

**Fact Summary Sheet – Aspen Ridge Yuel
Crescent**

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	N/A
2. Legal Description	- Part of Parcel A-Plan 101478821 Ext 18 - Part of NW-17-37-04-3 Ext 15
3. Neighbourhood	Aspen Ridge
4. Ward	10
B. <u>Site Characteristics</u>	
1. Existing Use of Property	Undeveloped
2. Proposed Use of Property	Residential
3. Adjacent Land Uses and Zoning	
North	FUD
South	R1B
East	FUD
West	R1A
4. No. of Existing Off-Street Parking Spaces	N/A
5. No. of Off-Street Parking Spaces Required	N/A
6. No. of Off-Street Parking Spaces Provided	N/A
7. Site Frontage	N/A
8. Site Area	N/A
9. Street Classification	Local (Yuel Crescent, Yuel Lane, Yuel Bend, Yuel Way)
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	No change
3. Existing Zoning District	FUD
4. Proposed Zoning District	R2, RMTN