

Attachment 4

Site Characteristics and Context

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The subject property is 559 sq. m. (6,017 sq. ft.) and is located on the corner of Seventh Avenue and First Street in the Glenbrooke North neighbourhood, an area of primarily single-detached dwellings. The property is one block north of Herbert Spencer Elementary School, two blocks northwest of Queen’s Park, and is less than 400 m. (1,300 ft.) south of Glenbrook Middle School, Terry Hughes Park, and Royal Square Mall. A site context map and aerial image is provided below:



Figure 1: Site Context Map with 102 Seventh Avenue highlighted in blue

Proximity to Transit Service and Other Sustainable Transportation Options

Both Seventh Avenue and First Street are classified as local roads, while Seventh Avenue is part of the Crosstown Greenway. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection. Transit service is proximate, as shown on the table below:

Table 1: Site Proximity to Transit Service

Bus Service	Approx. Frequency	Approx. Distance
#105 / #155	30 minutes	139 m. (455 ft.) to Sixth Ave and First St
#128 / C3	20 minutes	387 m. (1,270 ft.) to Eighth Ave and Second St