

Attachment 3

Site Characteristics and Context

SITE CHARACTERISTICS AND CONTEXT

The subject site is located in the Glenbrooke North neighbourhood on Eighth Avenue, near Second Street, in an area of primarily single detached dwellings. The property has an approximate area of 6,956 sq. ft. (646 sq. m.) with a 49.5 ft. (15.1 m.) frontage on Eighth Avenue. The property slopes slightly northeast along Eighth Avenue and towards the rear lane, from which vehicle access would be taken. It is also flanked by a lane and both are undersized. The property currently contains a single detached dwelling.

The property is one block southwest of Royal Square Mall, two blocks west of Glenbrook Middle School and Terry Hughes Park, and is less than 1,310 ft. (400 m.) from Herbert Spencer Elementary School. A site context map and aerial image is provided below:

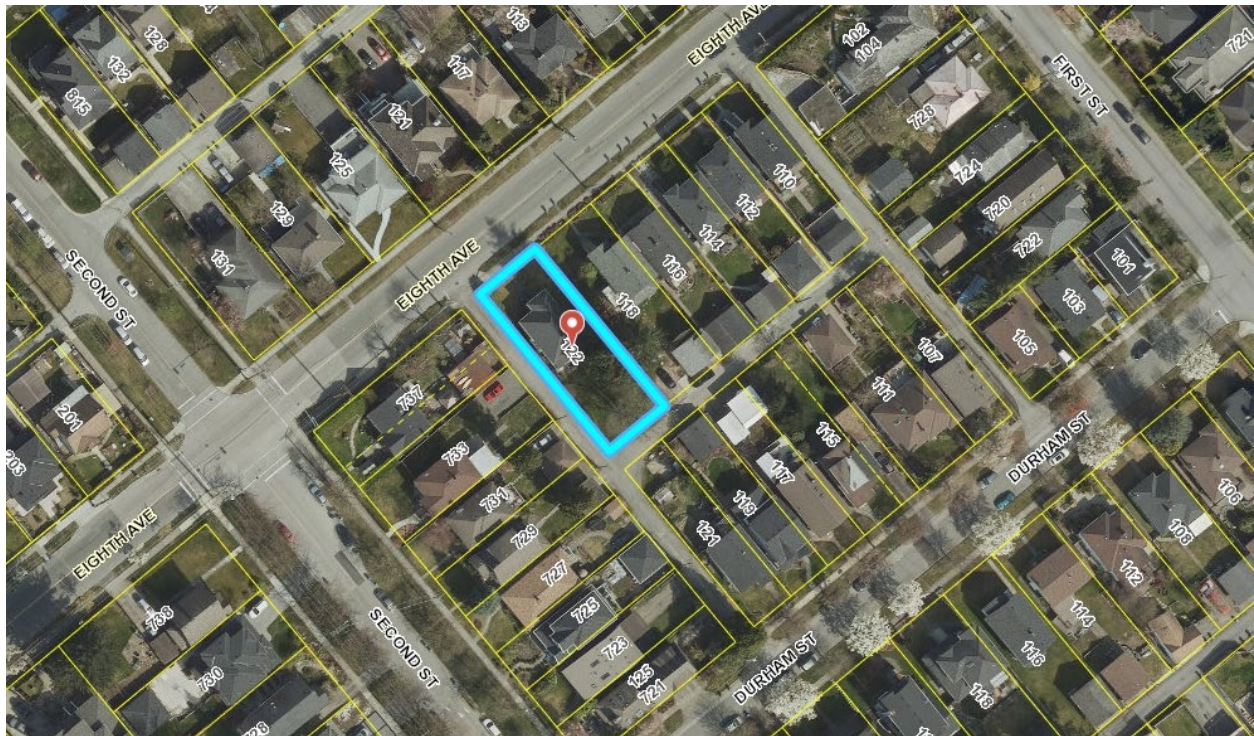


Figure 1: Site Context Map with 122 Eighth Avenue highlighted in blue

Proximity to Transit Service and Other Sustainable Transportation Options

Eighth Avenue is classified as a collector road, while Second Street is a local road. The flanking and rear lanes are undersized at 16 ft. (4.88 m.). The Central Valley Greenway is located approximately two blocks south of the site. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of Eighth Avenue and the flanking lane and Eighth Avenue and Second Street. Transit service is proximate, as shown on the table below:

Table 1: Proximity to Transit Service

Transit Facility	Approx. Frequency	Approx. Distance
#105 / #128	20 minutes	155 ft. (47 m.) to Eighth Ave. and Second St.

Demolition of the Existing Single Detached House

Prior to submission of the rezoning application, the applicant sought approval for the demolition of the existing 1911 house. As per the City's policy for buildings that are 100 years or older, a Heritage Assessment for this house was completed. The Heritage Assessment indicated that the building was in poor condition and that numerous interventions had been made. The demolition permit application was forwarded to the Community Heritage Commission (CHC) on June 2, 2021 and the CHC recommended that staff discuss the option of a Heritage Revitalization Agreement with the property owner, as the original form was distinguishable. The owner has chosen not to pursue this option. The Director of Climate Action, Planning and Development has not yet issued the demolition permit.