

<b>FACT SUMMARY SHEET</b>	
<b>A. <u>Location Facts</u></b>	
1. Municipal Address	300 109 <sup>th</sup> Street West
2. Legal Description	Lot 1, Block 10, Plan G8
3. Neighbourhood	Sutherland
4. Ward	Ward #1
<b>B. <u>Site Characteristics</u></b>	
1. Existing Use of Property	Vacant
2. Proposed Use of Property	Day Care
3. Adjacent Land Uses and Zoning	
North	R2 – One-unit Dwelling
South	R2 – One-unit Dwelling
East	R2 – Elementary and Preschool
West	R2 – One-unit Dwelling
4. No. of Existing Off-Street Parking Spaces	0
5. No. of Off-Street Parking Spaces Required	NA
6. No. of Off-Street Parking Spaces Provided	6
7. Site Frontage	15.23m
8. Site Area	675.72m <sup>2</sup>
9. Street Classification	Local
<b>C. <u>Official Community Plan Policy</u></b>	
1. Existing Official Community Plan Designation	Low Density Residential 1
2. Proposed Official Community Plan Designation	Low Density Residential 1
3. Existing Zoning District	R2 - One and Two-Unit Residential District
4. Proposed Zoning District	R2 - One and Two-Unit Residential District