

## 2.0 Urban Context

### Site Description

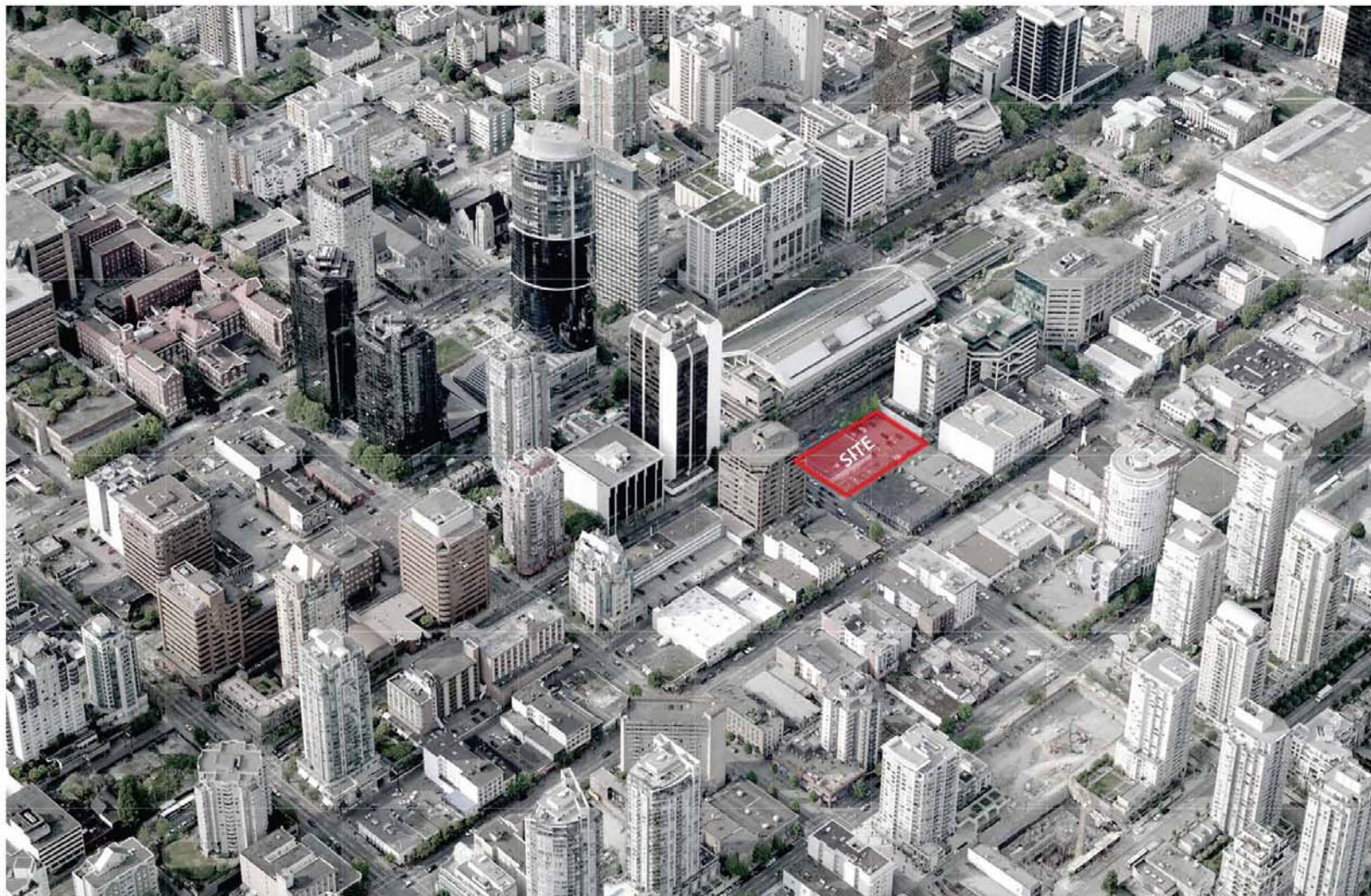
The predominantly level, 200' by 120' site is located at the northeast corner of Howe and Nelson streets and is currently occupied by a single-storey Royal Bank Financial Group branch bank fronting the corner, addressed as 982 Howe Street. A vacant commercial surface parking lot at 960 Howe lies adjacent to the bank building and extends over the remainder of the property to the northeast.

Immediately to the northeast of the site exists an older two-storey commercial building on a 25-foot-wide, 3,000 SF property addressed as 948 Howe Street. Although this site is not required to complete the proposed development, attempts to acquire the site have been made in order to include it in the development and avert the possibility of 'orphaning' the narrow lot between two larger office buildings.

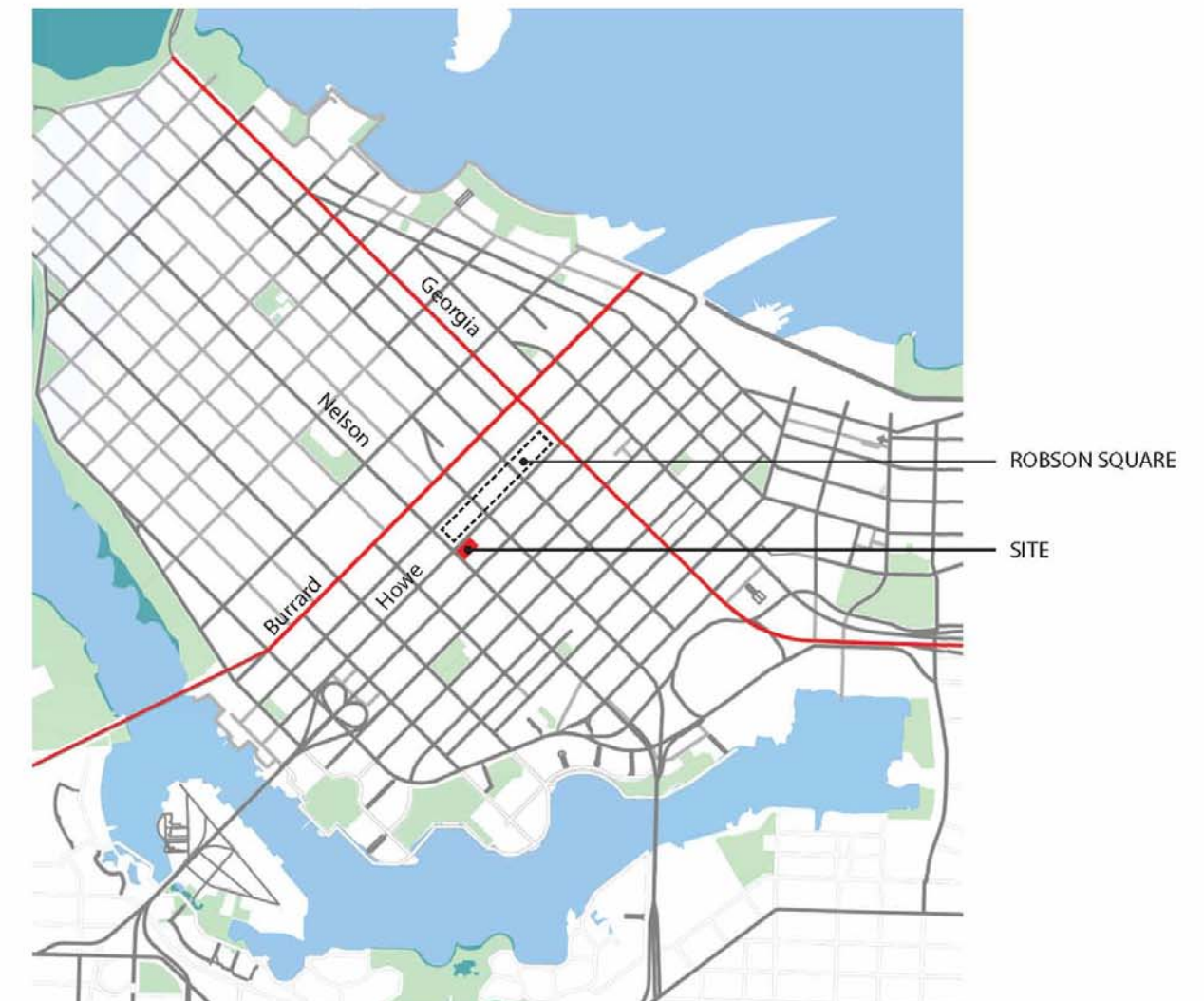
Further to the northeast are two relatively new multi-storey office buildings, approximately 150' in height, which complete the east side of the 900 block of Howe Street. Directly across from the site on the west side of Howe Street lies the Robson Square Law Courts Building, often perceived as the back side of the complex, containing Supreme and Provincial Courtroom facilities.

Office uses predominate in the immediate area, including the 1010 Howe Street office building across Nelson Street to the south, and the Nelson Square Office Building diagonally opposite on the southwest corner of the Howe-Nelson intersection.

The Granville Street pedestrian-oriented retail and entertainment district is half a block to the east of the site.



AERIAL OF SITE



CONTEXT PLAN