

Appendix B

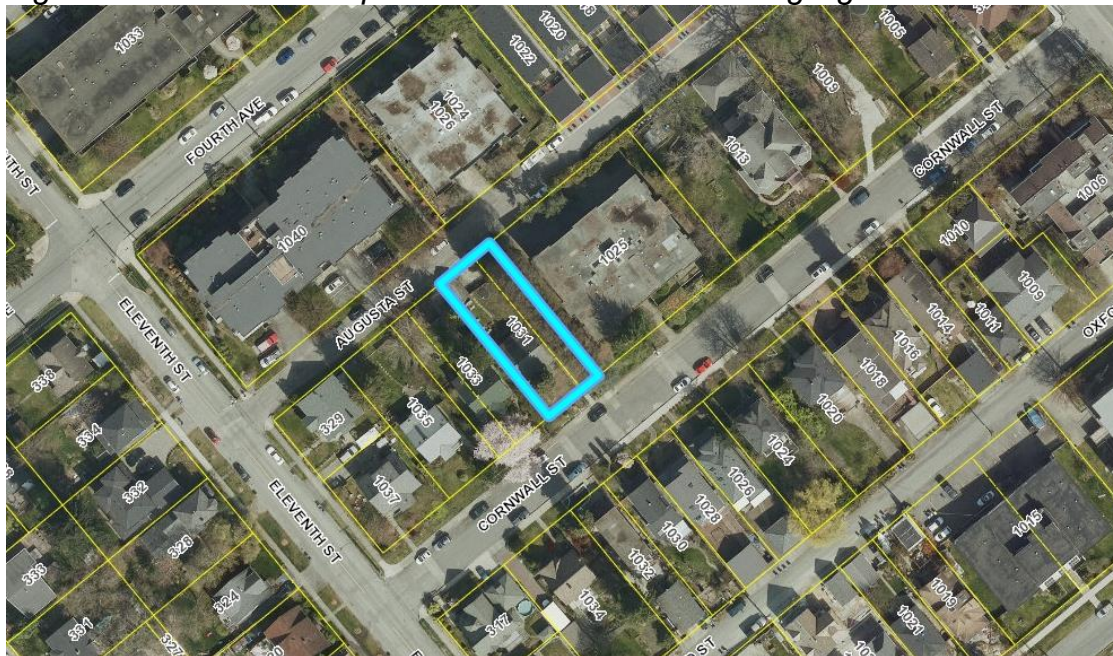
Site Characteristics and Context

SITE CHARACTERISTICS AND CONTEXT

The subject property is located in the Brow of the Hill neighbourhood, in an area of single detached dwellings and low-rise apartment buildings. The site has primary frontage on Cornwall Street and secondary frontage on Augusta Street. It has an approximate total area of 607.0 sq. m. (6,534 sq. ft.) and a cross-slope of 4.1% from the south corner up to the north corner. One single detached dwelling, built in 1926, is currently situated on the lot.

The properties west of the site are also designated RGO, and the low-rise apartment buildings to the north and east designated Residential – Multiple Unit Buildings (RM). The site is located approximately two blocks west of Twelfth Street, a commercial corridor, three blocks north of Fraser River Middle School and Simcoe Park, and three blocks south of Moody Park and the Uptown commercial centre. A site context map and aerial image is provided below:

Figure 1: Site context map with 1031 Cornwall Street highlighted in blue



3.2 Proximity to Transit and Cycling Network

Cornwall Street and Augusta Street are classified as local roads, while nearby Twelfth Street is a collector road and a designated Great Street. Twelfth Street is also identified as a potential future Frequent Transit Network (FTN). The sidewalk network surrounding the site is complete, including an accessible curb letdown at the corner of Cornwall Street and Eleventh Street. The BC Parkway is located three blocks south-west of the subject site. The site's proximity to transit service is highlighted in Table 1 below:

Table 1: Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#112	15 minutes	299 m. (981.0 ft.) to Twelfth Street at Fourth Avenue
#123	15 minutes	541 m. (1,774.9 ft.) to Eighth Street at Fourth Avenue
New Westminster SkyTrain Station	2 to 5 minutes	1.1 km. (0.68 mi.) to New Westminster SkyTrain Station