

Attachment 1  
*Site Characteristics and Context*

## Site Characteristics and Context

Located in the Sapperton neighborhood, the proposed development site consists of five lots, with a combined area of 2,481 square meters (26,705 square feet) and a frontage of approximately 76 meters (249 feet). 201 and 109 East Columbia Street have an average lots depth of 30 meters (98 feet), and 145-153 East Columbia Street have an average lot depth of 34 meters (112 feet). The subject site is bounded by East Columbia Street, Alberta Street and Strand Avenue as well as a lane in the rear. The site slopes down north to south along East Columbia Street and west to east from the rear of the property down to the East Columbia Street frontage.

To the east of the site, across East Columbia Street is the Brewery District, with commercial buildings facing East Columbia Street. West of the site are single-detached and duplex houses; the property directly abutting the site (308 Alberta Street) is designated (ML) Mixed Use- Low Rise, while the other properties are designated RGO (Residential – Ground Oriented Infill Housing). The site is located approximately 350 metres (1,148 feet) from the Royal Columbian Hospital, 450 metres (1,476 feet) from the Sapperton SkyTrain Station, and 450 metres (1,476 feet) from Sapperton Park.

There is an existing commercial building (50 years old) located on 145 E Columbia street. Staff evaluated the building and determined the heritage value to be low. A demolition application has been submitted to the City for this property. The remainder of the lots are currently vacant.

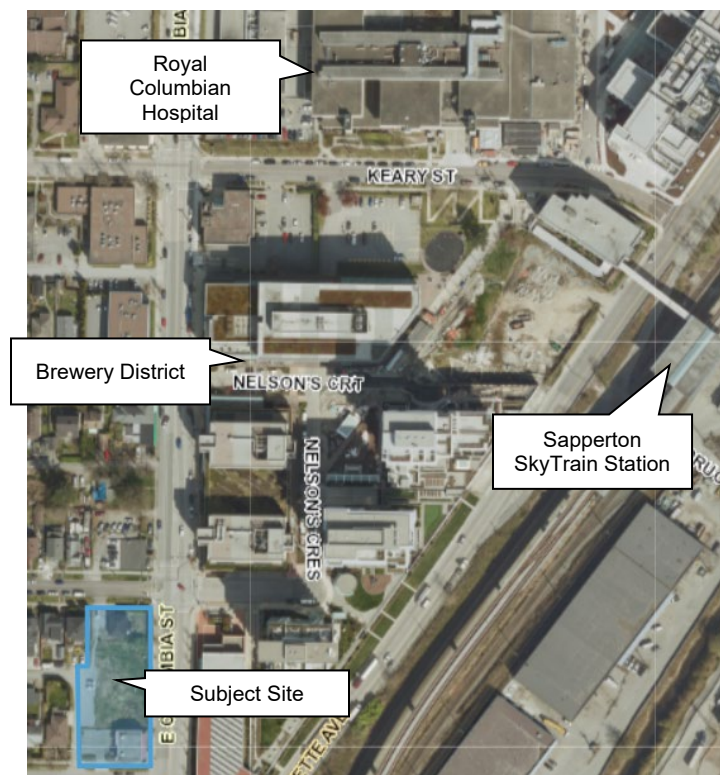


Figure 1 - Site Context Map

## Proximity to Transit Service and Other Sustainable Transportation Options

The subject site is located on East Columbia Street, which is identified as a “Great Street” in the Master Transportation Plan. There is an existing bicycle route that runs along East Columbia Street, which is part of TransLink’s Major Bikeway Network. The site is approximately 450 m. (1,476 ft.) from New Westminster SkyTrain Station.

Transit Service	Frequency	Approximate Distance
Sapperton SkyTrain Station	2 to 5 minutes	450 m. (1,476 ft.)
Bus Service (#109 Lougheed Station and #109 New West Station)	30 minutes during peak hours, 1 hour during off-peak hours.	2 m. (7 ft.) to Southbound stop E. Columbia Street at Alberta Street; and 18 m (59 ft) to Northbound stop E. Columbia Street at Alberta Street.