

## FACT SUMMARY SHEET – 301 Queen Street

### A. Location Facts

1.	Municipal Address	301 Queen Street
2.	Legal Description	Lot 63, Block 184, Plan 99SA24455
3.	Neighbourhood	City Park
4.	Ward	Ward #1

### B. Site Characteristics

1.	Existing Use of Property	Vacant
2.	Proposed Use of Property	Parking Station
3.	Adjacent Land Uses and Zoning	
	North	M3-9128 – Medical/Office Building
	South	RM5 – One Unit Dwelling
	East	RM5 – Multiple Unit Dwelling
	West	RM5 – Multiple Unit Dwelling
4.	No. of Existing Off-Street Parking Spaces	NA
5.	No. of Off-Street Parking Spaces Required	0
6.	No. of Off-Street Parking Spaces Provided	NA
7.	Site Frontage	12.71m
8.	Site Area	367.78m <sup>2</sup>
9.	Street Classification	Major Arterial and Minor Arterial

### C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	High Density Residential
2.	Proposed Official Community Plan Designation	High Density Residential
3.	Existing Zoning District	RM5
4.	Proposed Zoning District	RM5