

## MOTION

**1. Approval of Form of Development: 1083 Nelson Street (Formerly 1059-1075 Nelson Street)**

THAT the form of development for this portion of the site known as 1083 Nelson Street (formerly 1059-1075 Nelson Street) be approved generally as illustrated in the Development Application Number DP-2021-00589, prepared by IBI Group, and submitted electronically on October 26, 2022, provided that the Director of Planning may impose conditions and approve design changes which would not adversely affect either the development character of the site or adjacent properties.

\* \* \* \* \*

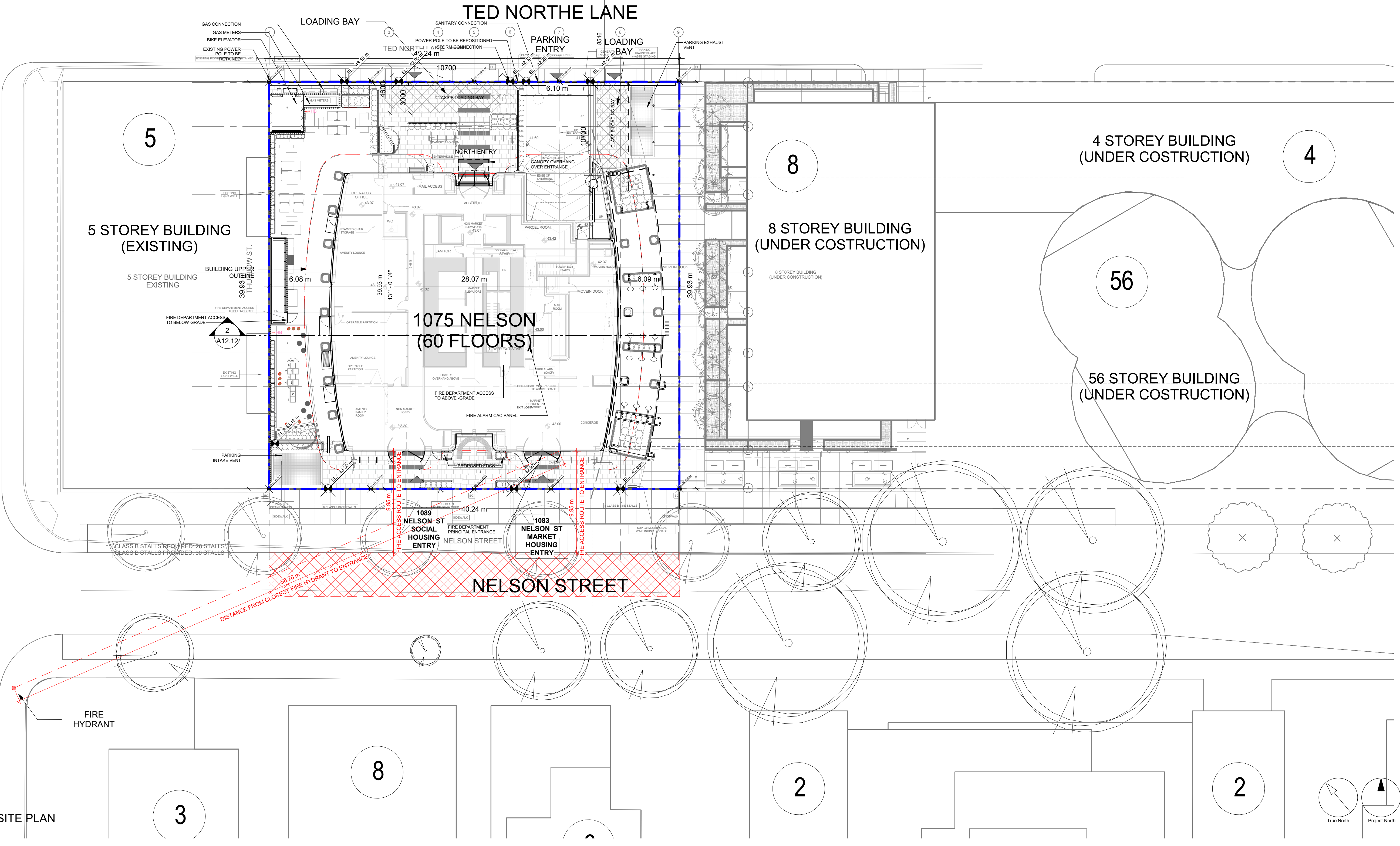
Additional Background Information:

<https://wayback.archive-it.org/8849/20211021202557/https://rezoning.vancouver.ca/applications/1075nelson/index.htm>

GROSS SITE AREA: 1608.00 m<sup>2</sup>  
 LEGAL ADDRESS: Lot 11, 12 Block 7 Plan VAP 92 District Lot 185 NWD  
 PID: 005-605-946 & 015-749-916

FUTURE BUILDING  
 1070 BARCLAY  
 (UNDER CITY REVIEW)

41  
 41 STOREY BUILDING  
 (EXISTING)



THURLOW ST.

TED NORTHE LANE

1075 NELSON  
 (60 FLOORS)

4 STOREY BUILDING  
 (UNDER CONSTRUCTION)

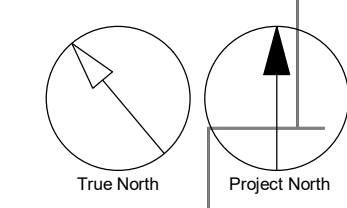
8 STOREY BUILDING  
 (UNDER CONSTRUCTION)

56 STOREY BUILDING  
 (UNDER CONSTRUCTION)

NELSON STREET

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1  
 A0.03 OVERALL SITE PLAN  
 SCALE: 1: 200



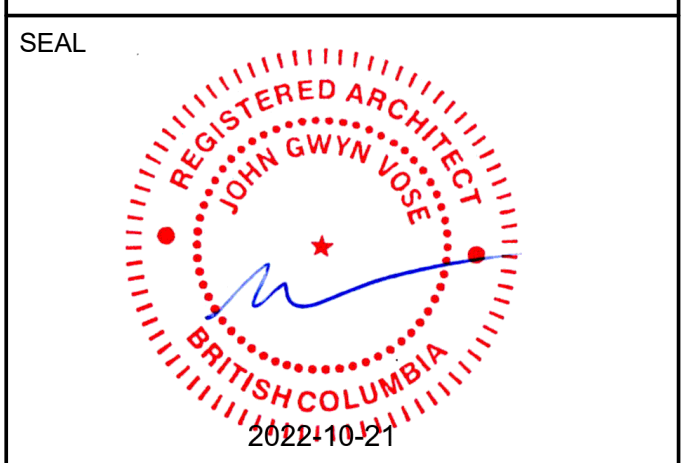
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1	ISSUED FOR DP	2021-10-21
2	ISSUED FOR UDP	2021-11-22
3	ISSUED FOR UDP	2022-01-24
4	FACADE TENDER	2022-05-11
5	DP PRIOR TO RESPONSE	2022-06-23
6	ISSUED FOR DP RESPONSE	2022-10-21

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 ibigroup.com

**PROJECT**  
 1075 NELSON STREET  
 1083 & 1089 Nelson Street  
 Vancouver, B.C.

**PROJECT NO:**  
 135386  
**DRAWN BY:** Author  
**CHECKED BY:** Checker  
**PROJECT MGR:** Designer  
**APPROVED BY:** Approver

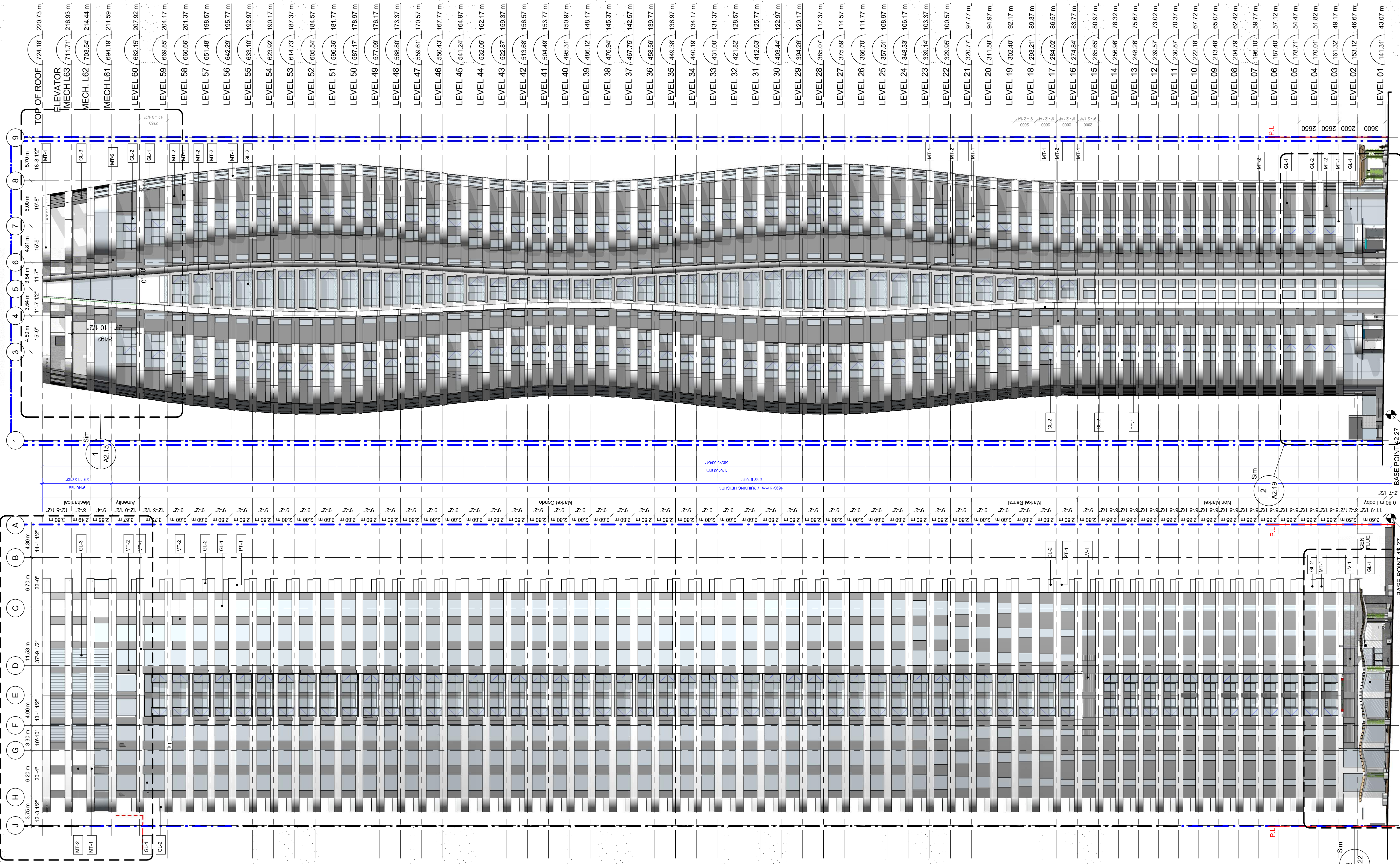
**SHEET TITLE**  
 SITE PLAN

**SHEET NUMBER**  
 A0.03

Autodesk Docs/135386-1075\_Nelson\_A02022/135386-1075\_Nelson-A-2022.rvt  
 1/11



2022-10-21 5:50:05 PM



**MATERIAL KEY**

- MT-1 ALUMINUM PANEL - METALIC LIGHT GREY
- MT-2 ALUMINUM PANEL - CHARCOAL GREY
- PT-1 PAINTED BALCONY SOFFIT - WHITE
- GL-1 TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2
- GL-2 GLASS BALCONY GUARDRAIL - CLEAR
- GL-3 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2
- LV-1 HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2
- LT-1 RGBW LED POINT LIGHTS, INTEGRATED TO FACADE PANEL
- LV-1 HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

2 OVERALL SOUTH ELEVATION  
SCALE: 1:250

1 OVERALL EAST ELEVATION  
SCALE: 1:250

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6	ISSUED FOR DP RESPONSE	2022-10-21

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**SEAL**

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**PROJECT**

1075 NELSON STREET  
1083 & 1089 Nelson Street  
Vancouver, B.C.

**PROJECT NO:** 135386

**DRAWN BY:** \_\_\_\_\_ **CHECKED BY:** \_\_\_\_\_

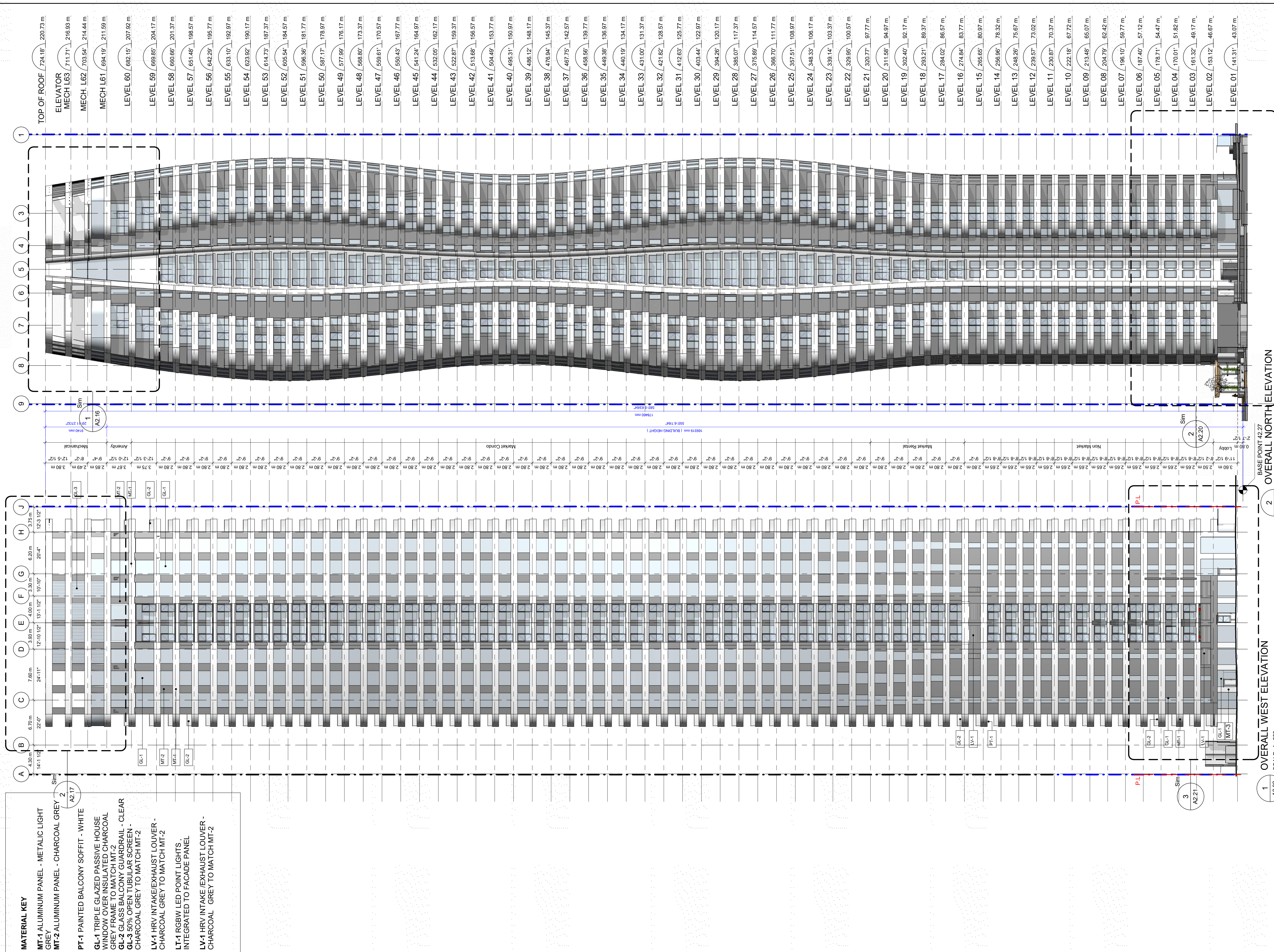
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**SHEET TITLE**  
SOUTH & EAST ELEVATIONS

**SHEET NUMBER** A2.01 **ISSUE**

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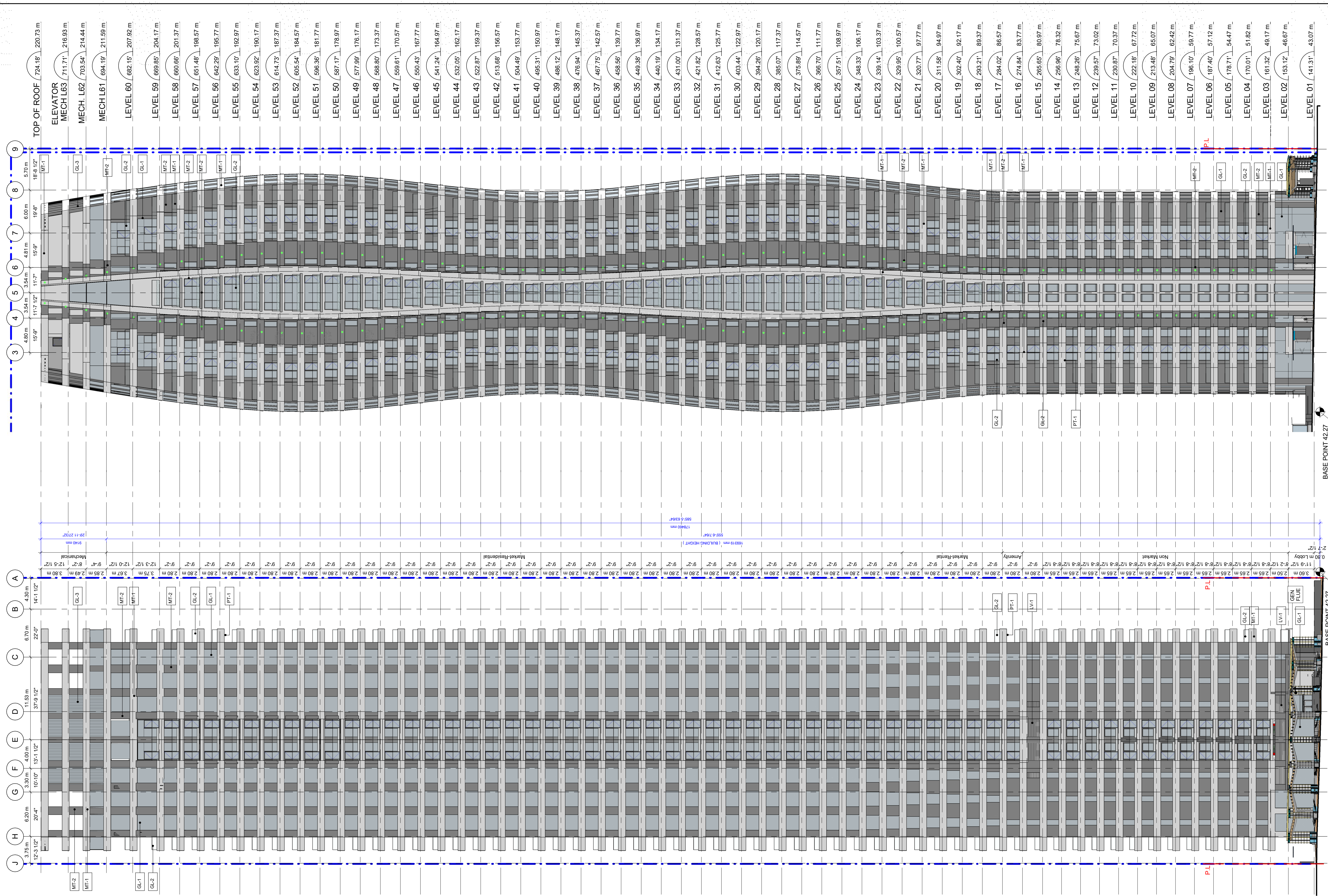
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1083 & 1089 Nelson Street  
Vancouver, B.C.

**PROJECT NO:** 135386  
**DRAWN BY:** CHECKED BY:  
**PROJECT MGR:** APPROVED BY:

**SHEET TITLE**  
NORTH & WEST ELEVATIONS

**SHEET NUMBER** A2.02 **ISSUE**





1 OVERALL SOUTH LIGHTING ELEVATION  
SCALE: 1:250

2 OVERALL EAST LIGHTING ELEVATION  
SCALE: 1:250

Facade Point LEDs shown as green dots to be integrated into facade design. Flush sunlight and weather light connection detail required. Allowance for LED drivers.  
Canopy LED lighting strips to be installed and programmed to illuminate from the underside of the canopy. These will be programmed to illuminate from dusk until 1 pm, with the strips having the feature lighting. The lighting will be steady not flashing or "running light".

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BRITISH COLUMBIA  
2022-10-21

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PROJECT NO:  
135386

DRAWN BY:  
Author

CHECKED BY:  
Checker

PROJECT MGR:  
Designer

APPROVED BY:  
Approver

SHEET TITLE  
**SOUTH & EAST LIGHTING ELEVATIONS**

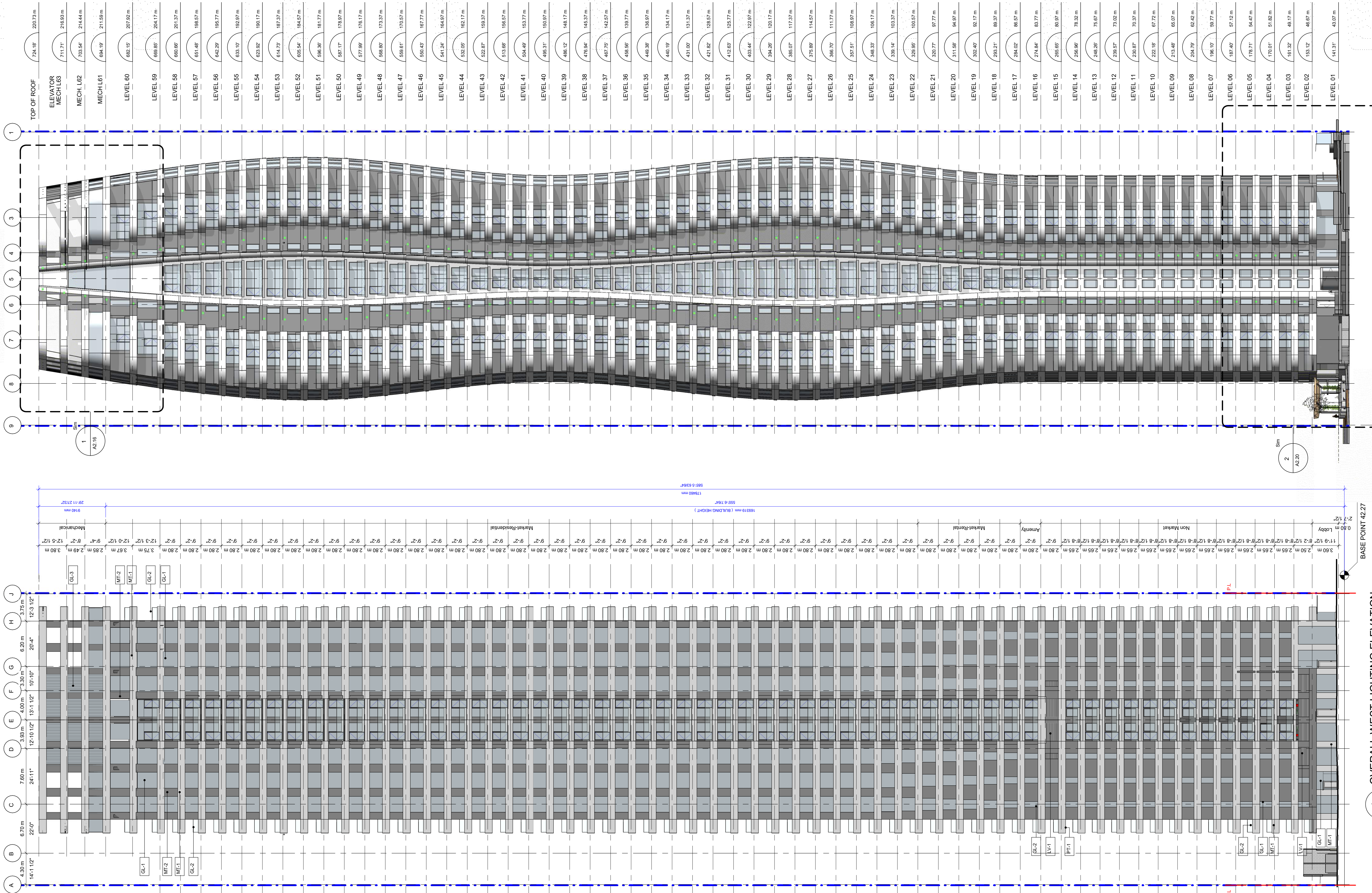
SHEET NUMBER  
**A2.11**

ISSUE

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Exhibit Panel 1 LEDs shown as green dot to be integrated into facade design. Flush sunlight and weather light connection detail required. Allowance for LED drivers.  
 Canopy LED lighting strips to be installed and programmed to illuminate from dusk until 11 pm. With the system having the dusk until 11 pm feature, the lighting will be steady not flashing or "running light".



BASE POINT 42.27

1 OVERALL WEST LIGHTING ELEVATION  
 SCALE: 1 : 250

2 OVERALL NORTH ELEVATION LIGHTING  
 SCALE: 1 : 250

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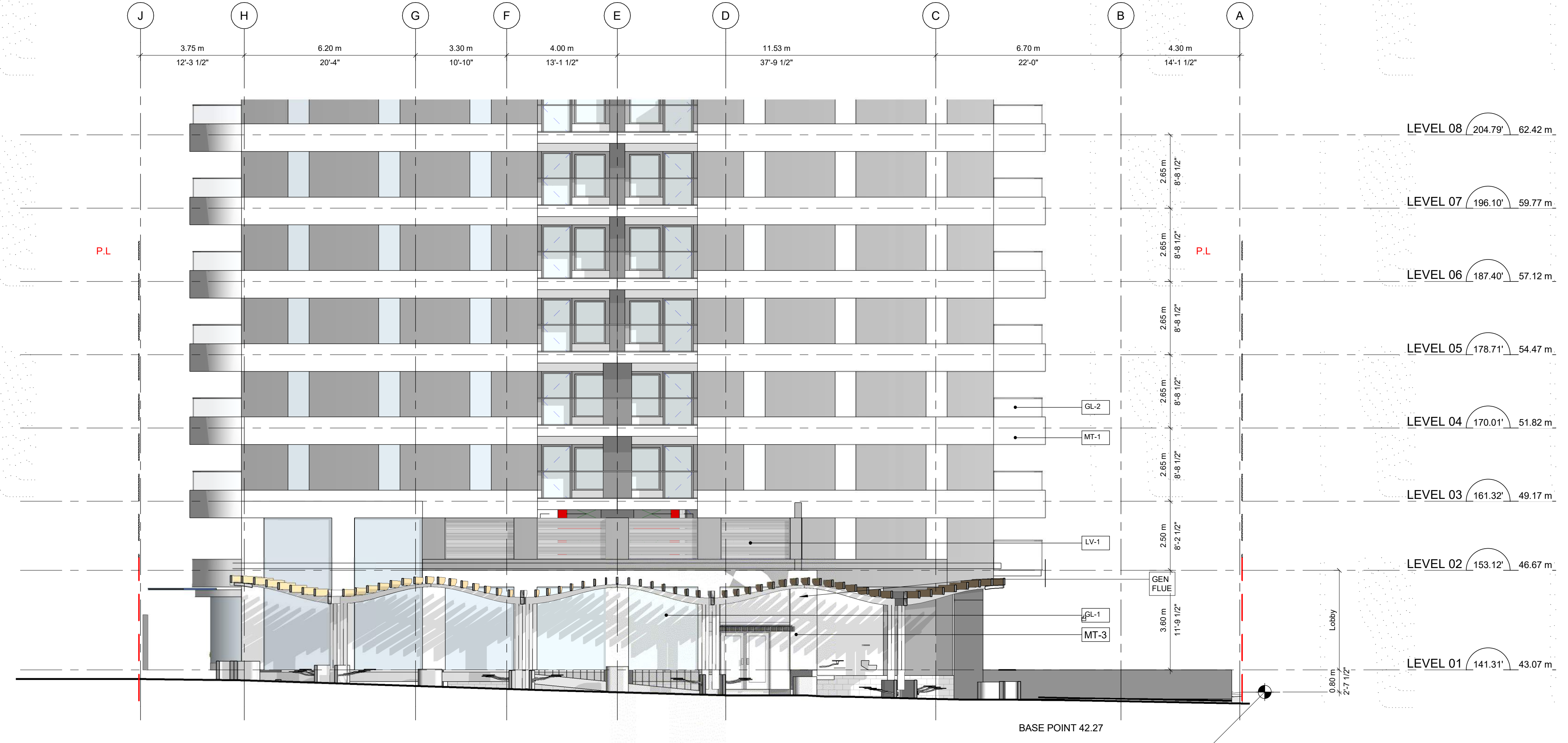
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PROJECT MGR: Designer	APPROVED BY: Approver

SHEET TITLE  
**NORTH & WEST LIGHTING ELEVATIONS**

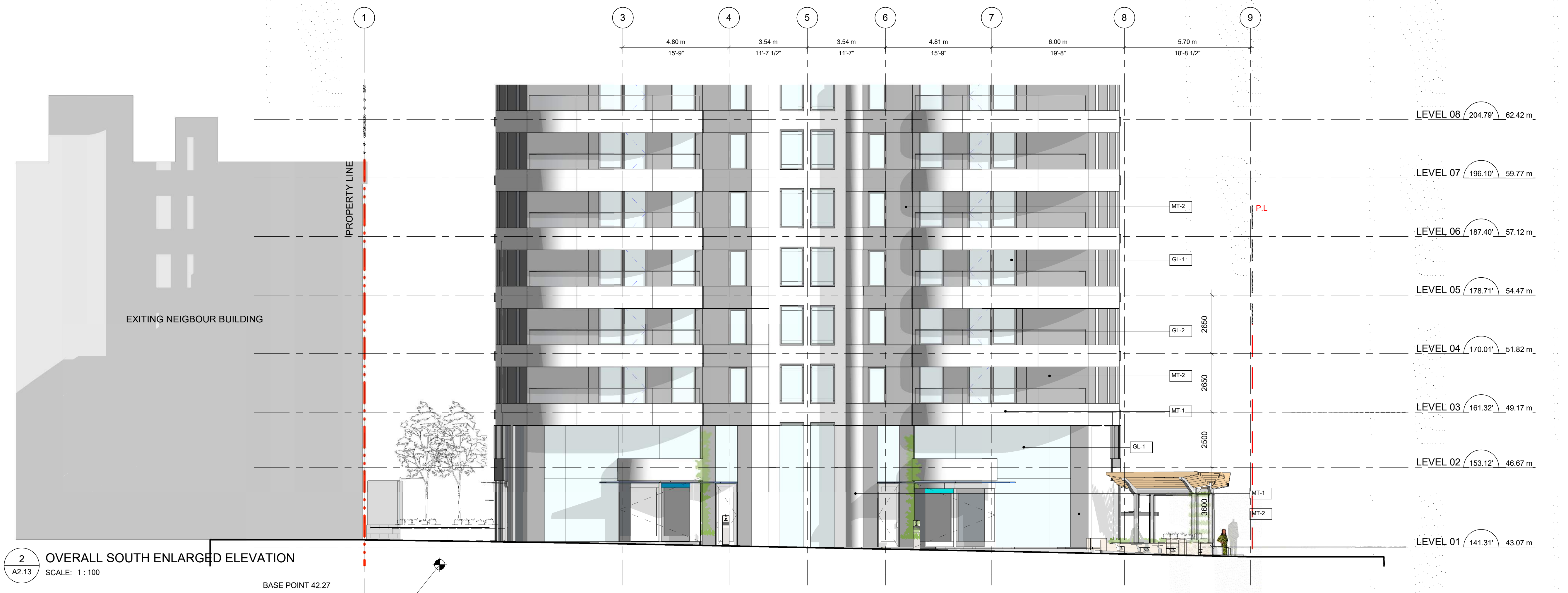
SHEET NUMBER <b>A2.12</b>	ISSUE
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- MATERIAL KEY**
- MT-1 ALUMINUM PANEL - METALIC LIGHT GREY
  - MT-2 ALUMINUM PANEL - CHARCOAL GREY
  
  - PT-1 PAINTED BALCONY SOFFIT - WHITE
  
  - GL-1 TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2
  - GL-2 GLASS BALCONY GUARDRAIL - CLEAR
  - GL-3 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2
  
  - LV-1 HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2
  
  - LT-1 RGBW LED POINT LIGHTS , INTEGRATED TO FACADE PANEL
  
  - LV-1 HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2



1 OVERALL EAST ENLARGED ELEVATION  
SCALE: 1 : 100



2 OVERALL SOUTH ENLARGED ELEVATION  
SCALE: 1 : 100

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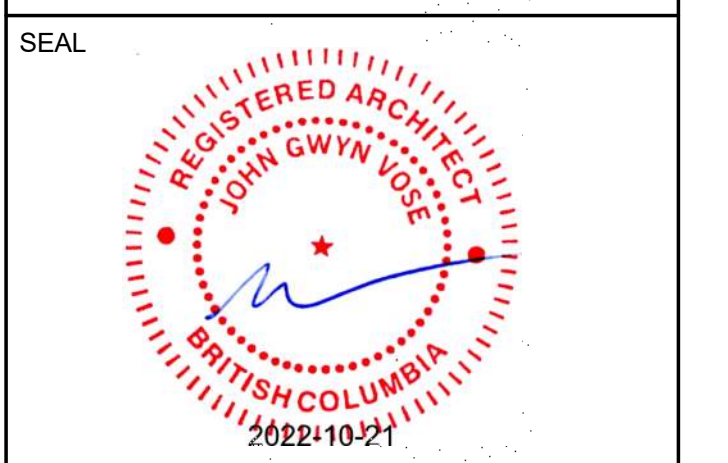
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**CONSULTANTS**



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**PROJECT**

**1075 NELSON STREET**  
1083 & 1089 Nelson Street  
Vancouver, B.C.

**PROJECT NO:**  
135386

**DRAWN BY:** Author  
**CHECKED BY:** Checker

**PROJECT MGR:** Designer  
**APPROVED BY:** Approver

**SHEET TITLE**  
ENLARGED SOUTH AND EAST  
ELEVATION

**SHEET NUMBER**  
A2.13

**ISSUE**

2022-10-21 5:53:44 PM

Autodesk Docs/135386-1075\_Nelson\_20221021\_1075\_Nelson-A-2022.rvt



**MATERIAL KEY**

MT-1 ALUMINUM PANEL - METALIC LIGHT GREY  
MT-2 ALUMINUM PANEL - CHARCOAL GREY

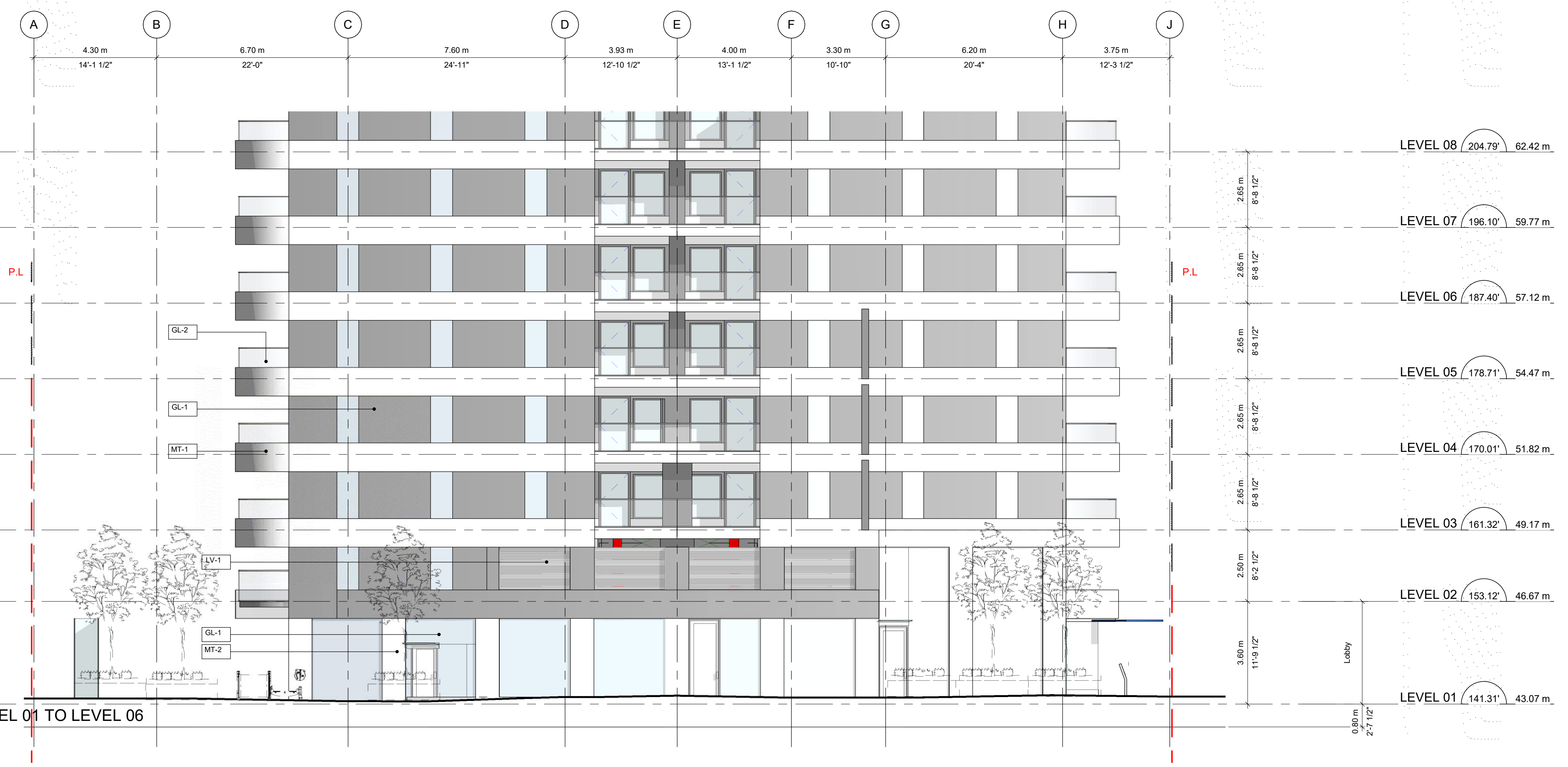
PT-1 PAINTED BALCONY SOFFIT - WHITE

GL-1 TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2  
GL-2 GLASS BALCONY GUARDRAIL - CLEAR  
GL-3 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2

LV-1 HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

LT-1 RGBW LED POINT LIGHTS , INTEGRATED TO FACADE PANEL

LV-1 HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2



1 PARTIAL WEST ENLARGED ELEVATION LEVEL 01 TO LEVEL 06  
SCALE: 1 : 100



2 OVERALL NORTH ENLARGED ELEVATION  
SCALE: 1 : 100

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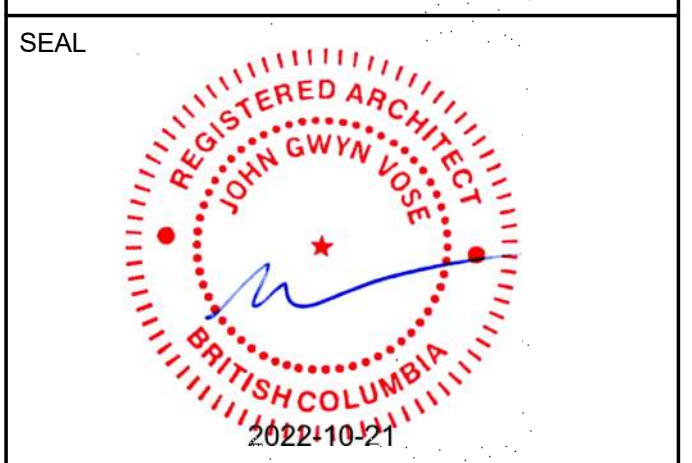
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1083 & 1089 Nelson Street  
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**PROJECT NO:**  
135386

**DRAWN BY:** Author  
**CHECKED BY:** Checker

**PROJECT MGR:** Designer  
**APPROVED BY:** Approver

**SHEET TITLE**  
ENLARGED NORTH AND WEST ELEVATION

**SHEET NUMBER**  
**A2.14**

**ISSUE**

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Autodesk Docs/135386-1075\_Nelson\_A2022.rvt  
1/11







**MATERIAL KEY**

**MT-1** ALUMINUM PANEL - METALIC LIGHT GREY  
**MT-2** ALUMINUM PANEL - CHARCOAL GREY

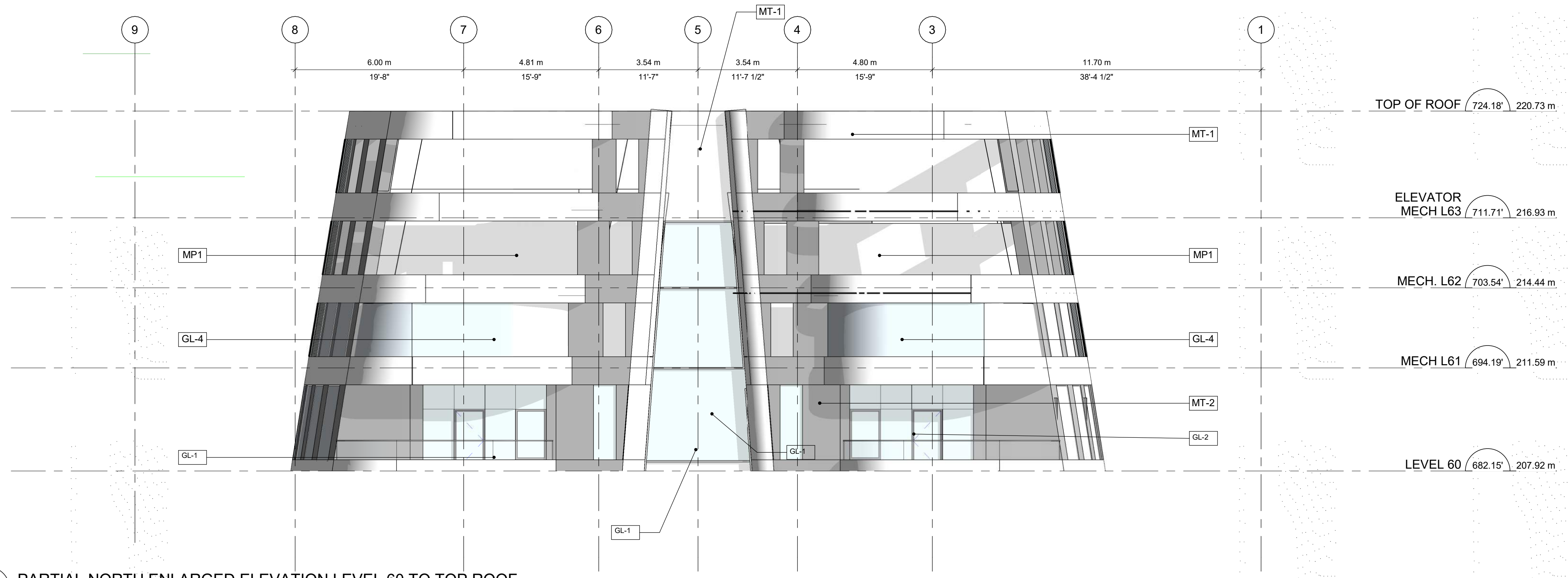
**PT-1** PAINTED BALCONY SOFFIT - WHITE

**GL-1** TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2  
**GL-2** GLASS BALCONY GUARDRAIL - CLEAR  
**GL-3** 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2

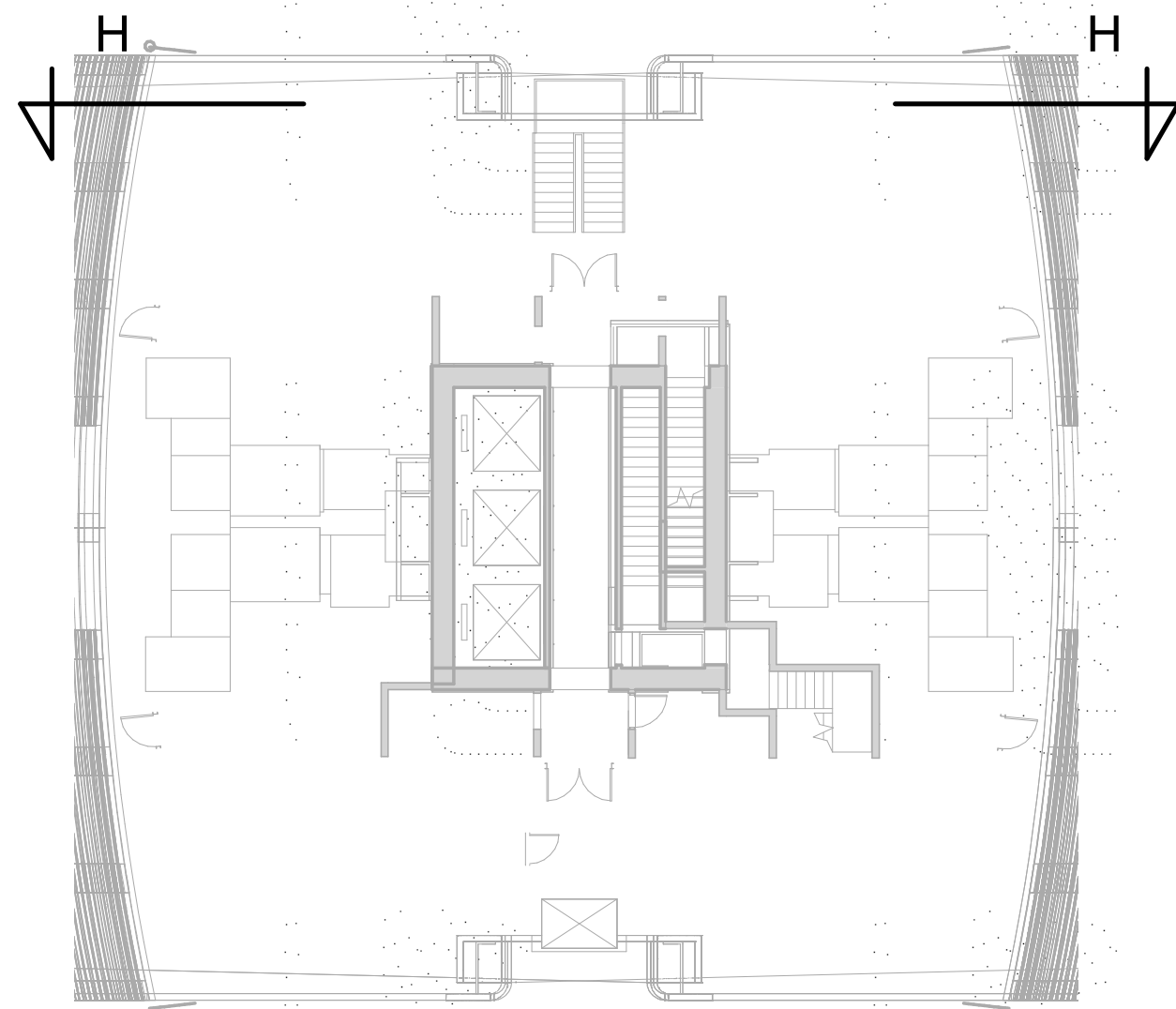
**LV-1** HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

**LT-1** RGBW LED POINT LIGHTS , INTEGRATED TO FACADE PANEL

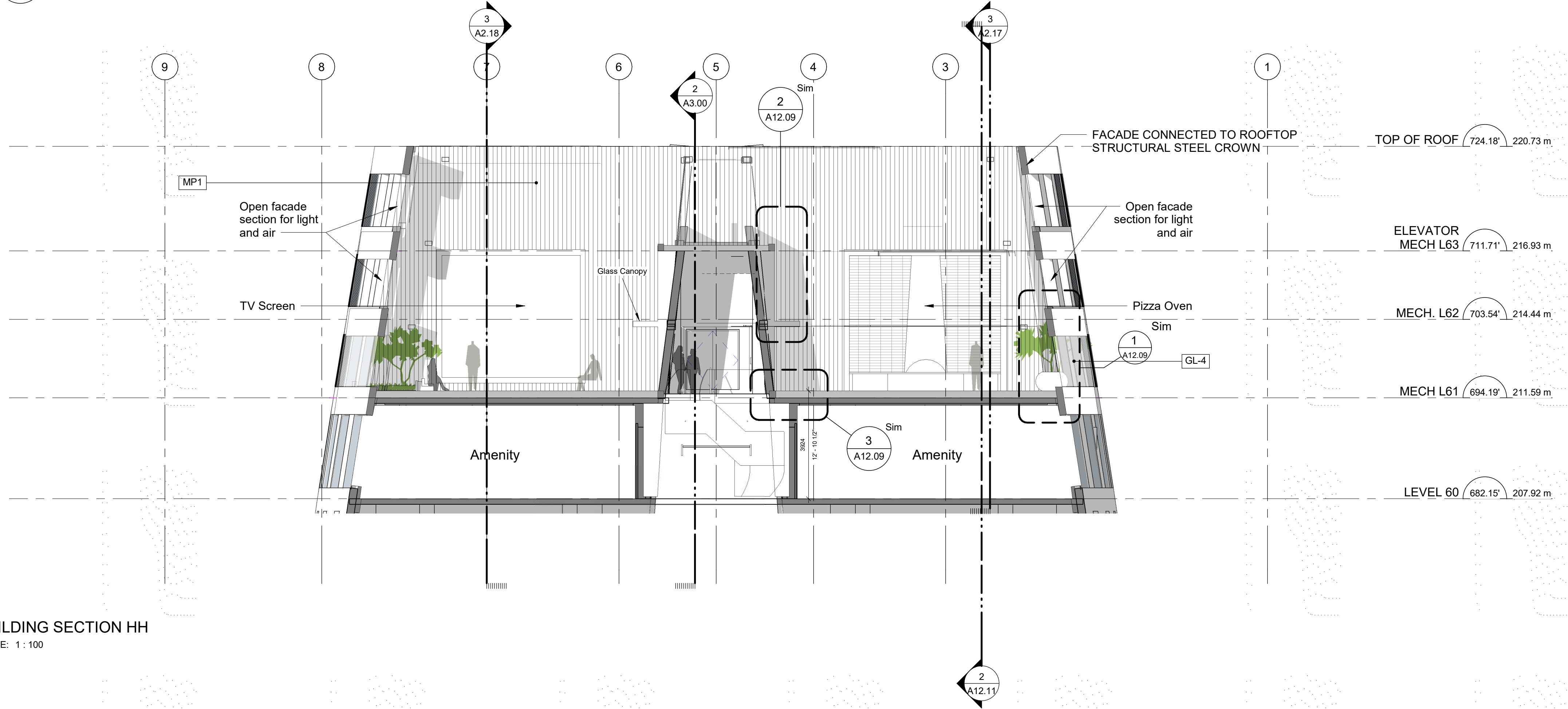
**LV-1** HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2



**1** PARTIAL NORTH ENLARGED ELEVATION LEVEL 60 TO TOP ROOF  
 A2.16 SCALE: 1 : 100



**2** BUILDING SECTION HH  
 A2.16 SCALE: 1 : 100



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**CONSULTANTS**

**SEAL**



**DESIGN ARCHITECT**



**EXECUTIVE ARCHITECT**



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135386

**DRAWN BY:**

Author

**CHECKED BY:**

Checker

**PROJECT MGR:**

Designer

**APPROVED BY:**

Approver

**SHEET TITLE**

**ENLARGED NORTH ELEVATION L60 TO TOP ROOF**

**SHEET NUMBER**

**A2.16**

**ISSUE**



**MATERIAL KEY**

MT-1 ALUMINUM PANEL - METALIC LIGHT GREY  
 MT-2 ALUMINUM PANEL - CHARCOAL GREY

PT-1 PAINTED BALCONY SOFFIT - WHITE

GL-1 TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2  
 GL-2 GLASS BALCONY GUARDRAIL - CLEAR  
 GL-3 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2

LV-1 HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

LT-1 RGBW LED POINT LIGHTS , INTEGRATED TO FACADE PANEL

LV-1 HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

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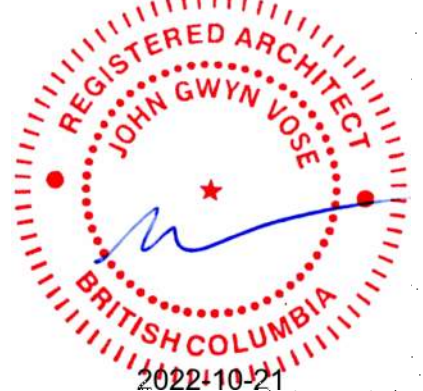
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**ISSUES**

No.	DESCRIPTION	DATE
1	ISSUED FOR DP	2021-10-21
2	ISSUED FOR UDP	2021-11-22
3	ISSUED FOR UDP	2022-01-24
4	FACADE TENDER	2022-05-11
5	DP PRIOR TO RESPONSE	2022-06-23
6	ISSUED FOR DP RESPONSE	2022-10-21

**CONSULTANTS**

**SEAL**



**DESIGN ARCHITECT**



**EXECUTIVE ARCHITECT**



**PROJECT**

1075 NELSON STREET  
 1083 & 1089 Nelson Street  
 Vancouver, B.C.

**PROJECT NO:**

135386

**DRAWN BY:**

Author

**CHECKED BY:**

Checker

**PROJECT MGR:**

Designer

**APPROVED BY:**

Approver

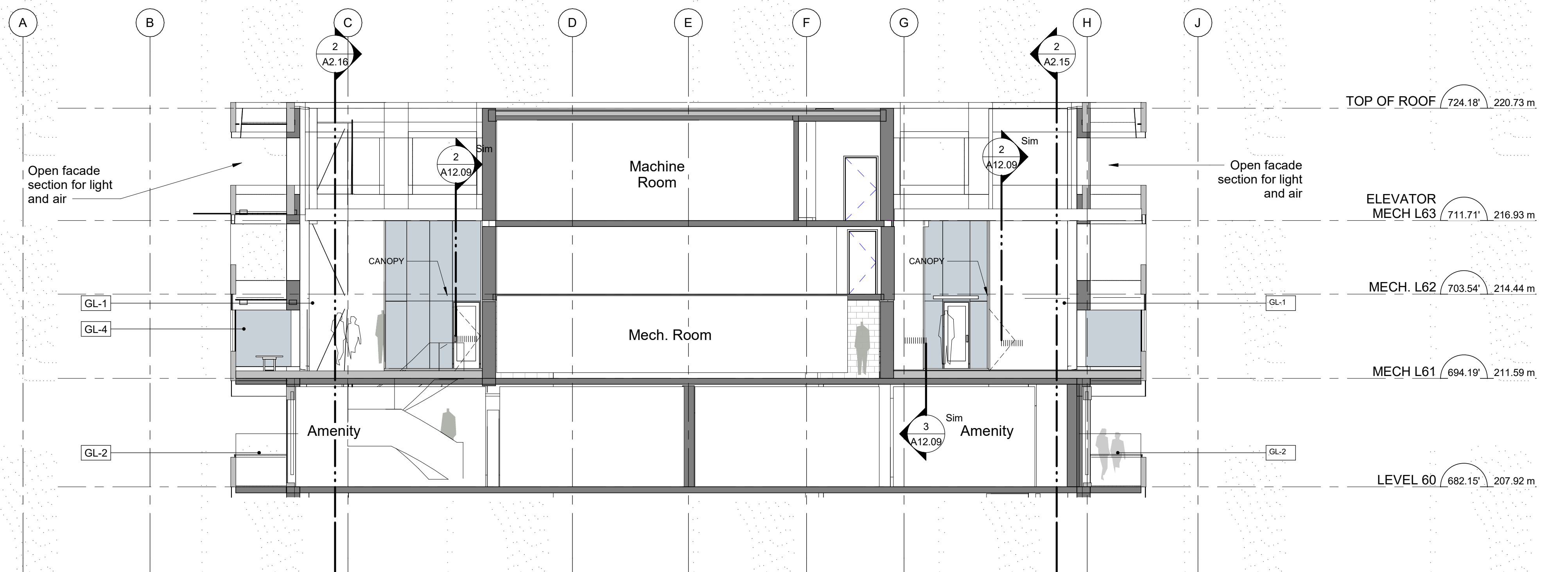
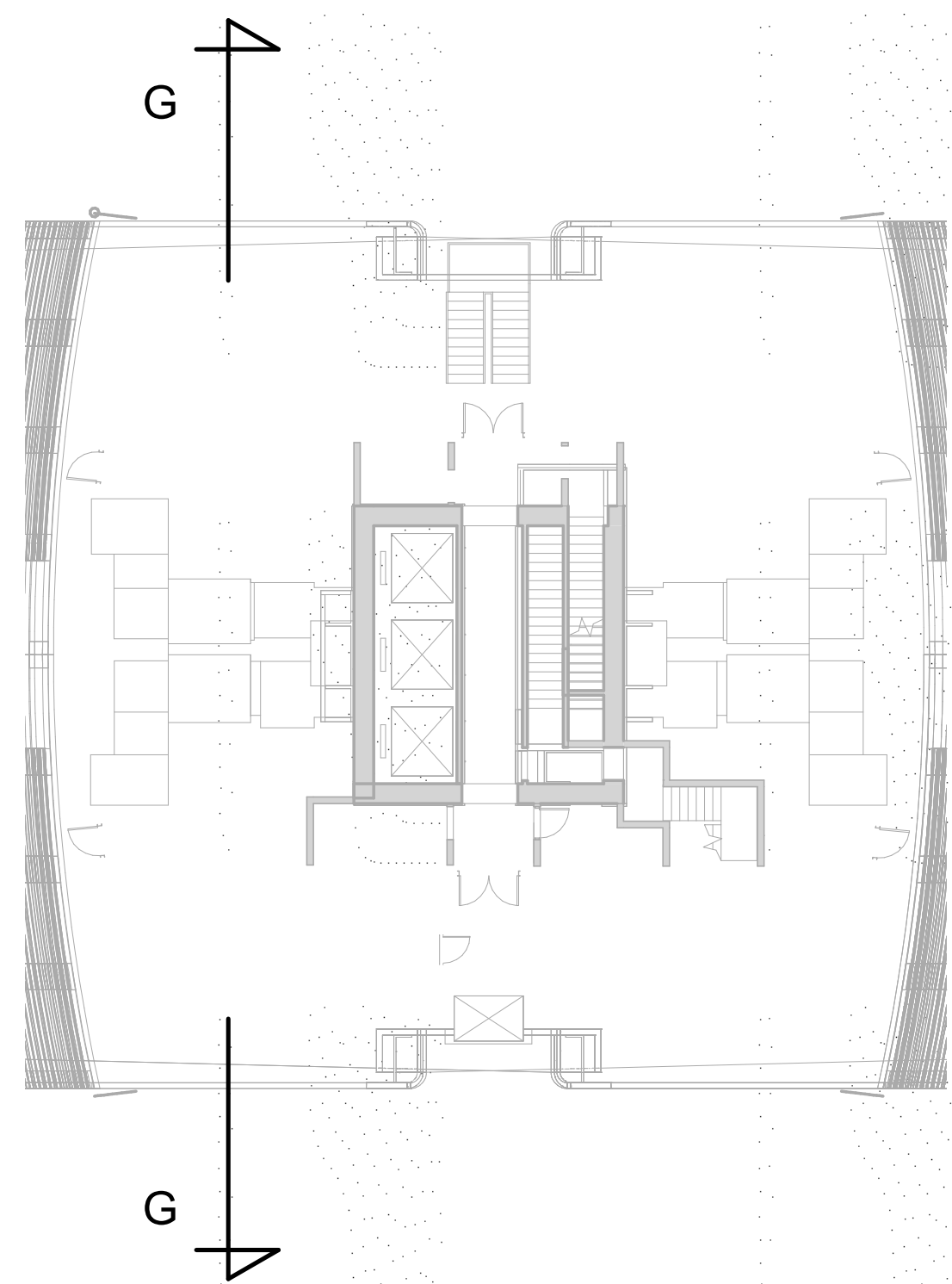
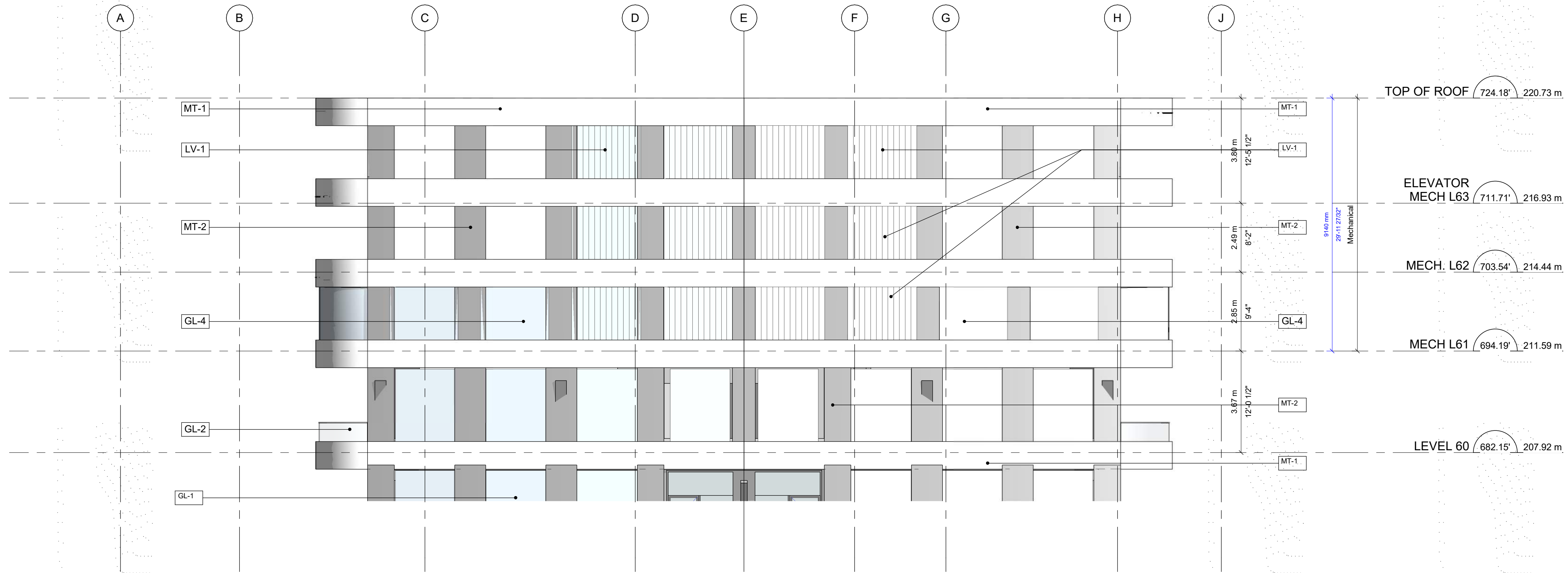
**SHEET TITLE**

ENLARGED WEST ELEVATION  
 L60 TO TOP ROOF

**SHEET NUMBER**

A2.17

**ISSUE**



3 PARTIAL TOP LEVELS SECTION WEST-G-G  
 SCALE: 1 : 100



**MATERIAL KEY**

**MT-1** ALUMINUM PANEL - METALIC LIGHT GREY  
**MT-2** ALUMINUM PANEL - CHARCOAL GREY

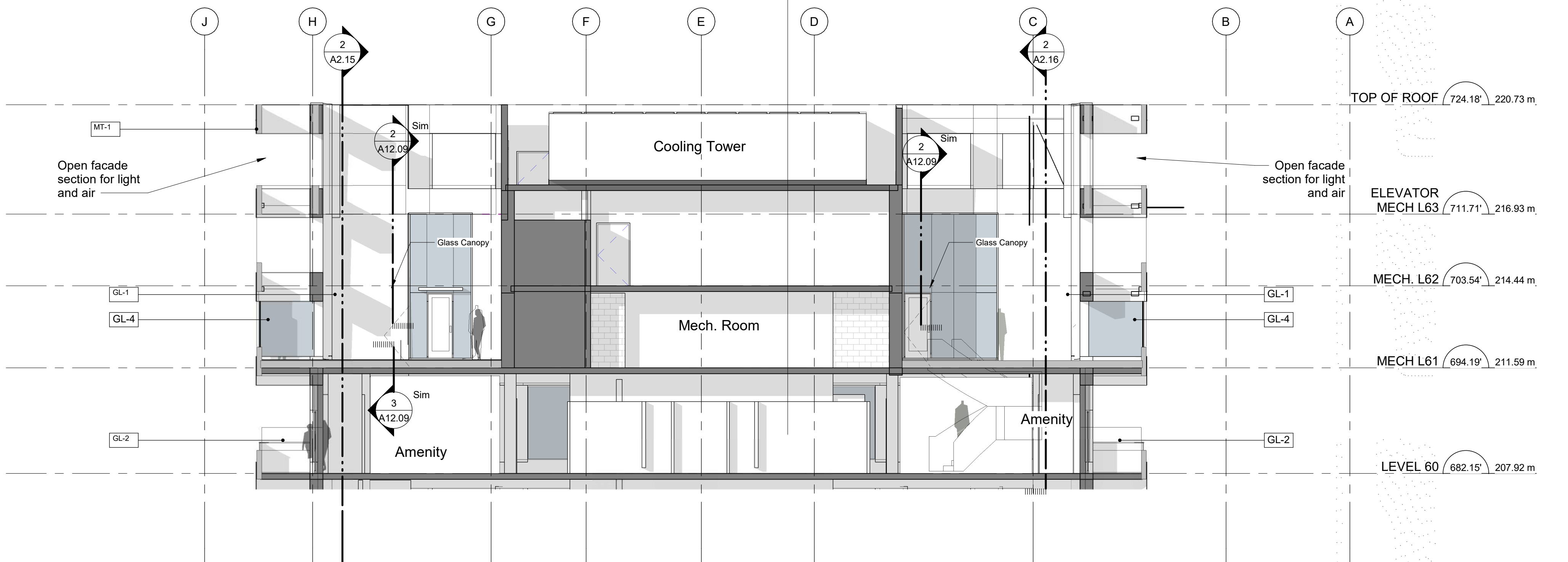
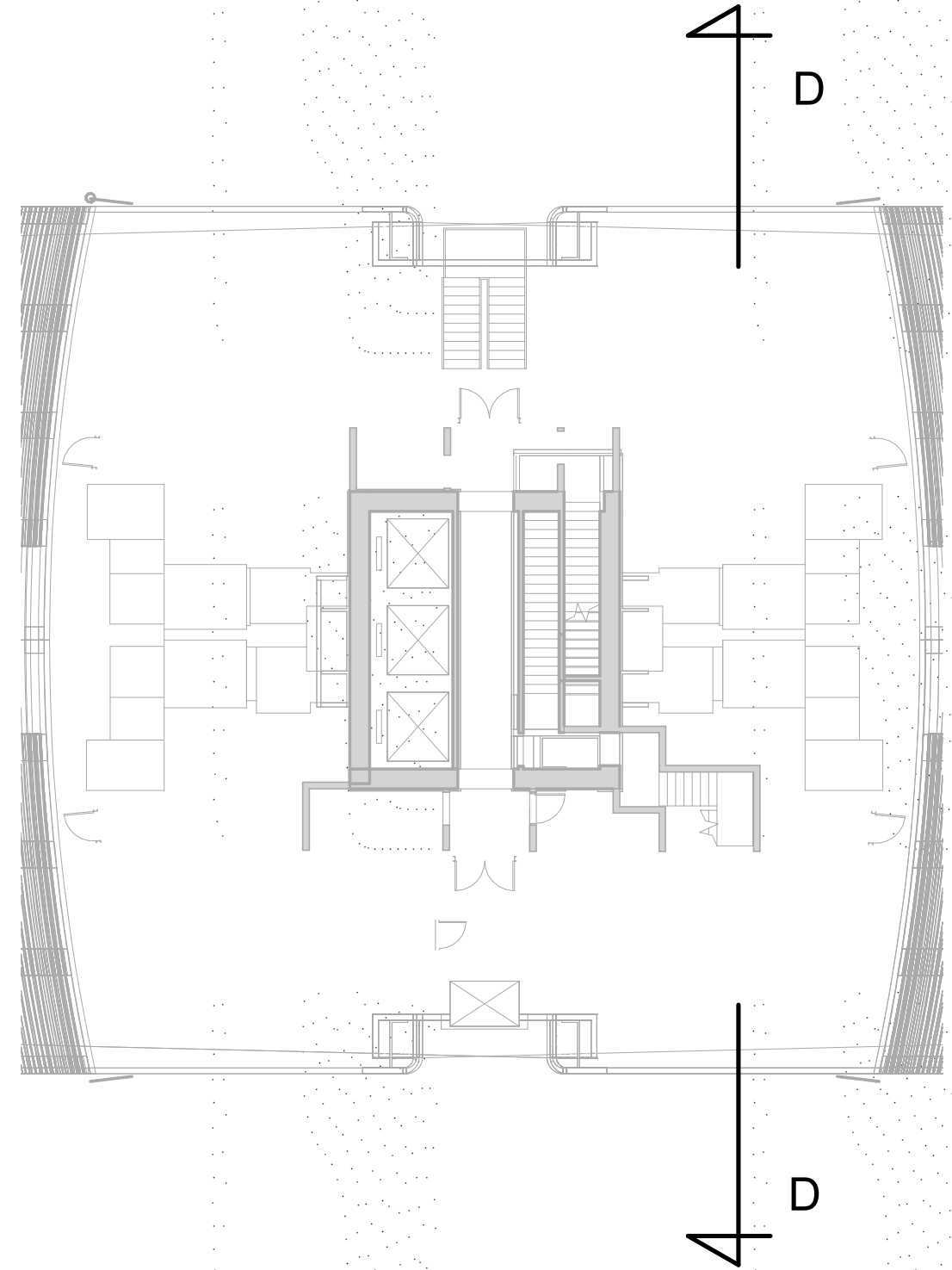
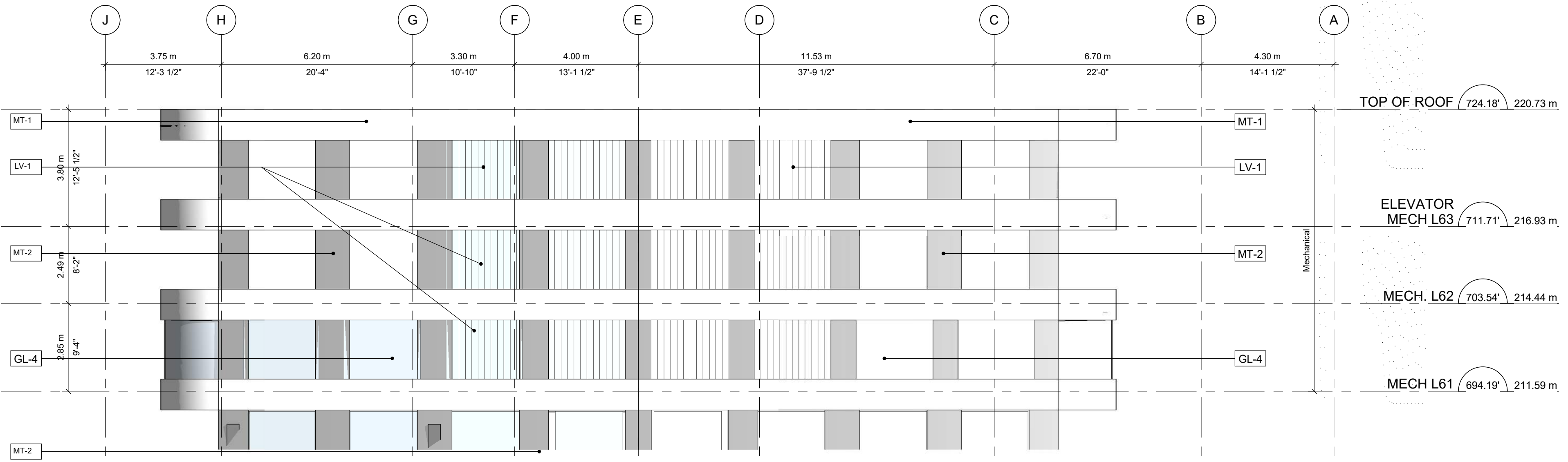
**PT-1** PAINTED BALCONY SOFFIT - WHITE

**GL-1** TRIPLE GLAZED PASSIVE HOUSE WINDOW OVER INSULATED CHARCOAL GREY FRAME TO MATCH MT-2  
**GL-2** GLASS BALCONY GUARDRAIL - CLEAR  
**GL-3** 50% OPEN TUBULAR SCREEN - CHARCOAL GREY TO MATCH MT-2

**LV-1** HRV INTAKE/EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2

**LT-1** RGBW LED POINT LIGHTS , INTEGRATED TO FACADE PANEL

**LV-1** HRV INTAKE /EXHAUST LOUVER - CHARCOAL GREY TO MATCH MT-2



**3** PARTIAL TOP LEVELS SECTION WEST-D-D  
 A2.18 SCALE: 1 : 100

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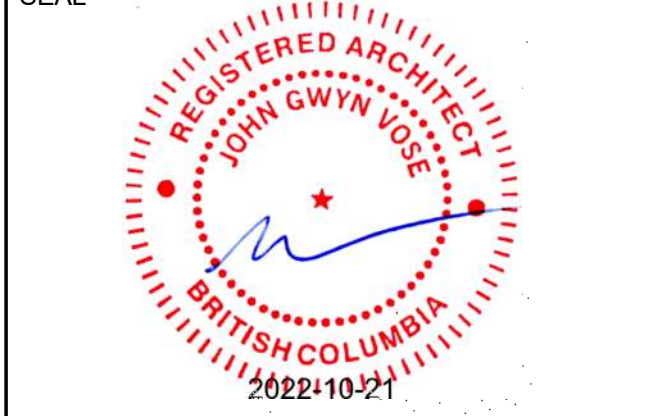
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**SEAL**



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**SHEET NUMBER**

**A2.18**

**ISSUE**