

Friday, May 9, 2025

Dear Mayor, Kelowna City Council and Ryan Smith,

Re: "2nd Crack at Development" - 350 Doyle Avenue

I read an update in Castanet.net this morning titled "2nd Crack at Development" and the expectation that a new proposal will be forthcoming from Appelt Properties during a public hearing for the development of 350 Doyle Avenue on Tuesday.

Appelt Properties is now seeking approval to proceed with a proposed 25 story mixed use tower **(the 2040 OCP provides guidance of 12 stories for this site).**

QUESTION: Why do we continue to entertain development proposals that fall well outside of the City of Kelowna 2040 Official Community Plan (OCP) re: guidance on height and composition?

In light of the ongoing catastrophic failure at the site of the future UBCO tower (corner of Doyle Avenue and St. Paul Street) would it not be prudent to more closely align our development discussions and plans with the necessary geotechnical/engineering guidance and vision as laid out in the 2040 OCP?

Development and operational oversight errors such as those demonstrated at Doyle Avenue and St. Paul Street are (or were) largely avoidable and controllable ... sadly, the whole of the adjacent areas are still rapidly moving and rumour has it that other structures may also be lost in this area as a result (ie. Hadgraft Wilson Place).

CONSIDERATION:

MEETING:	2025-05-13	ITEM:	10.3
BYLAW:	PP24-0218	PLANNING	<input checked="" type="checkbox"/>
	DVP 24-0219		

As a starting point, let us stick to the vision and necessary guidance as outlined in the 2040 OCP (or at least wait until the area up Doyle Avenue has been fully stabilized).

As a long term taxpayer and an owner on Ellis Street near Cawston Avenue, I and others have vested high stakes in the future development plans in this area and for our City.

By continuing to exceed/ignore the OCP building height guidance, I and others are slowly and surely seeing the impact of our City's decision making (ie. 2 of 3 nearly towers that perch well into the sky at Water Street by The Park - 1660 Water Street).

"**IF**" the City is to entertain development variance requests and other zoning exceptions during the early approval process, then let it be crystal clear to the developer(s) that a complete detailing of "**HOW**" they intend to stabilize the site prior to excavation and subsequently through to completion is an **OBLIGATORY** first step to avoid additional catastrophes like the current UBCO tower site.

We **CANNOT AFFORD** further lawsuits and development failures as we have observed most recently ... had the City of Kelowna and all parties followed the 2024 OCP and professional guidance a little more closely, possibly a number of structures around Doyle Avenue and St. Paul Street would still be standing.

Thanks for reading and reflecting on my comments ... let's not let it happen again (the ground below the old police precinct is likely very similar the ground that the UBCO tower is being erected on).

John Dickson
603 - 1329 Ellis Street

Cellular: (250) 878-1992



Outlook

350 Doyle-Kelowna

From Sandra <okanagancleaningservices@gmail.com>

Date Thu 5/8/2025 10:22 PM

To City Clerk <CClerk@kelowna.ca>; mayorandcouncil <mayorandcouncil@kelowna.ca>

CAUTION: Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

Dear Mayor & Councillors:

I am providing this letter in support of the project that is being proposed for 350 Doyle, which will provide new long-term rental options in the downtown along with many other great community benefits.

I am a business owner and operator, providing residential and commercial cleaning services throughout the City. I understand how housing affordability affects so many people and particularly the young and those with less income security.

Without housing affordability and especially affordable rental housing, many people who work in the service industry, including my own potential employees are unable to commit to working in Kelowna. This is affecting so many businesses. As the City continues to grow and without a strong effort to create additional rental housing, the situation will worsen.

I implore Council to approve this project and others like it that will provide dedicated long-term rental housing options.

Thank you,

Sandra Gill
Okanagan Cleaning Services
E: okanagancleaningservices@gmail.com
P: 250-864-3989
364 Uplands Drive, Kelowna BC V1W-4S6

MEETING:	2025-05-13	ITEM:	10.3
BYLAW:	DP24-0218	PLANNING	<input checked="" type="checkbox"/>
	DP24-0219		

May 8, 2025

To: Mayor and Council, City of Kelowna

I am writing to express my support for the proposed development at 350 Doyle Avenue.

This project will bring a substantial number of new, high-quality rentals to downtown Kelowna. Having more rental options in a central location is good for the city's overall livability. It supports people who work, study, and contribute to the community, and gives more residents a chance to live closer to local amenities and transit.

I appreciate that the focus is on long-term rentals, this means more stability for tenants and neighborhoods.

The design of the building looks modern and thoughtful, and it appears to be a good fit for the surrounding area. I hope Council will support this important project.

Sincerely,

David Lee



4306 RUSSO STREET
KELOWNA BC V1W 0B6
(416) 262-4664

MEETING:	2025-05-13	ITEM:	10.3.
BYLAW:	DP24-0218	PLANNING	<input checked="" type="checkbox"/>
	DP24-0219		



Outlook

RE: Doyle Ave 350 - DP24-0218 DVP24-0219 - City of Kelowna

From J-C Gavrel <jcgavrel@yahoo.ca>

Date Mon 5/12/2025 10:05 AM

To mayorandcouncil <mayorandcouncil@kelowna.ca>

Cc City Clerk <CClerk@kelowna.ca>

MEETING:	2025-05-13 10.3	ITEM:	
BYLAW:	DP24-0218 DVP24-0219	PLANNING	<input checked="" type="checkbox"/>

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Your Worship Mayor Dyas,

With this letter, I wish to express significant concerns with the proposed redevelopment proposal in front of Council for the property known as 350 Doyle Avenue.

The first concern is with respect to the proposed height of the building, which would be MORE than TWICE the allowed height under the existing zoning bylaw for that area of the city. Such a significant difference is no longer a variance to the zoning limits, but a total redefinition of the zoning for that area, and would further create a dangerous precedent for all future variance requests throughout the city. For that reason alone, the application MUST be DENIED.

A second concern is whether the proposed development actually meets the longer-term development objectives for the City's Cultural District. City-owned prime development land is scarce in that area and, as the City grows, so will the need for more and larger public space and buildings to house cultural activities. The proposed development is primarily favouring private-sector real estate and not providing significant public indoor space for large cultural events. Three fifty Doyle is an ideal location for such venues and it would be premature to lose that site to yet another high rise.

A third concern is whether Kelowna actually needs 25 stories of high-density housing in that specific location. There are many large-scale multi-family housing developments being built throughout the city, which will become available before this one, and at a time when economic uncertainty may curtail the demand.

At this point I would urge Council to take a step back and carry out a comprehensive, open and transparent review of the objective and needs of the Cultural District, in light of the many economic, demographic and societal changes that have taken place around us in the past months and years.

The proposal before you does not meet the zoning bylaw for that land and must be REJECTED.

Thank you

Jean-Claude Gavrel

1786 Carnegie st.
Kelowna

613.402.1675

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May 8, 2025

To: Kelowna Mayor and Council

I would like to share my support for the proposed development at 350 Doyle Avenue by Appelt Properties.

Appelt is already known for delivering high-quality projects, such as The Shore, which has proven to be a successful and valued addition to the city. I am confident they will bring the same level of quality to 350 Doyle.

One of the most exciting aspects of this new project is the integration of new retail and office space. Adding local businesses, shops, or cafés into the cultural district will boost economic activity and help make the downtown core more walkable and vibrant. This will benefit both residents and visitors, and contribute to a more lively street environment.

I believe this development has been well thought out and deserves Council's support.

Sincerely,

Johannes van Leenen



4306 Russo St.
Kelowna, BC V1W0B6

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