

FACT SUMMARY SHEET – 1509 Early Drive	
A. <u>Location Facts</u>	
1. Municipal Address	1509 Early Drive
2. Legal Description	Lot 8, Block 419, Plan 61S10301
3. Neighbourhood	Brevoort Park
4. Ward	Ward #6
B. <u>Site Characteristics</u>	
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. <u>Official Community Plan Policy</u>	
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