

## FACT SUMMARY SHEET

### A. Location Facts

1.	Municipal Address	1902 Broadway Ave
2.	Legal Description	Lot 26, Block 1, Plan 101338534 & Lot 19, Block 1, Plan G191
3.	Neighbourhood	Queen Elizabeth
4.	Ward	7

### B. Site Characteristics

1.	Existing Use of Property	Undeveloped
2.	Proposed Use of Property	Commercial
3.	Adjacent Land Uses and Zoning	
	North	B2 District
	South	R2 District
	East	B2 District
	West	R2 District
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	50.51m Lot 19 and 26 frontage is 10.66m
8.	Site Area	Whole site is 1662.66 m2 Lot 19 and 26 are 350.97m2
9.	Street Classification	Minor Arterial (Taylor St E & Broadway Ave)

### C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Residential (Southern Portion) & Neighbourhood Node (Northern Portion)
2.	Proposed Official Community Plan Designation	Neighbourhood Node
3.	Existing Zoning District	R2 District & B2 District
4.	Proposed Zoning District	B2 District