

## Attachment 3

### *Site Context and Project Statistics*

## SITE CONTEXT

### **Site Characteristics and Context**

The site is located on the corner of the Eighth Street and Fifth Avenue. The current three level building, which consists of 42 residential rental units, was built in 1967. The site is surrounded by older high- and mid-rise buildings, ranging from 3 to 14 storeys in height, and is in close proximity to Moody Park and commercial uses along Sixth Street.

### **Proximity to Transit Service and Other Sustainable Transportation Options**

The site is well serviced by transit and within walking distance of multiple bus stops located along the Eighth Street Frequent Transit Network (FTN) and Sixth Avenue. These stops provide bus service to/from SkyTrain stations including New Westminster Station, 22nd Street Station, and Braid Station. The site is surrounded by a complete sidewalk network that is fully accessible. Car share services, for one-way (i.e., EVO) and two-way operations (i.e., Modo), are available in the neighbourhood.



*Figure 1: Site Context Map with 508 Eighth Street highlighted in Blue*

Existing Active Transportation and Sustainable Modes	
<b>Cycling Network</b>	<ul style="list-style-type: none"> <li>• &lt; 300m from Rotary Crosstown Greenway</li> <li>• &lt; 300m from Fourth Street, a primary bike route</li> <li>• &lt; 300m from Tenth Street, a primary bike route</li> </ul>
<b>Transit Network</b>	<ul style="list-style-type: none"> <li>• Well-served by transit (#123 FTN on Eighth Street, #101 and #155 on Sixth Avenue)</li> <li>• &lt; 150m walking distance to north and southbound FTN transit stops on Eighth Street</li> <li>• &lt; 150m walking distance to east and westbound transit stops on Sixth Avenue</li> <li>• Bench and transit shelter provided at stops on Eighth Street and Sixth Avenue</li> </ul>
<b>Sustainable Modes</b>	<ul style="list-style-type: none"> <li>• 1 Modo car located approximately 400 m from site</li> <li>• Dedicated EVO parking on the 600 block of Belmont Street</li> </ul>

## PROJECT STATISTICS

	Existing Site	Proposed 4 unit Addition
Existing Site Are (gross)	2,156 sqm (23,212 sqft)	Unchanged
Site Frontage	53.64 m (175.98 ft)	Unchanged
Existing Site Depth	40.21 m (131.92 ft)	Unchanged
Floor Space Ratio	1.19	1.24
Floor Area (gross)	2,582 sqm (27,792 sqft)	2,743.3 sqm (29,528.5 sqft)
Residential Units	42	46
Parking	32	26