

| FACT SUMMARY SHEET                                  |                                              |                                           |
|-----------------------------------------------------|----------------------------------------------|-------------------------------------------|
| <b>A.     <u>Location Facts</u></b>                 |                                              |                                           |
| 1.                                                  | Municipal Address                            | 1615 1 <sup>st</sup> Avenue North         |
| 2.                                                  | Legal Description                            | Lot 4, Block 15, Plan 77S29262            |
| 3.                                                  | Neighbourhood                                | Kelsey-Woodlawn                           |
| 4.                                                  | Ward                                         | Ward #1                                   |
| <b>B.     <u>Site Characteristics</u></b>           |                                              |                                           |
| 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 <sup>2</sup>                      |
| 8.                                                  | Street Classification                        | Local                                     |
| <b>C.     <u>Official Community Plan Policy</u></b> |                                              |                                           |
| 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   |