

## Attachment #3

### *Site Characteristics and Context*

## **SITE CHARACTERISTICS AND CONTEXT**

The subject site is located in the Glenbrooke North neighbourhood, in an area comprised primarily of single-detached dwellings. The property currently contains a single detached dwelling (built in 1949). The site is a corner lot with a 20.11 m. (65.99 ft.) frontage on First Street, and flanked by Sinclair Avenue. The site is fairly flat, and the total site area is 647.07 sq. m. (6965 sq. ft.).

A site context map is shown below, with 902 First St highlighted in blue:



The site is located near several services and amenities, including Glenbrook Middle School, Herbert Spencer Elementary School, Royal Square Mall, and Terry Hughes Park.

### **Proximity to Transit Service and Other Sustainable Transportation Options**

First Street and Sinclair Avenue, the two streets bounding the site, are both classified as local roads. The site is well-connected to cycling routes, located four blocks north of the Crosstown Greenway, which connects with the BC Parkway, leading to Burnaby and Vancouver.

The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of First Street and Sinclair Avenue. The site is in proximity to multiple bus routes, shown below:

<b>Transit Service</b>	<b>Approx. Frequency</b>	<b>Approx. Distance</b>
#105 bus (New Westminister Station/Uptown)	30 minutes	260 m. (850 ft.) to Ovens Ave. at Colborne St.

#128 bus (Braid Station/22 <sup>nd</sup> St Station)	15 minutes	400 m. (1,310 ft.) to Eighth Ave. at Second St.
#101 Bus (Lougheed Station/22 <sup>nd</sup> St Station)	20 minutes	450 m. (1475 ft.) to First St. at 12 <sup>th</sup> Ave.