

## Attachment 3

### *Site Characteristics and Context*

## **SITE CHARACTERISTICS AND CONTEXT**

The subject site is located in the Brow of The Hill neighbourhood on St. Andrews Street near Ninth Street. The property has an approximate area of 432.5 sq. m. (4,655.4 sq. ft.) with a 15.09 m. (49.5 ft.) frontage on St. Andrews Street. The property is mostly level, with a slight slope towards St. Andrews Street. The property currently contains one single detached dwelling.

The subject site is surrounded by a mix of other housing forms. To the east is a 35-unit mid-rise rental apartment building. To the west are other single detached dwellings, including small lots. There is also a 16-storey rental apartment building across the street to the south. A site context map is shown below.



*Figure 1: Site Context Map, with 817 St. Andrews Street highlighted in blue*

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

Both St. Andrews Street and Ninth Street are classified as local roads. The lane behind the property is undersized at 4.88 m. (16.0 ft.) and dead-ends at the edge of the site. The sidewalk network surrounding the site is complete but undersized in some areas. The Crosstown greenway is approximately 500 m. (1,650 ft.) from the site, with shared-road connections. The property is located within close proximity to transit, as shown in the table below:

Table 1: Site Proximity to Transit Service

<b>Transit Facility</b>	<b>Frequency</b>	<b>Distance</b>
Bus Service #123	Approximately 15 minutes	120 m. (394 ft.) to the bus stop located at Eighth Street frequent transit network (FTN)
SkyTrain Station	2-5 minutes	1 km. (0.6 miles) to New Westminster Station

**Demolition of Existing House**

As part of the site redevelopment, the applicant has proposed to demolish the existing house on site. The house was built in 1926 in the craftsman style. Consistent with the City policy for houses older than 50 years, a heritage review was completed by staff, who noted that the building is in particularly poor condition. Given the applicant’s intent to develop a Passive House building, the project would be incompatible with a heritage retention project. This project features other benefits including the creation of missing-middle housing and energy efficient construction, which are considered to outweigh the heritage considerations on this project.