

500 Sansome Street - Suite 370
San Francisco, CA 94111
TEL 628 444 6130

406, 611 Alexander Street
Vancouver, BC V6A 1E1
TEL 604 255 1169

300, 134-11th Avenue SE
Calgary, Alberta T2G 0X5
TEL 403 245 5501

100, 10237-104th Street
Edmonton, Alberta T5J 1B1
TEL 780 429 1580

500, 35 John Street
Toronto, Ontario M5V 3G5
TEL 416 966 0220



August 12, 2021
updated May 26, 2022

City of Kelowna Planning Staff
City of Kelowna Municipal Hall
1435 Water Street, Kelowna BC V1Y 1J4

Attn: James Moore and Aaron Thibeault

Dear James Moore and Aaron Thibeault;

This letter includes our formal request to Council that they proceed with an Area Redevelopment Plan (ARP) for the properties located at 820 & 945 Guy Street and 804 & 814 Manhattan Drive commonly known as the Mill Site as well as 399 Bay Avenue and 858 Ellis Street commonly known as the BC Tree Fruit Site.

We understand that the authorization of an ARP enables our team to develop a comprehensive vision for the Mill Site in consultation with the City and community. Importantly, this ARP will be developed in tandem with a broader North End Plan already authorized by Council to proceed. Given the Mill Site's scale and waterfront location, it will clearly be impactful on the outcomes of the North End Plan.

Our Request

DIALOG BC Architecture Engineering Interior Design Planning Inc., on behalf of Holar Developments, formally requests authorization from the City of Kelowna Municipal Council to proceed with the preparation of an Area Redevelopment Plan. The subject properties for the Area Redevelopment Plan are:

- LOT 1 DISTRICT LOTS 9, 5289, 5290 AND 5104 OSOYOOS DIVISION YALE DISTRICT PLAN KAP73053 (29.56 acres)
- LOT 8 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 2669 (8.85 acres)
- LOT D DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN KAP71362 (0.148 acres)
- Lot 1 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN KAP62263 (0.25 acres)
- LOT A DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 39328 (1.05 acres)

Also included in this application are the properties commonly referred to as The BC Tree Fruit Site (3.95 acres). This application includes properties are under the ownership of the Mission Group. PWL Partnership, on behalf of the Mission Group, requests authorization from the City of Kelowna Municipal Council to proceed with contributions to the preparation of an Area Redevelopment Plan specifically in terms of the subject properties at:

- 399 Bay Avenue and 858 Ellis Street: LOTS B & C PLAN KAP27467 (The BC Tree Fruit Site, 3.95 acres) (DL5291)

PRINCIPALS

JIM ANDERSON, ARCHITECT AIBC
CRAIG APPELGATH, ARCHITECT AIBC
NARESH ARORA, P.ENG.
JOOST BAKKER, ARCHITECT AIBC
GERALD CARSON, P.ENG.
SUSAN CARTER
DOUG CINNAMON, ARCHITECT AIBC

JEFF DIBATTISTA, P.ENG.
RAUL DOMINGUEZ, P.ENG.
HENRY DOORNBERG, P.ENG.
BRADY DUNLOP, ARCHITECT AIBC
FADI GHORAYEB, P.ENG.
ANTONIO GÓMEZ-PALACIO, RPP
JIM GOODWIN, ARCHITECT AIBC

VANCE HARRIS, ARCHITECT AIBC
RALPH HILDENBRANDT, P.ENG.
DARIA KHACHI, P.ENG.
GRANT KIDD, P.ENG.
ADRIAN LAO, ARCHITECT AIBC
MARION LARUE, ARCHITECT AIBC
CHRIS LENZIN, P.ENG.

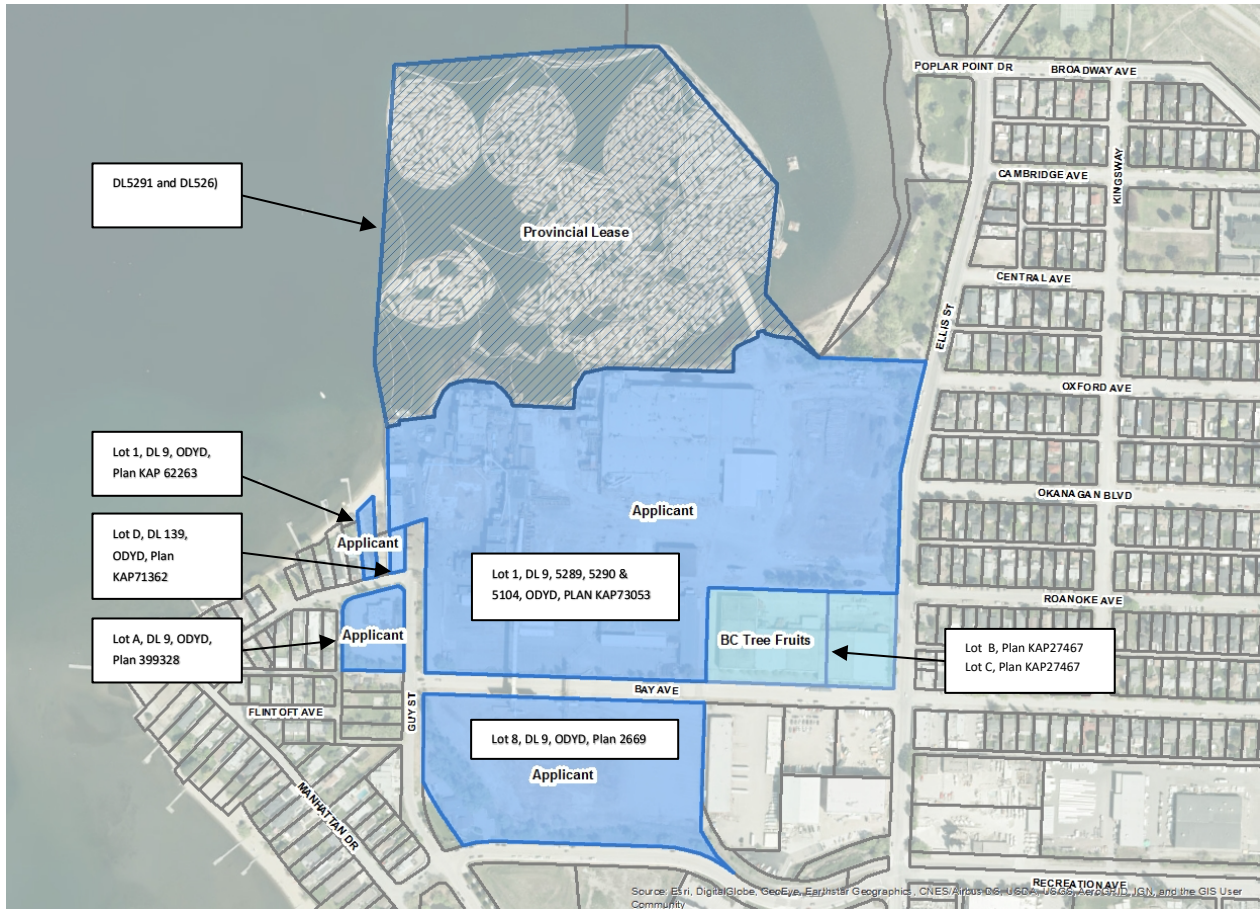
RONALD B. MCINTYRE, ARCHITECT AIBC
DAVID MINER, ARCHITECT AIBC
DIEGO MORETTIN, ARCHITECT AIBC
MARTIN NIELSEN, ARCHITECT AIBC
STEVEN OOSTERHOF, P.ENG.
JILL ROBERTSON, BC SLA
NEIL ROBSON, P.ENG.

MICHELE SIGURDSON, IDIBC
CAMERON VERES, ARCHITECT AIBC
THOMAS WU, P.ENG.
ROD YEONH, P.ENG.
TAI ZIOLA, ARCHITECT AIBC

Nearby sites that may inform the ARP under separate ownership

- The leased water lot (Provincially owned) north of Lot 1 Plan KAP73053 (DL5291, DL526)

These properties are shown in the image on the following page.



The above image highlights properties that are the subject of the ARP.

Site Context and Opportunity

The Mill Site is an extraordinary opportunity to realize a comprehensively planned (or designed) mixed-use, sustainable urban development. Its size – nearly 40 acres in total – and its location – just west of Ellis Street and on the shores of Okanagan Lake – lend themselves to creating an inspiring vision of the future for both the North End and Kelowna’s City Centre. With downtown only a short walk away, close connections to the rail trail network and a site steeped in Kelowna’s industrial history, the site presents a tremendous future for Kelowna.

The site history will be embedded in planning considerations. The Mill Site and the City of Kelowna are on the traditional, ancestral, unceded territory of the Syilx/Okanagan Peoples whom have lived on, managed and

protected these lands since time immemorial. The site has been in continuous operation as a mill since 1932 and industrial artifacts and trace elements from this era remain which may inform the ARP process. Mill operations and other nearby industrial and warehousing operations have recently closed and converted into new amenity spaces while others remain in the area, resulting in a dynamic current state that brings Kelowna's industrial history into a contemporary context. As the ARP is developed, a contemporary response to important historical references will be a primary interest.

Equally, the ARP will consider natural context, neighbourhood influences, and geographic location of the site to determine a vision for the site. For instance, Okanagan Lake, Sutherland Bay Park and Knox Mountain are significant recreational and ecological assets that will affect land-use and open space ideas for the ARP. The properties to the west of the Mill Site – 820 Guy Street and 814 Manhattan Drive – are identified as future park sites. This emerging green open space network may be an influencer on the ARP should they not remain in their current use.

Like open space and land use, connectivity will be a primary consideration of the ARP process. Notably, the rail trail terminates just south of the Mill Site and there is an opportunity to extend the trail – or link into it – through the consideration of a broader connectivity network. Similarly, the lower-density, post-war residential neighbourhood further east – including the City's existing street network -- will contribute to the planning and urban design approach for the Mill Site. In this regard, a broad approach to the public realm design and framework around open space will support an ARP. Strategies to allow for both new urban development and public amenity will be developed in balance.

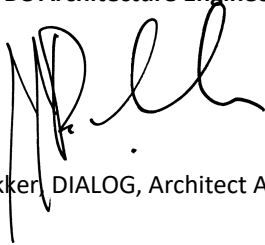
Lastly, the Mill Site represents one portion of the change in this area. To the immediate southeast of the Mill Site, 399 Bay Avenue and 858 Ellis Street (the BC Fruit Tree Site) will both be influenced by urban design directions for the Mill Site and contribute to broader urban design goals. As such, this application is a joint application from Holar Developments (39.858 Acres) and the Mission Group (3.95 Acres).

Next Steps

Should Council authorize the commencement of the ARP, we look forward to working alongside City staff and the community to conduct a robust planning and public engagement process to deliver our vision for this spectacular site.

Sincerely,
DIALOG® BC Architecture Engineering Interior Design Planning Inc.

Per:



Joost Bakker, DIALOG, Architect AIBC OAA FRAIC RCA



Kevin King, DIALOG, RPP MCIP

CC: Derek Lee, PWL Partnership