

1075 Nelson Street Proposal

An exciting proposal for Vancouver's
West End Neighbourhood.



Bringing new
iconic architecture
to Vancouver's skyline



Taking **Passive House**
building to new heights



Providing a range of
housing options from
social (non-market) to
market housing

Henson Developments' Story

Henson Developments is a Vancouver-based real estate developer committed to building homes with a strong focus on sustainability, architecture, and community.

Henson was established in Vancouver in 2012 by a dedicated team that has over 50 years of collective experience in real estate around the world. Through our experience, Henson's principles have evolved and our commitment to enhancing our community through sustainability and architecture has grown stronger.



Sustainability

We strive to push the boundaries of sustainability and exceed current best practices. Our goal with each project is to create a sustainable future while helping cities realize their green potential. Whenever possible, we look to achieve passive house standards with our projects while incorporating the needs of the existing and future community.

Architecture

We are committed to providing a high-level of architectural excellence and the best quality homes in each project. Our goal is to contribute to diversity in design and adding world-renowned architecture to skylines.

Community

We believe there is a demand in Vancouver for more thoughtful development. By collaborating with the community and municipalities, we can craft sustainable solutions to ensure the health and wellness of the community today and in the future. We also believe in the power of thoughtful design—including a focus on inclusive and social living—to create connected communities within our projects and to create developments that fit into the neighbourhood plan.

To achieve these principles, we focus on developing partnerships with groups whose values align with ours.

Commitment to a High-level of Architectural Excellence in Vancouver

For the Nelson Street project, we are working with WKK Architects and IBI Group to create a new landmark in Vancouver's skyline.



WKK Architects

WKK is the UK based partnership of Tom Wright, Hakim Khennouchi and Geku Kuruvilla. WKK creates relevant and bespoke developments for a select number of clients throughout the world.

They are a team of 20 focused and motivated architects and designers that maintain a down to earth and positive approach to the design process. Their clients have worked with them for many years and are attracted by their personal dedication and commitment to each project. They have a thoughtful approach and have a proven ability to add value to clients' dreams and schemes.

WKK has created many award-winning cultural landmarks throughout the world including:

- South Quarter, a mixed-use community recognized as one of the most sustainable developments in Jakarta.
- Hanging Gardens, an apartment and hotel recognized as a top mixed-use development in Bahrain.



Burj Al Arab Jumeirah, Dubai



IBI Group

IBI Group is a global team of industry-leading architects, engineers, planners, designers, and technology professionals united by a common desire: to create livable, sustainable, advanced urban environments that define the cities of tomorrow.

From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, we design every aspect of integrated cities.

IBI's collaborative approach focuses on future-forward solutions that create healthy, inclusive, long-lasting communities. Their local team has worked on many award-winning projects in Vancouver including:

- West Pender Place, a mixed-use architectural landmark in Coal Harbour.
- Parq Vancouver, an international entertainment destination.
- One Burrard Place, an iconic three building urban community.



One Burrard Place, Vancouver

Working Towards a New Standard for Sustainability

We are working with RDH Building Science and ITC Construction Group to develop the tallest passive house building in the world.



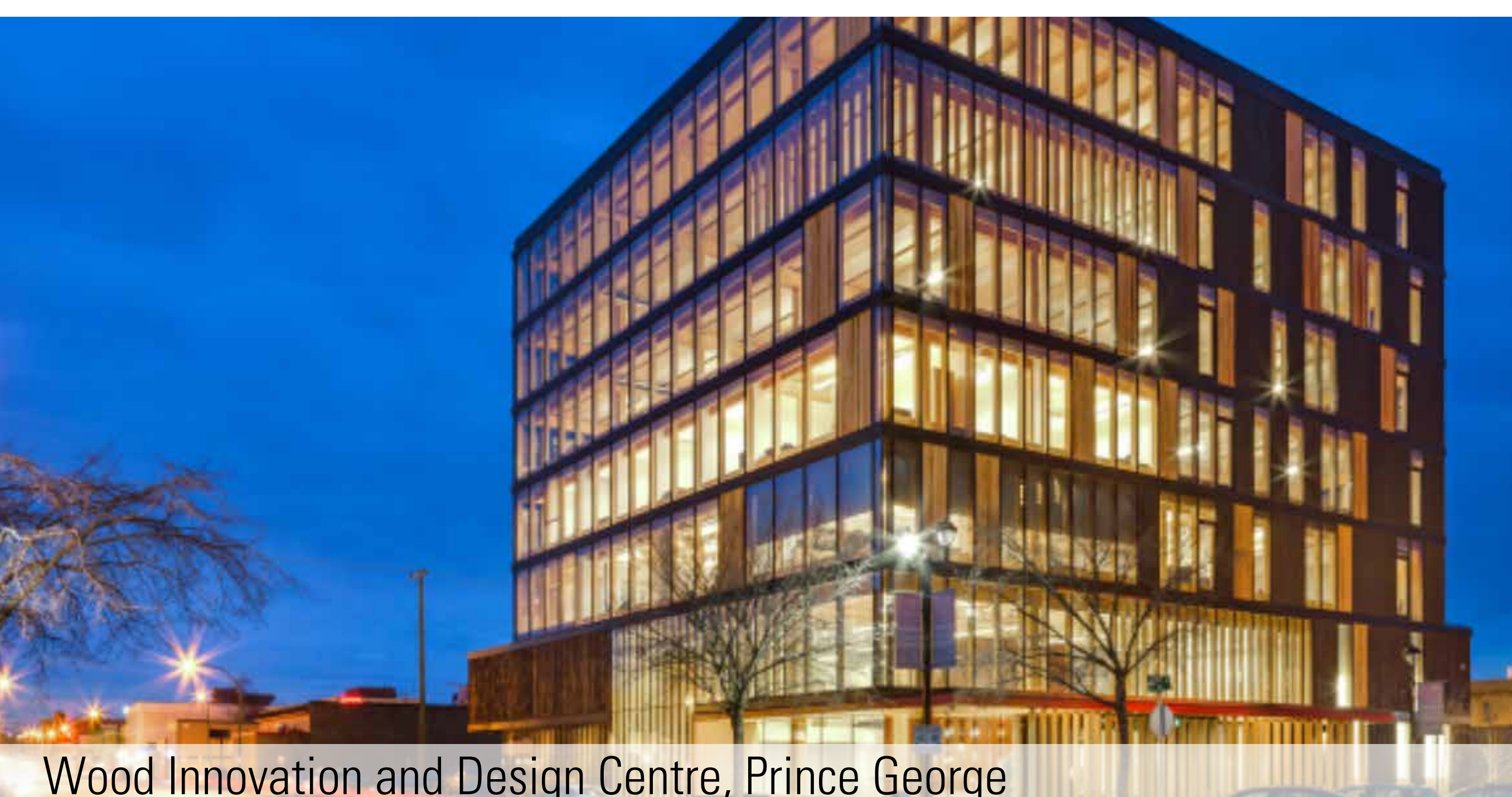
RDH Building Science

RDH is a building science and engineering consulting firm in Vancouver passionate about making buildings better. Everything they do is built on a foundation of excellence in research and their reputation for innovation. This includes being at the forefront of passive house building in North America.

RDH strives to be recognized as leaders through their unparalleled level of technical knowledge, their authorship, and publication of guidelines, their informing of and collaboration with policymakers, and their willingness and ability to handle even the toughest of projects.

This has led RDH to receive many awards for their projects including:

- The Belmont, a major sustainable renovation that provided a template for thousands of other aging buildings needing upgrades.
- Crystallis, a major repair to a residential high rise that mitigated significant renewal work for many years to come.
- Wood Innovation and Design Centre, the tallest all-wood structure built in North America recognized for innovation and sustainability.



Wood Innovation and Design Centre, Prince George



ITC Construction Group

ITC Construction Group is an award-winning industry leader in the construction of residential high rises, mixed-use developments and select commercial projects that range in size from \$1 million to \$500 million.

Since inception in 1983, ITC has made a significant impact in Western Canada through their focus on quality construction and quality relationships; at ITC, these go hand-in-hand. Since 2003, ITC has been named as one of Canada's Best Managed Companies.

This approach has resulted in the construction of over 150 memorable projects in Vancouver and beyond that will be viewed as landmarks for years to come, including:

- One Burrard Place, an upcoming 56 storey mixed-use building.
- City of Lougheed, an upcoming 4 tower and combined 177 storey building.
- Woodward's, an award-winning heritage building redevelopment.

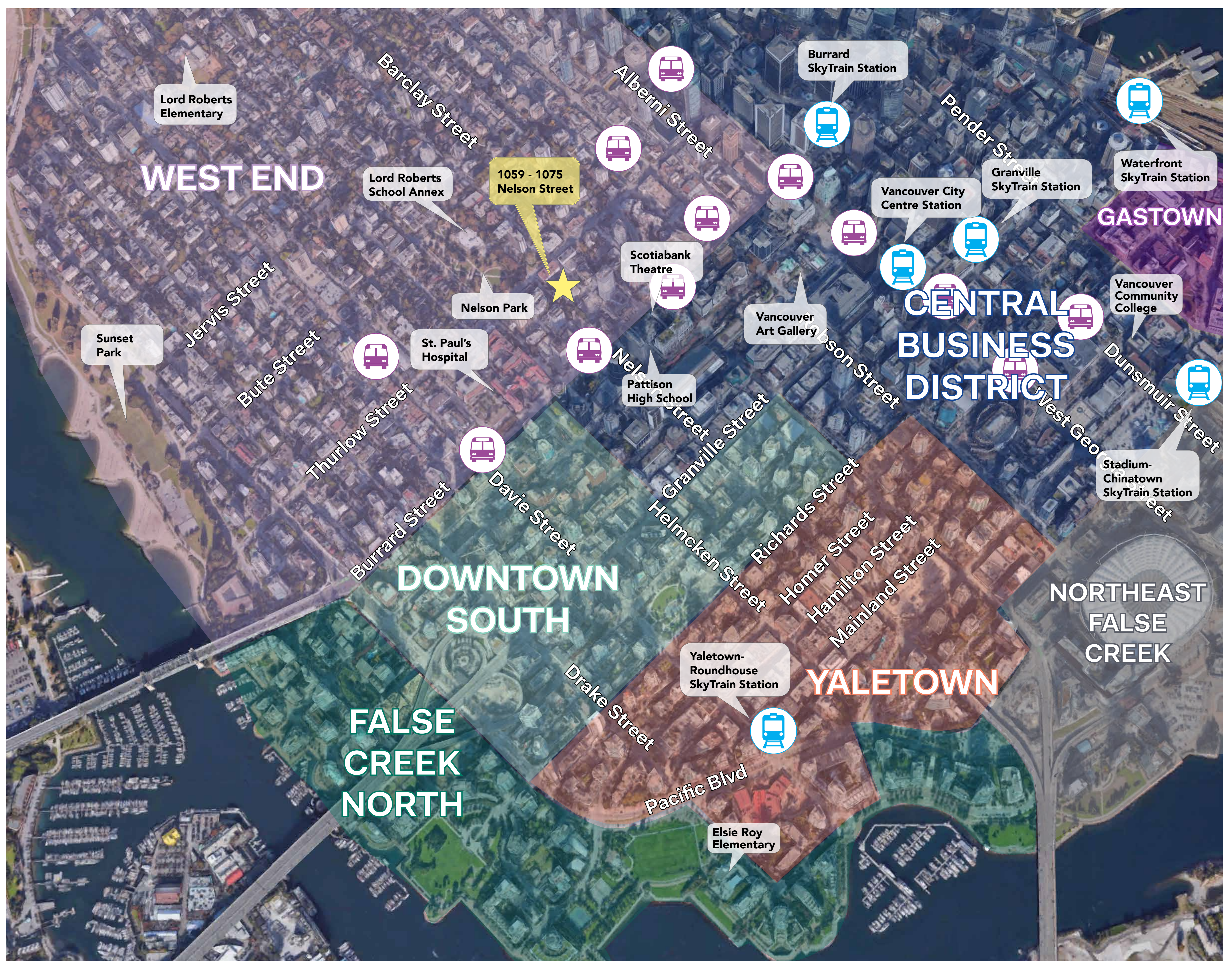


West Pender Place, Vancouver

Site Context

The Nelson Street project is located between Burrard Street and Thurlow Street, one of the gateways into the West End.

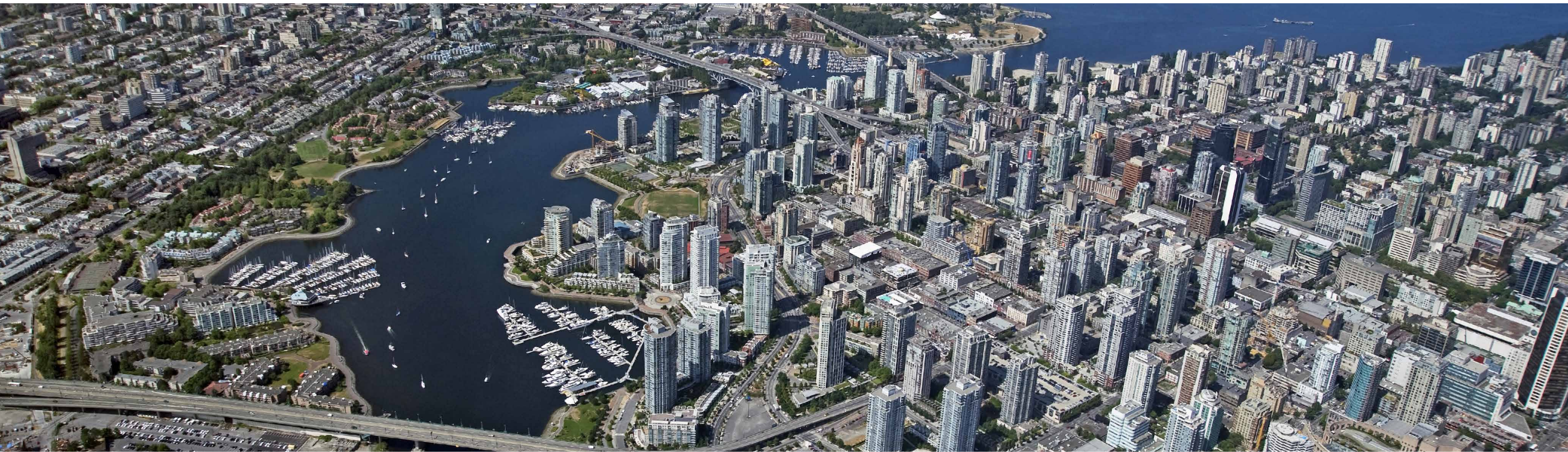
The property is well serviced by transit, located within a vibrant residential community, and in close proximity to the Central Business District.



* Neighbourhoods adapted from City of Vancouver Northeast False Creek Plan, February 2018 and Rezoning Policy for the Central Business District, June 2009.

The West End

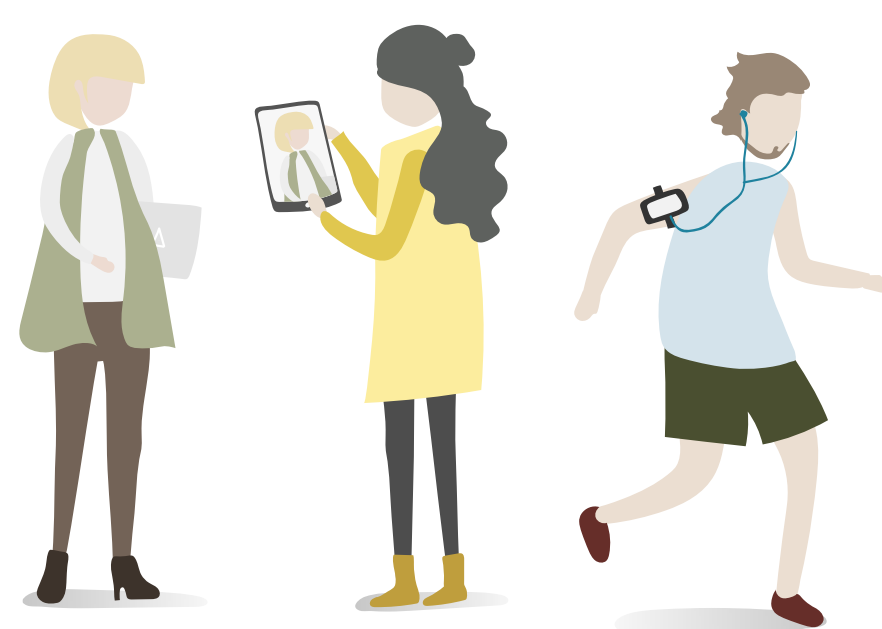
Vancouver's West End is one of the City's most established, diverse and vibrant communities. It one of the most desirable places to the live in the city.



Known for its walkability, easy access to green space, amenities, shopping, varied building forms and architectural styles, as well as its world class parks and beaches, the West End draws in 1 million visitors annually, is home to over 47,000 residents and provides jobs for almost 23,000 individuals.



The West End is a diverse community and is home to people of all ages, incomes, ethnicities and sexual orientations.



The West End has the largest percentage of young adults in the city: with 48% of the people living in the neighbourhood are between 20-39 years old.



The West End is the “landing pad” for new immigrants – receiving 14% of all new Vancouverites between 2001-2006.




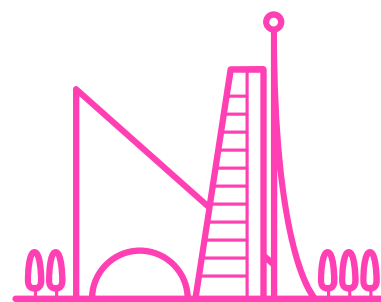





* sources for the above noted information includes Statistics Canada and the City of Vancouver

The West End Community Plan

The West End Community Plan provides a clear but flexible framework to guide positive change, development and public benefit in the West End over the next 30 years.

The Nelson Street proposal responds to the Principles outlined in the West End Community Plan:

Principles	Nelson Street Proposal
 Achieve a green, environmentally sustainable urban pattern	The project team has designed an environmentally and socially sustainable project with the goal of exceeding the City's current requirements. If approved, the project will be the tallest Passive House structure in the world.
 Support a range of affordable housing options to meet the diverse needs of the community	25% of the project will be non-market homes. An additional 5 floors of market rental residential are proposed.
 Foster a robust, resilient economy	New residential growth supports local businesses, potentially generates new employees, increases the City's tax base and creates job opportunities during the construction stage of the project.
 Enhance culture, heritage and creativity in the city	The project will include a public art component which will contribute to enhancing culture in the community.
 Provide and support a range of sustainable transportation options	The property is situated in a walkable neighbourhood in close proximity to major bus routes and bike lanes. The proposed development will also include ample bike storage and on-site car shares to encourage alternative forms of transportation.
 Protect and enhance public open spaces, parks and green linkages	The footprint of the ground floor has been reduced in the building which enables enhanced open space and potential green linkages between Nelson Street and the lane.
 Foster resilient, sustainable, safe and healthy communities	The Nelson Street project will contribute to this vibrant community through new housing options and the commitment to Passive House.

The West End Community Plan

The West End Plan focuses new development along the Thurlow-Burrard and Georgia-Alberni corridors.

The West End Plan visualizes the anticipated build-out of the community in the massing study shown below. The site of 1075 Nelson Street is identified by the yellow arrow.

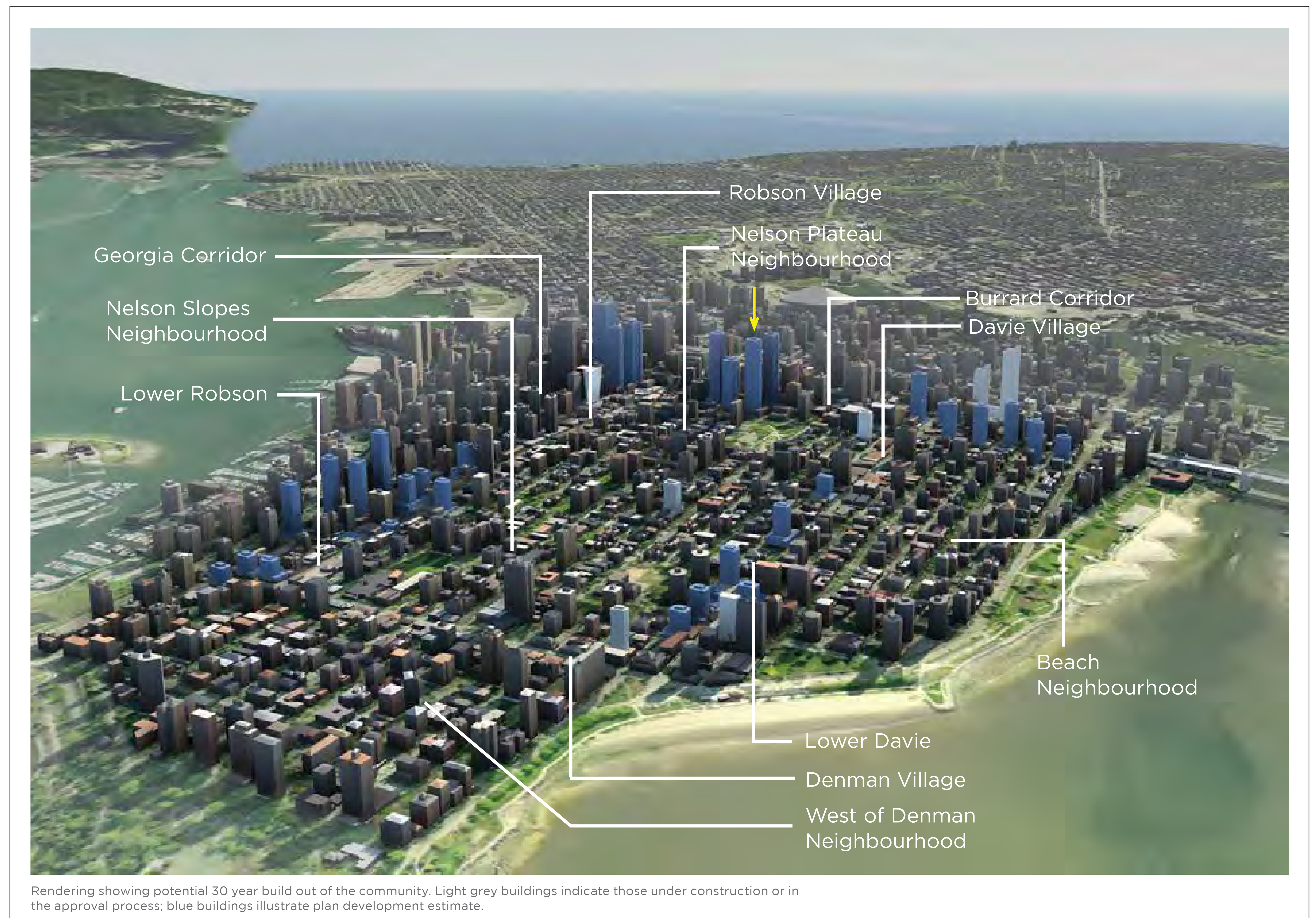
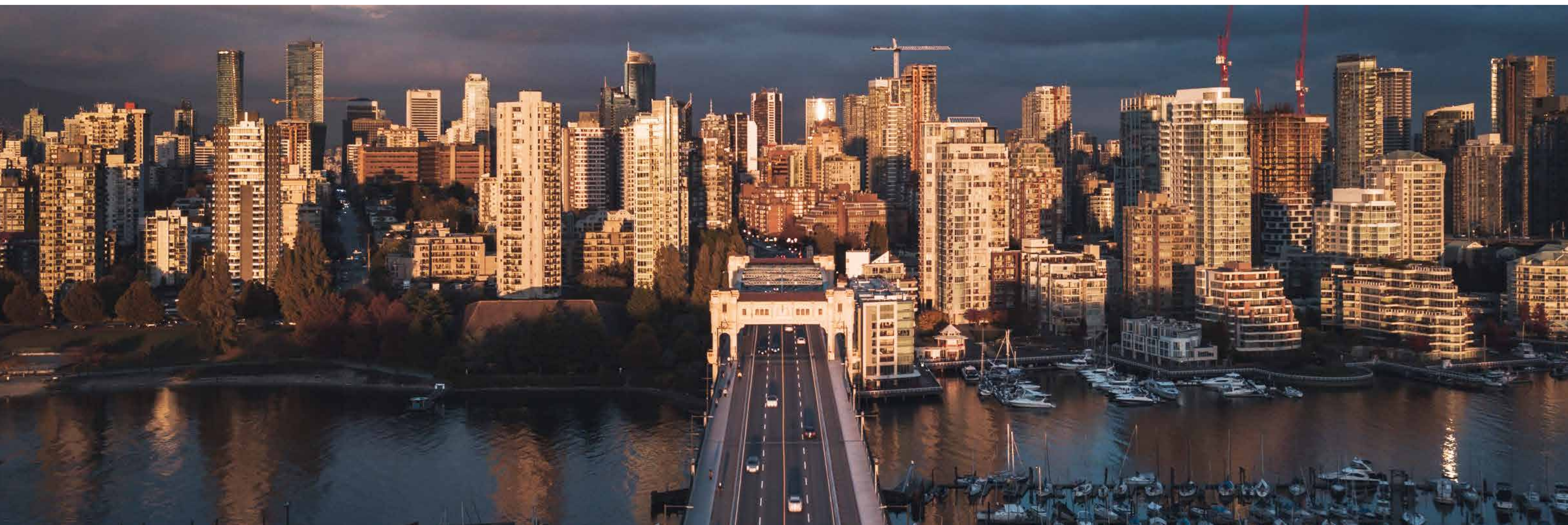


Image source: West End Community Plan

A Growing Vancouver

Vancouver is one of the world's leading cities.



Canada's major cities are growing and few more so than Vancouver. People from all over the world are attracted to the city's livability, diversity, vibrancy, and its neighbourhoods.

As the City grows and evolves, it continues to strive towards the goals established for its communities and residents including current and future generations. We believe this project achieves the goals established for the West End including:

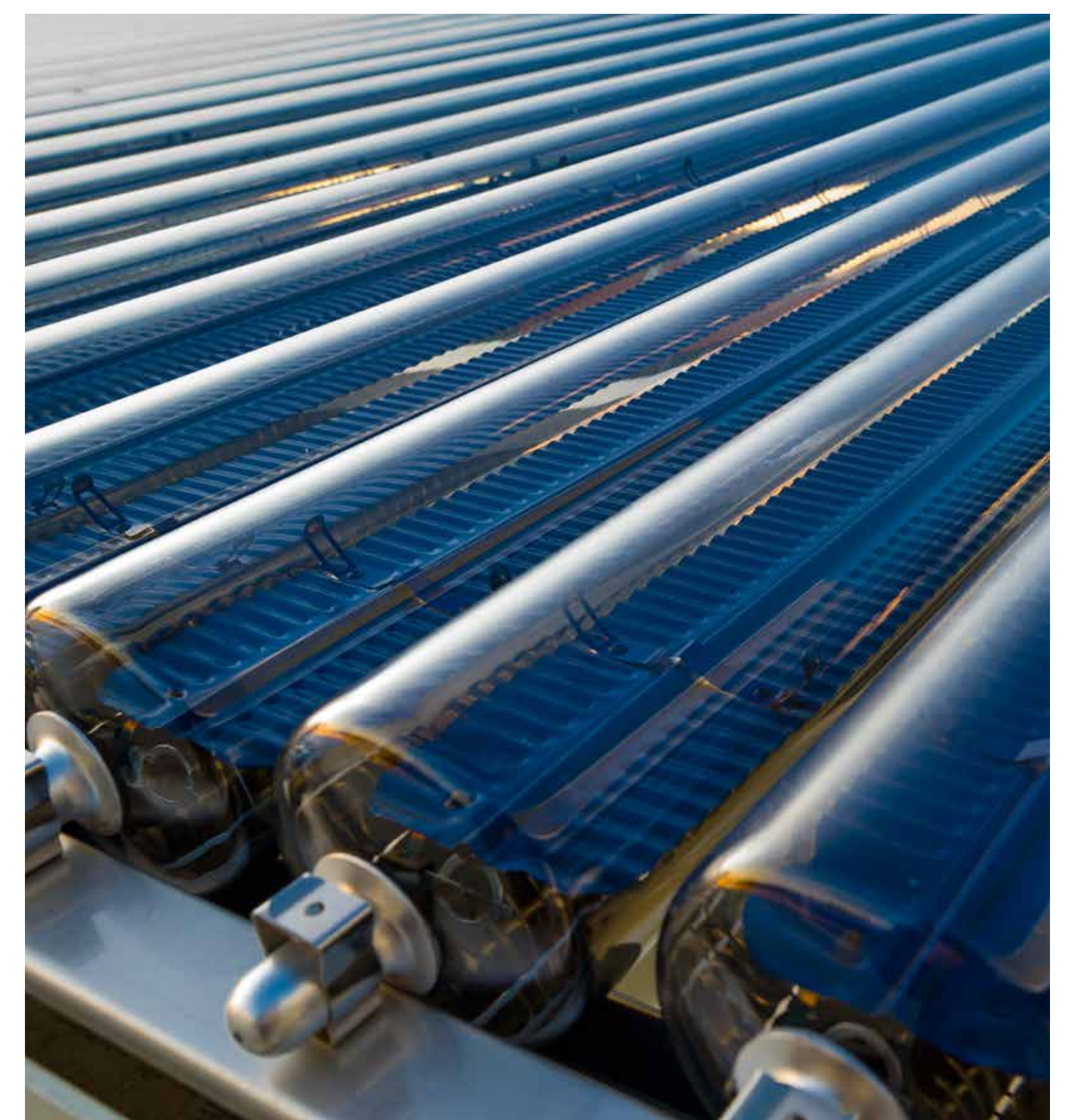
- Providing a range of affordable housing options;
- Enhancing Vancouver's skyline; and
- Becoming a global leader in sustainability and the built environment.



Provide a range of affordable housing options



Enhance Vancouver's Skyline



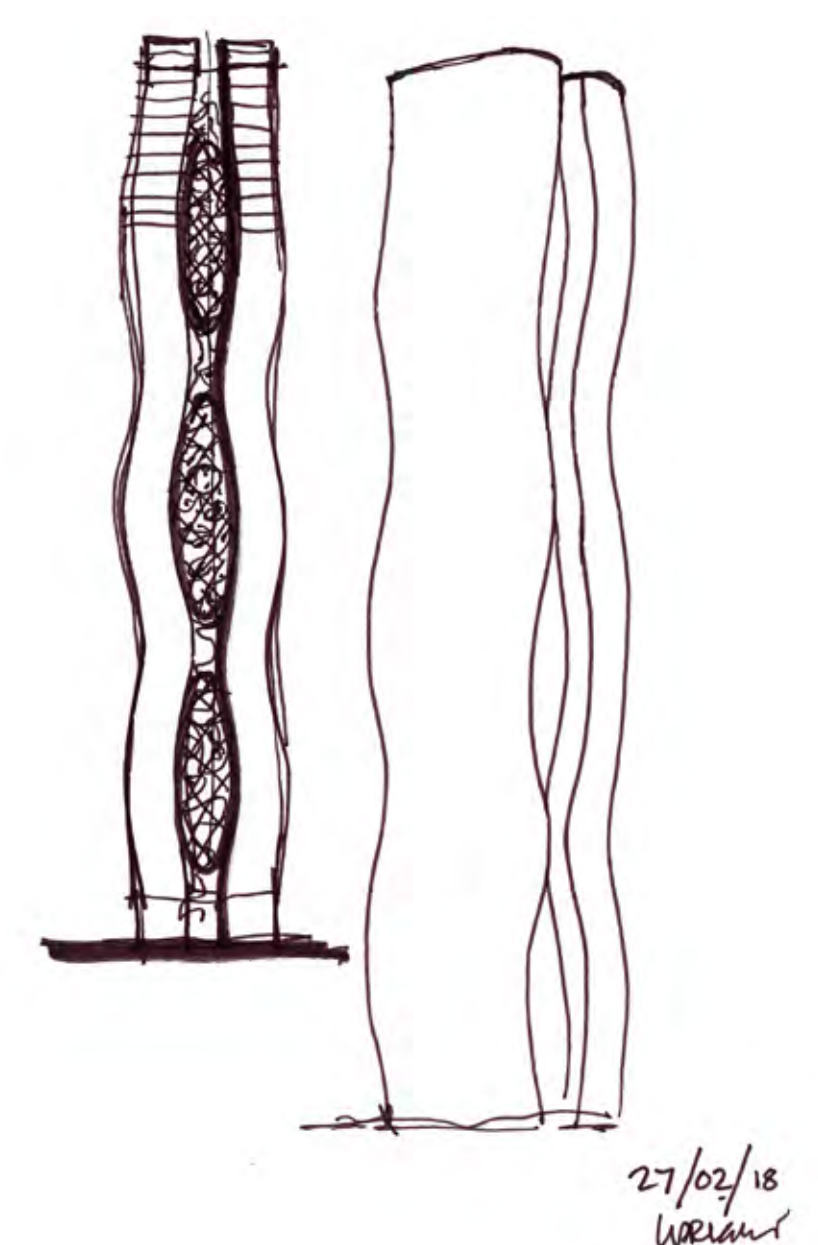
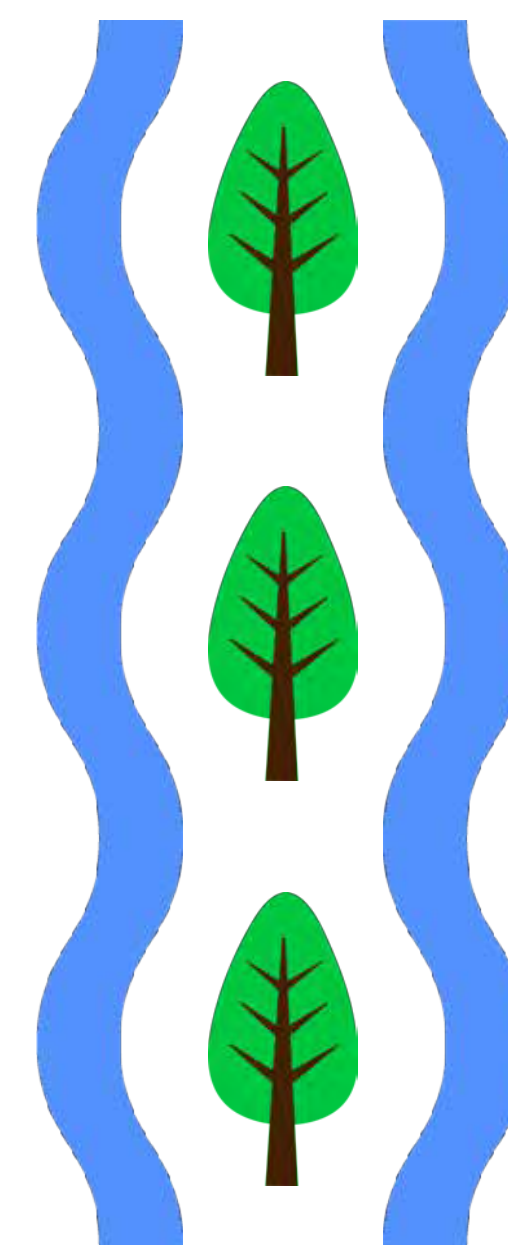
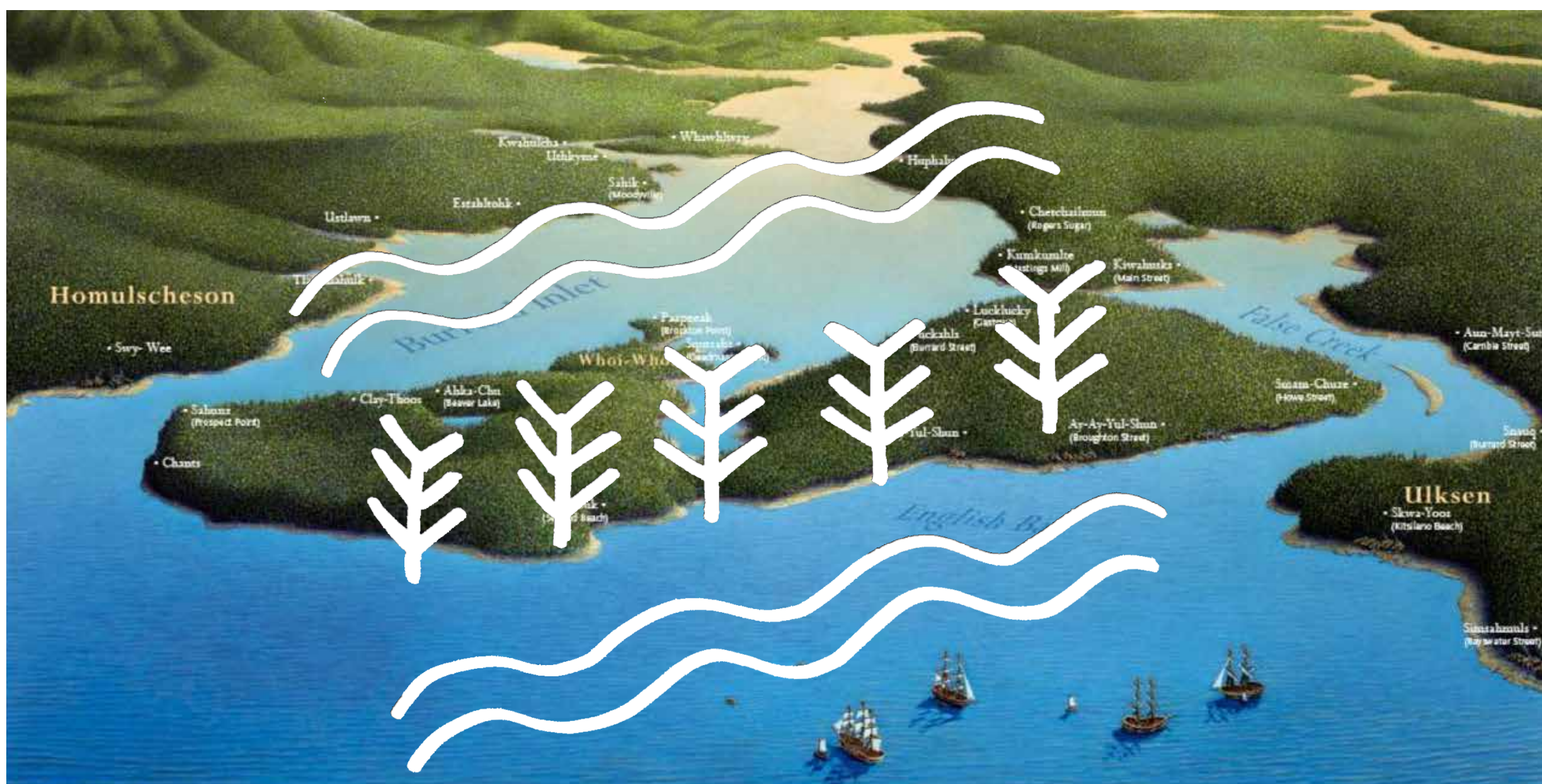
Become a global leader in sustainability

The Nelson Street project aligns with City goals of building of a socially and environmentally healthy community.

Design Concept

Drawn from natural forms including the peninsula, the inlet and the green forest, Tom Wright's design concept seeks to meet and exceed the design goals outlined in the West End Community Plan.

The proposed design concept was inspired by Vancouver's natural surroundings incorporating waved bands with greenery in between two coastal edges.



What is Passive House?

“Passive House is considered the most rigorous voluntary, energy based standard in the design and construction industry today [...] consuming as much as 90 percent less heating and cooling energy than conventional buildings.”

- Passive House Canada

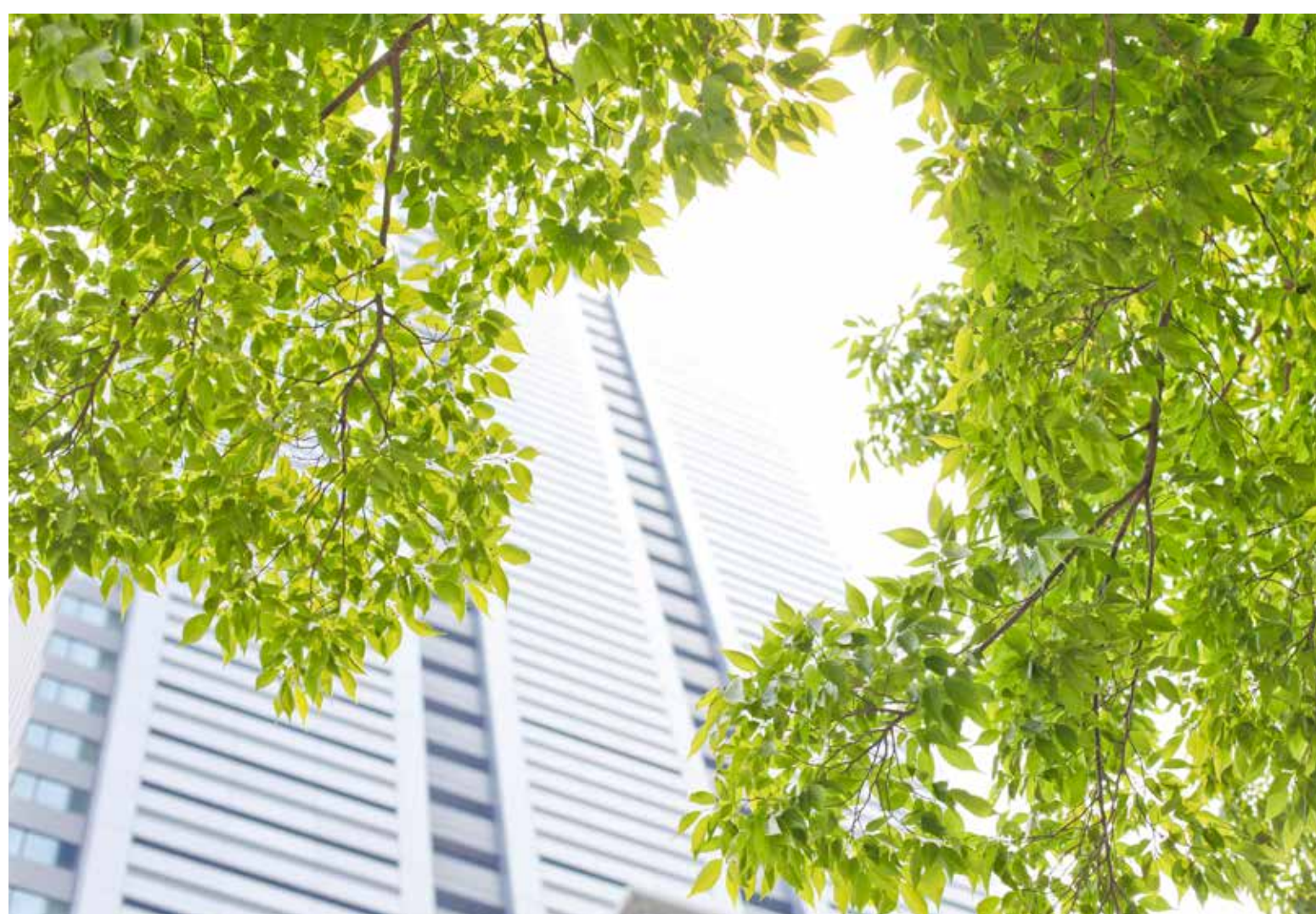
Passive House Benefits to the Public:

- ✓ Dramatically reduced GHG emissions: lower heat energy use, super-efficient hot water system, and no gas boilers.
- ✓ Quicker, cleaner construction via panelization, reducing construction traffic and noise on site.
- ✓ Economic development: the proposal is driving innovation and small business development across Southern BC.

Passive House Benefits to Residents:

- ✓ Exceptional indoor air quality. Highly filtered air is supplied to each room via a carefully designed duct network.
- ✓ Unrivalled indoor comfort. Super insulated enclosure in connection with triple-paned windows keeps the interior cool in summer and warm in winter.
- ✓ 90% reduction in heating and cooling energy requirements.

The following key design strategies are being explored to achieve Passive House Certification at the Nelson Street property:



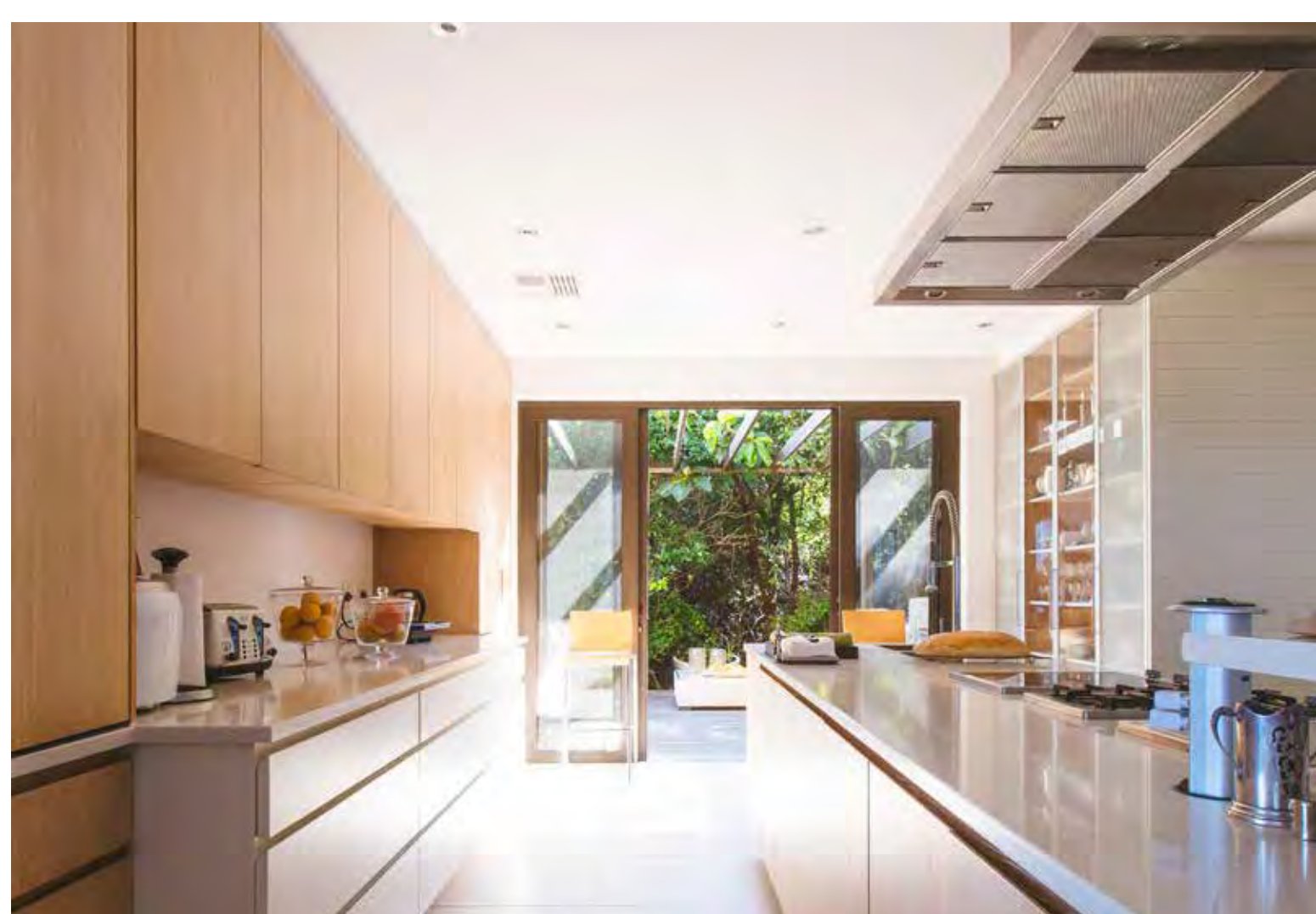
Innovative heat recovery ventilation, enabling a high rate of heat recovery efficiency in all of the building.



Windows are a major source of energy loss in homes. A lower window-to-wall ratio provides a balance of efficiency and natural lighting.



Maintaining high thermal performance for the large glazed areas. Henson is considering the use of electrochromatic glass or “smart glass” which can change its transparency to adjust light filtration.



Super-insulated wall systems with effective thermal performance.



Reducing thermal bridges—in locations such as balconies, junctions between the wall and floor, and at windows—contributes to high energy performance.

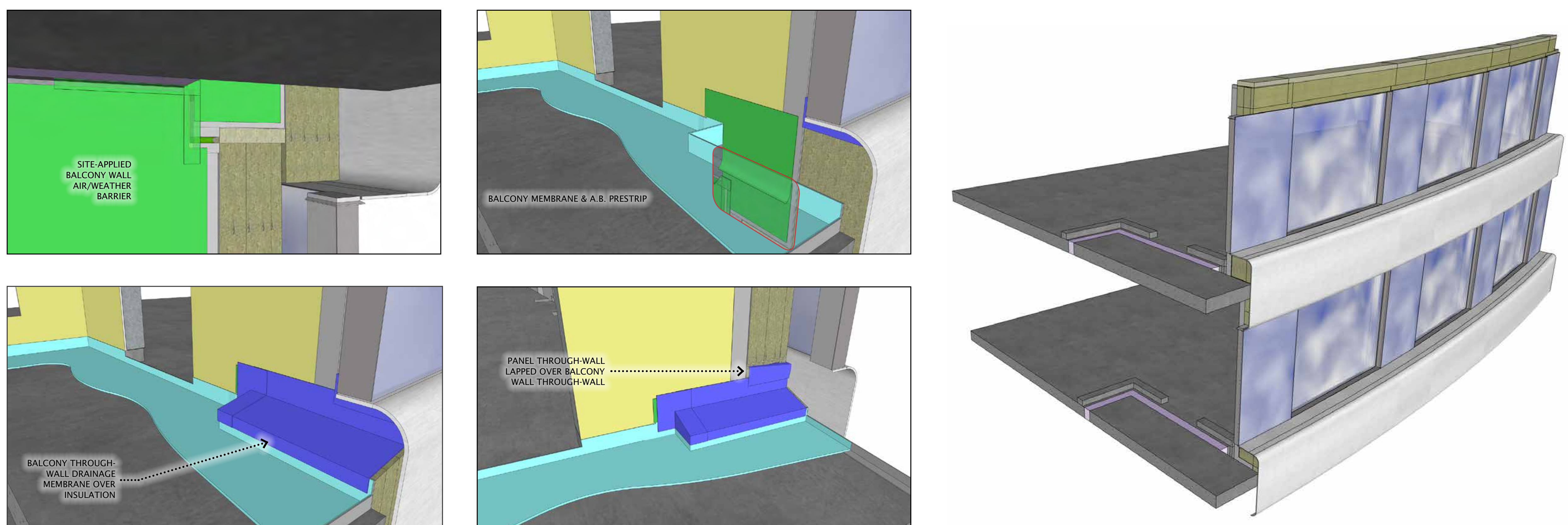


Passive cooling strategies help to maintain comfort on all floors and within all suites while increasing energy efficiency.

An Environmental Landmark in Vancouver

The Nelson Street project is seeking a high level of sustainability by targeting Passive House standards, contributing to Vancouver's goal of becoming the world's greenest city by 2020.

If approved, the Nelson Street project would be the tallest Passive House building in the world. The building has the ability to quickly become a blueprint for future towers, not only in Vancouver, but globally. As a nearly zero emissions building, the building would be a global leader in how cities can mitigate and adapt to climate change.



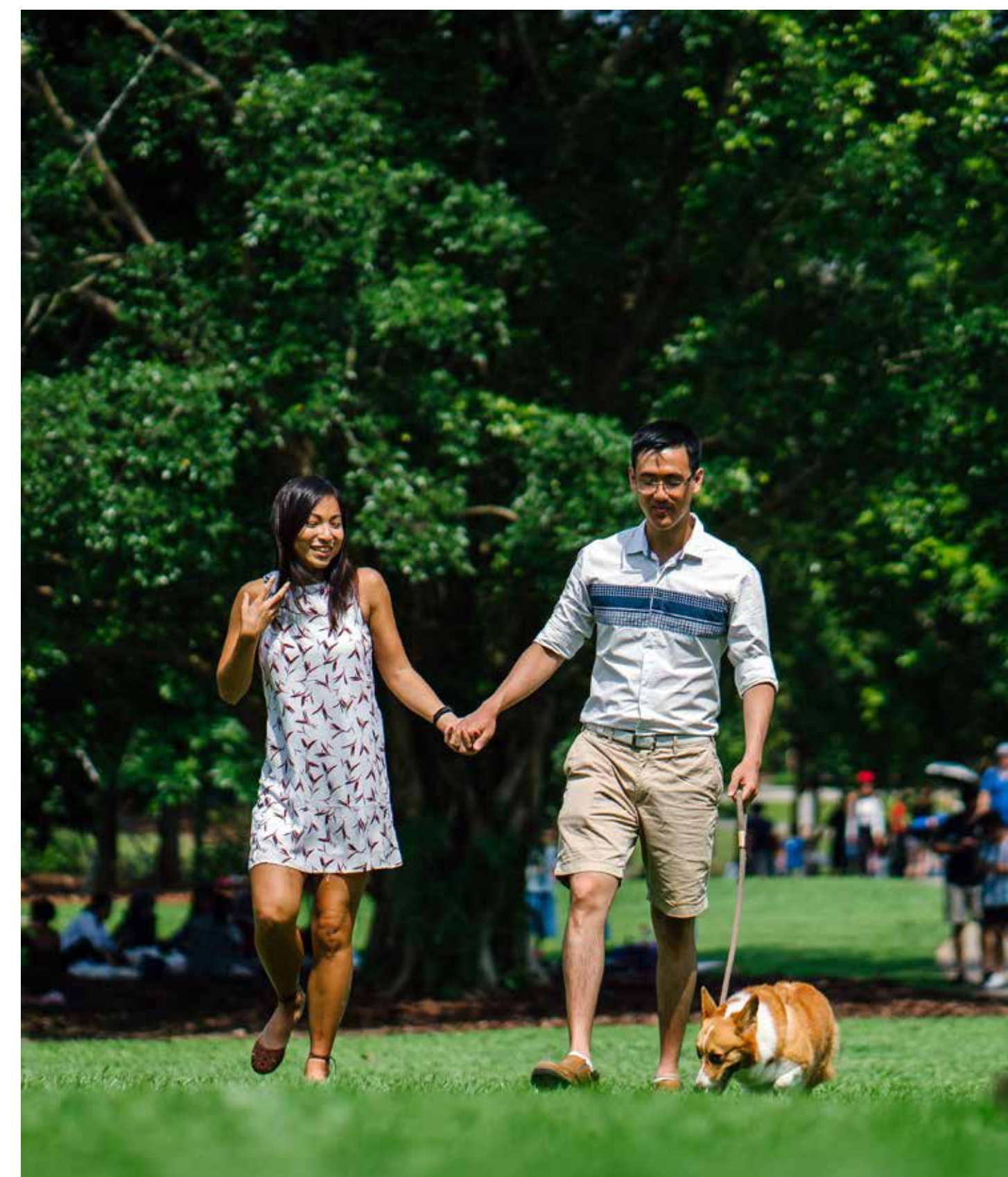
Preliminary air barrier transition and façade schematic designs by RDH explore how the building will meet Passive House air-tightness requirements and how building techniques will contribute to a highly sustainable design.



The Bahnstadt Project in Heidelberg, Germany is an effort to create a neighbourhood with entirely Passive House buildings. Projects like this have helped to inspire Henson's vision to take Passive House development to new heights.

Housing Diversity

The West End is a diverse neighbourhood in need of housing options that correspond to the diversity of the community. This includes families, singles, seniors and those in need of affordable housing.



How this project will contribute

The proposal includes a variety of housing options that reflect the diverse West End neighbourhood including:

- 113 homes for social housing (non-market housing)
- 49 rental homes
- 323 market condominiums
- All housing tenures exceed the City's minimum requirement for 25% family units

The proposal includes social housing in accordance with the West End Community Plan for the site:

- 25% of the residential floor area is social housing to be delivered to the City of Vancouver.
- 50% of social housing units are required to be two- and three-bedroom suites, designed in accordance with the High Density for Families with Children Guidelines.
- A minimum of 30% of the social housing units will be rented at rates below the Housing Income Limits (HILs) set by BC Housing.

Public Realm

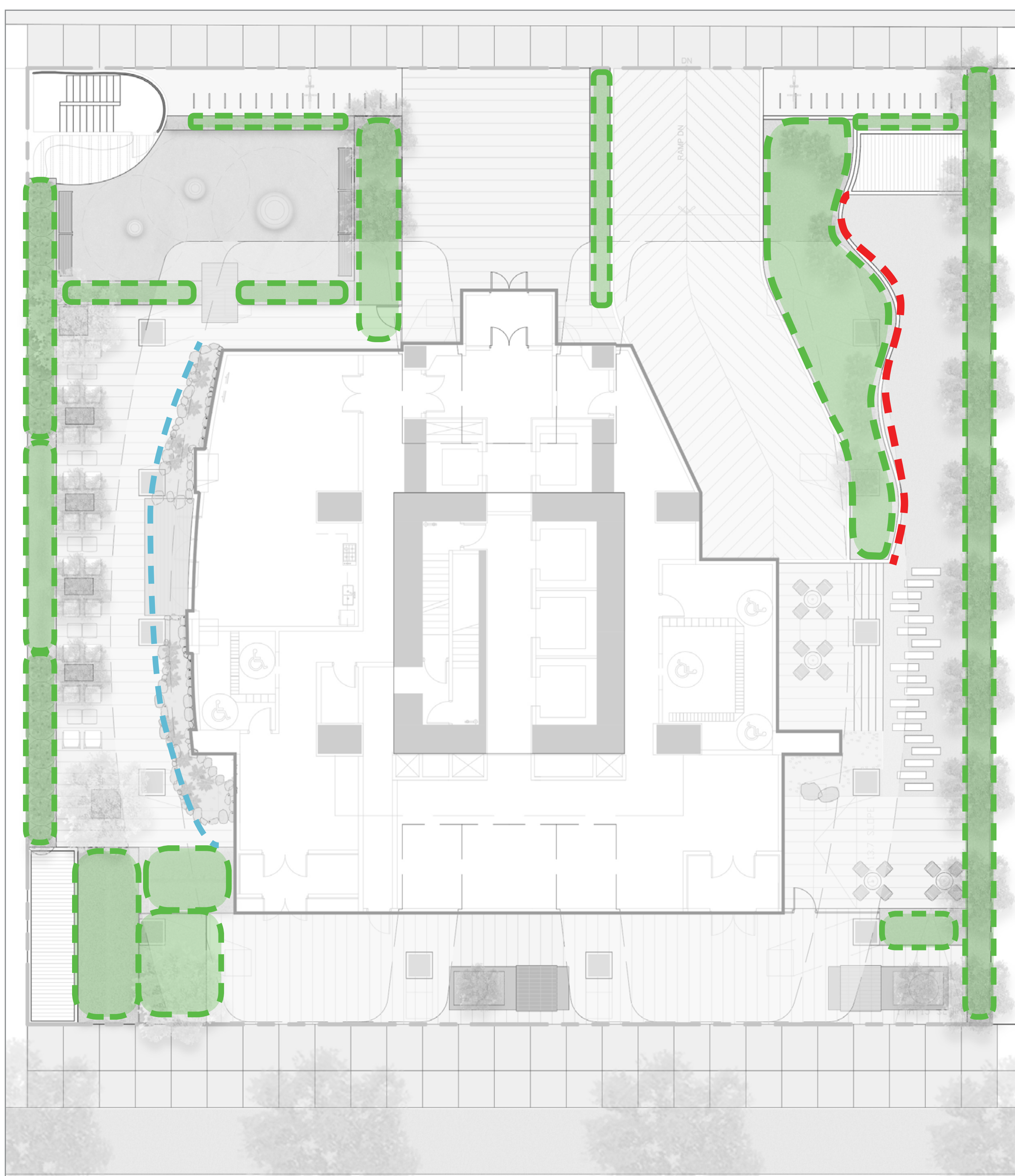
Thoughtful landscape design will highlight the building and provide new pedestrian connections for all to enjoy.



View looking southwest across Ted Northe Lane



View looking north across Nelson Street



The building has been centrally positioned on the site to create visual permeability and enhance security. Each side of the building also features attractive landscaping.

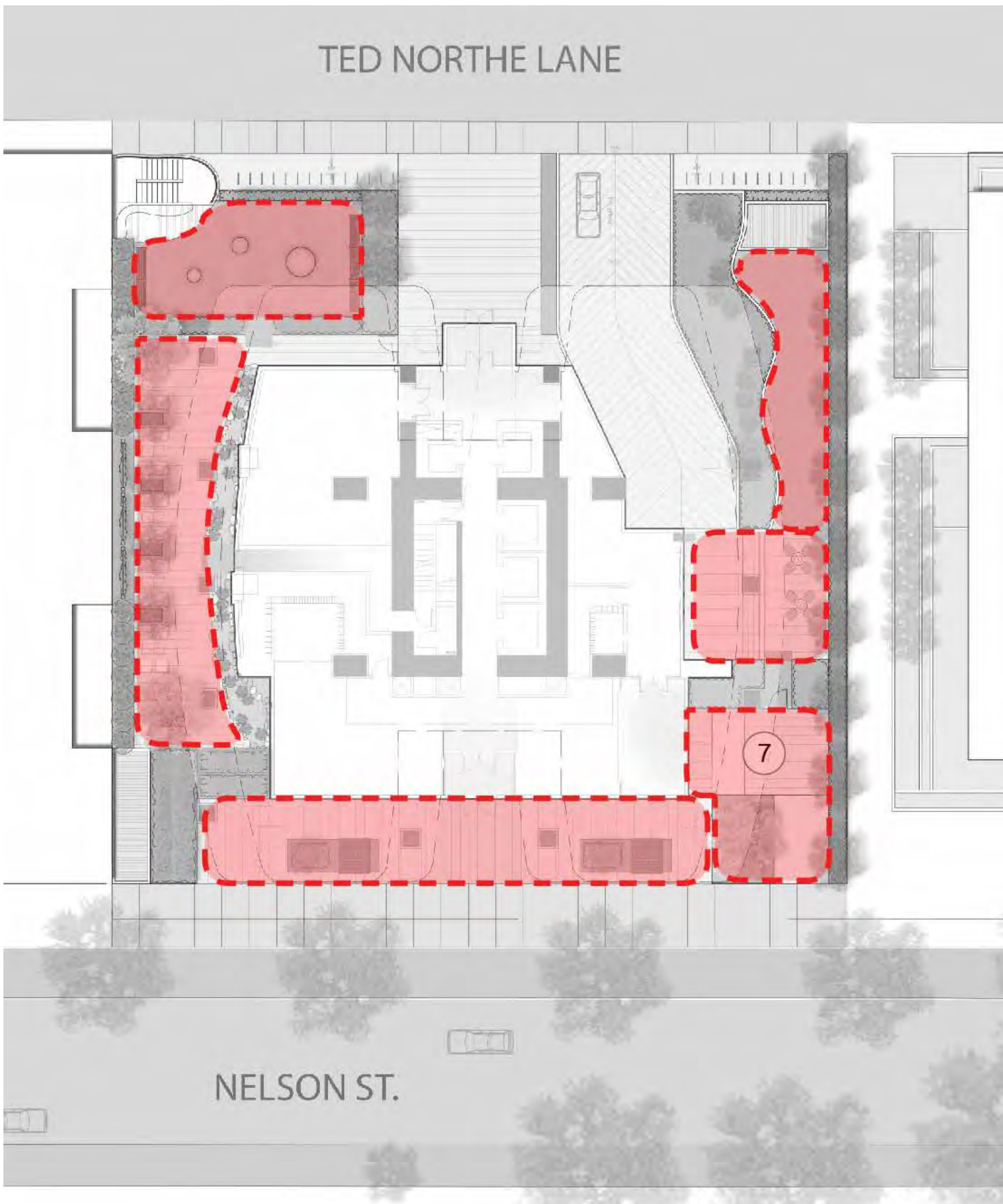
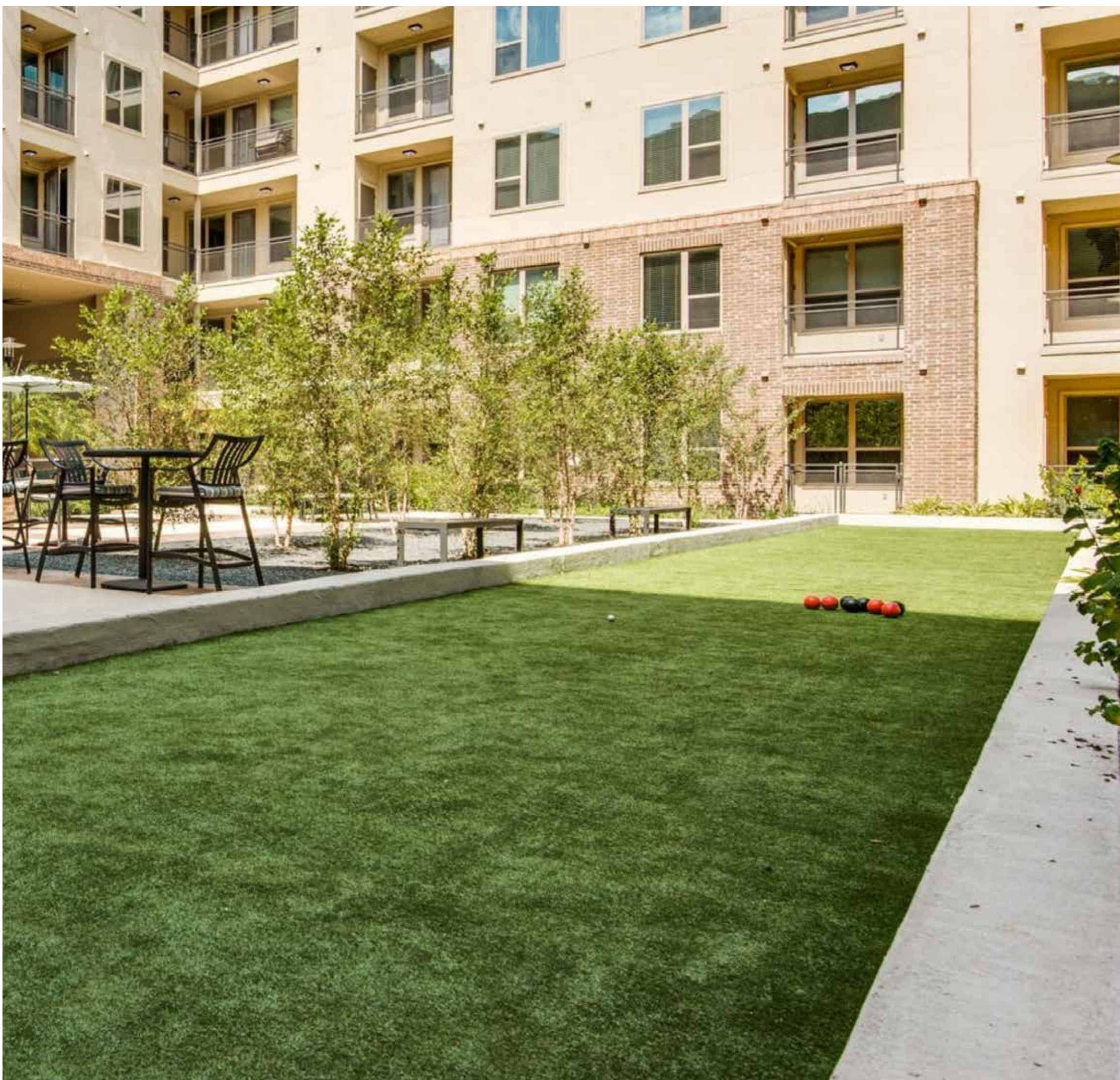
There is a landscaped entry plaza space with seating for residents and pedestrians to enjoy. The park-like setting and dynamic architectural base of the building will add interest and vitality to the public realm along both Nelson Street and Ted Northe Lane.

Amenity Space

The Nelson Street project proposes ample indoor and outdoor space for all residents.

Outdoor Amenity Space – over 4,300 square feet of shared outdoor amenity space is proposed. This space includes children’s play areas at the ground level and other outdoor amenities.

Indoor Amenity Space – Over 4,000 square feet of indoor amenity space for residents is envisioned.

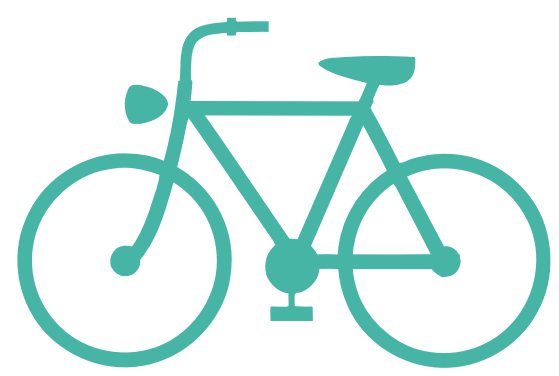


Transportation

Bunt and Associates has completed a transportation study for our proposal.

Bunt and Associates, a leader in the transportation industry, conducted a transportation study for the Nelson Street project to help us better understand how our proposal fits within the transportation context for the area.

The Nelson Street project is located in a pedestrian and bicycle friendly community that is well serviced by transit:



Bike lanes can be found one block away from the property on Comox Street and Burrard Street.



The site is situated in a walkable community with a walkscore of 95, meaning daily errands can be completed without a vehicle.



Bus stops are located less than 200 m away from the property along Burrard Street and the Burrard SkyTrain Station is located less than 5 blocks away.



Vehicle Trips

The proposal would generate a net increase of 1.5 vehicles every minute, on average during peak morning and evening hours. The new vehicular demands are anticipated to be less taking into consideration the existing nearby amenities. The percentages change with the new development are within the variations of hourly flows and are not considered to be material.



Parking

A total of 299 parking stalls are planned for the development. This exceeds the minimum parking requirements outlined in the City of Vancouver's Parking By-Law. Our goal is to minimize our impact on street parking as much as possible.



Bike Parking

1000 bicycle parking stalls for residents and 26 short term bicycle parking stalls for visitors will be provided. Our goal is to support cycling options for our future residents and visitors.

Landscape Design

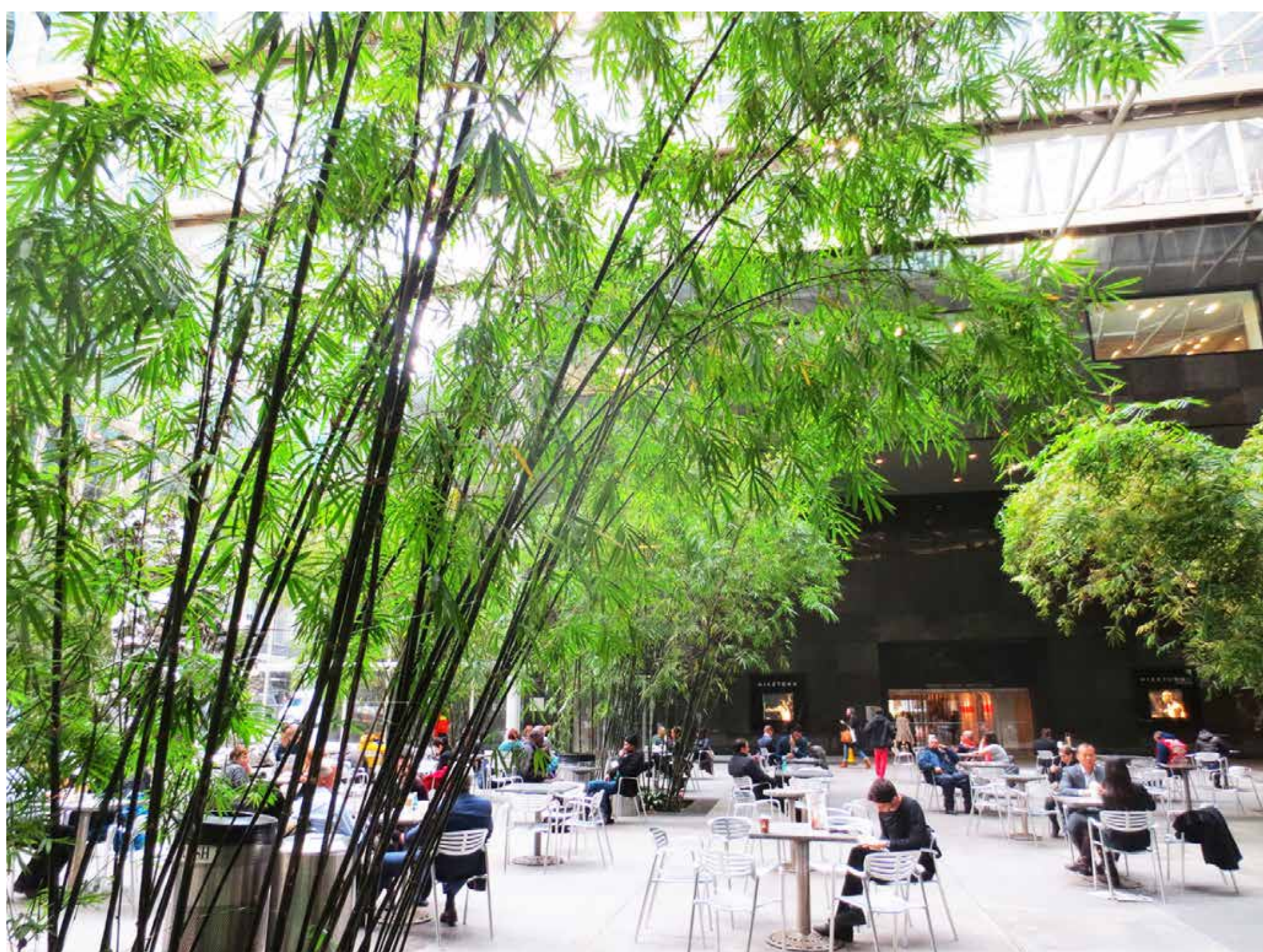
The landscape design will seamlessly integrate public and private spaces into the surrounding neighbourhood.

The landscaping plan includes many natural elements to enhance livability and to contribute to it's overall sustainability.

Some of the features include:



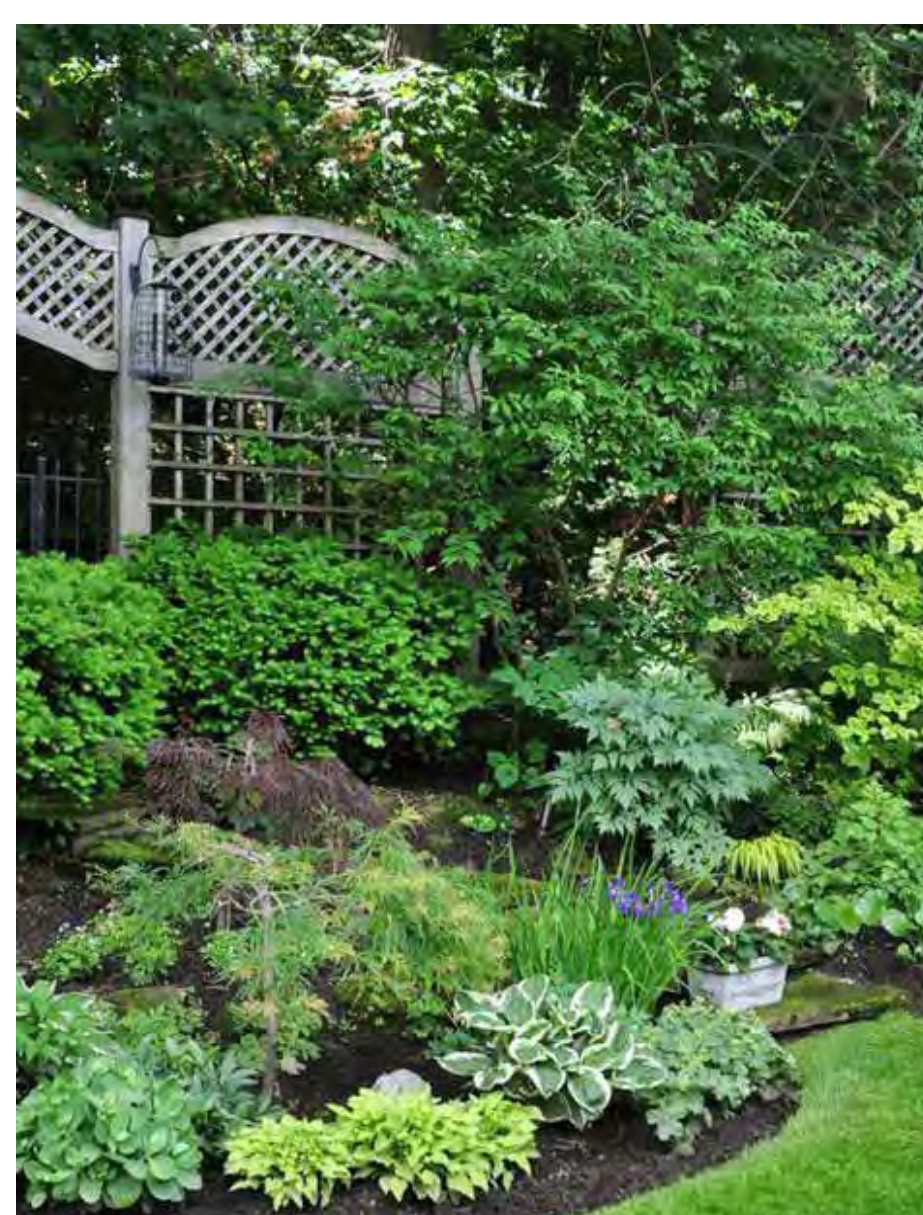
Green Trellis



Bamboo screening



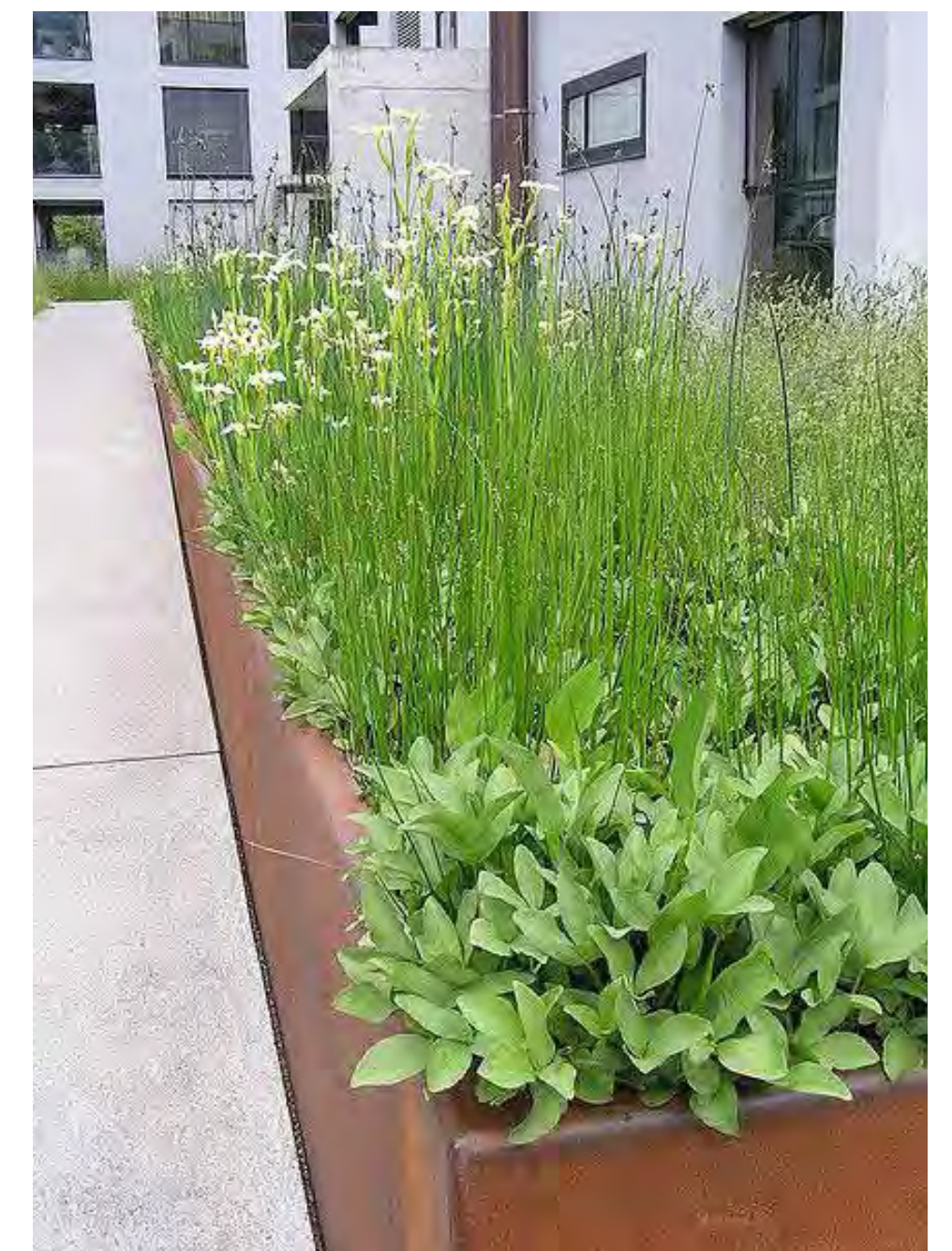
Dry creek for stormwater run-off



Edible/native plants



Children's play area



Green planters



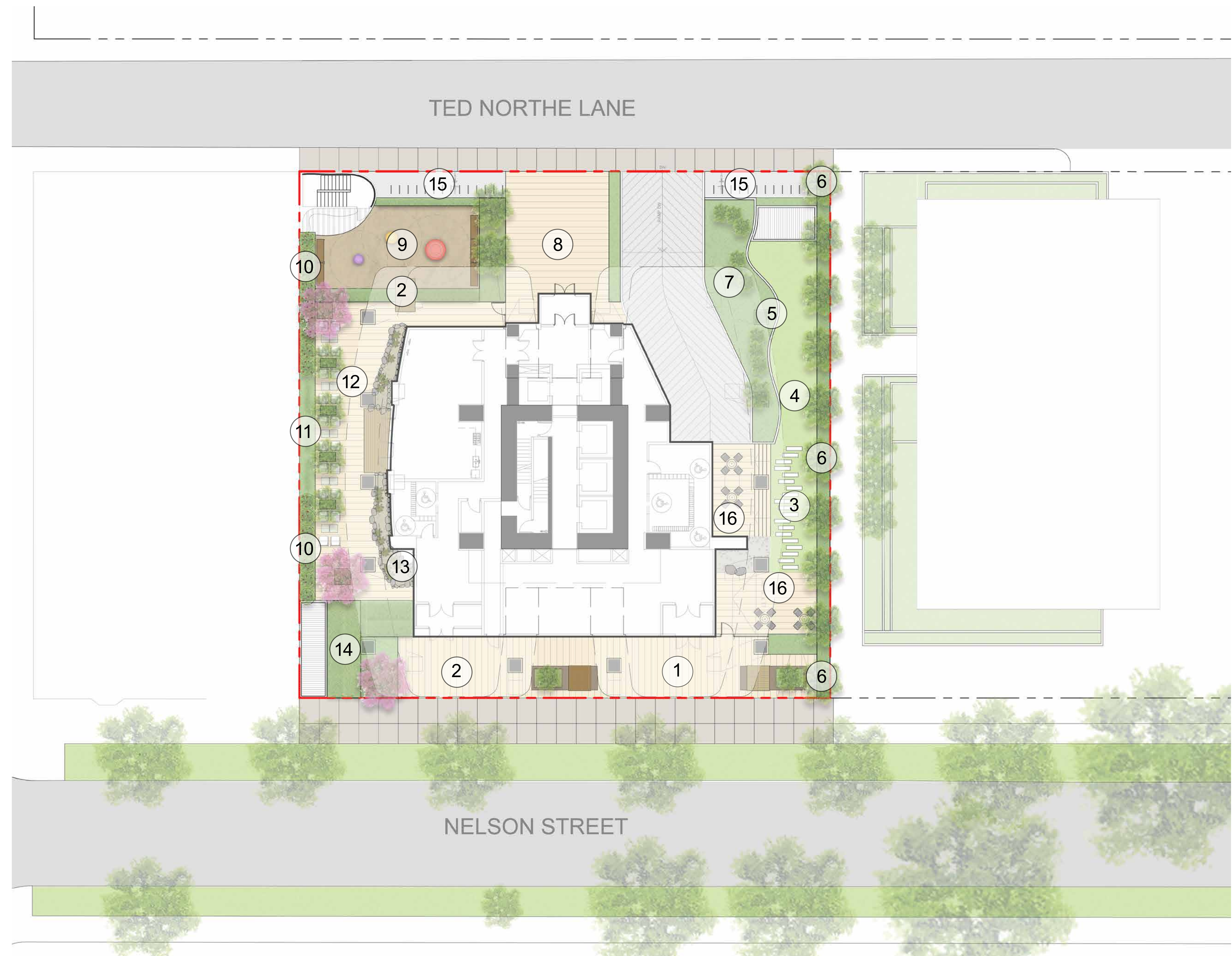
Outdoor seating



Indoor Atrium

Landscape Plan

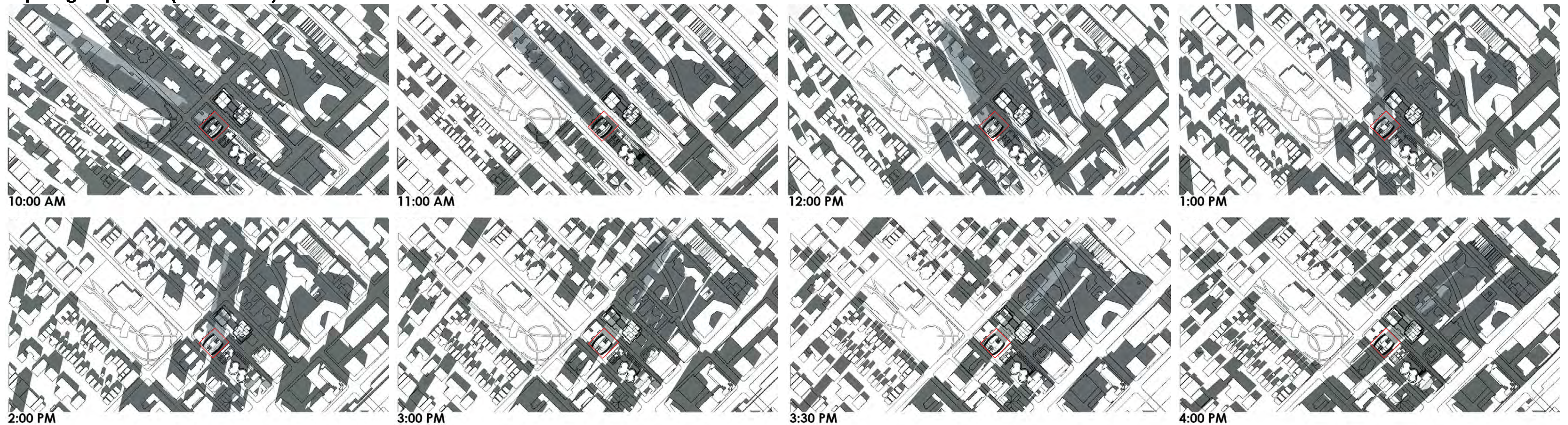
- ① ENTRANCE PLAZA FOR MARKET HOUSING
- ② ENTRANCE PLAZA FOR NON-MARKET HOUSING
- ③ STEPPING STONE
- ④ DOG RUN
- ⑤ SEATING EDGE
- ⑥ ROW OF BIRCH FOR SCREENING
- ⑦ NATIVE/ EDIBLE PLANTS
- ⑧ LOADING ZONE
- ⑨ CHILDREN'S PLAY AREA
- ⑩ EVERGREEN FLOWERING SHRUBS
- ⑪ GREEN TRELLIS
- ⑫ PATIO FOR NON-MARKET HOUSING
- ⑬ DRY CREEK
- ⑭ RAISED PLANTER IN FRONT OF PARKADE INTAKE
- ⑮ BIKE PARKING (26 RACKS)
- ⑯ SEATING AREA



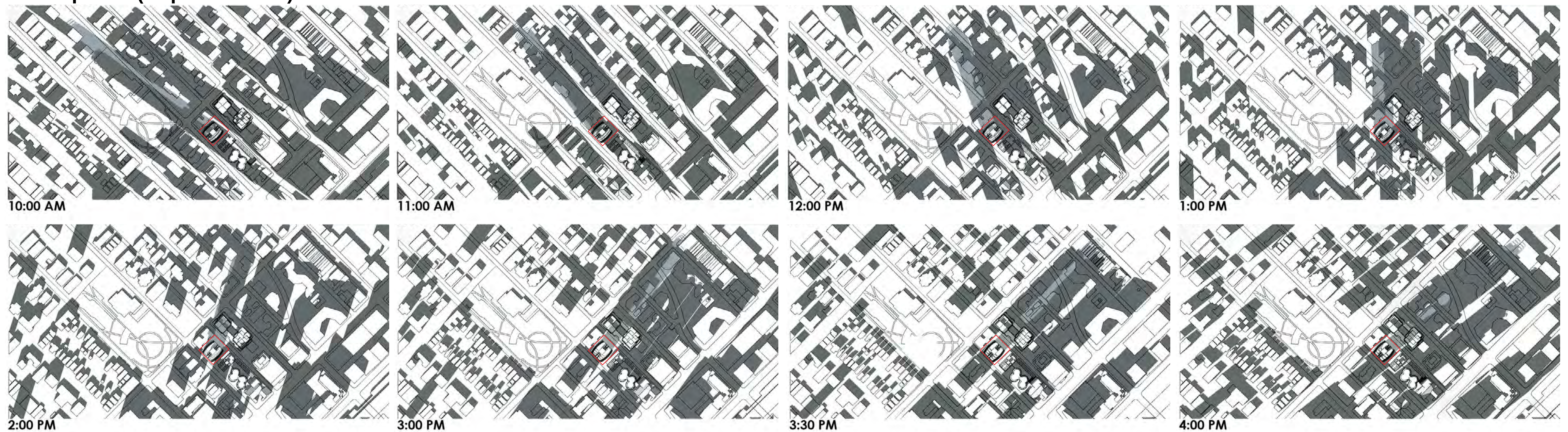
Shadow Studies

The shape of the building is designed to minimize shadow impacts on parks and public spaces.

Spring Equinox (March 20)



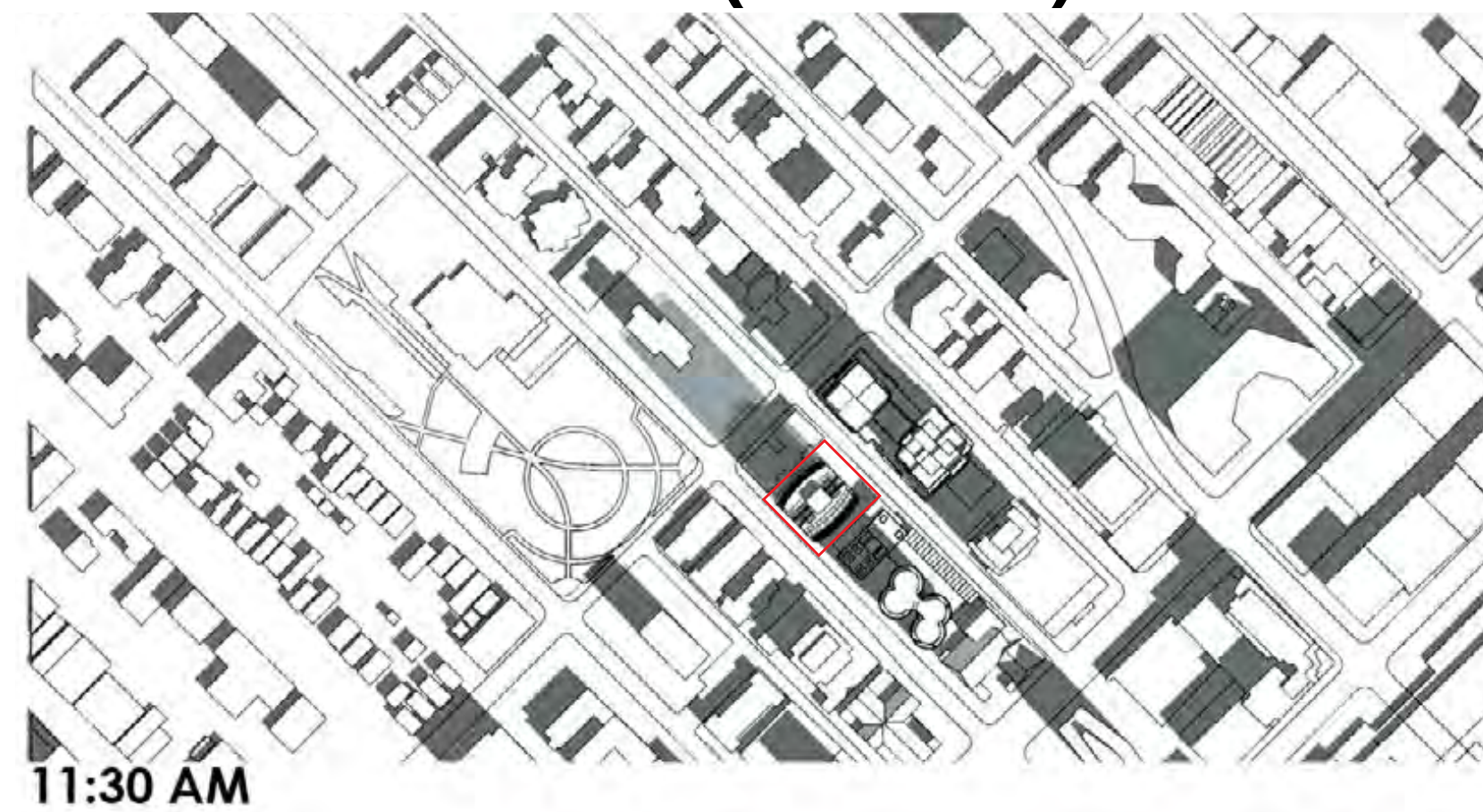
Fall Equinox (September 22)



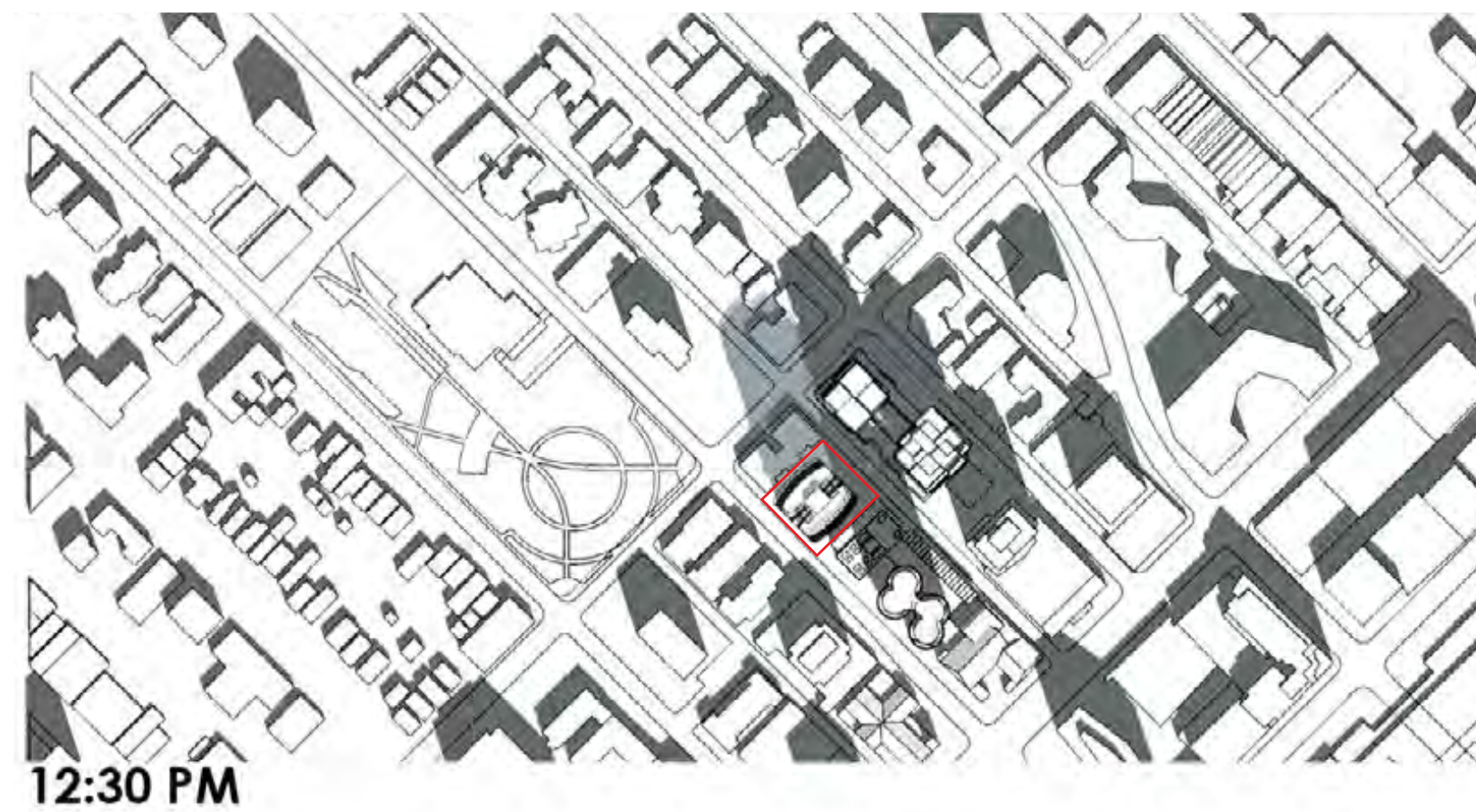
Shadow Studies

The shape of the building is designed to minimize shadow impacts on parks and public spaces.

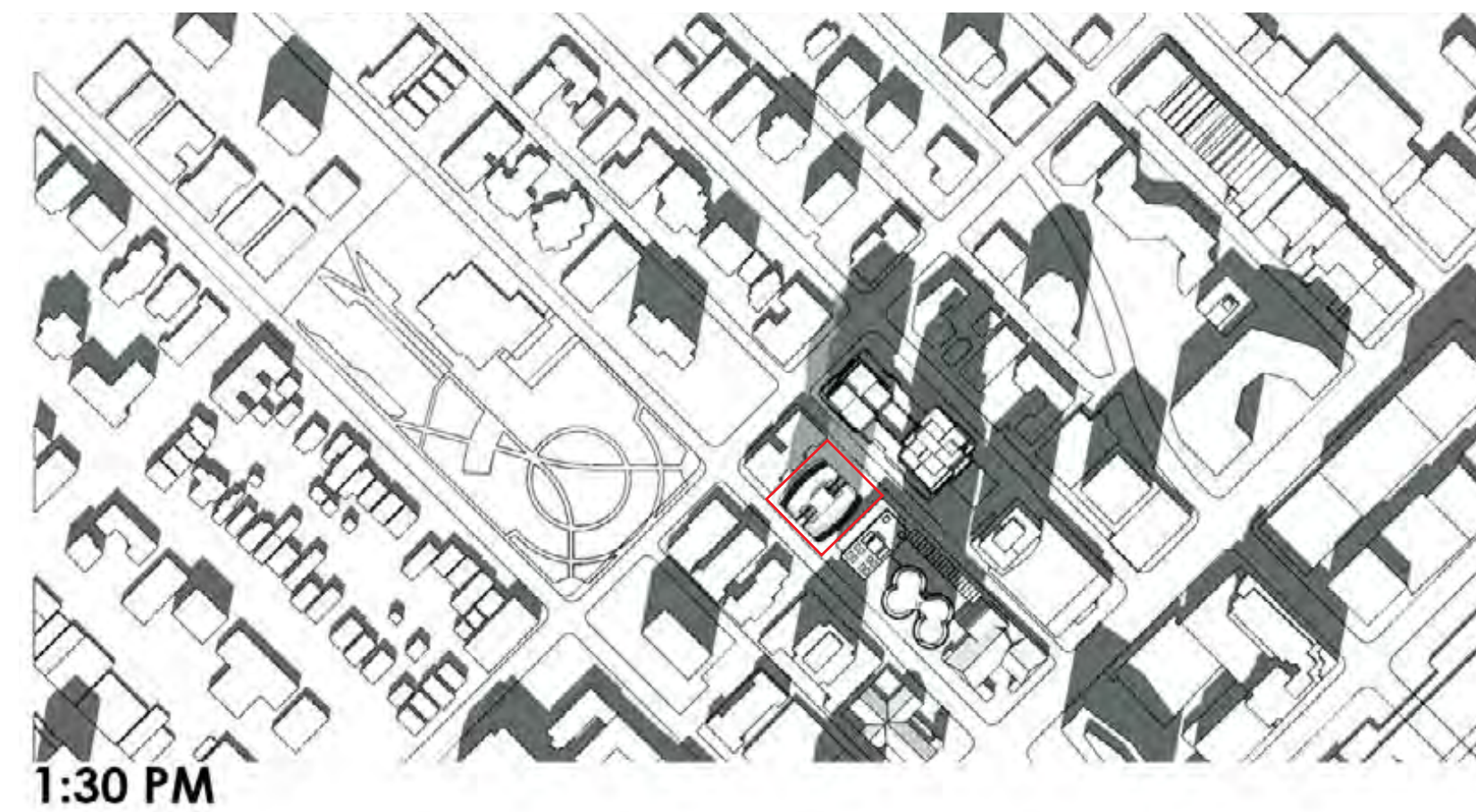
Summer Solstice (June 21)



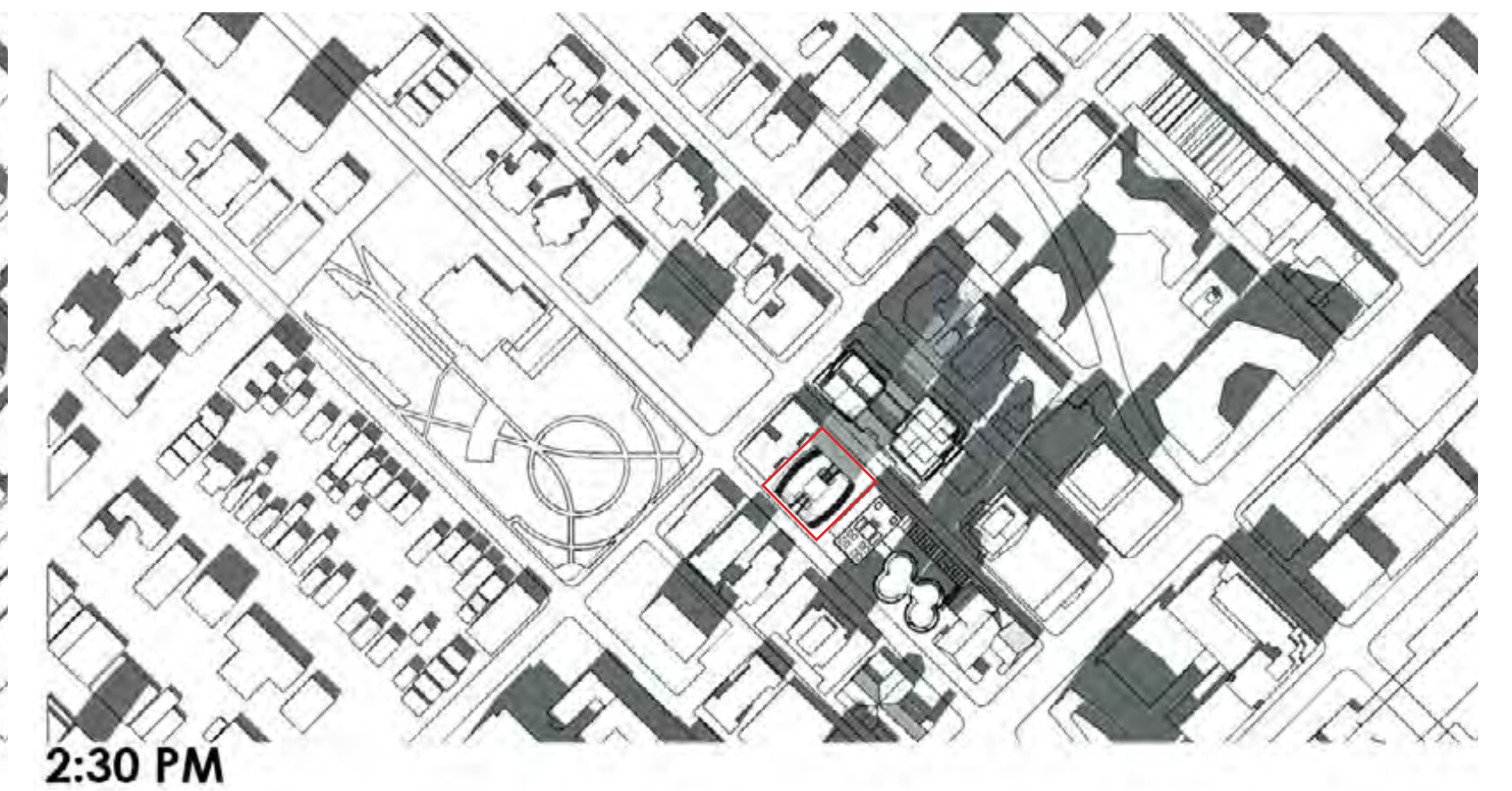
11:30 AM



12:30 PM

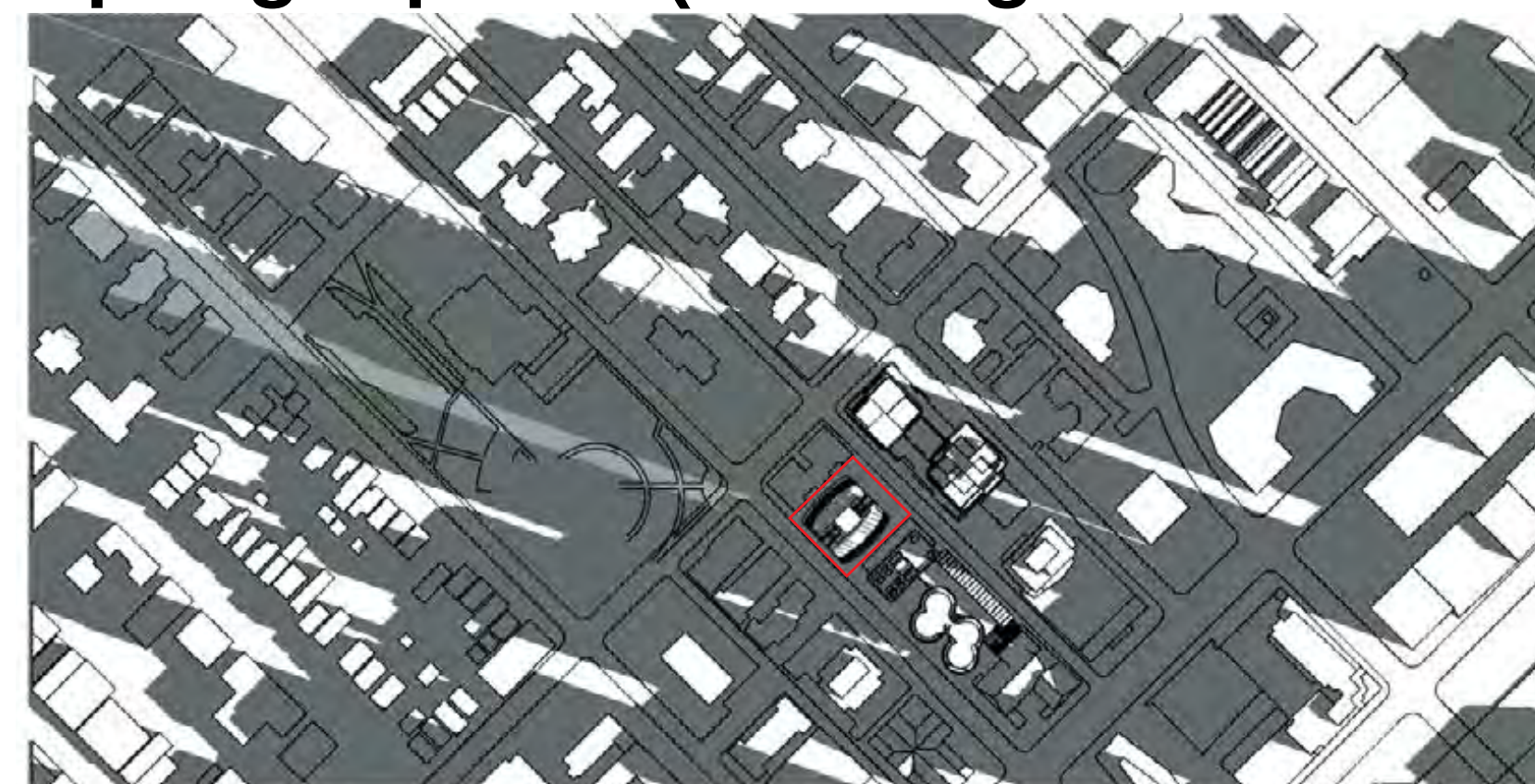


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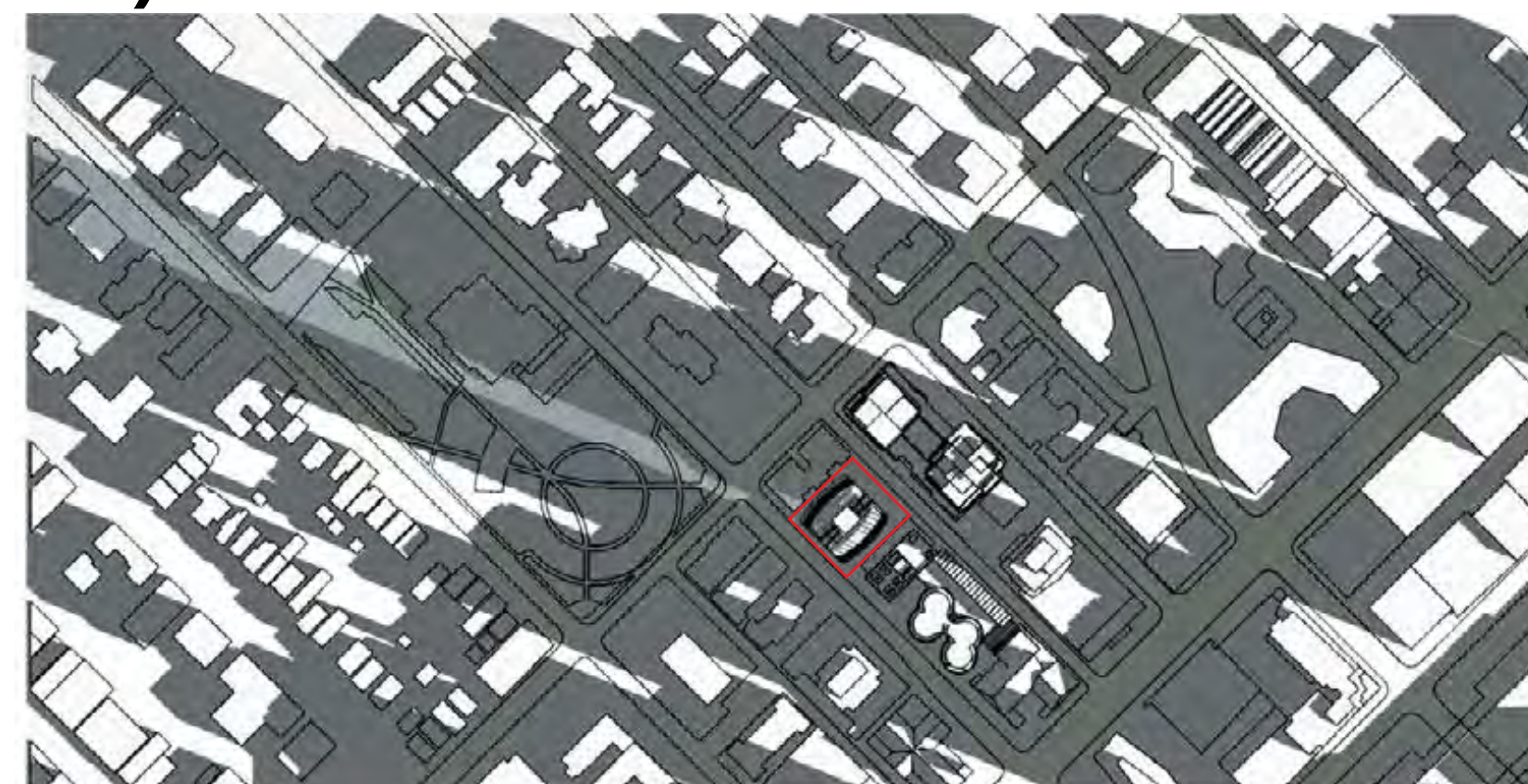


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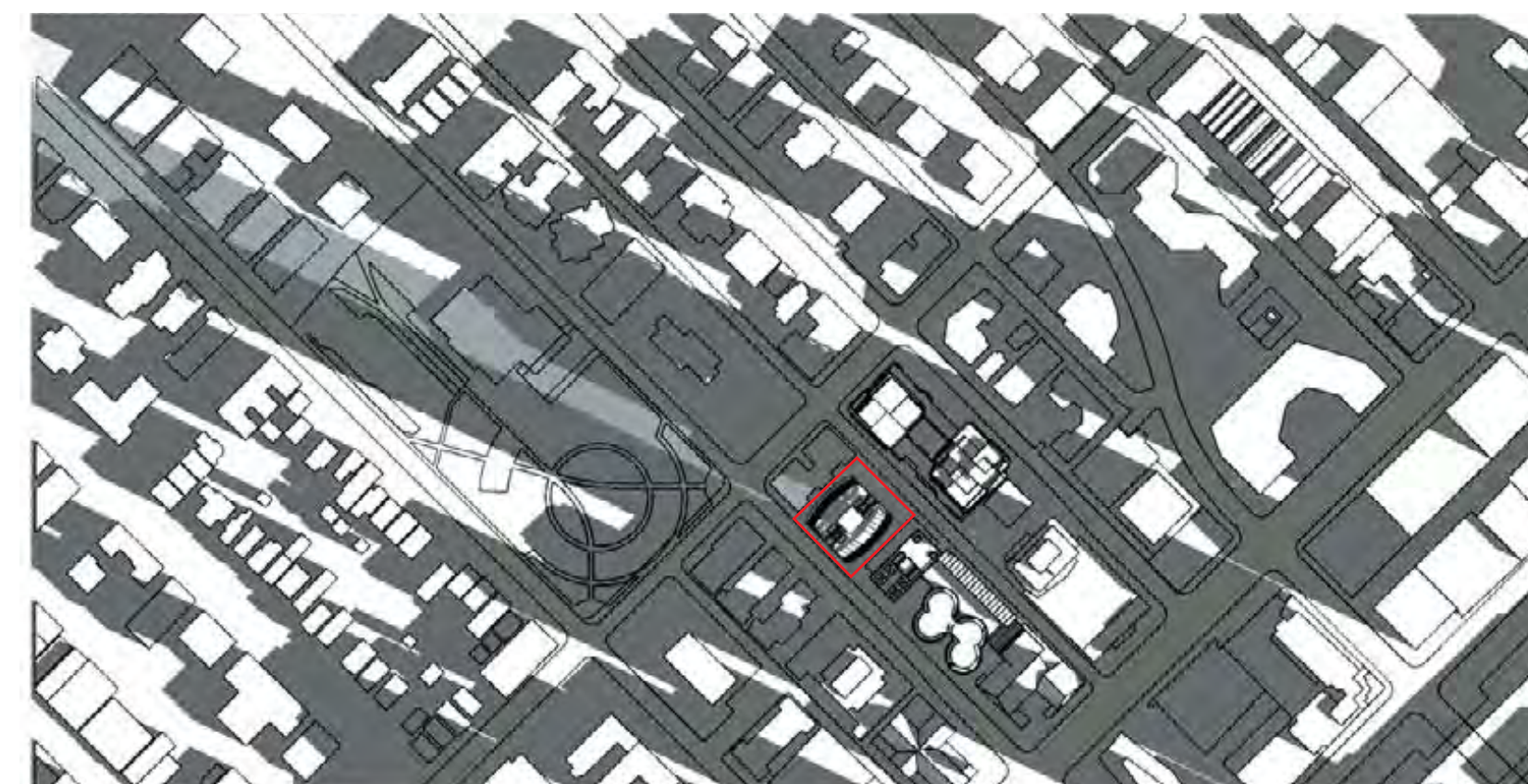
Spring Equinox (morning shadow studies)



9:00 AM



9:15 AM

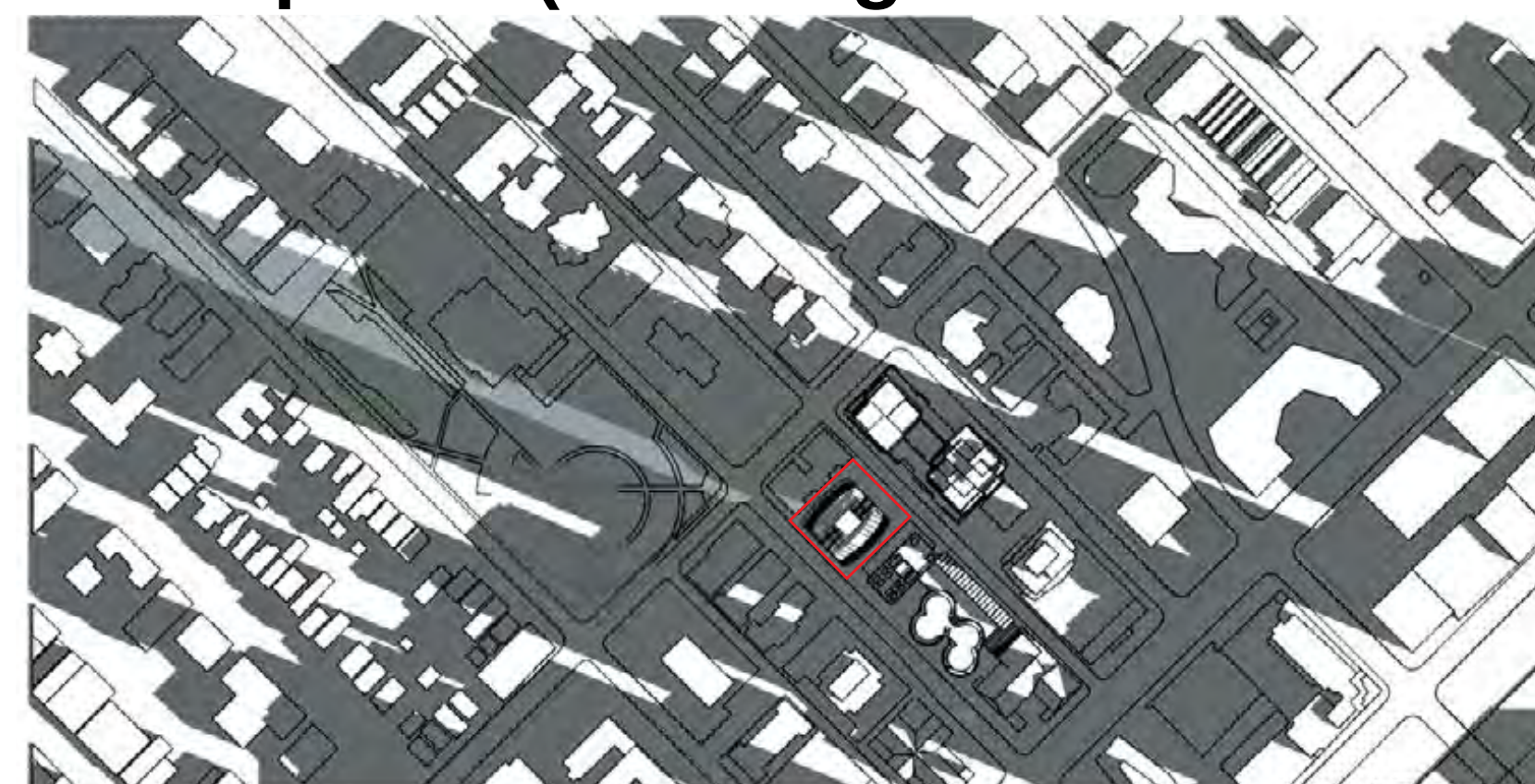


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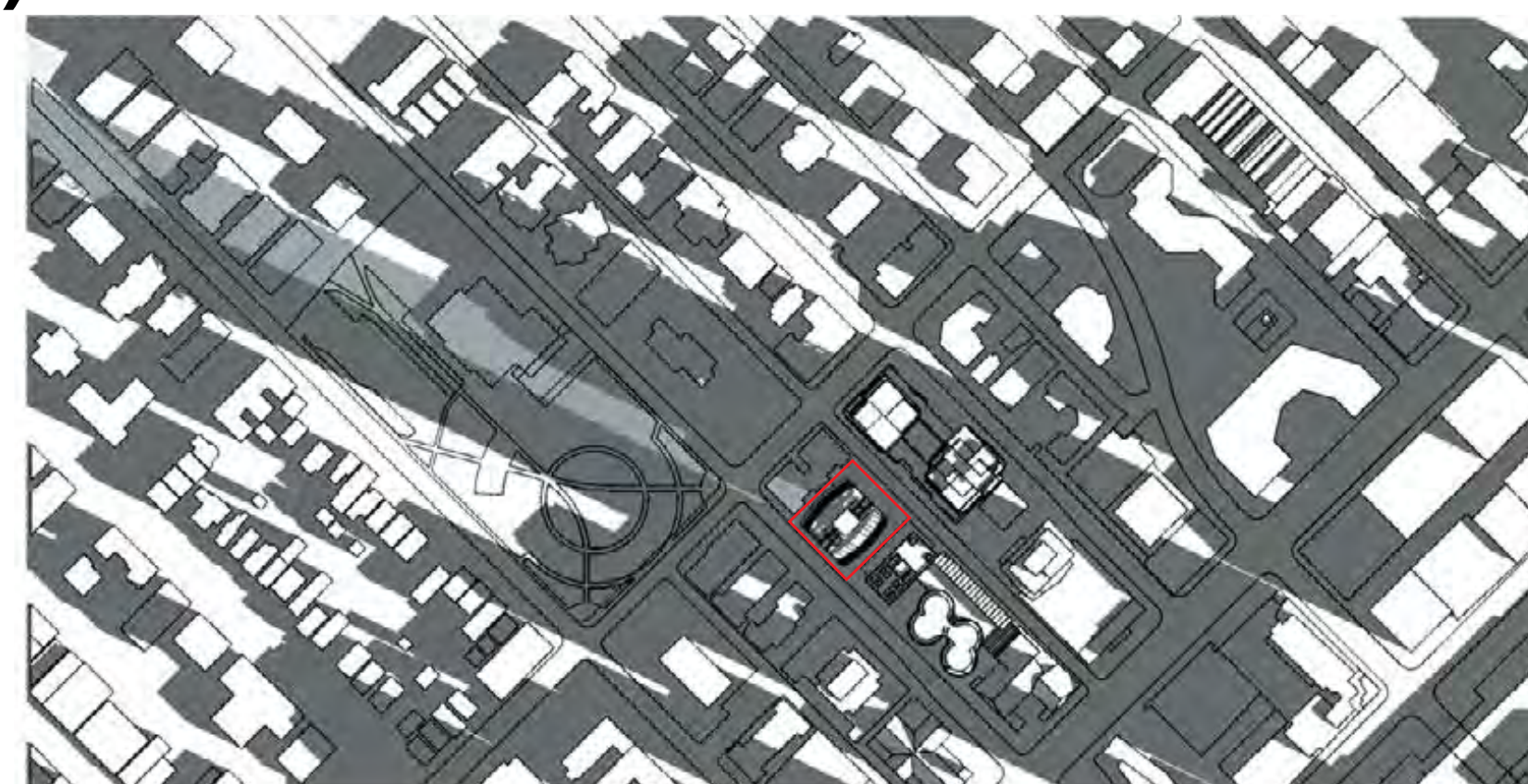


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Fall Equinox (morning shadow studies)



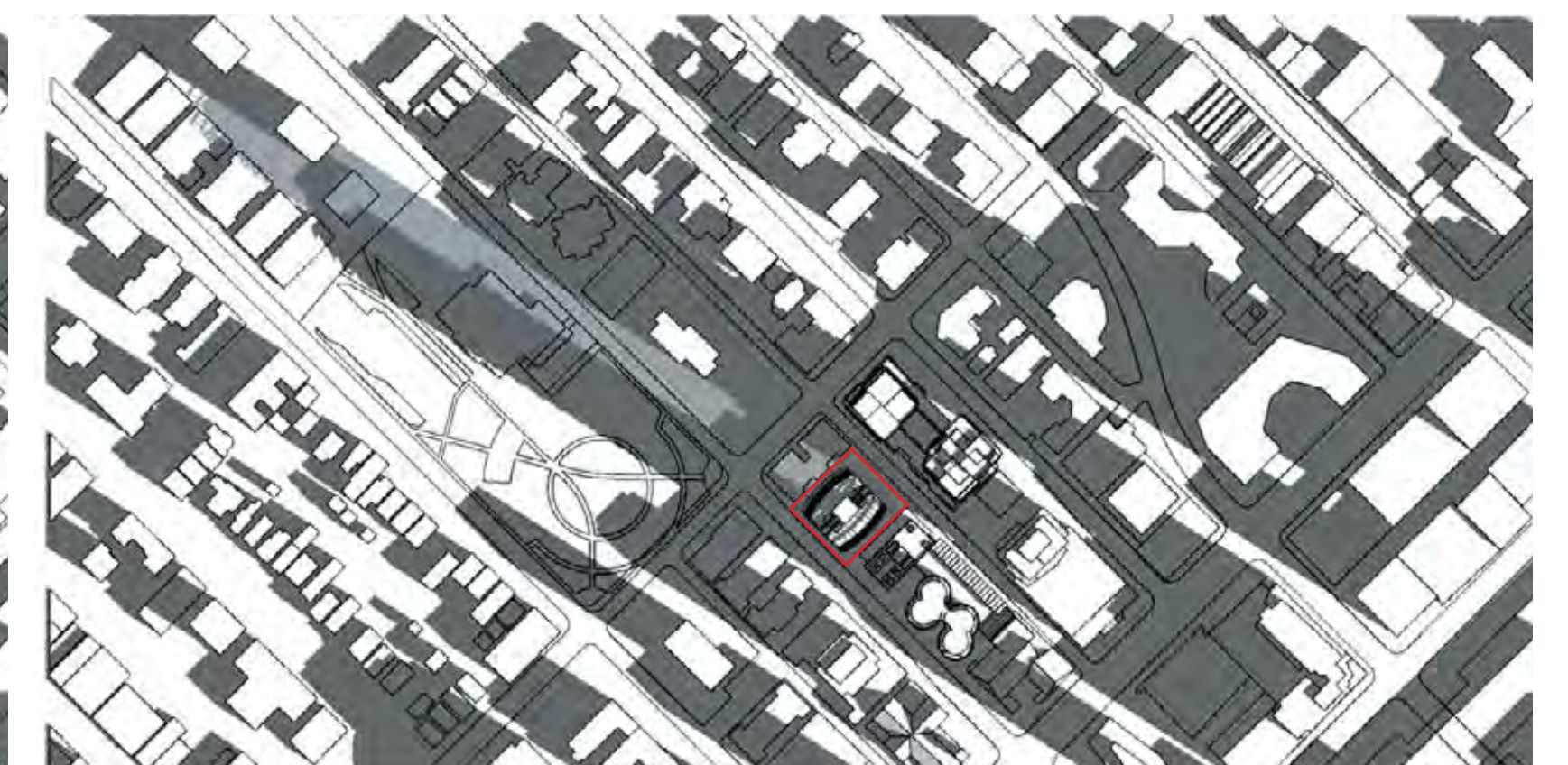
9:00 AM



9:15 AM



9:30 AM

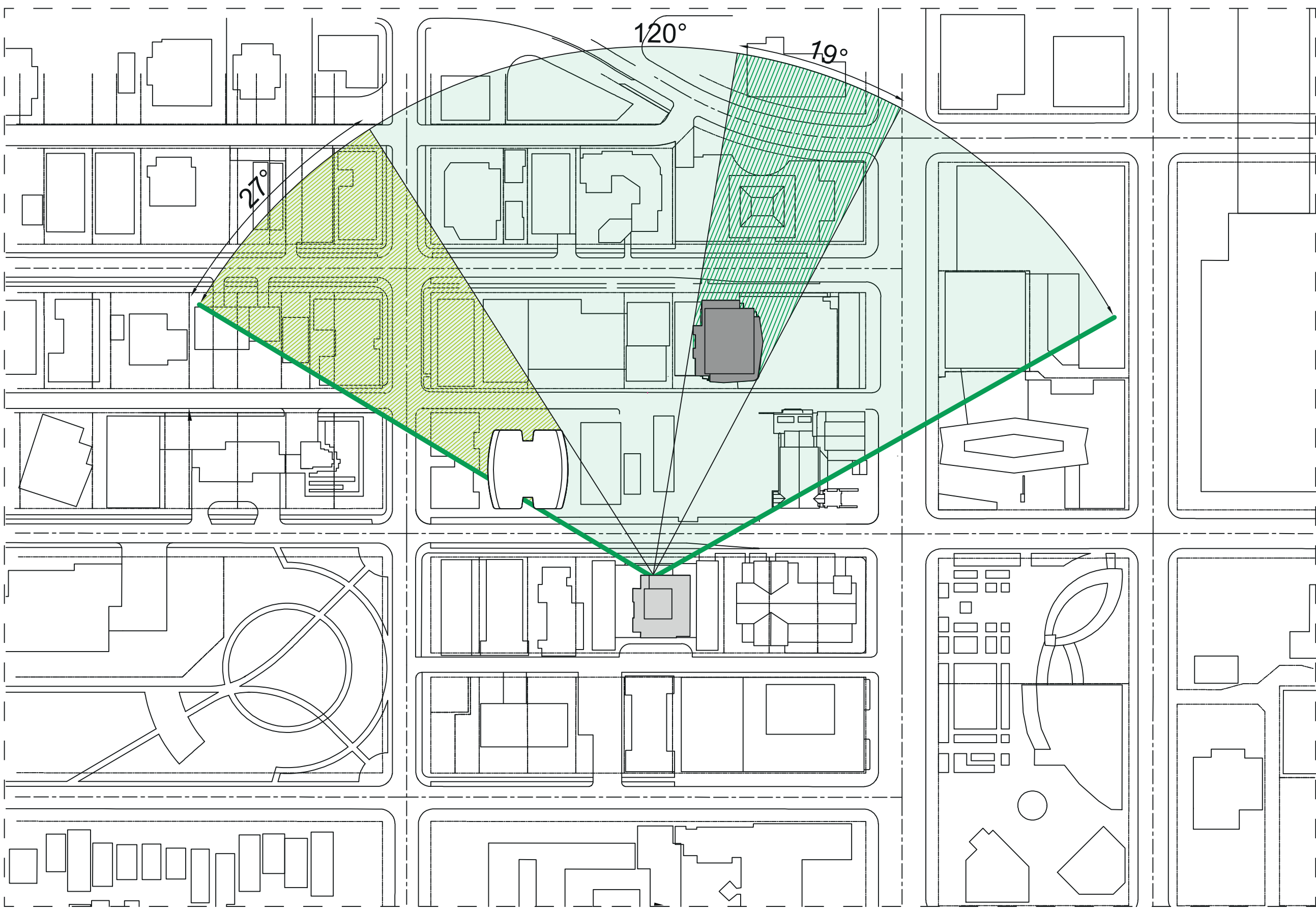
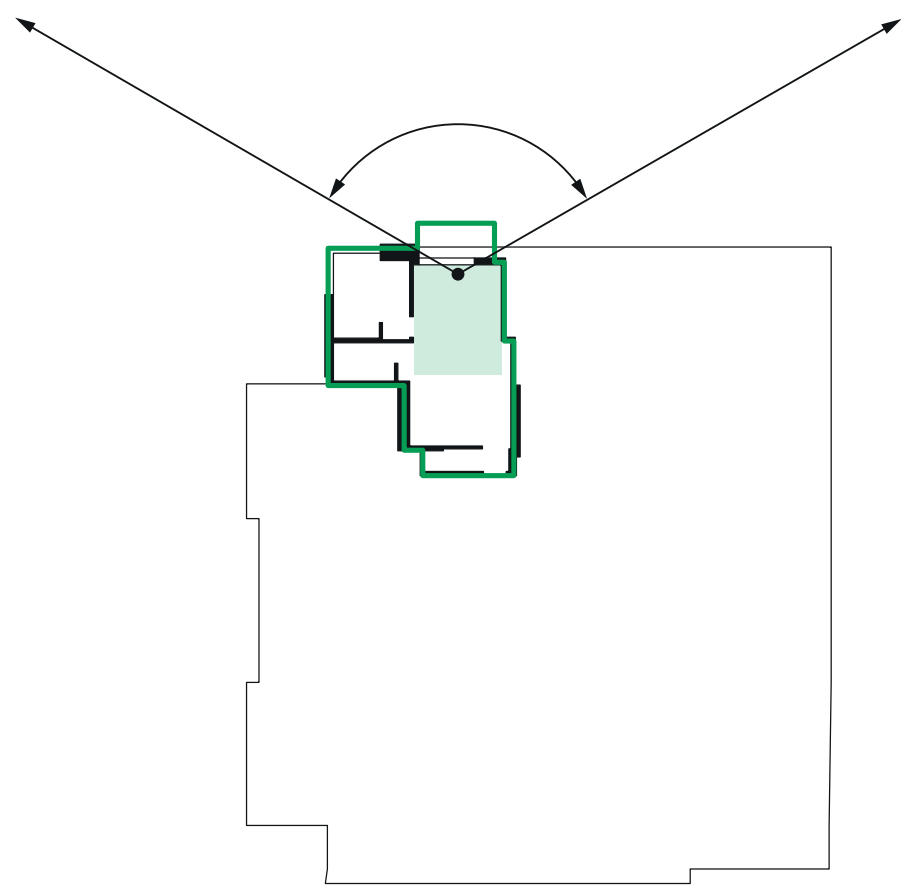


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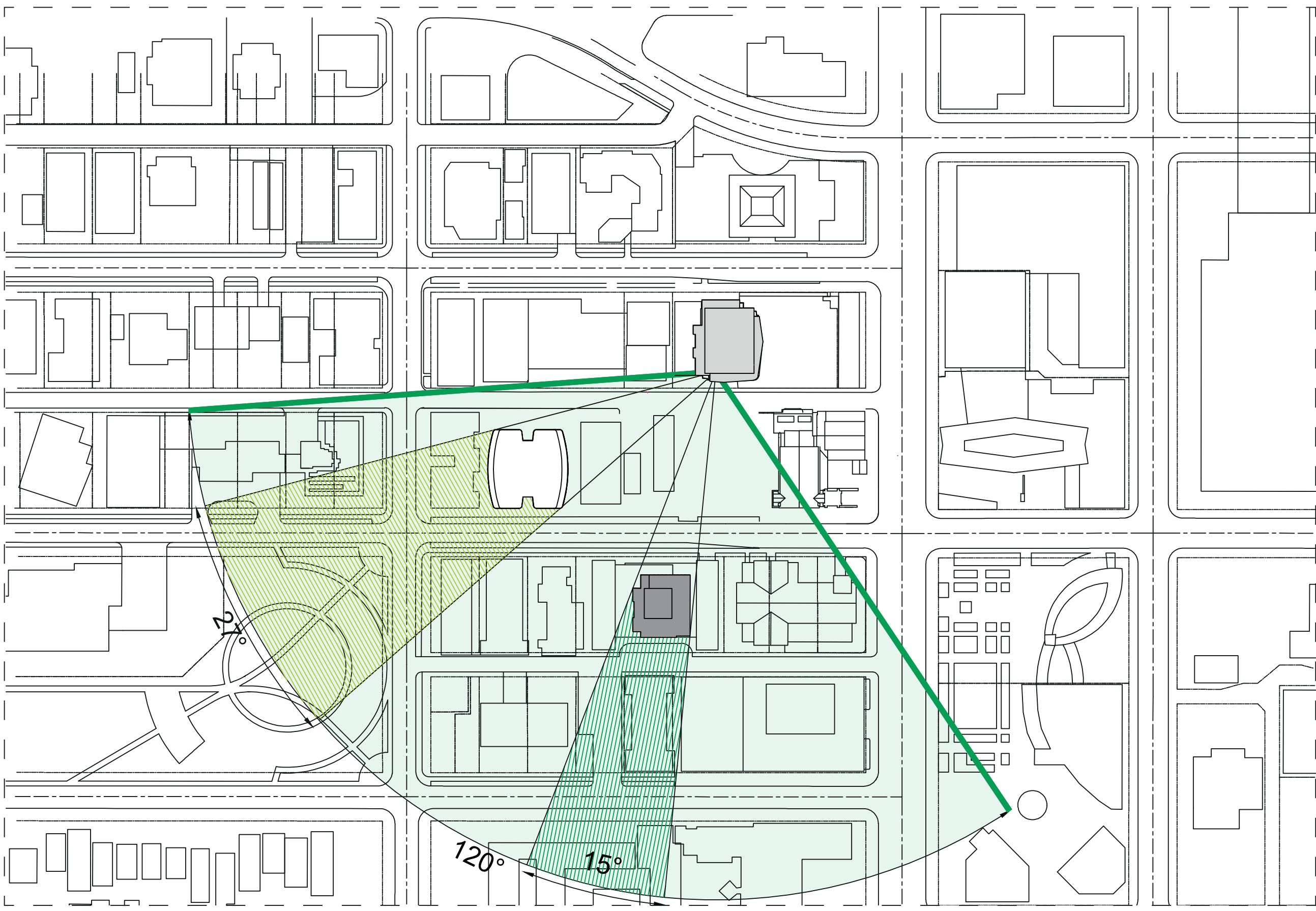
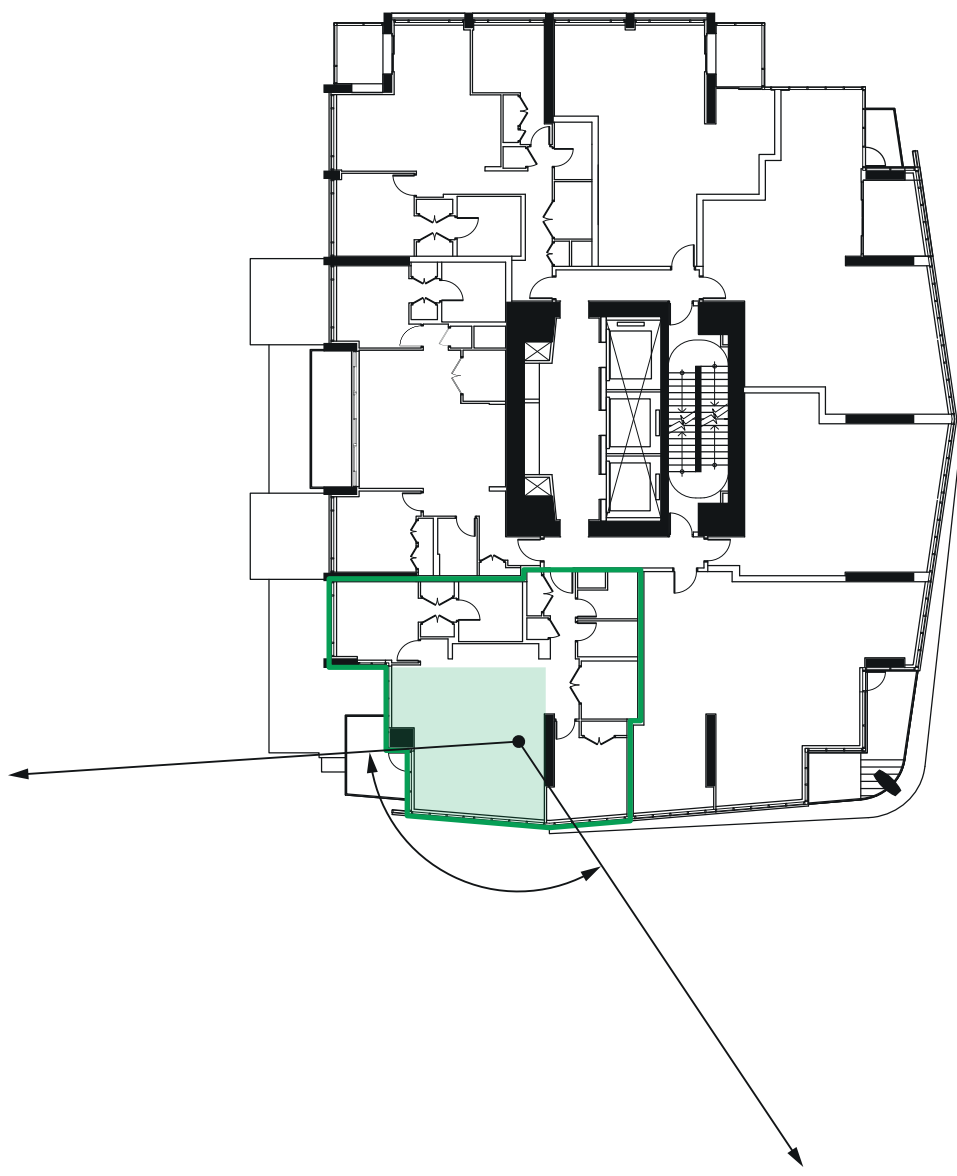
View Studies

From 1022 Nelson St Wesley Place

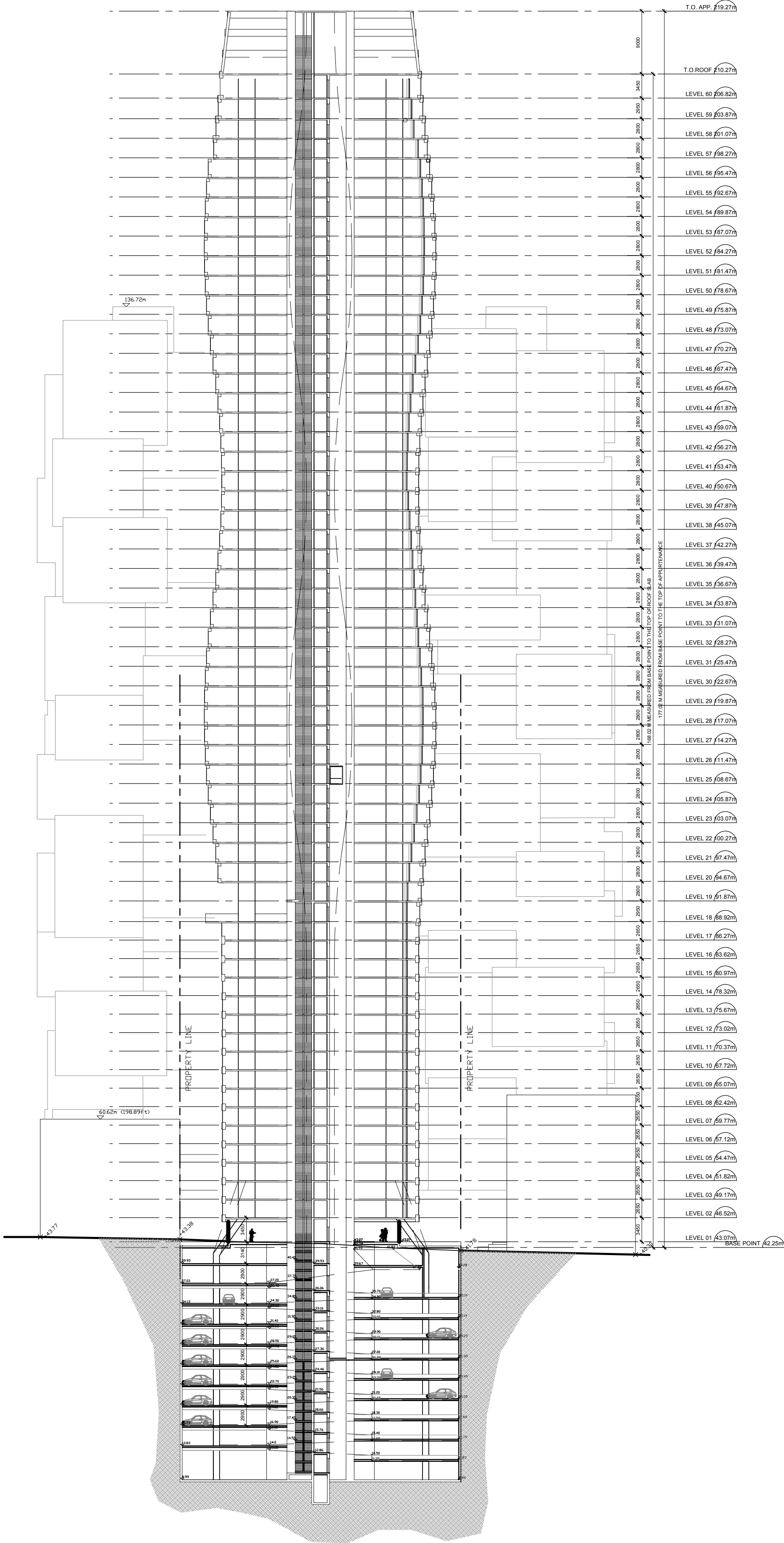
- Existing view blockage
- Proposed tower view blockage



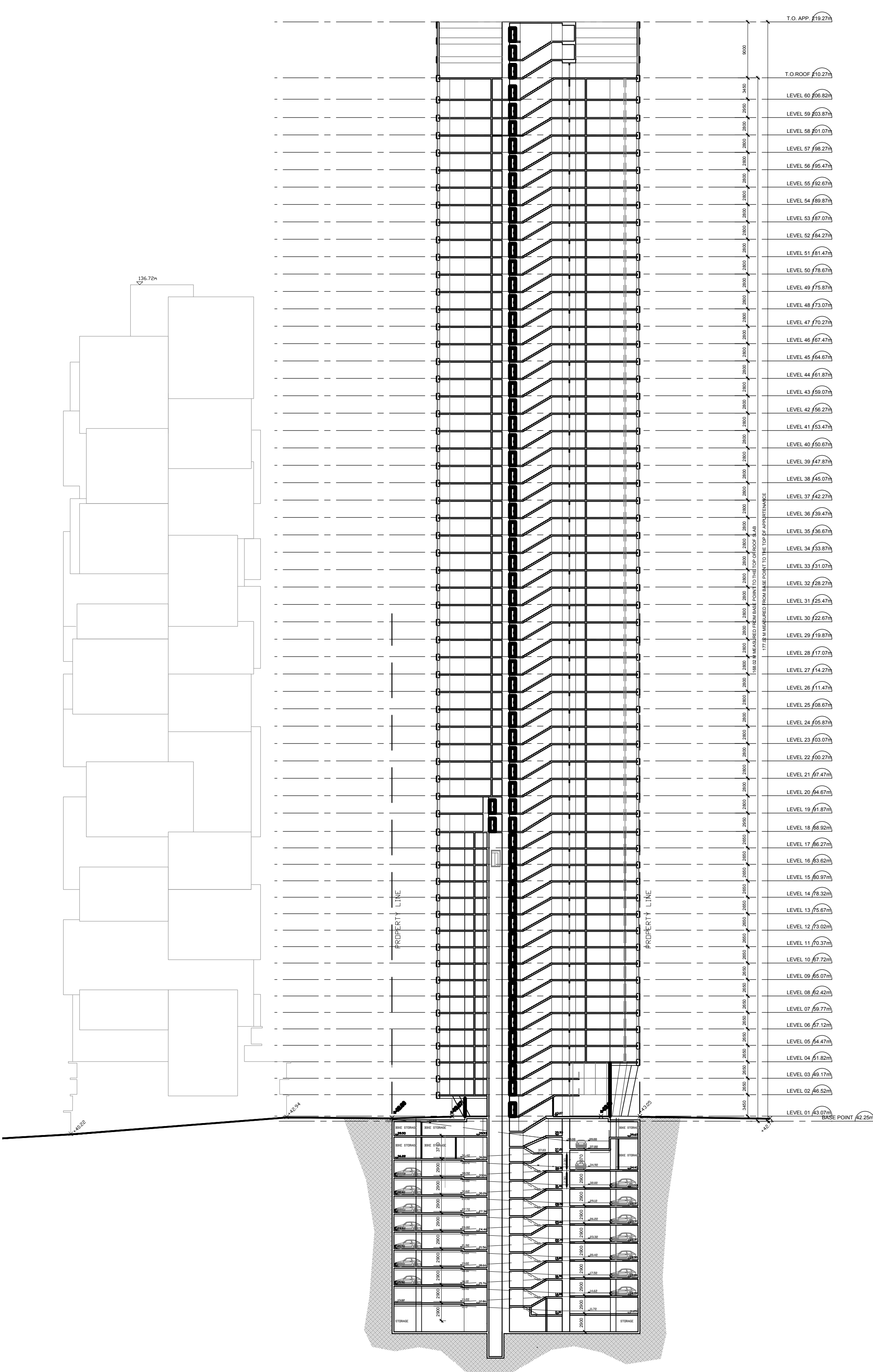
From 1028 Barclay St Patina



Sections

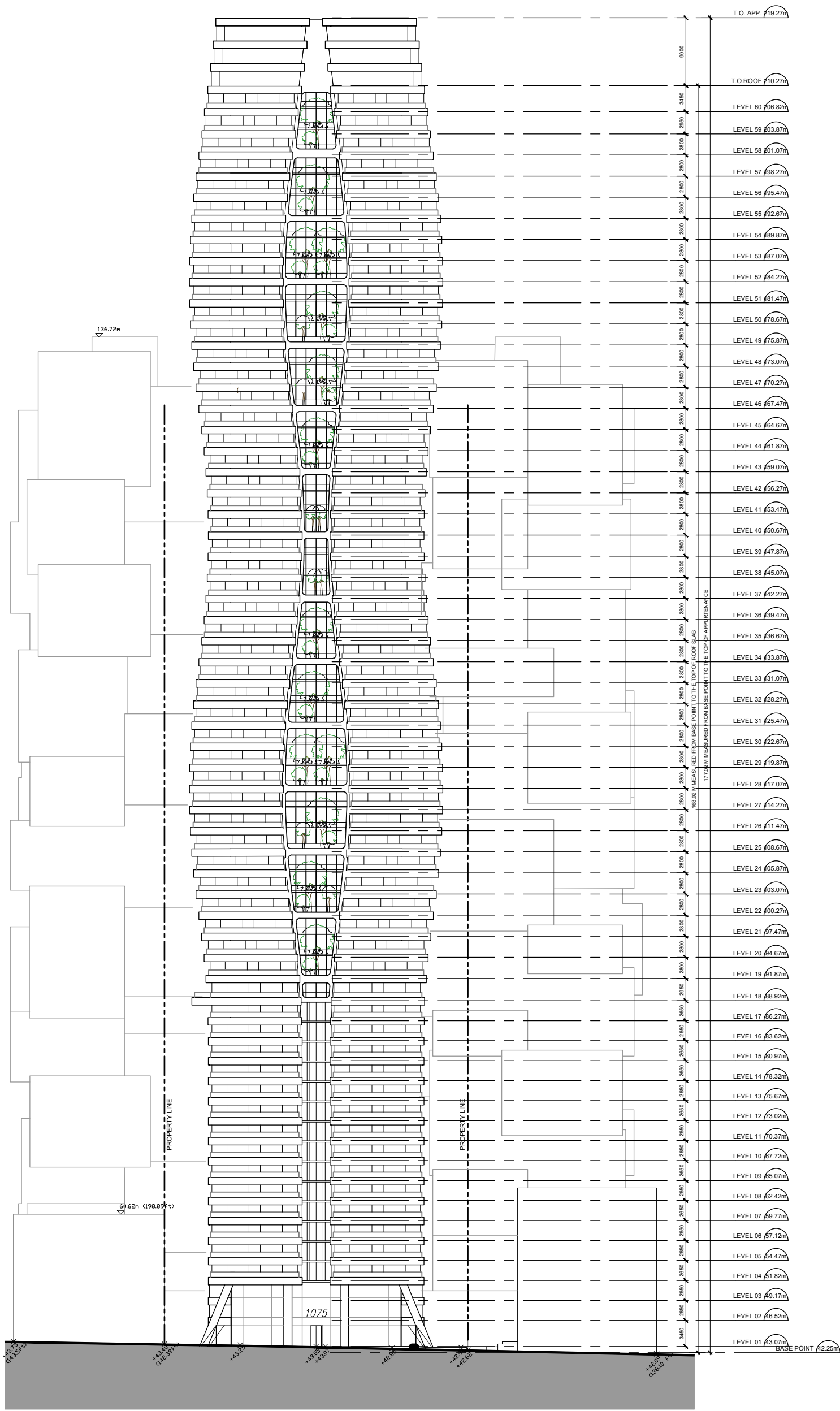


Section A

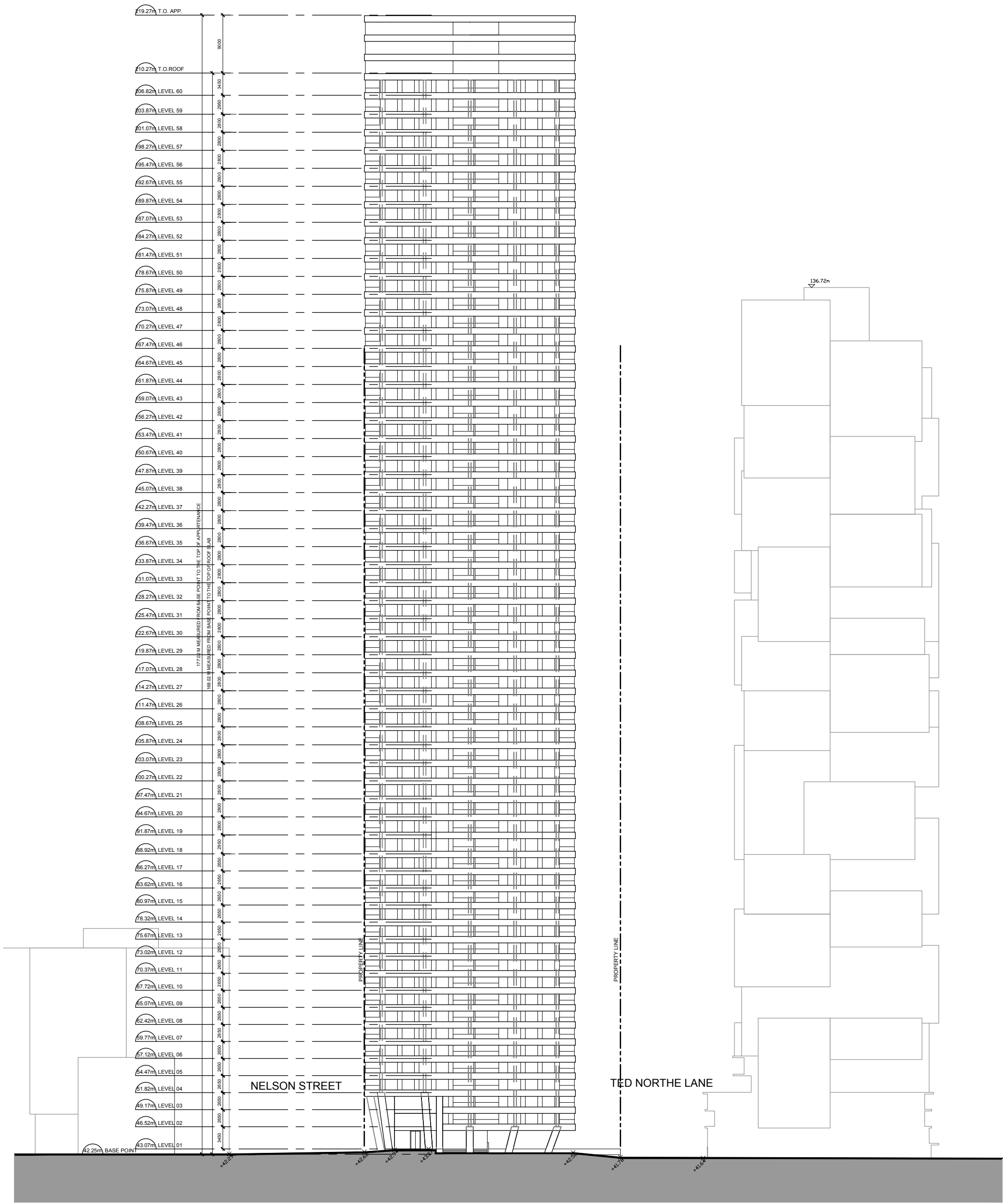


Section B

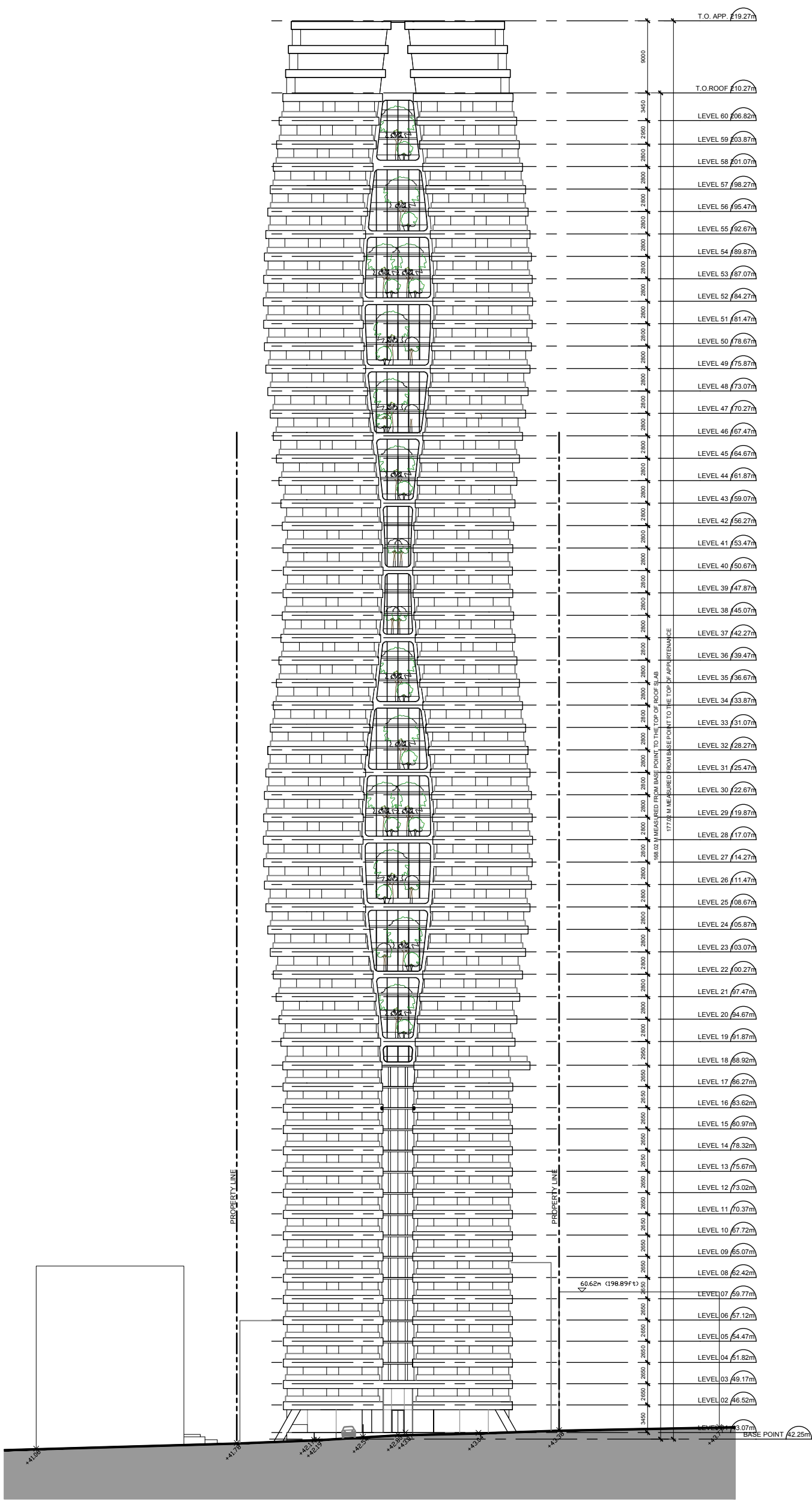
Elevations



1 SOUTH ELEVATION



2 EAST ELEVATION

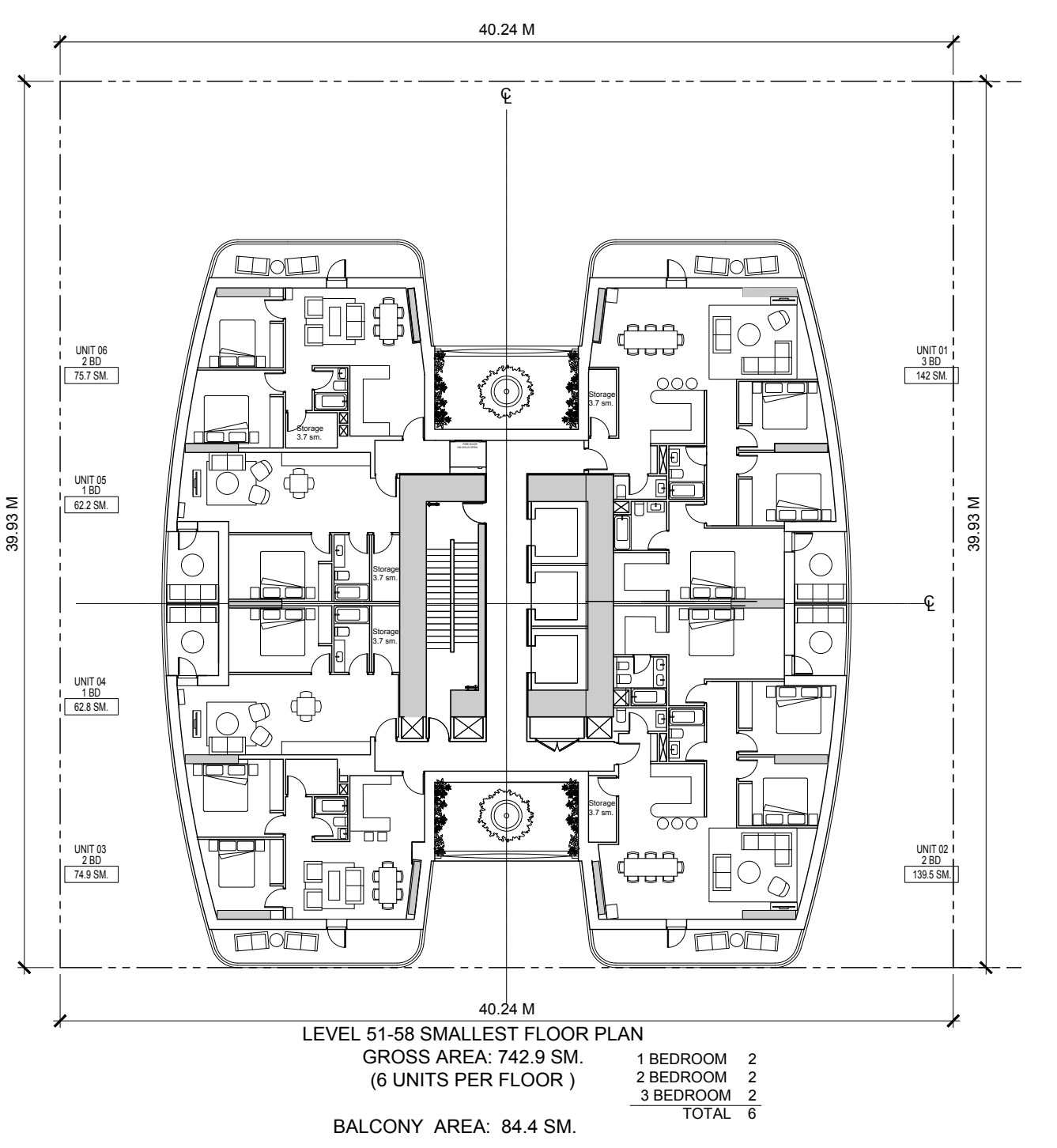
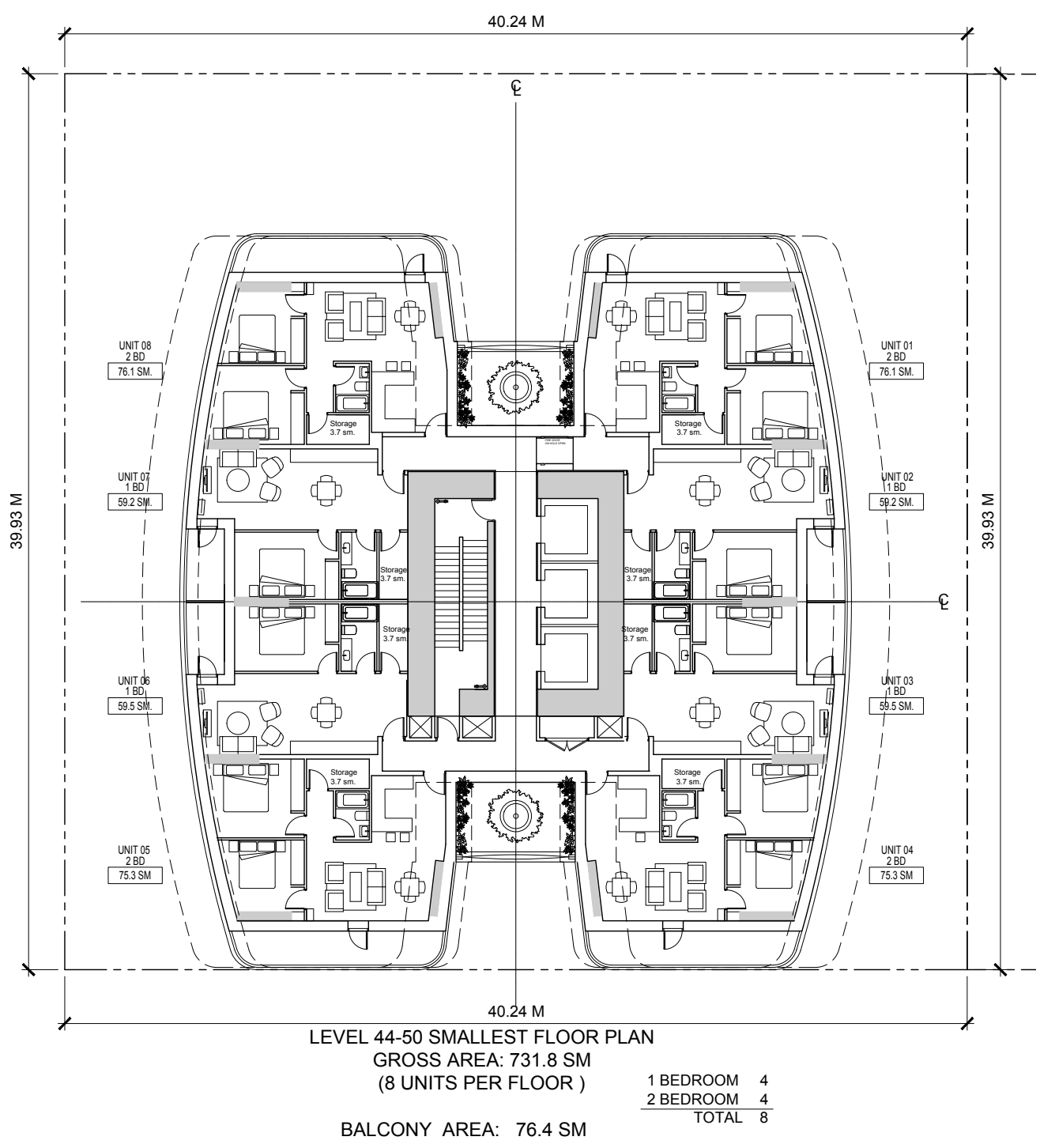
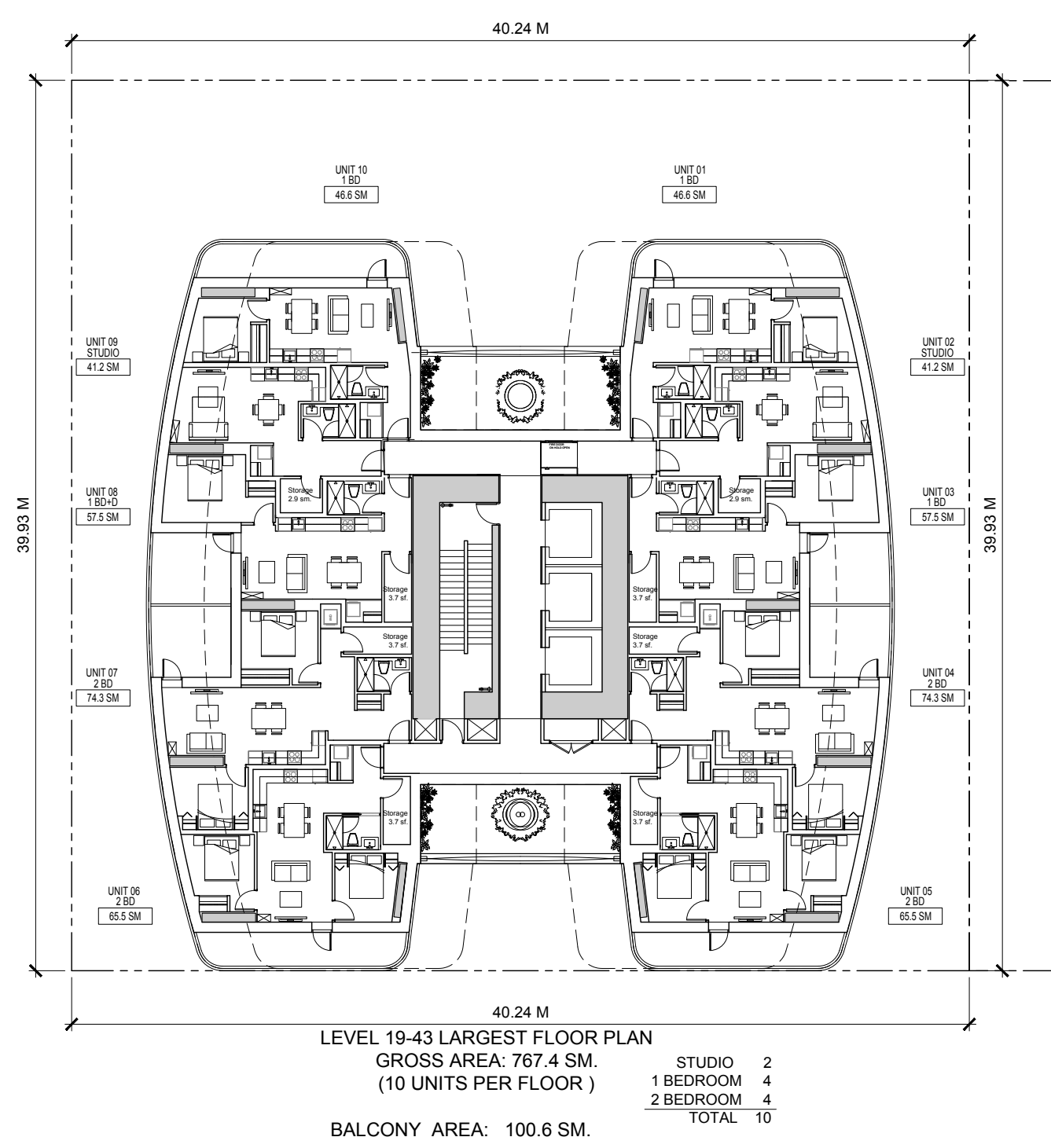
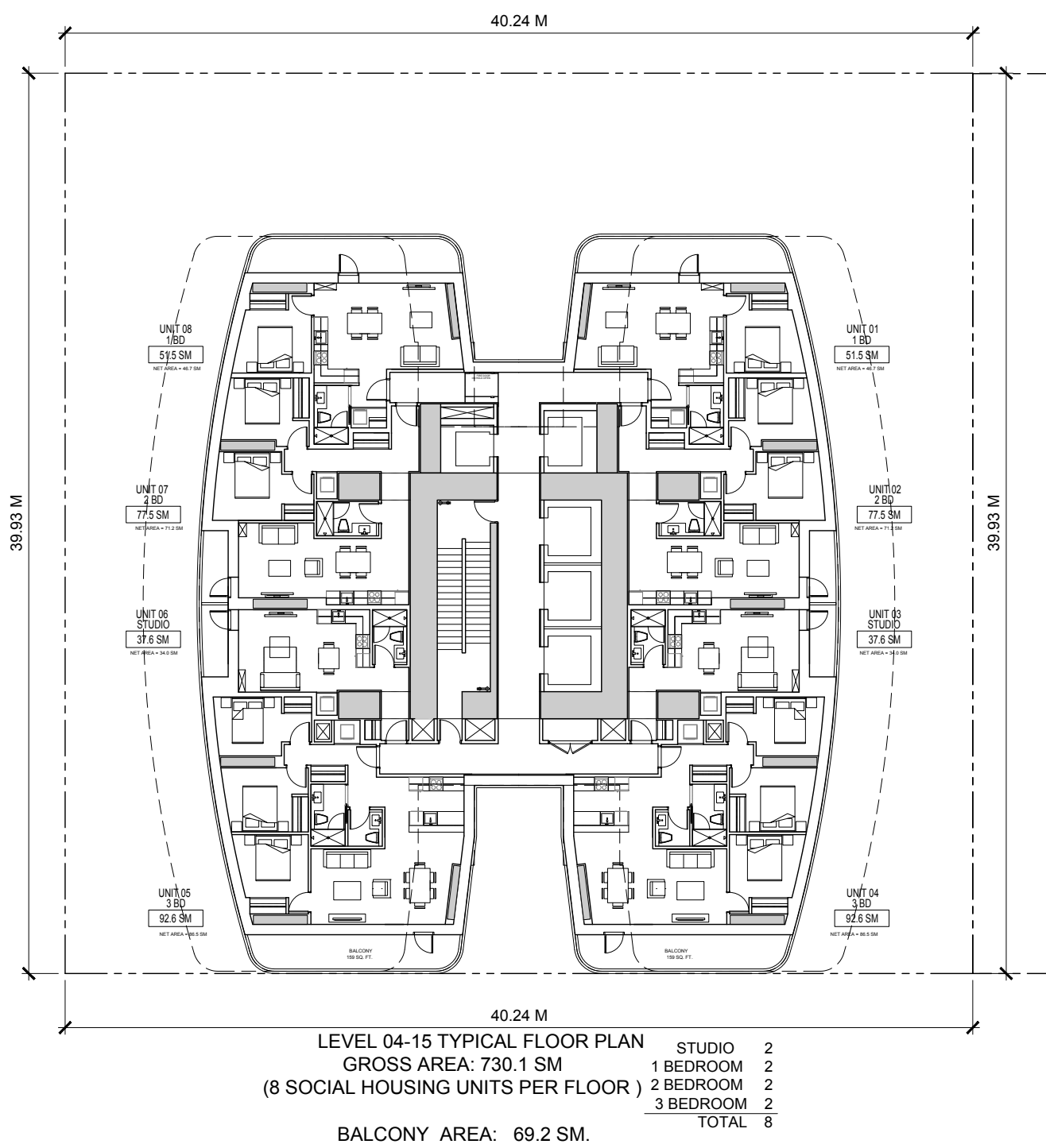
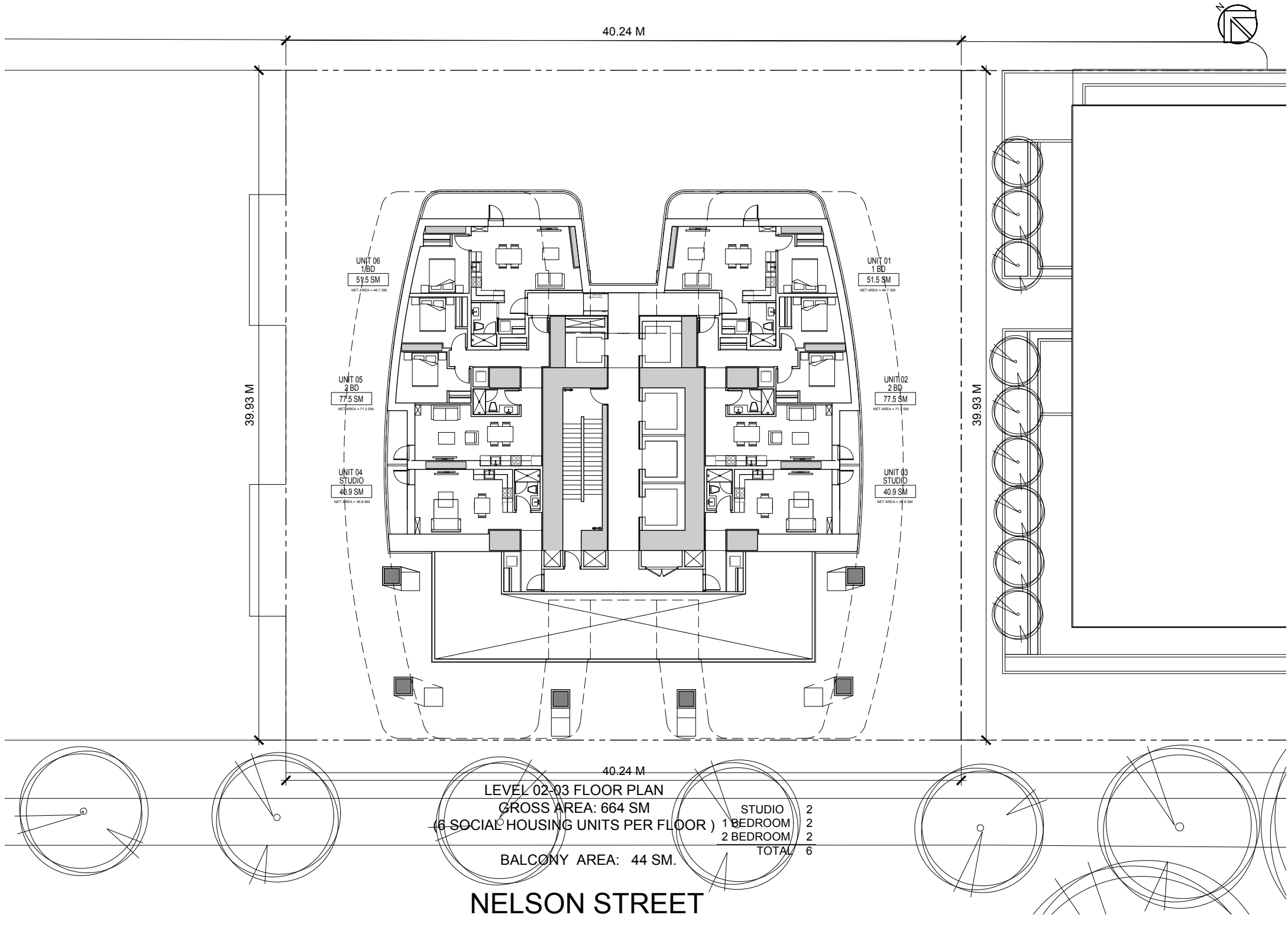
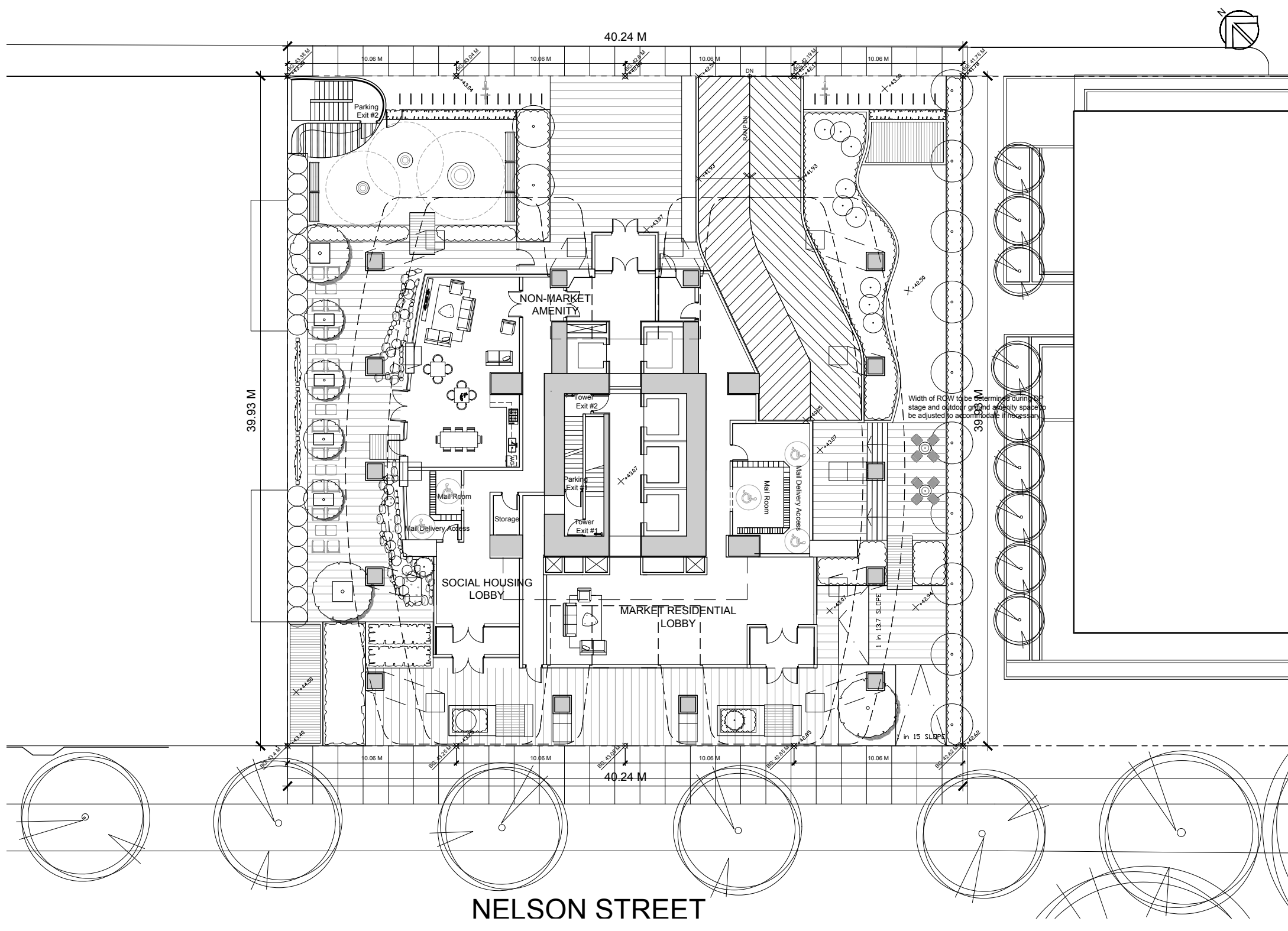


1 NORTH ELEVATION



2 WEST ELEVATION

Floor Plans



Project Statistics

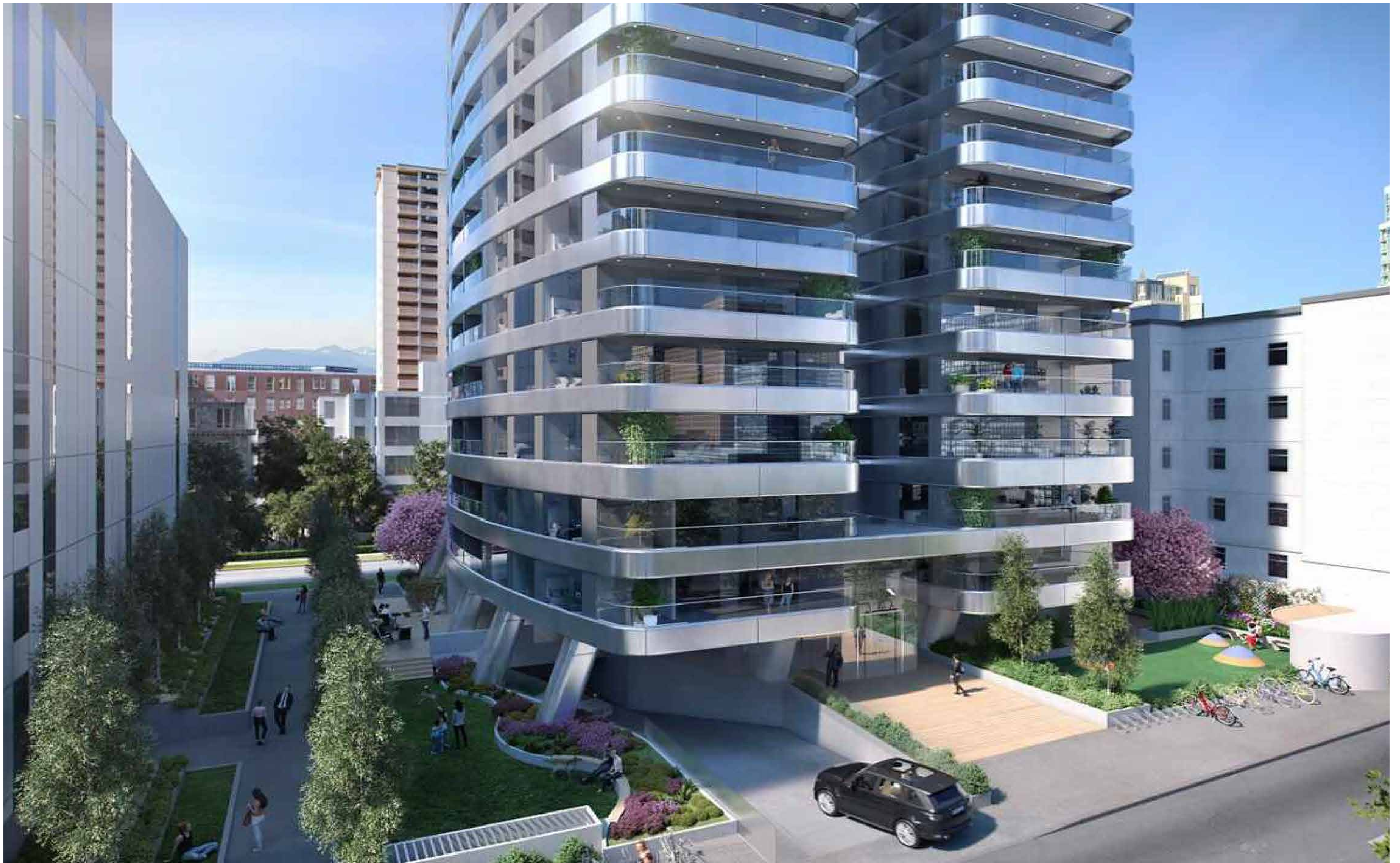
Site Area	1,608 m ² (17,307 ft ²)
Floor Space Ratio	24.94
Height	169.32 m (555.5 ft)
Total Non-Market Homes	113
Studio	29
1 bedroom	29
2 bedroom	29
3 bedroom	26
Total Rental Housing Units	49
Studio	11
1 bedroom	18
2 bedroom	20
3 bedroom	0
Total Condominiums	323
Studio	43
1 bedroom	130
2 bedroom	130
3 bedroom	20
Total Parking Spaces	299
Bicycle Parking Spaces	1,026
Proposed Zoning	CD-1
Proposed Uses	Multifamily Residential & Rental Housing

Rendering



Aerial view looking east

Rendering



View from Ted Northe Lane

Rendering



View from Nelson Street

Rendering



Aerial view looking North