



August 13, 2020

**To: City of West Kelowna
2760 Cameron Road
West Kelowna, NC
V1Z 2T6**

Re: 2485 Hayman Road

Our Development Plans

To whom it may concern:

We purchased this house because we saw the opportunity to enhance the value of this property by developing a legal suite in the basement and creating an additional lot that could accommodate a new home. This corner lot is large enough to support this proposal, and we have had a surveyor prepare a proposed subdivision plan for your review. These improvements will substantially increase the value of the property, which in turn will increase your tax revenue... so hopefully we can all win!

We want to make this older home look like new. The roof was replaced within the last few years, but since we will be adding some new windows and door in the basement and building a new deck for the upper level, we will totally refinish the entire home with fresh acrylic stucco. It will look like a new house! The existing garage will be utilized for the basement suite. We want to develop another single car garage under the enclosed sundeck and have applied for another driveway access.

Attached is the Functional Servicing Report for the re-zoning and subdivision of the new lot. In addition to bringing the new power underground to the property and upgrading the fire hydrant to include three ports, we intend to remove most of the fruit trees on the new lot in the area where a house is to be built. So, at the end of the day instead of one home paying taxes on a property valued around \$650,000 the house with a suite will likely be worth around \$900 to \$950,000. A new home on the new lot could easily be in the range of \$750-850,000, so the total value after redevelopment could be close to triple the current value.

I have had considerable experience doing real estate developments on the Westside and in Peachland. I built the Acorn Homes brand and did more than 20 developments, building over 800 homes and condos. We used to have our office in Acorn Plaza on Carrington Road, a 30,000 square foot office rental building we constructed in 1996.

This little project on Hayman Road is a partnership with Richard Provost and our two companies.

Yours truly,

Sherwin Goerlitz

Richard Provost

January 11, 2021

To: **City of West Kelowna**
2760 Cameron Road
West Kelowna, BC.
V1Z 2T6

Attention: **Hailey Rilkoff, Planner**

RE: **2485 Hayman Road**
Addition of Variance for setback

As requested, we would like to add a variance application to the rezoning we already have under way with you. We believe that this variance will have minimal impact on the adjacent house next door. That house next door does not have a single window on it's south elevation, so I doubt they will even feel the difference of us even adding this variance.

It makes good sense to do this concurrent with our application, so it is ready to go whenever someone is ready to build a new home here.

With the reduced setback it will ensure that if someone wants to have a sundeck on the north east corner of the new home, they may be able to increase the outdoor living space, which will add to their enjoyment of the home.

Thank you again for your help with this application.

Yours truly,

Sherwin Goerlitz

