

Ludwig, Nicole

From: Rushton, Bruce
Sent: Monday, July 17, 2017 4:39 PM
To: Public Hearing
Subject: Fwd: FBC Support Letter

Sent from my Samsung Galaxy smartphone.

----- Original message -----

Dear Mayor and Council,

I regretfully am unable to attend the July 18th Public Hearing where you will be discussing the rezoning application for the First Baptist Church on Burrard Street. In lieu of being there in person, I'd like to share my wholehearted support for this application in the form of this letter.

The Vancouver Fire & Rescue Services Department (VFRD) are the first responders in the event of many emergency and non-emergency incidents, not just fires. They respond to medical emergencies, teach fire prevention and fire safety courses, operate an urban search and rescue deployment, and host public health clinics for communities.

I have had the honour of being the VFRD Chaplain for over 18 years now and through this work, I have built a strong connection to the Church. My interest in the First Baptist Church on Burrard Street goes back a long way. In the late 1800s, Vancouver's very first Fire Chief was appointed Superintendent of their original Sunday School program. As I'm sure many of you are aware, the First Baptist Church is no stranger to fire – having experienced three devastating events since it's founding days. Thankfully, none more recent than the last fire in 1931.

As the Chaplain, a large part of my role includes arranging the funeral services to honour first responders who have died in the line of duty or otherwise. Our funeral services are held at the First Baptist Church after we march in uniform from Fire Hall No. 7 on Haro Street. This is a very important ceremonial event for the VFRD and allows us to publicly honour those who have given their lives helping others. Through my role, I have worked closely with the pastoral team and staff at First Baptist for a long time. Their team is tremendous and I can not speak highly enough of the good work they do. I believe we are very blessed to receive the help and support First Baptist provide and that their cooperation of faith and openness to the community is a virtue to their organization.

Knowing the generosity and unconditional support First Baptist Church has for it's community, I am completely supportive of their endeavours to expand their physical space and their abilities to serve our community. I would have loved to have been there on Tuesday to share my enthusiasm and genuine support for this project, and I hope my written comments will be considered with weight.

Thank you for the opportunity to share my perspective. I look forward to hearing of your decision after the Public Hearing.

Sincerely,
Bruce Rushton.
Chaplain
Vancouver Fire & Rescue Services Department

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 12:24 PM
To: Public Hearing
Subject: Historic First Baptist Church

Dear Mayor and Council;

I will be unable to attend today's public hearing on the redevelopment of the historic First Baptist Church. Due to the significance of the seismic upgrading and restoration of the church I would like to give my support to this project. As a long time supporter of heritage in Vancouver I believe it is extremely important that the city provide incentives such as this to ensure that our valuable heritage buildings are preserved. I have attended tours of the church led by heritage expert, Don Luxton, and I am convinced that the building will be sensitively restored.

As a resident of the West End I am pleased to see some \$21 Million in CACs will go towards the civic facilities we desperately need.

For the reasons stated, I encourage you to support this project today .

Sincerely,
Janet Leduc

Ludwig, Nicole

From: Ingrid Korthals s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 9:06 PM
To: Public Hearing
Subject: First Baptist Church, 969 Burrard Street

Dear Mayor and Council

My name is Ingrid Korthals, I live at s.22(1) Personal and Confidential I am writing this letter to support the proposal for redevelopment of First Baptist Church at 969 Burrard Street. As a former Occupational Health and Safety inspector with the federal government, I was assigned to work with a former airline that painted aircraft in a hanger and employees were using known carcinogens paints and solvents not in compliance with required breathing apparatus to employees. This matter was rectified in spite of the opposition by the airline. Today, I write to you, Honourable Mayor and Council to my place of worship and community at First Baptist Church has a need to up grade our Church building that is over 100 years old. Not only is it timely to seismically up grade the building, the interior space is not functional and easily accessible for special needs. We also welcome world Baptist visitors who visit our city and are unable to extent hospitality to them and our community. It is our faith to welcome a stranger and we know it can be. I urge your approval of this proposal at the Public Hearing on July 18, 2017. Thank you for the opportunity to provide my comments on this matter.

Ingrid M. Korthals
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Chantille Viaud **s.22(1) Personal and Confidential**
Sent: Monday, July 17, 2017 10:19 PM
To: Public Hearing
Subject: Rezoning Application - 969 Burrard Street & 1019-1045 Nelson Street

Dear Mayor and Council:

Gordon Neighbourhood House welcomes the financial contribution of \$600,000 for facility upgrades as part of the Community Amenity Contribution from the proposed rezoning of the First Baptist Church property at Burrard and Nelson Streets. This contribution for interior renovations will allow us to serve an estimated 1,760 new members each year.

Gordon Neighbourhood House has served as a community hub in the West End since 1942 and strives to ensure that the West End is a vibrant and active community, where everyone is empowered to play an active role in civil society. As a place-based community organization, we work alongside our community, sister organizations, local businesses and policy-makers to animate and support dynamic programs, services and initiatives that respond to the needs and dreams of the community.

Gordon Neighbourhood House is committed to the health and vitality of the West End Community and we want to remain a hub for the West End for decades to come. As an organization heavily reliant on grants and donations we are always in need of partners, donors, volunteers, and the City of Vancouver to ensure our longevity.

We understand that the rezoning for First Baptist Church will provide market housing units, affordable rental units, and heritage revitalization, along with over \$63 million in Community Amenity Contributions committed to affordable housing, facilities, and infrastructure in the West End. We are pleased to be included in this important range of contributions.

Yours truly,

Chantille

Chantille Viaud (*she/her/hers pronouns*)

Senior Director

Gordon Neighbourhood House

s.22(1) Personal and Confidential

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Ludwig, Nicole

From: Devon Hussack s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 7:38 AM
To: Public Hearing
Subject: 969 Burrard St 1919 - 1045 Nelson St, rezoning application - Support

Greetings Mr Mayor and members of council,

I am writing to voice my strong support for the First Baptist Church, 969 Burrard St 1919 - 1045 Nelson St, rezoning application. To say the proposed tower is a visually beautiful addition to the West End is an understatement, it reminds us that architecture really is an art form. That said, an undeniable fact is that this project meets the requirements of the many, many city policies it is subject to. Far more impressive is the immense public benefit this proposal brings to the community, and to the city as a whole. As per the summary and recommendation report, this project will contribute, through DCLs and CACs, a total of almost 100 million dollars!! A large amount, 53 million dollars, will be allocated to the West End Community Benefits program, including over \$10 million to childcare and \$21 million to community and civic facilities. The project not only increases the total amount of housing stock in Vancouver, but will also add a modest increase to the badly needed social housing stock. It's important to note that a solid relocation process will insure that current tenants will be looked after during the construction process.

My only complaint about this site is that both the project and the city will suffer due to the arbitrary height and density restrictions that are imposed on this area. This tower could have added more housing, even higher CACs for the city, and truly have been an icon in Vancouver's skyline. Instead, it will have to be appreciated for its very large community contribution, and from its vastly improved neighbouring streets, while remaining almost totally hidden from many key vantage points, such as Lonsdale Quay, Stanley Park, and even from City Hall. As Bing Thom once said "Mother Nature gave us a great setting, but only we can make it a great city." It is up to council to live up to this aspiration and approve this project, and to take a strong second look at some of the city policies that limited it from being even better.

Thank you for your time,

Devon Hussack



Three great streets.
One amazing neighbourhood.
DAVIE. DENMAN. ROBSON.

July, 17, 2017

Mayor and Council,

On behalf of the West End BIA I would like to express my support for the First Baptist Church development proposal at Nelson and Burrard.

The West End Business Improvement Association (WEBIA) was created by businesses along the West End's three primary commercial streets: Davie, Denman and Robson. Our organization's mandate is to brand, promote and revitalize the West End. In this role we are actively working to create a distinctive brand by investing in activated streets, promoting safety, bringing diverse events to the West End, and working collaboratively with the City of Vancouver and others to look for opportunities to enrich and enliven the neighbourhood.

The West End BIA is invested in the long-term success of the West End as a diverse community that preserves its character and neighbourhoods while providing opportunities for some change that can bring new residents and businesses. We were involved in the creation of the West End Community Plan and are excited to see development projects in the corridors moving forward. Playing a large part in the success of our businesses is the community that lives here and as such, new residents are an important factor.

We therefore support the Rezoning of the First Baptist Church property. Not only will this project provide 331 condos and 61 non-market rental units but it will ensure the seismic upgrading of the heritage church and a significant financial contribution to the community (\$53 million). Given our mandate, we are specifically encouraged by the allocation of funds to Civic Facilities and look forward to an upgraded West End Community Centre, which we feel will be a catalyst for more activity along Denman Street benefitting businesses. Contributions to future phases of Davie Village public space improvements also support our commitment to continued improvements along Davie Street and our work on Jim Deva Plaza.

Overall, on behalf of the West End BIA, I am impressed with the amount of contributions that will directly benefit the West End community and I look forward to seeing this project built and its future residents frequent Davie, Denman and Robson Street.

Best regards,

Stephen Regan
Executive Director

Ludwig, Nicole

From: Mayor and Council Correspondence
Sent: Tuesday, July 18, 2017 9:17 AM
To: Public Hearing
Subject: FW: 969 Burrard Street and 1017 - 1045 Nelson Street

From: Chad Nordstrom s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 8:06 AM
To: Mayor and Council Correspondence
Subject: 969 Burrard Street and 1017 - 1045 Nelson Street

Dear Mayor and Council

I'm writing to express my support for the project located at 969 Burrard Street and 1017 - 1045 Nelson Street. After careful consideration, it is my opinion that this project should be approved because it:

- Restores a church that is as old as the City of Vancouver itself
- Offers a range of housing options and afford abilities – particularly like the social housing building which provides 61-units.
- Provides new institutional spaces for the church to better serve the West End community
- Offers the community over \$90m of CACs of which a large portion is earmarked for the West End.

Thank you for your consideration,

Chad Nordstrom

Ludwig, Nicole

From: Darren Stolz s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:04 AM
To: Public Hearing
Subject: First Baptist Church Rezoning

Mayor and Council,

I would like to register my support for the rezoning of the First Baptist Church located at Burrard and Nelson. I have been a resident of the West End for over 12 years and can speak to how great of a community it is.

As we are all too well aware, Vancouver is currently experiencing a housing crisis. Less of our population are in a position to entertain the idea of home ownership, and are opting to live in rental housing long term. As a long term renter myself, I think it's important we acknowledge this, and support more secured rental housing in our communities. Secured rental housing means that residents who are unable to purchase properties, can invest in their communities without fear of having to move again in the future. The inclusion of 61 secured rental units in this proposal will be of great benefit to families, young professionals and also seniors.

I'm also in favour of the church receiving the much needed seismic upgrades and ancillary space expansion to increase their ability to serve more people in the community. As a frequent parishioner at St. Andrews-Wesley United Church across the street, I understand the need for, and the huge expense of, maintaining a Church for the community and ensuring that it is safe for years and generations of attendees to come.

In addition, the community amenity contribution to the rezoning of First Baptist Church is something to not overlook. There are multiple projects in the West End that need attention for an increasing population and for aging buildings from the West End Community Centre and Aquatic Centre to open park spaces and to affordable housing.

I think this project offers huge community benefit and should be approved! Thank you.

Sincerely,

Darren Stolz

s.22(1) Personal and Confidential


Ludwig, Nicole

From: Fred James s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:29 AM
To: Public Hearing
Subject: RE: 969 Burrard Street and 1019 - 1045 Nelson Street

I am in favour of this project proceeding. I live at s.22(1) Personal and Confidential in a south facing condo and will have a view directly onto to the building if constructed. I have been to the public consultation session and had a look at the proposed design model and architectural renderings. I consider the proposed design to be a significant positive contribution to the fabric of downtown Vancouver and the West End neighbourhood.

Fred James

Ludwig, Nicole

From: Goulden, James s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:46 AM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

Mayor and Council,

I am writing in respect of the referenced rezoning, which I fully support. I am unable to attend tonight's public hearing. I am therefore providing this brief e-mail in support of the application.

My wife and I live downtown. We reside full time at s.22(1) Personal and Confidential

I support the proposed rezoning and redevelopment for many reasons, including:

- (1) It will provide more rental housing for the area, as well as the downtown generally;
- (2) It will enable the Church (First Baptist) to proceed with its required seismic upgrades, and to otherwise retain this classic building for years to come; and
- (3) It will provide expanded space for the Church and its programs, many of which serve the broader community (such as the Church's shelter program).

The Church has been a good neighbour and contributor to the local community for over 100 years. This proposed rezoning, if approved by Mayor and Council, will assist the Church in maintaining its presence downtown and, among other things, to continue supporting the local community. This area (Burrard and Nelson) is entirely appropriate in my view for this proposed rezoning and redevelopment.

Thank you for your consideration of this important proposal.

Yours truly,

James Goulden

s.22(1) Personal and Confidential

Bull Housser has combined with Norton Rose Fulbright effective January 1, 2017. Please update your records accordingly.

CONFIDENTIALITY NOTICE: This email is confidential and may be privileged. If you are not the intended recipient please notify the sender immediately and delete it.

Ludwig, Nicole

From: Rebecca Hartley s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 10:48 AM
To: Public Hearing
Subject: Support- Rezoning: 969 Burrard St and 1019-1045 Nelson St

Hello Mr. Mayor and City Council members,

I am writing you today to voice my support for the First Baptist Church rezoning application.

I firmly believe this application should be approved as it greatly adds to the urban fabric of the Downtown Peninsula. Key among its benefits is the funding it provides to the church itself. This will go to support the much needed improvements to the church building, including allowing this important heritage structure to survive through the tremors that affect our region. More important is the creation of extra space for the social services the church provides, as well as needed funding to continue and enlarge these programs. One of these key programs is the social housing stock that will be expanded thanks to this rezoning, an important objective in the housing crisis our city is struggling with. The project continues to add to our forward looking city with its sustainability initiatives, such as the amount of green space it provides, as well as setting provisions for connection to a future neighbourhood energy grid.

It should also be noted that the tower itself is extremely visually appealing. I really appreciate that it brings something unique to the city in terms of design. Given these many factors, I believe that this project will not only enrich the West End, but the city as a whole. As such, I urge you to please approve this application.

Thank you for your time,

- Rebecca Hartley

Ludwig, Nicole

From: Doug Peat s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 1:44 PM
To: Public Hearing
Subject: Support for rezoning 969 Burrard Street and 1019 to 1045 Nelson Street

My name is Doug Peat, and I support the rezoning application for the First Baptist Church.

I wish to do two things. First thank you for the recommendation that this project proceed. And second ask you to reconsider your in-kind contribution for the community amenity contribution portion.

I am a member of First Baptist Church. I joined First Baptist Church after I did some consulting work. I was hired to find out whether the providing of a meal to those who are in need, and shelter once a week was what we should be still doing? After all it had been 12 years.

This is some of what I found.... That the opening of our doors providing meals, then shelter for the night was overwhelmingly supported by the congregation and the community. That came as little surprise.

As a faith community, one of the traditions of the church is to have communion, that is bread and wine remembering Jesus and what he did for us. First Baptist follows this with a tradition of our own. Every time we take up a collection so that we have extra resources to provide to the people who daily arrive on our doorstep with needs. This ranges from those who are street entrenched to families struggling to make it, not at all limited to those who are part of our faith community.

Second, I learned was when the weather gets rough, we open-up every night! This is in partnership with the cities own The Gathering Place. Though this is not a long-term solution to homelessness, it helps people through their crisis.

At First Baptist we welcome all into a rhythm of community. Another night at First Baptist you will find internationals. People from all over the world gathered finding a place of acceptance. Another time, seniors enjoying fellowship. My wife Karen helped out at a program for mothers and their young children.

I am sure that you remember the development of the YMCA, a jewel in our city. Well you know that it was the partnership and support of First Baptist church that helped lead to this property development. In the words of a

city staffer, “it was a partnership that took away the breath of the City bureaucracy”. It is a bit ironic that now some of those owners are opposing this development.

Just imagine, just imagine the impact of having these new facilities

Here is the this list of what can be.

- A new 37- space childcare facility
- An new event space
- A gymnasium
- A counselling centre
- A restored Pinder hall for large events, seminars, concerts, weddings

A restored historical jewel, the Church itself now safe, seismically updated.

Several years ago now, I was honored be arranging a Conference, The Church and Affordable Housing. Mayor Robertson, we were so grateful for your presence and words of support and inspiration. That is why I am pleased to be standing here before you supporting an housing initiative of my own Church!

When reading through the comments of those who are not in favor, I only found one expressing any concern around affordable housing. Yet, the city has stood firm on insisting that the affordable and rental portion – 7 stories no taller!

This council has an opportunity to increase its impact and provide more subsidized housing and rentals at no cost to the city!

How? Simply by increasing the Community Amenity contribution as an in-kind contribution for the First Baptist Housing to allow a 10-story housing to be built. This would have little impact on views or livability and great impact in the lives of seniors and others who need this housing.

As a council you have taken some bold moves to address lack of rentals and create affordable housing.

The approval of this project is one more such move.

Thank you.

--

Doug Peat

s.22(1) Personal and Confidential

A grey rectangular redaction box covers the text below the signature.

Ludwig, Nicole

From: Carolyn Rose s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:32 PM
To: Public Hearing
Subject: Re 969 Burrard Street and 1019-1045 Nelson Street

Dear City Council,

Sadly I cannot make it to the meeting this evening.

I would like to offer my support for the development and for the parking proposed. I have volunteered as a cook in the shelter program for nearly 9 years. Every Tuesday the church provides a hot meal for up to 200 people, which also includes a contingent of volunteers many are former homeless people. The church provides invaluable support not only to those needing a hot meal but also overnight emergency shelter.

This development will greatly enhance those programs while allowing the church to be safe and upgraded. The proposal will allow this church to continue assisting the City in assuring homeless is dealt with in a caring and practical matter.

I lived in the west end for many years and also see the need for more parking for those who must drive while allowing a higher building to ensure a greater number of homes available. It is a wonderful opportunity to allow the Church to expand its social outreach.

Thank you.

Carolyn Rose.

Ludwig, Nicole

From: Dean Malone s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:17 PM
To: Public Hearing
Subject: Burrard & Nelson Rezoning - First Baptist Church

Mayor and Council,

I would like to register my support for the rezoning of First Baptist Church located at Burrard and Nelson. I have been a resident of the West End for 20 years now and have spoken many times at council to express my informed opinions on the future of our community. I was actively involved in the development of the West End community plan and believe this rezoning meets with the intent of that plan. As someone who appreciates unique design elements, I particularly love this building and it will be a welcome addition to Burrard and Nelson.

I have been a long standing proponent of rental housing in the West End. As a long term renter myself, I think it's important we acknowledge that unless purpose built rental housing is a priority in new developments, the future of our West End is in jeopardy. The inclusion of 61 secured rental units in this proposal will be of great benefit to families, young professionals and seniors.

I'm also interested in this project as it provides \$21M in a community amenity contribution to the redevelopment of the West End Community Centre and many other important amenities that will benefit our community. I urge you to support this rezoning. Thank you.

Sincerely,

Dean Malone

Ludwig, Nicole

From: Brendan Dawe s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:26 PM
To: Public Hearing
Subject: RE 969 Burrard Street & 1019-1045 Nelson Street

Dear Mayor & Councillors

I write in qualified support of the proposal for 969 Burrard Street.

Firstly I will state my concern. I understand that the project proposes to construct 497 Parking Stalls.

Inviting more cars into the downtown peninsula is harmful to area residents, harmful to the climate, while considerably increasing construction costs and requiring the disposal of large amounts of removed earth either in the ocean or landfills.

I propose instead that the 497 parking stalls be substituted for below-market rental units. At a common construction cost of \$50,000 per stall, this suggests that nearly \$25 million worth of construction cost could be redirected towards building that actually benefits society rather than polluting it, such as additional below market housing.

I otherwise am sad to see that this version of the proposal has scaled back the rental building. We are currently in a rental housing crisis, and scaling back rental proposals would seem to me to be misguided.

Overall, I support the addition of 61 rental units, 41 of them as "social housing" and support efforts to restore and renovate the venerable old church.

If downtown is not the place to build tall buildings, where is?

(Just with less parking)

Cheers,

Brendan Dawe
s.22(1) Personal and Confidential

PS: 497 parking stalls downtown in 2017?

Ludwig, Nicole

From: Gleeson, Robert s.22(1) Personal and Confidential
Sent: Tuesday, July 18, 2017 3:49 PM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

Mayor and Council,

I would like to register my support for the rezoning of First Baptist Church located at Burrard and Nelson. I have been a resident of downtown Vancouver for over 15 years and currently live less than 2 blocks from the proposed building.

As we are all too aware Vancouver has a housing shortage and developments like these provide additional housing opportunities on well located sites that are currently underutilized. This is exactly the type of building that should be built on this site providing additional housing stock and also maintaining the current church and vastly improving the community amenities at the church.

As a condo owner on Burrard street I strongly support building additional home ownership opportunities in the neighborhood and providing better amenities for more people in the community. As Vancouver evolves as a major world city we need to ensure that we are building new interesting looking buildings to our skyline, especially in the heart of the downtown core.

I think this project offers huge community benefit and should be approved! Thank you.

Sincerely,

Rob Gleeson
s.22(1) Personal and Confidential