

FACT SUMMARY SHEET	
A. <u>Location Facts</u>	
1. Municipal Address	440 Evergreen Blvd
2. Legal Description	Lot 21, Block 617, Plan 102038150
3. Neighbourhood	Evergreen
4. Ward	Ward #10
B. <u>Site Characteristics</u>	
1. Existing Use of Property	One-unit dwelling with accessory residential day care
2. Proposed Use of Property	One-unit dwelling with accessory day care centre
3. Adjacent Land Uses and Zoning	
North	R1A – Low Density Residential District 1A
South	R1A – Low Density Residential District 1A
East	R1B – Low Density Residential District 1B
West	R1A – Low Density Residential District 1A
5. No. of Off-Street Parking Spaces Required	n/a
6. No. of Off-Street Parking Spaces Proposed	4
7. Site Frontage	15.69m
8. Site Area	483.47m ²
9. Street Classification	Major Collector
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	R1A – Low Density Residential District 1A
4. Proposed Zoning District	R1A – Low Density Residential District 1A