

Dear Mayor and Council,

My name is Michelle Casavant, and I live at 5138 Chester Street. I am writing to express my support for the proposed redevelopment of First Baptist Church at 969 Burrard Street. Our church and denomination has endorsed the UNDRIP and act on the four TRC calls to action for churches. We have a heart for the city, for every single person in Vancouver.

As a member of the congregation at First Baptist I have been aware for some time of the church's proposal to develop its lands to fund the much-needed seismic upgrading, as well as an overall restoration of the church building itself. Being 107 years old, the building is long due for these upgrades. As I'm sure Council can sympathise, seismic upgrading is a very costly endeavour and not one easily undertaken by a non-profit. It would be a huge shame if the church, having been around for over a century, were to fall victim to an earthquake. Every Sunday I worry about my children in care in the basement and the travesty if something untimely were to happen.

First Baptist also offers numerous social programs, including a Shelter Program which feeds 200 people every Tuesday. This building offers shelter and support for those of us who needs it the most, but it is in reality, an unsafe building in the event of an earthquake. The proposal will more than double the church's existing space and, in effect, create more capacity to help others in a safer space. My family and I attend on Sundays, we have a community of friends that are like family, we help to raise each others children, and we support one another.

As a member of the Urban Aboriginal Advisory Committee to the COV I know that the Indigenous peoples of Vancouver are desperately in need of more social housing. This development proposal will provide 41 units at social rates. These rental units will allow the church to contribute to the City's social housing inventory, which will be well served by transit and 10 minutes away from Burrard SkyTrain Station.

The church's convenient location is also a bonus for those using its social services. By being close to transit it is accessible to a greater number of people, who do not have access to a vehicle. The expansion of the church facilities is therefore even more valuable as it will now be able to accept a greater number of people who may be limited in their ability to make this trip.

I hope that Mayor and Council will be able to see the benefits of the proposal, not only to the church, but to the vulnerable population in Vancouver who rely on some of the church's social programs. Please approve the proposal on July 18th.

Sincerely,

Michelle Casavant

s.22(1) Personal and Confidential



Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 8:48 PM
To: Public Hearing
Cc: s.22(1) Personal and Confidential
Subject: First Baptist Church Public Hearing

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Subject: Support First Baptist Church Rezoning

Dear Mayor and Vancouver City Council,

I am James Wong and I am an associate member of the First Baptist Church for many years. This partnership with Westbank will be very good for our church. It is very attractive to have the tallest building on our site. There are many improvements to the church building that will be very good for our congregation. I am very happy to see that there will be better road access to the Church from Nelson and Burrard streets. I know it is important to protect the heritage of this building, but many of these improvements are going to make it more convenient and user friendly for our members.

It is also very important that the Church continues its great work with the homeless community. The situation here in Vancouver is very bad and it is critical that shelter and meal service programs, like the ones offered by First Baptist Church, continue to operate and expand. These programs are a big help in the community.

I also think the ESL services for new immigrants is very useful in a multicultural city like Vancouver. It is very hard to be in a new city and not speak the language. Our Church helps support these immigrants as they settle into their new surroundings and also helps to find employment. It would be great to see these services expand in the new ancillary space that is double the size of our current space.

I really hope that you vote to approve this rezoning on July 18th. This project brings many benefits and will really make a difference to the community.

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Thursday, July 13, 2017 8:46 PM
To: Public Hearing
Subject: RE: First Baptist Church Public Hearing

Dear Mayor and Vancouver City Council,

My name is Margaret Wong and I regularly attend the First Baptist Church for many years.

This partnership with Westbank will be very good for our church. It is very attractive to have the tallest building on our site. There are many improvements to the church building that will be very good for our congregation. I am very happy to see that there will be better road access to the Church from Nelson and Burrard streets. I know it is important to protect the heritage of this building, but many of these improvements are going to make it more convenient and user friendly for our members.

It is also very important that the Church continues its great work with the homeless community. The situation here in Vancouver is very bad and it is critical that shelter and meal service programs, like the ones offered by First Baptist Church, continue to operate and expand. These programs are a big help in the community.

I also think the ESL services for new immigrants is very useful in a multicultural city like Vancouver. It is very hard to be in a new city and not speak the language. Our Church helps support these immigrants as they settle into their new surroundings and also helps to find employment. It would be great to see these services expand in the new ancillary space that is double the size of our current space.

I really hope that you vote to approve this rezoning on July 18th. This project brings many benefits and will really make a difference to the community.

Sincerely,

Margaret Wong

DRAFT TEXT OF ELBERT K. (BERT) PAUL, C.P.A. – C.A., PRESENTATION TO

CITY OF VANCOUVER PUBLIC HEARING – JULY 18, 2017

CHECK TO DELIVERY

July 18, 2017

Good evening Mayor and Council:

Introduction

My name is Elbert Paul, and I'm here to share my support for the rezoning application put forward for the First Baptist Church "(Church)" property at 969 Burrard Street.

I'm a Chartered Professional Accountant and currently the Chief Financial Officer of Corpus Management Group. We manage companies in the real estate and agricultural sectors in British Columbia and support The Cold-Water Ranch Lodge which is a fully accessible respite lodge, created by the Abilitas Foundation. I am also a former partner of KPMG and have extensive experience in the real estate sector and not for profit organizations.

I have a significant historic link to this project as my grandfather, Dr. Willard Litch, was the Senior Minister at the Church in the early 1900's when the Church was located at its previous site on Hamilton Street. Dr. Litch worked along with others to facilitate acquiring the current site on Nelson and Burrard.

My father, Dr. Elbert Paul was also the Church's Senior Minister for over 17 years through the Depression, the Second World War and the early 1950's.

As a long-standing church member, and resident of Vancouver, I have been keenly aware and supportive of this project since its conception and of the significant and worthwhile opportunities of service it affords to our community.

Why the Application Should Be Approved

As you and your City planning staff are well aware, Vancouver is a growing City, home to many, and a desirable location for many others. This is not a new trend but is something we should be constantly aware of and responding to.

With all that considered, I am delighted to share with you why I believe there are at least four reasons why this application should be approved.

1. The Critical and Vital Needs of our Community

At its core, the application focuses on the needs of our community. It does this by:

- a. providing more housing choices with both market condominium and non-market rental housing options,
- b. providing much needed child care services, and
- c. allowing the church to **double** its current ancillary space and subsequently its community services and programs, including personal development services for adults and youths,
- d. providing community programs for seniors, ESL classes and employment services for new immigrants, and of course the vital shelter program for the homeless.

DRAFT TEXT OF ELBERT K. (BERT) PAUL, C.P.A. – C.A., PRESENTATION TO

CITY OF VANCOUVER PUBLIC HEARING – JULY 18, 2017

CHECK TO DELIVERY

2. Promotion of a Cohesive Community

Through the mix of land uses and expanded space, this proposal will promote a cohesive community between neighbours and will encourage residents, church congregants and those who use the space on a day-to-day basis to socialize and support each other.

3. Robust Response to West End Community Plan

I've read the City planning reports and understand that with regard to the Burrard Corridor, the West End Community Plan aims to *"locate opportunities for new growth through increased heights and densities to help deepen housing affordability and to contribute public benefits."*

This proposal does just that.

The robust community amenity contribution package that I've read in the City's Policy report, casts a wide net in terms of providing additional benefits to the community. Over half of the total monetary package will be put back into the immediate West End community through things like – upgrading or expanding existing community and civic facilities, improving public open spaces and the Davie Village area, delivering even more child care services for the local elementary schools and improving the cycling routes and pedestrian greenways.

It seems to me that this proposal delivers everything your Community Plan envisions for the area and more than adequately meets the criteria of *"providing additional benefits to the community"*.

4. Strategic Partnership with Westbank

Without the strategic partnership with Westbank, this project would not be able to deliver the scope of benefits the current application proposes, and without that, the church would not have the immediate opportunity to expand on the community services it provides today. The Church is delighted to be working with Westbank.

Conclusion

We would like to give special thanks to the City planning staff for their diligence and professionalism throughout this complex and challenging project. As a community the Church has been richly blessed over the last 130 years and are reminded in the Gospel of Luke that:

"...From everyone who has been given much, much will be required; and to whom they entrusted much, of him they will ask all the more."

We so appreciate the opportunity to give practical expression to our "Heart for the City" that this project offers.

I wholeheartedly support it and ask for your vote to pass the zoning application.

Thank you.

Elbert K. (Bert) Paul, C.P.A. C.A.

City of Vancouver
453 West 12th Ave
Vancouver, BC
V5Y 1V4

Dear Mayor and Council,

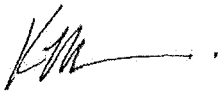
As a local resident of the West End and a Landscape Architect with PFS Studio, I am writing in support of the proposal submitted for the redevelopment of the First Baptist Church. For the past 20 years I have specialized in projects within Vancouver's public realm (and other national and international cities) and am encouraged to see the positive contribution this proposal would make to downtown Vancouver's urban space.

The high-rise and mid-rise towers, and the restoration of the heritage church collectively create a landmark development that express not only the cultural and social history of the site, but a new contemporary layer that expresses a new direction in Vancouverism. The streetscape, courtyard spaces and alley connection all contribute to a vibrant public realm that helps to activate the street and contributes meaningfully to the neighbourhood.

I also appreciate the Community Amenity Contributions in store for the West End. The expansion of social housing, children's day care and cultural space facilities alongside a new café, improved alley, and more open space and will be very welcome in our neighbourhood.

Thank you for taking the time to consider my comments.

Sincerely,



Kelty McKinnon, CSLA, ASLA, BCSLA

Ludwig, Nicole

From: Brent ADAIR s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 9:11 AM
To: Public Hearing
Subject: re 969 Burrard Street

Greetings,

I have an apt at s.22(1) Personal and Confidential

I have no objection to the proposed development. In fact, I think it is a good idea. Building higher density housing in the core of the City is a better use of land and resources. Reduces commuting, etc.

Thanks

Brent Adair

Ludwig, Nicole

From: s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 12:00 PM
To: Public Hearing
Subject: Proposal for 969 Burrard Street

To the Mayor and Council members of the City of Vancouver:

I am writing in regards to the public hearing on July 18th for the property of First Baptist Church at 969 Burrard Street. This proposal for property development is necessary to continue serving the people of the city of Vancouver.

For 130 years First Baptist Church has offered hope and tangible support to many people and organizations in the community. Decades of high use have made it necessary to repair and upgrade the First Baptist facilities in order to continue important social and spiritual ministries to thousands of people.

This proposal addresses major needs rather than minor cosmetic adjustments. The status quo is not an option. With thousands of people in the facilities each week, it is necessary to provide space that is safe for the community in "earthquake, wind and fire".

As a volunteer and member of the First Baptist Church, Vancouver I support the property re-development proposal and encourage the mayor and councillors to endorse this project.

Myrna Sears

s.22(1) Personal and Confidential


Sent from [Mail](#) for Windows 10

Ludwig, Nicole

From: Anthony Norfolk s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 3:07 PM
To: Public Hearing
Subject: Spam: 969 Burrard/1019-1045 Nelson. Tuesday 18 July 2017.

Please note my support for this proposal. I have followed its progress as a West End resident, and reviewed it as a member of the Heritage Commission. In particular I support the positive nature of the impact on one of the more impressive buildings among the City's Heritage building stock; securing its future in the manner proposed, which includes so many additional public benefits, is highly supportable. Thank you, Anthony Norfolk.

Isfeld, Lori

From: Sam Pfeiffer s.22(1) Personal and Confidential
Sent: Friday, July 14, 2017 4:45 PM
To: Public Hearing
Subject: First Baptist Church Rezoning Application

Dear Vancouver City Mayor and Council,

As a rental resident in the community I am writing in support of Westbank's proposal at 969 Burrard Street. I moved to Vancouver over a year ago from Australia with my wife who grew up in the City. We have spent the last 12 months living with her family because of the rental affordability and vacancy issues here in Vancouver. I have lived all over the world including a number of major cities in Australia and the United States but I have never witness a housing market like Vancouver's.

I recognize that tackling these issues is not an easy task. I commend you and the challenging position you're in, no doubt there is lots of hard work behind the scene trying to identify the best solutions. Without being an expert on the subject I think it's safe to assume that adding units to the rental market will help increase vacancy rates making renting in this city not only easier but accessible.

The way we secured our rental apartment seems to be a not so unique story. We found it through a friend referral and secured the lease 2 months before the current tenants moved out. The owner never advertised the property to the public. We were actually very fortunate to be the first responders to the callout on Facebook because we later found out that a number of people applied, however they honoured our interest as it was the first.

I only share this story to drive home the need for more rental accommodation in Vancouver. The additional 61 units of rental in this application is needed and I hope the rezoning for this project is approved.

Best regards,

Sam Pfeiffer
s.22(1) Personal and Confidential

Dear Mayor and Council,

My name is Dieter Glups, and I have been a member of the First Baptist Church congregation since 1995, and I have enjoyed the fellowship and community I get from this church very much. I am writing this letter to let you know that I support the proposal for the redevelopment of First Baptist Church.

I support this proposal because it will allow us to serve more people by expanding our community space. This is the original mandate of the church, and has been our direction for the past 22 years that I've been in this church. I understand also, that one of the primary reasons for choosing to redevelop, is to fund seismic upgrading of the building. Just as tenants appreciate living in a safe and healthy environment, I believe that the congregation, volunteers, and others who use this space, will similarly be very appreciative knowing that the space they use is designed to withstand earthquakes.

I appreciate as well, that the plans are not focused on simply refurbishing the church building, but that it was designed to foster community building. The open space proposed and the childcare spaces, will bring more families and a wider demographic to come and enjoy and interact with the church.


I believe this proposal is a win for all parties involved, and I hope that you will consider what I have written when you make your decision on July 18th.



Sincerely,

Dieter Glups

s.22(1) Personal and Confidential



July 14, 2017

Dear Mayor and Council,

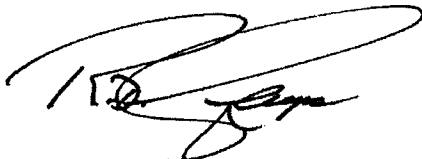
My name is Renate Glups, and I have been a member of the First Baptist Church congregation since 2000. I have enjoyed the fellowship and community I get from this church very much. I am writing this letter to let you know that I support the proposal for the redevelopment of First Baptist Church.

I support this proposal because it will allow us to serve more people by expanding our community space. This is the original mandate of the church, and has been our direction for the past 21 years that I have been in this church. I understand also, that one of the primary reasons for choosing to redevelop, is to fund seismic upgrading of the building. Just as tenants appreciate living in a safe and healthy environment, I believe that the congregation, volunteers, and others who use this space will similarly be very appreciative knowing that the space they use is designed to withstand earthquakes.

I appreciate as well, that the plans are not focused on simply refurbishing the church building, but that it was designed to foster community building. The open space proposed and the childcare spaces, will bring more families and a wider demographic to come, enjoy and interact with the church.

I believe this proposal is a win for all parties involved, and I hope that you will consider what I have written when you make your decision on July 18, 2017.

Sincerely,



Renate Glups

s.22(1) Personal and Confidential



Isfeld, Lori

From: David Jones s.22(1) Personal and Confidential
Sent: Saturday, July 15, 2017 11:01 AM
To: Public Hearing; Giovanni Gunawan
Subject: First Baptist Church

Attention Mayor and Council

This letter is in support of the long awaited rezoning application that has been developed over the months and years since the fantastic idea was developed by the members and congregation. This rezoning is supported by the General Development Partner Westbank, which has been the basis for the desire to unite with First Baptist Church in order to expand the potential for this very promising project. This will enhance the upgrading of the fabric to all comers to the anticipated new premises as presented by the Development Company, who have been most helpful and far reaching. I have been a regular member of First Baptist Church for the last six years and would dearly love to see this project underway.

The graphics of the plans have been outstanding and hopefully will be accepted by the Mayor and City Council.

David W. C. Jones,

s.22(1) Personal and Confidential

Isfeld, Lori

From: Bryan Baynham **s.22(1) Personal and Confidential**
Sent: Saturday, July 15, 2017 11:28 AM
To: Public Hearing
Subject: Frist Baptist Church Rezoning Application

Dear Mayor and Council,

Thank you for considering my thoughts and comments on the First Baptist Church rezoning application under consideration on July 18th at Public Hearing. I am writing in support of this proposal and hope you come to the same conclusion.

I have been a resident of the West End for over 10 years, first as a renter and now as an owner and I am proud to say I live in such a diverse and inclusive community. There are a number of reason I see value in this proposal. I believe the rental and social housing component is important to ensure we in the West End remain a diverse neighbourhood. My son, who also rents and works at a bar in the West End has had difficulties in the past meeting his rent requirements so I am encouraged to see that this proposal will offer 41 rental units at non-market rates. It's important that our City has housing available to people from all walks of life.

As a partner at the law firm Harper Grey LLP, I have worked on a number of cases with developers over my 40 plus years as a practicing lawyer. I find it refreshing to see the recent trend of partnerships between non-profits and developers, such as with Brenhill and as is the case here with Westbank. I hope the City continues to encourage these collaborations so we can see improved conditions for our community as a whole.

I also think it's important that historical buildings like the First Baptist Church are restored so future generations can appreciate the evolution of architecture in our City. As a resident of a heritage listed building (Kensington Place) I appreciate the importance of ensuring these buildings are maintained. In saying that I also feel it's important to add new and interesting developments to our cityscape. I commend the architects for creating a high-rise design that has unique flair and yet also fits in with Vancouver's style.

Finally, as a local resident I am looking forward to the community amenity contributions coming in the form of improved community and civic facilities, the expansion and improvement of our parks and public places and of course the delivery of much needed childcare facilities.

Again I do hope to see this application approved as I feel it will add immense value to our neighbourhood here in the West End.

Regards,

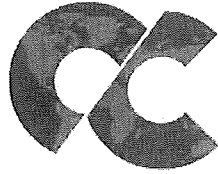
Bryan G. Baynham, Q.C.

s.22(1) Personal and Confidential



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Thank You.



COASTALCHURCH
VANCOUVER

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

Dear Mayor and Council,

My name is David Koop, Senior Pastor at Coastal Church on **s.22(1) Personal and Confidential** It is with pleasure that I write this letter of support for the proposed redevelopment of First Baptist Church. I am unable to attend the Public Hearing on July 18th; therefore, I thank you for considering my comments prior to the event.

As I'm sure most of you are aware, Coastal Church has gone through a similar experience 12 years ago, when we worked with Westbank in the sale of our density for the Shangri-La site and the restoration of our heritage building. As a result, we could multiply the ability to serve the community in our upgraded facilities.

It is my understanding that the First Baptist Church building is a Class A heritage building which is not seismically secured. Seismic upgrading is no small feat, and the associated costs will become unnecessary distractions to the mission of First Baptist Church. Furthermore, through this upgrade, the City will have ensured that a heritage building built in 1911 will remain in the downtown core.

First Baptist have served the community for over a hundred years and innumerable lives have been touched by their service. As part of the proposal for redevelopment, First Baptist will be doubling their existing community service space, providing a full-time child care facility for 37 children, and offering 61 affordable rental homes for families and seniors. This proposal will ensure they are able to continue to help those in our City for many more years to come.

As you deliberate the merits of the proposal at the Public Hearing on Tuesday, I hope you will consider not only what First Baptist and this building has done for the city, but also what they most assuredly will do for the city in the future.

Sincerely,

David Koop
Senior Pastor
Coastal Church

s.22(1) Personal and Confidential

s.22(1) Personal and Confidential

Peter and Elana Schiller

5.22(1) Personal and Confidential

July 15, 2017

Dear Mayor and Council,

Re: First Baptist Church – 969 Burrard St. Proposal

My wife and three kids have been long time residents of downtown Vancouver. We have seen much growth in the city as well as many projects being built over the years. We love this city and love living here!

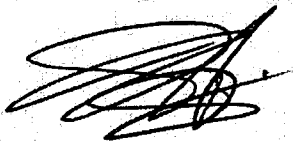
In terms of this proposal, we are in full support! The condo towers will be an absolute stunning addition to the Vancouver skyline! This is truly a spectacular project! Bing Thom and Westbank have done an astounding job.

Moreover, we feel that providing the church expanded space to grow their current programs will be a big plus for the whole community and surrounding areas.

Also, preserving this key heritage building via restoration, renovation and seismic upgrading is of vital importance!

We applaud you and council for having the foresight to protect the church building as well as allow FBC to continue improving and expanding all that they do for the surrounding community.

Kind regards,



Peter Schiller

Isfeld, Lori

From: Tim Smith §.22(1) Personal and Confidential
Sent: Saturday, July 15, 2017 11:23 PM
To: Public Hearing
Subject: Spam: Support for 969 Burrard rezoning

Dear Mayor and Council,

I write in support of the proposed rezoning for the First Baptist project at 969 Burrard St. I am a renter at the St. Andrew's Residences across Nelson St from the proposal site. Having recently returned to Vancouver from a period of exile in California for graduate study, I am keenly aware of both the tightness of the Vancouver rental market and the costs renters in cities like San Francisco have paid for restrictive development policies. I am excited by the opportunity to expand the amount of available housing downtown while adding architectural interest to the downtown skyline and enabling the seismic renovation of a heritage building.

This project is completely in keeping with the character of the lively Burrard corridor and I look forward to welcoming my neighbors. My enthusiasm is limited only by the relatively small number of units in the rental building; I regret the reduction of market and affordable rental space in the project. Housing is better than no housing but the direct provision of affordable and market rental housing must be the most impactful way to address the immediate rental crunch. I notice, too, that the cafe space has been eliminated; the Burrard & Nelson intersection lacks pedestrian interest and the cafe would have been a welcome space. I also share Stuart Smith's (no relation) concerns about the excessive provision of parking and the effects of redevelopment on existing tenants on the site.

Yours,
Tim Smith

Isfeld, Lori

From: Justin Kim s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 8:53 AM
To: Public Hearing
Subject: Support for FBC: 969 Burrard Street

Dear Mayor Robertson and Vancouver City Councillors,

I am writing in regard to the proposed rezoning application for First Baptist Church located at 969 Burrard Street. My name is Justin Kim and I'm an active member of both the FBC Vancouver and West End community. I am also the Executive Vice Chair of the Lord Roberts Annex Parent Advisory Committee.

I'd like to voice my strong support for this project.

First Baptist Church is an iconic landmark within Vancouver, however, it's desperately in need of adequate restoration. As part of the proposed rezoning, the church will undergo restoration, renovations and seismic upgrades to ensure it's use for the next 100 years. The church expansion will increase the capacity for new programs and social activities, as well as provide new child care opportunities for those living and working in our community. These benefits are just what our community needs. I am pleased that the housing component of the proposal offers a range of affordable housing options and rental housing geared towards families and seniors. This is also something that Vancouver is very much in need of. I am deeply aware of these needs as these are important issues for many of my friends in the West End. Moreover, these are needs that my wife and I have personally struggled with as parents of three young children. In addition, I am looking forward to the expansion of our overnight shelter program as I believe this is one of the ways we can proactively address the problem of homelessness, especially in the light of the devastating fentanyl overdose crisis in our city.

As I am unable to attend the Public Hearing in person on July 18th, I appreciate you reviewing my comments ahead of time, and hope that you approve this rezoning proposal and allow all the great benefits for our community.

Sincerely,

Justin Kim

s.22(1) Personal and Confidential

Isfeld, Lori

From: Mark Anderson **s.22(1) Personal and Confidential**
Sent: Sunday, July 16, 2017 9:05 AM
To: Public Hearing
Subject: Rezoning of 969 Burrard Street & 1019-1045 Nelson Street

Dear Mayor and Vancouver City Council,

I am a member of First Baptist Church and am writing in support of the proposed rezoning of 969 Burrard Street & 1019-1045 Nelson Street. I have been attending First Baptist Church for 2 years and, with the very limited number of churches and other places of worship in the West End and Downtown core, I think it is integral that we preserve our church for years to come.

The church offers great services that not only help members but also many people in the broader community. We currently operate social housing units and an emergency shelter for the homeless. Our community kitchen feeds hundreds of vulnerable people in need. We offer social programs for the youth and help parents with parenting classes, counselling and part-time daycare. New immigrants are welcomed and offered ESL classes and employment services. There is no doubt that this is great for the community.

This re-development and partnership with Westbank will see our church space double in size. The new 50,000 square feet of ancillary space will allow us to expand upon the great services mentioned above. These plans include increasing social housing to provide 41 units at well below market rates for seniors, singles and families. The creation of a new 37-space childcare facility will provide much needed relief for local families desperately in need of well run, affordable daycare. I also look forward to the opportunity to attend special events like concerts and memorial service in the restored Pinder Hall.

This building will help the area, the community and the congregation. I sincerely hope you decide to approve the rezoning on Tuesday July 18th.

Gratefully,

Mark Anderson

s.22(1) Personal and Confidential

Isfeld, Lori

From: Chad Lagore s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 2:25 PM
To: Public Hearing
Subject: Re: Rezoning Application – 969 Burrard Street & 1019-1045 Nelson Street

July 14, 2017

Re: Rezoning Application – 969 Burrard Street & 1019-1045 Nelson Street

Dear Mayor and Members of City Council,

I am writing to express my support for the rezoning application at Burrard and Nelson, 969 Burrard and 1019-1045 Nelson Street. As a resident of the West End, I can attest to the need for social housing, purpose-built rentals, heritage retention, affordable childcare, and community amenity contributions (CACs) in my neighbourhood.

Benefits of Growth

As a supporter of the West End Community Plan, I welcome the densification of corridors in conjunction with maintained mid-rise, multi-family land use districts and the distribution of funds to support growth (CACs). I want to ensure the local Neighbourhood House has the funds to continue their meaningful work, the library stays relevant for the next generation, and childcare options are available and affordable. This proposal will generate millions of dollars for the community and deliver childcare onsite at below market rates.

Suitable Density

The architectural response to the heritage church, incorporating organ-like sculpting to thin the base of the tower, exposed corridors with greenery, and permeability for pedestrians across the site to the lane will produce an inclusive development enjoyed by all. The location of the tower, preserving views for the most of the existing units as possible while maintaining redevelopment options for adjacent properties, is suitable for the site.

Housing Stock

As a student and renter, the low vacancy rate in the West End does not afford sufficient housing options. The additional housing stock produced by this redevelopment, of both different unit types and tenures, is deeply needed.

Character

As a relatively new resident of Vancouver, having moved here in 2014, I appreciated the presence of historic structures and palpable cultural legacy of my community. The West End is diverse and inclusive, relevant and accessible, new and old. The proposal for a striking new Bing Thom tower and seismic upgrade of the existing gothic revival church, is in keeping with the character and context of this neighbourhood.

It is for these reasons I support this rezoning application. I thank you for your time and consideration of my comments.

Kind regards,

Chad Lagore

s.22(1) Personal and Confidential

Isfeld, Lori

From: Damian Murphy s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 2:42 PM
To: Public Hearing
Subject: Feedback on Development at 969 Burrard

Dear Mayor and Council,

I am writing in strong support of the development project at 969 Burrard St. involving the First Baptist Church. This project represents an opportunity to renew the church that has been a cornerstone of the community for over a hundred years and will allow them to continue and expand social service delivery to some of our city's most vulnerable residents.

The inclusion of a high percentage of seniors housing at social housing rates and the number of family units will ensure local residents can affordably stay in the West End neighbourhood. The Community Amenities that will accrue from this project will have a wide positive impact across the community as a whole. The project aligns nicely with the West End Community plan that was adopted by the neighbourhood and will provide the kind of density that is needed in the downtown core. The design of the new condo building adjacent is spectacular and well thought out under the guidance of Bing Thom Architects and will add a signature modern building alongside the cultural heritage site of the First Baptist Church.

For these reasons and more I fully endorse this new development and hope for its approval by the City. As someone who works nearby I look forward to enjoying some of the public spaces that will be incorporated into the development.

Sincerely,

Damian Murphy

Isfeld, Lori

From: Dick Wilson s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 6:11 PM
To: Public Hearing
Subject: First Baptist Church – Nelson and Burrard

The social housing and public amenities that this project will be brought to my neighborhood, the West End, will enable more families and seniors to find sorely needed affordable housing.

This project will also add needed programs to help those less fortunate than ourselves.

Richard Wilson

s.22(1) Personal and Confidential



Isfeld, Lori

From: Murray Fleming s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 8:21 PM
To: Public Hearing
Subject: Development Proposal for 969 Burrard Street and 1019 – 1045 Nelson Street


Dear Mayor and Council:

First, thank-you for your service to the City. Although I dont always agree with the the policies and decisions taken by Council, I very much appreciate your efforts in making Vancouver a better place. In this regard, I would like to offer my support the redevelopment of the First Baptist Church as the area along Nelson Street is rather drab and this development will improve the street scape as well as provide social housing and various other social services to the neighbourhood. I encourage you to approve this project.

Thank-you

Murray Fleming

s.22(1) Personal and Confidential



Isfeld, Lori

From: Paul Willis s.22(1) Personal and Confidential
Sent: Sunday, July 16, 2017 9:45 PM
To: Public Hearing
Subject: First Baptist Church - 969 Burrard Street

Mayor and Council

I have been a member of First Baptist Church for more than 40 years and have worked in downtown Vancouver over that time period. It is important for people working downtown to have good child care facilities, healthy worship communities, and organizations that work with the City to address social issues.

The development being proposed at 969 Burrard will serve these needs. A new childcare facility will be provided; the churches facilities will be improved to enhance the health of the worship community; and the shelter facilities being offered by the church will be improved.

I strongly support this development.

Paul Willis
s.22(1) Personal and Confidential



Isfeld, Lori

From: RCapar s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 10:01 AM
To: Public Hearing
Subject: 969 Burrard St. and 1019 - 1045 Nelson Street.

Support for the Baptist Church infill- housing project.

In order to preserve and save the Church building for required renovations I would support the development of an infill tower on the property.

I understand there will be a lot of additional monies raised from this project which will go a long way to supporting the community and civic facilities in the West End which are all in need of additional funding and improvements.

With changes to the building design I hope that this will mitigate the affect on neighboring buildings.

Sincerely,

Robert Capar

Isfeld, Lori

From: Mayor and Council Correspondence
Sent: Monday, July 17, 2017 10:15 AM
To: Public Hearing
Subject: FW: Baptist Church Restoration or 969 Burrard and 1019 – 1045 Nelson Street.

From: Warren Cox s.22(1) Personal and Confidential
Sent: Saturday, July 15, 2017 10:29 PM
To: Mayor and Council Correspondence
Subject: Baptist Church Restoration or 969 Burrard and 1019 – 1045 Nelson Street.

I am very much in favour of this project.
Nice to see something other than a parking lot.
Warren Cox

s.22(1) Personal and Confidential

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s.22(1) Personal and Confidential

IMPORTANT.....IF YOU FORWARD THIS EMAIL,
PLEASE DELETE ALL THE FORWARDING HISTORY
WHICH INCLUDES MY EMAIL ADDRESS.
USE BCC TO LIST YOUR CONTACTS
ERASING THE HISTORY HELPS PREVENT SPAMMERS
FROM COLLECTING ADDRESSES AND VIRUSES
FROM BEING PROPAGATED.
THANK YOU
Warren

"Life should NOT be a journey to the grave
with the intention of arriving safely in an attractive
and well preserved body , but rather to skid in sideways,
chocolate in one hand, body thoroughly used up, totally worn out, and screaming "WOOHOO, what a ride!"



July 17, 2017

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

Dear Mayor and Council,

As the Chief Executive Officer and Director of Administration of Wind & Tide, am writing to submit my supportive comments ahead of the upcoming Public Hearing to rezone the First Baptist Church at Burrard and Nelson Streets. I also plan on attending the hearing to share my support in person.

In 1987, Wind & Tide opened its first preschool from the sunny basement of our founder's White Rock home. Within five years, the demand prompted the need to expand. Believing in the importance of shaping our own path, our growth has always been intentionally paced by demand, choosing to open preschools in those communities where we were invited or sought out by families. Staying true to Wind & Tide's founding vision, we have never desired to expand too quickly or beyond our reputation. Over the past 30 years, Wind & Tide has now grown to 36 locations across the Lower Mainland, providing child care in in Abbotsford, Aldergrove, Chilliwack, Cloverdale, Coquitlam, Delta, Langley, Maple Ridge, South Surrey / White Rock, Surrey, and Vancouver. We began offering full-time childcare in 2010, with our first childcare facility opening in Broadway Church in Vancouver.

Should you decide to approve this rezoning application, Wind & Tide will be the operators of the proposed new childcare facility.

At Wind & Tide, we recognize the importance of early childhood education. The majority of a child's values and beliefs are learned before the age of seven. Neurological research shows that these early years play a key role in a child's brain development and have tremendous impact on a child's physical, cognitive, emotional and social development. Numerous recent studies confirm the importance of quality early childhood education and care, and the impact on society when this is not available.

Despite this, there is a drastic need for more childcare facilities across the Lower Mainland, particularly in downtown Vancouver. Many families place their children on waitlists before they are conceived, given the reality of low availability of childcare, particularly for infant and toddler care. Most Vancouver childcare facilities report waitlists of between 2,000 to 3,000 children, with only approximately 20-25% of those families needing childcare, actually being able to secure it.

s.22(1) Personal and Confidential

Community partnerships are paramount in making additional childcare spaces feasible. It's not about finding space, it's about finding space that is economically viable. To ensure quality care, staffing must be sufficient and staff must be paid in a way that honours their qualifications and role. We are excited to partner with First Baptist and work together with the shared vision of providing quality childcare spaces at more affordable prices. Like Wind & Tide, First Baptist has a passion that is clearly demonstrated in their community initiatives driven to serve and meet the needs of the community.

As part of the early planning stages, Wind & Tide met with the church to ensure that any facility created would provide quality childcare space. This is not simply a space that can accommodate a childcare centre, rather it is a space that is designed specifically to meet the needs of children in a childcare setting. This proposal will provide 37 new childcare spaces: 12 spaces for infants and toddlers (6 – 30 months), and 25 spaces for children 30 months to 5 years. The facility itself will include over 6,000 square feet of indoor space, as well as a beautiful, nature-focused, outdoor play area. We are confident that this space will provide a wonderful home for our childcare program.

In closing, these much-needed childcare spaces would not be possible without the partnership of First Baptist and their initiative with this building proposal. It is for these reasons, I urge you to approve this proposal at Tuesday's Public Hearing.

Sincerely,

A handwritten signature in black ink, appearing to read 'CShorrock', written in a cursive style.

Cari Shorrock
*Chief Executive Officer and
Director of Administration
Wind & Tide*

Isfeld, Lori

From: Lewis, Blakeney s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 10:44 AM
To: Public Hearing
Subject: Redevelopment at Burrard and Nelson

Dear Mayor and Council,

I write to give my support to the proposed redevelopment of First Baptist Church at Burrard and Nelson. As a 40+ year resident of Vancouver, and a West Ender for the past year and a half, I think this proposal has many components that will be beneficial to the West End and to the City Vancouver.

This development will create a needed sense of community. The diverse housing options proposed will encourage people from all stages of their lives to interact and live together inclusively. First Baptist Church provides important services and a strong support network for the West End neighbourhood. As part of this application, they will be able to undergo the necessary upgrades needed to expand their existing building and community services, and continue their great work in the community well into the future. I also understand that the church will be renovated so that there will be a new space for expanded social services and programs – in a City like ours, with the issues we are facing, I think this is a great idea!

This project not only has great social benefits, but also has great architectural features and improvements to the public realm. I hope this project is approved.

Regards,

Blake Lewis
s.22(1) Personal and Confidential

Blakeney M. Lewis, FCSI
First Vice President
Portfolio Manager
Investment Advisor

s.22(1) Personal and Confidential



CIBC
Wood Gundy

Park Place

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Ludwig, Nicole

From: Holly Rail s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 11:29 AM
To: Public Hearing
Subject: In support of the redevelopment proposal for First Baptist Church, 969 Burrard Street

Dear Mayor and Council,

My name is Holly Rail, and I am writing this letter today to support the proposal for First Baptist Church at 969 Burrard Street.

In the five years that I have been active in the community of First Baptist Church (FBC), I have been impressed by the determination of the staff and lay membership to serve the people living and working in the downtown core. But our physical space, the beautiful historic church building which has faithfully served as the site of our efforts for over 100 years, has become inadequate to effectively support the community services our membership seeks to offer. Not only is a seismic upgrade essential to the safety of those using the building regularly throughout the week, but more and better suited space is also needed.

The seismic upgrade and interior renovation/refurbishment will secure the longevity and safety of this beautiful historic building, while also creating badly needed functional space for the members of FBC to provide and/or collaborate in the various social programs they supports. But not only will the renewal of the *existing* historic building create aesthetic and practical value to the community, the *new* development will expand this community space exponentially. In addition to creating more room for community events like the Tuesday Shelter Program, and educational space for programs like ESL classes, Parenting courses, and employment services for new immigrants, the new development will provide 37 new, full-time daycare spaces, as well as 61 units of rental housing managed by the church, 2/3 of which will be rented at social housing costs (improving and almost doubling our current number of units). As a single person with an annual income of less than \$50,000 living in Vancouver, housing is a primary area of vulnerability for me, and the availability of affordable (and truly liveable) housing is a serious concern - a reality which the Council is well aware of. These 61 units would create beautiful liveable space for those who might otherwise be at risk of living in unsafe and/or unhealthy situations, or unable to keep their family together otherwise.

Thank you for the opportunity to provide my input on the proposal. These are just a few reasons why I strongly encourage Mayor and Council to approve the proposal for redevelopment at 969 Burrard Street during the July 18th Public Hearing.

Best regards,

Holly Rail
s.22(1) Personal and Confidential

Ludwig, Nicole

From: Ambrosio, Sam **s.22(1) Personal and Confidential**
Sent: Monday, July 17, 2017 11:35 AM
To: Public Hearing
Subject: Public Hearing - Proposed Redevelopment 969 Burrard Street - First Baptist Church

Dear Mayor and Council,

Please receive this letter as my support for the proposed redevelopment at 969 Burrard Street for the First Baptist Church.

My name is Sam Ambrosio, and I am writing today as a volunteer of the Shelter Program at First Baptist Church. I first began participating in the program as part of my workplace's Community Day in 2013. I was inspired by how much impact the program actually has in improving the lives of the community, and that one day was enough to get me hooked. I have been participating in the church's Shelter Program once a month since then, bringing a team of coworkers with me every time, to prepare a meal for 200 of Vancouver's neediest.

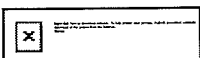
In fact, as members of Council deliberate the proposal on July 18th, I will be at the church preparing and serving meals to those who need it. Had the hearing been on a different day, you can be assured that I would have spoken in person about how important First Baptist Church is to the community, and shared my support for this proposal.

While my coworkers and I do this once a month, the church's shelter program is actually a weekly, volunteer based program. In a year, they would have fed the equivalent of 10,400 people. The proposed expansion of the facilities at First Baptist Church will allow more people to come inside and eat. This will greatly increase the number of people that the church can support and help. In your decision, please also consider that this is only one of the church's many programs, so you can imagine the scope of impact this one building and organization has on the community.

While I am unable to personally express my most enthusiastic support for this proposal on July 18th, I ask that Mayor and Council take into account the countless lives that are now able to receive help from the church thanks to an expanded and secured space. I hope you approve this project at Public Hearing.


Sincerely,
Sam Ambrosio
s.22(1) Personal and Confidential

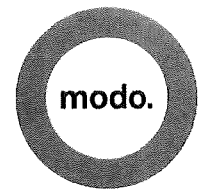
Sam Ambrosio
s.22(1) Personal and Confidential



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July 14, 2017

LETTER OF SUPPORT FOR THE WESTBANK DEVELOPMENT AT 969 BURRARD STREET &
1019-1045 NELSON STREET, VANCOUVER

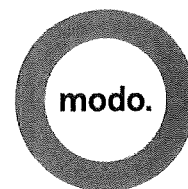
Dear Mayor and Council,

As the Business Development Manager for Modo Co-operative, I am writing to you in support of Westbank's proposal for the First Baptist Church site under consideration at a Public Hearing On July 18th.

Modo is a two-way carsharing co-operative, founded in Vancouver in 1997, which now has more than 18,000 drivers sharing 550+ vehicles throughout Metro Vancouver, Greater Victoria, Nanaimo and Sidney — including 110+ in downtown Vancouver alone. Our mission is to provide people with alternatives to owning a vehicle in order to reduce traffic, pollution and parking demand in our region. Two-way, or round-trip, carsharing is part of a multimodal transportation network, supported by walking, cycling and transit infrastructure: an environment in which people can walk or cycle to neighbourhood amenities, and take transit or a carshare vehicle to go farther afield. A recent study from UBC has found that on average households using Modo reduce their vehicle ownership by nearly 50%, resulting in only one in three households owning a vehicle.

This development site is located at the centre of downtown, in a dense area with excellent pedestrian, bicycle and public transit infrastructure. It is extremely conducive for carsharing; which will enable more people to adopt car-free/car-light lifestyles.

Modo is pleased to read that Westbank is planning to exceed the City's expectations and include a carshare program in their application. Their Green Mobility Plan will provide two



publicly accessible carshare vehicles on-site as well as a three low-emitting vehicles and 12 bikes as part of a car and bike share program dedicated to market condo residents.

The additional carshare vehicles proposed by Westbank is much needed in the West End. Within a 500 metre radius of the development site, Modo currently serves more than 500 members with only 12 vehicles.

I strongly encourage the approval of the rezoning of the First Baptist Church site, as it will allow more Vancouverites the ability to reduce their dependency on privately owned vehicles in support of the City of Vancouver's Transportation 2040 targets.

Thank you in advance for your time and consideration.

Regards,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Sylvain Cellaire
Business Development Manager

Ludwig, Nicole

From: Rajjun Sahota s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 11:52 AM
To: Public Hearing
Subject: Support for First Baptist Church Rezoning

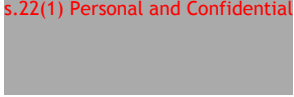
Mayor and Council,

I would like to express my support for the proposed rezoning of First Baptist Church located at Burrard and Nelson. I have been a resident of the West End for the past few years, and used to live directly across from the church at 1022 Nelson Street.

I support this development because it has become increasingly difficult to find housing in this city, especially in close proximity to the downtown core. The proposal for this site includes 331 units of market residential, and 66 units of social housing. I think in this tight housing market, we should be doing everything we can to increase density on sites that are currently being underutilized as surface level parking lots, especially projects that include social and rental housing.

I hope that you consider all the positive benefits this project will provide to the community and approve of it at the upcoming public hearing.

Thank you,

s.22(1) Personal and Confidential


Ludwig, Nicole

From: Roger Millen s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 1:28 PM
To: Public Hearing
Subject: First Baptist Church

Mayor & Councillors

I would like to offer my solid support for the development proposal for the First Baptist Church at Burrard & Nelson Streets.

First, the added benefits to the existing facilities on the original Church. The requirements for structural change is incredible, and the seismic upgrade also very necessary. The changes will make the church safe and increase the facilities that it provides.

Secondly, the new tower is actually an incredible iconic building, and one which will add superb facilities to the Vancouver scene. Such a building offers great service including a full time Child care space for infants and toddlers, and adding double the church current space for community services. Unquestionably a boon to the city.

Thirdly, a new Rental housing Unit of over 60 units run by the church, offering a range of affordable housing options.

Such a site, with an incredible building designed by Bing Thom, provides an enormous and wonderful addition to the Vancouver Skyline.

D. Roger Millen
s.22(1) Personal and Confidential



Ludwig, Nicole

From: David Baynham s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 3:24 PM
To: Public Hearing

Dear Mayor and Council,

I have worked in the West End for over 10 years and have been a resident for nearly 5. I am sending this email to support the First Baptist Church and Westbank in their partnership to rezone 969 Burrard Street. A number of years ago I lived across the road in a rental apartment. With that experience and my current situation as a renter on Jervis Street I can honestly say it's great to hear that if this project gets approved there will be more affordable rental housing in the area.

I work at a bar and perform Drag shows on Davie Street. With my limited income it is very challenging to keep up with the high rental prices in this city. Since my bar shifts finish at 4am it's impossible to live outside of the downtown core and get public transit home at that time of night, therefore my only option is to live close to work. I have worked with countless colleagues over the years that face the same hardship and the only solution is to increase the supply of affordable purpose built rental. An extra 61 units with 42 offered at social housing rates is exactly what the West End needs.

The community amenity contributions that will flow into the West End if this project is approved will also be great for our neighbourhood. I look forward to seeing the result of an extra \$52.8 million dollars in public benefits and infrastructure. I'm particularly interested in the \$8 million going towards transportation to support the Bute Street Greenway and the pedestrian environment.

This is a great project for the West End community. I hope you decide to rezone the property.

Regards,

David Baynham

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Kevin McConville s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 4:09 PM
To: Public Hearing
Subject: First Baptist Church Redevelopment Project

Dear Mayor and Council,

I am a resident in the West End and I'm submitting this letter in regards to the redevelopment of the First Baptist Church on Burrard Street. My girlfriend and I rent an apartment just up the road and I'm in support of this project for its contributions to the economy, social services and the \$52.8 million dollar contributed to West End Public Benefits.

Living downtown you see firsthand every day the volume of the homeless population. Services, such as First Baptist Church's homeless shelter must make a big difference for these vulnerable people, especially in the colder months of the year. Through their partnership with the developer, the church will be able to continue their great work in their new, safe, seismically upgraded heritage church and expand their program with a total of 42 rental units offered at social housing rates.

I'm also looking forward to the public benefits that will flow into our neighbourhood through the community amenity contributions. As someone who really values outdoor activities, it's great to know that if approved, we'll see our parks and open spaces expanded and improved to the value of \$10.5 million dollars.

These large projects are also critical to our economy in Vancouver. I work in the construction industry and therefore directly benefit through employment through these types of projects. However there are countless indirect jobs that are created and businesses that benefit from large long-term developments.

I offer my full support for this project and hope you do too.

Regards,

Kevin McConville

s.22(1) Personal and Confidential



Ludwig, Nicole

From: Jaime denouden s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 4:14 PM
To: Public Hearing
Subject: First Baptist Church Prospal

Dear Vancouver City Council and Mayor Robinson,

I'm a nurse at St. Paul's Hospital and live in the West End. I'm writing to share my support for the Westbank and First Baptist Church partnership at 969 Burrard Street & 1019-1045 Nelson Street.

Over the number of years I have worked at St. Pauls, I have gotten very familiar with the homeless population and the challenges they face living on the Street. The shelter program run by the First Baptist church including their 32 social housing units are a very valuable service for the neighbourhood. Through their partnership with Westbank they will be able to expand their programs in their new church space which will be double the size of their current space and increase the number of social housing units to a total of 42. This is a needed addition to the West End.

My boyfriend and I have been renting in the West End for a number of years and can attest to the challenges facing renters in Vancouver. We have many friends, ourselves included who are far away from being able to afford to buy a condo in Vancouver and are therefore renting much longer than our parent's generation did, therefore it's great to see the developer including 61 rental units and exceeding the City's policy expectation and providing over 25% as family-oriented 2 and 3 bedrooms homes.

I formerly worked in emergency, but have spent the last year as a maternity nurse. Through my experiences I am well aware of the child care challenges facing many parents today. If this proposal is approved the church can turn their part time daycare services into a new full-time, 37-space child care facilities for both infants and toddlers. Furthermore, through the community amenity contributions associated with this project \$10.5 million dollars will support the delivery of more child care spaces.

Thank you for reading my comments. A great proposal like this deserves to be approved.

Many thanks,
Jaime Denouden
s.22(1) Personal and Confidential

Sent from my iPhone

Ludwig, Nicole

From: Joan Schumacher s.22(1) Personal and Confidential
Sent: Monday, July 17, 2017 4:29 PM
To: Public Hearing
Cc: joytoyoutoo@gmail.com
Subject: First Baptist Church, Vancouver

16th July 2017

to: Mayor & Council, Vancouver

Please receive this submission as a letter of SUPPORT for the proposed redevelopment of First Baptist Church.

I fully support this proposal because it will ensure that First Baptist Church becomes a building which will be safe during earthquakes.

I know that this building is not only important to the members of the congregation, but also to others in the city who value its role in Vancouver's history.

This church building also houses many social programs which serve both believers and non-believers alike.

It would be a great pity to lose such an important community asset to an earthquake.

This proposal also includes amenities like a full-time daycare and 41 units of social housing, both of which will continue to keep the West End a liveable community for all.

Please approve this proposal when it goes before you at the July 18th Public Hearing.

Regards

Joan Schumacher
s.22(1) Personal and Confidential

