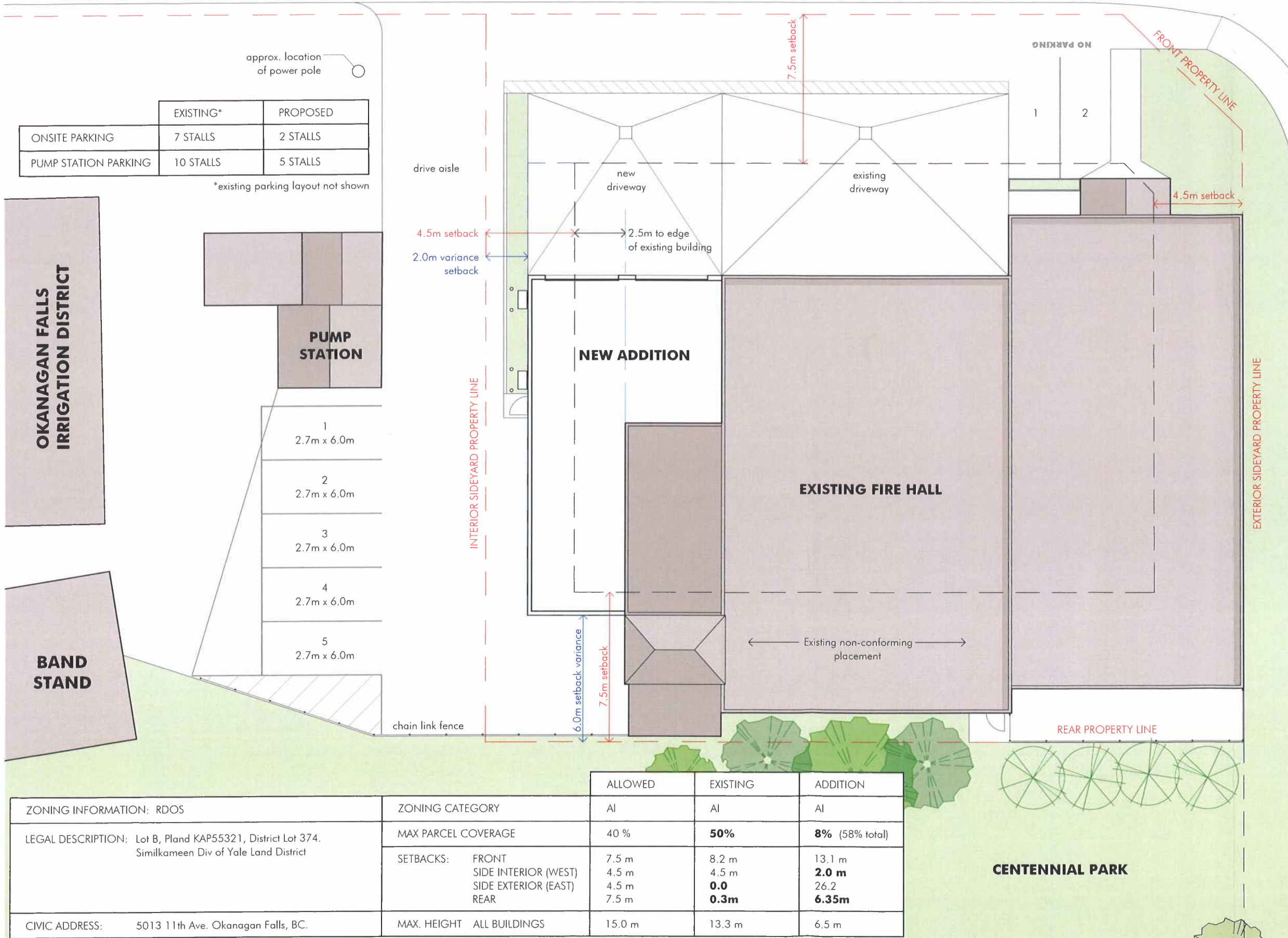


ZONING ANALYSIS

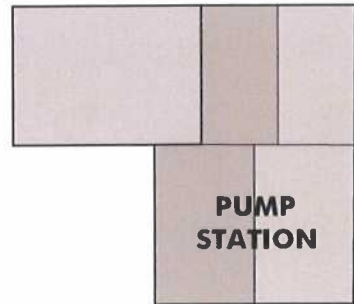
11TH AVE

FRONT PROPERTY LINE



	EXISTING*	PROPOSED
ONSITE PARKING	7 STALLS	2 STALLS
PUMP STATION PARKING	10 STALLS	5 STALLS

*existing parking layout not shown



- 1
2.7m x 6.0m
- 2
2.7m x 6.0m
- 3
2.7m x 6.0m
- 4
2.7m x 6.0m
- 5
2.7m x 6.0m

ZONING INFORMATION: RDOS	ZONING CATEGORY	AI	AI	AI
LEGAL DESCRIPTION: Lot B, Pland KAP55321, District Lot 374. Similkameen Div of Yale Land District	MAX PARCEL COVERAGE	40 %	50%	8% (58% total)
	SETBACKS:	FRONT	7.5 m	13.1 m
	SIDE INTERIOR (WEST)	4.5 m	4.5 m	2.0 m
	SIDE EXTERIOR (EAST)	4.5 m	0.0	26.2
	REAR	7.5 m	0.3m	6.35m
CIVIC ADDRESS: 5013 11th Ave. Okanagan Falls, BC.	MAX. HEIGHT ALL BUILDINGS	15.0 m	13.3 m	6.5 m

	ALLOWED	EXISTING	ADDITION	
ZONING INFORMATION: RDOS	AI	AI	AI	
LEGAL DESCRIPTION: Lot B, Pland KAP55321, District Lot 374. Similkameen Div of Yale Land District	MAX PARCEL COVERAGE	40 %	50%	8% (58% total)
	SETBACKS:	FRONT	7.5 m	13.1 m
	SIDE INTERIOR (WEST)	4.5 m	4.5 m	2.0 m
	SIDE EXTERIOR (EAST)	4.5 m	0.0	26.2
	REAR	7.5 m	0.3m	6.35m
CIVIC ADDRESS: 5013 11th Ave. Okanagan Falls, BC.	MAX. HEIGHT ALL BUILDINGS	15.0 m	13.3 m	6.5 m

Background

The Okanagan Falls Firehall was constructed in 1994, with a later addition of a shed to the rear of the building. The current proposal looks to add two additional truck bays to the building, as well as a mezzanine space in the original truck bay for gym and storage use. The addition is necessary to service the growing community.

Most of the buildings located on the site were built on Irrigation District land, before the plot was subdivided to separate the buildings from Centennial Park. Therefore, several aspects of the original buildings are non-compliant with the current zoning bylaw. These include the side and rear yard setbacks, and the maximum parcel coverage.

Due to the constraints of the existing building, and the stringent size requirements of fire truck parking bays, it is not possible to construct a functional addition within the current zoning setbacks.

The proposed variance would reduce the interior side yard setback from 4.5m to 2.0m, to allow enough horizontal width for two truck bays. The rear yard setback will be reduced from 7.5m to 6.0m to match the existing form of the building. This is significantly larger than the setback of the existing building. Finally, the existing building already surpasses the maximum parcel coverage, so the addition will not conform to this limit.

Due to the lack of space, the addition will also remove most onsite parking. Parking was already below the required 10 stalls if using the office parking requirements from table 9.2 of bylaw No. 2455 (278.4m² / 28m² = 9.9 stalls). However, because the surrounding site is publicly owned, and is already functions a overflow parking for the firehall, there is adequate parking provided on the larger property.

MAIN STREET



Site Plan
1:192
Dec. 16, 2021

OK FALLS FIREHALL
Okanagan Falls, BC

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CENTENNIAL PARK