



This attractive new development proposal for the corner of St. Paul St and Doyle Avenue is designed as a mixed-use commercial / residential building.

The development will be constructed in a single phase delivering 241 sky homes, 9 artist's lofts as well as offices and commercial uses on the lower floors. It also is a residential hotel for out-of-town KGH patients, complete with a shuttle service.

The design uses the newest technology for building energy management, renewable sources, water conservation, irrigation cisterns, car share program, passive solar energy system and many other sustainable features. It is a building of the present and designed for the future.

This development demonstrates confidence in Kelowna as a growth and investment centre. The Monaco is fully financed for construction and will be built if approved by City Council.

Due to its size, City staff currently recommends non-support of the development. In early 2013, the new City Council will have the opportunity to approve (or deny) the development, at which point the project will be constructed over the next two years.

**This is the community's final opportunity to convince Council that this is what Kelowna needs and wants for its downtown core.**

**Your support is essential.**

## The Business Case for the Monaco

- Boosts Downtown's population by 500 new residents
- Offices to host 100+ permanent new downtown jobs
- Creation of 2000 person years for onsite construction jobs and 100s of indirect off-site jobs
- Premium quality building construction
- Improves safety with "eyes on the street"
- New consumers within walking distance to businesses
- Housing that is attainable to both below and above median income earners



**We need your help!**



## If these things matter to you:

- Limiting urban sprawl
- An attractive and dynamic city core
- 500 additional consumers living downtown
- \$70 million + investment and new jobs
- Culture and public art, galleries & studio space
- Elimination of “eye sore” buildings currently on site
- A gateway to the Cultural District through a landmark building
- An attractive building of architectural significance
- Sustainable / green building design
- Housing options for regular income earners

## Please:

Write an email of support to Mayor & Council for the Monaco Development Permit

[mayorandcouncil@kelowna.ca](mailto:mayorandcouncil@kelowna.ca) & cc: [Malindi@newtownservices.net](mailto:Malindi@newtownservices.net)

**Successful approval of the project requires immediate action.**

**WRITE TODAY**

Please contact Keith Funk or Malindi Elmore at (250) 860-8185 for more information or with questions. More information is available at [www.newtownservices.net/monaco-highrise](http://www.newtownservices.net/monaco-highrise) or on Facebook - New Town Planning & Architectural Services.