

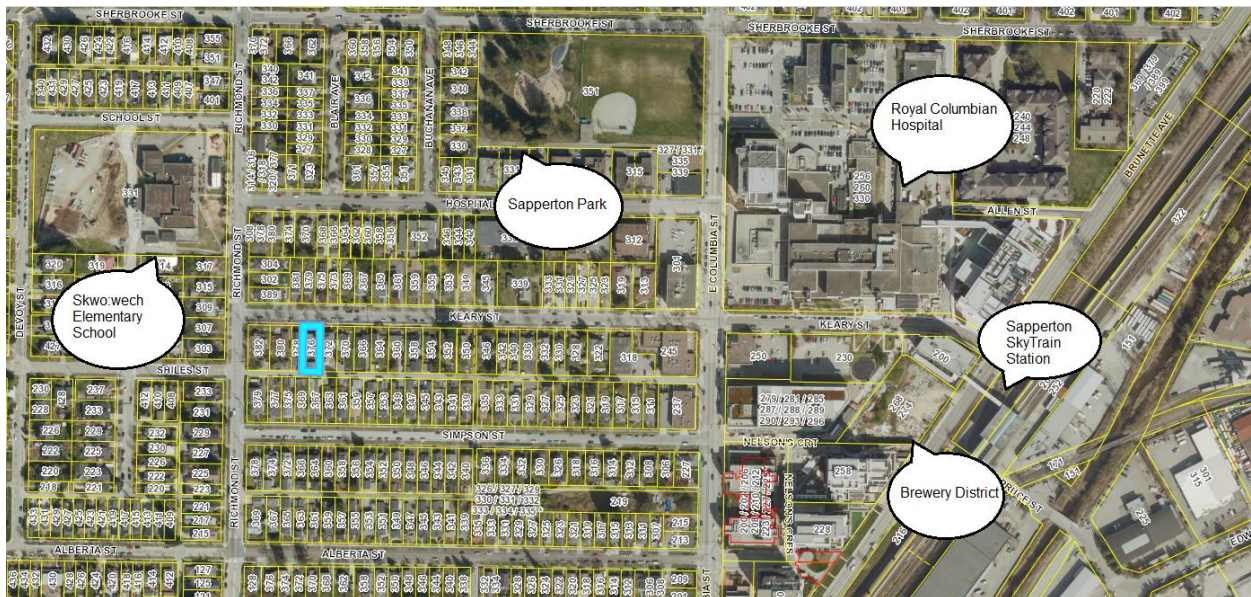
Attachment #3

Site Characteristics and Context

SITE CHARACTERISTICS AND CONTEXT

The subject site is located in the Sapperton neighbourhood, in an area comprised primarily of single-detached dwellings and low-rise apartment buildings. The property currently contains a single detached dwelling (built in 1950) with a secondary suite and a detached garage. The site has a 15.14 m. (49.69 ft.) frontage on Keary Street, with an undersized lane at the rear. The site slopes slightly east to west along Keary Street. The total site area is currently 609.60 sq. m. (6,559.29 sq. ft.). A road dedication will be required along the lane frontage to allow for lane widening; with the dedication removed, the new site area will be 603.49 sq. m. (6,493.57 sq. ft.).

A site context map is shown below, with 376 Keary St highlighted in blue:



The site is located near several services and amenities, including Skwo:wech Elementary School, Royal Columbian Hospital, the Brewery District commercial area, as well as shops and services along East Columbia St.

Proximity to Transit Service and Other Sustainable Transportation Options

Keary Street is classified as a local road. The site is well-connected to cycling routes. Keary Street is part of the Crosstown Greenway, a bike route that connects with the Central Valley Greenway (approximately 350 m./1150 ft. from the site along East Columbia Street) and Brunette Fraser Regional Greenway to the north. To the west, the Crosstown Greenway connects with the BC Parkway, leading to Burnaby and Vancouver.

The rear lane is undersized at 5.2 m. (17.1 ft.), but would be widened as part of the development process. The sidewalk network surrounding the site is complete, including

an accessible curb letdown at the intersection of Keary Street and Richmond Street, and at the rear lane and Richmond Street. The site is in close proximity to multiple transit options, shown below:

Transit Service	Approx. Frequency	Approx. Distance
#155 bus	30 minutes	90 m. (295 ft.) to Richmond St. at Shiles St.
#109 bus	20 minutes	450 m. (1,476 ft.) to E Columbia St. at Keary St.
Sappterton Skytrain Station – Expo Line	2-5 minutes	560 m. (1,837 ft.) to Keary St. entrance