

NOTES

REVISIONS

No.	Date	Description
01	-	issued for REZONING



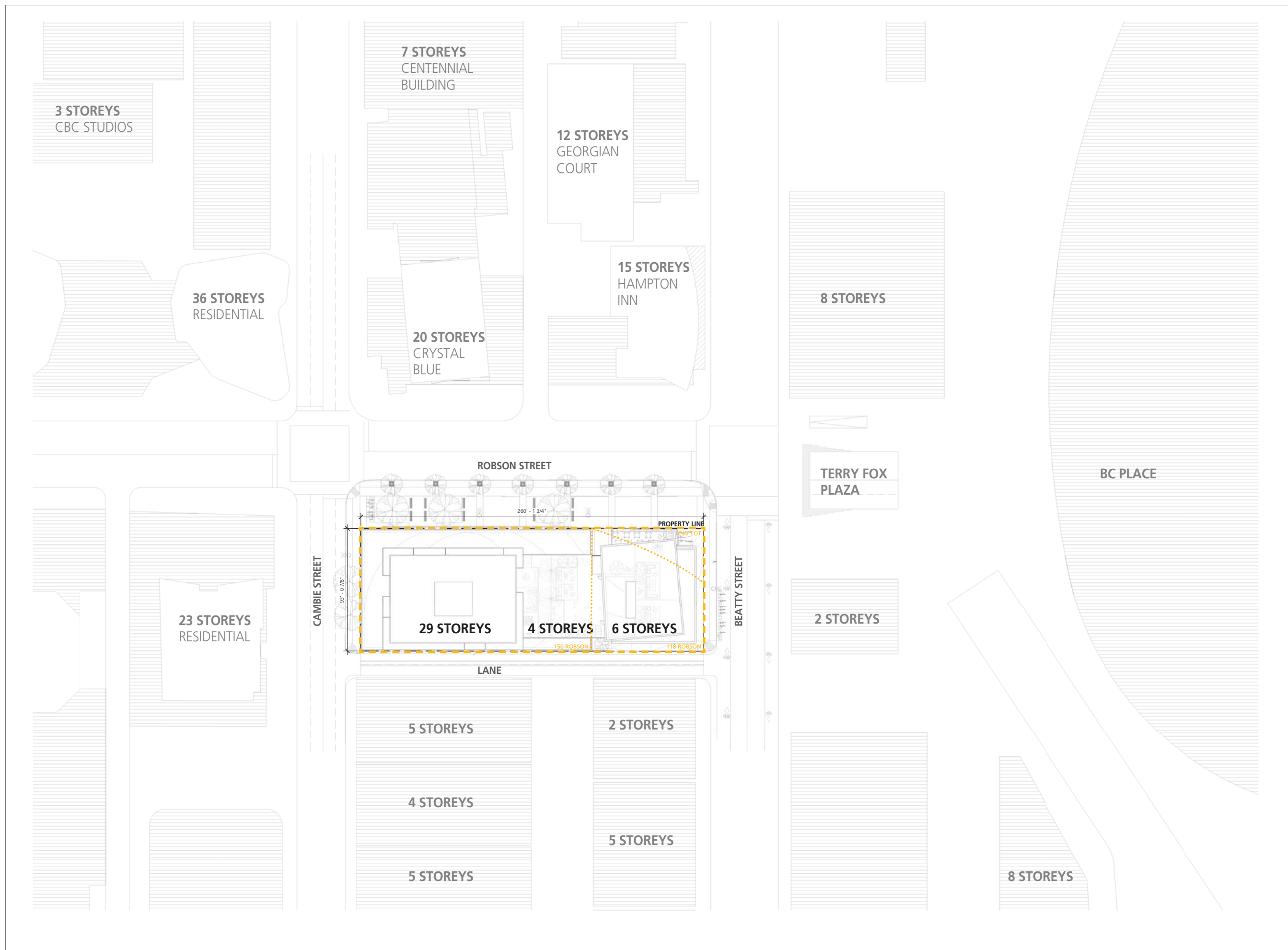
150 ROBSON

MIXED USE DEVELOPMENT

CONTEXT PLAN

DATE	23/02/2017 5:03:13 PM
DRAWN BY	RP
CHECKED BY	DE
SCALE	1/32" = 1'-0"
JOB NUMBER	1160

A-1.02



ROBSON STREETVIEW



CAMBIE STREETVIEW



BEATTY STREETVIEW



SITE CONTEXT

In this 24,289 sq.ft. lot assembly sits the Northern Electric Company Building, a three storey brick stone building listed on the Vancouver Heritage Register. The building is currently occupied by Catholic Charities Mens' Hostel. The building in its present form was built in two phases, the first in 1928 and the second in 1947.

The current lot assembly comprises three lots:
 150 Robson Street, 16,361 sq.ft. , currently housing the Catholic Charities Men's Hostel;
 118 Robson Street, 6,401 sq.ft. , currently a one storey commercial building and
 a vacant 1,536 sq.ft lot on the north east corner, currently owned by the City of Vancouver.

AREA CHARACTER

This Robson Street Site of 260 ft. x 93 ft., encompasses the entire block between Beatty Street and Cambie Street. It is located within the Financial District of the "Downtown District". Older buildings around this area are of an earlier monumental character of predominantly office uses. New developments have changed the mix adding a significant amount of residential and hotel uses above commercial podiums with ground oriented retail.

The overall image and character of Robson Street is created by the informal nature of the existing developments; the emphasis on pedestrian movement and activities; and significant volume of retailing at various shopping nodes. This portion of Robson, between Seymour and Beatty is of increasing importance as the major downtown pedestrian route to "BC Place" which creates a strong visual terminus to the east end of Robson Street.

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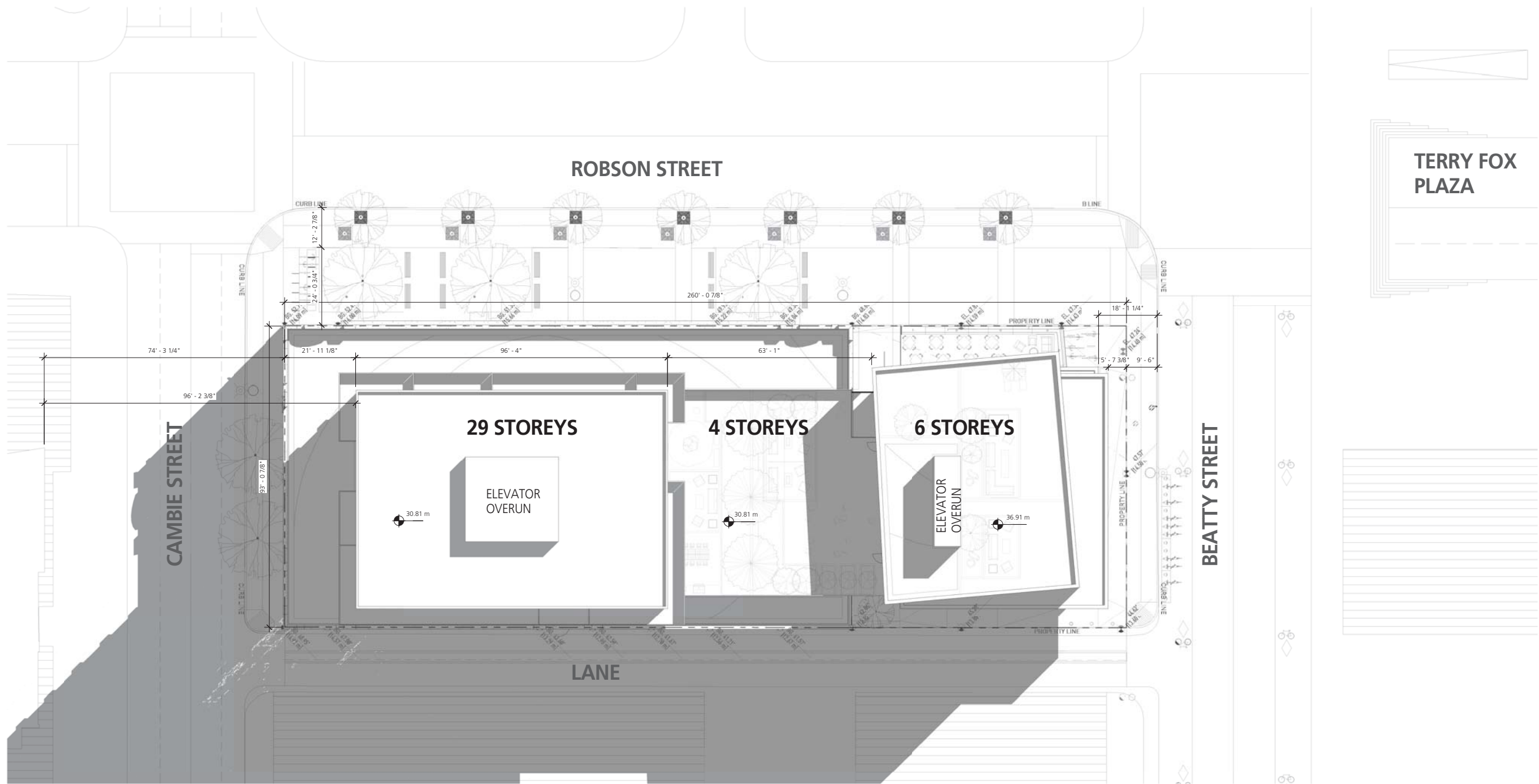
SITE PHOTOS AND
STREETSCAPE

DATE	23/02/2017 5:03:13 PM
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SCALE	

JOB NUMBER 1160

A-1.03

NOTES



REVISIONS

No.	Date	Description
01	-	issued for REZONING



150 ROBSON

MIXED USE DEVELOPMENT

SITE PLAN

DATE	23/02/2017 5:03:44 PM
DRAWN BY	RP
CHECKED BY	DE
SCALE	1/16" = 1'-0"
JOB NUMBER	1160

A-1.04