

## 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 <sup>2</sup>
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