

FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	66 Bence Crescent
2.	Legal Description	Lots 29, Block 460, Plan 61S17572
3.	Neighbourhood	Westview
4.	Ward	4

B. Site Characteristics

1.	Existing Use of Property	Residential Care Home – Type I
2.	Proposed Use of Property	Residential Care Home – Type II
3.	Adjacent Land Uses and Zoning	
	North	R2 – Low Density Residential
	South	R2 – Low Density Residential
	East	R2 – Low Density Residential
	West	R2 – Low Density Residential
4.	No. of Existing Off-Street Parking Spaces	1
5.	No. of Off-Street Parking Spaces Required	3
6.	No. of Off-Street Parking Spaces Provided	3
7.	Site Frontage	20.22m
8.	Site Area	656.41m ²
9.	Street Classification	Local

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Residential
2.	Proposed Official Community Plan Designation	Residential
3.	Existing Zoning District	R2
4.	Proposed Zoning District	R2