

## 1.0 Executive Summary

The applicants, Sky High Metals Ltd. (Trent and Ester Kitsch), have had previous discussions with City Staff regarding the re-development and revitalization of the 6.1 acre lot at **3060 Seclusion Bay Road**, located in the City of West Kelowna. The site and existing home was destroyed and has remained vacant since the wildfires in July of 2010. A positive Initial Consideration for an OCP amendment for the development proposal has been received (**OCP 17-03**). As recommended by city staff, the applicant, and agent (Bear Land Development Services Ltd.), wish to advance the OCP amendment and rezoning process simultaneously moving forward. A Comprehensive Development rezoning approach has been selected for the proposed strata development due to the unique character of the site, specific land uses proposed, and to provide assurances and certainty to the owner, neighbouring community, and the City.

The application proposes a rezoning change to the subject property from **Rural Residential Small Parcel Zone (RU2)** to a **Comprehensive Development Zone (CD)**, as per drawings provided (Z-01 & Z-02).



The proposed CD zone includes specific land uses and definitions which supports the proposed strata development, including **16 Eco-Villas** and an amenity building (Pool Cabana) with outdoor pool. The proposed CD zone also permits an **Eco-Servicing** strategy, as the subject property will remain off-grid from municipal services.

In addition to the CD zone, the proposed development includes an extension of the existing dock, which requires rezoning from **Recreational Water Use (W1)** to **Intensive Water Use Zone (W2)** to provide for additional boat slips (one per unit), with boat lifts, and visitor moorage.



The proposed CD zone supports the natural progression and revitalization of this previously disturbed and neglected site. The proposed CD zone also helps ensure the property conforms to similar uses, size and scale to the adjacent property, Seclusion Bay Resorts, which is zoned Commercial and Rural Residential. The development also provides direct tourism-related economic benefit to the City West Kelowna and Westbank Town Center from short-term and long-term vacation rentals. Additional, economic benefits result from consulting, manufacturing, and construction related jobs.

The development puts no additional burden on existing or future city infrastructure, maintenance, or operational services as a result of the Eco-Serving Strategy. The City will realize an additional tax revenue increase of approximately \$150,000-\$200,000 per year, in perpetuity. This additional investment, along with associated development, application, and administration fees will help pay for other capital projects that benefits the entire community.