

# Rationale

1. we bought this property so we can move to OK Falls and live there when we retire. we wanted to ~~improve~~ renovate to make sure the ~~dwelling~~ dwelling was safe (update electrical, plumbing, add gas fr. for heat, add more insulation, new roof, etc) and would attract a long-term responsible <sup>double pane windows</sup> tenant until we move and live there full time. The previous tenants caused all kinds of problems in the neighborhood ~~and~~ and attracted a criminal element who upset the neighbours.

\* → see over

2. we do not want to change the footprint or the use of this dwelling. we want to restore it and make it more comfortable and energy efficient and safe.

3. N/A

4. The building has always been a dwelling and ~~is~~ ~~is~~ has been there for a very long time. we would like for it to continue to be a dwelling.

5. The density would not change as this has always been a 1-bedroom dwelling and we do not want to change the footprint or the use of this building.

shortcuts

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① cont. we need to be able to rent this out until we can move to okanagan falls full time. It needs to be able to pay for itself.