

FACT SUMMARY SHEET		
A. <u>Location Facts</u>		
1.	Municipal Address	1615 1 st Avenue North
2.	Legal Description	Lot 4, Block 15, Plan 77S29262
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	Day Care Centre
3.	Adjacent Land Uses and Zoning	
	North	R2 – Low Density Residential District 2
	South	R1A – Low Density Residential District 1A
	East	R2 – Low Density Residential District 2
	West	IL1 – General Light Industrial District
4.	No. of Off-Street Parking Spaces Required	NA
5.	No. of Off-Street Parking Spaces Proposed	5
6.	Site Frontage	15.85m
7.	Site Area	565.29m ²
8.	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 – Low Density Residential District 2
4.	Proposed Zoning District	R2 – Low Density Residential District 2