

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	1527 Idylwyld Drive North
2. Legal Description	Lots 13 through 20, Block 27, Plan F5509
3. Neighbourhood	Mayfair
4. Ward	1
B. <u>Site Characteristics</u>	
1. Existing Use of Property	Shopping Center (with DU for Nightclub)
2. Proposed Use of Property	Shopping Center (with DU for Tavern)
3. Adjacent Land Uses and Zoning	
North	Restaurant (B4)
South	Retail (B3)
East	Restaurant (B3)
West	Residential (R2)
4. No. of Existing Off-Street Parking Spaces	32
5. No. of Off-Street Parking Spaces Required	32
6. No. of Off-Street Parking Spaces Provided	32
7. Site Frontage	60.86m
8. Site Area	2,308.9m ²
9. Street Classification	Major Arterial
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Arterial Commercial
2. Proposed Official Community Plan Designation	No Change
3. Existing Zoning District	B3
4. Proposed Zoning District	No Change