

| FACT SUMMARY SHEET | |
|---|-----------------------------------|
| A. <u>Location Facts</u> | |
| 1. Municipal Address | 334 20th Street West |
| 2. Legal Description | Lot 53, Block 14, Plan 00SA15145 |
| 3. Neighbourhood | Riversdale |
| 4. Ward | 2 |
| B. <u>Site Characteristics</u> | |
| 1. Existing Use of Property | Restaurant |
| 2. Proposed Use of Property | Tavern |
| 3. Adjacent Land Uses and Zoning | |
| | North Residential Mixed Use (MX1) |
| | South Retail (B5C) |
| | East Retail (B5C) |
| | West Retail (B5C) |
| 4. No. of Existing Off-Street Parking Spaces | 2 |
| 5. No. of Off-Street Parking Spaces Required | 0 |
| 6. No. of Off-Street Parking Spaces Provided | 0 |
| 7. Site Frontage | 7.62m |
| 8. Site Area | 302.12m ² |
| 9. Street Classification | Minor Arterial |
| C. <u>Official Community Plan Policy</u> | |
| 1. Existing Official Community Plan Designation | Special Area Commercial |
| 2. Proposed Official Community Plan Designation | No Change |
| 3. Existing Zoning District | B5C |
| 4. Proposed Zoning District | No Change |