

FACT SUMMARY SHEET	
A. Location Facts	
1. Municipal Address	2214 Clarence Avenue South
2. Legal Description	Lots 30-32, Block 25 Plan G191
3. Neighbourhood	Queen Elizabeth
4. Ward	7
B. Site Characteristics	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Residential Care Home – type II
3. Adjacent Land Uses and Zoning	
North	Residential (R2)
South	Residential (R2)
East	Residential (R2)
West	Residential (R2)
4. No. of Existing Off-Street Parking Spaces	0
5. No. of Off-Street Parking Spaces Required	5
6. No. of Off-Street Parking Spaces Provided	5
7. Site Frontage	18.27m
8. Site Area	723.15m ²
9. Street Classification	Minor Arterial
C. Official Community Plan Policy	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R2
4. Proposed Zoning District	No Change