

Isfeld, Lori

From: s.22(1) Personal and Confidential
Sent: Monday, July 24, 2017 3:36 PM
To: Public Hearing
Subject: Re: We Support the Rezoning of 969 Burrard

Hello Nicole,

My name is Jeff Taylor.

Cheers

From: Public Hearing <PublicHearing@vancouver.ca>
Sent: July 24, 2017 10:27 AM
To: 'h l'
Subject: RE: We Support the Rezoning of 969 Burrard

Good morning,

Thank you for your letter. Please note that the Procedure By-law requires that correspondence for Public Hearings have a name on it.

If you wish to have your letter circulated to Council, please resend it with a name on it.

Thank you,

Nicole

From: s.22(1) Personal and Confidential
Sent: Sunday, July 23, 2017 11:26 PM
To: Public Hearing
Subject: We Support the Rezoning of 969 Burrard

Vancouver **must** build up of there'll be little to no city housing in decades to come.

Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Monday, July 24, 2017 4:49 PM
To: Public Hearing
Subject: FW: 969 Burrard Street Rezoning - Supportive!!!
Attachments: Project Profile First Baptist Church.pdf

From: Jack Allpress s.22(1) Personal and Confidential
Sent: Monday, July 24, 2017 4:44 PM
To: Mayor and Council Correspondence
Subject: 969 Burrard Street Rezoning - Supportive!!!

Mayor & Council,

As a resident living in Downtown Vancouver at 928 Homer St, I hope to see the rezoning application for First Baptist Church approved given the \$92 million proposed in community amenity contributions. The West End Community would truly benefit from these CACs given the current state of many community facilities in the area that are in dire need for updates and expansion.

This proposal not only financially provides community amenities but also provides benefits by virtue of what they are offering. An additional 61 units of new rental housing stock is needed in this city as are new condominiums for those looking to purchase and get into the market. New residents contribute to economic vibrancy and community livelihood.

It would be a shame to see the amazing benefits this project is offering not be approved.

Thanks,
Jack

BURRARD AND NELSON

A HEART FOR THE CITY

First Baptist Church, with their development partner Westbank, and Bing Thom Architects, have submitted a rezoning application to the City for their property at 969 Burrard Street and 1019 - 1045 Nelson Street.

First Baptist Church (FBC) is an integral part of the West End community, providing services from its location at Nelson and Burrard.

The proposal for this historic property includes a seismic upgrade, renovation and restoration of the 107 year old heritage building, and an expansion which doubles the current Church infrastructure providing new ancillary spaces to enlarge the capacity of FBC's social endeavors. Additionally, a 7 storey residential rental building will be built and wholly owned by the Church - all made possible through the development of a condominium tower on the adjacent properties.

West End Community Plan

Approved by Council in 2013, the West End Community Plan outlines how the neighbourhood can grow over the next 30 years.

The property is located in the Burrard corridor, designated in the Plan for higher density and height. The proposal aims to respect the Plans guidelines.

In addition to the West End Community Plan, the project corresponds to a number of City Policies, including a focus on sustainability and superior urban design for taller buildings.

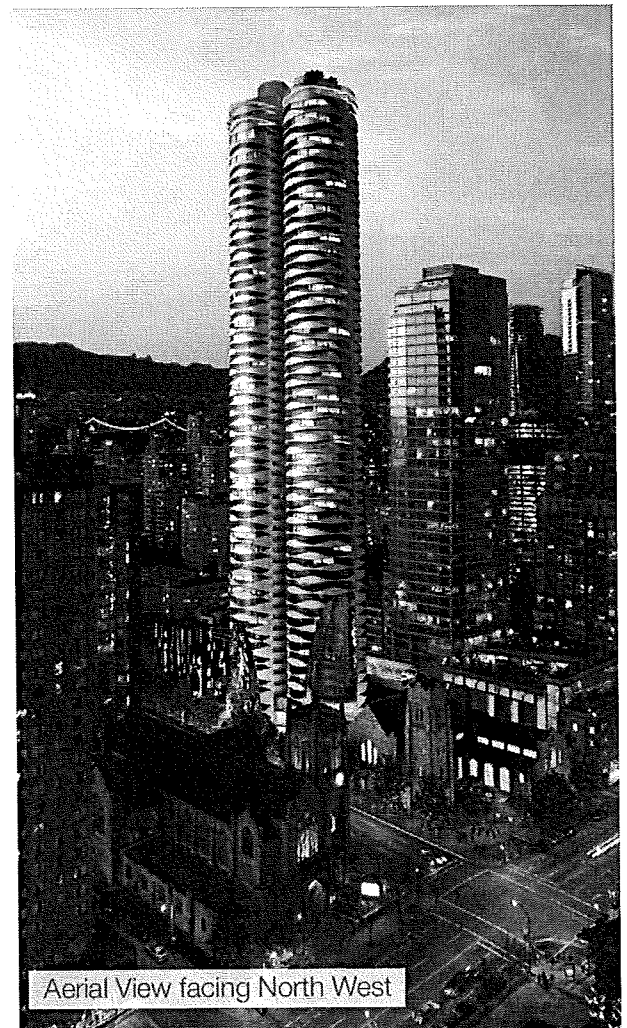
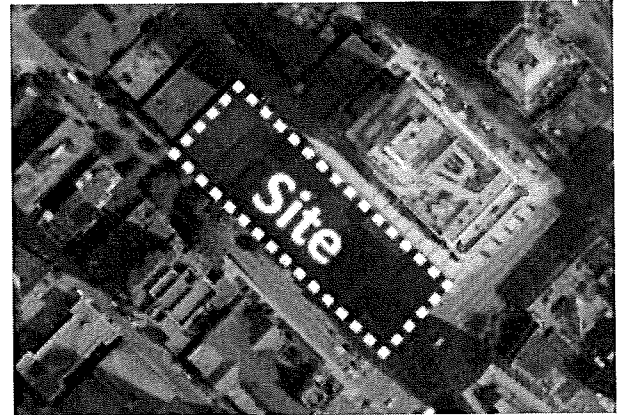
About First Baptist Church

FBC has a dedicated congregation of over **1,144** members and over **600** community volunteers.

The church **currently** provides the following 100% donor-funded community services:

- 32 affordable housing units and emergency shelter;
- Community kitchen that feeds hundreds in need;
- Social programs for youth;
- ESL classes and employment services for new immigrants;
- Counselling and parenting classes;
- Support for non-profit organizations; and
- Part-time child care.

Through improved and expanded facilities, FBC will remain an important and dedicated service provider.



Project Benefits

Heritage

The church exterior and the interior of the sanctuary are designated as Class A heritage by the City of Vancouver. The proposal includes significant seismic upgrades and renovation to the Church, including the restoration and designation of Pinder Hall to City heritage standards.

Rental & Affordable Housing

The proposal includes 61 new rental units which will be geared towards families, older adults and seniors, and will offer a range of affordable housing options. Over 65% of the units will be rented at social housing rates. The building will well exceed the minimum requirement of 25% family units (2+bedroom).

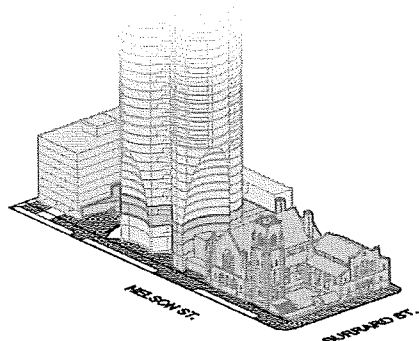
Child Care

The proposal includes a new, full-time, 37-space child care facility for infants and toddlers.

Social Infrastructure

Approximately 50,000 sq ft of new ancillary church space, **double their current space**, is proposed to expand the community services FBC provides. These services include a meal and shelter program, community outreach, counselling, senior services, new immigrant employment services, and much more.

Program Diagram & Statistics



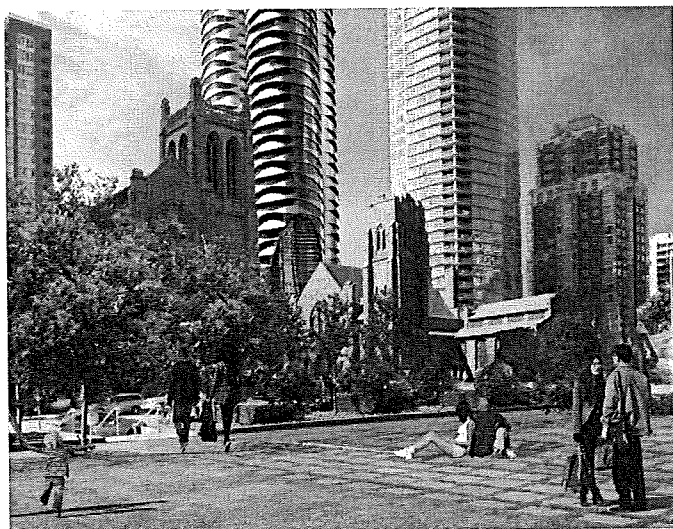
| PROJECT STATISTICS: CONDO BUILDING | |
|------------------------------------|---------------------------|
| Height: | 57 Storeys – 556 ft |
| Gross Floor Area: | 476,000 sq ft |
| Units: | 331 (59% are 2+ bdrms) |
| Parking Stalls: | 457 |
| Bike Stalls: | 432 |

| PROJECT STATISTICS: RENTAL BUILDING | |
|-------------------------------------|---|
| Height: | 7 Storeys – 60 ft |
| Gross Floor Area: | 47,000 sq ft |
| Units: | 61 (exceeds minimum 25% requirement for 2+ bdrms) |
| Parking Stalls: | 31 |
| Bike Stalls: | 82 |

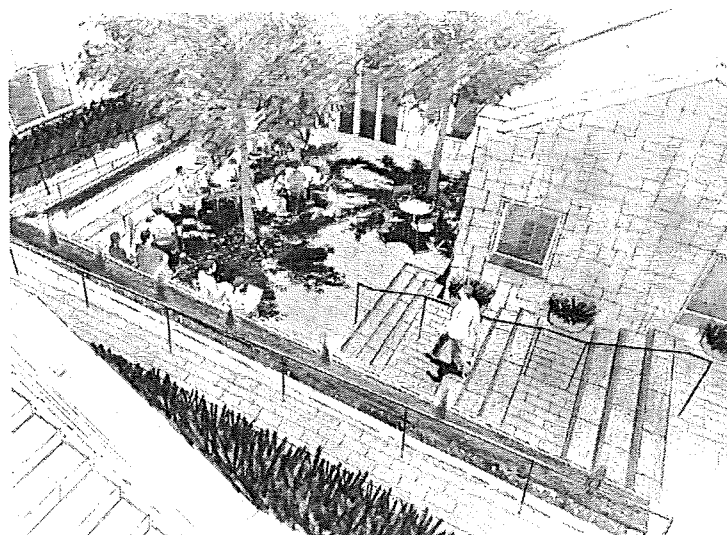
| PROJECT STATISTICS: NON-RESIDENTIAL (Church, Community Uses) | |
|---|--------------|
| Childcare Spaces: | 37 |
| Floor Area: | 80,000 sq ft |
| Parking Stalls: | 50 |
| Bike Stalls: | 6 |

| PROJECT STATISTICS: TOTAL COMBINED | |
|------------------------------------|---------------|
| Density: | 11.15 FSR |
| Gross Floor Area: | 600,000 sq ft |
| Units: | 392 |
| Parking Stalls: | 540 |
| Bike Stalls: | 520 |

Conceptual Rendering



Burrard Courtyard



For more information, please contact Virginia Bird, Community Relations, at
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Isfeld, Lori

From: Michelle Meyer s.22(1) Personal and Confidential
Sent: Monday, July 24, 2017 5:10 PM
To: Public Hearing
Subject: Rental development

To Vancouver City Council and Mayor Gregor Robertson,

Thank you for taking the time to read this letter of support for the proposed redevelopment of the First Baptist Church. My husband and I rent in the West End and are looking forward to having this development in our community.

In particular I am very supportive of the rental component. It is hard to find affordable rental accommodation especially for vulnerable members of our community so it's great to see that the Church's emergency shelter program will continue and their current 32 units of social housing will increase to 41. The extra 20 market rental units will add needed supply to the neighbourhood and provide an income to the church so they can continue all their great services including their community kitchen, social programs for youth, as well as their counselling and parenting classes.

In addition to funding the rental program, the Church's partnership with Westbank and the development of 294 market condos will guarantee a 37-space child care facility for infants and toddlers. With 59% of the market condos built as 2+ bedrooms, well above the City's required rate, this development will be great for young families.

I look forward to seeing the new parks and infrastructure developed here in the West End as a result of the 63 million dollars in community amenity contributions. I hope you vote to approve this proposal.

Kind regards,

Michelle Harris

s.22(1) Personal and Confidential



Isfeld, Lori

From: Dan Chambers **s.22(1) Personal and Confidential**
Sent: Monday, July 24, 2017 9:03 PM
To: Public Hearing
Cc: Zoe Boal; Virginia
Subject: First Baptist Development

Memo of Support

Rev. Dan Chambers, Lead Minister, St. Andrew's Wesley United Church
s.22(1) Personal and Confidential

July 24, 2017

Honorable Mayor and Members of City Council,

I write in support of the First Baptist Church development project. As you are well aware, this development adds much needed social housing, incorporates in the design alternative modes of transportation (e.g. ample storage for bikes and parking spaces for a car-sharing program), and fits within the goal of increased density for a greener, cleaner Vancouver.

As you also are aware, First Baptist Church provides many social services for people who are without homes and in need of sustenance. In a city where isolation and loneliness rank among the foremost ills, First Baptist provides a place and community for people to connect, belong, and clarify purpose. Given the compromised structure of their building, without this development the congregation would likely need to sell and move and the city would lose a vibrant place not only for worship, but for connection and important social services.

I realize there are complaints and I am not without sympathy for some of the complaints. However, if the congregation was not able to support the massive costs of renovation and had to move out of the city, I would be flabbergasted if the developer who purchased the land didn't also build a soaring tower -- without the social benefits that the church provides in support of the common good.

While I believe the city doesn't need another Trump tower, Vancouver does need places for authentic community, connection and compassion. I am not a city planner; I trust that work has already been done. This is why I support the development proposal First Baptist Church brings before you.

Thank you for your careful deliberation,

Rev. Dan Chambers

Isfeld, Lori

From: Gwen Tang s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 10:03 AM
To: Public Hearing
Subject: Fwd: First Baptist Church Redevelopment

Dear Mayor and Council,

I want to once again express my support for the development at the corner of Nelson and Burrard. I feel strongly that we need more housing to accommodate the growing population and put a downward pressure on pricing by adding more supply.

Thank you for your consideration.
Gwen

----- Forwarded message -----
From: **Gwen Tang** s.22(1) Personal and Confidential
Date: Mon, Jul 10, 2017 at 12:46 PM
Subject: First Baptist Church Redevelopment
To: publichearing@vancouver.ca

Dear Mayor & Council,

I have been a resident of the West End for over 6 years at 808 - 1028 Barclay Street, and wish to share my comments of support for the First Baptist Church's redevelopment proposal at Burrard and Nelson. I understand this project will be considered at next week's Public Hearing.

As a local who is interested in urban planning, I have been following this project throughout the planning process. I'm pleased that the final proposal includes 61 units of 100% rental housing – this will benefit so many! Furthermore, I understand 65% of these rental units will be available at affordable rates and geared towards families and seniors. I think this will aid in creating a truly inclusive and supportive living environment for the residents!

In a City like Vancouver where our costs of homeownership continue to rise, it is critical that we continue to encourage and incentivize developers to replenish our rental stock. This is particularly critical in the West End as the community has a very high percentage of renters and the current rental stock is aging.

I am also pleased with the architectural design of the building and think the pedestrian experience walking along Nelson will be vastly improved upon completion of this project.

Please vote in support of this application.

Thank you,

Gwen Tang

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Isfeld, Lori

From: Jonathan Austin s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 11:06 AM
To: Public Hearing
Subject: Public Hearing for Burrard and Nelson Project

I understand that Westbank's Burrard and Nelson project is going to Public Hearing tonight, and as I will be unable to attend in person I wanted to send a letter of support. I understand it is usually the squeaky wheels that attend such events, and the voices of support often don't make themselves heard...

As someone who is really interested in architecture, cities and urbanism, I have been really encouraged by the trend in Vancouver over the past few years of more interesting architecture that breaks away from the standard. I see this proposed project as next great project coming to Vancouver, and wouldn't be surprised if it garners international attention for the city from architecture blogs. It's not just architecturally beautiful in terms of an addition to the skyline, but the whole design concept around organ pipes is really cool and is a testament to the tremendous skill that Vancouver's own Bing Thom had. It also seems to be a great development partnership with the church, that enables the organization to realize the value of their land.

As a homeowner who lives within a short walk of this site, I would be pleased to see such a cutting edge project be built in my neighbourhood. I am optimistic it will be approved tonight.

All the best,

Jonathan Austin

s.22(1) Personal and Confidential



Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Tuesday, July 25, 2017 11:26 AM
To: Public Hearing
Subject: FW: First Baptist Church – Rezoning Support

From: Shannon Huish s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 10:20 AM
To: Mayor and Council Correspondence
Subject: First Baptist Church – Rezoning Support

Dear Mayor & Council,

I am writing to you as a resident of the West End living at 1933 Robson Street, in support of the redevelopment of First Baptist Church at 969 Burrard Street and 1019-1045 Nelson Street. Not only will it be great to see something other than a parking lot on the property, but the proposal provides so many amazing benefits to the West End neighbourhood including contributing to the much needed housing stock with condominiums, rental, and social housing. The design of the building compliments the heritage church and the seismic upgrade and restoration is needed for this older building. Aside from the obvious contributions that the actual development itself provides, there is also the substantial cash contributions that will contribute to enhancing the West End community.

Kind regards,



Shannon Huish | *Manager*

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Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Tuesday, July 25, 2017 2:21 PM
To: Public Hearing
Subject: FW: 969 Burrard Street & 1019 to 1045 Nelson Street

-----Original Message-----

From: Bob Poppenheim s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 12:17 PM
To: Mayor and Council Correspondence
Subject: 969 Burrard Street & 1019 to 1045 Nelson Street

I am in TOTAL support of the above captioned project.
The city desperately needs more affordable housing units, in light of the rising rental costs and ongoing "reno-victions"!
We also need to keep our heritage ENTACT! We need to stop demolishing our history as we have been doing for many years. I am therefore in support of the church restoration.
Thank you.

Bob Poppenheim
s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Tuesday, July 25, 2017 2:22 PM
To: Public Hearing
Subject: FW: First Baptist Church Rezoning

From: Robert Groulx s.22(1) Personal and Confidential
Sent: Tuesday, July 25, 2017 12:56 PM
To: Mayor and Council Correspondence
Subject: First Baptist Church Rezoning

Dear Mayor and Council,

I am writing to you in support of the rezoning application for First Baptist Church at Nelson and Burrard. I have lived in the West End, at Haro and Bute Streets, for over 12 years, just four blocks away from the proposed development.

As a resident of the area I am looking forward to the benefits this project will bring to the community through their substantial financial contribution. Over \$60 million is significant and new and expanded parks and open spaces to walk my dog are welcomed. So are contributions to new and existing facilities that are much needed in the West End ensuring that this neighbourhood continues to be a welcoming place for all ages and lifestyles. In addition, the affordable housing and additional space for support services included in this proposal are what Vancouver needs and showcases the inclusivity and community-feel of the neighbourhood.

Finally, as a fan of more architectural diversity in our city, Bing Thom Architects have done a great job designing a building that will stand out and fit at the same time.

Thanks you for your consideration.

Sincerely,

Robert Groulx

Ludwig, Nicole

From: Spam, Maybe
Sent: Tuesday, July 25, 2017 3:58 PM
To: Public Hearing
Subject: FW: 100% SUPPORT for 969 Burrard Rezoning

From: Jeff Taylor s.22(1) Personal and Confidential
Sent: Sunday, July 23, 2017 11:22 PM
To: Public Hearing
Subject: 100% SUPPORT for 969 Burrard Rezoning

My household which resides on Thurlow street is 100% in support of the 969 Burrard street rezoning.