

## Attachment 3

### *Site Characteristics and Context*

## **SITE CHARACTERISTICS AND CONTEXT**

The subject site, which includes two properties, is located in the Sapperton neighbourhood, in an area composed of single-detached dwellings and mid-rise apartment buildings. The lots have an approximate combined area of 17,296 sq. ft. (1,606.9 sq. m.) and slope down Keary Street from west to east with a grade change of approximately 10%. There is no rear lane access to the property. One single-detached dwelling is currently situated on each lot.

The existing single detached properties to the east and west of the subject site are also designated (RGO) Residential – Ground Oriented Infill Housing. The existing mid-rise apartment building abutting the site to the north is designated (RM) Residential – Multiple Unit Buildings. The site is located approximately one block west of Royal Columbian Hospital and the surrounding Special Employment Area, one block south of Sapperton Park, and one block east of Skwo:wech Elementary School. A site context map and aerial image is provided below:



*Figure 1: Site Context Map with 337 and 339 Keary Street highlighted in blue*

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

Keary Street is classified as a local road and serves as a portion of the Crosstown Greenway, while nearby E. Columbia Street is a collector road and designated Great Street. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of Keary Street and E. Columbia. The site is well-served by transit, as shown on the table below:

*Table 1: Site Proximity to Transit Service*

Transit Facility	Approx. Frequency	Approx. Distance
#109	30 minutes	575 ft. (175 m.) to E. Columbia Street at Keary Street
#155	20 minutes	400 ft. (122 m.) to Keary Street at E. Columbia Street
Sapperton Skytrain Station	6 to 7 minutes	1,310 ft. (400 m.) to Sapperton Skytrain Station

**Demolition of the Existing Single Detached Houses**

Prior to submission of their rezoning and development permit applications, the applicant sought approvals for the demolition of the existing 1906 and 1907 houses. As per the City’s policy for buildings that are 100 years or older, a Heritage Assessment for these houses was submitted. The Heritage Assessment indicated that the buildings contain low to moderate heritage significance. The demolition permit application was forwarded to the Community Heritage Commission (CHC) on April 7, 2021 and the CHC supported the staff recommendation for issuance.

At this meeting, the CHC also recommended that the applicant consider advertising the 337 Keary Street house as available for relocation, which they have done. The CHC also recommended the applicant consider deconstruction as an alternative to demolition waste, which they intend to do, should the project be approved. The Director of Climate Action, Planning and Development has not yet issued the demolition permit.