

FACT SUMMARY SHEET – 1509 Early Drive
A. Location Facts

1.	Municipal Address	1509 Early Drive
2.	Legal Description	Lot 8, Block 419, Plan 61S10301
3.	Neighbourhood	Brevoort Park
4.	Ward	Ward #6

B. Site Characteristics

1.	Existing Use of Property	One-unit Dwelling
2.	Proposed Use of Property	Day care (12 Children)
3.	Adjacent Land Uses and Zoning	
	North	One-unit Dwelling, R2 District
	South	One-unit Dwelling, R2 District
	East	One-unit Dwelling, R2 District
	West	One-unit Dwelling, R2 District
4.	No. of Existing Off-Street Parking Spaces	1
5.	No. of Off-Street Parking Spaces Required	2
6.	No. of Off-Street Parking Spaces Provided	2
7.	Site Frontage	15.23m
8.	Site Area	464.12m ²
9.	Street Classification	Collector

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Residential
2.	Proposed Official Community Plan Designation	Residential
3.	Existing Zoning District	R2 - One and Two-Unit Residential District
4.	Proposed Zoning District	R2 - One and Two-Unit Residential District