

Isfeld, Lori

From: Stuart Smith s.22(1) Personal and Confidential
Sent: Wednesday, July 05, 2017 11:15 AM
To: Public Hearing
Subject: Qualified Support - 969 Burrard, 1019 & 1045 Nelson Rezoning

Dear Mayor and Council,

I'm writing to express my qualified support of the rezoning at 969 Burrard (and 1019/1045 Nelson) Vancouver needs to increase its total stock of housing, both ownership and rental and this project will add to both. However Vancouver does not need more driving, more parking or more evictions and unfortunately this project will result in all three.

Qualifications

Location a Direct Result of Exclusionary Zoning Elsewhere

While I understand the location of the project is not going to be changed, it's unfortunate that our current zoning laws all but require these 360 units of housing to be built in an area that already has significant density. Shaughnessy or Point Grey would be better locations for the next 360, 3,600, and 36,000 units of housing we need to build.

Increase Rental Component (and height)

The project has had its rental component reduced, at the recommendation of the city. In a time of zero rental vacancy and rising rents, I believe this is a mistake and the rental component (and resulting building height) should be increased, not decreased.

Protect Existing Tenants

The project will result in the loss of older and more affordable rental stock. Existing tenants are unlikely to find similarly priced accommodation well located. Some form of compensation or transitional help should be offered, perhaps 12 months of rent.

Too Much Parking

The project includes far too much parking. There are already over 1,000 parking spots located within 1 block of this location. The project will increase that by 50% and free or cheap parking is a key driver of auto mode share. This will make it more challenging for Vancouver to meet its 2040 Transportation goals. I would recommend the parking be reduced substantially. With the West End's new parking policies and pricing, there will be less risk of spillover effects due to less price differential between street parking and off street parking. Any new project's parking supply should reflect these changes and the city's long term transportation goals. This also supports affordability by reducing the costs of building and maintaining so many levels of underground parking.

Thank you for your time

Stuart Smith
Vancouver, BC

8 July 2017

Vancouver City Council
453 W 12th Ave,
Vancouver,
BC V5Y 1V4

Dear Mayor and Council,

I understand the rezoning application to redevelop the First Baptist Church will be going to public hearing for your review on July 18th. While I would like to be there in person to share my comments, I am scheduled to be away and thus would submit written comment instead.

I am an owner-resident of the s.22(1) Personal and Confidential located across from the Church at s.22(1) Personal and Confidential I am also a Board Member with First Baptist Church. I am heavily involved in the community as an active member of the YMCA and volunteering at the West End Seniors' Network. I believe the close proximity of my residence and my involvement in the neighbourhood provides me with an unique perspective on this rezoning proposal. All factors considered, I would like to share with you my **support for this community project**.

I believe the overall proposal provides many great benefits to the community. The additional housing units, including social housing, rental units, and units specifically geared towards families and seniors, will meet growing needs of the neighbourhood, and enhance the vibrancy and diversity of the community. I am impressed by the architectural design requirement of the buildings mandated by the City. I am strongly supportive of the environmental friendly plan of the buildings and the vicinity. The inclusion of a new childcare centre will benefit the many new families who will make their homes in the new buildings, as well as those who already live and work downtown. The First Baptist Church renovation will be a critical and timely progress. Given its heritage designation, and the church's community services that are an integral part of the church's work, will be improved and expanded through the extension of the church's ancillary space. This will result in making West End a even more lively, modern, inter-generational community. It may very well serve as a prototype of progressive urban community development for the rest of the city.

While there are many positive points in the Project, I would like to raise 2 issues for your consideration and planning, to ensure potential negative outcomes will be mitigated. I am conscious of traffic and parking in this already busy area. Specifically, I am concerned if the current laneway between the First Baptist Church and Patina, will be able to accommodate the increase vehicular traffic from the Development. As it is now, exiting Barclay to Burrard southbound is often delayed. Northbound is legal but literally risky. The addition of laneway traffic from the new Development southbound will add greater congestion, and northbound is actually illegal. Given my close-proximity, I would also like to encourage that Council ensure measures to enforce construction noise reduction measures in any approval given the construction is expected to last 4-5 years.

In summary, I am positive of this rezoning application and hope that Westbank will work with the City and neighbours to address some of the concerns I have listed above.

Thank you for your consideration of my comments. If you have any questions, please contact me via email.

Sincerely,

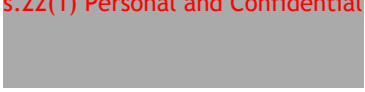
s.22(1) Personal and Confidential

Timothy Ng



Timothy Ng

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Kemi Wells s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 10:31 AM
To: Public Hearing
Subject: Re: The rezoning of First Baptist Church for consideration at a Public Hearing on July 18th, 2017

Dear Mayor and Council,

I would like to express my support for the redevelopment of the First Baptist Church in the West End. I have lived on Beach Avenue in the West End for many years now; having moved to Canada from England several years ago. One of the things I love most about the area, is being part of a community that supports people from all walks of life.

As is the case for most newcomers to the city, I've faced difficulty finding suitable rental properties in Vancouver. This is one of the reasons I believe the proposal by the First Baptist Church would be a great addition to our neighbourhood. The inclusion of 61 new rental units is desperately needed in our community. In addition, the First Baptist Church offers several programs that support a range of people in need - including their Tuesday night shelter program. I would love to see FBC be able to continue their work in the West End/ Downtown area for years to come, and this project will allow that.

I'll end by saying that I think the proposed development will be a terrific blend of old and new with the restoration of the beautiful church and the construction of a high quality designed tower, that will no doubt become a landmark building for our city. I hope you consider all the public benefits this proposal will bring to the neighbourhood and chose to approve it at the Public Hearing.

Warm regards,

Kemi Wells

s.22(1) Personal and Confidential

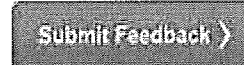


Kemi Wells s.22(1) Personal and Confidential
s.22(1) Personal and Confidential
s.22(1) Personal and Confidential

A Proud Member of Virtuoso® Enjoy exclusive hotel experiences, one-of-a-kind local adventures, access to luxury cruise programs, VIP amenities, and much more. Ask us for more information!

Thank you for your ongoing referrals to family and friends!

Check out the clickable icons below for links to our Social media accounts, Newsletter sign-up, Airport parking deals, Customer Service feedback, and Virtuoso benefits!



Are you looking for vacation ideas for next year? We have partnered with Marquis Wine Cellars on a special group departure to Northern Italy in May 2018. Enjoy gourmet cuisine, local wines, and carefully crafted excursions on this all-inclusive package for 10 days/9nights! Plus enjoy savings of \$800 per cabin and receive \$780 in shipboard credit! Prices

Ludwig, Nicole

From: Corey Colville s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 11:21 AM
To: Public Hearing
Subject: Rezoning Application for 969 Burrard St and 1019-1045 Nelson St

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I would like to provide my support for the proposed project at 969 Burrard and encourage a hurry-up mode to expedite it through the entitlements process.

Although I have a strong opinion that the tower should be at least 30 storeys taller than the proposed 57 – and serve as an aspirational landmark that all of Vancouver can be proud of – I appreciate that the developer has been forced to confine to set of somewhat arbitrary rules. Considerations such as private views, view cones, shadowing, etc have been exhaustively considered at the cost of floor space that can house people in the middle of the core where a terrific life can be lived without the need for a private vehicle. Floor space in Vancouver is artificially scarce due to constraints that have virtually no impact on incumbent residents – and as an incumbent resident in the neighborhood, I would wholeheartedly welcome an additional 30+ storeys to the current 57 storey proposal at 969 Burrard to share my neighborhood and further increase its vibrancy. I don't care in the least – as somebody that lives and works in the immediate area - if it casts an insignificant shadow on Nelson Park or insignificantly encroaches into a view cone of a ~5,000ft tall mountain range.

This project more or less colors between the lines established in the West End Community Plan. At the very least, in a time where there is sub 1% vacancy and concerns of a housing crisis, I encourage a hurry-up mode to supporting the developer in expediently working through the entitlements processes. There is no reason why the development permit cannot be issued in tandem with the rezoning while the building permit is fast-tracked – especially given that the project is generating nearly \$100,000,000 in community amenity contributions!!!

Thank you.

Corey

Ludwig, Nicole

From: sam levy s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 12:06 PM
To: Public Hearing
Subject: Support: Proposed development of the First Baptist Church

Dear Mayor and Council,

I am writing this letter to support the proposed development of the First Baptist Church being considered at the Public Hearing on July 18th. As a local, long term, West End renter I can see many benefits in this application for our neighbourhood.

I believe the additional rental supply, especially the affordable housing units, will make a significant difference for those folks who currently cannot afford to live here or cannot find a place to rent. The West End prides itself on being a diverse and inclusive community and that sentiment is reflected in this proposal.

With more and more development happening many West End residents, like myself, fear for the long term security of our living space. Will my building be the next one to get demolished and something new put in its place? If that happens to me I won't be able to stay in my beloved neighbourhood (23 years strong!) as prices continue to skyrocket. So more projects like this are needed (adding more residential space).

The two elements of this proposal, the old and the new, provide a distinctive contrast which will also keep our city diverse from an architectural perspective. The restoration of the heritage listed church will help preserve our city's history for generations to come and the well-designed high-rise will offer a unique alternative to the typical downtown building.

I look forward to having a development like this in my neighbourhood and I hope you, Mayor and Council, decide to approve this proposal.

Thank you for considering my thoughts and comment.

Kind regards,

Sam Levy

s.22(1) Personal and Confidential

Ludwig, Nicole

From: Kathy Lee s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 3:59 PM
To: Public Hearing
Subject: First Baptist Church

Dear Mayor and Council,

My husband and I are residents of the s.22(1) Personal and Confidential adjacent to the proposed redevelopment at the First Baptist Church. We have been residing here for over 6 years. I would like to include a few comments from personal perspective as a direct neighbour. I have heard that others in my building are either neutral on the subject or feel that this development will have a negative impact on their lives here at Patina. I thought I should include a few comments as to why I think this development can greatly benefit our neighbourhood.

Our city is in desperate need of more affordable housing, and support services. Everyday, I come across someone in need of a home or in need of a meal. The First Baptist Church, with their current programming and their future redevelopment plans, are positioned to have a huge impact on this issue to provide much needed help to these vulnerable people. We want the First Baptist Church to stay in our community and continue all the amazing work they do.

I believe this redevelopment is necessary and I wholeheartedly believe this rezoning application should be approved.

Warm regards,

Kathy Lee

s.22(1) Personal and Confidential



Isfeld, Lori

From: s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 6:27 PM
To: Public Hearing
Subject: Re First Baptist Church, 969 Burrard Street development proposal meeting July 18th

Attention Mayor & Council

As a member of First Baptist I would like to encourage your approval of this development. With much consultation we have endeavoured to improve our ability to continue to serve the surrounding community in many ways, not least, much needed affordable housing as well as childcare spaces, improved space for existing shelter & feeding program for the needy as well as additional space for church to expand programs for the congregation as well as the community so that we can follow the vision our forefathers had when they purchased this site to make a permanent church home after many temporary ones in the city. The attractive landscape finish will bring relaxing space for the neighbourhood & the seismic upgrade will ensure the safety of our buildings in the long term.

Cathie McGuire

s.22(1) Personal and Confidential

Isfeld, Lori

From: s.22(1) Personal and Confidential
Sent: Wednesday, July 12, 2017 9:55 AM
To: Public Hearing
Subject: FBC Rezoning Support – Burrard and Nelson

Dear Mayor and Council,

Thank you for taking the time to read my letter of support for the First Baptist Church proposal under consideration at Public Hearing on the 18th of July. I am a local resident in the West End and am particularly impressed by this proposal and its inclusion of more rental and affordable housing for our neighbourhood.

I moved to Vancouver from Ontario a number of years ago to enjoy the Westcoast lifestyle. In the West End I have found a community I feel a part of and I feel very lucky to live in such a wonderful place. However, the rental market has significantly changed since I moved to Vancouver. It is now extremely difficult to get your foot in the door and get a roof over your head, let alone at an affordable rate.

The solution to this crisis is to grow the rental supply and this is desperately needed here in our community. I am very supportive of the proposed 61 rental units in this application and all the other great work done by First Baptist Church including their shelter program. Another stark reality walking Vancouver's streets is the homeless population. The addition of the affordable social housing options in this proposal will make a big difference in our neighbourhood. I hope more developers follow Westbank and First Baptist Church's lead.

Again, thank you for considering my comments. I hope you make the decision to see this rezoning application approved.

Sincerely,

Jessica Stortz

s.22(1) Personal and Confidential

Isfeld, Lori

From: Caoimhín Ó Gairbhí **s.22(1) Personal and Confidential**
Sent: Wednesday, July 12, 2017 9:56 AM
To: Public Hearing
Subject: 1019 – 1045 Nelson Street – Public Hearing

Subject: 1019 – 1045 Nelson Street – Public Hearing

Dear Mayor and Council,

I am writing this letter to express my support for the redevelopment of the First Baptist Church site in the West End. When I moved to Vancouver 2 years ago I was shocked by the state of the housing and rental market. I'd never heard of rental vacancy rates being so low. I was fortunate enough to find a home in the West End and have grown to love our community here.

In order for others to be provided with the same opportunity, to live in the West End, new rental housing stock is a necessity. Projects like the one proposed by First Baptist Church not only support the neighbourhood through their church programs and shelter space but also add 61 units of rental housing to the community should be approved by council. I am further impressed to learn that 67% of the rental units will be rented at affordable below-market rates.

I sincerely hope you make the decision to follow Staff's direction and approve this rezoning at the Public Hearing on July 18th. Thoughtful and generous projects such as this one should be celebrated.

Many thanks,

Kevin Garvey

s.22(1) Personal and Confidential

Isfeld, Lori

From: Donald Johansson s.22(1) Personal and Confidential
Sent: Wednesday, July 12, 2017 2:01 PM
To: Public Hearing
Subject: First Baptist Church

July 12, 2017

To Mayor Robertson and Vancouver City Council

Re: First Baptist Church

I would like to communicate my support for the redevelopment project of First Baptist Church properties. I believe there are several benefits for the community of Vancouver in this proposal.

The proposal includes the following:

The church property which is a Class A heritage building will become significantly more secure in the event of an earth quake. The proposal includes a seismic upgrade and renovation to the church.

A much needed rental housing building that includes 61 new rental units geared toward families, older adults and seniors. Given the soaring cost of family rentals we experience in Vancouver this addition of affordable units would be very welcome. Over 65% of the units will be rented at social housing rates.

The proposal includes a new, full-time, 37-space child care facility for infants and toddlers. Additional secure child care space is needed as it is increasingly necessary to have 2 earners to meet the high cost of living in Vancouver.


The church currently provides numerous donor-funded community services and it will be able to expand its services to the community with the additional 50,000 sq. ft of church related space. These services include a meal and shelter program, community outreach, counselling, senior services, new immigrant employment services, soccer camps and much more.

The condominium building will also provide relief for the real estate market by adding an additional 331 units (59% are 2+ bdrms), 457 parking stalls and 432 bike stalls.

During the Public Hearing on July 18th I trust you will consider the many benefits this project will bring to the City of Vancouver .

Thanks and regards,

Donald Johansson, CPA
s.22(1) Personal and Confidential



Isfeld, Lori

From: Lynn Paul s.22(1) Personal and Confidential
Sent: Wednesday, July 12, 2017 10:19 PM
To: Public Hearing
Subject: To support the proposal of First Baptist Church Vancouver for its rezoning application

To the Mayor and Council – City of Vancouver

Subject: To support the proposal of First Baptist Church Vancouver for its rezoning application in order to focus on the needs of its congregation and the surrounding community of Vancouver's West End

Submitted by:

Catherine Lynn Paul
s.22(1) Personal and Confidential

As a member of First Baptist Church for about fifteen years I've always been impressed by the Church's desire to reach out to the community surrounding it. Many church people, besides serving within the church, are also involved in other community organizations as well.

As the congregation has grown and many new babies are being born and youth programs expand there's become an awareness that the current church facility is inadequate to meet both needs within the church and also in the community, such as the Shelter program for the homeless and opportunities to offer new immigrants free ESL programs. The redevelopment plan will provide the expanded space to fulfill these needs and more.

The church building is a significant heritage building but is in need of seismic upgrades to its structure. The strategic partnership with Westbank Developments will allow for this to be done.

The current housing crisis in Vancouver will be addressed by the inclusion in the project of a seven-story rental building with 41 or 61 units focused on non-market rental housing and are being offered at 67% below the current market rates.

I whole heartily support the project and request your vote to approve the rezoning application.

Respectfully,
Lynn Paul

Isfeld, Lori

From: Claudia Wakeman s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 10:31 AM
To: Public Hearing
Subject: First Baptist Church Proposal

My name is Claudia Wakeman, and I support the proposal for First Baptist Church (969 Burrard St) because it has been a long time coming. I have been a part of the congregation for 40 years now, and for as long as I can remember, it has always been the desire of the church to be a vital part of the city, by contributing to the betterment of the city in very concrete ways.


This collaboration with Westbank will provide much needed rental housing, protect a heritage jewel of the City, and most importantly, allow First Baptist Church to continue to serve the community through its many social programs. This proposal is relatively recent, but the greater goals it aims to accomplish have been something that the church has been discussing for many years now, and I believe that the time for it is now.

Please approve this project at Public Hearing on July 18th.

Sincerely,

Claudia Wakeman

s.22(1) Personal and Confidential



Isfeld, Lori

From: Miguel Agustin s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 12:34 PM
To: Public Hearing
Subject: First Baptist Church Support

Dear Mayor and Council,

I am submitting this letter in regards to the redevelopment of First Baptist Church. I am a registered nurse living in the West End and I can see many benefits for our neighbourhood in this proposal.

As Vancouver continues to be in the thick of a housing crisis, it is critical that multiple solutions are explored; the most obvious being to increase housing supply. The addition of 331 strata units (60% of which being two or more bedrooms) alongside 61 rental units would significantly add value to our community and will allow a diverse range of people to also call West End home.


I understand the proposal will also bring with it a large community amenity contribution package which will have a long lasting effect on the liveability of West End as a whole. Financial support for community amenities like the community centre, the aquatic centre and Davie Village, will ensure our community thrives for many years to come. I think this project will only bring good things.

I do hope you make the decision to approve this rezoning application so this thoughtful development becomes part of our community.

Many thanks,

Miguel Agustin

s.22(1) Personal and Confidential



Isfeld, Lori

From: Sam Morris s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 12:38 PM
To: Public Hearing
Subject: FBC Rezoning Support

Dear Mayor and Council,

I'd like to share with you my support for the proposed redevelopment of the First Baptist Church site on Burrard Street. I've been a resident of the West End for quite some time now, and can't think of another neighbourhood I'd prefer to call home.

The proposal by Bing Thom Architects and Westbank offers so many aspects that will benefit our community. The housing proposed on site will provide more choice for those looking to move into, or stay in the area. I think the provision of rental housing is an important aspect of the proposal, and I'm pleased to see that a good percentage will be offered to those with lower incomes, and also seniors. I'm supportive of mixed use developments that promote inclusive living and I believe that the land use mix proposed in this application will create a really nice place to live.

I would finally like to touch on the importance of the community services and programs offered by FBC. In particular, the shelter program which runs on Tuesday evenings. As we are all too well aware, our City has a drastic homelessness issue. The shelter program creates a safe haven for those living on the streets and looking for a place to sleep and eat. This is a vital service we need to support and I'm very pleased to hear this will be continued in the new development!

I wholeheartedly support the church in their endeavors to redevelop, and expand their ability to provide for those living in our City. I appreciate you considering my comments ahead of time and I urge you to support this application at the upcoming Public Hearing.

Regards,

Sam Morris

s.22(1) Personal and Confidential



s.22(1) Personal and Confidential



Ludwig, Nicole

From: Gwen Tang s.22(1) Personal and Confidential
Sent: Monday, July 10, 2017 12:47 PM
To: Public Hearing
Subject: First Baptist Church Redevelopment

Dear Mayor & Council,

I have been a resident of the West End for over 6 years at s.22(1) Personal and Confidential 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
s.22(1) Personal and Confidential