



## Attachment #2

### *Site Character and Context*

# Attachment 2: Site Character and Context

## Site Characteristics and Context

The subject sites are located in the Downtown neighbourhood and are bounded by Carnarvon, Eighth, Blackie and Victoria Streets. The subject sites are located 50 metres (165 feet) from the New Westminster SkyTrain Station and 85 metres (280 feet) from the Anvil Centre.

The sites slope steeply from the high point at the north-east corner of the site (corner of Eighth and Agnes Blackie Streets) to the low point of the site at the south-west corner. The grade change is 16.88 metres (55.4 feet) from the high to low point. These sites are currently used for a variety retail uses and improved with one to two storey buildings.

To the north of the site, across Agnes Street are two residential high-rise towers which are 15 storeys and 49 metres (160 feet) in height and a site (808 Royal Ave) owned by Douglas College which is currently vacant and on which a 20 storey academic and classroom building has been proposed and is currently under review by the City. To the west is site (810 Agnes Street) on which a 33 storey residential development is currently under review be the City and a site on which a 32 storey mixed- use development is current under construction. To the south of the site is the New Westminster SkyTrain Station, the Shops at NewWest and four residential towers ranging in height from 32 to 40 storeys.

## Proximity to Transit

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
<b>Skytrain Station</b>		50 metres (165 feet)
<b>Frequent Transit Network</b>		50 metres (165 feet)

The subject sites are located 50 metres (165 feet) from the New Westminster SkyTrain Station.