

FACT SUMMARY SHEET		
A. <u>Location Facts</u>		
1.	Municipal Address	38 23 rd Street East (Unit 205A Pacific Avenue)
2.	Legal Description	Lots 12-16, Block 15, Plan G3042
3.	Neighbourhood	Downtown
4.	Ward	Ward No.6
B. <u>Site Characteristics</u>		
1.	Existing Use of Property	Retail Store / Restaurant / Yoga Studio
2.	Proposed Use of Property	Retail Store / Restaurant / Yoga Studio / Private School
3.	Adjacent Land Uses and Zoning	
	North	Vacant, MX2 District
	South	Office / Parking, B6 District
	East	Vacant Building, MX2 District
	West	Public Garage, MX2 District
4.	No. of Existing Off-Street Parking Spaces	0
5.	No. of Off-Street Parking Spaces Required	0
6.	No. of Off-Street Parking Spaces Provided	0
7.	Site Frontage	44.61m
8.	Site Area	1745.38m ²
9.	Street Classification	Minor Arterial / Collector
C. <u>Official Community Plan Policy</u>		
1.	Existing Official Community Plan Designation	Downtown
2.	Proposed Official Community Plan Designation	Downtown
3.	Existing Zoning District	MX2 - Downtown Warehouse Mixed Use District
4.	Proposed Zoning District	MX2 - Downtown Warehouse Mixed Use District