

Attachment #2

Site Characteristics and Context

Attachment 2: Site and Character Context

The subject sites are two lots with frontages along Sixth Street, Princess Street and Seventh Avenue in the Uptown neighbourhood. The lots currently contain two existing commercial buildings (two storey height) which are leased. Directly to the north of the subject site is a two-storey commercial building (Rexall Drugstore), the New Westminster United Reform Church, and Mt. Calvary Lutheran Church. To the west of the site is a 10 storey mixed-use building with retail at grade and residential above (2.84 FSR) and a three storey commercial building. To the south of the site is the Royal Centre Mall and a 22 storey multi-unit residential building (2.56 combined FSR between shopping centre and multi unit residential). To the east of the site are a 14 storey multi-unit residential building (3.08 FSR) and a 24 storey multi-unit residential building (2.92 FSR).

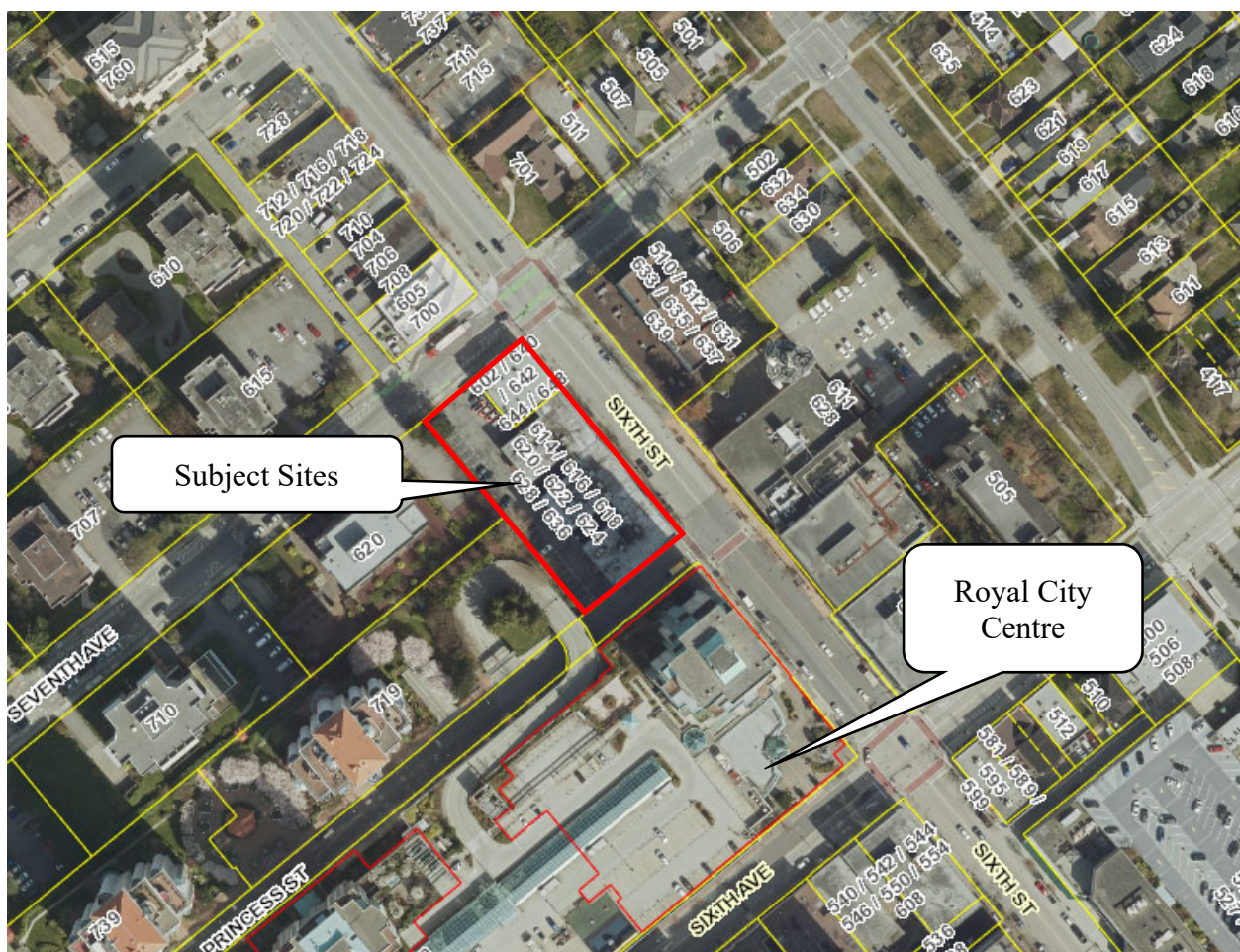


Figure 1: Site Location

Proximity to Transit Service and Other Sustainable Transportation Options

The site is well serviced by transit and within walking proximity to bus stops located along Sixth Street, Eighth Street and Sixth Avenue, covering the Frequent Transit

Network (FTN) bus services to/from multiple SkyTrain stations including New Westminster Station, Columbia Station, Lougheed Station, MetroTown Station, Surrey Central Station and Braid Station. The site also fronts the Rotary Crosstown Greenway (7th Avenue), and is surrounded by a complete sidewalk network.

Transit Facility	Frequency	Distance
Bus Routes #101, #105, #106, #123, #155 and #N19	Frequent Transit Network: 5-6 minutes (Peak Hours), 6 minutes Midday and Evening, 8-10 minutes Late Night and Weekends	Adjacent to site and within 400 metres (Sixth Street, Eighth Street, and Sixth Avenue)

Car share services, for one-way and two-way operations, are available in the neighbourhood. Five car share vehicles and stalls will be added with excellent access for tenants and other users within the secured commercial and visitor parking area on P1. Council should be aware that each new and successive tenant of the building will receive a membership the car share service for the duration of their residency at 616-640 6th Street.