing:*
  There was support for the provision of affordable housing units within the development, especially given concerns about the increasing cost of housing in the

area.

- *Expansion of Church:*
  The opportunity for expanded facilities for church programming and community services was supported by many respondents. They noted there was a need for these services, and thought the community would benefit in general.

- *Upgrading of First Baptist Church:*
  Respondents supported the retention and upgrading to the heritage church building. Particular emphasis was placed on seismic upgrading.

- *Provision of Childcare:*
  The feedback included general support for the proposed childcare spaces.

- *Design of Open Space:*
  People responded positively to the design of the open space around the base of the tower. One benefit some respondents emphasized is the increased potential for lively community interactions and public activities in the space.

- *Housing Stock:*
  Some respondents supported the increase in housing stock in the area, noting there was a need for more housing units for a growing city.

Concerns or Suggestions for Improvement:

- *Scale of Proposed Tower:*
  The scale of the building was considered too high for the area. Some indicated that a height matching the adjacent 42-story Patina building would be appropriate. Concerns were raised that the tower would dwarf the heritage church building, and potential shadow Nelson Park.

- *Laneway Traffic:*
  Respondents were concerned about increasing traffic in the laneway, especially during peak hours. Some respondents indicated that the lane interface with the adjacent Patina building is too crowded and aggressive, and that increased traffic could lead to safety issues. Respondents indicated that the access from the laneway should be improved, to provide a better community feel.

- *Shadowing Impacts on Adjacent Patina Building*
  Respondents expressed opposition to the shadowing impacts of the proposed tower on the Patina building directly to the north of the site. Several single-aspect units on the lower floors, without a corner orientation, would be especially impacted, as they face directly at the proposed tower. Respondents expressed that the large floor plate of the tower would restrict their access to sunlight.

- *Tower Location and Proximity to Patina Building*
  Concern was raised about the proximity of the proposed tower to the adjacent Patina building, especially to single-aspect units at the lower levels without a corner orientation. The proximity could negatively access to sunlight and privacy. Some felt

the tower was also too close to the church, and dwarfed the heritage building. Respondents suggested that the tower be moved southwest to mitigate these concerns.

- *Traffic Congestion in the Area:*
  Concerns were raised about the increased traffic and congestion that would come with more residents moving into the neighbourhood, and cited issues with existing traffic in the area.

- *Obstructed Views from Adjacent Patina Building*
  Respondents objected to the impact the proposed tower would have on the views from south-facing units of the adjacent Patina building toward English Bay.

- *Excess Parking*
  The high parking ratio was concerning to some respondents, who felt that the location of the development near transit should lead to a reduction in the parking required. Concerns were also raised about the impact of excess cars on sustainability. A few respondents suggested that additional car share stalls be added, and that parking costs be unbundled from the cost of a unit.

- *Housing Unaffordability*
  Some respondents expressed opposition to the development of luxury condominiums that would be unaffordable for locals. There was concern that the units would be purchased as investments and left empty. Some respondents suggested that the number of affordable units be increased.

- *Potential for Overcrowding*
  Some respondents felt that the neighbourhood was already overcrowded and that existing community services were insufficient, so additional residential development would not be appropriate.

<u>Miscellaneous Comments</u>

Other miscellaneous points raised by respondents indicated that:

- Potential noise and disruption during construction was concerning
- The design of the tower was not in keeping with the heritage look of the block.
- The proposed building embodied sustainable design principles
- More sustainable design elements should be included
- The inclusion of a café in the design was beneficial to the community
- The location of social housing adjacent to luxury condominiums was inappropriate
- The scale of the building was too small, and that a taller building was appropriate for this area along Burrard Street in exchange for more public benefits.
- The unit mix should include more family units
- The unit mix should include more studio units, for single seniors
- Additional parking spaces should be included in the development
- A gym in the development was unnecessary given the YMCA next door
- The gym in the develop was positive, because it would keep youth occupied
- Wheelchair access to the church was a concern
- There could be a potential balcony/breezeway wind effect

- The design should include a pet relief area
- The bikeway on Nelson St would lead to increased congestion
- There was frustration that the West End Community Plan and the rezoning process made the approval of the application seem pre-determined

Staff Response

A number of the building design issues identified are addressed in the recommended conditions of approval in Appendix B.

Staff note that in terms of the character of the tower, the proposed concrete bands in concrete and ribbon windows, with a relatively high ratio of solid wall to window, are reminiscent of some of the original concrete towers that give the West End its character, helping to draw a distinction from the towers typically found in nearby neighbourhoods like New Yaletown.

969 Burrard Street and 1019-1045 Nelson Street

URBAN DESIGN ANALYSIS

This section provides a detailed assessment of the application received on March 18, 2016, considering issues such as shadowing and view impacts. Assessment is provided for each of the three major parts of new construction on the site: a high-rise residential tower in the centre of the site, a podium element extending along the north side, and a mid-rise residential building on the west side. A basic description of these parts is provided in the Form of Development section of the report. Additional description is provided in the comprehensive Minutes of the Urban Design Panel (see Appendix E). Floor plans and perspective drawings may be found in the Form of Development section that follows (see Appendix H).

Project Density

As noted in the Background section of this report, this 120.4 m (395 ft.) wide site was rezoned in 2005 to permit a density of 2.87 FSR and a 24-storey residential high-rise tower up to 75.6 m (248 ft.) in height.

In 2013, the *West End Community Plan* established the overall direction for rezoning applications in this area, which was defined as the Burrard Corridor area between Burrard, Thurlow, Robson and Pendrell streets. Directions included new growth through increased height and density. For this area, no on-site public benefits such as social housing are required in the Plan, and there is no maximum density set out. Instead, density is assessed under urban design considerations on a site by site basis.

The Plan does recommend a height limit and a maximum floor plate size, which together tend to limit the density achievable in any one tower. In the Burrard Corridor area, the Plan recommends a cap of 696.8 sq. m (7,500 sq. ft.) on floor plates in order to maximize views and sunlight on sidewalks. The effect of the proposed tower design is assessed in the sections on Shadowing and View Impacts.

Tower Design

Height

Under the *West End Community Plan*, rezoning applications in the Burrard Corridor area between Burrard, Thurlow, Robson and Pendrell streets can be considered for a maximum height of 550 ft.

Under the *General Policy for Higher Buildings*, proposals may extend beyond the Queen Elizabeth View Cone (3.2.1) at certain locations, subject to a review which expects the design to achieve a number of goals which include:

- Establishing a significant and recognizable new benchmark for architectural creativity and excellence, while making a significant contribution to the beauty and visual power of the city's skyline
- The building should include activities and uses of community significance such as public observation decks or other public amenity

- The development should provide on-site open space that represents a significant contribution to the downtown network of green and plaza space
- The building should not contribute to adverse microclimate effects
- Careful consideration should be given to minimize adverse shadowing and view impacts on public realm including key streets, parks and plazas, as well as neighbouring buildings

The application received in 2016 proposed a residential tower extending up to the maximum *Plan* height of 550 ft., which would pass into View Cone 3.2.1. A rooftop structure including screens and mechanical rooms extends for an additional 30 ft.

Architecture

The application proposes a distinct and relatively unique set of forms and compositions for the residential tower. The base of the tower is undercut as it approaches grade, creating a series of scalloped cut-outs that provide more space for open spaces at grade and along Nelson Street (Figure 1).

Figure 1: Base of Tower

The tower plan is composed of two sets of overlapping circles connected by an open-air bridge element that provides a path to the central stairs and elevator. The applicants hope that these larger than usual open-air common areas would foster more personal interactions and create a sense of community, as well as providing cross ventilation on each floor. Seen from the exterior, the curved and porous floor plan gives the tower a dynamic appearance

that is reinforced by the choice of exterior finishes, which include bands of precast concrete at each floor with a wavy pattern (Figure 2).

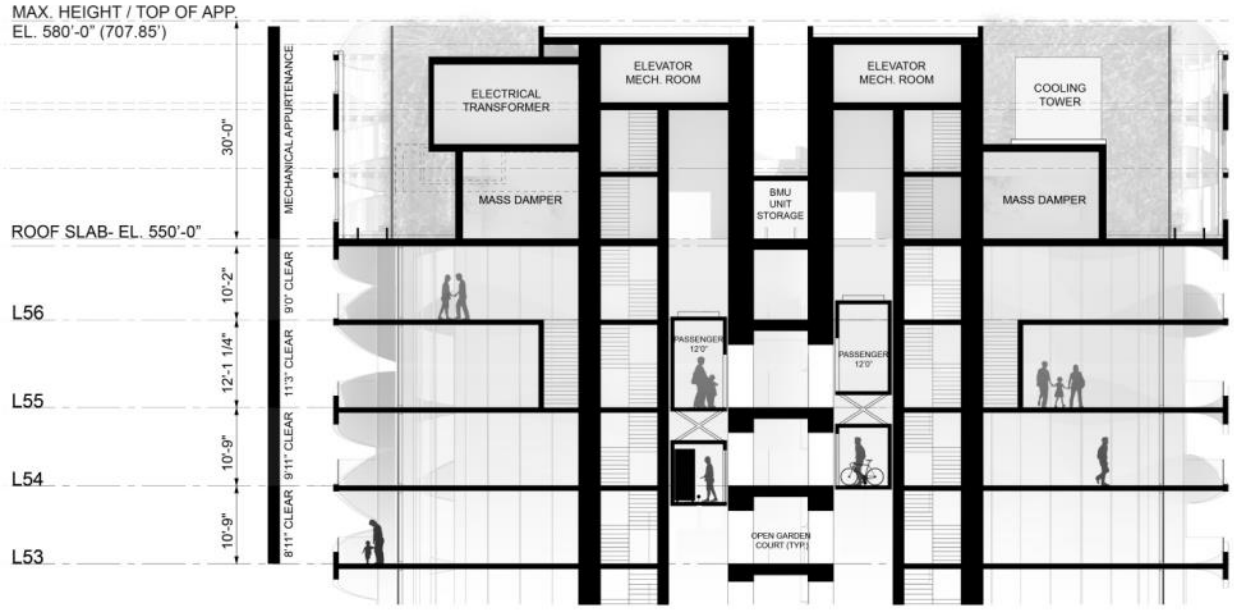
Figure 2: Top of Tower

While these exterior bands and relatively high ratio of solid wall are reminiscent of some of the original concrete towers that give the West End its character, the sinuous pattern adds a new element of architectural expression. The wavy bands continue up to the open rooftop levels, and in combination with the circular floor plates provide a visually remarkable profile in the skyline. The architectural design was strongly supported by the Urban Design Panel, who felt that the design would create a striking building with a unique form (see Appendix E for additional comments). Staff feel the tower is a highly recognizable and creative work of architecture, and support its design as meeting this intent of the *General Policy for Higher Buildings*.

Community uses

The application proposes to add a childcare facility on level 4 of the tower, in addition to improvements to, and expansion of, the public-serving program spaces of the First Baptist Church on the site now. A public viewing deck as suggested in the *Policy* is not recommended for this development, given the complexity of the current roof top design (see Figure 3) and the range of other uses that are already proposed on the site.

Figure 3: Rooftop Structures



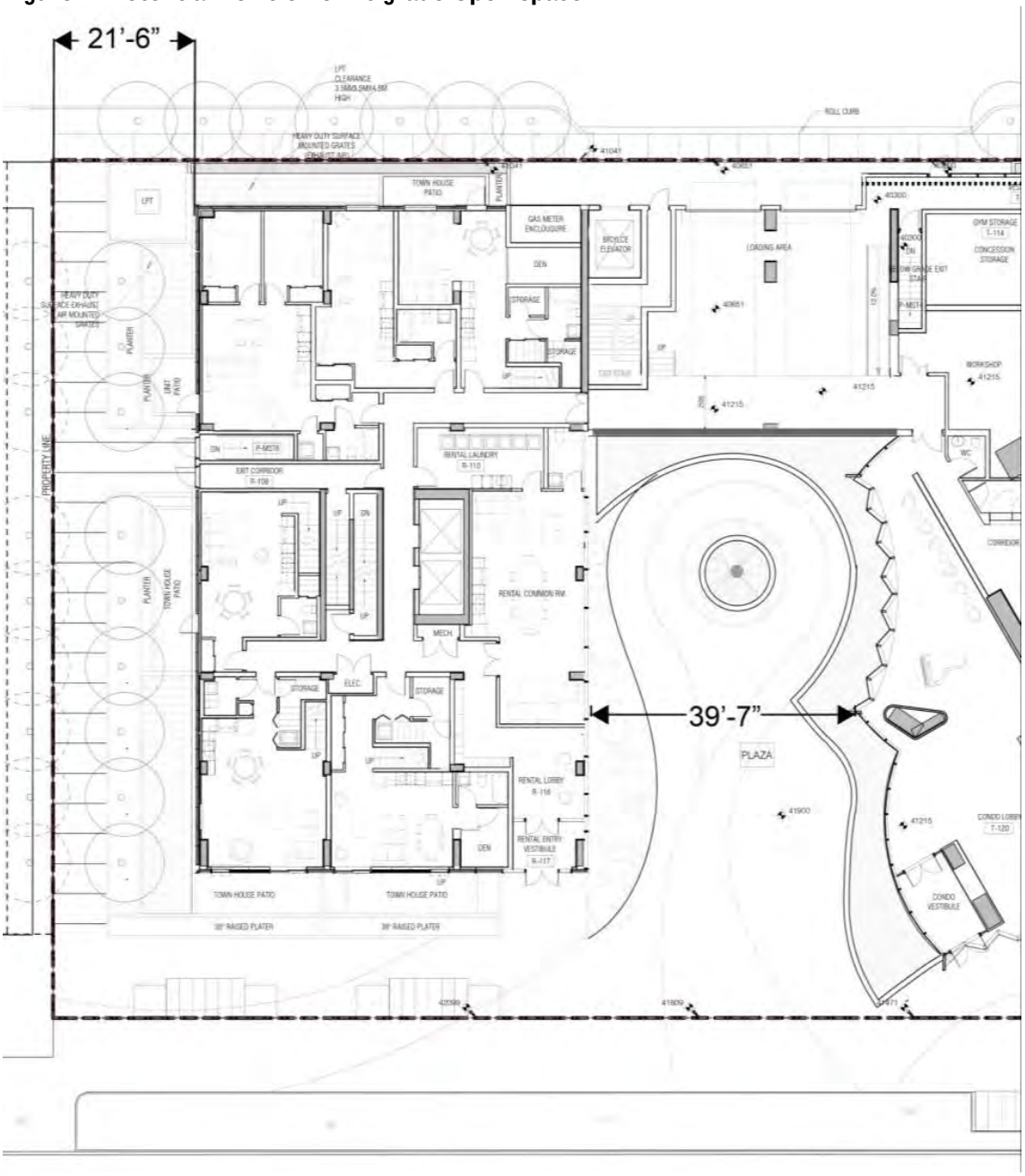
Open space

The application includes an open courtyard at-grade with a prominent staircase to upper levels of the podium, accessible from Nelson Street; a rooftop garden including urban agriculture on the roof of the west building; and outdoor play spaces dedicated to the childcare program in excess of 4,000 sq. ft. on the roof of the podium (see Appendix H for plans).

Although each of these areas has been designed to fit alongside the wide range of program spaces proposed for the site, they were not designed to add new connections to the downtown network of open spaces as noted in the *General Policy for Higher Buildings*, and their dimensions are compromised by space or layout constraints. For example, the open space on the west side is proposed at 7 ft. wide, extending for 120 ft. beside an 8 storey buildings (see plans for Level 1 in Appendix H). Commentary from the Urban Design Panel also included a consensus recommendation to develop the landscape more.

Staff therefore recommend opening a more substantial and landscaped public passage through the site that would better contribute to connections between the local network of open spaces, by adjusting the location of the west building eastward by about 15 ft. (see Condition 1 of Appendix B).

Figure 4: Potential Revision of At-grade Open Space



This reference design, provided by the applicants, illustrates an opening at the west end of the site that provides an aperture of at least 21.5 ft. wide between buildings, containing both private and public outdoor spaces. This could be accomplished while still providing a 39 ft. wide open space between the west building and the high-rise tower. Design development of

the open courtyard on Nelson Street is also recommended in the Landscape conditions to improve its usefulness to the public.

Microclimate

Wind studies by the applicants indicate a number of locations, such as the open air corridor in the centre of the tower, where increased wind velocity may affect user comfort if not mitigated. The architects have assessed these studies and showed a potential mitigation measure for upper levels of the residential tower in model form at the Urban Design Panel. Staff recommend as a condition of approval that further work be done to ensure consideration is given to wind conditions at other locations as well, including at grade (See Appendix B, item 4).

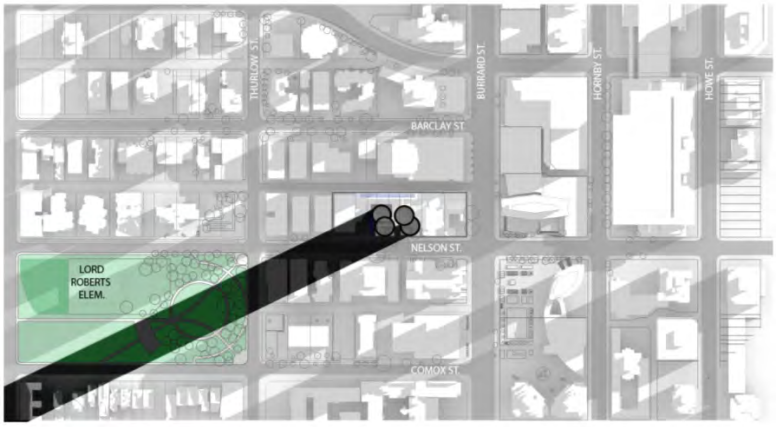
Shadowing

At 550 ft. in height to the top of occupied space, the application would cast a shadow of considerable distance across the Burrard Corridor. The application also includes unoccupied mechanical and service spaces extending beyond the 550 ft. mark for up to 30 ft. of additional structure, which adds to the shadow cast.

The effect of the overall height is somewhat mitigated by the distance from the site to any public park space, and by the rounded shape of the tower floor plates. However, the tower shadow is sufficiently long to fall across portions of Nelson Park during the morning of the Spring and Fall equinoxes.

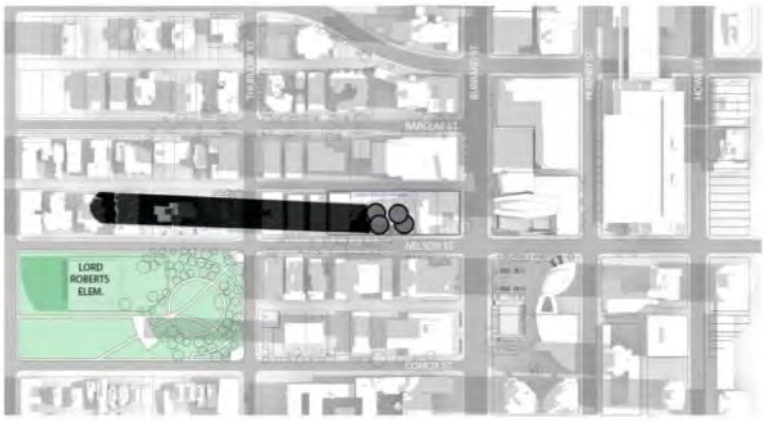
The provided shadow studies begin at 9:00 am at the equinox, and at this time the proposed building shadow bisects Nelson Park on the diagonal, continuing over Comox Street and considerably beyond. Spaces affected at this time include the community gardens located to the south of Lord Roberts Elementary School. However, there may be less effect to garden spaces on March 21st as compared to the warmer months. At this time of the year, very substantial reductions in building heights from Burrard Corridor scales would be required to miss the gardens.

Figure 5: Shadow at Spring Equinox (March 21) 9:00 am



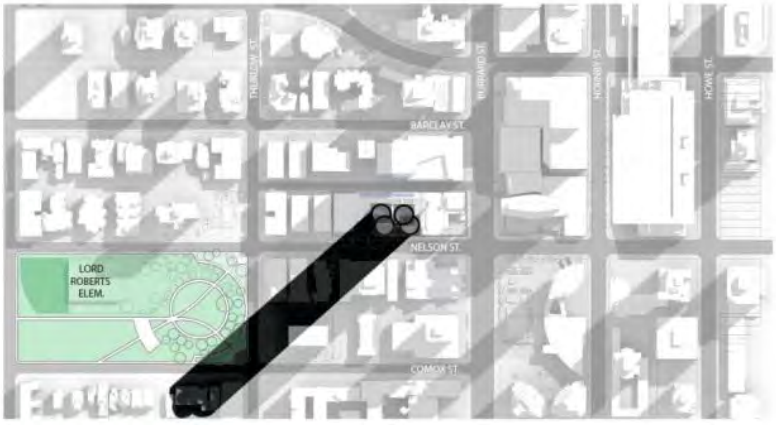
By 10:00 am, the shadow is positioned over the School and its dedicated outdoor space to the west. The applicants note that the majority of this shadow has moved to the north during the school recess period.

Figure 6: Shadow at Spring Equinox (March 21) 11:00 am



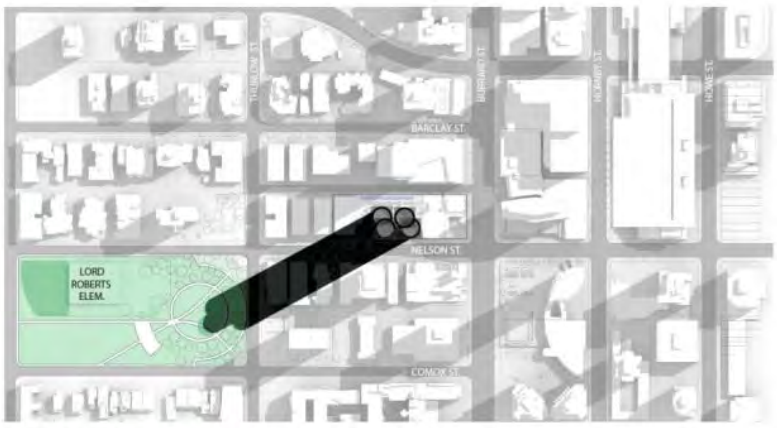
By 11:00 am, the shadow is nearly parallel with Nelson Street and has cleared all public park spaces during the equinoxes. A similar progression can be seen during the summer and winter months as well, with the shadow sweeping past the Park after 11:00 am.

Figure 7: Shadow at Summer Solstice (June 21) 9:00 am



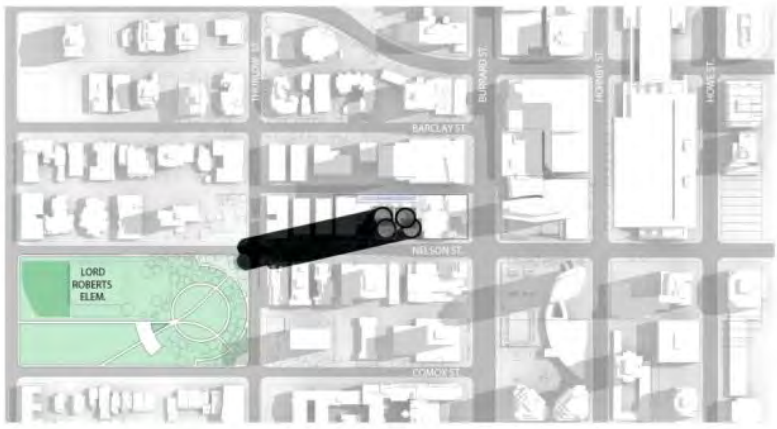
During the Summer solstice, the shadow of the tower has been reduced in length as the sun is at its maximum angle above the horizon.

Figure 8: Shadow at Summer Solstice (June 21) 10:00 am



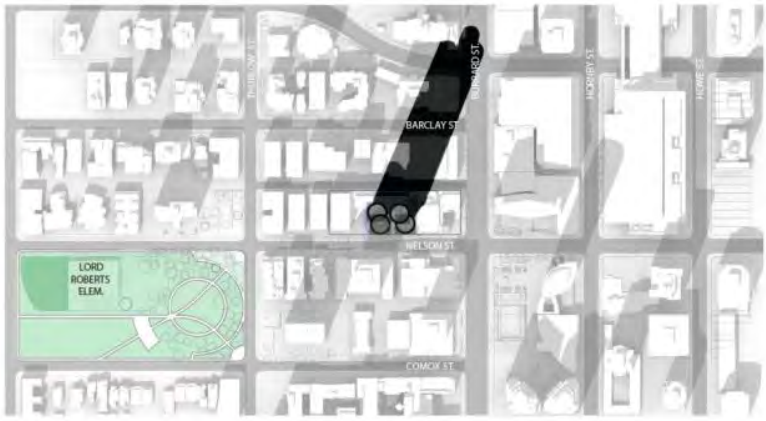
By this time, the building shadow is limited to the eastern quarter of Nelson Park, well away from the community gardens located on the west half of the park next to Lord Roberts Elementary.

Figure 9: Shadow at Summer Solstice (June 21) 11:00 am



During the summer at 11:00 am, shadow is limited to the entry area at the northeast corner of the Park, and clears the Park shortly thereafter.

Figure 10: Shadow at Summer Solstice (June 21) 4:00 pm



Due to their proximity, residential buildings on the north side of the block will be affected at different times of the day, much as residential buildings to the north of Barclay Street are affected by existing towers. The closest existing tower, the Patina at 955 Burrard Street, was developed in 2005 after a rezoning to preserve the heritage façade of the YMCA building, and which increased its permitted height to 43 storeys or 120.4 m (395 ft.). This particular tower would be affected by the proposed shadow during the 3:00 pm, 4:00 pm (Figure 6) and 5:00 pm times.

While the impact of the proposed floor plate on nearby residents must be acknowledged, and the rounded tower plan has some mitigating effect on its area, it is unlikely that any tower design at the scale contemplated under the *West End Community Plan* policies for this site would have significantly less effect on residents located 80 ft. to the north of the building. Figure 12 provides a comparison between the proposed building and a floor plate under the Plan.

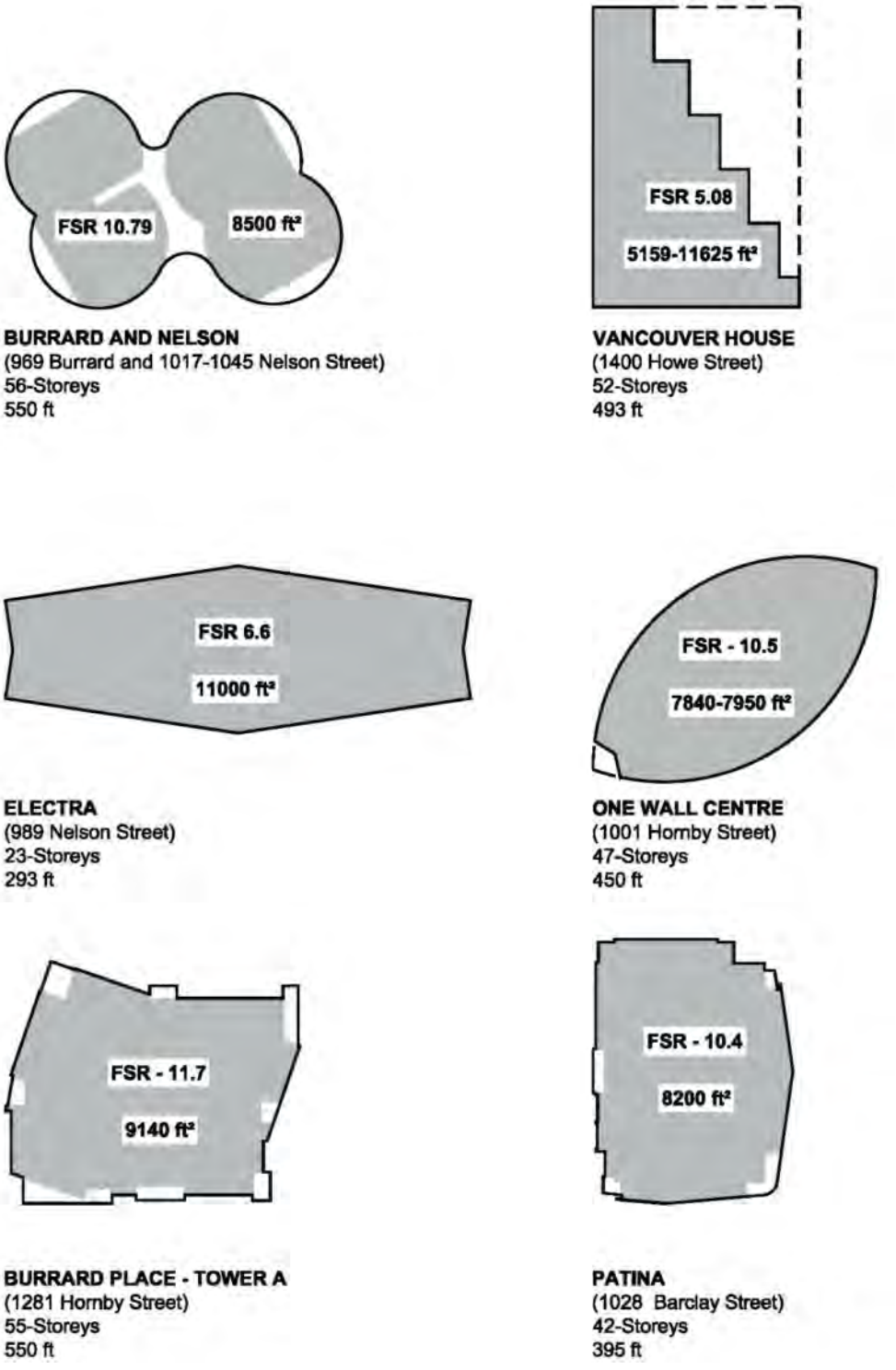
Subsequent to the application made in 2016, the proponents sought the insertion of an additional floor level to the residential tower. Staff are not supportive of increasing the tower height by a full floor (10 to 12 ft. at upper levels), but feel that an increase in overall height by up to 6 ft., or one per cent, can be accommodated without a significant impact on the shadowing effects noted above, given the size of the site and the distance of the high-rise building from Nelson Park, as well as the constraint imposed by the position of the First Baptist Church. This increase, combined with height reductions on other levels, should permit an additional floor. If the tower was positioned closer to the Park, this accommodation would not apply.

Staff note that after the application was made, the Director of Planning published further guidance on the type of open spaces that must be evaluated in assessing the shadow impact of proposals under the *West End Community Plan*. In particular, the *West End – Tower Form, Siting and Setbacks* bulletin recommends minimizing shadowing on the public sidewalks of Robson "Village." As the bulletin is effective as of January 11, 2017, this report does not evaluate the sidewalk effect from the application made in March, 2016.

View Impacts

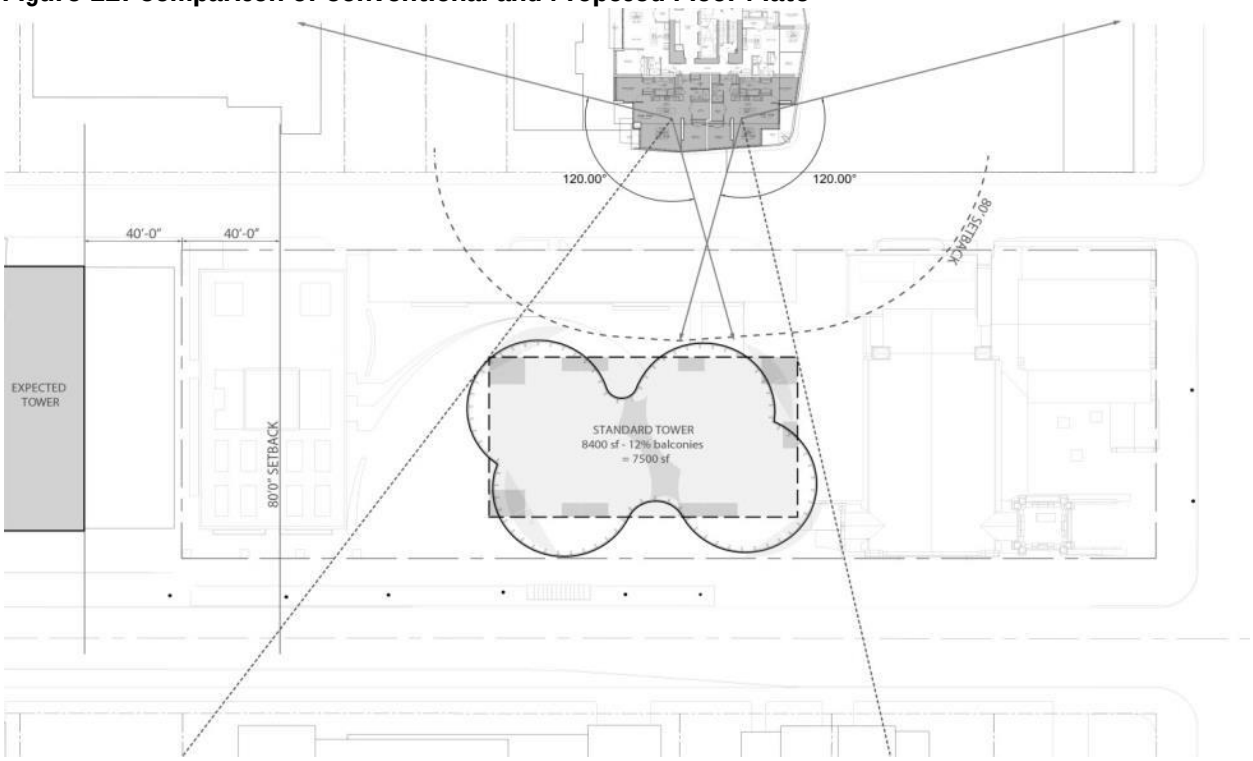
The proposed floor plate size, including an open air corridor on each floor but excluding the outside balconies, varies from a high of 8,870 sq. ft. down to 7,565 sq. ft., with an average size of 8,690 sq. ft. for the levels above the podium. The proposed plate sizes are beyond the maximum size recommended in the West End Community Plan, but fall within the range of larger towers in the Downtown (see Fig. 11).

Figure 11: Floor Plate Comparison Showing Enclosed Area (grey shading)



The applicants provide a comparison between a conventional tower floor plate with a rectangular shape and balconies at 7,500 sq. ft. of enclosed space, and the proposed rounded shape and semicircular balconies at 8,690 sq. ft. to show that both can have similar impacts on private views.

Figure 12: Comparison of Conventional and Proposed Floor Plate



In this comparison, the hypothetical rectangular plate obstructs more of the horizontal angle of view from the corner units than proposal, due to the proximity of the rectangle's northeast corner. The rounded and offset form of the proposal has the effect of reducing building mass at the same location.

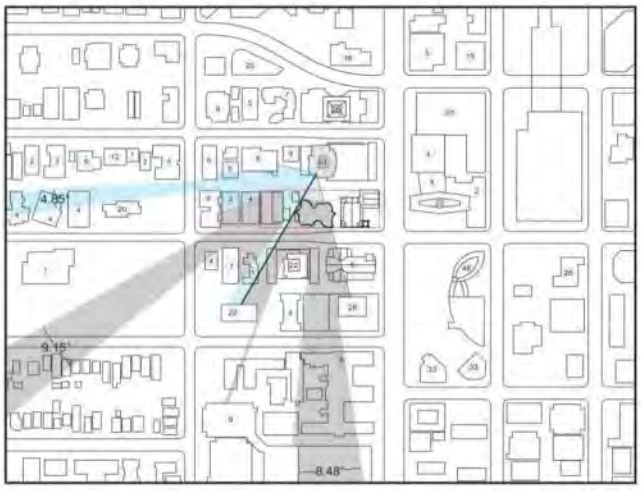
Under the rezoning policy for the West End, a setback of 80 ft. between buildings over 60 ft. in height is normally expected. A separation of at least 80 ft. from the windows of the nearest residential tower to the north has been provided.

During notification, respondents raised concerns about the proximity of the proposed tower to the adjacent Patina building, especially to single-aspect units at the lower levels without a corner orientation. The proximity could negatively access to sunlight and privacy. Some respondents suggested that the tower be moved west to mitigate these concerns. Other respondents objected to the impact the proposed tower would have on the views toward English Bay, which is located to the west.

Detailed quantitative analysis provided by the applicants evaluates the impact on the three suite locations most affected by the proposal: the southwest and southeast corners, and for lower levels, inboard suites that faces directly toward the subject site. Private view impacts are generally assessed on the basis of impingement on a consistent field of view, such as the 120 degree arc used here, taken from the living room and horizontally towards distant locations such as the waterline or mountains. The impact of a new building on an existing private view up and toward the sky, or down to streets and parks is more difficult to quantify

consistently from one development to another, and these vertically angled views are typically not assessed in reports.

Figure 13: Private View Analysis – Patina Level 9 (SW Units)



PATINA LEVEL 09 (El.+ 195')
120 degree view angle (typ. floor plate for lvls 3-14)

SW UNIT VIEW	view angle retained	% of 120
Existing View:	22.48	19%
Nat. Vent.Tower View:	4.85	4%

Impacted Units: 7

This analysis shows that the 7 lower-level units located at the southwest corner currently enjoy about 22.5 degrees of distant view, or 19% of the 120 degree arc used for comparison. The affected arc of view is shown in gray shading in the diagram. The proposed tower would affect 8.5 degrees of distant view, although this is likely to be similar to the effect if the site were developed with the 24 storey tower that is permitted.

The retained view is shown in blue in the diagram. The proposed 8-storey mid-rise at the west end of the site would affect a further 9 degrees of view, leaving less than 5 degrees or 4% of the 120 degree total. In both the current zoning for the subject site and the proposed zoning, these lower units are among the most affected in terms of the width of retained views.

Figure 14: Private View Analysis – Patina Level 24 (SW Units)

PATINA LEVEL 24 (El.+ 335')
120 degree view angle (typ. floor plate for lvls 15-35)

SW UNIT VIEW	view angle retained	% of 120
Existing View:	82.90	69%
Nat. Vent.Tower View:	68.84	57%

Impacted Units:16

The 16 units located higher up in the Patina, including most of those that would be affected by development of the 24 storey tower permitted on the subject site, currently enjoy about 83 degrees of distant view. These units are generally higher than the proposed mid-rise, and would not be affected by it. The proposed tower would affect about 14 degrees of distant view to the south, leaving west views toward English Bay unchanged.

Figure 15: Private View Analysis – Patina Level 37 (SW Units)

PATINA LEVEL 37 (El.+ 456')
120 degree view angle (typ. floor plate for lvls 36-40)

SW UNIT VIEW	view angle retained	% of 120
Existing View:	120	100%
Nat.Vent.Tower View:	71.35	59%

Impacted Units: 5

The five southwest units on the uppermost levels of the Patina currently enjoy extensive views to the south and west, occupying 100% of the hypothetical 120 degree arc. If the subject site is developed as proposed, these units would retain about 71 degrees of view (blue shading in diagram). While 71 degrees is considerably more open angle than the lowest units, these top level units are among the most affected in terms of amount of view loss, reducing the hypothetical 120 degree arc to 59% of its current size.

Figure 16: Private View Analysis – Patina Level 9 (SE Unit)

PATINA LEVEL 09 (El.+ 195')
120 degree view angle (typ. floor plate for lvls 3-14)

SE UNIT VIEW	view angle retained	% of 120
Existing View:	22.97	19%
Nat. Vent.Tower View:	19.16	16%

Impacted Units:13

For the 13 southeast units on the lower floors, views to the south would be most affected, although the amount of view lost at 3.8 degrees (grey shading) is much lower than for the

uppermost floors of the Patina. The current distant view includes about 23 degrees of arc, which would be reduced to 19 degrees in the proposal.

Figure 17: Private View Analysis – Patina Level 24 (SE Unit)

PATINA LEVEL 24 (El.+ 335')
120 degree view angle (typ. floor plate for lvls 15-35)

SE UNIT VIEW	view angle retained	% of 120
Existing View:	56.93	47%
Nat. Vent.Tower View:	42.00	35%

Impacted Units:11

For mid-level units facing southeast, the proposed tower would affect about 15 degrees of the existing view, leaving a total open view of 42 degrees past the Elektra and the three Wall Centre towers.

Figure 18: Private View Analysis – Patina Level 37 (SE Unit)

PATINA LEVEL 37 (El.+ 456')
120 degree view angle (typ. floor plate for lvls 36-40)

SE UNIT VIEW	view angle retained	% of 120
Existing View:	105.44	88%
Nat. Vent.Tower View:	81.34	68%

Impacted Units: 5

Top-level units facing southeast are affected by a similar amount of new building, although the retained view of 81 degrees is much higher for these units as only the tallest Wall Centre building obstructs current views.

Different locations of the tower have also been considered. Positioning the tower further to the east, for example, would improve private views from the Patina toward English Bay. However, they would also begin to loom over the historic Church hall, reducing its prominence and individual presence on the site.

Alternately, the tower could be positioned further to the west, which would be of benefit to residents of the southeast corner of the Patina.

Figure 19: Private View Analysis – Patina (Central Unit)

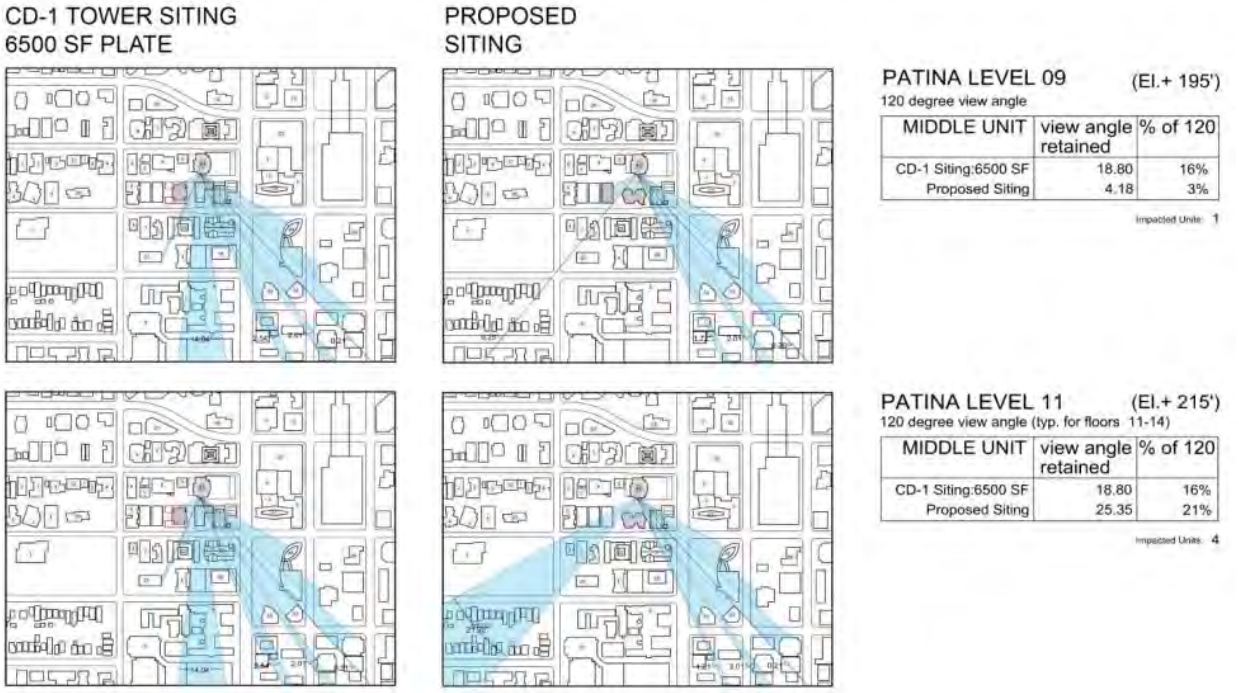


Figure 19 illustrates the effect of a tower located at the west end of the subject site, instead of centrally as proposed. For living room windows located in the middle or 'inboard' suites at Level 9, a westerly tower as permitted in the current CD-1 zoning would be a considerable advantage because 18 degrees of view would be retained, as compared to the 4 degrees retained as proposed. As in Figure 13, these low-level central units will be the most affected by the proposal.

However, as the tower moves west it would reduce views from the southwest corner units of the Patina commensurately. Even middle units just two storeys higher would be better served by a centred high-rise tower on the subject site, retaining 25 degrees of view instead of the 18 seen with a westerly high-rise. In addition, locating the tallest tower on the subject site westward would eventually constrain future development on the neighbouring property to the west, given the expected spacing between all towers of at least 80 ft.

Different shapes of the tower floor plate, such as a square, have also been considered, although they too would come with trade-offs. As the south side of the tower is already located on the Nelson Street property line, converting the proposed floor area to a square shape would bring its north wall closer to the Patina, leaving less than the minimum separation of 80 ft.

An alternate form of development that could be expected on another West End site of similar frontage would be to accommodate two high-rise towers. Based on the site width and church location, the remainder of the site could provide 80 ft. of separation for a future tower to the west while accommodating two new towers of somewhat less than 7,500 sq. ft. each on the site, each separated by 80 ft. In this arrangement, view impacts to the Patina would be considerably increased, and the church building would be more crowded with further impact to its west wall and windows.

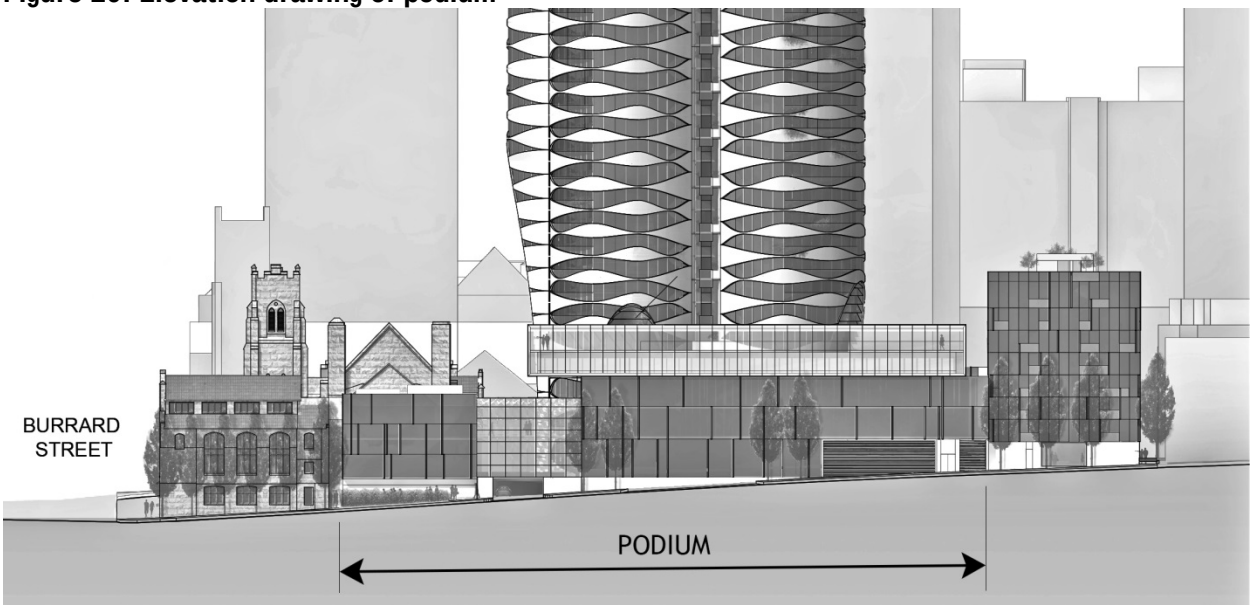
Conclusion - Tower

Staff have considered the proposed height, floor plate shape and plate size of the tower against various alternatives, within the context of this particular set of circumstances which includes a site with 395 ft. of frontage; the existing CD-1; the existing Vancouver Heritage Register "A" listed and protected building occupying a quarter of the site; the proximity of the tower to the ceremonial stature of Burrard Street; its distance from the nearest affected public park; and the location of nearby residences; and conclude that the proposed form presents an acceptable balance of multiple goals in the West End Community Plan and related policies.

Podium Design

The application proposes a podium spanning from the existing church building on the east end of the site to the proposed mid-rise on the west end of the site. At five storeys in height and over 200 ft. in length, the proposed volume could present a relatively imposing presence to the lane environment as seen from the pedestrian level. The Urban Design Panel, in its summary of consensus items needing improvement, expressed concern that the elevation along the lane could be too severe and that it lacked porosity. They also recommended a break in the length or the addition of connections to the lane from Nelson Street. This advice echoes concerns received during neighbourhood notification.

Figure 20: Elevation drawing of podium



Residents also suggested that access from the laneway should be improved.

The applicants indicated early in the process that they were willing to provide significant landscaping including trees located on both sides of the property line along the lane to help address the scale. Staff and the applicants explored a number of options, including substantial planting on the surface of the City lane. Unfortunately, this particular portion of the lane was evaluated by Engineering staff as too challenging to accommodate planting due to a number of factors, including the expected vehicle traffic and service and utilities lines running under the surface. The recommended conditions of approval in Appendix B under the Engineering section notes the required treatment of the lane.

Fortunately, the design of the application suggests a number of architectural features that may assist in moderating the visual scale of the elevation, including varied setbacks from the lane at different levels of the building (Figure 21). Subsequent reference designs provided for information showed how landscape could be integrated into the side of the building facing the lane, and comments from the Urban Design Panel sought further exploration of a vertical wall garden idea. Absent some change in the capacity of the lane to accommodate substantial landscaping as initially contemplated, staff recommend continuing to advance these on-site measures (see condition 3 in Appendix B).

Provision of a more substantial break in the massing of the podium was explored through the rezoning review process, including the option of a physical separation between podium and the residential building at the west end of the site, or the introduction of a public passageway through the podium. However, these options created significant concern for representatives of the First Baptist Church, who felt that the disconnection would cause programmatic difficulties. Staff recommend instead that the podium be modified to improve its visual porosity without disconnecting the two structures, and that a public passageway be accommodated along the west edge of the site in a widened open space (see conditions 1 and 2 in Appendix B).

Mid-rise Design

The proposed mid-rise building is an eight storey, 66 unit apartment at the west end of the site (right side of Figure 21). The application indicates a setback of seven feet from the lane and from the interior property line, with dwelling units located along the west façade toward the neighbouring site. Both the positioning and height of the mid-rise pose a challenge to the amenity of existing and future residents, as well as to policy for the area.

Figure 21: Lane side of west building and podium

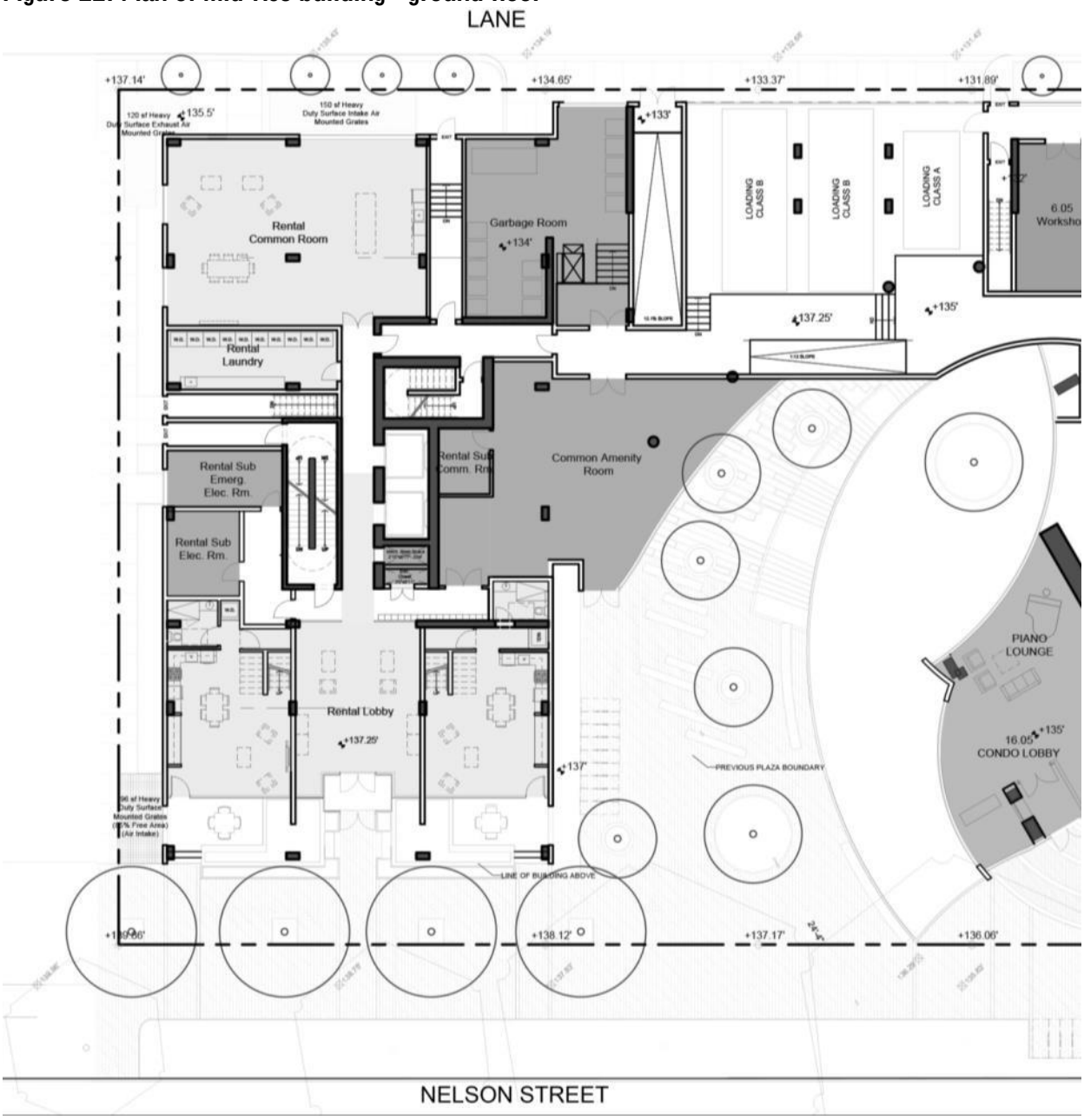
Height

The *Rezoning Policy for the West End* recommends that any new residential building taller than 60 ft. should be spaced at least 80 feet from any other residential building that is over 60 ft. tall. This part of the policy is intended to preserve a degree of access to natural light and air that would be diminished with tighter spacing of mid-rise and high-rise buildings. For example, the proposed high-rise has been carefully designed to provide at least 80 ft. of horizontal separation from the nearest existing high-rise to the north. Staff recommend that the roof of this element should be reduced to about 60 ft. relative to Nelson Street, in order to improve sunlight and daylight around the mid-rise (see condition 4 in Appendix B). Comments from the Urban Design Panel included a consensus item for further improvement to develop the amenity space garden on the roof of the mid-rise. Staff recommend that the 60 ft. height be calculated only to the top of the roof surface, to allow the roof surface to be developed with a broad gamut of green roof features.

Setback

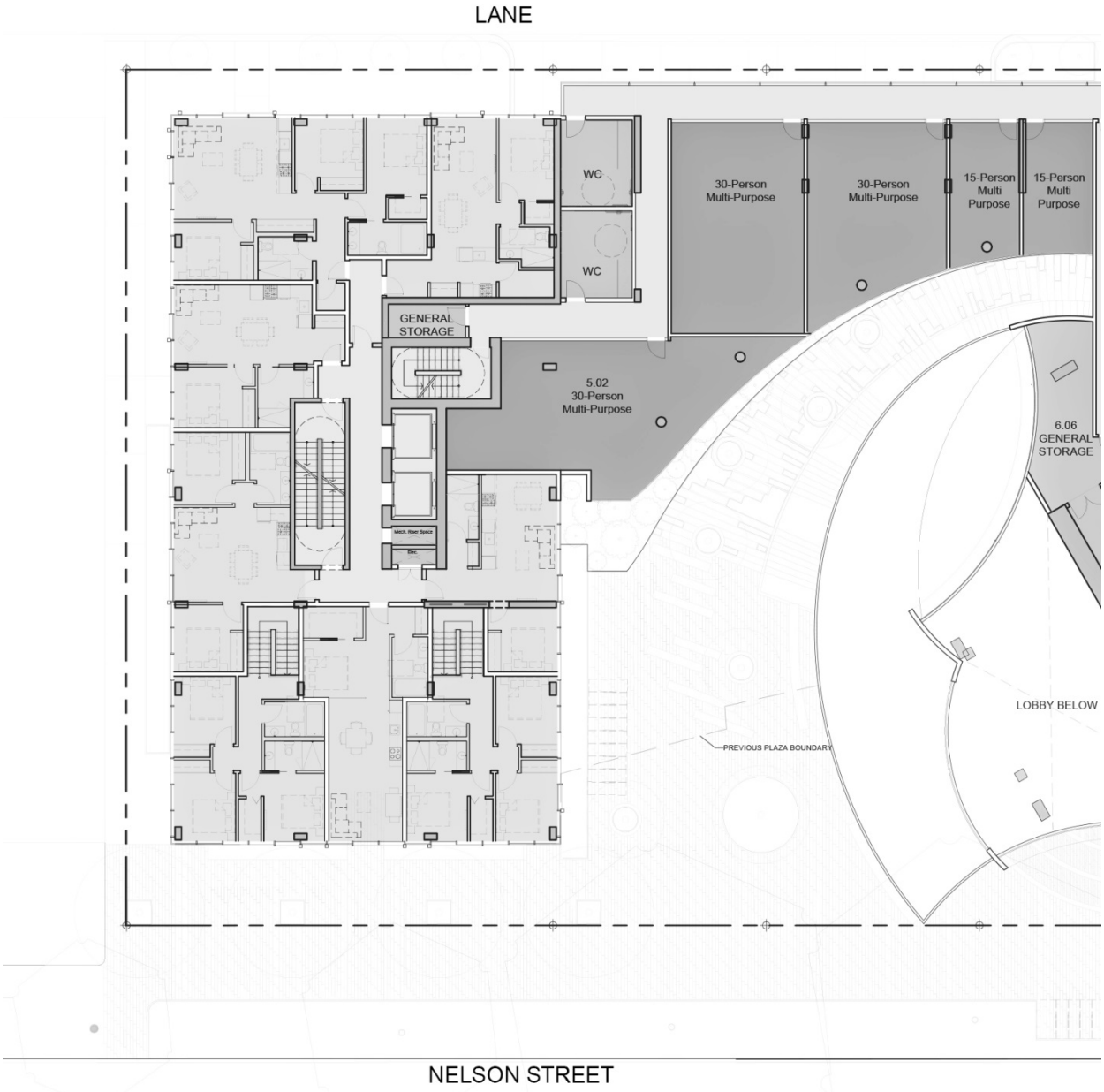
The proposed setback on the west side provides a minimal access path between Nelson Street and the lane (see Figure 22). There are no other outdoor access routes between Nelson Street and the lane proposed along the length of the site.

Figure 22: Plan of mid-rise building – ground floor



In addition, the 7 ft. width from the property line of the west neighbour to the proposed building face provides little opportunity for green landscaping or for daylight for the multiple residential units facing into this small side yard, which affects the livability and amenity afforded these residents (see Figure 23).

Figure 23: Plan of mid-rise building – second floor

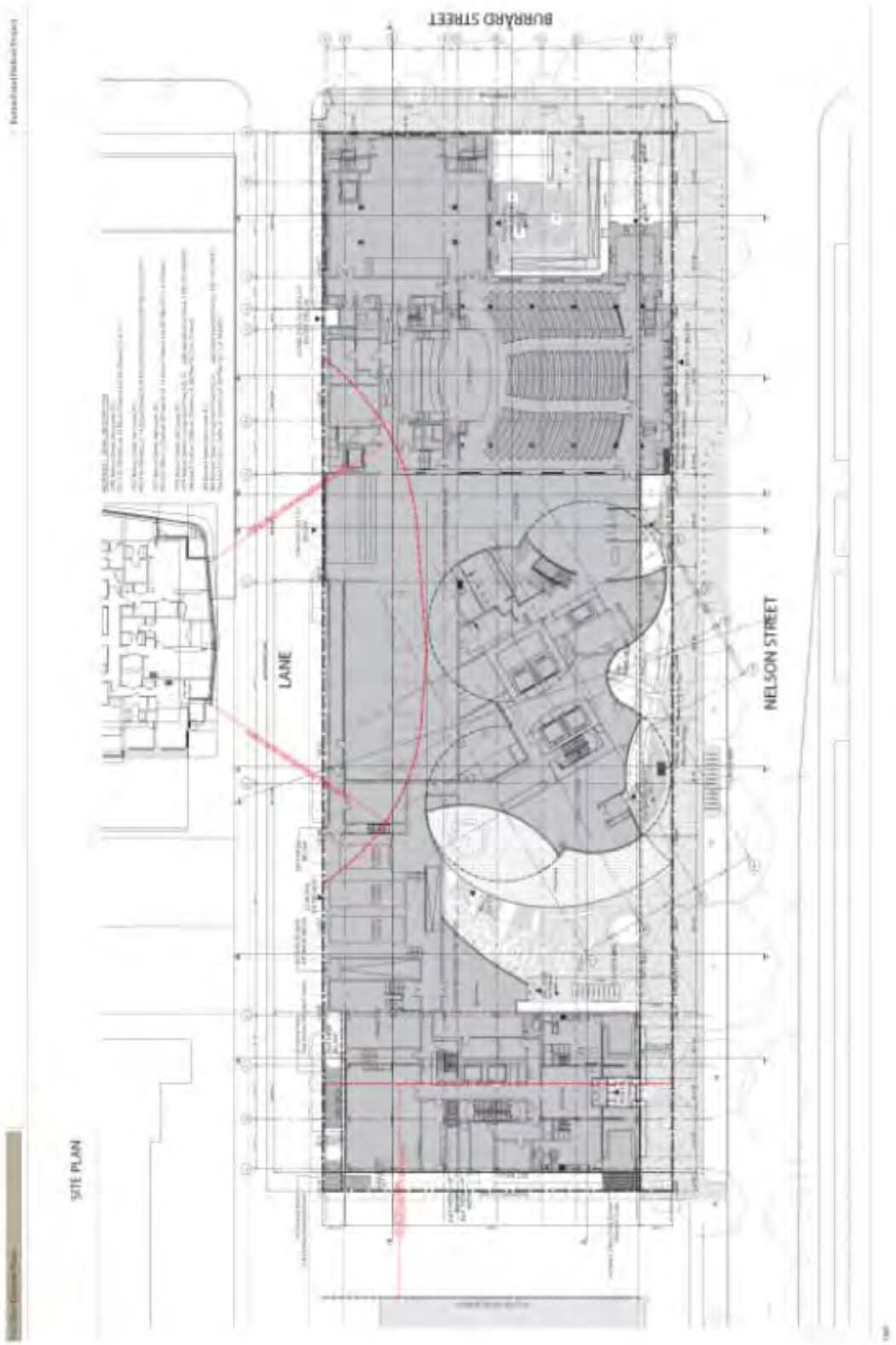


The Urban Design Panel also noted that the proposed 7 foot set back is an issue for the outlook of the buildings on the west side of the site. Considered in combination with the opportunity to contribute to the local public network of open spaces, improve light and air for residents on both sides of the shared property line, as well create more space for a landscape transition between buildings, staff and the applicants discussed how this setback could be increased during the application review. Staff recommend design development to improve the west setback (see condition 1 in Appendix B). The applicants have provided schematic drawings to indicate how an improved setback on the west side could achieve all of these goals, while still preserving essential programmatic elements (see Fig. 4).

Conclusion

The application represents a complex and ambitious series of urban design forms and spaces, representing a significant contribution to the diversity of development in the West End area. In particular, the architectural design of the tall residential tower in the centre of the site has been broadly praised by the peer review provided by the Urban Design Panel, while also testing new approaches to sustainable design. Staff recommend some adjustments to the lower scale elements on the site, which are generally intended to improve the relation of this development to its context, and anticipate that the high level of design that has been demonstrated will continue through the future stages of this project.

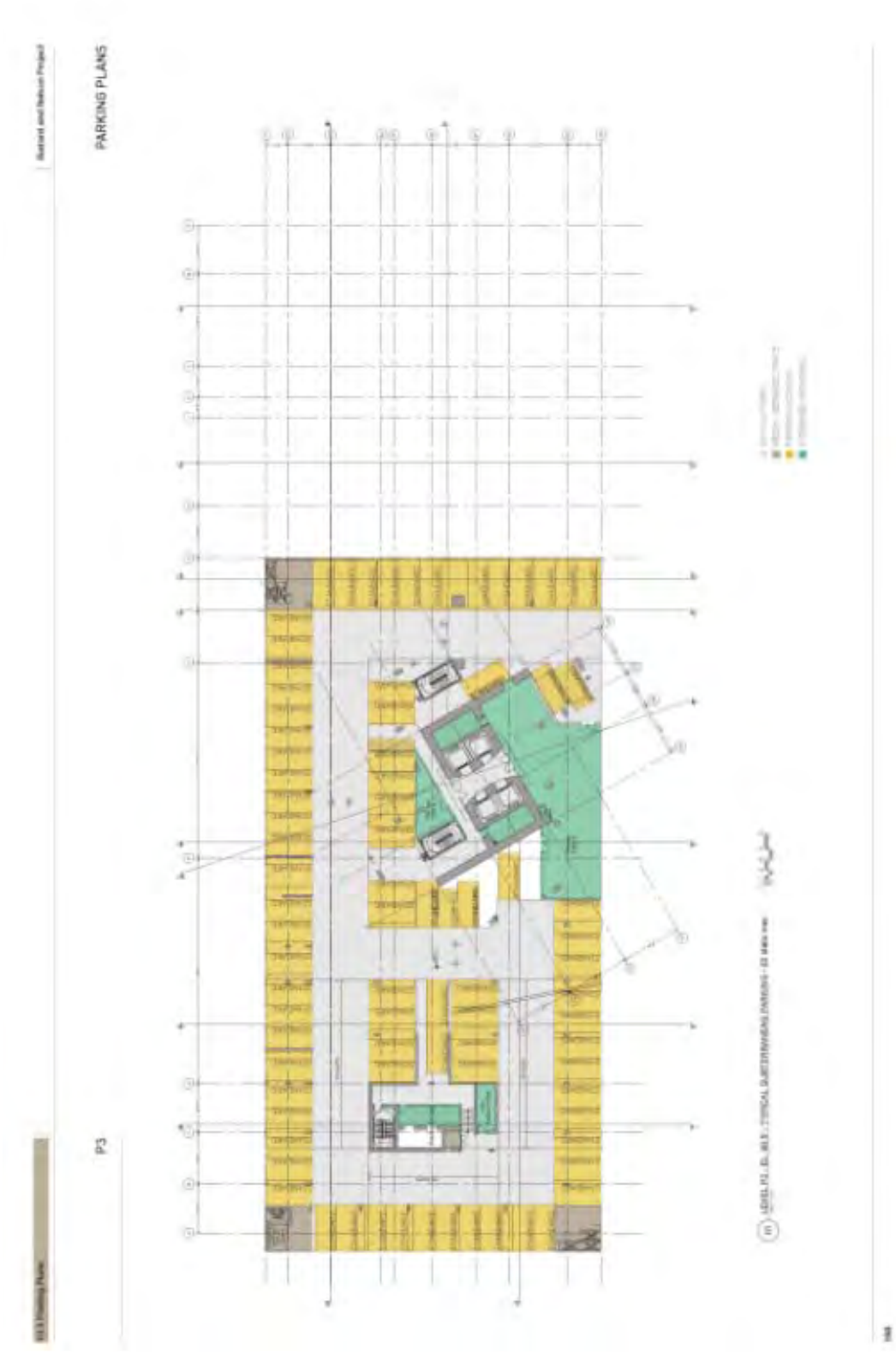
969 Burrard Street & 1019-1045 Nelson Street
FORM OF DEVELOPMENT


BURRARD STREET
LANE
NELSON STREET
SITE PLAN


P6
PARKING PLANS

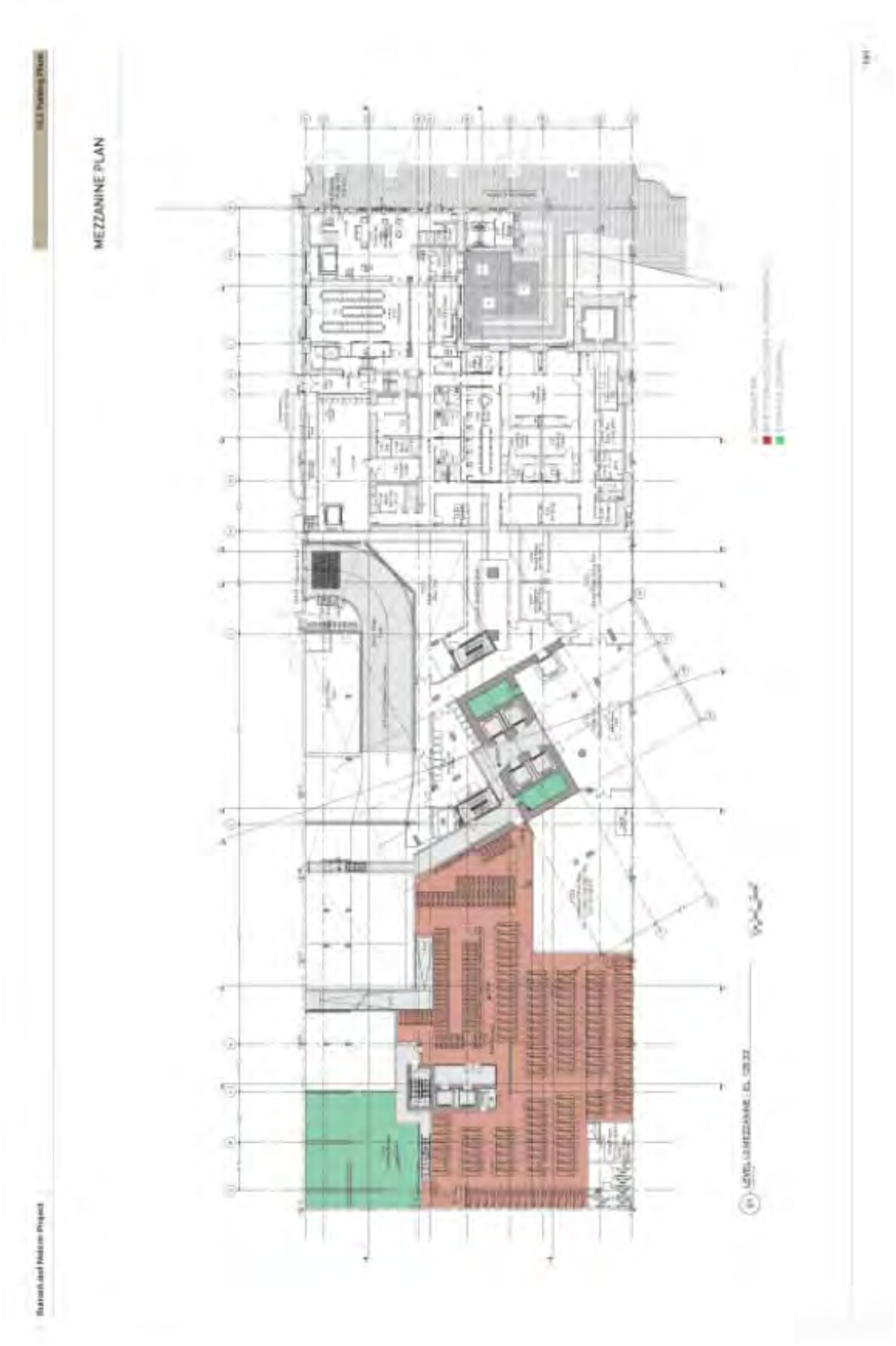

PARKING PLANS
P5

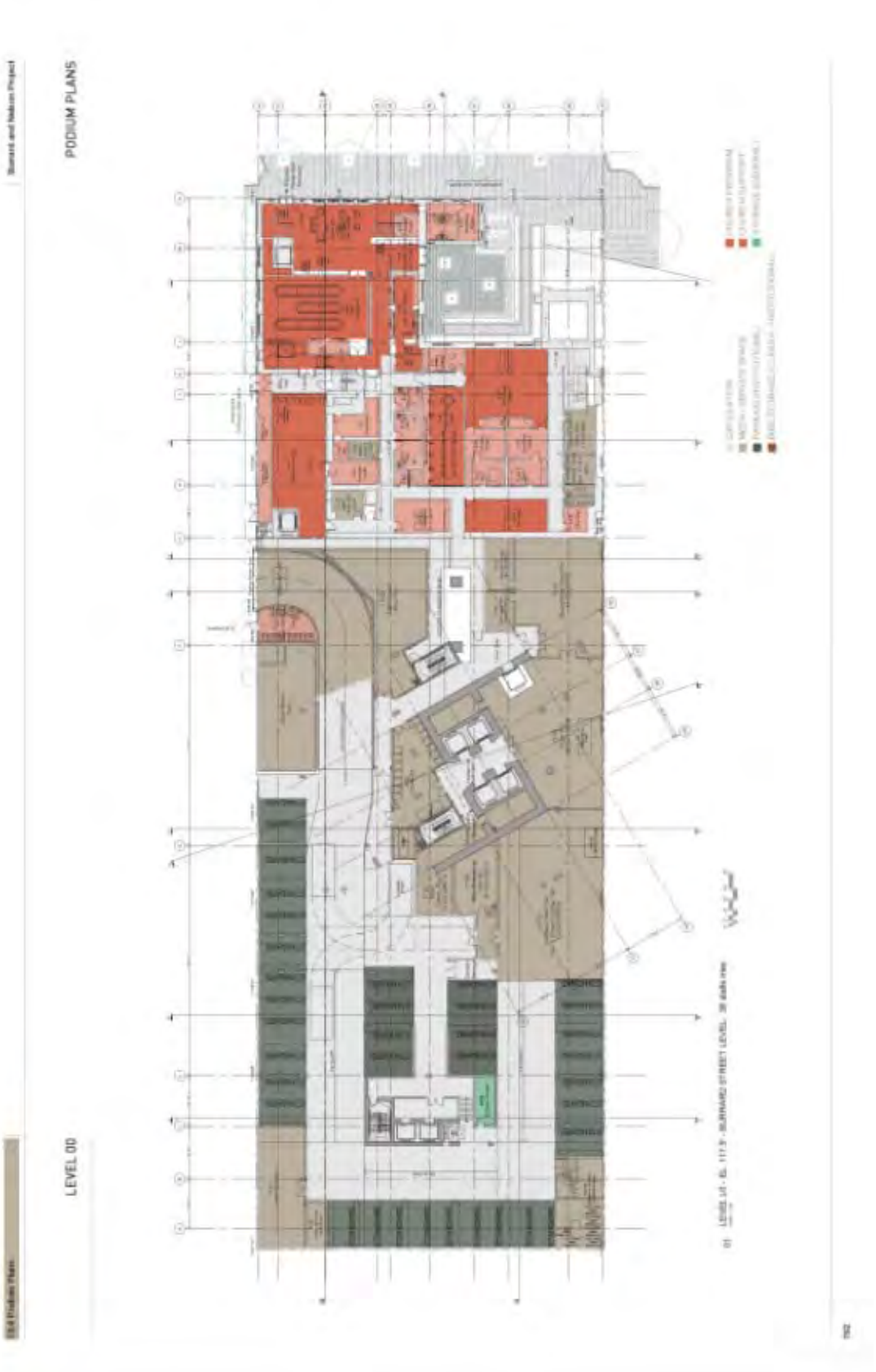

P4
PARKING PLANS

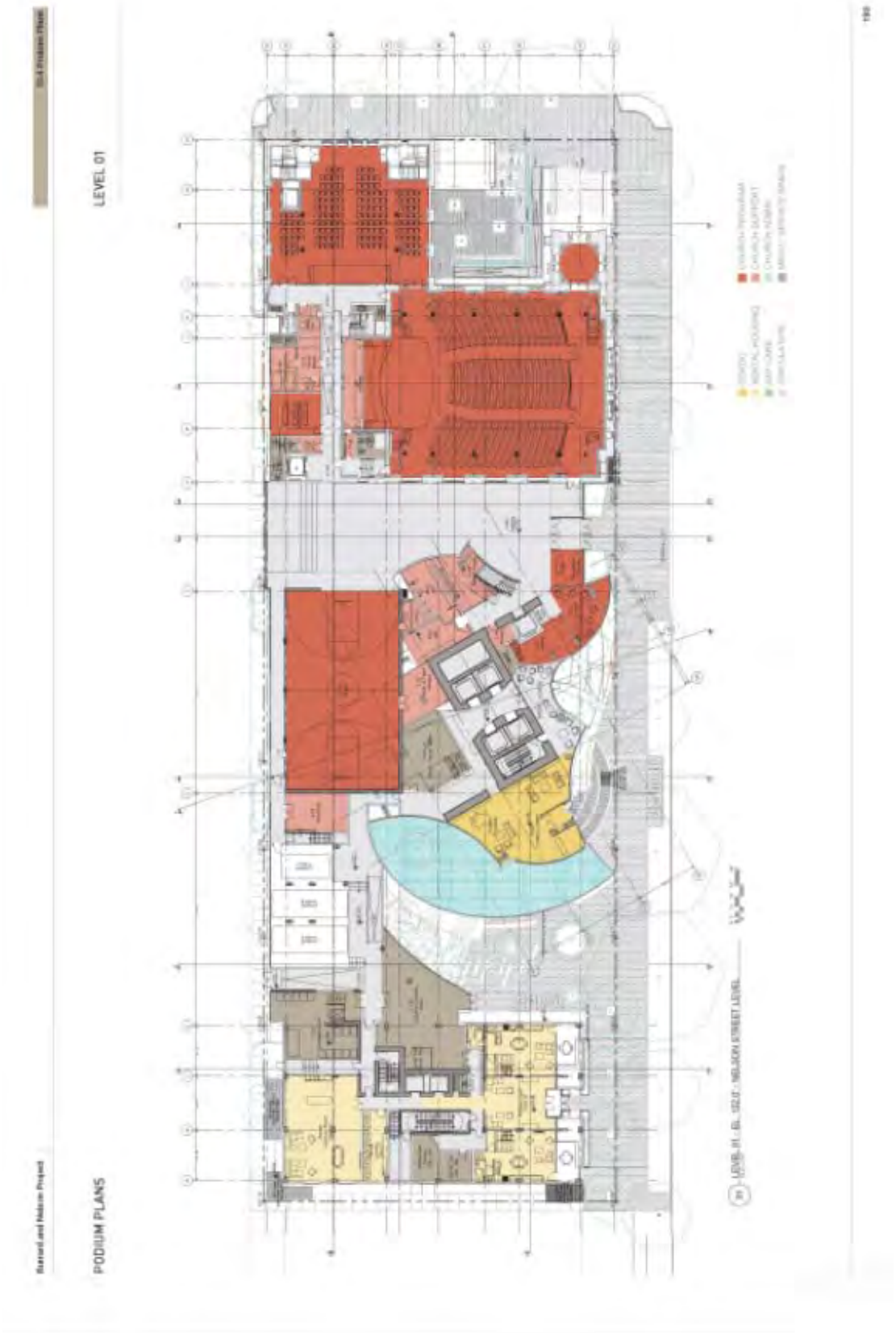

PARKING PLANS
P3


P2
PARKING PLANS


PARKING PLANS
P1


MEZZANINE PLAN


PODIUM PLANS
LEVEL 00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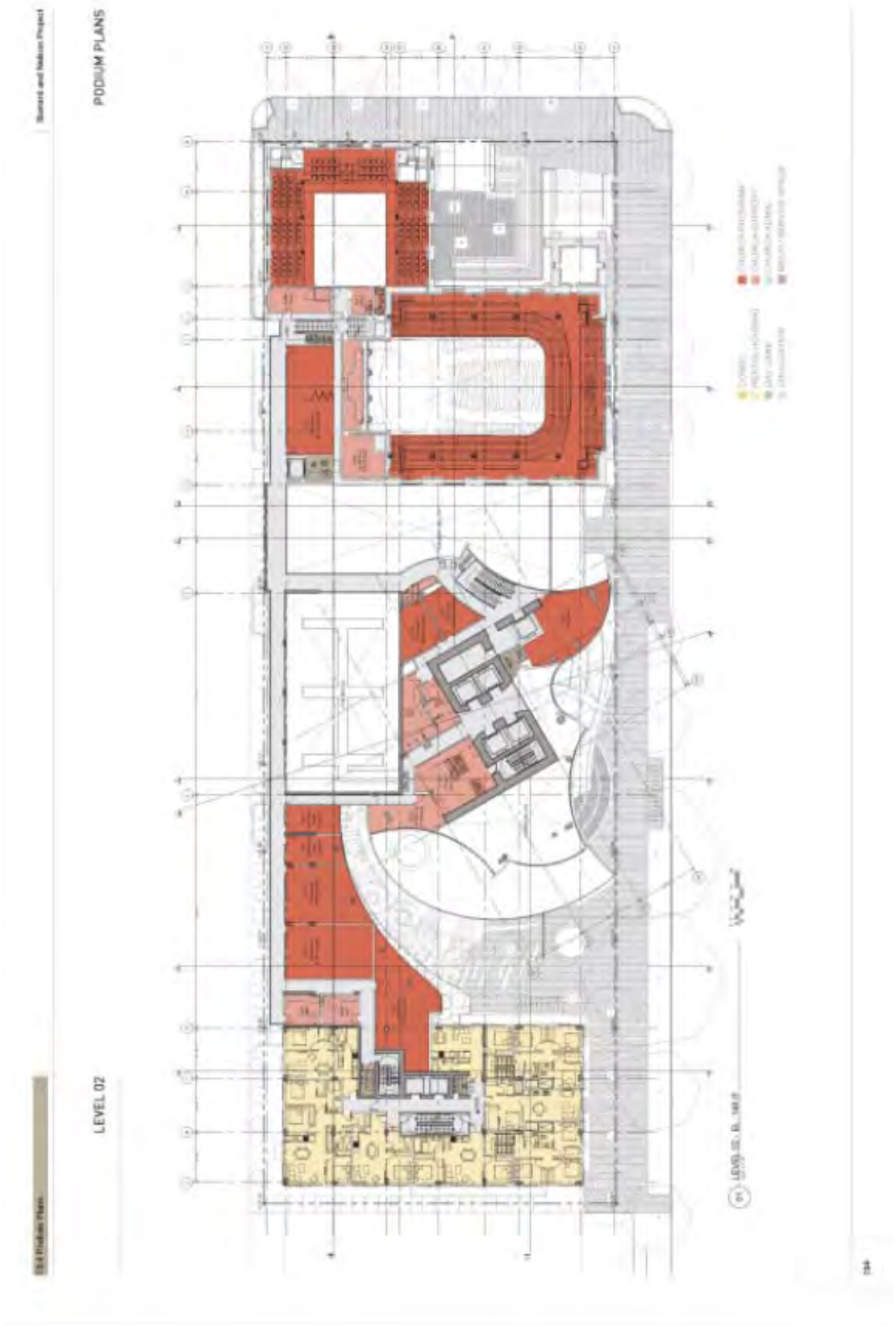
PODIUM PLANS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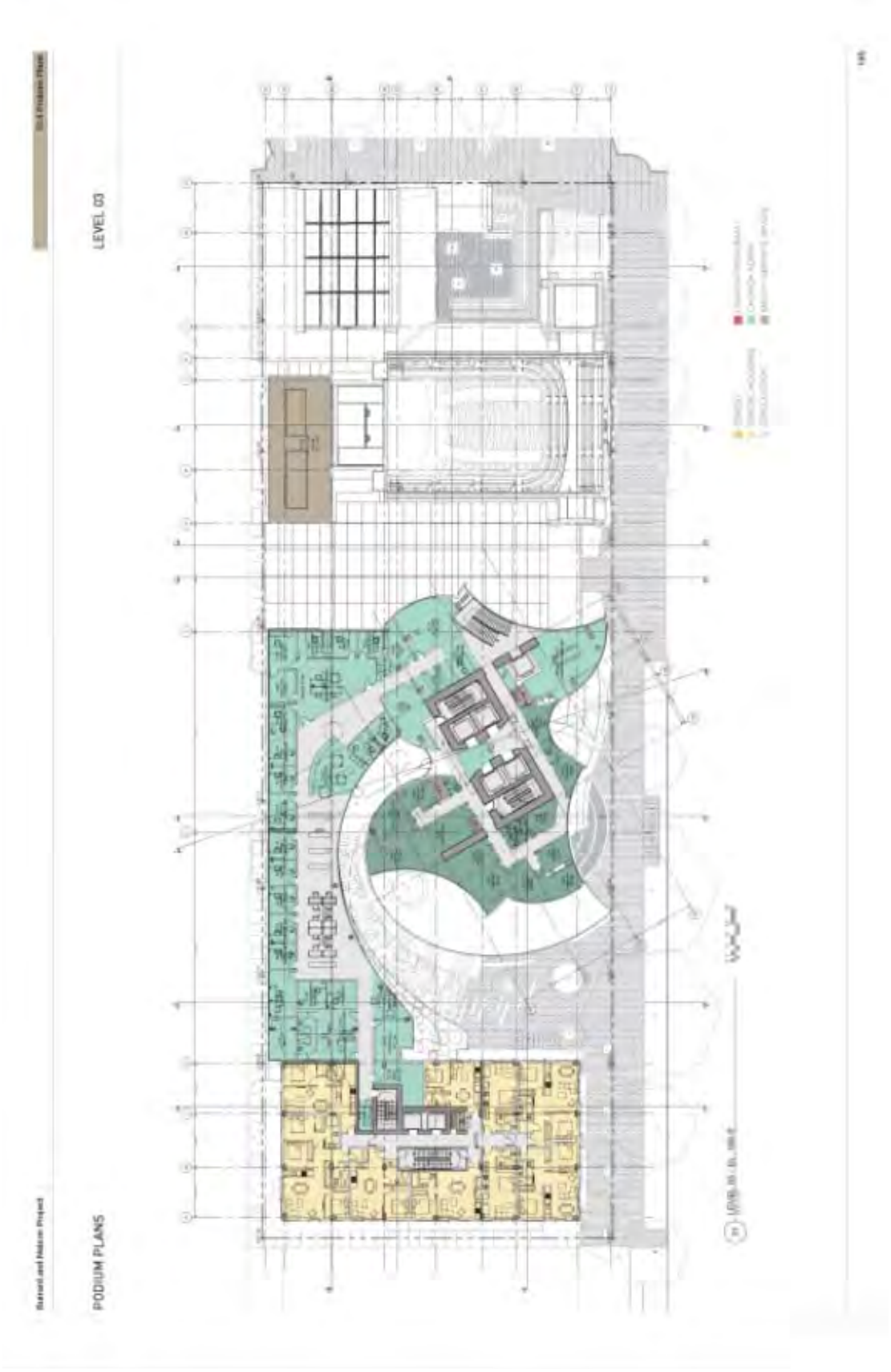
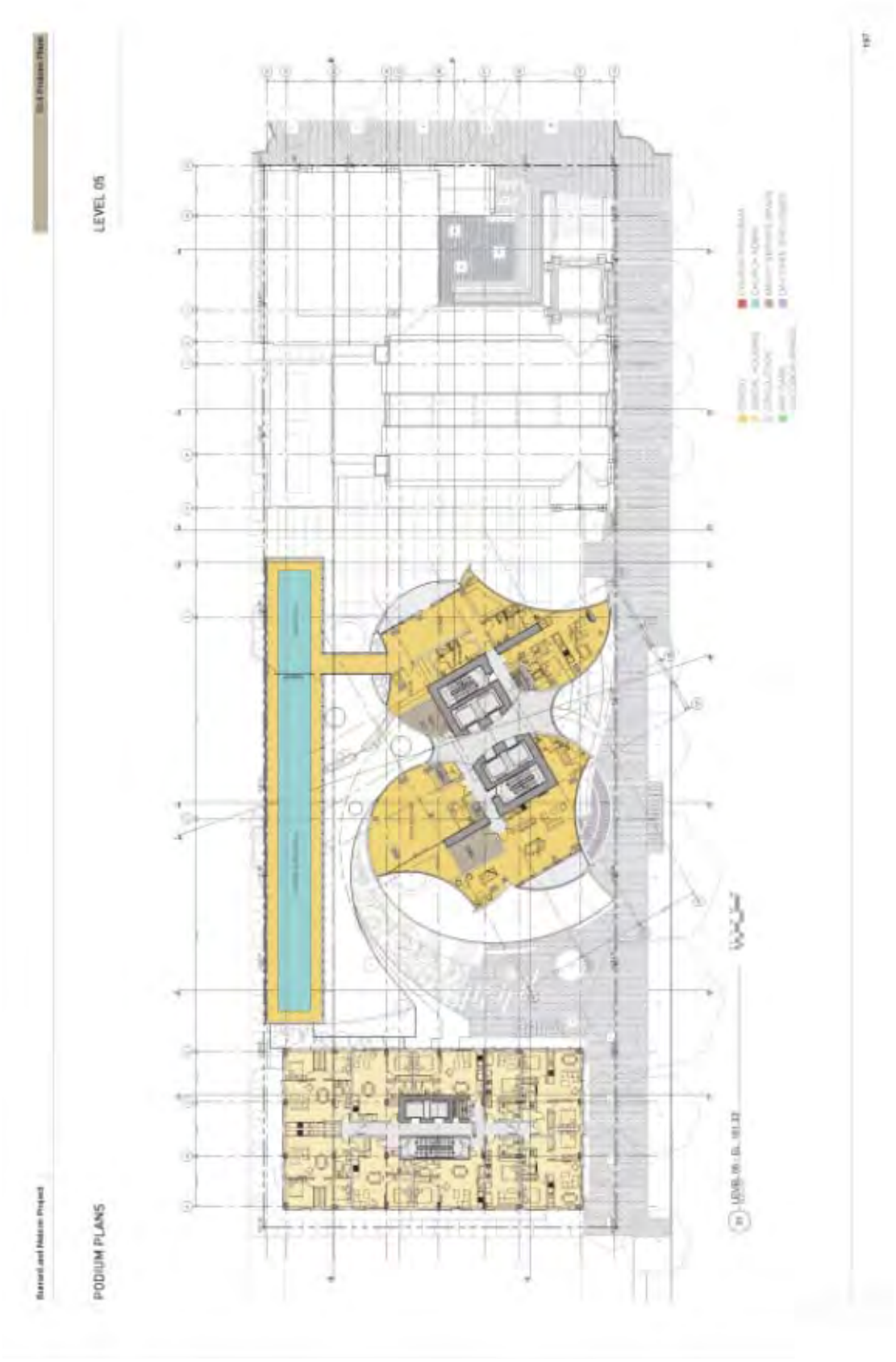
LEVEL 02


LEVEL 03
PODIUM PLANS

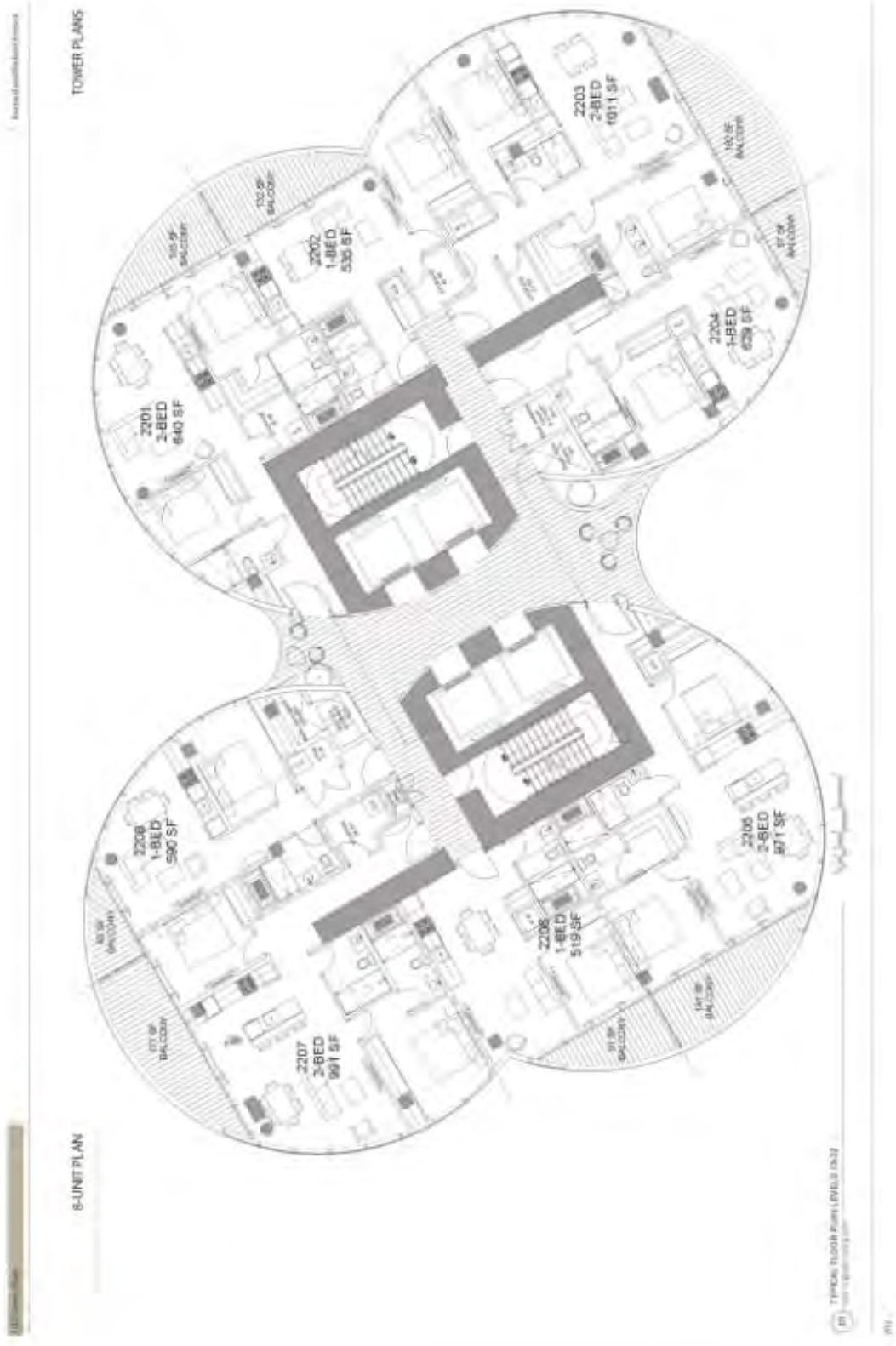

PODIUM PLANS
LEVEL 04


LEVEL 05
PODIUM PLANS


RENTAL PLANS
RENTAL L1-L2
LEVEL 02
LEVEL 01
SQUARE FOOTAGE
UNIT MIX
Common Amenity Room
Rental Laundry
Rental Lobby


RENTAL L3-L8
RENTAL PLANS

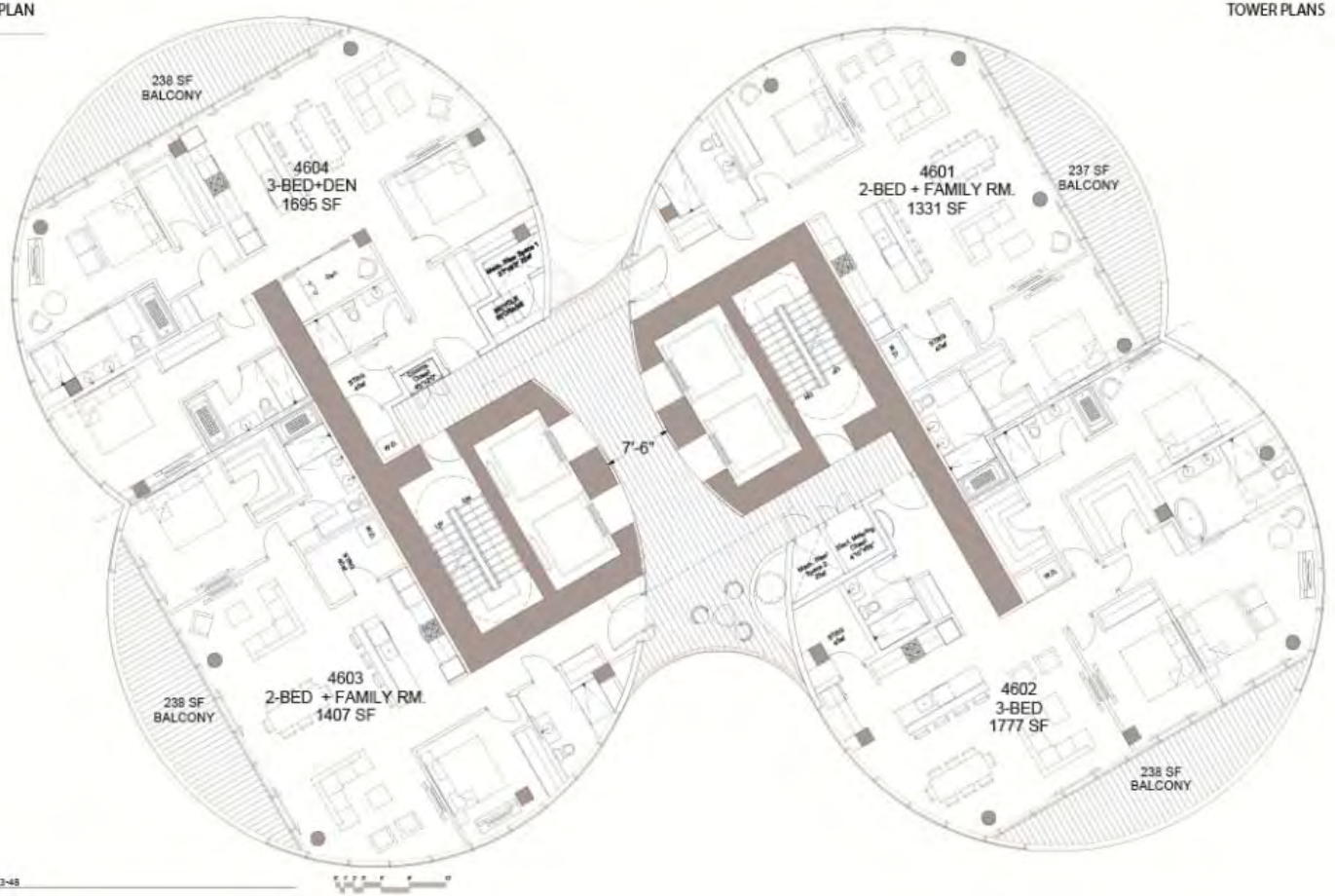

106 Tower Plans
LEVEL 6 FLOOR PLAN
(ATYPICAL)
6001
2-BED
781 SF
110 SF
BALCONY
6002
1-BED
531 SF
125 SF
BALCONY
6003
2-BED
1035 SF
60 SF
BALCONY
6004
2-BED
926 SF
142 SF
BALCONY
6005
2-BED
877 SF
48 SF
BALCONY
6006
2-BED
892 SF
122 SF
BALCONY
56 SF
BALCONY
Burrard and Nelson Project
TOWER PLANS
201


TOWER PLANS
8-UNIT PLAN
2201
2-BED
640 SF
2202
1-BED
535 SF
2203
2-BED
1011 SF
2204
1-BED
629 SF
2205
2-BED
971 SF
2206
1-BED
519 SF
2207
2-BED
991 SF
2208
1-BED
590 SF


Burnaby and Nelson Project
TOWER PLANS
106 Tower Plans
6-UNIT PLAN
2501
2-BED
883 SF
119 SF
BALCONY
132 SF
BALCONY
2502
2-BED
816 SF
2503
2-BED
1276 SF
258 SF
BALCONY
2504
3-BED
1207 SF
224 SF
BALCONY
34 SF
BALCONY
2505
3-BED
1180 SF
192 SF
BALCONY
2506
1-BED
607 SF
66 SF
BALCONY
01 TYPICAL FLOOR PLAN LEVELS 23-42
203

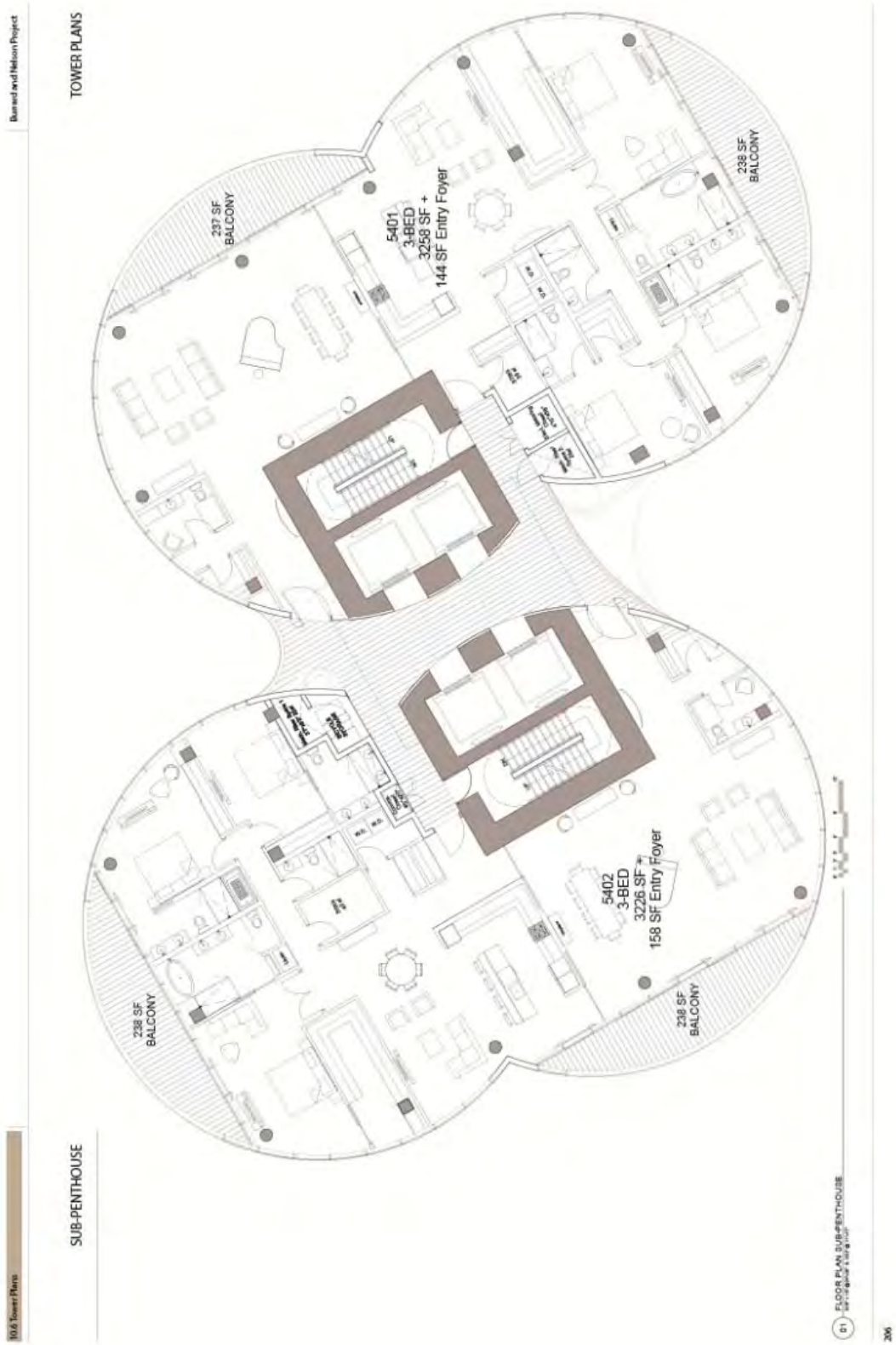
4-UNIT PLAN

TOWER PLANS



01 TYPICAL FLOOR PLAN LEVELS 43-48

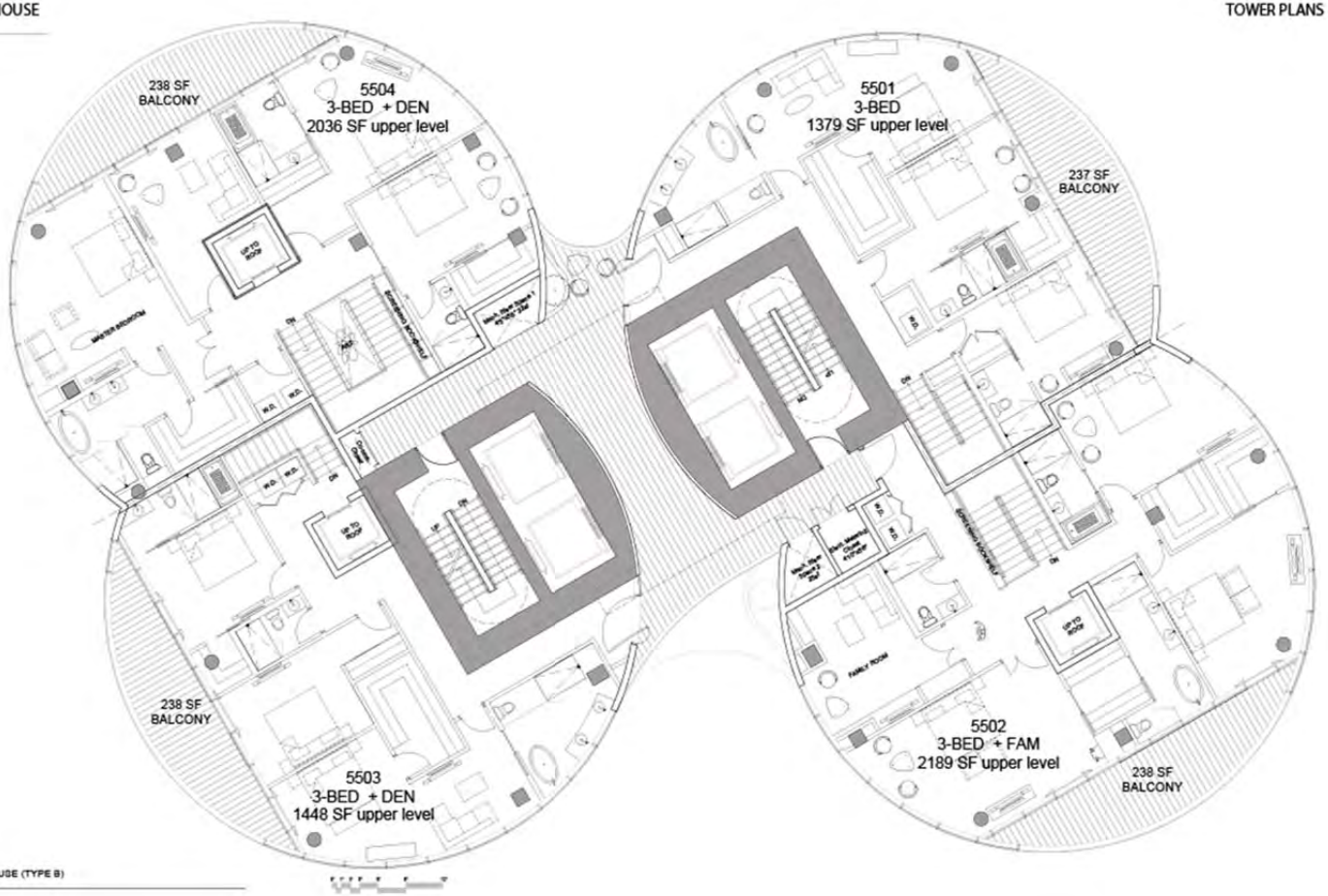

106 Tower Plans
3-UNIT PLAN
237 SF BALCONY
5001
2-BED + DEN
1331 SF
238 SF BALCONY
5002
3-BED
1777 SF
5003
3-BED + DEN
3226 SF+
238 SF BALCONY
238 SF BALCONY
Bunnell and Nelson Project
TOWER PLANS
205


Burnaby and Nelson Project
TOWER PLANS
237 SF BALCONY
5401
3-BED
3258 SF +
144 SF Entry Foyer
238 SF BALCONY
5402
3-BED
3226 SF +
158 SF Entry Foyer
238 SF BALCONY
238 SF BALCONY
SUB-PENTHOUSE
10.6 Tower Plans
01 FLOOR PLAN SUB-PENTHOUSE
206

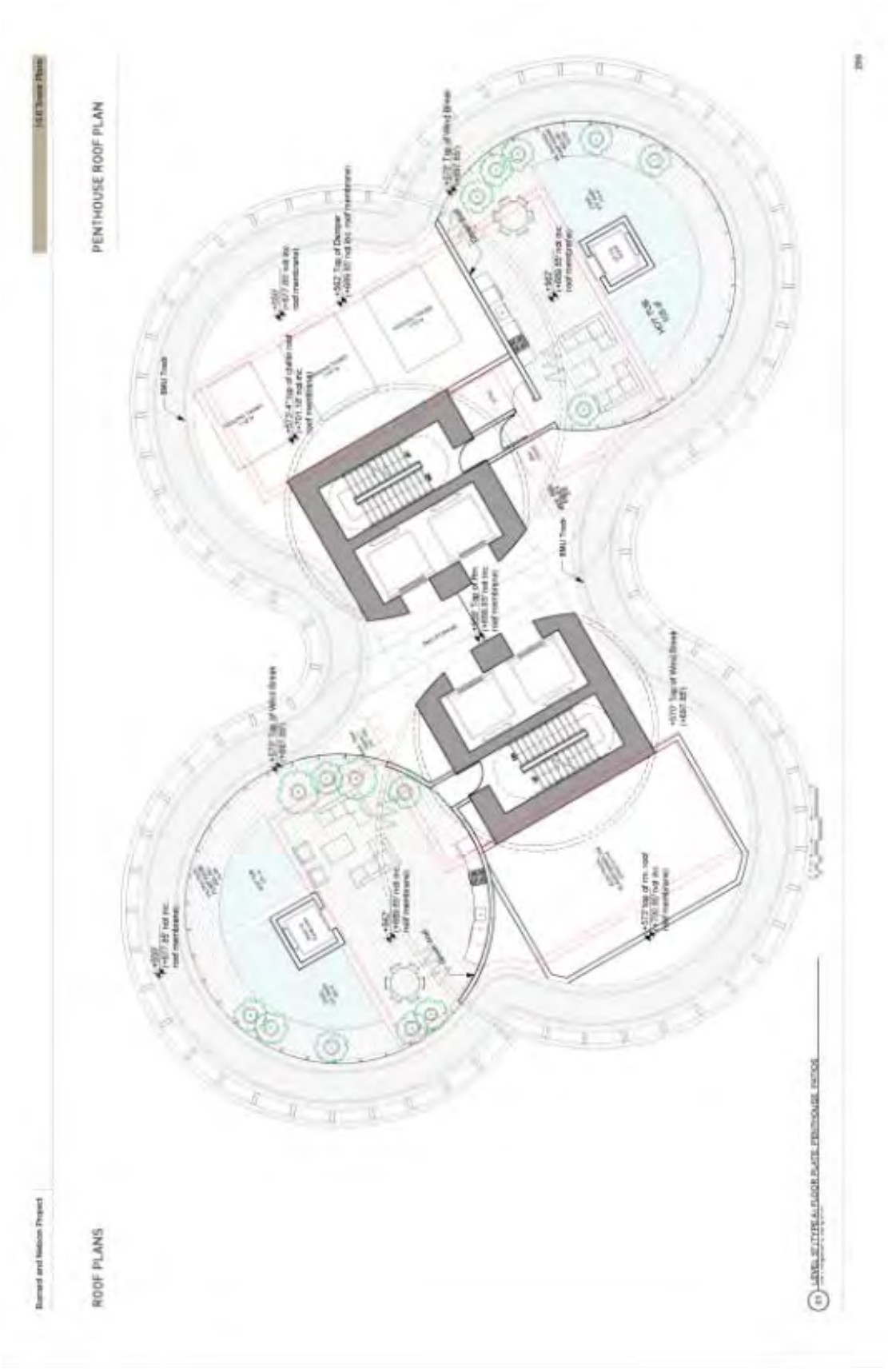

10.6 Tower Plans
PENTHOUSE
237 SF BALCONY
5501
3-BED
1323 SF lower level
238 SF BALCONY
5502
3-BED + DEN
1869 SF lower level
238 SF BALCONY
5504
3-BED + FAM
1691 SF lower level
5503
3-BED + DEN
1408 SF lower level
238 SF BALCONY
01 TYPICAL FLOOR PLAN PENTHOUSE (TYPE A)
Burrard and Nelson Project
TOWER PLANS
207

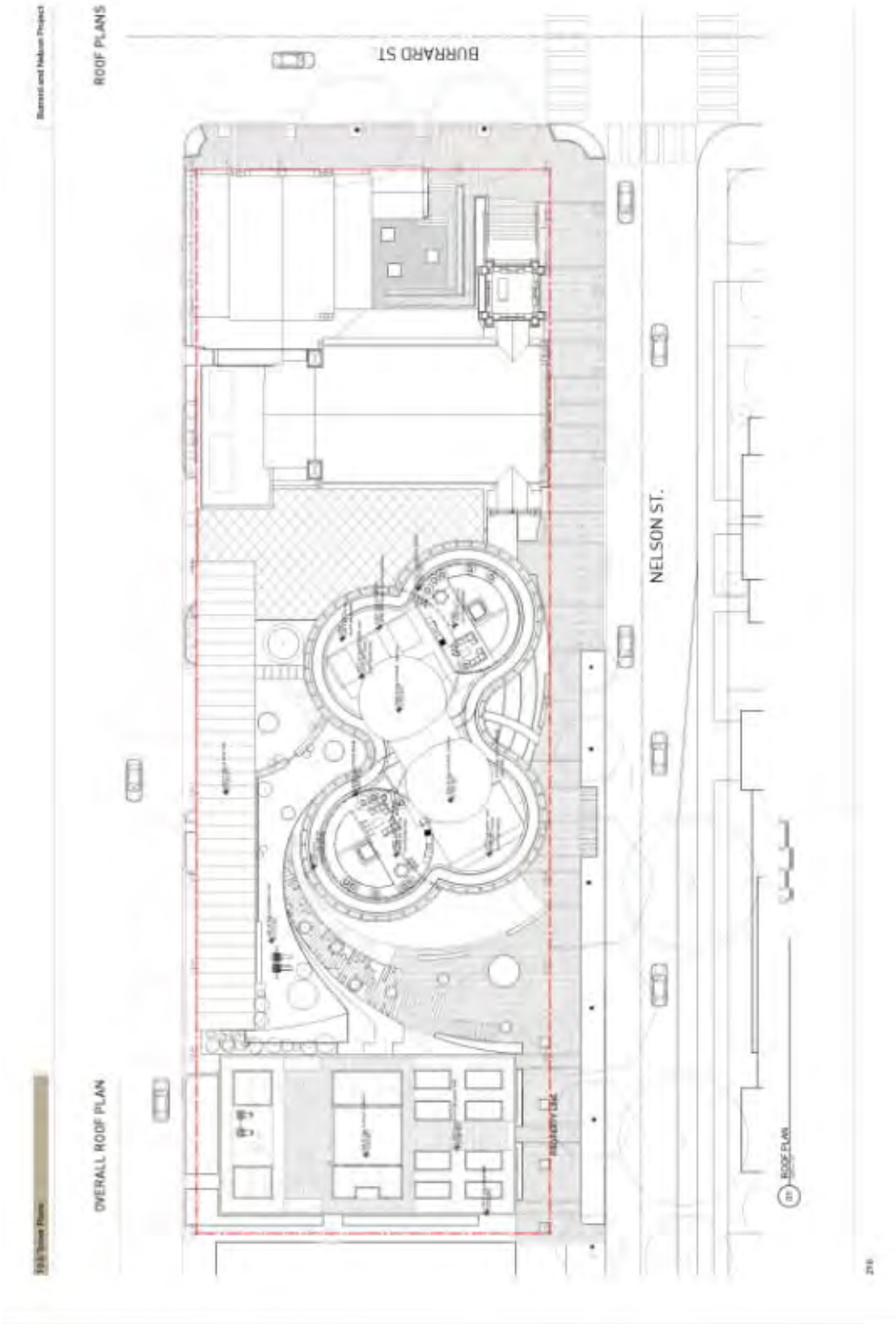
PENTHOUSE

TOWER PLANS



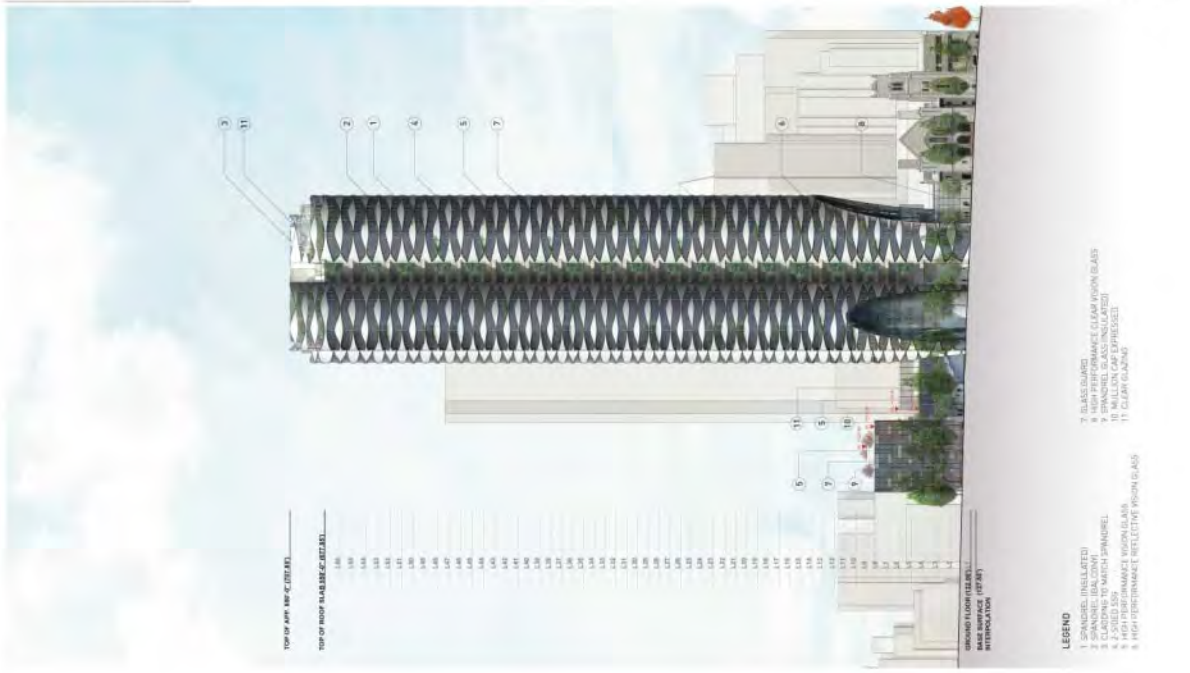
01 TYPICAL FLOOR PLAN PENTHOUSE (TYPE B)


PENTHOUSE ROOF PLAN
ROOF PLANS
Barnard and Nelson Project


ROOF PLANS
BURRARD ST
NELSON ST.
OVERALL ROOF PLAN
ROOF PLAN

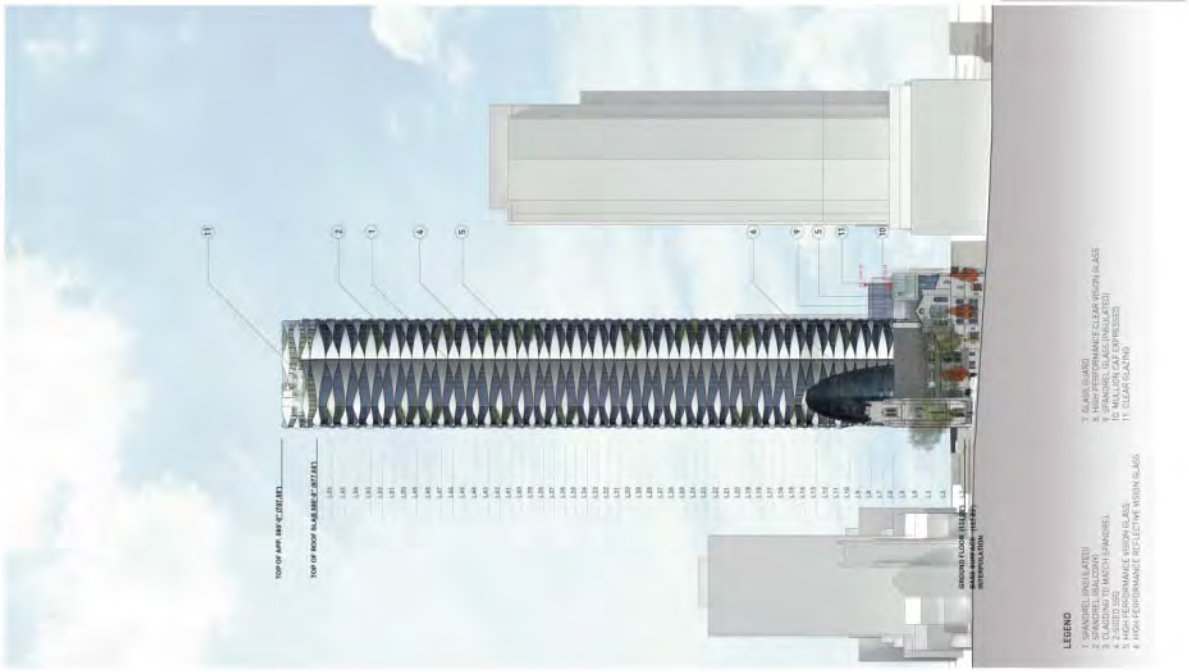
SOUTH ELEVATION

ELEVATIONS



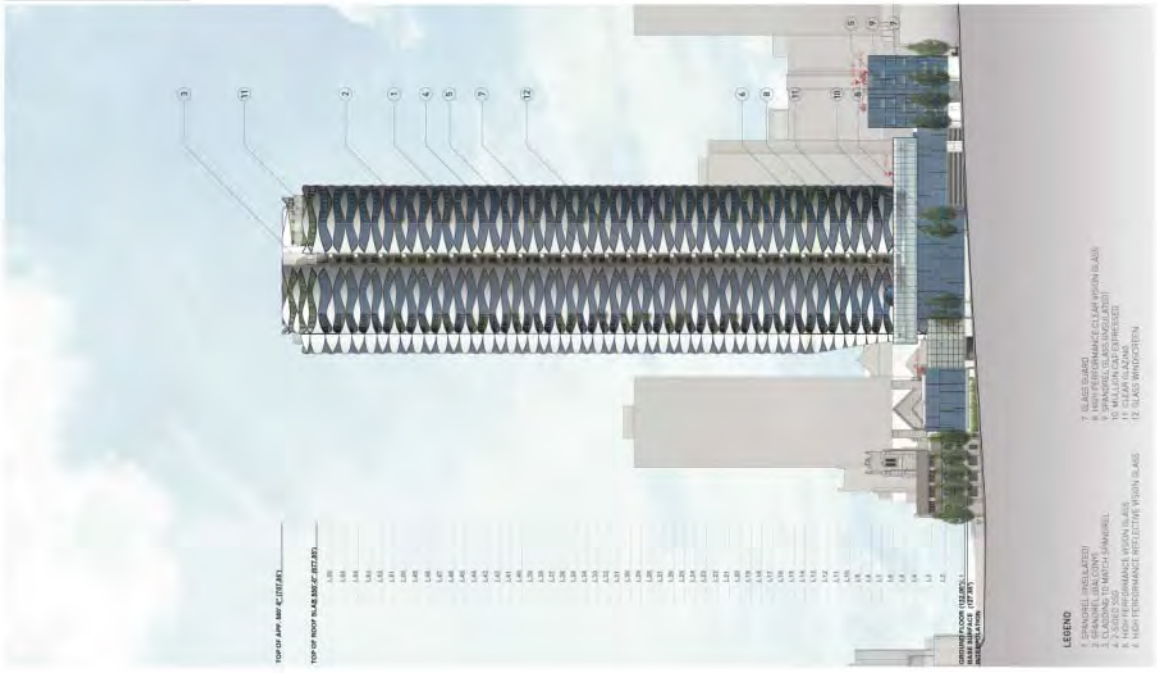
ELEVATIONS

EAST ELEVATION



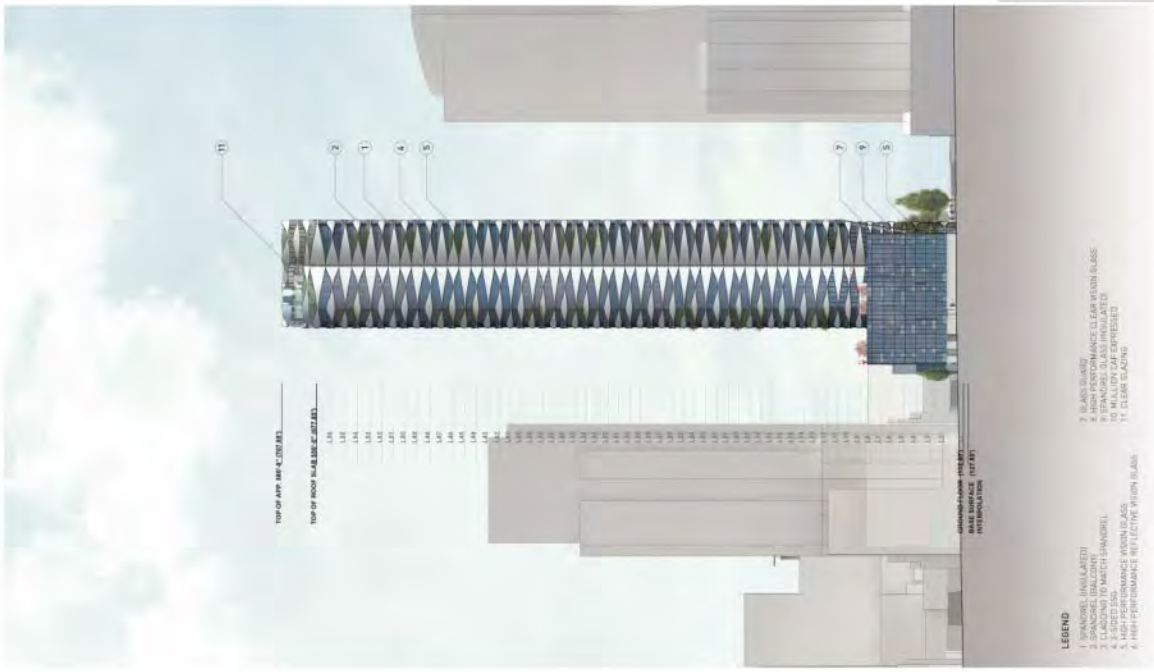
NORTH ELEVATION

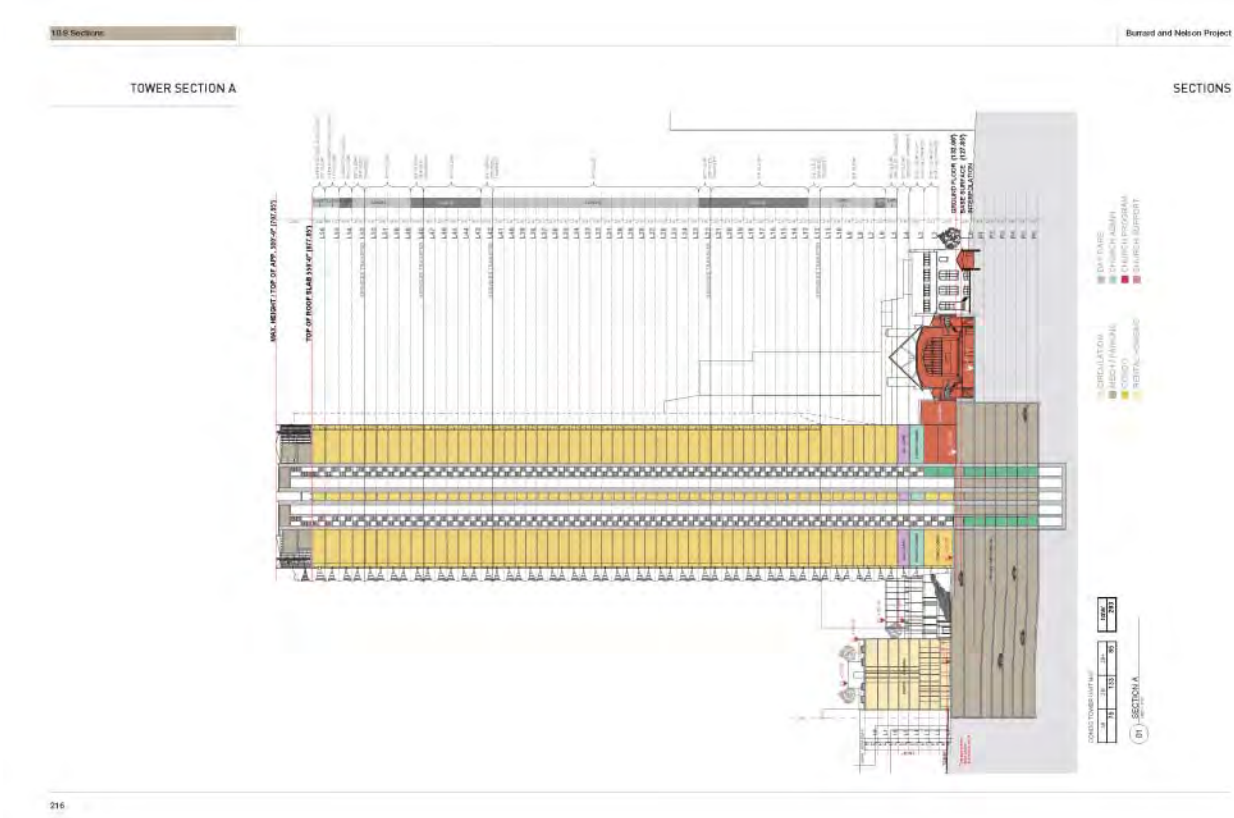
ELEVATIONS



ELEVATIONS

WEST ELEVATION




10.0 Sections
Burrard and Nelson Project
TOWER SECTION A
SECTIONS
216


10.9 Sections
PODIUM SECTION B
SECTIONS
Burrard and Nelson Project
PROFILE OF PREVIOUS RENTAL BLOCK
RENTAL HOUSING
STORAGE
LOADING
ADMINISTRATION
GYM
WORK SHOP
GALLERIA
SANCTUARY
PARKING
L18 L17 L16 L15 L14 L13 L12 L11 L10 L9 L8 L7 L6 L5 L4 L3 L2 L1
L0 P1 P2 P3 P4 P5 P6


SECTIONS
PODIUM/RENTAL SECTION J


Bunyard and Nelson Project
CHILDCARE
CHILDCARE PLAN
16.10 Childcare
222

BURRARD ST. AND NELSON ST.

CONCEPTUAL PODIUM RENDERS

LOOKING NORTH EAST ON NELSON ST.

CONCEPTUAL PODIUM RENDERS

CONCEPTUAL PODIUM RENDERS

VIEW OF RENTAL BUILDING & NELSON COURTYARD

BIRDS EYE VIEW L OF RENTAL AND LANEWAY

CONCEPTUAL PODIUM RENDERS

CONCEPTUAL PODIUM RENDERS

VIEW OF PODIUM, CONDO POOL & LANEWAY IMPROVEMENTS

VIEW OF LANEWAY IMPROVEMENTS

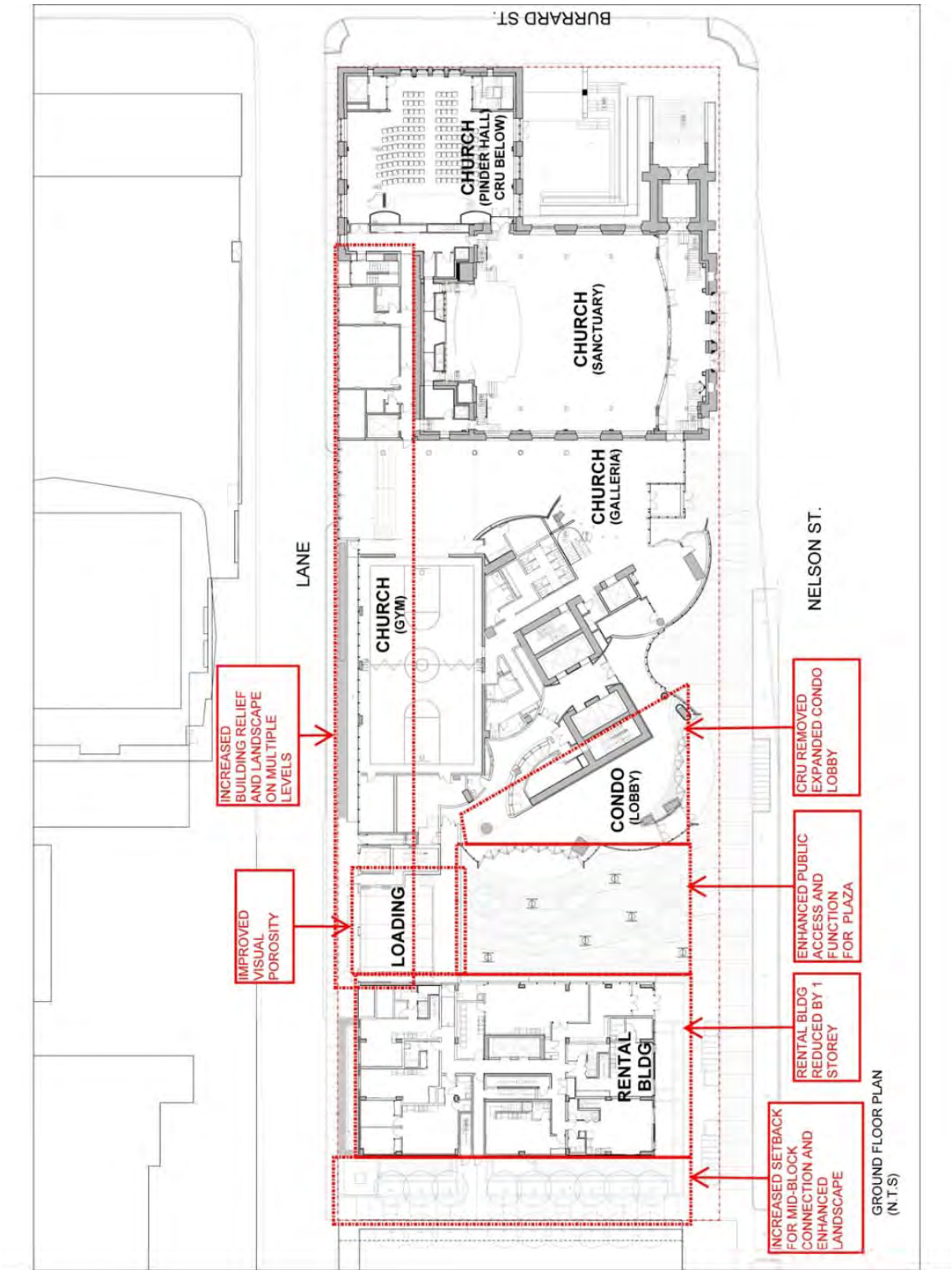
CONCEPTUAL PODIUM RENDERS

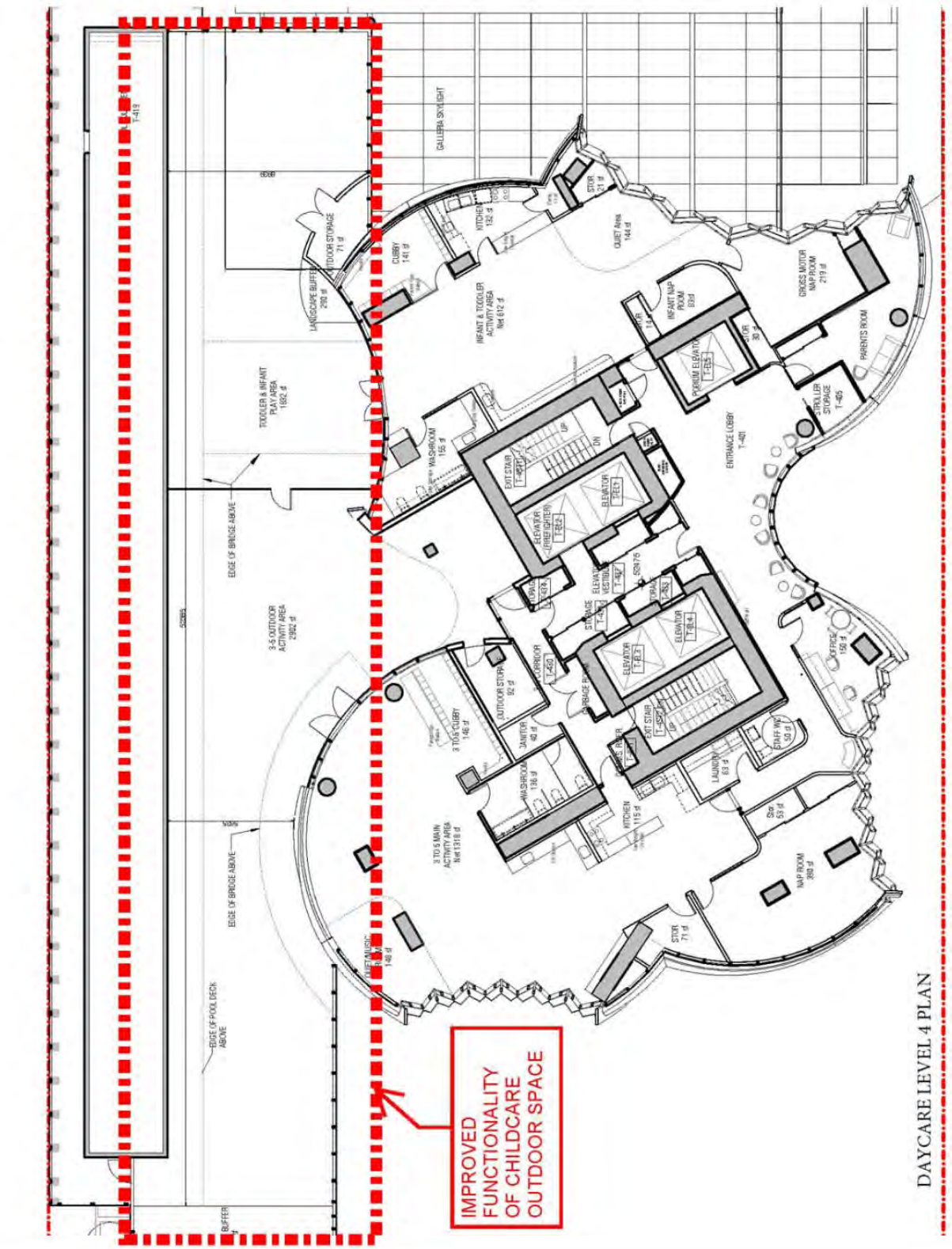
CONCEPTUAL PODIUM RENDERS

VIEW OF LANEWAY IMPROVEMENTS

969 Burrard Street & 1019-1045 Nelson Street
ILLUSTRATIVE DESIGN RESPONSES

The following drawings are provided for information only and illustrate changes to the proposal initiated by the applicant to increase market residential floor area as well as in response to public feedback and staff recommendations (contained in Appendix B of this report) to improve the site permeability, public access and improved laneway treatment.


BURRARD ST.
CHURCH (PINDER HALL) CRU BELOW)
CHURCH (SANCTUARY)
CHURCH (GALLERIA)
CHURCH (GYM)
LANE
NELSON ST.
CONDO (LOBBY)
LOADING
RENTAL BLDG
INCREASED BUILDING RELIEF AND LANDSCAPE ON MULTIPLE LEVELS
IMPROVED VISUAL POROSITY
CRU REMOVED EXPANDED CONDO LOBBY
ENHANCED PUBLIC ACCESS AND FUNCTION FOR PLAZA
RENTAL BLDG REDUCED BY 1 STOREY
INCREASED SETBACK FOR MID-BLOCK CONNECTION AND ENHANCED LANDSCAPE
GROUND FLOOR PLAN (N.T.S)


IMPROVED FUNCTIONALITY OF CHILDCARE OUTDOOR SPACE
DAYCARE LEVEL 4 PLAN


TOP OF APP. 586' (713.85')
TOP OF ROOF 556' (683.85')
ADDED ONE STOREY =57 STOREYS TOTAL
ADDED 6' TO BLDG HEIGHT =556'
REDUCED ONE STOREY- 60' HEIGHT
GROUND FLOOR (132.00') L1
BASE SURFACE INTERPOLATION (127.85')
South Elevation


TOWER ROOF SECTION - CURRENT
EL. 580'
(T.O.APPURTENANCE)
REZONING
EL. 550'
(T.O. STRUCTURAL ROOF)
REZONING
EL. 586'
(T.O.APPURTENANCE)
PROPOSED
+ 6'
EL. 556'
(T.O.ROOF)
PROPOSED
+ 6'
10' setback typ.
10' setback typ.
ROOF TOP
1 FULL FLOOR ADDED
1 FULL FLOOR ADDED
ELEVATOR MACHINE RM + OVERRUN
ELEVATOR MACHINE RM + OVERRUN
COOLING TOWER
TRANSFORMER ROOM
HABITABLE SPACE
MECH. OVERRUN / SERVICES SPACES / CIRCULATION
0' 2' 6' 10' 14' 20'

969 Burrard Street & 1019-1045 Nelson Street
PUBLIC BENEFITS SUMMARY

Project Summary:

Heritage upgrade of First Baptist Church and expansion of the church, including a galleria, recreational facilities, a 37-space childcare, a counselling centre, homeless outreach & a café, along with a 57-storey market residential building and a seven-story social housing building

Public Benefit Summary:

The project would result in seismic upgrading and restoration of the heritage church, enhanced housing affordability for 41 of the 60 the church-owned social housing building containing 61 rental units, a cash CAC outlined below, a public art contribution and a DCL payment.

	Current Zoning	Proposed Zoning
Zoning District	CD-1 (445)	CD-1 (445) as amended
FSR (site area = 51,912 sq. ft.)	2.87	11.27
Buildable Floor Space (sq. ft.)	148,860 sq. ft.	585,086 sq. ft. (1)
CAC amount was based on pro forma review & concluded at $275 psfb. x 332,019 sq. ft. of increased condo floor area		
Land Use	Institutional, Residential	Institutional, Residential and Commercial

	Public Benefit Statistics	Value if built under Current Zoning ($)	Value if built under Proposed Zoning ($)
*Required**	DCL (City-wide rate, effective September 30, 2016) ($13.91/sq. ft.)	$1,364,647 (excluding existing and new church space)	$6,412,786 (excluding existing and new church space & childcare)
	DCL (Area Specific)		
	Public Art (effective September 30, 2016: $1.98/sf)	$214,049 (excluding existing church)	$999,055 (excluding existing church)
	20% Social Housing		
Other Public Benefits Offered	Heritage (on-site)		$21,700,00
	Childcare Facilities	N/A	$10,500,000
	Cultural Facilities		
	Green Transportation/Public Realm		$8,000,000
	Housing (on-site public benefits portion) (2)		$6,500,000
	Housing (cash portion)		$8,805,225
	Parks and Public Spaces		$10,500,000
	Social/Community Facilities		$21,000,000
	Unallocated		
	Other — Heritage Work Contingency		$4,300,000
	Total CAC		$91,305,225
	TOTAL VALUE OF PUBLIC BENEFITS	**$1,578,696**	**$98,717,066**

(1) The total floor area includes the following: 460,019 sq.ft. market residential; 45,292 sq.ft. social housing; 78,777 sq.ft. institutional uses and 998 sq.ft. commercial uses.
(2) Towards enhancing affordability of 41 units of the church-owned social housing.

* DCLs, Public Art and Social Housing may have exemptions and/or minimum thresholds for qualification.
For the City-Wide DCL, revenues are allocated into the following public benefit categories: Engineering (22%); Replacement Housing (32%); Parks (41%); and Childcare (5%). Revenue allocations differ for each of the Area Specific DCL Districts.

969 Burrard Street & 1019-1045 Nelson Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

APPLICANT AND PROPERTY INFORMATION

Street Address	969 Burrard Street and 1019-1045 Nelson Street
Legal Description	969 Burrard Street *[The West ½ of Lot 16, the East ½ of Lot 16 and Lots 17 and 18, all of Block 7, District Lot 185, Plan 92; PIDs 015-749-967, 015-749-975, 025-114-042 and 025-114-051 respectively]* and 1019-1045 Nelson Street *[the West ½ of Lot 15, the East ½ of Lot 15, Lot 14 Except the East 30 Feet, the East 30 Feet of Lot 14 and Lot 13, all of Block 7, District Lot 185, Plan 92; PIDs 015-749-941, 015-749-959, 015-749-932, 012-338-311 and 015-749-924 respectively]*
Applicant/Architect	Bing Thom Architects
Developer/Property Owner	Burrard & Nelson Holdings Inc. (Westbank Corp) / First Baptist Church

SITE STATISTICS

Site Area	4,821.6 m^2 (51,912 sq. ft.)

DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposed in Original Application	Additional Changes Requested by Applicant	Recommended Changes by Staff
Zoning	CD-1 (445)		CD-1(445) as amended	--
Uses	Institutional and Residential	Institutional (Child Day Care Facility, Church, Social Service Centre) & Residential (Multiple Dwellings) & Retail	--	--
Max. FSR	2.87 FSR	10.83 FSR	11.27 FSR	
Floor Area	13,829 sq. m. (148,860 sq. ft.)	52,198.7 sq. m. (561,881 sq. ft.)	market residential: 42,735.8 sq. m (460,019 sq. ft.) Non-market residential: 4,207.6 sq.m (45,292 sq.ft.) church/social service: 6,596 sq. m (71,003 sq.ft.) Daycare: 722.1 sq. m (7773 sq.ft.) Retail: 92.7 sq. m (998 sq. ft.) **Total:** 54,354.5 sq.m (585,086 sq. ft.) Area counted in FSR: Condo circulation/service 9,763 sq. m (105,091 sq. ft.) Condo rooftop service 288 sq. m. (3,100 sq. ft.) Condo amenity area overage 23 sq. m (247 sq.ft.)	

Floor Plate		807.3 sq. m. (8,690 sq. ft.)		
Maximum Height	75.6 m (248 ft.)	Bldg. height:167.6 m/550 ft./56 storeys Height of rooftop appurtenance: 9.1m/30'	Bldg. height: 169.5 m/556 ft./57storeys Height for rooftop appurtenance: no change	
Unit Mix (Strata)	--	One-bedroom 75 Two-bedroom 134 Three-bedroom 85 Total 294	One-bedroom 136 Two-bedroom 159 Three-bedroom + 36 Total 331	
Unit Mix (Social Housing)	--	Studio 13 One-bedroom 27 Two-bedroom 21 Three-bedroom 5 Total 66		Studio 15 One-bedroom 22 Two-bedroom 19 Three-bedroom 5 Total 61
Parking Spaces	Per Parking By-law	Condo parking 417 Social housing parking 29 Church parking 51 Total 497	Condo parking 457 Social housing parking 31 Church parking 50 Public Car Share 2 Total 540	2 additional public car share spaces are recommended by staff (included in the column to the left)
Loading	Per Parking By-law	Class A 1 Class B 2		Class A 6 Class B 2
Bicycle Spaces	Per Parking By-law	Class A 450 Class B 15		Class A 490 Class B 18 Condo Bike Share 12 Total 520