



DEVELOPMENT REVIEW REFERRAL			
REFERRAL TYPE:		Zoning Amendment	
FILE NO:		Z 22-08	
REFERRAL ISSUED:	June 22, 2022	<input checked="" type="checkbox"/> ORIGINAL APPLICATION REFERRAL	
COMMENTS DUE BY:	July 22, 2022	<input type="checkbox"/> REVISED APPLICATION REFERRAL	

THIS DEVELOPMENT APPLICATION HAS BEEN REFERRED TO THE FOLLOWING:

- Building Department Review
- Development Review Committee
- Development Engineering
- Fire Department
- Parks Planning
- Economic Development
- Public Works Review
- Advisory Planning Committee (APC)
- Interior Health Authority
- BC Hydro
- Shaw Cable
- Telus
- Fortis BC
- Ministry of Transportation & Infrastructure (via eDAS)
- School District #23
- BC Transit
- Ministry of Environment & Climate Change Strategy
- Ministry of Forests, Lands, Natural Resource Operations & Rural Development
- Archaeology Branch (Min. of Forests, Land & Natural Resource Operations)
- Canada Post
- BC Assessment

CWK OFFICE USE ONLY	File Manager: Jayden Riley	Support/Technical Staff: Jason Sandberg	
DRC Meeting Date:	This application is scheduled for discussion at the Internal Development Review Committee meeting as noted:		
July 27, 2022	Applicant attending?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Background Information:			
File No:	Z 22-08	Property Size:	12.5 ha
Location:	2741 AUBURN RD	Current Zoning:	Low Density Multiple Residential (R3)
Legal:	Lot 2, DL 2601, ODYD, Plan KAP77227		
Owner:	0761681 BC LTD	OCP Designation:	Medium Density Multiple Family / Parks and Natural Areas
Agent:	Manpreet Singh, David Eaton Architecture Inc.	Related Files:	N/A
Subject:	Z 22-08, Rezoning from R3 to CD, 2741 Auburn Rd		

DESCRIPTION/OVERVIEW:

Background and Surrounding Land Uses:

The subject property is located within the Shannon Lake neighbourhood, fronting Auburn Road, approximately 370 m from the Hwy 97 / Daimler intersection.

Surrounding land uses include Institutional and Assembly (P2) and Light Industrial (I1) to the east, Compact Single Detached Residential (RC3) to the south, Low Density Multiple Residential (R3) to the west, and Rural Residential Large Parcel (RU4) to the north.

Proposal:

This application is proposing to rezone a portion of the subject property from Low Density Multiple Residential (R3) to a Comprehensive Development Zone to support a 490-unit apartment development contained within five buildings. Two of five buildings are intended at the Auburn Road frontage with three buildings accessed via private lane at the upper elevation west of the site.

Policy and Bylaw Review:

Official Community Plan Bylaw No. 0100

The subject property contains Medium Density Multiple Family (MDMF) and Parks and Natural Areas Land Use Designations (LUDs). The MDMF LUD is intended to consist of semi-detached, attached, townhouse and/or low-rise apartment housing. Its purpose is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops, and services, where the density is appropriate to the adjacent land use.

The Parks and Natural Areas LUD is intended to contain a variety of public, accessible green and natural spaces. Its intent is to preserve significant natural areas and provide diverse recreation opportunities. No changes to the LUDs are currently proposed with this application.

The property is also subject to multiple Development Permit Areas, including Steep Hillside, Sensitive Terrestrial Ecosystems, and Wildfire. Submitted with the application includes a geotechnical report and environmental assessment. These reports are intended to provide information on general feasibility of the proposed CD Zone. Subject to rezoning, further reporting information will be required at time of Development Permit.

Zoning Bylaw No. 0154

The subject property is currently zoned Low Density Multiple Residential (R3). This zone permits care facility, duplex, group home and townhouse use up to three storeys. The purpose of this zone is to accommodate multiple residential in low density housing form.

The proposed CD Zone is intended to accommodate 490-apartment units within five buildings. The CD Zone criteria is intended to be specific to this proposal and outlines the number of units and storeys for each building. It is anticipated that the CD Zone criteria will also include a site plan as a schedule. The CD Zone criteria is also expected to be modified prior to being considered by Council – what is presented here is not necessarily final.

Further evidenced by the architectural submission, the buildings are proposed to be configured up to six and seven storeys with underground parking and half-storey exposed ground floors. The top 1-2 stories are proposed to be terraced and located back and above the 4.5 storeys exposed portion of the buildings situated at lower elevations.

Technical Reports:

Submitted with the proposal include a Functional Servicing Report, Environmental Assessment, and Geotechnical Report. A Traffic Impact Assessment has also been conducted as part of this application. These reports are either attached to the referral or linked. Please request information at the contact below for review of any documents that are not accessible to you.

Attached:

1. Context Map
2. Subject Property Map
3. Architectural Submission
4. Draft CD Zone Criteria
5. Functional Servicing Report
6. Environmental Assessment ([link](#))
7. Geotechnical Investigation ([link](#))
8. Traffic Impact Assessment (at request)

Comments:

Should you require any further information or are unable to provide comments prior to the due date, please contact the undersigned.

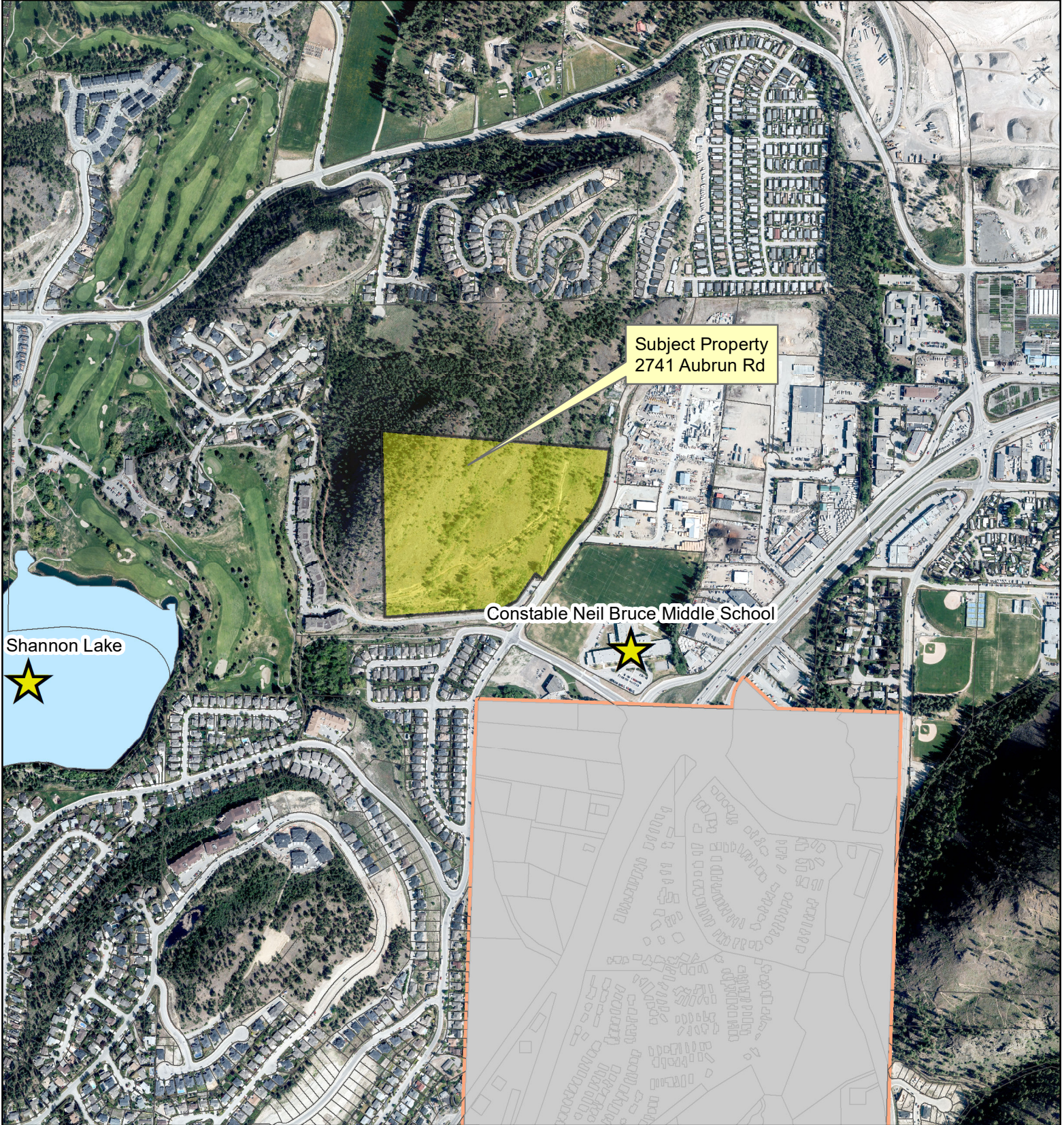
Jayden Riley
Planner III

Development Services

2760 Cameron Road, West Kelowna, BC V1Z 2T6
Telephone: 778-797-8830
Fax: 778-797-1001
Email: jayden.riley@westkelownacity.ca

CONTEXT MAP: Z 22-08

Date: 2022-05-31



Shannon Lake

Subject Property
2741 Aubrun Rd

Constable Neil Bruce Middle School

File: Z 22-08

Legal Description: Lot 2, DL 2601, ODYD, Plan KAP77227

 Subject Property  City Boundary

0 137.5 275 550 Metres



SUBJECT PROPERTY: Z 22-08

Date: 2022-05-30



File: Z 22-08

Legal Description: Lot 2, DL 2601, ODYD, Plan KAP77227

Subject Property Zoning Boundary Parcels



PRELIMINARY APPLICATION

MULTI FAMILY DEVELOPMENT

2741 AUBURN ROAD,
WEST KELOWNA, BC



DRAWING LIST

COVER PAGE	A-0.1
PROJECT SUMMARY	A-0.2
BASE PLAN	A-0.3
SITE PLAN & DETAILS	A-1.0 to A-1.3
FLOOR PLANS	A-2.0 to A-2.32
SECTIONS	A-3.0 to A-3.1

PROJECT TEAM

ARCHITECT - DAVID EATON ARCHITECT INC.
 1690 West 2nd Avenue
 Vancouver, BC V6J 1H4
 (604) 608-0161
 david@eatonarchitect.ca

- SURVEYOR -**
- LANDSCAPE -**
- CIVIL -**
- ARBORIST -**

PROGRAM SUMMARY

LOT INFO	ADDRESS	2741 AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA		
	LEGAL DESCRIPTION	PLAN KAP77227 LOT 2 DISTRICT LOT 2601 OSOYOOS DI		

LOT INFO	SITE AREA	(Sqft)	(Sqm)	(Acre)	(Ha)
GROSS AREA	1,355,968		125,969	31.13	12.60
DEDICATION	12,945		1,203	0.30	0.12
NET AREA (AFTER DEDICATION)	1,343,023		124,767	30.83	12.48

ZONING	CURRENT	PROPOSED
	R3	CD (Based on R4)

ZONING	PERMITTED	PROPOSED
BUILDING-1 SOUTH EAST (ALONG AUBURN ROAD)		4.5m
BUILDING-2 SOUTH EAST (ALONG AUBURN ROAD)		4.5m

BLDG HEIGHT	PERMITTED	PROPOSED
		4 STOREY

	SITE COVERAGE (GROSS)		
	(Sqft)	(Sqm)	(%age)
PROPOSED	98,855	9,184	7.36%
REMARKS: (98,855 Sqft / 1,343,023Sqft)			

PROPOSED FLOOR AREA SUMMARY	FAR CALCULATION	
	GROSS FLOOR AREA	(Sqft)
BUILDING-1	81829	7,602
BUILDING-2	86772	8,061
BUILDING-3	74476	6,919
BUILDING-4	74476	6,919
BUILDING-5	74476	6,919
GROSS FLOOR AREA	392,029	36,419
TOTAL FAR (GROSS)	0.29	

OFF STREET PARKING	PARKING REQUIREMENTS BREAKDOWN	
	REQUIRED STALLS	PROVIDED STALLS
APARTMENTS	575	575

AMENITY CALCULATIONS	AMENITY		REMARKS	
	INDOOR AMENITY	(Sqft)		(Sqm)
	4,850	450.6		
	OUTDOOR AMENITY	(Sqft)	(Sqm)	REMARKS
OUTDOOR AMENITY-1	5,500	511.0		
OUTDOOR AMENITY-2	7,850	729.3		



DAVID EATON ARCHITECT INC.
 1690 West 2nd Avenue, Vancouver, BC V6J 1H4
 604-608-0161 | eatonarchitect.ca

Notes
 This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
2741, AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
PROGRAM SUMMARY

Scale
 As Noted

Sheet No.

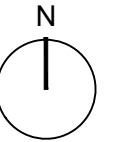
A-0.2



DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

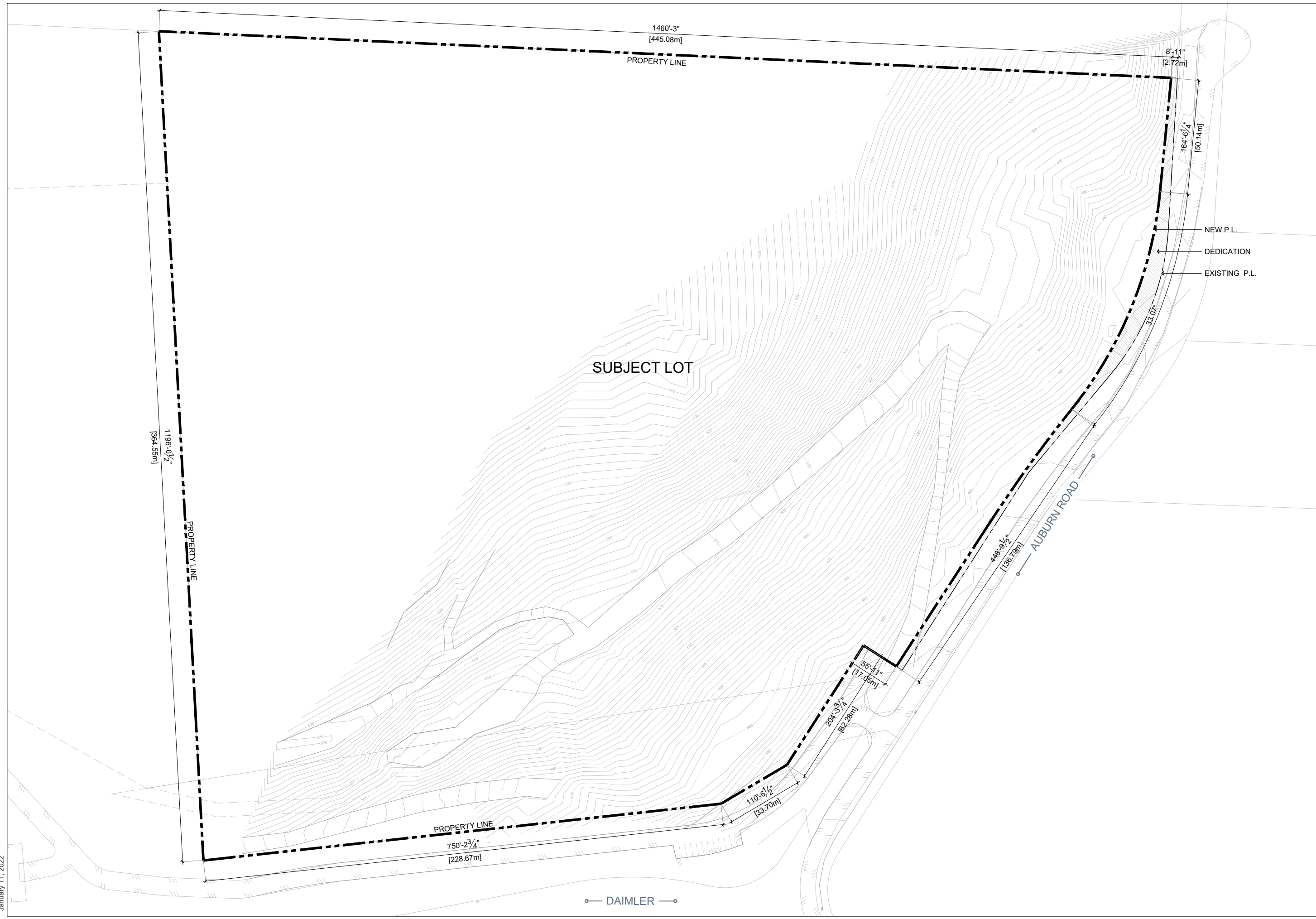
Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
BASE PLAN

Scale
As Noted

Sheet No.

A-0.3



DAIMLER

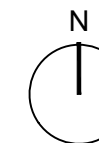
January 11, 2022



DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
SITE PLAN

Scale
As Noted

Sheet No.

A-1.0

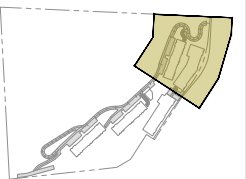
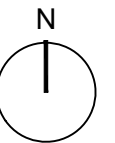
January 11, 2022





DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
**SITE PLAN
DETAIL**

Scale
As Noted

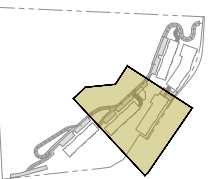
Sheet No.
A-1.1





DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

Date	Description
2021-11-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
**SITE PLAN
DETAIL**

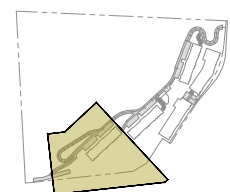
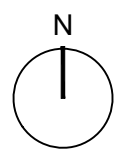
Scale
As Noted

Sheet No.

A-1.2



Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN

Date	Description
2021-11-11	OC & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Issues / Revisions

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
2741, AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA

Drawn By GS	Date 2021-08-06
----------------	--------------------

Checked By PV	Project ID WK01_2107
------------------	-------------------------

Sheet Title
**SITE PLAN
DETAIL**

Scale
As Noted

Sheet No.

A-1.3





Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
2741, AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
RENDERINGS

Scale
As Noted

Sheet No.

① PERSPECTIVE 1



DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
2741, AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
RENDERINGS

Scale
As Noted

Sheet No.
A-3.1

① PERSPECTIVE 2



DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.

Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Seal

Project Title

MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
----------------	--------------------

Checked By PV	Project ID WK01_2107
------------------	-------------------------

Sheet Title

RENDERINGS

Scale
As Noted

Sheet No.

A-3.2

① PERSPECTIVE 3



DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
RENDERINGS

Scale
As Noted

Sheet No.
A-3.3

① PERSPECTIVE 4



DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission
Date	Description

Issues / Revisions

Seal

Project Title

**MULTI FAMILY
DEVELOPMENT**

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title

RENDERINGS

Scale
As Noted

Sheet No.

A-3.4

① PERSPECTIVE 5

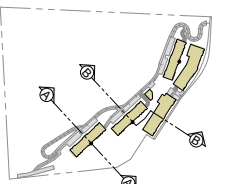
January 11, 2022



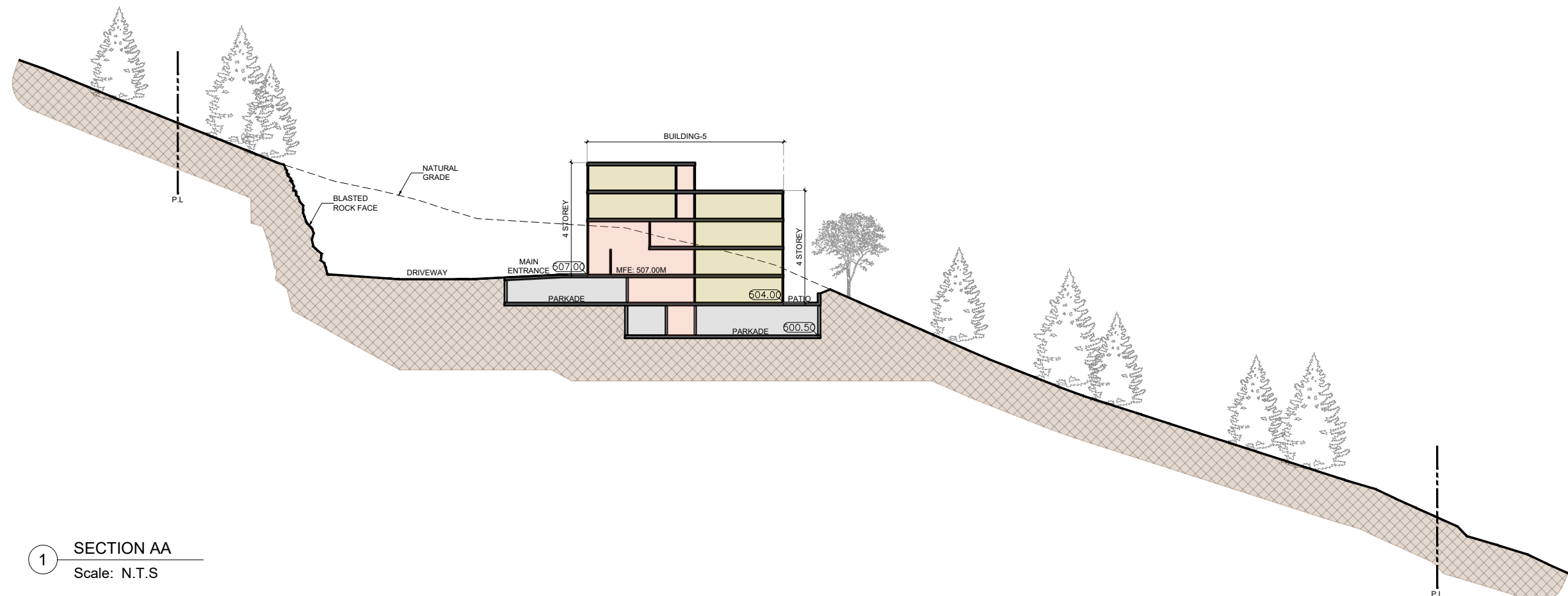
DAVID EATON
ARCHITECT INC

1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

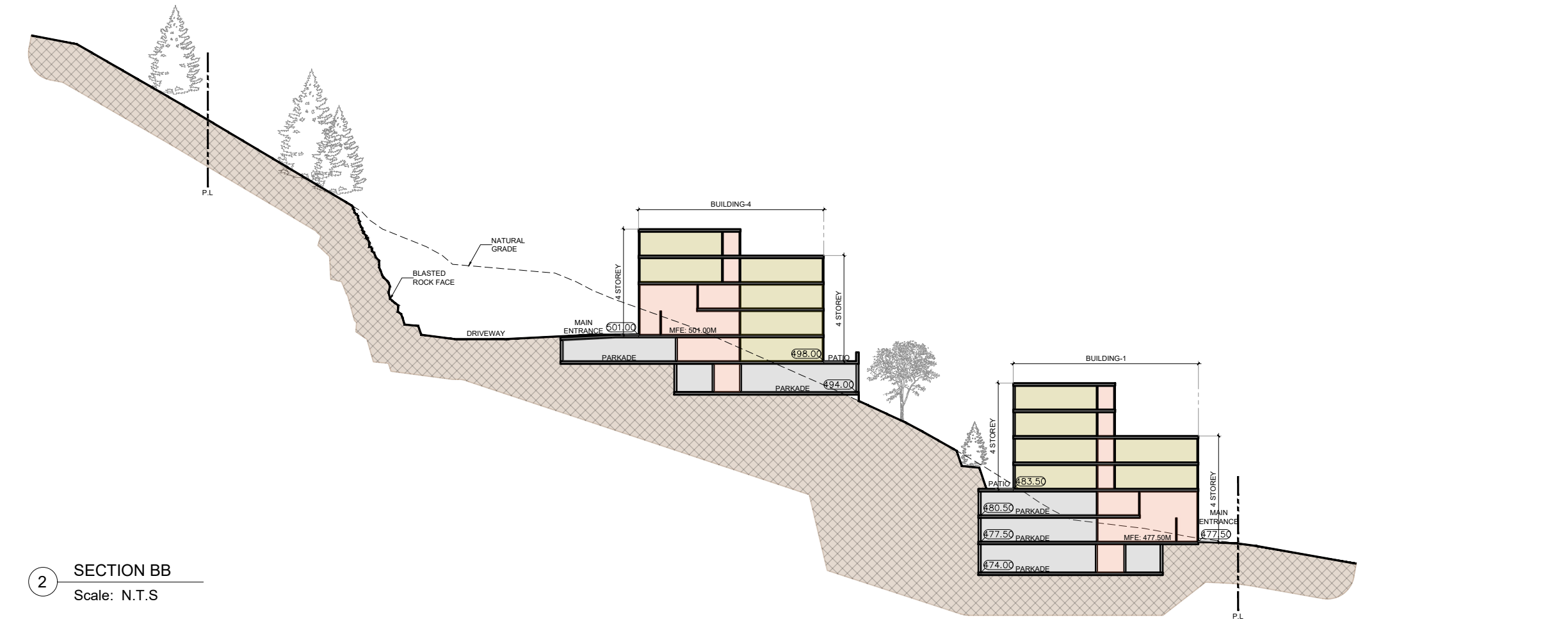
Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



1 SECTION AA
Scale: N.T.S



2 SECTION BB
Scale: N.T.S

Date	Description
2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission

Issues / Revisions

Issues / Revisions
Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
2741, AUBURN ROAD, WEST KELOWNA, BRITISH COLUMBIA

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
SECTIONS

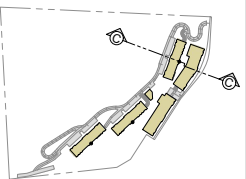
Scale
As Noted

Sheet No.
A-4.0

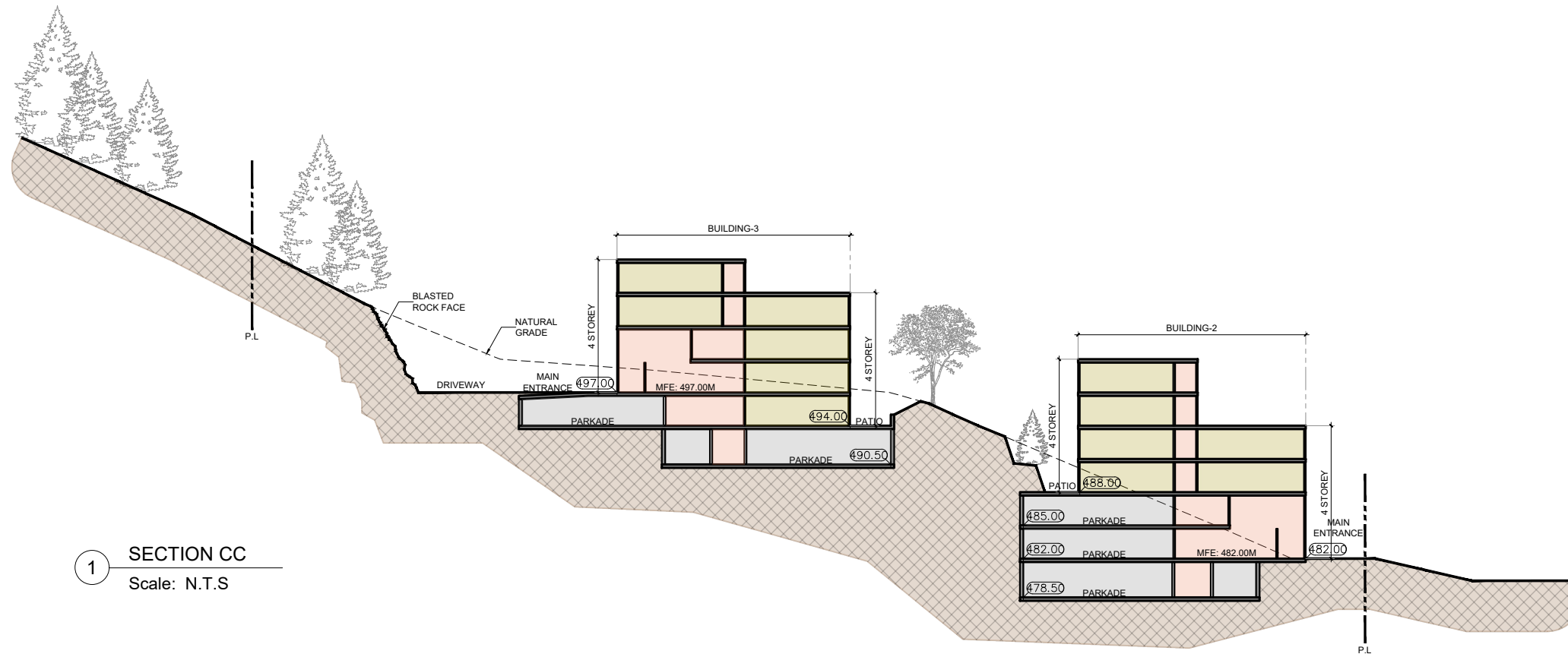


DAVID EATON
ARCHITECT INC
1690 West 2nd Avenue, Vancouver, BC V6J 1H4
604-608-0161 | eatonarchitect.ca

Notes
This drawing, as an instrument of service, is the property of the Architect and may not be reproduced without their permission and unless the reproduction carries their name. All design and other information shown on this drawing are for the use on the specified project only and shall not be used otherwise without written permission of the Architect. Written dimension shall have precedence over scaled dimensions.



KEY PLAN



1 SECTION CC
Scale: N.T.S

2021-01-11	OCP & Zoning Bylaw Amendment Application
2021-10-07	Prelim Submission-Updated
2021-09-24	Prelim Submission-Updated
2021-08-06	Prelim Submission
Date	Description

Issues / Revisions

Seal

Project Title
MULTI FAMILY DEVELOPMENT

Project Address
**2741, AUBURN ROAD,
WEST KELOWNA,
BRITISH COLUMBIA**

Drawn By GS	Date 2021-08-06
Checked By PV	Project ID WK01_2107

Sheet Title
SECTIONS

Scale
As Noted

Sheet No.
A-4.1

CD12 – Comprehensive Development Zone

.1 Purpose

To accommodate multiple residential units in the Shannon Lake neighborhood.

.2 Principal Uses, Buildings and Structures

- (a) Apartment

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	N/A
(b)	Minimum parcel frontage	N/A
DEVELOPMENT REGULATIONS		
(c)	Maximum density	329,029 ft ² (36,419 m ²) FAR 0.245
(d)	Maximum coverage	98,855 ft ² (9,184 m ²) 7.36%
(e)	Maximum gross floor area and maximum units by building	
.1	Building 1 Building 2 Building 3 Building 4 Building 5 Total Building Area and Unit Count	7,602 m ² (81,829 ft ²) up to 102 Units 8,061 m ² (86,772 ft ²) up to 106 Units 6,919 m ² (74,476 ft ²) up to 94 Units 6,919 m ² (74,476 ft ²) up to 94 Units 6,919 m ² (74,476 ft ²) up to 94 Units 36,420 m ² (392,034 ft ²) up to 490 Units
(f)	Maximum building height Building 1. <i>(all floor levels to be considered as nominal 3.15m). (See Fig. 2 for each building section)</i> Building 2 Building 3 Building 4	7 Storeys total including underground parking, 2 storey step on top, no more than 4.5 storeys exposed, balance underground parking 7 Storeys total including underground parking, 2 storey step on top no more than 4.5 storeys exposed, balance underground parking 6 Storeys total including underground parking, 1 storey step on top, no more than 4.5 storeys exposed, balance underground parking 6 Storeys total including underground parking, 1 storey step on top, no more than 4.5 storeys exposed, balance underground parking

	Building 5	6 Storeys total including underground parking, 1storey step on top, no more than 4.5 storeys exposed, balance underground parking
SITING REGULATIONS		
(h)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Minimum Front Yard	4.5m (14'-6" ft)
.2	Rear Yard	N/A
.3	Side Yard	N/A
.		
PARKING		
(i)	The required number of off-street parking spaces are as follows	
.1	Apartment 320 1 bedroom apartments@ 1space/unit 170 2 bedroom apartments@ 1.5 spaces/unit Minimum number of spaces	320 parking spaces 255 parking spaces 575 parking spaces
.2	Visitor parking	Included

.5 Other Regulations

AMENITIES		
(i)	The required areas of amenities is as follows	
.1	Outdoor 1	5,500 ft ² (511 m ²)
.2	Outdoor 2	7,850 ft ² (729.3 m ²)
.2	Indoor	4,850 ft ² (450.6 m ²)