

FACT SUMMARY SHEET – 96 33rd Street East

A. Location Facts

1.	Municipal Address	96 33 rd Street East
2.	Legal Description	Lots 1-5, Block 3, Plan G27 and Lot 21, Block 3, Plan 101546388
3.	Neighbourhood	Kelsey-Woodlawn
4.	Ward	Ward 1

B. Site Characteristics

1.	Existing Use of Property	Shopping Centre - Offices
2.	Proposed Use of Property	Shopping Centre – Private School
3.	Adjacent Land Uses and Zoning	
	North	One-unit Dwelling, R2 District
	South	Flour mill, IH District
	East	Office, B2 District
	West	Public garage, IL1 District
4.	No. of Existing Off-Street Parking Spaces	26
5.	No. of Off-Street Parking Spaces Required	24
6.	No. of Off-Street Parking Spaces Provided	24
7.	Site Frontage	N/A
8.	Site Area	1592.28m ²
9.	Street Classification	Major Arterial

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Special Area Commercial
2.	Proposed Official Community Plan Designation	Special Area Commercial
3.	Existing Zoning District	B2 – District Commercial District
4.	Proposed Zoning District	B2 – District Commercial District