



Attachment #1

Site Characteristics and Context

SITE CHARACTERISTICS AND CONTEXT

The subject site is located in the Queensborough neighbourhood, in an area primarily comprised of townhouses and single detached dwellings, with commercial areas nearby on Ewen Avenue. The properties currently contain single detached dwellings – the house at 317 Howes Street was constructed in 1953, and 319 Howes Street was constructed in 1970.

The site has a 51 m. (167.32 ft.) frontage on Howes Street. There is no rear lane access. Howes Street is classified as a highway under Ministry of Transportation and Infrastructure (MoTI) jurisdiction.

The total site area is approximately 4,685.73 sq. m. (50,436.74 sq. ft.). The properties are generally flat, with an approximate 2% slope down from the rear/east side of the site to the front/west side.

Proximity to Services and Amenities

The site is in close proximity to several services and amenities, shown in the following table:

Amenity	Approx. Distance
Queen Elizabeth Elementary School	550 m. / 1,804 ft. (~7 min. walk)
Queensborough Middle School	600 m. / 1,970 ft. (~8 min. walk)
Queensborough Community Centre	450 m. / 1,475 ft. (~6 min. walk)
Ryall Park (includes dog park, skate park, and water park)	650 m. / 2,130 ft. (~8 min. walk)
Ewen Avenue Commercial Area (including restaurants and grocery store)	400 m. / 1,310 ft. (~5 min. walk)
Queensborough Landing Shopping Centre	750 m. / 2,460 ft. (~10 min. walk)

Proximity to Transit Service and Other Sustainable Transportation Options

The sidewalk network on the east side of Howes Street is complete, including an accessible curb letdown at the intersection of Howes Street and Ewen Avenue, and at Howes Street and the Highway 91A on-ramp. The sidewalk on the west side of Howes Street is not complete, although it is expected that this sidewalk would be completed when 1005 Ewen Avenue (across from the subject site) develops.

The site is in close proximity to the Ewen Avenue Greenway, a cycling route that travels east-west along Ewen Avenue through Queensborough. Howes Street south of Ewen Avenue also has an off-street pathway that connects with South Dyke Road, a local street bikeway. Other nearby greenways include the Boyd Street Trail, which also connects with South Dyke Road.

The site's proximity to transit options is shown below:

Transit Service	Approx. Frequency	Approx. Distance
#104 Bus (22 nd St/Annacis Island)	15-30 mins.	50 m. / 165 ft. (~2 min. walk)
#410 Bus (22 nd St/Brighthouse Station)	15 mins.	50 m. / 165 ft. (~2 min. walk)
#418 Bus (22 nd St/Kingswood)	15-30 mins. (evening)	100 m. / 330 ft. (~3 min. walk)
#340 Bus (22 nd St/Scottsdale)	15-30 mins.	100 m. / 330 ft. (~3 min. walk)
#388 Bus (22 nd St/Carvolth Exchange)	30 mins. (evening)	100 m. / 330 ft. (~3 min. walk)
22 nd Street SkyTrain Station (Expo Line)	2-5 mins.	2 km. / 1.2 miles (~30 min. walk)