

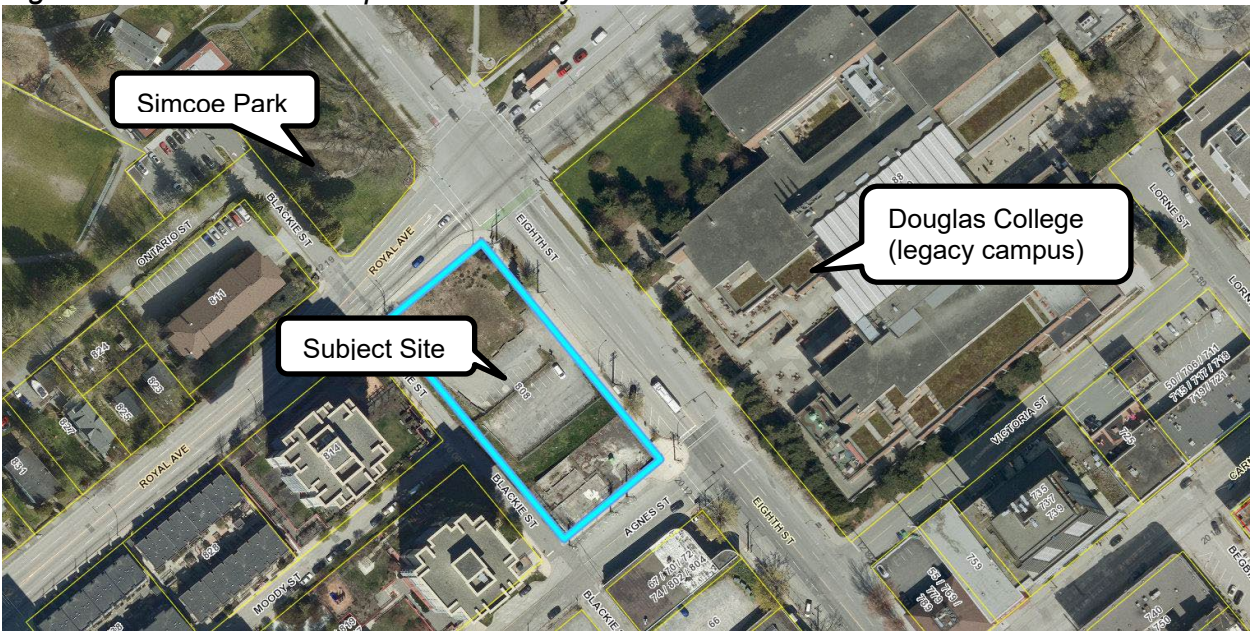
Attachment 1
Site Characteristics and Context

Site Characteristics and Context

The subject site is 3,641.2 sq. m. (39,193.6 sq. ft.) and is located in the Downtown neighbourhood, at the intersection of Royal Avenue at Eighth Street. The lot is steeply sloped, with an approximate grade change of 15 m. (49.2 ft.) from the northeast corner to the southwest corner. The site is largely vacant.

To the north of the site, across Royal Avenue are two City-owned parks: Simcoe Park and Toronto Place Park. West of the site are several 15 to 16 storey multiple-unit residential towers. Development applications for two sites southwest of the subject site, across Agnes Street, have been submitted and propose multiple-unit residential buildings of between 33 to 44 storeys. A site context map is provided below.

Figure 1: Site Context Map with 808 Royal Avenue in blue



Proximity to Transit Service and Other Sustainable Transportation Options

The subject site is located on Eighth Street, which is a Frequent Transit Network route and identified as a primary cycling route and “Great Street” in the Master and Downtown Transportation Plans. The site is approximately 130 m. (426.5 ft.) from Phase 2 of the Agnes Street Greenway on Carnarvon Street, with future links to the BC Parkway and Central Valley Greenway on Columbia Street and Quayside Drive. The site is approximately 175 m. (574 ft.) from New Westminster SkyTrain Station.

Transit Service	Frequency	Approximate Distance
New Westminster SkyTrain Station	2 to 5 minutes	175 m. (574 ft.)
#123	15 minutes	50 m. (165 ft.) to Royal Ave. at Eighth St.

PROJECT STATISTICS

	Permitted / Required Under C-4 Zoning	Proposed
Lot Area	-	3,641.2 sq. m. (39,193.6 sq. ft.)
Site Frontage	-	40.2 m. (132.0 ft.)
Average Lot Depth	-	90.5 m. (296.9 ft.)
Total FSR	5.2 FSR	9.6 FSR
Building Height	12.19 m. (40.0 ft.)	72.36 m. (237.4 ft.)
Residential Units	-	244 student housing units
Off-Street Parking		
Residential	81 ¹	18
Institutional	35 ¹	35
Loading	1	2
Total	117	55
Bicycle Parking		
Long-term	75	105
Short-term	63	18

¹ Reflects reductions for transit proximity, bicycle storage, and end-of-trip facilities