

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	510 25 th Street East
2. Legal Description	Condo Plan 00SA31484
3. Neighbourhood	City Park
4. Ward	1
B. <u>Site Characteristics</u>	
1. Existing Use of Property	Community centre with multiple uses
2. Proposed Use of Property	Add dwelling units
3. Adjacent Land Uses and Zoning	
North	Kinsmen Park (M3)
South	Offices (M4)
East	Kinsmen Park (M3); multiple-unit dwelling (PUD)
West	Residential/commercial mixed-use (under construction) (B5); multiple-unit dwelling (RM5)
4. No. of Existing Off-Street Parking Spaces	90 – as per existing Zoning Agreement
5. No. of Off-Street Parking Spaces Required	87 proposed in Zoning Agreement
6. No. of Off-Street Parking Spaces Provided	89 shown on site plan;
7. Site Frontage	26.407 m
8. Site Area	0.732 ha
9. Street Classification	Major Arterial (25 th Street East), Local (Kinsmen Avenue)
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Special Use Area
2. Proposed Official Community Plan Designation	No change
3. Existing Zoning District	M3, subject to a Zoning Agreement
4. Proposed Zoning District	M3, subject to a Zoning Agreement