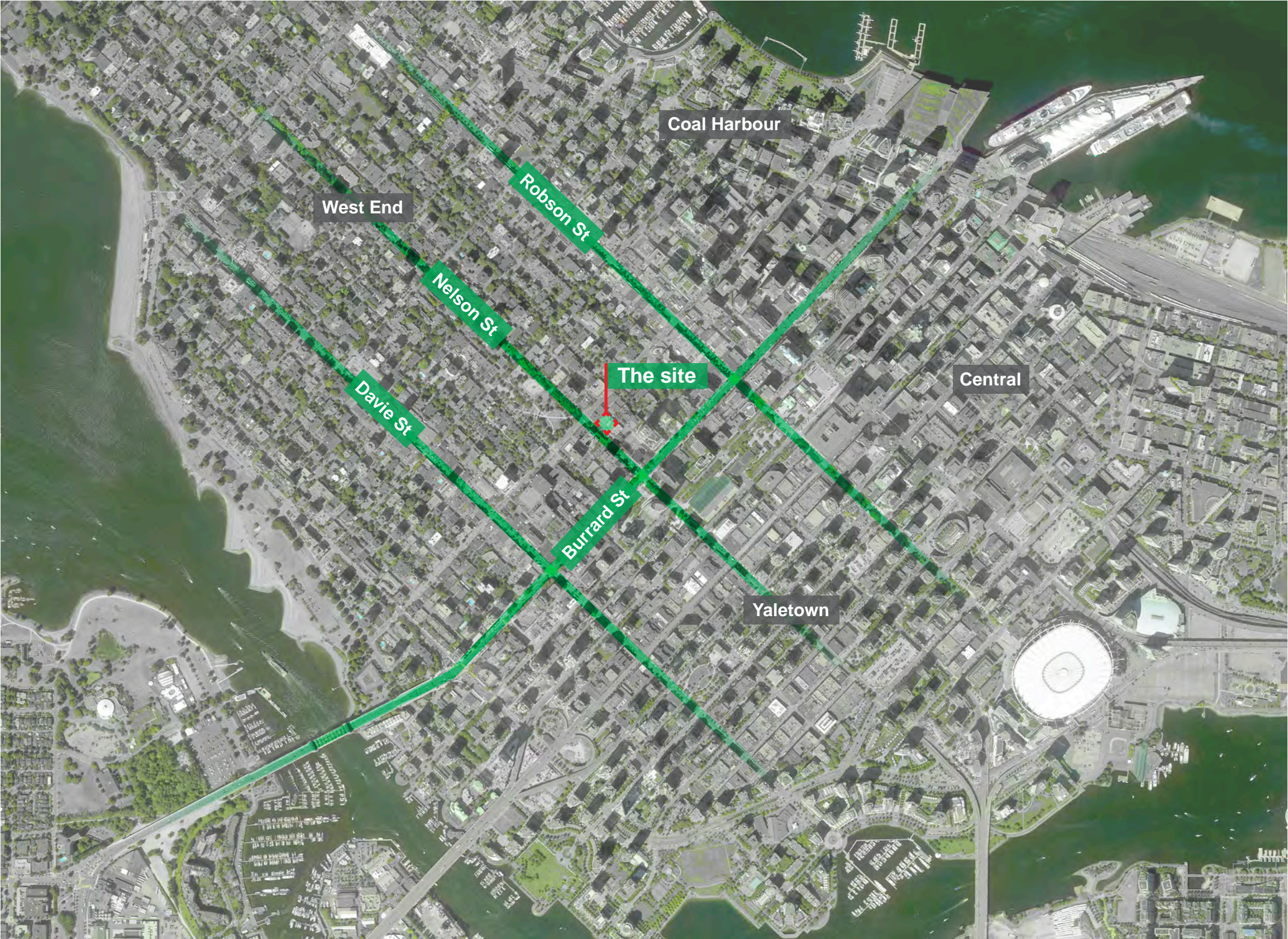


1.0 Project Location

1075 Nelson Street sits in a prime, dynamic location at the heart of Downtown Vancouver. Located between Thurlow and Burrard Streets, the site is equidistant to the thriving Davie Village and Robson Street, the city's famous shopping strip.

The site is in close proximity to the Central Business District — a thriving commercial hub — and just 50 metres from the fresh, open space of Nelson Park.



Basic Site Statistics

PROJECT DESCRIPTION:

RESIDENTIAL HIGHRISE WITH RENTAL COMPONENT AND AMENITY

CIVIC ADDRESS:

1059 & 1075 NELSON STREET, VANCOUVER BC

LEGAL ADDRESSES:

LOT 11, 12 BLOCK 7 PLAN VAP 92 DISTRICT LOT 185 NWD

CITY PLAN: WEST END

PERMITTED USES: MULTIFAMILY RESIDENTIAL & RENTAL HOUSING

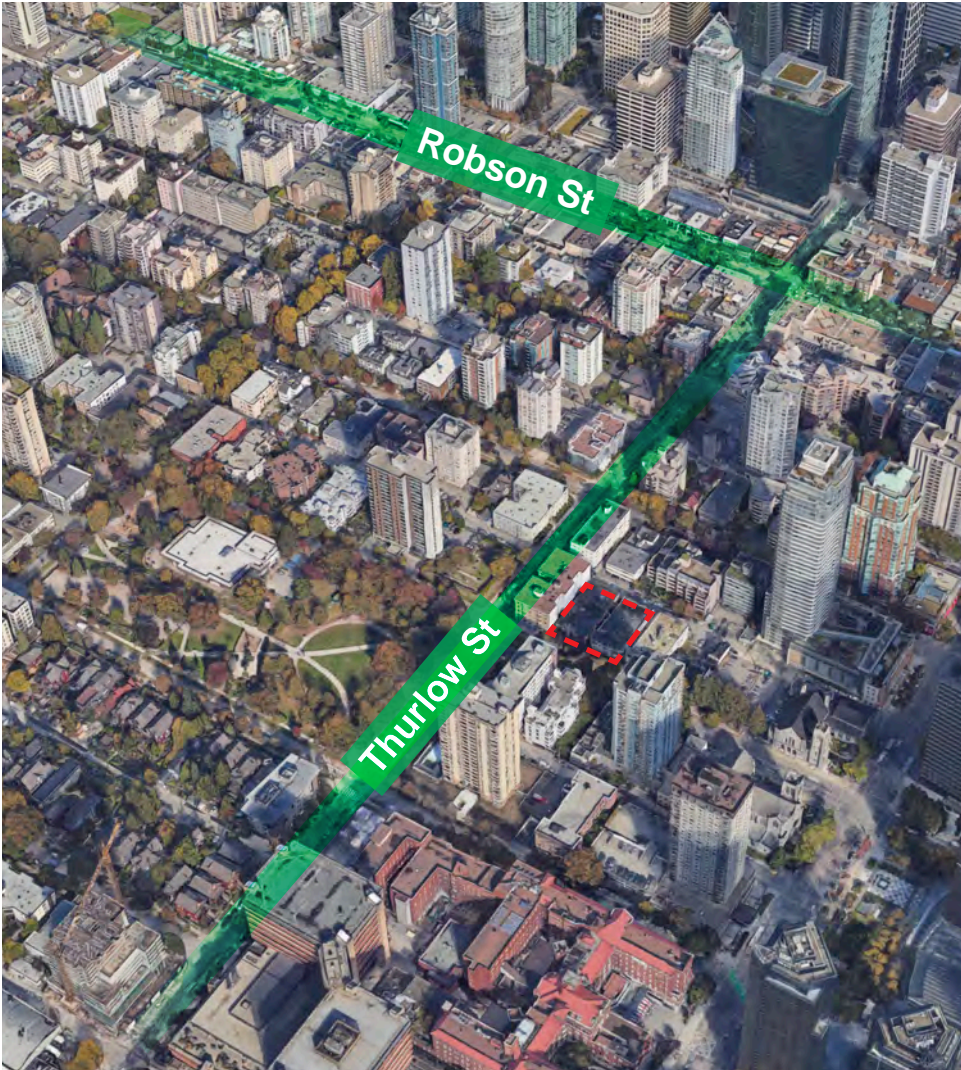
CURRENT USE: RENTAL RESIDENTIAL

CURRENT ZONING: RM-5B REZONED TO: CD-1

ADJACENT ZONING: RM-5B & CD-1

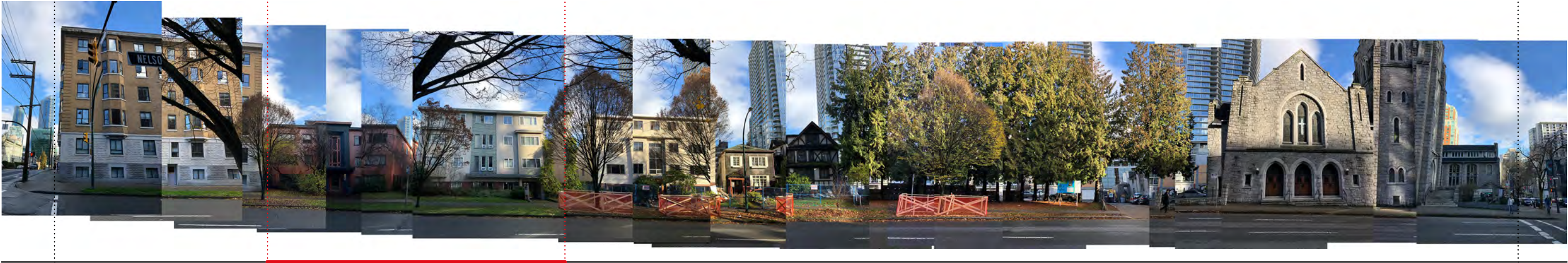
CURRENT FSR: 2.75

TRANSIT: BUS LINES ON WEST GEORGIA, ROBSON, PENDER UNDER 500M



2.0 Context Photos

Surrounding Streetscapes



◀ Thurlow St Site Burrard St ▶
Nelson Street looking northeast to site



◀ Burrard St Site Thurlow St ▶
Ted Northe Lane looking southwest to site



◀ Barclay St Ted Northe Lane Nelson St Lane Comox St
Thurlow Street looking southeast

Surrounding Streetscapes



◀ Burrard St
Nelson Street looking southwest away from site
Opposite site
Thurlow St ▶



◀ Thurlow St
Opposite site
Ted Northe Lane looking northeast away from site
Burrard St ▶



Comox St
Nelson Park
Nelson St
Ted Northe Lane
Barrlay St
Thurlow Street looking northwest

Site Photos



1 View of the site looking northeast from Nelson Street



2 View from the site including Wesley Place (left)

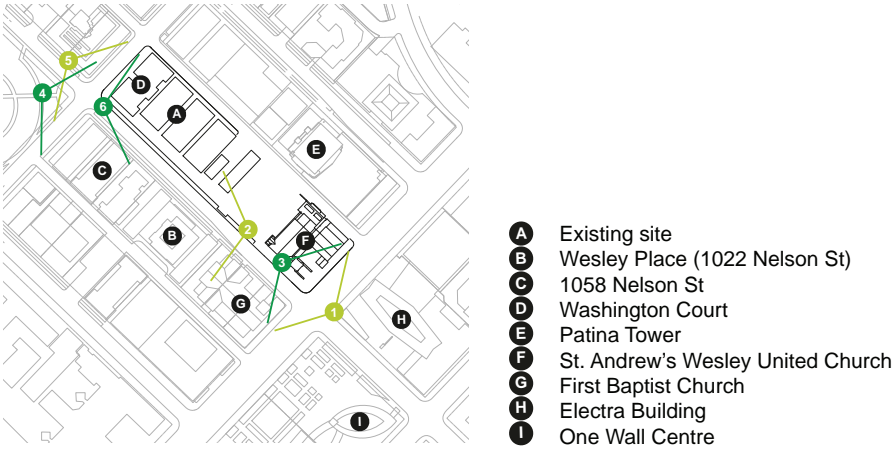


3 View of the site looking southwest from Ted Northe Lane



4 View from the site looking northeast from Ted Northe Lane including Patina Tower (far right)

Site Photos



1 View northwest including (from left to right), St Andrew's Wesley United Church, Wesley Place, the First Baptist Church and Patina Tower



2 View west on Nelson Street of Wesley Place



3 View southeast from Nelson Street including (from left to right) the First Baptist Church, Electra Building, One Wall Centre and St Andrew's Wesley United Church



4 View southeast from the corner of Nelson Park, including Washington Court on the corner of Thurlow and Nelson St, Patina Tower, and the site's existing buildings, just visible behind Washington Court



5 View southeast from Thurlow and Nelson St of Washington Court (front left) and 1058 Nelson St (which sits opposite the site). Visible in the distance is Electra Building, One Wall Centre and Wesley Place



6 View east of the site including Patina Tower (centre) and Electra Building (right)