

Attachment #1
Site Characteristics

Attachment 1: Site and Character Context

Site Characteristics and Context

The subject is a large (29,084 square metres / 313,062 sq. ft. / 7.2 acre) triangular shaped lot located in the Downtown neighbourhood bounded by Royal Ave and Columbia and Tenth Streets. The site is relatively flat and the majority of it is located within the flood plain.

The subject site is located at the western gateway of the downtown neighbourhood and is bordered on the south by Columbia Street (Stewardson Way) across which is the SkyTrain guideway and several rail tracks. Beyond the rail tracks is the Quayside neighbourhood and several towers ranging from 17 to 19 storeys. To the northeast of the site is the Lower Twelfth Street Study area which current includes a number of one storey commercial service or industrial uses. On the north east corner of the site, at the corner of Tenth Street and Royal Ave, is an existing 14 storey strata residential tower within an airspace parcel. To the east of the site is across Tenth Street are a number of residential and mixed-use high-rise towers ranging in height from 20 to 40 storeys. New Westminster SkyTrain Station is located to the east.

The site is the location of the Columbia Square Shopping Plaza and consists of one to two storey commercial building which are primarily retail space do also includes some second level office space. Key retail tenants occupy the site including Save-On-Foods, BC Liquor Store several banks and Pharmasave. The site is served by a large surface parking lot.