



## NOTICE OF MEETING

### VANCOUVER HERITAGE COMMISSION

#### AGENDA

**DATE:** Monday, April 25, 2016  
**TIME:** 11 am  
**PLACE:** Town Hall Meeting Room  
Main Floor, Vancouver City Hall

**PLEASE NOTE:**

- If you are unable to attend this meeting, please advise Tina Hildebrandt at 604.873.7268, [tina.hildebrandt@vancouver.ca](mailto:tina.hildebrandt@vancouver.ca)
  - Agendas and Minutes are available on the City of Vancouver civic agencies' web site at: <http://vancouver.ca/your-government/advisory-boards-and-committees.aspx>
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Roll Call 11 - 11:05 am

#### Leave of Absence Requests

#### Approval of Minutes - April 4, 2016

1. Business Arising from the Minutes 11:05 - 11:10 am
2. Heritage Action Plan Update 11:10 - 11:55 am

Staff will provide an update on the Heritage Action Plan work program, including next steps for the Character Home Zoning Review - Single Family Zones.

**Staff:** Marco D'Agostini, Senior Heritage Planner  
Tanis Knowles Yarnell, Planner, Heritage Action Plan Implementation

3. Conservation Review 11:55 am - 12:55 pm
  - (a) 969 Burrard Street & 1019 -1045 Nelson Street - Rezoning Application (First Baptist Church) A, (M), (I)

The application was received to rezone the site located at the northwest corner of Burrard and Nelson Streets from CD-1(445) to a new CD-1 to allow for:

- Conservation of the First Baptist Church;
- New church ancillary space, including a 37-space child daycare, a gymnasium, a counselling centre, offices and a café;

- A new eight-storey building containing 66 social housing units, owned by the church;
- A new 56-storey tower containing 294 market strata residential units, with a café at a ground floor.

The proposal develops a combined total floor area of approx. 561,881 SF, a floor space ratio of approx. FSR 10.83 and 497 underground vehicle parking spaces. The tower roof height has been set at 550 FT (plus appurtenances of max. 30 FT). The application is being considered under the West End Community Plan, the Rezoning Policy for the West End as well as the Rezoning Policy for Sustainable Large Developments and Heritage Policies and Guidelines. First Baptist Church (FBC) sits on the easterly portion of the site, with its main entrance currently fronting Nelson Street. The church is municipally designated for its exterior as well as a part of the interior (Sanctuary and Narthex), and is listed in the Vancouver Heritage Register (VHR) as “A” category building. Four more structures are located on the remainder of the development site:

- 1021 Nelson (built in 1905) and its laneway house containing rental units - not listed in the VHR but evaluated as a potential “C” category building,
- 1025 Nelson-Hobbit House (built in 1901), currently used as programming space for the church - not listed in the VHR but evaluated as a potential “C” category building,
- 1045 Nelson, four storey apartment building containing existing rental units.

All four listed structures, especially those with identified heritage potential, will be offered for relocation, offered salvage to interested parties or deconstructed in order to facilitate the new development.

The site was rezoned to CD-1(445) in 2005, together with the YMCA site across the lane. The YMCA site has since been fully developed while the development of the subject site did not proceed. The primary intent of this rezoning proposal is to redevelop the site while conserving the First Baptist Church as well as providing additional space and building upgrades to meet functional requirements. The key components of the proposed FBC conservation strategy are:

- preservation of the original character-defining elements and interior elements of the church,
- restoration of the character-defining elements that have been altered or lost over the years (including the restoration of Pander Hall),
- seismic and structural upgrades (including lowering of the basement floor and foundation structural upgrade, as well as the exterior walls structural upgrades),
- extensive building system upgrades,
- restoration of the historic church roof,
- restoration of historic windows and doors, as required,
- reorientation of front entry steps,
- design to the new structure to provide additional space,
- removal of the 1967 addition at the rear of the original FBC and construction of the new building,
- exterior courtyard configuration.

The conservation plan prepared by Donald Luxton and Associates is generally consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada. Important additions to the heritage conservation plan are the two seismic upgrade reports. The first one was prepared by Read Jones Christoffersen in 2003, while the second, more comprehensive one, by Glotman Simpson in 2013. Both reports have informed the seismic and structural

upgrade procedures taking into consideration sensitive heritage conservation requirements. In order to better address current and future programmatic needs, the applicant has developed the FBC - Rehabilitation Plan which consolidates the expansion design development, heritage conservation, structural / seismic upgrades and building system upgrades into a comprehensive conservation approach.

Applicant will present the overall proposal focusing at the FBC Rehabilitation Plan. Staff will be available to provide further information, as required.

**Issues:** FBC Rehabilitation Plan, overall extent of the proposed scope of work;  
Foundation seismic/structural upgrade approach;  
Exterior walls seismic/structural upgrade procedure necessitating removal of protected interior finishes;  
Building systems upgrade levels;  
Roof replacement approach;  
Connection with the tower and its impact on heritage building (FBC)

**Applicant:** Westbank Projects, Farouk Babul, Developer  
Bing Thom Architects Inc., Michael Heeney, Architect  
Don Luxton and Associates, Don Luxton, Heritage Consultant

**Staff:** Yan Zeng, Rezoning Planner  
Sailen Black, Development Planner  
Zlatan Jankovic, Heritage Planner

**Attachments:** reduced architectural drawings with conservation plan

**3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:55 - 1:05 pm**

Report from the Statement of Significance and Vancouver Heritage Register Subcommittee Meeting of April 11, 2016, will be presented.

**Staff:** Hugh McLean, Heritage Planning Analyst

**4. New Business**

**Next Meeting:**

**DATE:** Monday, May 16 , 2016  
**TIME:** 11am  
**PLACE:** Town Hall Meeting Room  
Main Floor, Vancouver City Hall

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