

<b>FACT SUMMARY SHEET</b>		
<b>A. <u>Location Facts</u></b>		
1.	Municipal Address	1637 and 1639 1st Avenue North
2.	Legal Description	Lot BB and CC, Block 15, Plan 102082283
3.	Neighbourhood	Kelsey - Woodlawn
4.	Ward	1
<b>B. <u>Site Characteristics</u></b>		
1.	Existing Use of Property	Residential Care Home –Type I
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	Light Industrial – IL1
4.	No. of Existing Off-Street Parking Spaces	3
5.	No. of Off-Street Parking Spaces Required	3
6.	No. of Off-Street Parking Spaces Provided	3
7.	Site Frontage	22.952m
8.	Site Area	819.715m <sup>2</sup>
9.	Street Classification	local
<b>C. <u>Official Community Plan Policy</u></b>		
1.	Existing Official Community Plan Designation	Residential
2.	Proposed Official Community Plan Designation	Residential
3.	Existing Zoning District	R2
4.	Proposed Zoning District	R2