



NOTICE OF MEETING

VANCOUVER HERITAGE COMMISSION

AGENDA

DATE: Monday, October 2, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

PLEASE NOTE:

- *If you are unable to attend this meeting, please advise Denise Swanston at 604.871.6399, denise.swanston@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 11:00 - 11:05 am

Leave of Absence Requests

1. **Business Arising from the Minutes** 11:05 - 11:10 am
2. **Conservation Review** 11:10 am - 12:10 pm
 - (a) **First Baptist Church - A, (M), (I)
DP-2017-00905**

An application was received to develop this consolidated site, following the approval of the 969 Burrard Street and 1019-1045 Nelson Street rezoning proposal granted on July 18, 2017. The rezoning application was reviewed and supported by the Vancouver Heritage Commission on April 25, 2016. At this stage, the applicant and staff would like to present the final design development, an approved heritage conservation plan for the FBC. This includes an Interpretative Plan for the three demolished heritage houses, as well as the comprehensive structural and seismic upgrade plan for the FBC.

The proposed development envisions heritage conservation and structural upgrades to the existing First Baptist Church. It incorporates the historic building into a mixed-use complex that will include the following approximate gross areas:

- 80,000 sf of community uses;
- 46,000 sf of rental housing including affordable and senior housing;
- 478,000 sf of market condominiums;
- 1,000 sf of commercial retail space.

The proposed density on site is FSR 11.27. The maximum height of the tower is 556 ft (57 storeys). The proposal includes 331 market residential units with 510 parking stalls and 61 rental units with an accompanying 31 parking stalls.

The FBC will be seismically and structurally upgraded to 100% of the Vancouver Building By-law resulting with a significant interior restoration including the Pinder Hall period restoration. Many of the functional improvements will be conducted as part of the overall rehabilitation program which was approved under the conservation plan. A heritage consultant and the applicant will present both the conservation plan and the seismic upgrade plan, and will elaborate on other major upgrades like window restoration, roof replacement, landscaping /ground improvements as required.

The restoration covenant will be registered on title to ensure implementation of approved conservation work and structural upgrades whose value has been estimated at \$21,700,000 with an additional contingency of up to \$4.3 million. This covenant will also ensure future obligation of maintenance and upkeep of the FBC as well as public access and upkeep of the Interpretative Plan content.

Issues: Conservation Plan Review

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

Staff: Lisa King, Project Facilitator
Marie Linehan, Development Planner
Zlatan Jankovic, Heritage Planner

Attachments: Reduced drawings with conservation plan

3. Statement of Significance and Vancouver Heritage Register Subcommittee Report 12:10- 12:30 pm

Staff: Hugh McLean, Heritage Planning Analyst

4. New Business 12:30-12:45 pm

Next Meeting:

DATE: Monday, October 23, 2017
TIME: 11:00 am
PLACE: Town Hall Meeting Room
Main Floor, Vancouver City Hall

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