

2025-09-05

Lot A District lot 43 SDYS Plan EPP115813

5601 56th street

Parcel 031-650-945

To Whom It May Concern:

This letter serves as an addendum to our existing application, seeking an increase in the allowable density for the aforementioned site from its current 19 units to 24 units.

The rationale for this application is multifaceted. Upon the initial approval of the overall development permit for the site, the apartment component was authorized for 22 units, a determination based on the available acreage. Subsequently, when the development permit was re-evaluated at the request of the Regional District of Okanagan-Similkameen (RDOS) to establish an access agreement, the land designated for said access agreement was reclassified as "non-buildable area" and, consequently, excluded from the density calculation. It is important to note that no substantive changes have occurred on the site itself; the site plan, parking provisions, and overall size remain consistent. Our current situation is a result of a bureaucratic technicality.

Furthermore, to satisfy the revised density requirements—which are predicated solely on the number of "units" and not on unit size or bedroom count—the building's physical dimensions remain unchanged. However, 5 of the units have been reconfigured to feature four bedrooms and two bathrooms. The projected occupancy, vehicular impact, and building footprint are identical whether the development comprises 19 units with four-bedroom configurations or 24 units with two-bedroom configurations. This circumstance, again, illustrates our entanglement in bureaucratic technicalities.

By increasing the density of this site to 24 units, no material changes will manifest in practical terms; the parking provisions will continue to meet all requirements, and the building size will remain constant. The principal benefit of this adjustment is that the community of Osoyoos will gain 5 additional two-bedroom units on a site that was always intended to accommodate them.

In short, this site was always planned to have 24 units; it is only through the administrative process that the unit count has been reduced, and in all cases, that was done due to technicalities rather than practical reasons.