

CD-1 Rezoning Application

**1059-1075 Nelson
Street**

Public Hearing – June 25, 2020





CD-1

CD

RM-5B

Lord Roberts Annex

DD

RM-5B

CD-1

Nelson Park

Site

DD

RM-5B

CD-1

RM-5B

CD-1

DD

CD-1

Pendrell St

DD

DD

CD-1

St. Paul's Hospital



CD-1





**Lord Roberts
School
Annex**



**The Patina
(42-Storeys)**

**1059-1075
Nelson Street**

Nelson Park

**The Butterfly
(57-Storeys)**

**One Wall
Centre
(Sheraton
Hotel)**

THURLOW ST

NELSON ST

**St. Paul's
Hospital**

BURRARD ST

COMOX ST

West End Plan – Burrard Corridor

1059-1075 Nelson Street
Rezoning Application



Chilco St

Gilford St

Denman St

Bidwell St

Cardero St

Nicola St

Broughton St

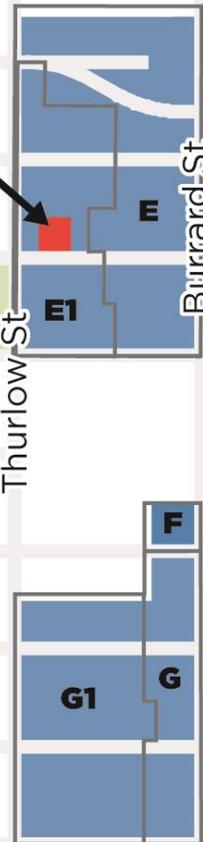
Jervis St

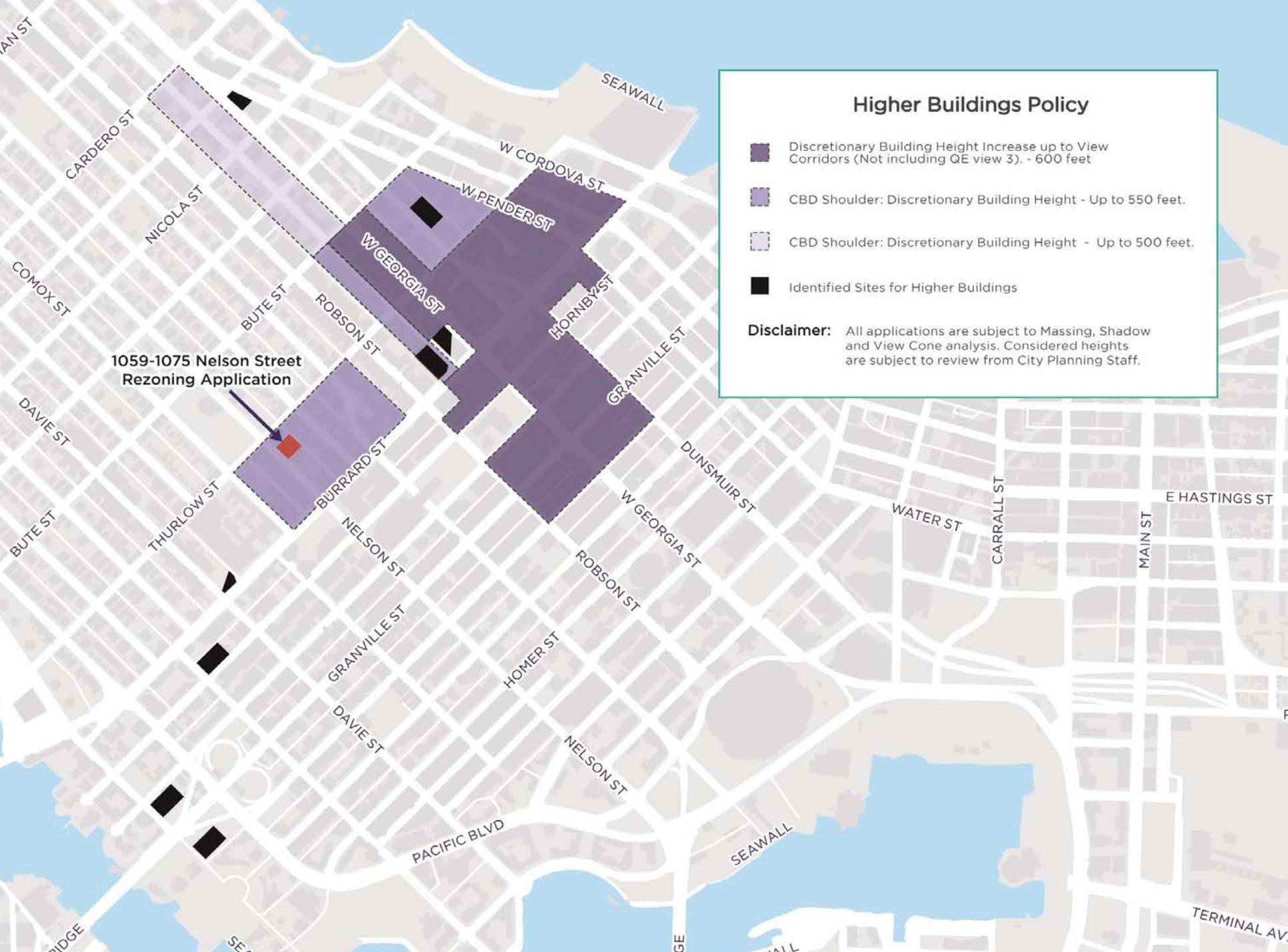
Bute St

Thurlow St

Burrard St

W Georgia St
Alberni St
Robson St
Haro St
Barclay St
Nelson St
Comox St
Pendrell St
Davie St
Burnaby St
Harwood St
Pacific St
Beach Ave





Higher Buildings Policy

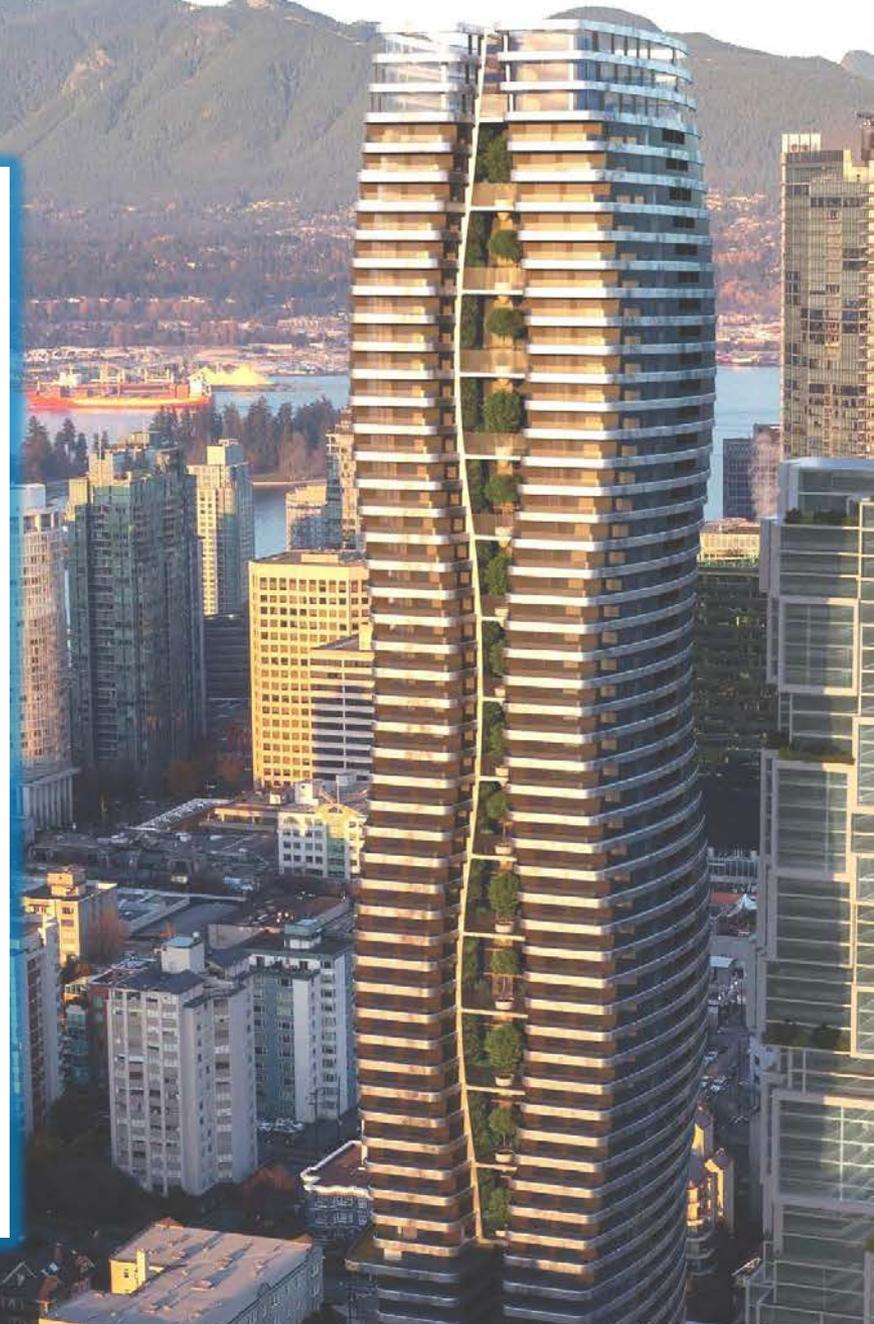
-  Discretionary Building Height Increase up to View Corridors (Not including QE view 3). - 600 feet
-  CBD Shoulder: Discretionary Building Height - Up to 550 feet.
-  CBD Shoulder: Discretionary Building Height - Up to 500 feet.
-  Identified Sites for Higher Buildings

Disclaimer: All applications are subject to Massing, Shadow and View Cone analysis. Considered heights are subject to review from City Planning Staff.

1059-1075 Nelson Street
Rezoning Application



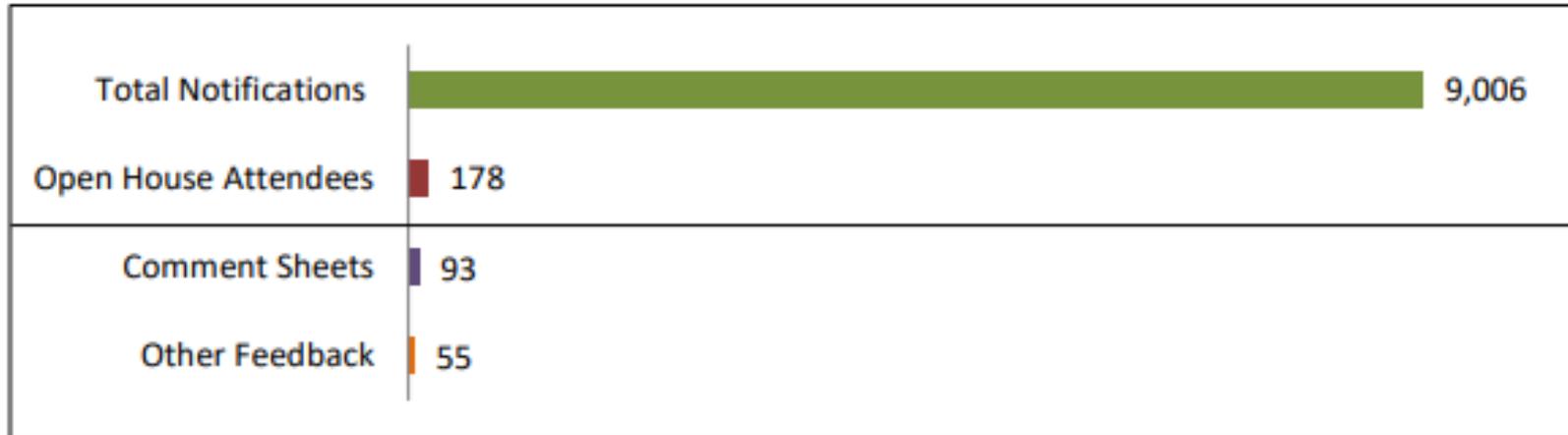
- **60-storey residential building**
- **Passive House design**
- **Building height of 585 ft.**
- **Floor space ratio (FSR) of 24.7**
- **Total floor area 427,272 sq. ft.**
- **Market strata of 328 units**
- **Market rental of 50 units**
- **Social housing of 102 units**



Public Consultation

Postcards Mailed
May 7, 2019

City-hosted Open House
May 28, 2019
178 attendees



Supports

- Architectural design
- Sustainability
- Affordability

Concerns

- Height, massing and density
- Shadowing
- Increase in traffic

Form of Development

WECP Policy

- Maximum 7,500 sf floor plate.
- Maximum 550 ft. height.

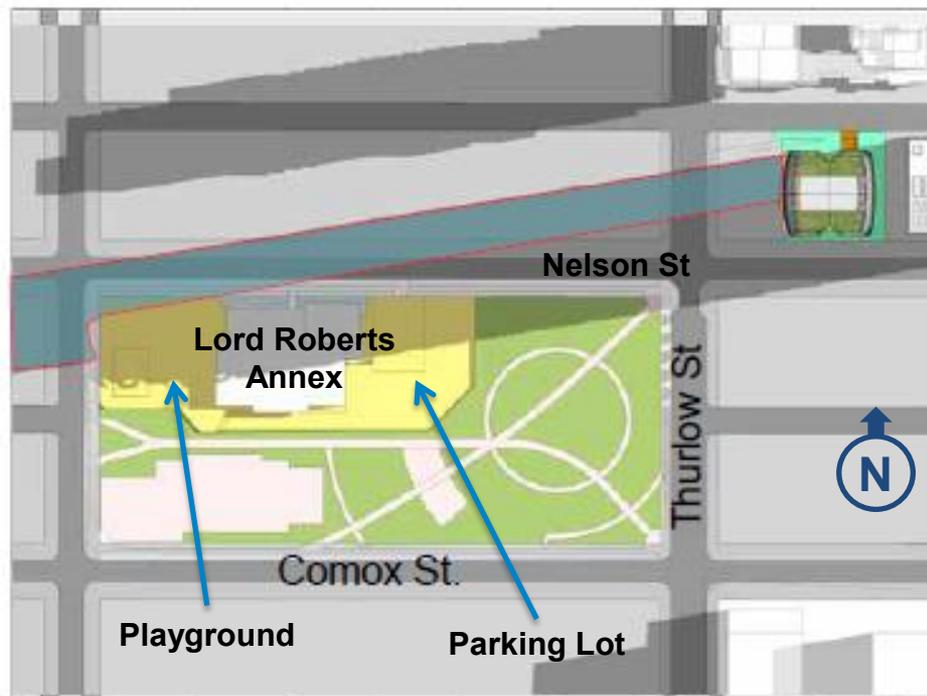
Proposal

- 8,108 sf average floor plate; Averaging approach.
- 585 ft. height including appurtenances and Passive House elements.

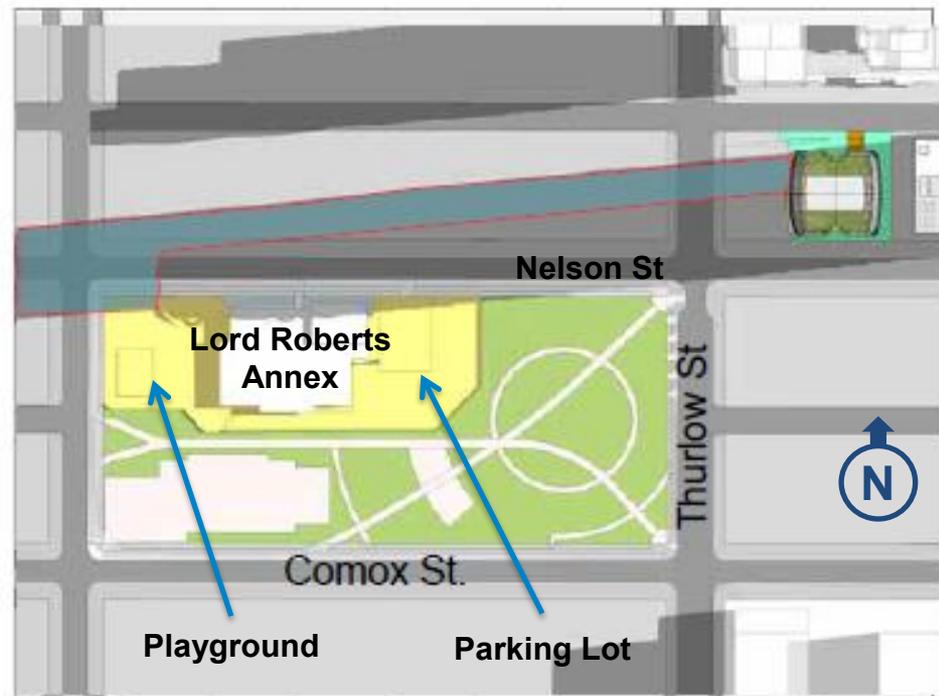


View from Nelson Park

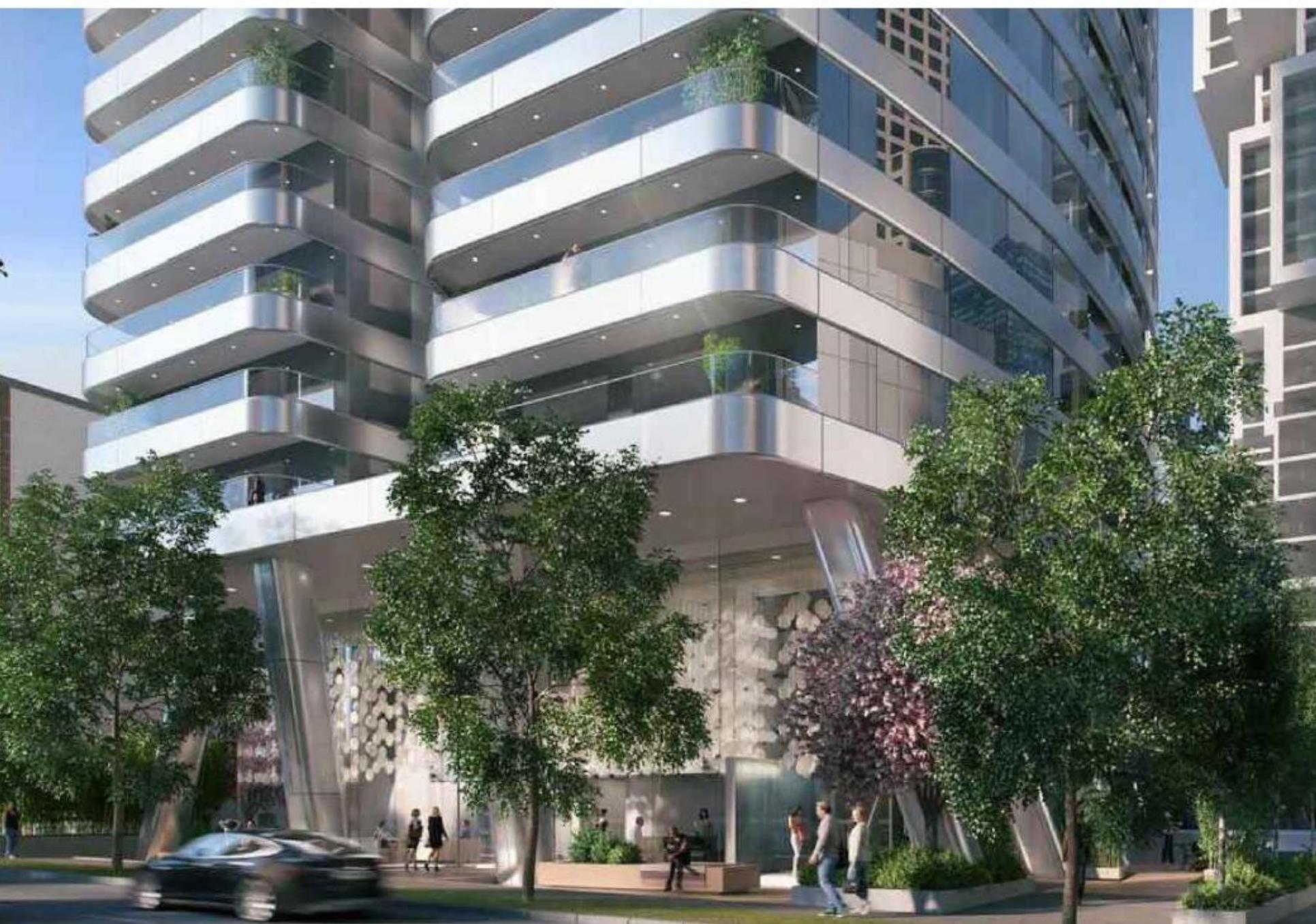
Shadowing Impact – Nelson Park



10:00 AM



10:15 AM



Street Level View – Nelson Street

Housing

328 Market
Strata Housing
Units
L 22 - 60



50 Market
Rental Units
L 17 -21



102 Social
Housing Units
L 2 - 15



WECP Housing Policy

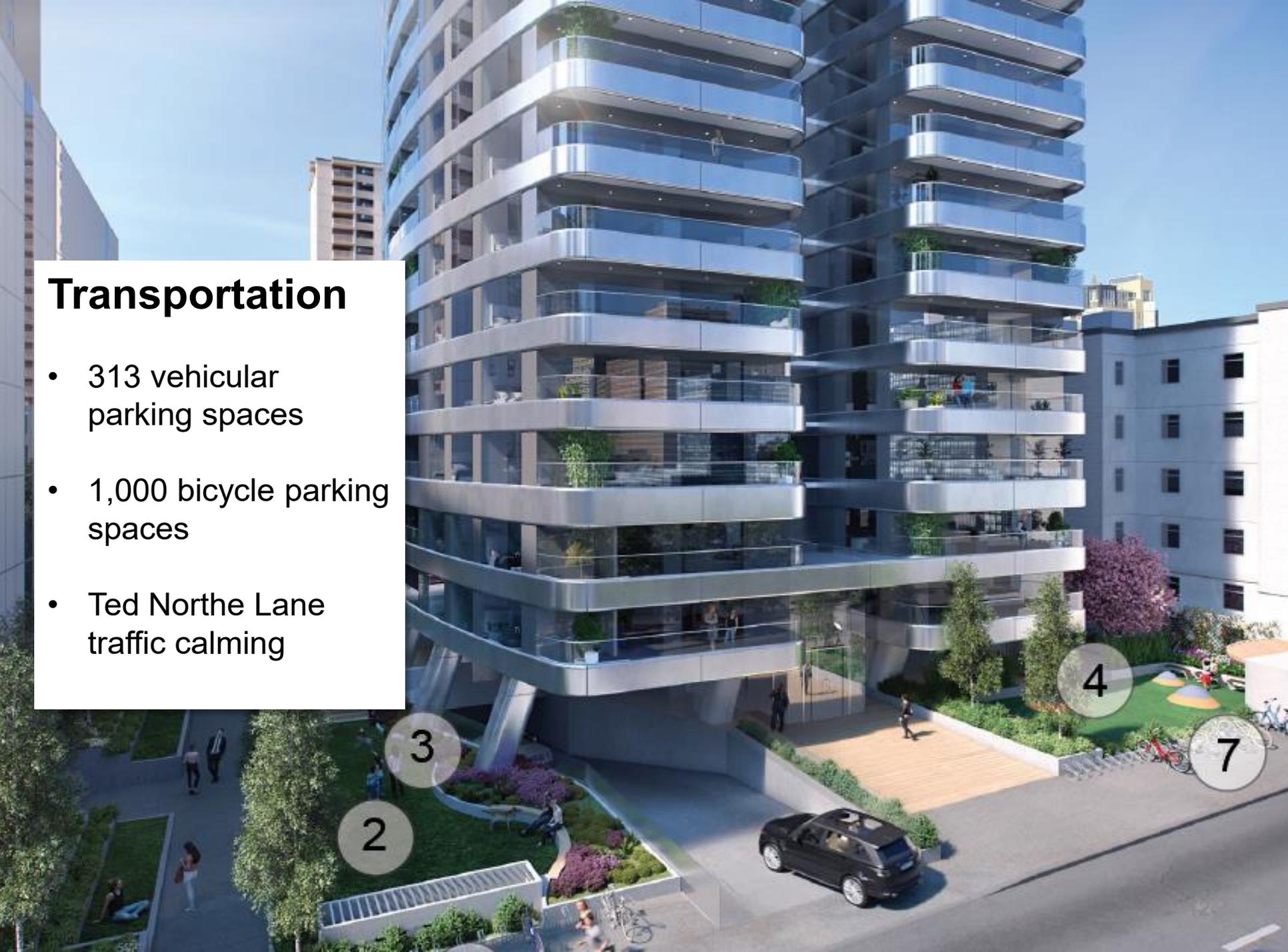
- Anticipate strata-residential units;
- 25% of total floor area be provided as social housing; **OR**
- 1 for 1 replacement of rental units with social housing units; whichever is greater.

Proposal

- 70% market strata
- 8% market rental
- 22% social housing

Transportation

- 313 vehicular parking spaces
- 1,000 bicycle parking spaces
- Ted Northe Lane traffic calming



Public Benefit	
Development Cost Levies (City-wide & Utilities DCL)	\$9,392,719
Public Art (\$1.98/sq. ft.)	\$658,089
In-kind Social Housing	\$70,000,000
Total Value of Public Benefits	\$80,050,808

1059-1075 Nelson Street

