

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	1213 1 st Avenue North
2. Legal Description	Lots 6 and 7, Block 3, Plan No. G27
3. Neighbourhood	Kelsey-Woodlawn
4. Ward	Ward #1
B. <u>Site Characteristics</u>	
1. Existing Use of Property	One-Unit Dwelling
2. Proposed Use of Property	Parking Station
3. Adjacent Land Uses and Zoning	
North	R2 – One-unit Dwelling
South	B2 – Shopping Centre
East	R2 – One-unit Dwelling
West	IL1 – Public Garage
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	15.23m
8. Site Area	544.13 m ²
9. Street Classification	Local
C. <u>Official Community Plan Policy</u>	
1. Existing Official Community Plan Designation	Residential
2. Proposed Official Community Plan Designation	Residential
3. Existing Zoning District	R2 - One and Two-Unit Residential District
4. Proposed Zoning District	R2 - One and Two-Unit Residential District