

Fact Summary Sheet – Rezoning Aspen Ridge Phase 3

FACT SUMMARY SHEET		
A. <u>Location Facts</u>		
1.	Municipal Address	TBD
2.	Legal Description	Part of Parcel A, Plan No. 101478821 in NW ¼ Sec 17-37-4-W3M, and Part of NW ¼ Sec 17-37-4-W3M, and Part of LSD 5 and 6 in the SW ¼ Sec 17-37-4-W3M
3.	Neighbourhood	Aspen Ridge
4.	Ward	10
B. <u>Site Characteristics</u>		
1.	Existing Use of Property	Undeveloped
2.	Proposed Use of Property	Residential
3.	Adjacent Land Uses and Zoning	
	North	FUD
	South	FUD & R2
	East	FUD
	West	R1A (Linear Park) & RMTN1
4.	No. of Existing Off-Street Parking Spaces	N/A
5.	No. of Off-Street Parking Spaces Required	N/A
6.	No. of Off-Street Parking Spaces Provided	N/A
7.	Site Frontage	N/A
8.	Site Area	N/A
9.	Street Classification	Local (Sharma Crescent, Sharma Lane, Sharma Way) Collector (Henry Dayday Road, Aspen Ridge Street)
C. <u>Official Community Plan Policy</u>		
1.	Existing Official Community Plan Designation	Residential
2.	Proposed Official Community Plan Designation	No change
3.	Existing Zoning District	FUD
4.	Proposed Zoning District	R1B, R2, RMTN, RM3