



Attachment #3

Site and Character Context

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Site Characteristics and Context

The subject sites are located in the Downtown neighbourhood and are adjacent to Agnes, Victoria and Blackie Streets. The subject sites are located 75 metres (246 feet) from the New Westminster SkyTrain Station. The sites slope steeply from the high point at the north-east corner of the site (corner of Agnes and Blackie Streets) to the low point of the site at the south-west corner. The grade change is 13.81 metres (45.32 feet) from the high to low point. These sites are currently used for a variety of light industrial and service commercial type uses including automobile service and repair.

To the north of the site are two residential high-rise towers which are 15 storeys and 49 metres (160 feet) in height; to the west of the site is the City owned site (824 Agnes Street) which is currently occupied by a temporary off-leash dog area and three towers two of which are 16 storeys and one of which is 14 storeys and with an average height of 47 metres (154 feet). To the west is Blackie Street which has a width of 10.06 metres (33 feet). Across Blackie Street are several lots which are zoned and designated in the Downtown Community Plan for high density mixed use development.

To the south of the site is Victoria Street, which has a dedicated width of 10.06 metres (33 feet). Victoria Street is designated as a laneway/narrow street in the Downtown Community Plan. Across Victoria Street to the south, is a development site addressed as 813 Carnarvon Street. Construction is currently underway on this site of a 32 storey residential building with a height of 92 metres (302 feet) as well as a eight storey residential building which would include non-market housing units. This proposal would have a total of 204 market residential units, 66 secured non-market residential units and a FSR of 8.53.

Proximity to Transit

Transit Facility	Frequency	Distance
Skytrain Station		75 metres (246 feet)
Frequent Transit Network		75 metres (246 feet)

The subject site is located 75 metres from the New Westminster SkyTrain Station.