

IBI Group Architects

Design Rationale Statement

1075 Nelson Street BC

PROJECT TEAM

Developer	Henson Development LTD
Architects	Design Architect: WKK Architects UK Architect of Record: IBI Group
Landscape Architects	IBI Group

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1.0 Introduction

On Behalf of Henson Development LTD. we are pleased to submit the attached Development Permit Submission. Submitted July xx 2020 to the City of Vancouver as per the conditions of rezoning for 1059 and 1075 Nelson Street received on June 30th 2020.

2.0 Area Context

The 1,608 sq. m (17,307 sq. ft.) rezoning site is located mid-block on the north side of Nelson Street, between Thurlow and Burrard Streets. The site is comprised of two lots with a total frontage of 40.2 m (132 ft.) along Nelson Street and depth of 40.2 m (132 ft.). The site is flat and contains two plum trees.

Located in Area E in the Burrard Corridor of the West End Community Plan, the site is currently zoned RM-5B and developed with a three-storey apartment building on each lot comprising a total of 51 rental apartment units.

The surrounding blocks contain mainly residential buildings (see Figure 1, accompanied by a list of nearby sites and developments), some of which have recently been rezoned or are current rezoning applications. These developments range in heights from three to 57 storeys. The site is located within metres of Nelson Park, Lord Roberts Elementary School Annex (located adjacent Nelson Park), Lord Roberts Elementary School and King George Secondary School.

The site is well served by transit being located 675 m from the Burrard Skytrain Station and within a 50 m walk to bus routes along Burrard Street. On Comox Street, to the south, is a bike route. Burrard Street has a painted bike lane.

Site Context

1059 & 1075 Nelson is zoned CD-1 District which aligns with the approved West End Community Plan. The project falls within the Burrard Corridor Area E.

The Site is 17,302.7 sf (1,607 sm) with 132' (40m) of frontage along Nelson and the lane. Internally the site is 131' deep (39.9m).

Design Rationale

Proposed development

The application proposes a residential building with nine levels of underground parking & one level of bike parking. A total density of 24.7 FSR and a total floor area of 39,695 sq. m (427,272 sq. ft.) are proposed. The proposed tower has a height of 169.3 m (555.5 ft.) to the top of the roof and 178.5 m (585.5 ft.) to the top of the mechanical screening, resulting in a 60-storey building.

The proposed building contains 102 social housing units, 50 market rental units and 350 strata residential units. The entryways, for all tenures, are located on Nelson Street with a secondary entry for the social housing units from Ted Northe Lane. Vehicular access to the nine-storey underground is from Ted Northe Lane. Indoor and outdoor amenity space for the social housing component of the development is located on ground level. While the strata and market rental residential indoor amenity space is located on level 16 with the outdoor amenity space located on the ground level.

Design Rationale

Urban Design

The West End Plan asks new development to contribute to the vitality of the public realm by incorporating active uses and high quality building design. In response, the residential tower has been positioned centrally on the site to ensure there is a clear landscaped area on each side of the building, in addition to a pedestrian walkway along the east side. This permits visual and physical permeability from Nelson Street to Ted Northe Lane and contributes to a “tower in the park” expression. On Nelson Street, the building setback aligns with the neighbouring buildings, creating a landscaped entrance plaza with seating adjacent to the public sidewalk. Separate building lobbies for the market and Non-Market housing residences will activate different portions of the frontage. The parklike setting and dynamic architectural base will add interest and vitality to the public realm along both Nelson and Ted Northe Lane.

Architectural Character

We start every design concept by asking our Client for a maximum of ten words that best describe their vision for the project. This is a mechanism we use to help explain some of the more emotional and subjective parts of a brief by distilling them down to one word. It is especially useful if the Client does not have English as their first language — the process sounds easy, but in reality often proves to be quite difficult. The Henson team produced the following words:

Orthogonal – square plan

Maximize – floor plate net to gross

Curtain Wall – glass looking building

Creative – more than just a square building, something the city wants

Landmark – a signature building

Quality – product

Economic – but not in a way that prevents the creation of a landmark

Passive – Built to Passive House standard, the tallest in the world

Having asked many clients over the years to undertake the same exercise, this is a fairly typical list that shows a desire for a quality landmark building that is simple to construct and economically efficient. The stand-out word is ‘passive’, and this Client’s desire to create a prototype sixty storey passive house tower that will be the first of its kind in the world is truly admirable. The passive house brief will make the tower the most efficient structure of its type ever built and will quickly become a blueprint for future towers in cities around the world. The idea of a super-tall passive house tower is especially fitting in a city with such high environmental aspirations, as it will create great interest throughout the world and will become an environmental landmark for Vancouver.

It seems appropriate that the architecture of the tower lives up to its environmental credentials and that the building also has a recognizable form, making it a visual landmark as well.

We were inspired by the Peninsula, the Inlet, and the Green forests that still dominates this landmass, and wanted to develop a form that distilled the place into a few simple gestures. Two sinuous waved bands with greenery in between; a simple parti echoing the forest between two coastal edges. The resulting architectural form will provide a range of homes for a diverse population at varying income levels; along with places of encounter both at the street and in the amenities to help stimulate interaction and inclusion between residents. Careful attention to internal systems, cladding and connections, under supervision of Passive House certified

TBD

professionals will make this a showcase of sustainable design; while its vertical forest hints at Vancouver's past and sets it as a Green icon for the City's future.

Materiality

The Base columns are to be stone clad in a rich material with tall windows for the lobby surrounded by lush planting. The tower will be 4 Sided Silicon glazing with opaque and transparent area. The Balconies are inset within the cubic form with glass upstand and screens obscuring the slab edge and finishing the form. Aluminum soffits are at the twist floors. At the top of the building a glass and aluminum wind screen extends above in line with the form below; behind which a metal panel cube resides containing concealed window washing and mechanical equipment.

Recycling & Garbage

All Garbage and Recycling pick up will be done below grade in the parking structure. Separate garbage rooms will be provided for market and non-market components. These rooms have been sized for:

- Garbage
- Recycling
- Organics
- Large item storage
- Cardboard

Crime Prevention through Environmental Design (CPTED)

The Building design has taken into consideration the principles of CPTED including:

- Open and transparent Ground level to maximize surveillance;
- The design of entrance pavilion, landscape planters etc. provide a clear separation between public and private spaces;
- Residential mail is provided inside the lobbies of each building
- Parking is secured and gated

Variiances Requested

Parking:

- 31% small cars provided (this is 6% greater than Zoning Bylaw permits (21 cars)