

FACT SUMMARY SHEET

A. Location Facts

1.	Municipal Address	831 5 th Avenue North
2.	Legal Description	Lot 9-Blk/Par 25-Plan G1322 Ext 0
3.	Neighbourhood	City Park
4.	Ward	Ward 1

B. Site Characteristics

1.	Existing Use of Property	Undeveloped (Residential)
2.	Proposed Use of Property	Medium Density MUD (Residential)
3.	Adjacent Land Uses and Zoning	
	North	RM3
	South	R2
	East	R2
	West	R2
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	8
7.	Site Frontage	15.22m
8.	Site Area	614.41m ²
9.	Street Classification	Local (5 th Ave & Duke St)

C. Official Community Plan Policy

1.	Existing Official Community Plan Designation	Low Density Residential
2.	Proposed Official Community Plan Designation	Medium Density Residential
3.	Existing Zoning District	R2
4.	Proposed Zoning District	RM3 subject to Agreement