

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	N/A
2. Legal Description	Parcel ZZ, Plan 102308082
3. Neighbourhood	Evergreen Neighbourhood
4. Ward	Ward 10
B. <u>Site Characteristics</u>	
1. Existing Use of Property	Vacant/Undeveloped
2. Proposed Use of Property	Car Wash and Commercial Retail Units (future Shopping Center)
3. Adjacent Land Uses and Zoning:	
North	Vacant/Undeveloped, B4MX - Integrated Commercial Mixed-Use District
South	Shopping Center, B4MX - Integrated Commercial Mixed-Use District
East	Vacant/Undeveloped, B4MX - Integrated Commercial Mixed-Use District
West	Vacant/Undeveloped, B4MX - Integrated Commercial Mixed-Use District
4. No. of Existing Off-Street Parking Space	NA
5. No. of Off-Street Parking Spaces Required	12 - 6 for car wash and 6 for commercial units
6. No. of Off-Street Parking Spaces Provided	22
7. Site Frontage	91.335m
8. Site Area	10,165.52m ²
9. Street Classification	Major Arterial (McOrmond Dr) Local (Payne Bend) Local (Orban Way)
C. <u>Official Community Plan Policy</u>	
1. Existing Land Use Designation	District Village
2. Proposed Land Use Designation	District Village
3. Existing Zoning District	B4MX - Integrated Commercial Mixed-Use District
4. Proposed Zoning District	B4MX - Integrated Commercial Mixed-Use District