

<b>FACT SUMMARY SHEET</b>	
<b>A. Location Facts</b>	
1. Municipal Address	1706, 1707, 1745 & 1715 Preston Ave N
2. Legal Description	Numerous
3. Neighbourhood	University of Saskatchewan Management Area
4. Ward	1
<b>B. Site Characteristics</b>	
1. Existing Use of Property	Regional Commercial
2. Proposed Use of Property	Regional Commercial
3. Adjacent Land Uses and Zoning	
North	Residential Land Use, AG District
South	Special Use Area Land Use, AG District
East	Low Density Residential 1 Land Use, R2 District
West	Special Use Area Land Use, AG District
4. No. of Existing Off-Street Parking Spaces	n/a
5. No. of Off-Street Parking Spaces Required	3881
6. No. of Off-Street Parking Spaces Proposed	3833
7. Site Frontage	n/a
8. Site Area	28.42 ha (70.24 acres)
9. Street Classification	Circle Drive East - Major Arterial Preston Ave N – Major Arterial
<b>C. Official Community Plan Policy</b>	
1. Existing Official Community Plan Designation	Direct Control District 3
2. Proposed Official Community Plan Designation	Direct Control District 3
3. Existing Zoning District	Direct Control District 3
4. Proposed Zoning District	Direct Control District 3