

PROPERTY DESCRIPTION:

Civic address: 5204 9th Ave, Okanagan Falls BC, V0H 1R0

Legal Description (e.g. Lot, Plan No. and District Lot):

Current land use: OFTC

Surrounding land uses: OFTC

REQUESTED VARIANCE(S):

List all requested variances to the regulations in bylaws of the Regional District. Each variance should be marked on the applicable drawings. A variance cannot be considered where use or density would be affected.

Zoning Bylaw: 18 and 9

Section No.: 18.1.11. 9.13

Current regulation: required to provide 1.75 spaces per dwelling unit

Proposed variance: Parking reduction to 1 space per unit.

Section No.:

Current regulation:

Proposed variance:

DEVELOPMENT INFORMATION:

Please provide a general description of the proposed development:
(e.g. "to allow for an addition over an existing garage")

We would like to have a reduction in parking by one spot. Currently for the build offers 6 parking spaces and requires 7 spaces for a 4th unit to be eligible for legalization. The building is all being used for long term rentals.

SUPPORTING RATIONALE:

When considering a variance request, Regional District staff will *generally* assess the proposal against the following criteria:

- *is the proposed variance consistent with the general purpose and intent of the zone?*
- *is the proposed variance addressing a physical or legal constraint associated with the site (e.g., unusual parcel shape, topographical feature, statutory right-of-way, etc.)?*
- *is strict compliance with the zoning regulation unreasonable or un-necessary?*
- *will the proposed variance unduly impact the character of the streetscape or surrounding neighbourhood?*

A request to change a zoning regulation should only be considered as a last resort to a design challenge. Please explain how the requested variance(s) meet the assessment criteria listed above:

The proposed variance will have no implications on any other property.

The proposed variance is addressing a physical restraint of the lot as it is small.

We require the reduction in parking to be able to legalize the 4th unit which is currently not in compliant due to parking.

The granting of this variance will not impact the character of the streetscape or the surrounding neighborhood.

Approving the variance will allow us to offer a 4th unit for long term rent helping out with housing crisis.