

FACT SUMMARY SHEET – 501 Avenue H South

A. Location Facts

1.	Municipal Address	501 Avenue H South
2.	Legal Description	Lot 9, Block 37, Plan 101364915
3.	Neighbourhood	Riversdale
4.	Ward	Ward 2

B. Site Characteristics

1.	Existing Use of Property	Vacant site
2.	Proposed Use of Property	Multiple Unit Dwelling (4 Units)
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	0
5.	No. of Off-Street Parking Spaces Required	4
6.	No. of Off-Street Parking Spaces Provided	4
7.	Site Frontage	15.24m
8.	Site Area	637.88m ²
9.	Street Classification	Minor Arterial

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Low Density Residential 1
2.	Proposed Official Community Plan Designation	Low Density Residential 1
3.	Existing Zoning District	R2A - Low Density Residential Infill District
4.	Proposed Zoning District	R2A - Low Density Residential Infill District