



# Water Street By The Park

Leon Ave 234-278 & Water Street  
1620-1660



November 30, 2020

Attention: Office of the city clerk  
City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

REGARDING: DVP20-0013 – 200 Block Leon Ave

To whom it may concern.

I am writing this letter to endorse the proposed redevelopment project (DVP20-0013) located on the 200 block of Leon Avenue also known as Water Street by the Park.

Global Okanagan has been located on the 300 block of Leon Avenue for over 60 years. I, myself have worked at this location for over 35 years. There is no question that this area of downtown Kelowna has struggled for years due to problems with homelessness and street level drug activity. The social problems that this area sees on a daily basis is the very reason no development has taken place in 200 block of Leon Avenue. Just keeping the existing business in the Leon Avenue area is very difficult and we have witnessed firsthand the exodus of businesses over the past decade and longer.

I believe any chance to have a redevelopment of this magnitude will only benefit the people and businesses that must work and live in this area of town. This proposed development will bring more people into the downtown and re-establish a lost vibrancy to the Leon area. Having looked over the development plans as laid out, I see no issues.

One of the main concerns in the downtown is parking availability. This proposal seems to have addressed the parking issue and in my opinion providing adequate parking for a development of this size including the variance for small car parking. The height variances requested for the three towers do not impact Global Okanagan's operations in any way and do not seem out of line with the height of other development being built in the downtown core.

I hope that Kelowna mayor and council recognize that the time to redevelop Leon Avenue for the benefit of the entire community is long overdue. Please accept this letter as my endorsement that the development known as Water Street by the Park project be approved and allowed to move forward.

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# Letter of Support August Family Foundation



Hi Colin, Charlie, Maxine, Mohini, Gail, Luke, Brad, Ryan and Loyal,

Please accept this letter as our Families endorsement of the proposed redevelopment of the 200 block of Leon Ave. As you may know my father and uncle founded Kelowna Motors, now August Mazda, in 1945 when they purchased Andersons Tire shop located at Lawrence and Pendozi Street. In 1948, they purchased property at Water Street and Leon Avenue and moved their car business. We remained at that site until we moved to Enterprise Way in 2002.

As you can imagine I have spent many years working from that site and have watched as most of the businesses have moved from this area of town. In the 70's we serviced the vehicles from most of the staff of what was then the Underhill Clinic at the foot of Leon Avenue at Abbott St. It was very convenient as they could drop their car off to us and walk to work and then walk the block at the end of the day to get their car. This however changed over the years as the staff became concerned for their safety to walk the block, so we would need to pick them up at Abbott and drive them the one block to Water St. to get their vehicle.

We would be so proud to see our old property, and the surrounding neighbourhood, to be totally redeveloped into such a landmark site for the entrance to our fabulous city, especially with the anticipated closure again of Abbott and Bernard for the upcoming summer and maybe longer. This now means the 200 block of Leon will become the main route to the downtown and waterfront for all traffic coming from the west, how impressive it would be!

Thank You,

Brian & Irene August  
Matt August  
Michelle August  
August Mazda, August Luxury Motor Cars, The Okanagan Dream Rally, Spinco Canada

## Letter of Support Global Okanagan

December 3, 2020

Anthony Beyrouti  
[Anthony@venuekings.com](mailto:Anthony@venuekings.com)

RE: Proposed Development for Leon Avenue

Dear Anthony,

On behalf of Joe Huber, Terry Schneider and Prestige Hotels & Resorts, we whole heartedly support your proposed development and the associated variances you are requesting for the proposed development on Leon Avenue.

The derelict state of Leon Avenue continues to challenge our hotel business. The Prestige Beach House continues to lose opportunities for business growth due to safety and security concerns of our potential clients. There is also a perception that the hotel is not part of the active downtown core.

The activation of this neighbourhood is a vital component to enhancing the main entrance to Kelowna as well as the state of Leon Avenue.

It is our hope that the Mayor and Council support this application with some flexibility demonstrated towards the approval of other tower developments in Kelowna.

Sincerely,



Tanya Stroinig  
Executive Vice President  
Prestige Hotels & Resorts

Cc: Mayor Basran & Kelowna City Council

Prestige Corporate Office - Kelowna BC

Suite 102 - 1635 Abbott Street | 1 250 860 5050 | [info@prestigehotels.ca](mailto:info@prestigehotels.ca) | [prestigehotelsandresorts.com](http://prestigehotelsandresorts.com)

# Letter of Support Prestige Hotels

# Letter of Support from Hotel Zed



December 2<sup>nd</sup>, 2020

Attention : Office of the city clerk  
City of Kelowna - 1435 water street, Kelowna BC V1Y1J4  
Regarding: DVP20-0013 -200 Block Leon Ave  
Water Street by the Park development

The purpose of this letter is to fully endorse the proposed redevelopment "Water Street by the Park" located on the 200 block of Leon Avenue. Unfortunately, I will not be able to make it to speak in person on December 8<sup>th</sup> this letter fully shares my opinion and beliefs on this project.

The above project is directly connected to our property at Hotel Zed on Abbott Street. Our family has deep roots in the area as we first built the Accent Inn on Harvey & Gordon back in 1991, and have owned and operated it ever since. In 2015 to many people's amazement and disbelief we bought the run down Abbott Villa Inn and transformed it into the vibrant and fun Hotel Zed. We purposefully invested here because we believe the Kelowna City Park across the street with its beaches, basket ball courts, lawn bowling, water park (and so much more!!) is THE jewel of Kelowna and need to be taken back from the drug addicts who use it to shoot up. This area needs to be reclaimed for locals. The BEST way to do that is to add more residents and more eyes in the neighbourhood. We believe the Water Street by the Park will help do this. We were told by prominent people in the city that the location was a disaster and they did not understand why we wanted to buy the hotel and take it over. I refuse to give up on making Kelowna City Park a sanctuary for Kelownians.

We are across the street from what we believe to be the potential crown jewel, Park and Lake area of our city. Unfortunately for years that has not been the case. It has been a home for drug use, homelessness, thievery, and a general unpleasant behavior that takes away from the residence and tourists of our city. I believe it is time to take back our streets and park and allow them to be fully appreciated and used by our community.

I believe that although Water St by the Park is not perfect, I can't imagine any development is perfect but the positives dramatically outweigh the negatives and adding 650 residences to this location will add to our walkability score and our bike use and the new tax dollars for parks and roads would be a huge addition to our city.

Taking what has long been a location of great tragedy and turning into arguably the nicest location in our beautiful city would be a something to appreciate and it would beautifully bookend our downtown core and add tremendous value to our area. I urge you to approve of this project because I cannot fathom allowing the area to continue the way that it has been for all these years. We have seen tenants move and leave the area. Businesses shutter and close. It is time to have people move back and revitalize such an important area to our downtown core and help continue to add to our vibrant downtown core.



Mandy Farmer  
President and CEO  
Accent Inns & Hotel Zed  
Email [Mandy@accentinns.com](mailto:Mandy@accentinns.com)



# Development

- Mixed use development of three residential towers, commercial office space and ground floor commercial retail
- 650 residential condominiums with one, two, and three bedrooms units
- Five-storey parking podium with 727 stalls making it the largest parkade in Kelowna
- 566 Long term biking spots



# Project Data

- Tower A –18 residential storeys, 156 units
  - Tower B –36 residential storeys, 340 units
  - Tower C – 22 residential storeys, 154 units
  - Shared Amenity space – 48, 370 SF
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- Walkability score enhanced for surrounding buildings and neighbourhood
  - Approximately \$9.44M in park taxes will help enhance the parks for citizens and visitors
  - Amenities space will be the largest in the Okanagan creating a great place to live in an area that is currently in need of revitalization



- \$9.44M in taxes going to parks as well as several million for roads to help improve the area for the citizens of Kelowna and tourists
- Height is necessary to make the project a reality. We believe it adds tremendously to the area and gets people excited to live and be in the area changing the entire narrative
- More walkable and liveable area will bring back businesses into the area that have already left
- Something spectacular must be built to enhance this area

# Conclusion

- We need your help to make this a reality to completely transform the area
- We have worked for several years with Planning to get to this submission and have planning support because of all the collaboration with them. We would be proud to get this project going and built in a timely fashion
- Kelowna has the fastest growing community college, University, and airport in Canada and Water Street by the Park will help provide residential and office space, store front and restaurant options to re-energize the downtown area