

FACT SUMMARY SHEET		
<b>A.    <u>Location Facts</u></b>		
1.	Municipal Address	519 2 <sup>nd</sup> Avenue North
2.	Legal Description	Lots 32 & 33, Block 186, Plan No. 99SA24455
3.	Neighbourhood	City Park
4.	Ward	1
<b>B.    <u>Site Characteristics</u></b>		
1.	Existing Use of Property	Brewery
2.	Proposed Use of Property	Brewery; commercial uses
3.	Adjacent Land Uses and Zoning	
	North	Auto garage, offices (IL1)
	South	Curling club, veterinary clinic (IL1, B5)
	East	Offices, restaurant (B5)
	West	Offices, retail (IL1)
4.	No. of Existing Off-Street Parking Spaces	26 required; 52 provided
5.	No. of Off-Street Parking Spaces Required	45 (as per Zoning Agreement)
6.	No. of Off-Street Parking Spaces Provided	45
7.	Site Frontage	131.67 m
8.	Site Area	1.082 ha
9.	Street Classification	Major Arterial (2 <sup>nd</sup> Ave N), Major Collector (1 <sup>st</sup> Ave N), Major Collector (Queen St), Local (26 <sup>th</sup> St)
<b>C.    <u>Official Community Plan Policy</u></b>		
1.	Existing Official Community Plan Designation	Light Industrial
2.	Proposed Official Community Plan Designation	No change
3.	Existing Zoning District	IL1
4.	Proposed Zoning District	IH, subject to a Zoning Agreement