

FACT SUMMARY SHEET	
<b>A. <u>Location Facts</u></b>	
1. Municipal Address	1631 2 <sup>nd</sup> Avenue North
2. Legal Description	Lot A, Block 14, Plan G826
3. Neighbourhood	Kelsey-Woodlawn
4. Ward	1
<b>B. <u>Site Characteristics</u></b>	
1. Existing Use of Property	One-Unit Dwelling
2. Proposed Use of Property	Child Care Centre
3. Adjacent Land Uses and Zoning	
North	One-Unit Dwelling (R2)
South	Dr J Valens Park (R2)
East	One-Unit Dwelling (R2)
West	Two-Unit Dwelling (R2)
4. No. of Existing Off-Street Parking Spaces	0
5. No. of Off-Street Parking Spaces Required	3
6. No. of Off-Street Parking Spaces Provided	4
7. Site Frontage	11.46m
8. Site Area	0.041ha
9. Street Classification	Local
<b>C. <u>Official Community Plan Policy</u></b>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	No Change
3. Existing Zoning District	R2
4. Proposed Zoning District	No Change