

Attachment 3:
Site Characteristics and Context

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The subject property is located in the westernmost part of the Connaught Heights neighbourhood adjacent to the intersection of Marine Dr. and Fenwick Ave. The site is bordered to the north by a large parcel (2.7 acre) used as the Schara Tzedek Cemetery and including a three storey building with a chapel and three caretaker suites. To the south-east directly adjacent to the subject sites are single detached dwellings. There are also single detached dwellings to west of the site, across Fenwick Ave, in the City of Burnaby. Further to the east (~430 metres), is 22nd SkyTrain Station. Further to the south / south-east is the Queensborough Bridgehead and interchange (250 metres).

The Marine Drive road right of way in front of this parcel near Fenwick Ave is particularly wide and includes a large section of open space not currently used as road. There are not sidewalk along the frontages of the subject properties.

The subject site is currently vacant.

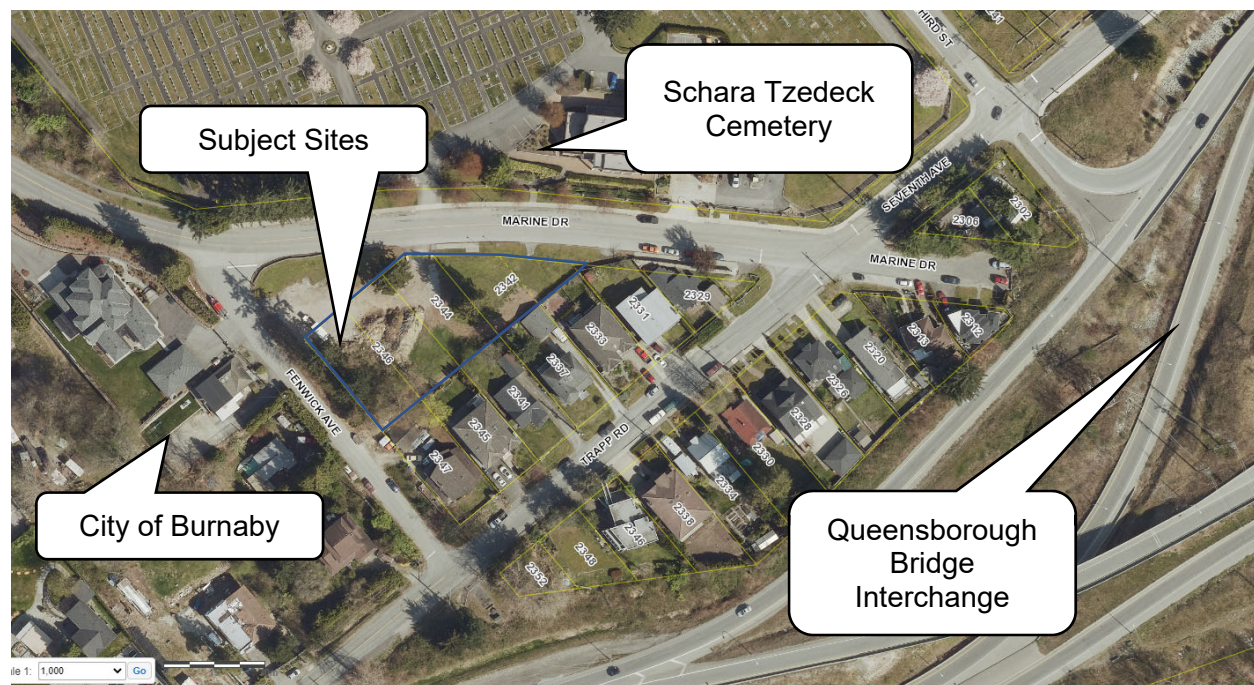


Figure 1: Site Context Map, property highlighted in bold blue lines

Proximity to Transit and Cycling Network

The site is 420 metres from 22nd Street SkyTrain Station and bus loop. There is a bus stop on Marine Drive directly in front of the property which serves Route 100 from Marpole loop to 22nd SkyTrain Station.

Transit Service:	Project Distance
SkyTrain Station (Frequent Transit Network)	420 metres (1,375 feet)
Bus Stop (Marine Drive)	Directly Adjacent

The site is also located 130 metres away from the western end of the Crosstown Greenway, which provides connections to the BC Parkway and to the Queensborough Bridge.