

LETTER OF INTENT

BURRARD + NELSON
August 25, 2017
City of Vancouver
453 West 12th Avenue
Vancouver, BC V5Y 1V4

Attention: Ms. Marie Linehan, Development Planner
RE: Development Permit Application - (969 Burrard St. & 1019-1045 Nelson St.)

Dear Ms. Linehan,

On behalf of First Baptist Church (FBC) and Westbank, Bing Thom Architects (BTA) is pleased to submit the application for our proposed development of the FBC site located at 969 Burrard Street and 1019-1045. The proposed development intends to meet the objectives and aspirations of FBC in addition to the goals of the West End Community Plan, and the larger citywide objectives such as the Rezoning policy for Sustainable Large Developments, and Sites and the General Policy for Higher Buildings.

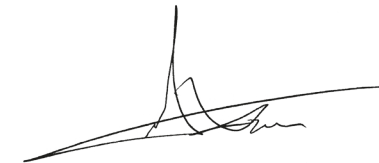
The site of the proposed development is located on Burrard Street, at the intersection with Nelson forming a gateway to the West End from the Downtown District. The length of the site is 396 Feet in length, with a site area of 51,899 SF. The proposed FSR is approximately 11.27, with an approximate density of 585,000 SF (refer to page 12). The building roof height is set at 556 feet. The top of the tower will support green features and landscaping, within a set of multi-storey appurtenances (max. 30 feet) that will create a dynamic vantage point in the city skyline, while concealing the mechanical and elevator services located on the roof. Similarly, the bottom of the tower is sculpted to honour and reflect the historic church building, and to increase areas of public realm at the ground level, including public plazas, water features and landscaping. A proposed retail space such as a cafe or restaurant would further animate and enhance the public experience along Nelson Street and Burrard intersection.

The proposed development envisions integrating the existing FBC historic structure into a mixed-use complex that will include the following approximate gross areas:

- 80,000 square feet of community uses, social programs and church activities;
- 46,000 square feet of rental housing including affordable and senior’s housing. This building will contain approximately 61 units with a mix of unit types and sizes ranging from Bachelor suites to 3 Bedroom family units. (Twice the existing units of replacement housing.)
- 478,000 square feet of market condominiums, comprising approximately 331 units, ranging from 1 bed room to large 3 bedroom and den unit types
- 1,000 square feet of commercial retail space (CRU) at the ground level of the condo tower and heritage building

There are nine stories of underground parkade and mezzanine, comprising approximately 592 total parking stalls and 509 Class A bike stalls for combined uses. As part of the projects Green Mobility plan, the project will include both a public and private car and bike share programs on site. Vehicular, bike and loading access is provided off the lane.

The attached Development Permit package will provide more information and details pertaining to the proposed development. FBC understands that the creation of a transformed facility that simultaneously provides services to the community and a welcoming, architecturally distinguished physical environment is essential. BTA is privileged to be working with FBC and Westbank to create a socially conscious, environmentally responsible and beautiful development. The FBC project represents a bold new chapter in Vancouver’s development. We look forward to the next steps with the City on moving this compelling, worthy Development Permit proposal forward.



Sincerely,
BING THOM ARCHITECTS INC.

Venelin Kokalov
Principal

cc. Karen Hoese
Lisa King
Kevin McNaney

GUIDING PRINCIPLES AND GOALS



GATEWAY TO THE WEST END

The site is located on Burrard Street, one of the most important ceremonial streets in Vancouver. Situated on the edge of the West End, this site forms a gateway to the West End community, while its character logically lends itself to an extension of the downtown area and the busy Burrard Corridor.

The proposed building form responds to the unique location and heritage resources of the site. The tower has been **sculpted to provide a clear hierarchy on the block, marking the historic high point in the downtown.**



RE-AFFIRMING WEST END CHARACTER

The bottom of the tower is sculpted **to honour and reflect the historic church building**, and to **optimize areas of public realm at the ground level, including public plazas, water features and landscaping.**

Taking its cues from the traditions of the West End, and the aspirations for a **'Tower in the Park'** development, landscape plays an important role in the design, surrounding the tower base and even **extending up the tower with open garden courts on each level.**



COMMUNITY SERVICES

With its desire to continue and enhance its historical presence in the City, the church aims to expand its services by implementing a **comprehensive plan that incorporates housing, community facilities, community service, and variety of different opportunities for social gathering.**

In order to realize the future vision of FBC and further its important role in the community, the Church is seeking to **significantly increase its rental residential uses and church/community spaces.**



HERITAGE PRESERVATION

As the existing church is **at risk in the event of an earthquake**, the proposal includes **the restoration and seismic upgrading of the historic church**, creating a safe building for generations to come.

The rehabilitation plan for the heritage upgrades include a seismic upgrade of the un-reinforced masonry structure, provision for life safety upgrades, and accessibility improvements, rehabilitation and restoration of the 1931 designated Sanctuary interior, restoration of Pinder Hall to its original 1911 volume and appearance; and the reprogramming of spaces to better serve the congregation and community.

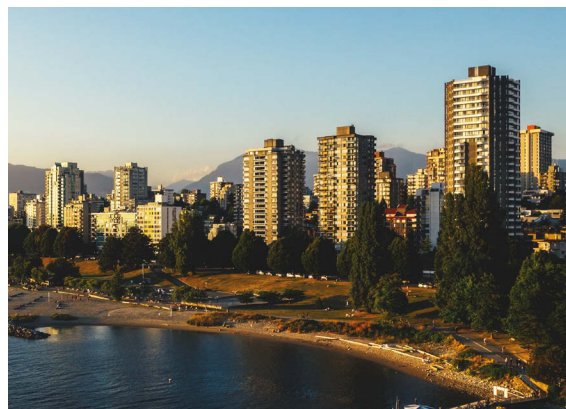


ANIMATED STREET-LIFE

Site connections to the neighborhood and its natural environment are **reinforced with landscaped plazas and courtyards with water features, green roofs and site vegetation.**

The dynamic chamfered forms of the tower base, will both **reflect and honor the heritage building** while **heightening the connections to the landscaped ground plane.** Proposed **commercial retail units along Nelson Street and Burrard Street will further enhance pedestrian experience through the site**, while the transparent **Galleria will provide open views through the block.**

Entrances within the chamfered forms will welcome the public into the church to take part in the inclusive community programs



VANCOUVER IDENTITY

Building on the rich tradition of the City’s concrete towers, the project aims to create an **iconic architectural form** that is experienced both from its nearby streets, and within the urban skyline. With the use of local materials such as precast concrete, the tower’s façade proposes a rich and innovative expression to fit within Vancouver’s distinctive skyline.



VERTICAL COMMUNITY

Recognizing that vertical living has proved to be a challenging environment for social integration, **the proposal introduces an innovative approach to high-rise living with the introduction of semi-private garden courts on each level of the tower** that can **encourage neighborliness and social interaction**. These spaces can facilitate the formation of **sub-communities within the larger high-density tower**, helping to **break down the social barriers** commonly associated with high-rise living. Effectively forming a kind of **communal ‘front porch’**, these landscaped spaces will also **provide opportunity for personalizing suite entries, common gardens and seating**.

The rental building offers **communal social spaces on its semi-private rooftop gardens**, encouraging neighborliness among its residents through **community gardens, an outdoor kitchen and a landscaped children’s playground**.



SUSTAINABILITY/ ENERGY PERFORMANCE

At minimum, the project will **achieve a 45% energy reduction target** to meet the intents of the Higher Building and Large Sustainable Sites policies, **with the potential increase to 70% reduction in GHG’s** through connection to a **Low-carbon District Energy system** when a fuel switch occurs.

In addition to its social benefits, the innovative **Open Garden Courts (breezeways)** also have **significant environmental advantages by greatly improving the opportunities for natural cooling, ventilation and daylighting**. The open concept allows passive ventilation strategies to be used by the suites, while reducing the reliance on HVAC and artificial lighting. **This decision reduces energy use in the tower by up to 10%, when compared to standard enclosed corridors and 6% for the entire site**. This is equivalent to installing triple glazing on the entire tower portion of the project.

High performance/efficiency building envelope and HVAC systems will also assist energy reduction



PROVIDING QUALITY HOUSING

FBC is committed to assisting those in need, including providing one of the most important needs – **food and shelter, as it supports the goals of the Housing and Homelessness Strategy**. This would be accomplished by transforming the site and **adding inventory and diversity of affordable housing with a variation of unit types, housing families to seniors. 61 new rental units on site would replace the current 23 rental units + 9 sleeping rooms currently on site. 2/3’s of these units will be rented at HILS maximum rents**. Furthermore, **39% of these rental units will be larger family units (2+ bedrooms)** serving families, seniors and others in need. FBC has developed a relocation strategy and is committed to ongoing communication with its tenants.

The condo tower will provide **high quality residences for 331 units**, providing **unique social and environmental features**. An eco-concierge will be available to building occupants to educate and encourage sustainable and independent living.



DEFINING THE SKYLINE

While situated on one of the **highest elevations in the downtown peninsula**, the tower proposes **a unique and iconic expression to the Vancouver skyline** with its distinctive façade and sculpted appurtenance, proposed to be one of the defining tall towers in the Vancouver skyline.