



# THE MILL SITE

**AREA REDEVELOPMENT PLAN**

*Terms of Reference Submission 4*

**AUGUST, 2023**

**DIALOG® | HOLAR DEVELOPMENTS**



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# **The Mill Site: A Sustainable, Walkable, and Year Round Community Connected to the Natural Heritage of the Okanagan**





**1**  
**INTRO**

## 1.1 EXECUTIVE SUMMARY

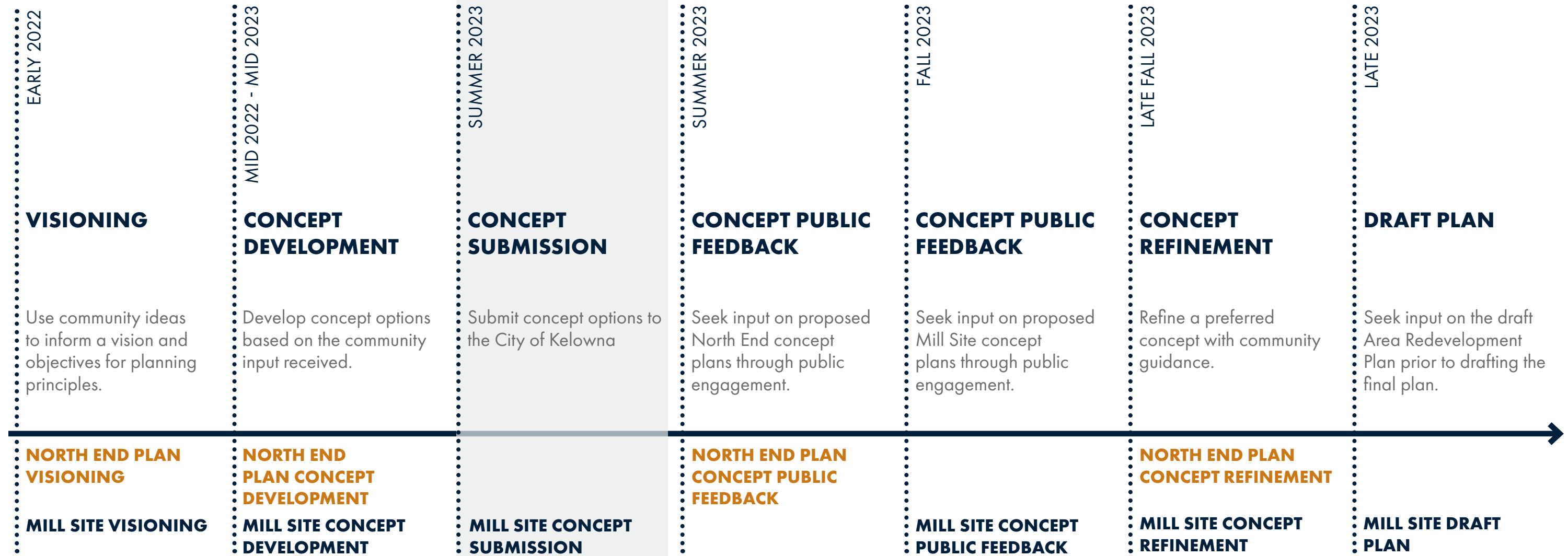
Holar Developments is delighted to present this package as Submission #4 in the Mill Site Area Redevelopment Plan (ARP) process. This submission outlines three distinct concepts for the Mill Site, each of which strongly upholds the Vision and Objectives developed through comprehensive discussions with the City, alignment with the Official Community Plan, and the public engagement to date. ***From the outset, this project has been centered around the community—a remarkable opportunity to connect, serve, and include residents.***

The Mill Site comprises the old Tolko Lumber Mill and the adjacent BC Tree Fruits Site, presenting a rare chance to establish an iconic, mixed-use neighborhood while fulfilling a range of community objectives for housing, transportation, waterfront amenity, employment, and sustainability. Each of these concepts includes a diverse array of housing options, such as market condominiums, market rentals, below-market housing, senior living, and specialty residential.

The concepts for the site are thoughtfully designed to prioritize cycling and walking, ensuring that these activities are safe, convenient, and enjoyable. The community will have effortless access to parks, waterfront walking trails, Knox Mountain, the Rail Trail, and various civic amenities, catering to their recreational needs within the immediate neighborhood. Moreover, these amenities will also benefit the entire North End by providing convenient access to services and amenities while reducing traffic congestion outside the community.

The Mill Site aims to be a self-sustaining community, minimizing the necessity for residents to venture outside for their daily needs. Strategically located retail outlets, medical offices, and essential services will be integrated into the community. This presents a unique opportunity for Kelowna to create a world-class, sustainable community that aligns with the city's growth trajectory and caters to the demands of future generations. The project promises to foster a vibrant and connected city that embraces innovation and adapts to the changing needs of its residents and visitors. ***In essence, the Mill Site planning process embraces all of the opportunities that this strategic site offers to the community while embodying the spirit of the Okanagan.***

## 1.2 PROCESS



**WE ARE HERE**



## 1.3 HOW DID WE GET HERE?

### Policy Alignment

The Mill Site Area Redevelopment Plan has evolved over a number of years as the City of Kelowna has undergone a parallel process of establishing a North End Neighborhood Plan and Parks Master Plan. These works realize the vision of Kelowna’s 2040 Official Community Plan for a Connected, Responsible, Smarter, Collaborative city.

### North End Neighborhood Plan

The North End Neighbourhood Plan provides the framework and process for development of the Mill Site Area Redevelopment Plan which is being developed in parallel and in support of the NEP with respect to:

- Integration into Bike/Pathway network
- Generous Public Waterfront and Pathway
- Community Amenities
- Mixed Housing
- Vibrant hub

### City of Kelowna Parks Master Plan

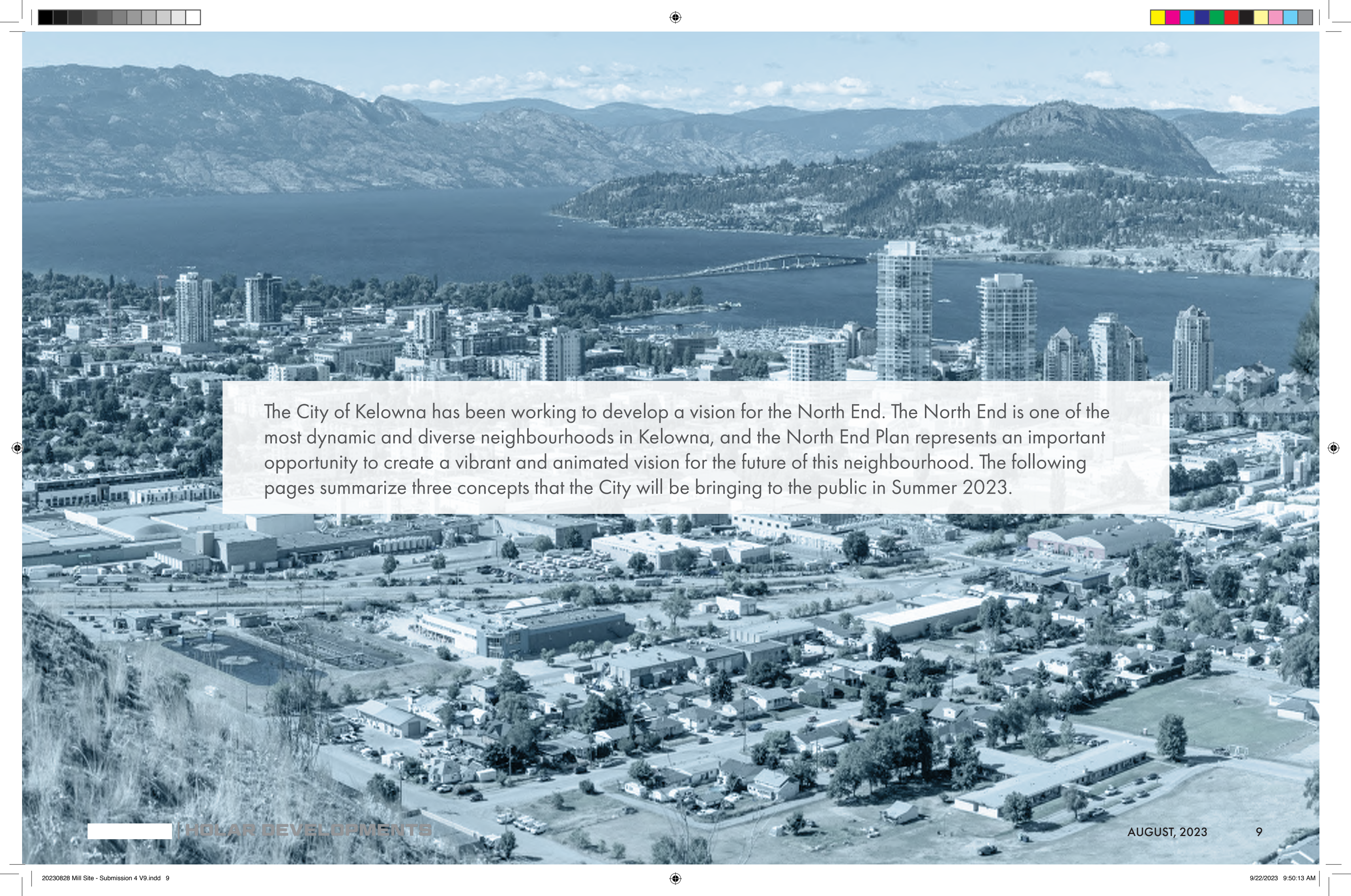
The City of Kelowna is working on a Parks Master Plan that realizes a vision for parks and open space in Kelowna. Part of this document is a vision for amenity allocation in the parks of the North End including the soon-to-be acquired Walrod Park; the baseball-focused Recreation Park; Sutherland Bay; and the Mill Site.

The North End is bounded by over 900 acres Knox Mountain Park and Clement Avenue from the North/South, and the bluffs of Mt. Royal and Okanagan Lake from the East/West. This is an area of the City anticipating a large amount of change, and as density and uses increase, providing new and existing residents with access to park space will be crucial to the community’s success.









The City of Kelowna has been working to develop a vision for the North End. The North End is one of the most dynamic and diverse neighbourhoods in Kelowna, and the North End Plan represents an important opportunity to create a vibrant and animated vision for the future of this neighbourhood. The following pages summarize three concepts that the City will be bringing to the public in Summer 2023.



## 2.1 NORTH END CONCEPT PLAN 1

### 2.1.1 SITE PLAN - LAND USE PLAN



Figure 1. North End Plan Concept 1 Land Use

#### LEGEND

North End Plan Boundary  
 Mill Site Boundary  
 Houseplex  
 Townhouse  
 Low Rise Apartment  
 Commercial  
 Urban Mixed Use  
 Intensified Industrial  
 Industrial Mixed Use  
 Craft Industrial  
 Utility  
 Utility / Parks  
 Parks / Naturalized Area

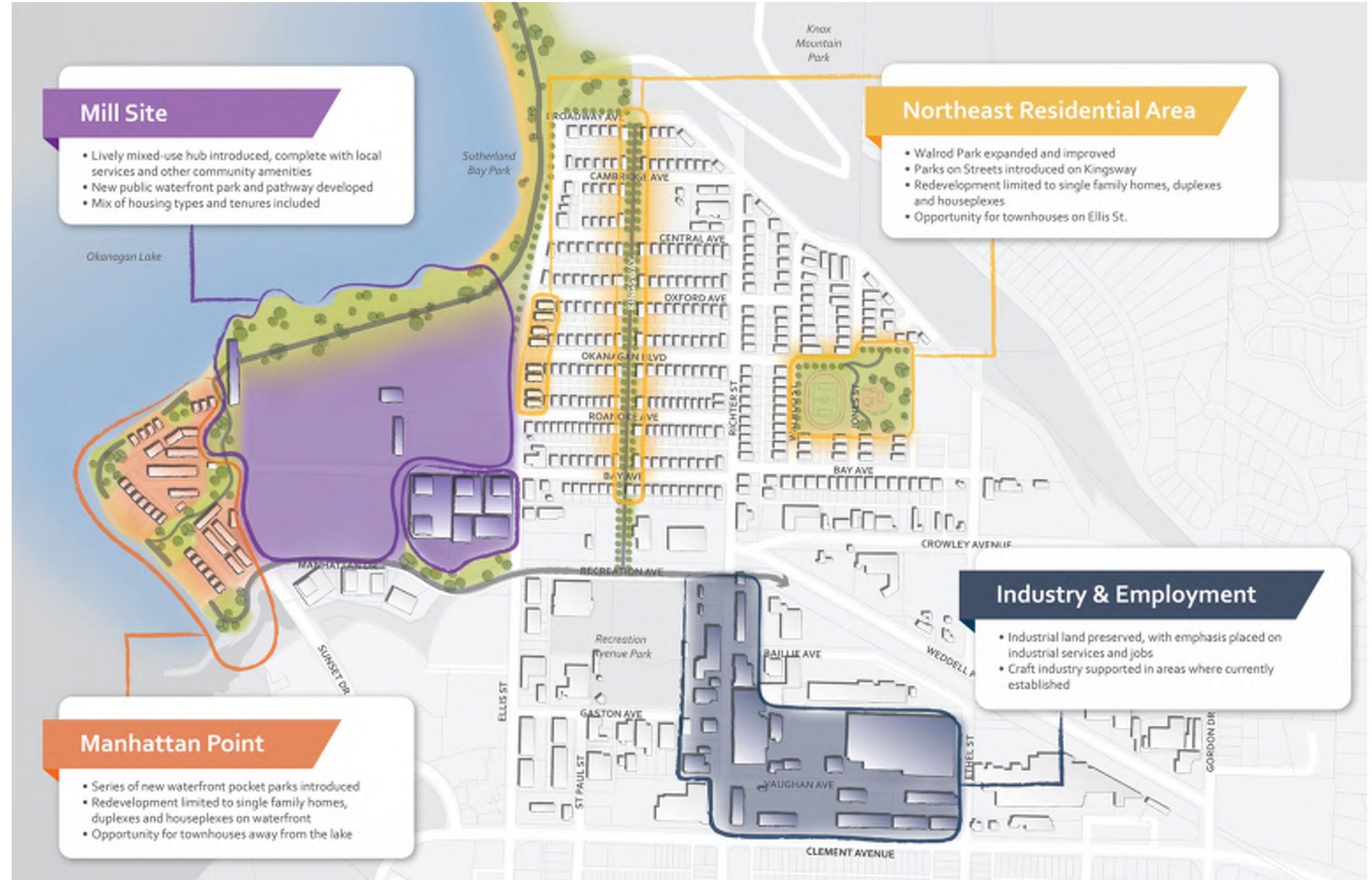


Figure 2. North End Plan Concept 1

## 2.1.2 PUBLIC SPACE PLAN



Figure 3. North End Plan Concept 1 Public Space

### LEGEND

North End Plan Boundary		Waterfront Path (Informal)		Parks on Streets	
Mill Site Boundary		Greenway (Existing)		Utility / Recreation (P4)	
Waterfront Path (Formal)		Greenway (Planned)		Parks / Naturalized Area (P3)	

## 2.1.3 TRANSPORTATION PLANS

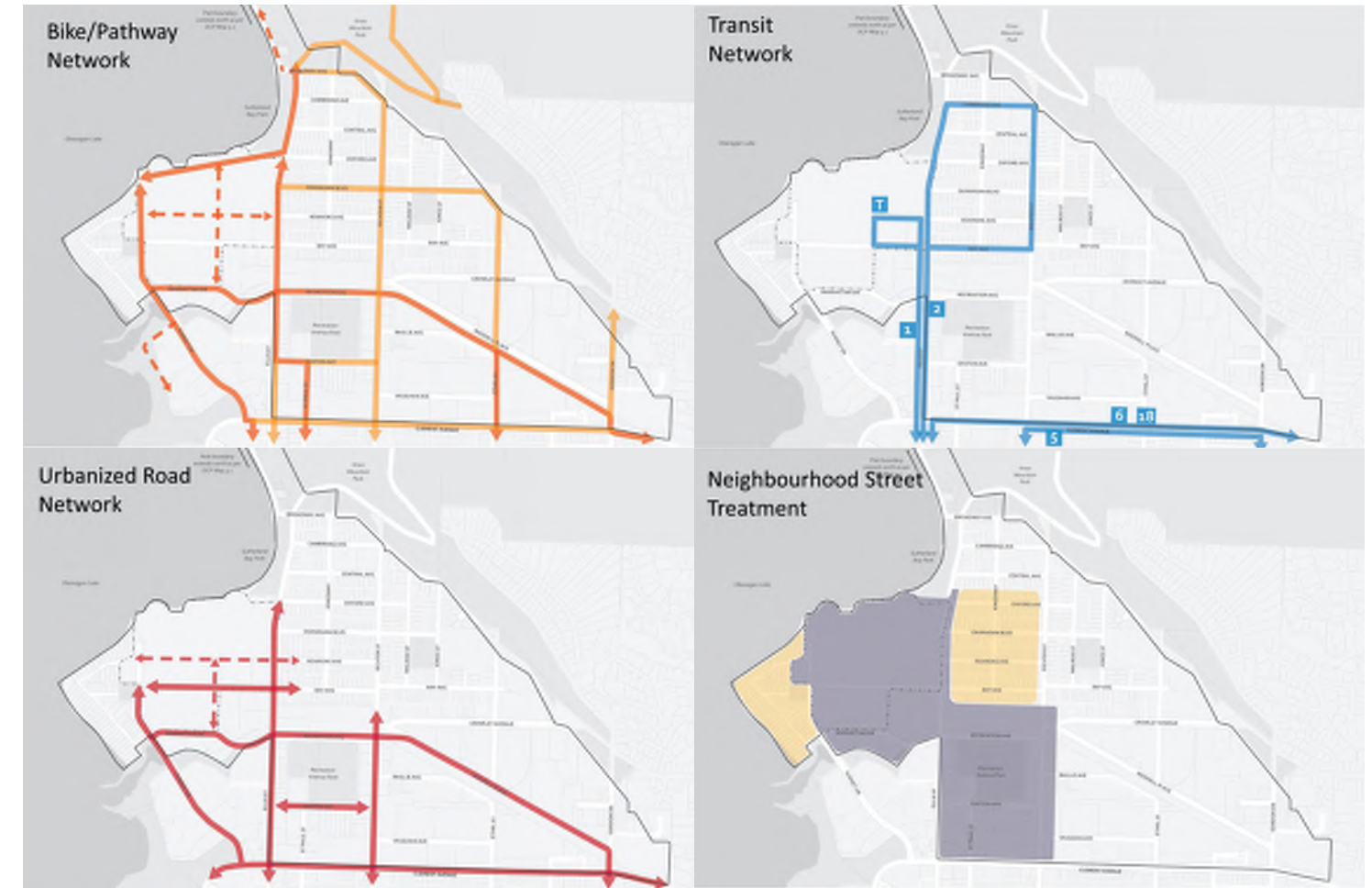


Figure 4. North End Plan Concept 2 Transportation

### LEGEND

North End Plan Boundary		Road Network		Transit Enhance. Under Review	
Mill Site Boundary		Urbanized Major Road		Neighbourhood Streets	
Cycling Network		Transit Network		Traffic Calming	
Separated Bike Lane		Transit Network		Urbanized	
Multi-use Pathway		Transit Connection Areas			

## 2.2 NORTH END CONCEPT PLAN 2

### 2.2.1 SITE PLAN - LAND USE PLAN



Figure 5. North End Plan Concept 2 Land Use

#### LEGEND

- North End Plan Boundary
- Mill Site Boundary
- Houseplex
- Townhouse
- Low Rise Apartment
- Commercial
- Urban Mixed Use
- Intensified Industrial
- Industrial Mixed Use
- Craft Industrial
- Utility
- Utility / Parks
- School
- Parks / Naturalized Area

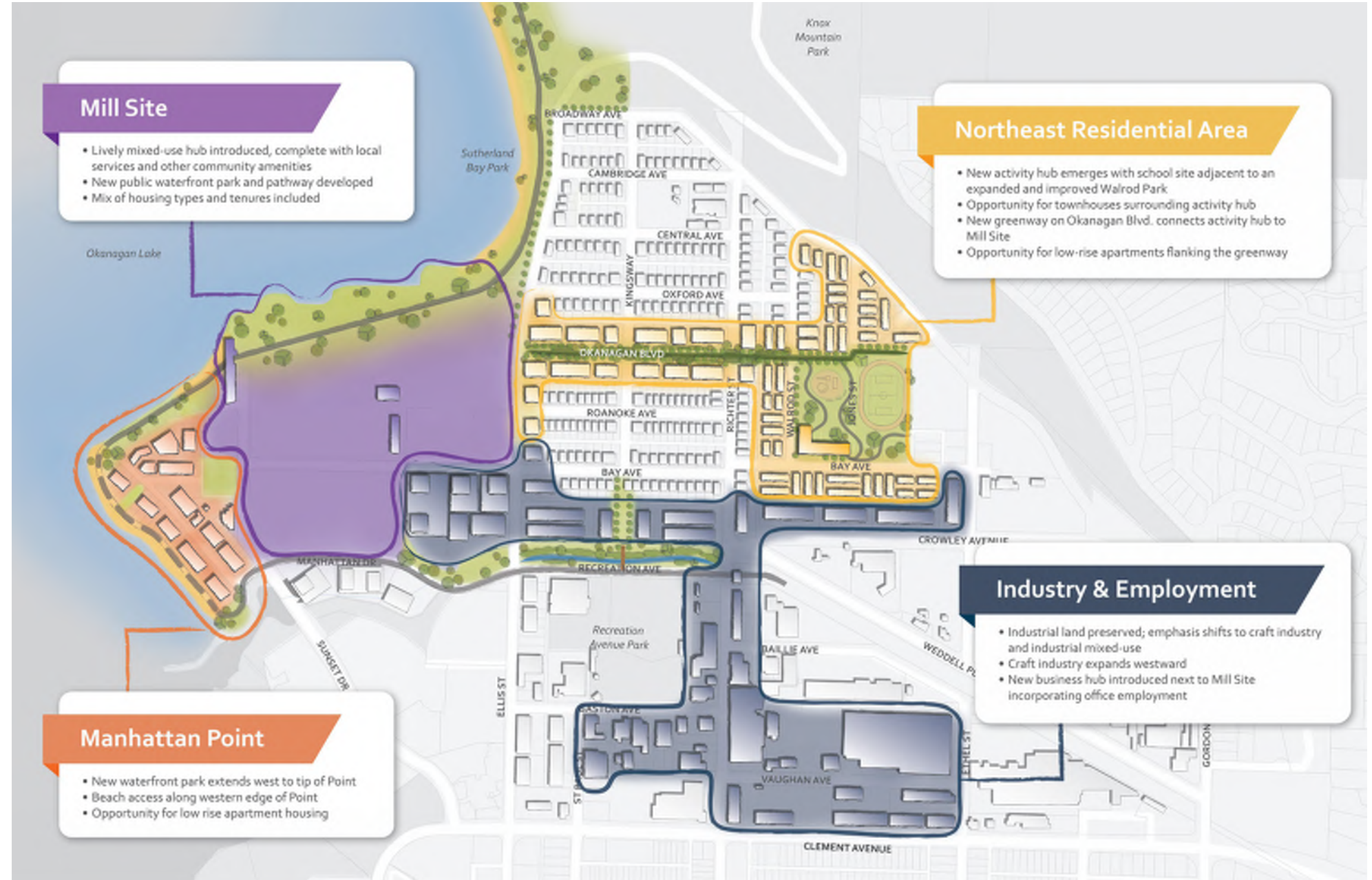


Figure 6. North End Plan Concept 2

## 2.2.2 PUBLIC SPACE PLAN



Figure 7. North End Plan Concept 2 Public Space

### LEGEND

North End Plan Boundary		Waterfront Path (Informal)		Parks on Streets	
Mill Site Boundary		Greenway (Existing)		Utility / Recreation (P4)	
Waterfront Path (Formal)		Greenway (Planned)		Parks / Naturalized Area (P3)	

## 2.2.3 TRANSPORTATION PLANS

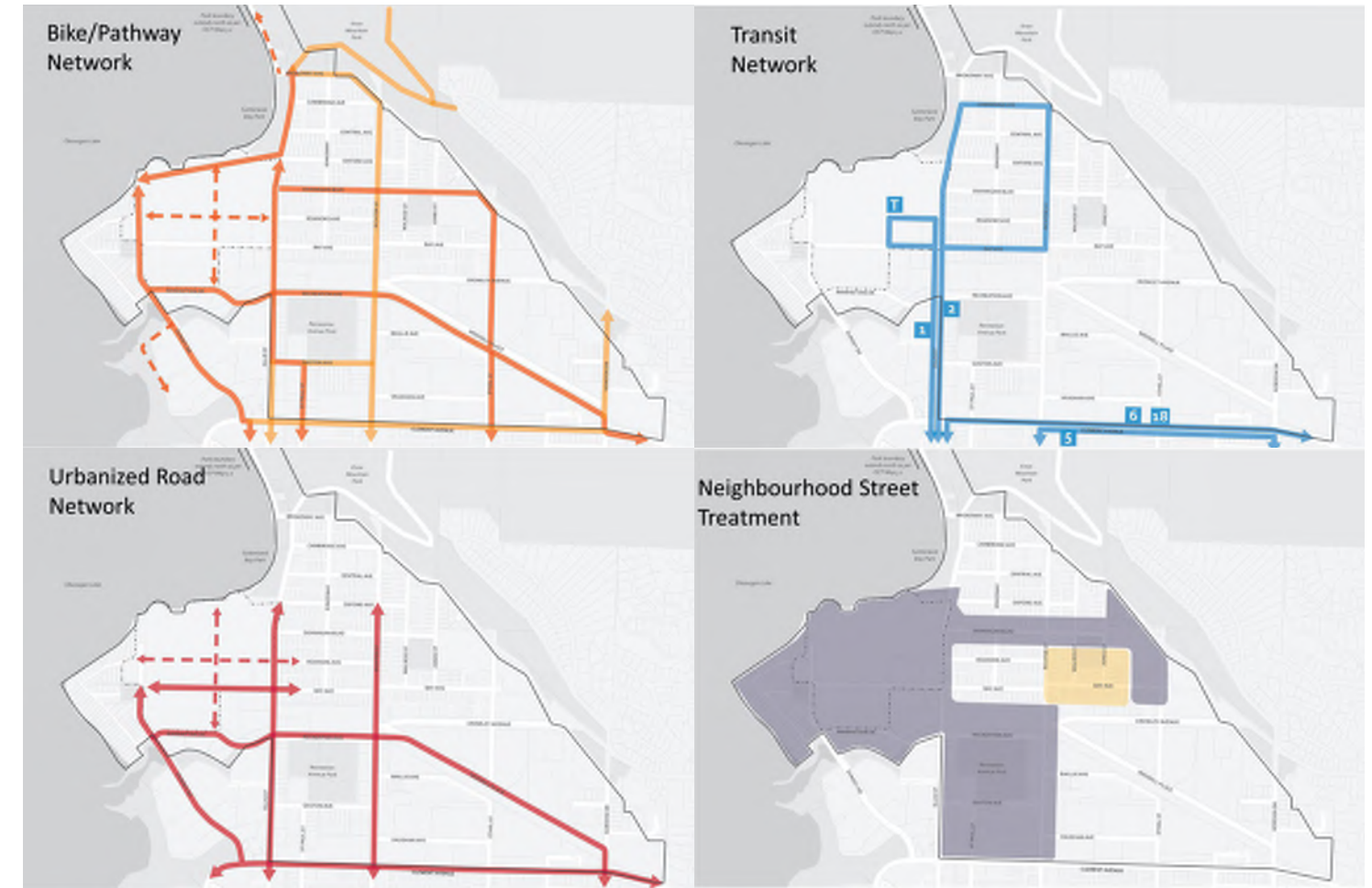


Figure 8. North End Plan Concept 2 Transportation

### LEGEND

North End Plan Boundary		Road Network		Transit Enhance. Under Review	
Mill Site Boundary		Urbanized Major Road		Neighbourhood Streets	
Cycling Network		Transit Network		Traffic Calming	
Separated Bike Lane		Transit Network		Urbanized	
Multi-use Pathway		Transit Connection Areas			

## 2.3 NORTH END CONCEPT PLAN 3

### 2.3.1 SITE PLAN - LAND USE PLAN



Figure 9. North End Plan Concept 3 Land Use

#### LEGEND

- North End Plan Boundary
- Mill Site Boundary
- Houseplex
- Townhouse
- Low Rise Apartment
- Commercial
- Urban Mixed Use
- Intensified Industrial
- Industrial Mixed Use
- Craft Industrial
- Utility
- Utility / Parks
- Parks / Naturalized Area

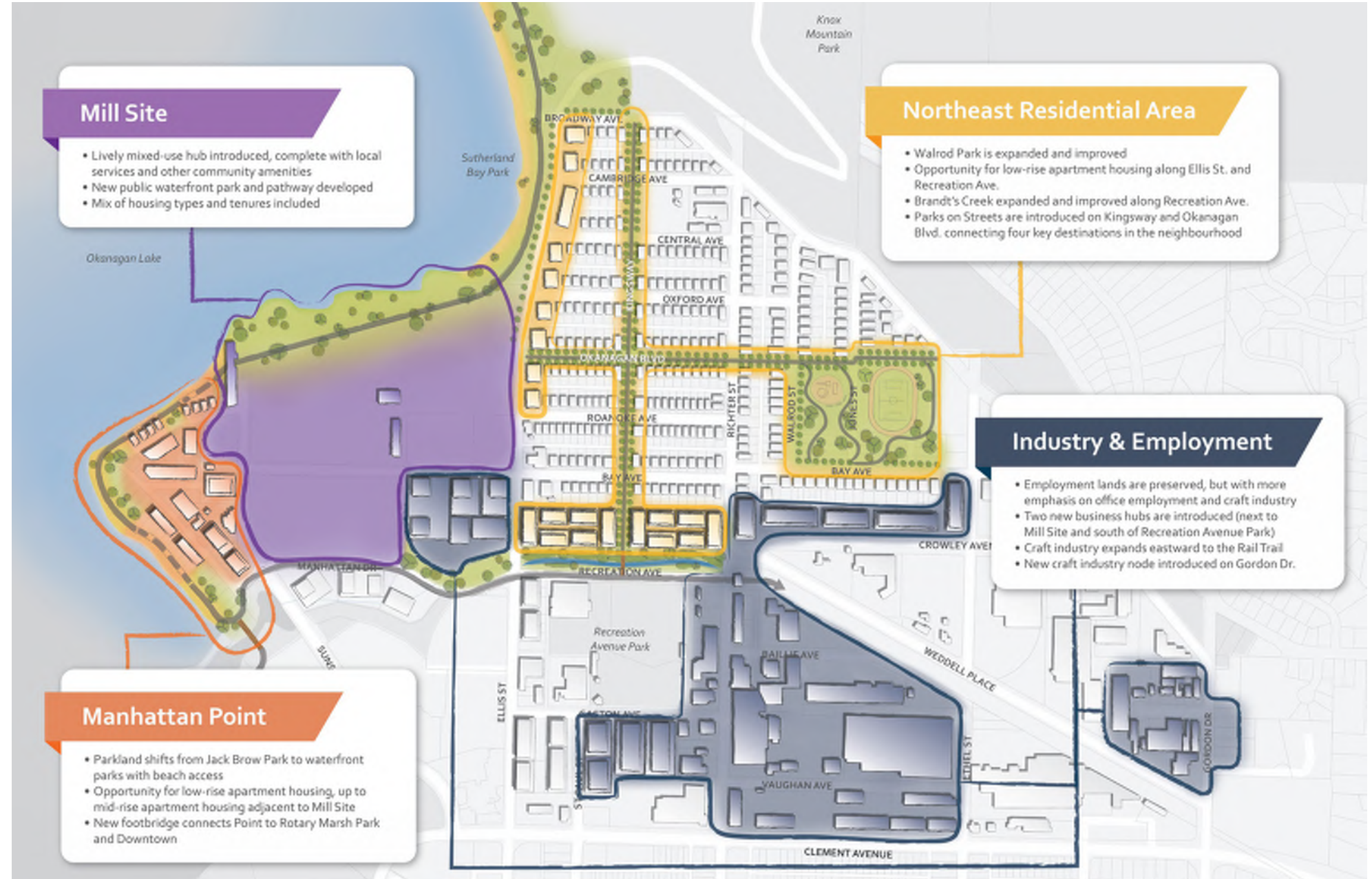


Figure 10. North End Plan Concept 3

## 2.3.2 PUBLIC SPACE PLAN



Figure 11. North End Plan Concept 3 Public Space

### LEGEND

North End Plan Boundary		Waterfront Path (Informal)		Parks on Streets	
Mill Site Boundary		Greenway (Existing)		Utility / Recreation (P4)	
Waterfront Path (Formal)		Greenway (Planned)		Parks / Naturalized Area (P3)	

## 2.3.3 TRANSPORTATION PLANS

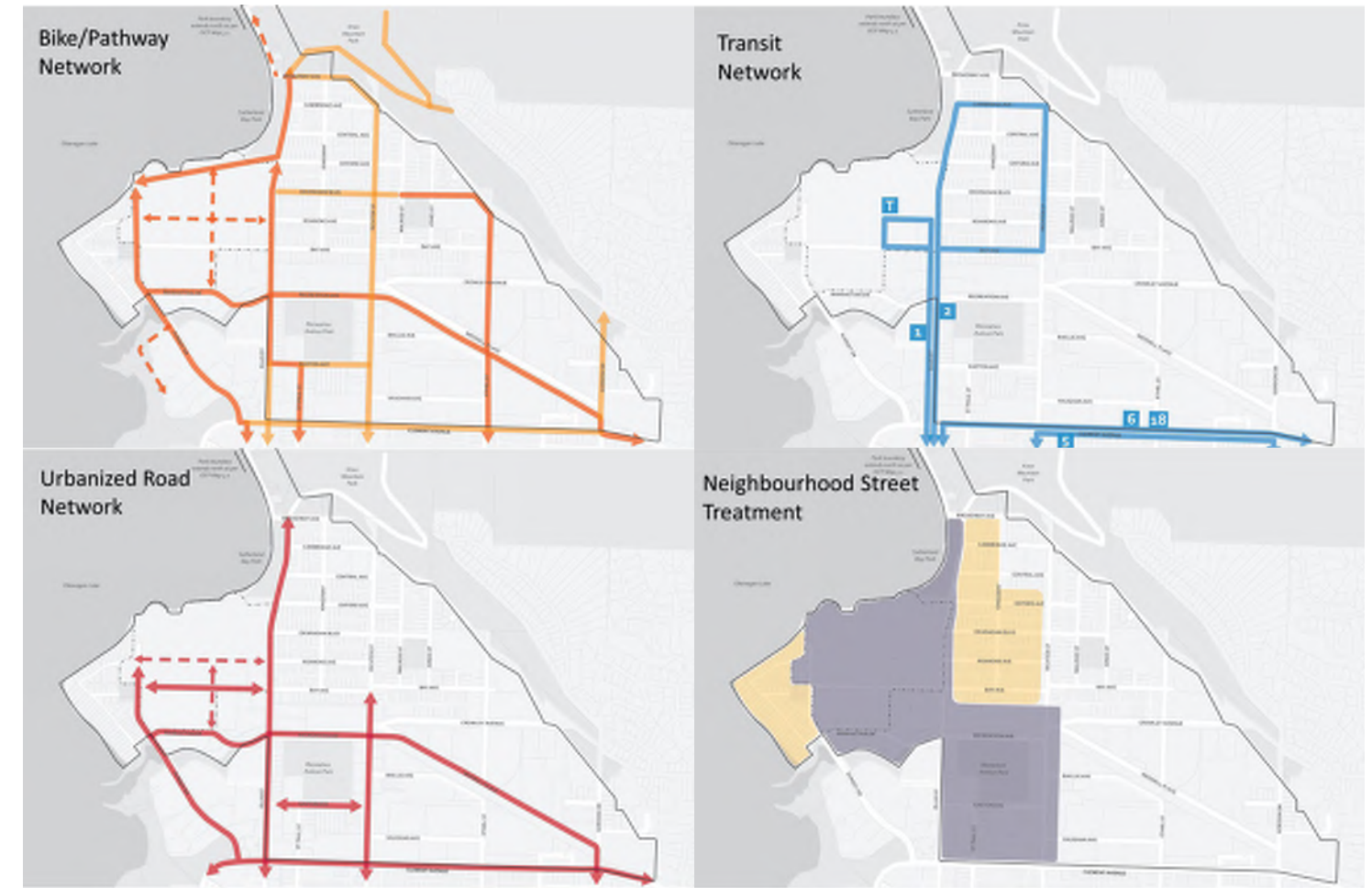


Figure 12. North End Plan Concept 3 Transportation

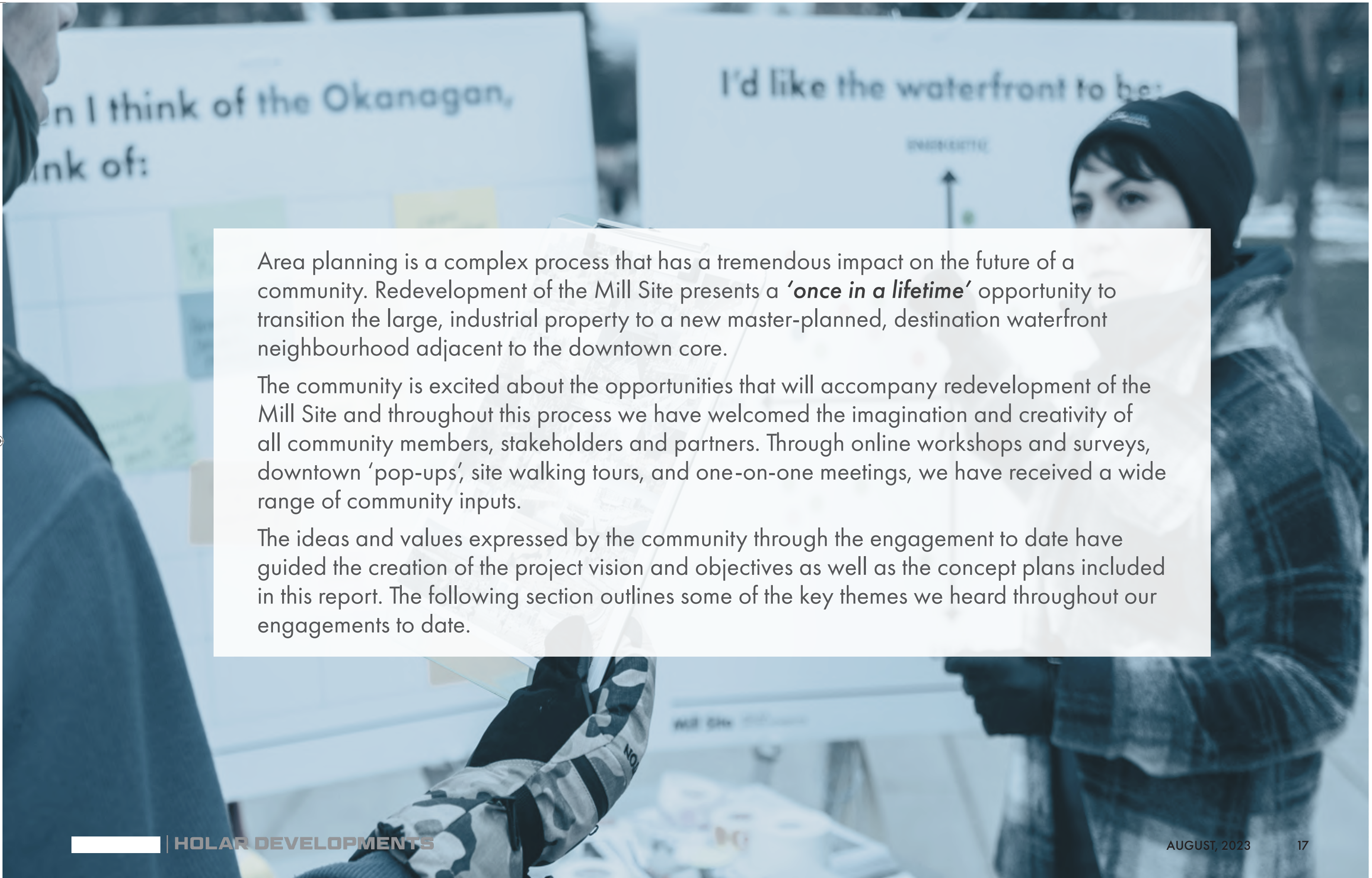
### LEGEND

North End Plan Boundary		Road Network		Transit Enhance. Under Review	
Mill Site Boundary		Urbanized Major Road		Neighbourhood Streets	
Cycling Network		Transit Network		Traffic Calming	
Separated Bike Lane		Transit Network		Urbanized	
Multi-use Pathway		Transit Connection Areas			



**3**  
**WHAT WE**  
**HEARD**





Area planning is a complex process that has a tremendous impact on the future of a community. Redevelopment of the Mill Site presents a *'once in a lifetime'* opportunity to transition the large, industrial property to a new master-planned, destination waterfront neighbourhood adjacent to the downtown core.

The community is excited about the opportunities that will accompany redevelopment of the Mill Site and throughout this process we have welcomed the imagination and creativity of all community members, stakeholders and partners. Through online workshops and surveys, downtown 'pop-ups', site walking tours, and one-on-one meetings, we have received a wide range of community inputs.

The ideas and values expressed by the community through the engagement to date have guided the creation of the project vision and objectives as well as the concept plans included in this report. The following section outlines some of the key themes we heard throughout our engagements to date.



## 3.1 ENGAGEMENT SUMMARY

Throughout the course of this project we have used a variety of methods to reach a broad audience and to learn from them about their aspirations for the future of the site. Our engagement activities have included:

- Project website, direct emails, social media
- Workshops
- 1:1 Stakeholder meetings
- Neighbourhood Pop-Ups
- Walking Tours
- Online Survey
- Virtual Workshops

Concurrent to these events, we have also been engaging with the Westbank First Nation and the Okanagan Indian Band as part of a separate process.

Central themes that arose during these conversations were:

### **THE MISSING WATERFRONT LINK** (100+ comments)

A public interactive waterfront that is connected to the adjacent park and trail system. A waterfront that hosts all sorts of experiences. Places to play, to lounge, to gather and to find respite. Places to take in the view of Knox Mountain. The waterfront is the biggest opportunity.

### **A MARKET EXPERIENCE** (75+ comments)

Local food, local beverages, local shops. Small stores that celebrate the artisans, designers, growers and entrepreneurs of the Okanagan.

### **ALL AGES, ALL SEASONS, 24/7** (75+ comments)

Public places for children to play, for families to gather, for young people to hang, and seniors to meet. Places that are comfortable in all seasons and are responsive to the changing wind and sun exposure through the year. Parks and plazas that allow for spontaneity and other public spaces that support organized events. Open spaces for dogs and their owners to enjoy.

### **A PLACE FOR ARTS, CULTURE AND ENTERTAINMENT** (65+ comments)

Venues for artists, musicians, performers and entertainers. A destination experience. Places for buskers, outdoor music, and public art.

### **A COMPLETE COMMUNITY** (65+ comments)

Places to live, work, shop, and play. From daytime amenities to casual nightlife, all that you need is in your neighbourhood.

### **STREETS FOR PEOPLE** (45+ comments)

Streets, paths, trails, and walkways that make it delightful to get around as a pedestrian & cyclist. Connections to the Rail Trail. Limit impacts of new vehicular traffic and parking to the Mill Site area as much as possible.

### **AUTHENTIC TO THE OKANAGAN** (Over 40+ comments)

The history of the Okanagan, from the Syilx Peoples to fruit packing and lumber milling, is on display. The Mill Site's historic buildings are upcycled. The place has a distinct urban design aesthetic that is both authentic to the Okanagan, and something the Okanagan has never seen before.

### **ENRICHED ECOLOGY** (30+ comments)

Riparian areas, bird habitat, water quality and the urban tree canopy can benefit from this project. Consider how building design can contribute to sustainability.





# 4 VISION AND OBJECTIVES

## 4.1 PLAN VISION

The Mill Site is the *Okanagan personified in a place*.

The waterfront is the *soul* of the neighbourhood; it is where we come together and find solace apart. The waterfront ties together a diversity of open spaces that offer new ways of experiencing Okanagan Lake in all seasons.

The *destinations* throughout the neighbourhood bring this community to life. They celebrate the creators, artists, designers, growers and entrepreneurs of the Okanagan. Arts and culture are woven into the everyday experience of the neighbourhood: your walk to the store could prompt a new encounter with public art and your afternoon picnic could be enhanced by live music in the park.

The *open spaces* throughout the neighbourhood are the backdrop to the stories of our heritage. They frame mill buildings and host artifacts that echo our recent history and enrich the ecosystem that roots us in time immemorial. They reflect the respect and recognition that we offer to the *Syilx Peoples* on their ancestral lands.

The *movement* network is designed for pedestrians first, reflecting our collective desire to live in a city that moves at a slightly slower pace. The design of streets, paths and trails connect home to destination in a way that encourages an active lifestyle. And when moving at the speed of a pedestrian or cyclist, streetscapes prompt moments of discovery, intrigue, and delight.

This place is home to many and *welcomes* all to contribute to its potential.



## 4.2 PLAN OBJECTIVES



The Mill Site Area Redevelopment Plan Vision and Objectives have been born of the valuable engagement process undertaken over the last two years. These guiding principles are foundational to each emergent concept at the Mill Site, guiding every step of the concept development process.

### Water First

An emphasis on a dynamic, vibrant, and ecologically resilient lakefront will be essential, but a broader strategy of ‘water first’ means considering regional flood management (Brandt Creek) and on-site stormwater as a critical component and placemaking opportunity.

Moorage activities, boat launches, and active trails should work in tandem with regenerative landscapes and ecological zones to create memorable experiences, ecological value and offer stormwater management.

### Okanagan-Authentic

The plan is inherently of the Okanagan, yet something the Okanagan has never seen before. This means reflecting a core commitment to both Syilx and subsequent settler heritage as well as local landscapes, outdoor lifestyles, all-season living, food and the vibrant culture that brings all age groups and backgrounds together.

Okanagan-authentic also directs urban design. The redevelopment should set forward a high-quality architectural aesthetic that is distinct and nods to the architectural history of the neighbourhood and the Mill Site. Views to the Lake and Knox Mountain (as well as views from Knox Mountain back to the site and lake) should be framed by new buildings to provide a sense of place.





## Streets for People

The Mill Site is already within walking distance to a number of shops, services, parks, services and amenities. Prioritize walking first then consider mobility options including bikes, scooters and transit prior to designing for the private vehicle.

The Mill Site should be designed to stitch together areas of the North End and downtown. This means considering adjacent streets, the Rail Trail, the park network, and waterfront connectivity when defining the mobility network.

## Upcycled

Shed No.5, the Loading Dock, the Machine Shop buildings, Railbarge, and other historical artifacts, could be repurposed to convey a sense of recent history, memory and character on the site. By programming creative and vibrant uses in and around these structures, the plan can author the next chapter in the site's history as a vibrant urban village and community hub.

## Sustainable and Inclusive

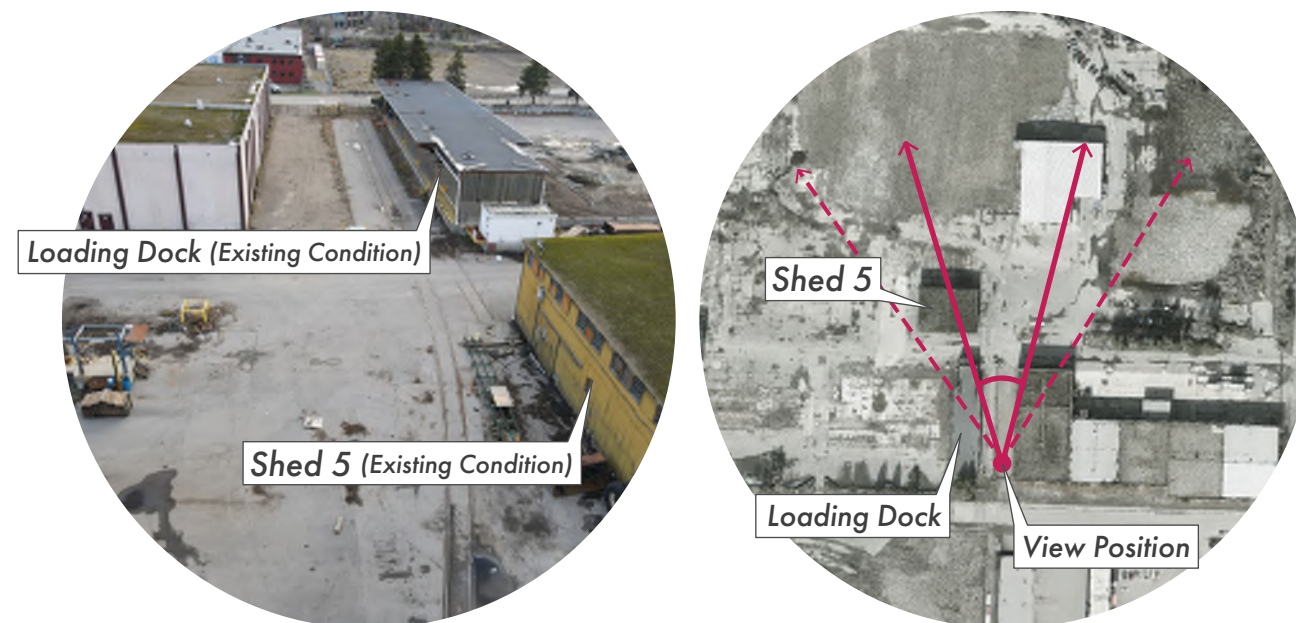
The development must be sustainable while including distinct and resilient public spaces and amenities that create new destinations within Kelowna. This means balancing economic aspects of development with broader community objectives for equity, inclusion, and ecological sustainability. The Mill Site will include a diversity of housing types and leave room for City-owned community spaces. New development of parks, streets, and buildings will address ecological sustainability through leading green design practices.



## Stitched into the Community

The Okanagan lifestyle is deeply embedded within the local flora and fauna, rolling mountains, and expansive lake. Connections to nature can be immersive and integrated within an urban context to enhance quality of life and support curious interactions with the local environment. Green spaces can be flexible and open to a variety of programming, well planted and generative for natural habitat creation and biodiversity offering, educational and participatory experience, relaxation and quiet.

**Connections to surrounding greenways established by the North End Plan, and the realization of a destination point at the end of the historic Rail Trail will ensure the Mill Site is part of Kelowna's Fabric.**







**SOCIO-ECOLOGICAL  
NETWORKS  
STITCHED INTO THE  
SURROUNDING  
COMMUNITY**



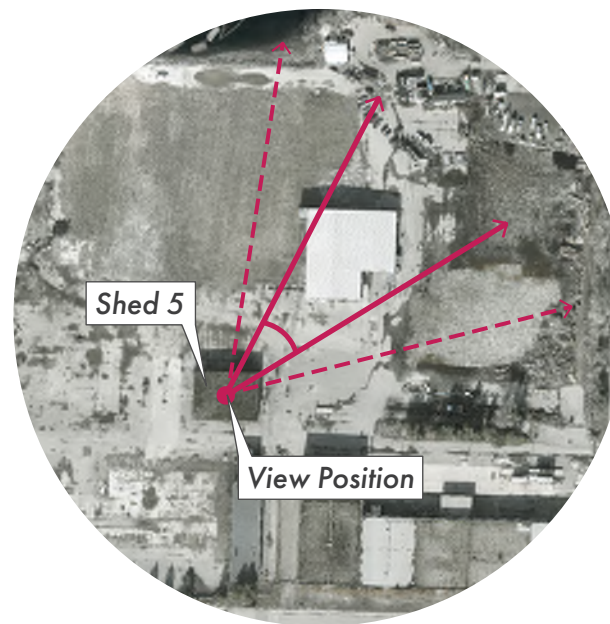
### At the Centre

The heritage buildings of the No. 5 Shed and Loading Dock rest at the centre of the Mill Site. Creative interpretation and potential resuscitating of these historic buildings in contemporary context is an exciting opportunity to connect locals and visitors with Okanagan culture. The public space that surrounds these buildings will be the heart of the community.

**The No. 5 Shed will be a destination from day one. It will act as an integral point for the neighbourhood, providing a wide variety of opportunities for community gathering and participation.**



*Shed 5 (Existing Condition)*



Shed 5

View Position





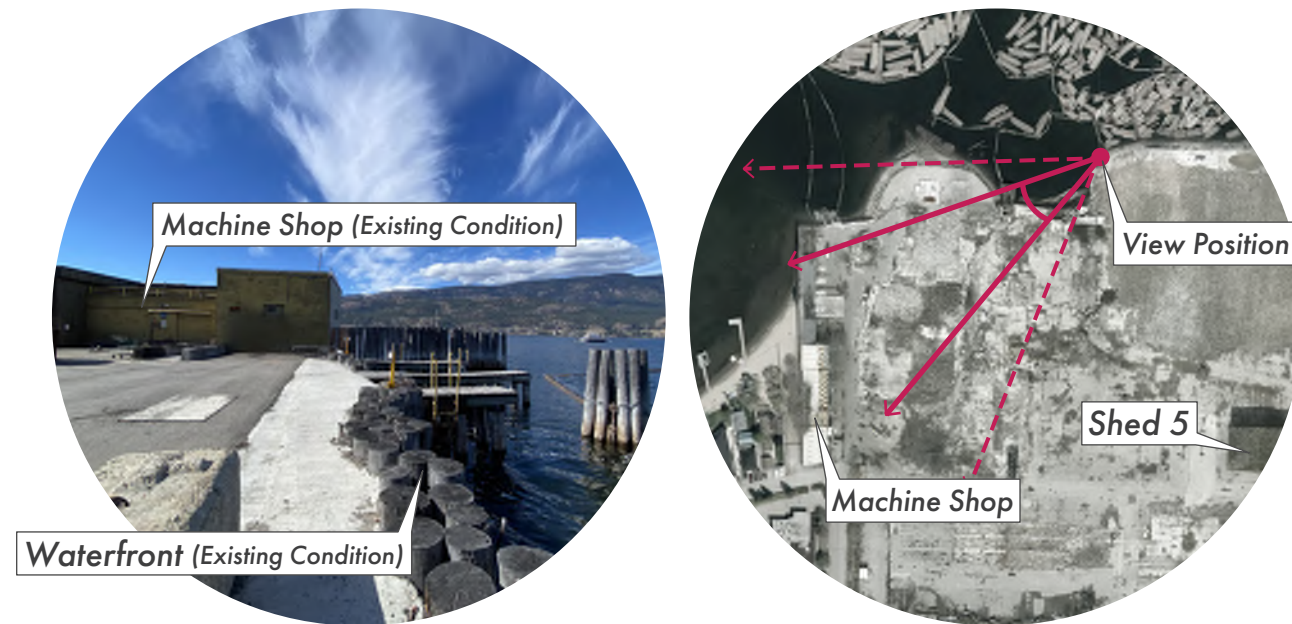
**UPCYCLED SHED  
NO.5 ACTS AS A  
VIBRANT HUB AT  
THE HEART OF THE  
COMMUNITY**



## Along the Water

The waterfront plays an integral role in the cultural imagination of Kelowna for both locals and those who visit. The stretch of shoreline along the Mill Site has unmatched views to Knox Mountain and the northern arm of Okanagan Lake. It will be important to consider both ecological and social opportunities in order to craft a waterfront experience that reflects the richness of Okanagan culture, climate, and critters.

**We imagine this to be a place where the community can connect with the water in all seasons. It will be a publicly accessible waterfront that includes a multi-use pathway. The experience along the waterfront will encourage the co-existence of human and non-human habitat. Riparian restoration will balance high value habitat for all species.**





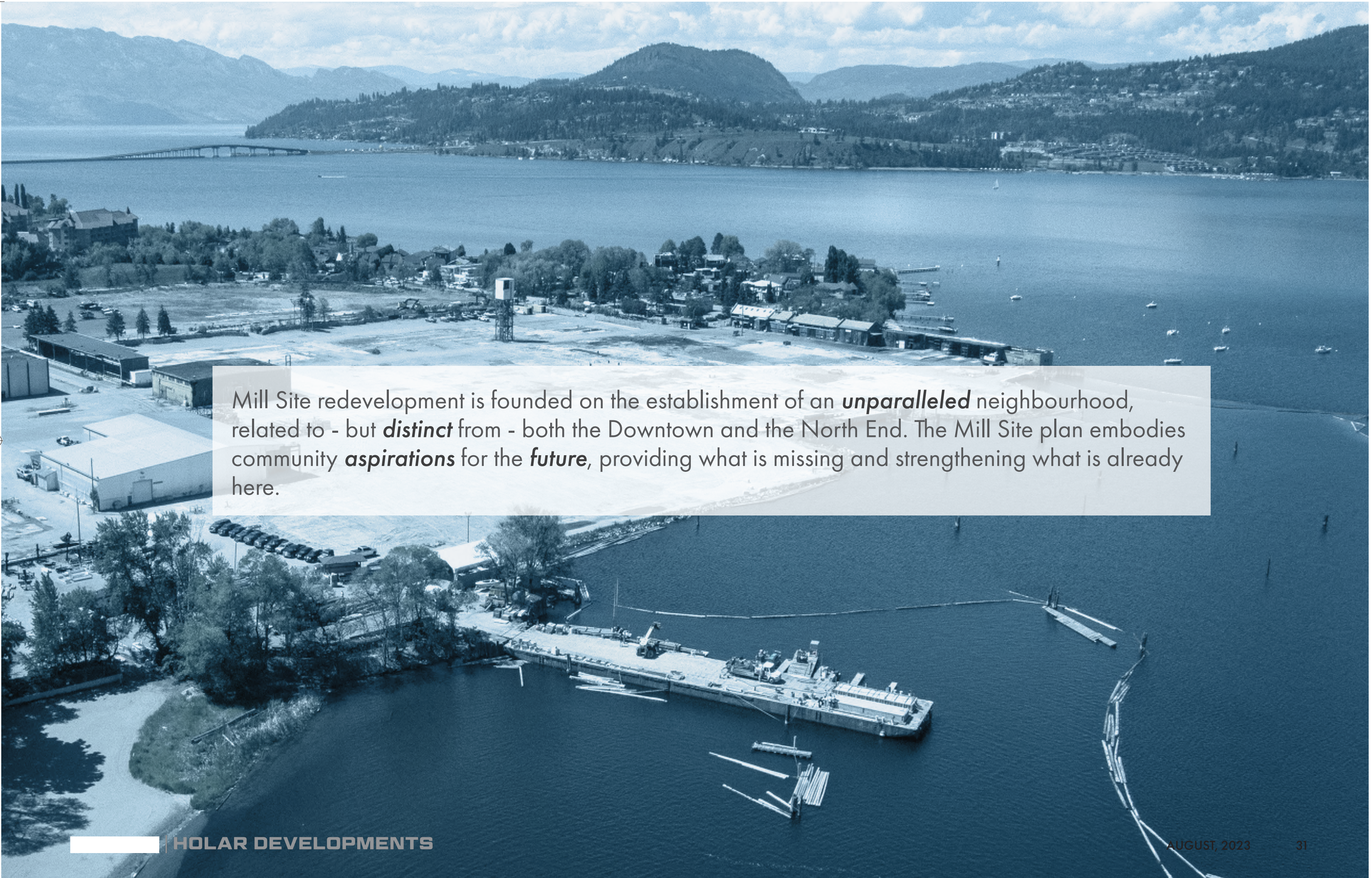
**BOLD MOVES ALONG  
A GENEROUS,  
RESTORATIVE,  
AND PUBLIC  
WATERFRONT**





**5**  
**MILL SITE**  
**CONCEPTS**





Mill Site redevelopment is founded on the establishment of an *unparalleled* neighbourhood, related to - but *distinct* from - both the Downtown and the North End. The Mill Site plan embodies community *aspirations* for the *future*, providing what is missing and strengthening what is already here.



## 5.1 CONCEPT ONE






### 5.1.1 IDEA DIAGRAM

The key design principle for this concept is **balance**. Three distinct open spaces tell the story of industry, culture, and ecology, each with a similar weight in terms of cultivating community and activation, but varying in experience and seasonal programming.

The three destination spaces imagined here are The Milling Place at the centre, The Workshop that acts as the landing pad for the moorage, and the social-ecological waterfront experience at Sutherland's Soft Spot.

North South connectivity along a distinct rail trail pedestrian and cycleway is bisected by the green street of Okanagan Ave.

#### LEGEND

ARP Boundary	
City Park Space*	
Existing Upcycled Buildings	
Major Public Open Space	
Connection to Nature	

\*See Separate Maps for Proposed Mill Site Park Spaces



Figure 13. Concept 1 Parti Diagram

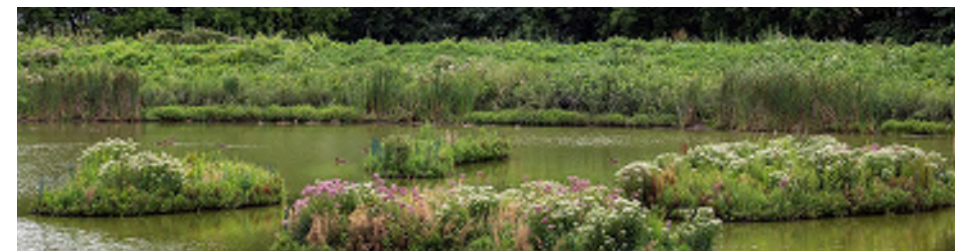


# 5.1.2 SITE PLAN

Potential Future Moorage  
Subject to Provincial Approval

\*These drawings are 'demonstration' plans providing potential options

\*\* Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.



\*These are precedent images.

## The Milling Place

The Milling Place is a flexible green space and plaza that is centered on events and gathering all-year round. It is the cultural heart of the Mill Site, reflecting the history of the No. 5. Shed and Loading Dock as the historical place of production and exchange. This civic plaza hosts markets, cafes and retail, and a signature park. It sits in the middle of two main connectors on Okanagan Boulevard and a new north-south road connecting the Rail Trail, creating an inward magnet that pulls people in, then directs them out towards Marine and Waterfront nodes.

## Sutherland's Soft Spot

Sutherland's Soft Spot is an all-seasons park that celebrates and re-creates local ecology lost during the industrial past. The shoreline dissolves out to form riparian islands that at once provide necessary habitat, soften wave energy, and create navigable shallows for paddle-sport. The adjacent community spaces accommodate seasonal programming. In the summer, it is a paddle-sport launch center with picnic area and shade structures. The winter sees this pavilion transform into a warming hut that supports skating, winter sports, and fat tire biking.

Boardwalks and look outs bring people into the world of the aqueous with interpretive walks on the water that celebrate the soft place where Okanagan Lake and Knox Mountain meet.

## The Workshop

The Workshop supports the industrial history of the Mill Site as a working waterfront. It operates as a moorage while also providing amenities for artisan, makers, and cafes, with some outdoor gathering space. The Workshop is very active as a destination and water access point in the summer. It is slower in the winter but supported by local businesses that operate year round with less need for tourist revenue.

Industrial remnants such as piles are retained and retrofitted for ecological health where needed, perhaps serving as habitat for shore birds.



### 5.1.3 CONCEPTUAL MASSING



\*The approach to Massing Strategy is described in the Appendix.

\*\*Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.





## 5.2 CONCEPT TWO

### 5.2.1 IDEA DIAGRAM

The key design principle for this concept is **rhythm**. A diagonal, pedestrian-centered street operates as a connector between Rotary Marsh Park and two main open spaces: the Civic Wedge and Green Wedge. This connector forms the baseline of a rhythmic urban experience where smaller parks and gathering areas such as neighborhood pocket parks, play spaces, and central green spaces attract primarily resident use. The Civic Wedge and Green Wedge act as the main destination areas for those who live outside the neighborhood, and those visiting from out of town.

The diagonal connection from Rotary Marsh Park to Sutherland Bay responds to seasonal change and becomes a hydrosocial experience end to end. This connector links two integral riparian habitats with green infrastructure that completes the picture of a City in-line with its semi-arid ecology. It marries social, ecological and economic function by also supporting commercial and retail as a hydrosocial High Street.

#### LEGEND

ARP Boundary	
City Park Space*	
Existing Upcycled Buildings	
Major Public Open Space	
Connection to Nature	

\*See Separate Maps for Proposed Mill Site Park Spaces



Figure 14. Concept 1 Parti Diagram

## 5.2.2 SITE PLAN

Potential Future Moorage  
Subject to Provincial Approval

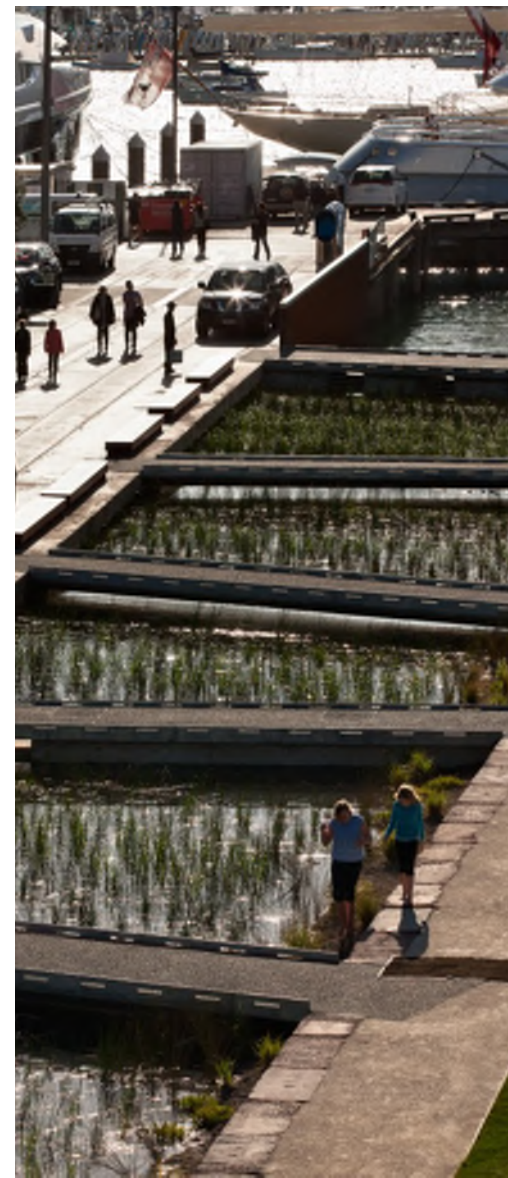
\*These drawings are 'demonstration' plans providing potential options

\*\* Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.

**HOLAR DEVELOPMENTS**

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\*These are precedent images.

## Civic Wedge

The Civic Wedge a year-round reflection of hydrological character of the Okanagan. It seasonally operates as a floodable plaza, ice rink, splash park, and dry pond that encourages locals and visitors to interact with the defining aspect of the Okanagan.

The plaza has pockets of green scattered throughout, mimicking the pocket parks of the Mill Site en masse. They create moments of discovery that allow for many small programs to be operating at once, such as local buskers and dog walkers, skateboarders, picknickers, and frolicking little ones.

The Loading Dock acts as a semi-open air artisan that can hold warmth in the winter. The No. 5 Shed acts as a venue for music, weddings, gallery showings, performance, and other large gatherings.

## Green Wedge

The Green Wedge south of Sutherland Bay extends the beach into a flexible green space. It is characterized by open lawn space that supports informal recreation and can host a variety of events. It intersects at the south end with the Civic Wedge, creating a transition space from market to mountain side. Water is still central in this place. The blue-green corridor of the hydrosocial High Street dissolves here into a dry pond of Okanagan grasses traversed by boardwalks. When needed, this space will flood and filter stormwater from surrounding buildings and streets before releasing to Sutherland Bay.

## Maritime Market at the Mill

Maritime Market at the Mill is primarily operates as boat access and associated support services. It initiates the edge of riparian restoration efforts which carry to the edge of Sutherland Bay along the property line. This is not considered a main destination plaza, but does serve as an integral access point for the boating community.

### 5.2.3 CONCEPTUAL MASSING



\*The approach to Massing Strategy is described in the Appendix.



\*\*Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.

## 5.3 CONCEPT THREE

### 5.3.1 IDEA DIAGRAM

The key design principle for this concept is **emphasis**. The No. 5 Shed and Loading Dock are an focus that scopes outward into a large, flexible green space and waterfront plaza that are lined with active maker spaces, breweries, shops and cafes. A floating spa and waterfront restaurant punctuate the water's edge, completing the vision of this central community magnet. Moving towards Sutherland Bay, the multi-use waterfront pathway begins to transform from distinctly urban to a gateway to the outdoors. The Sutherland Plaza hosts a paddle center and boat launch formalizes the connection between the Mill Site and the Bay.

#### LEGEND

- ARP Boundary 
- City Park Space\* 
- Existing Upcycled Buildings 
- Major Public Open Space 
- Connection to Nature 

\*See Separate Maps for Proposed Mill Site Park Spaces



Figure 15. Utilities planning diagram

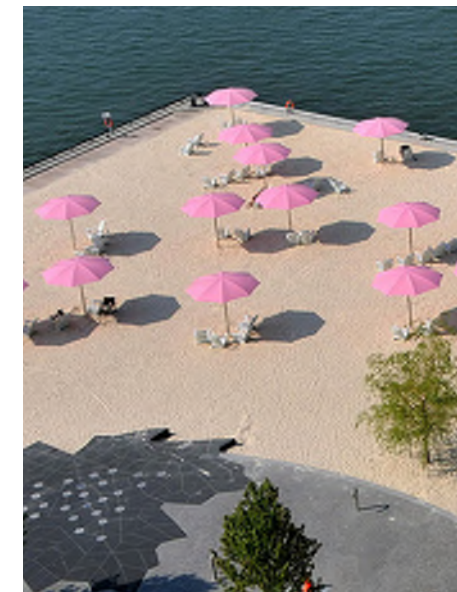


# 5.3.2 SITE PLAN

Potential Future Moorage  
Subject to Provincial Approval

\*These drawings are 'demonstration' plans providing potential options

\*\* Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.



\*These are precedent images.

## The Living Mill

At the center, an urban wooded area hinges the street grid, aligning with the shoreline to collect and project visitors and residents outwards towards Okanagan Lake. The canopy is dappled and intertwined with the No. 5 Shed and Loading Dock, accentuating these historical industrial buildings through contrast with the natural world. They are embedded within a wooded area that reflects on traditional Okanagan flora and offer opportunities for community harvest, celebration, and education. This is a post-industrial wooded area that engages all histories.

This central space is sheltered in all seasons, making it a destination space for all-ages with opportunities for intergenerational interaction.

## Harbour Park

The Harbour Park is all about vibrancy. This great lawn is a place to be seen and to engage in the brilliance of Okanagan lifestyle with artisans, breweries, and restaurants interfacing with the great outdoors. Retail, breweries and cafes line the northern edge of the promenade, catching long sunlight hours in both summer and winter. The green space is flexible, hosting a myriad of events from organized cultural nights to casual hang outs.

## The Launch

This is the launching spot for all things water. Oriented for the best-possible solar access, this urban beach and warm winter oasis is full of delight no matter the season. The beach is focused on sun bathing and off-the-dock water access. It is aligned with a restaurant, and barge-turned-hot-pool to form a distinctly urban waterfront experience. The moorage rounds out this springboard to the lake, creating a bustle at this section of waterfront that slowly dissolves as you move east towards Sutherland Bay. Emphasizing an urban waterfront here acts as a complement to the more relaxed, nature-focused Bay shore.

### 5.3.3 CONCEPTUAL MASSING



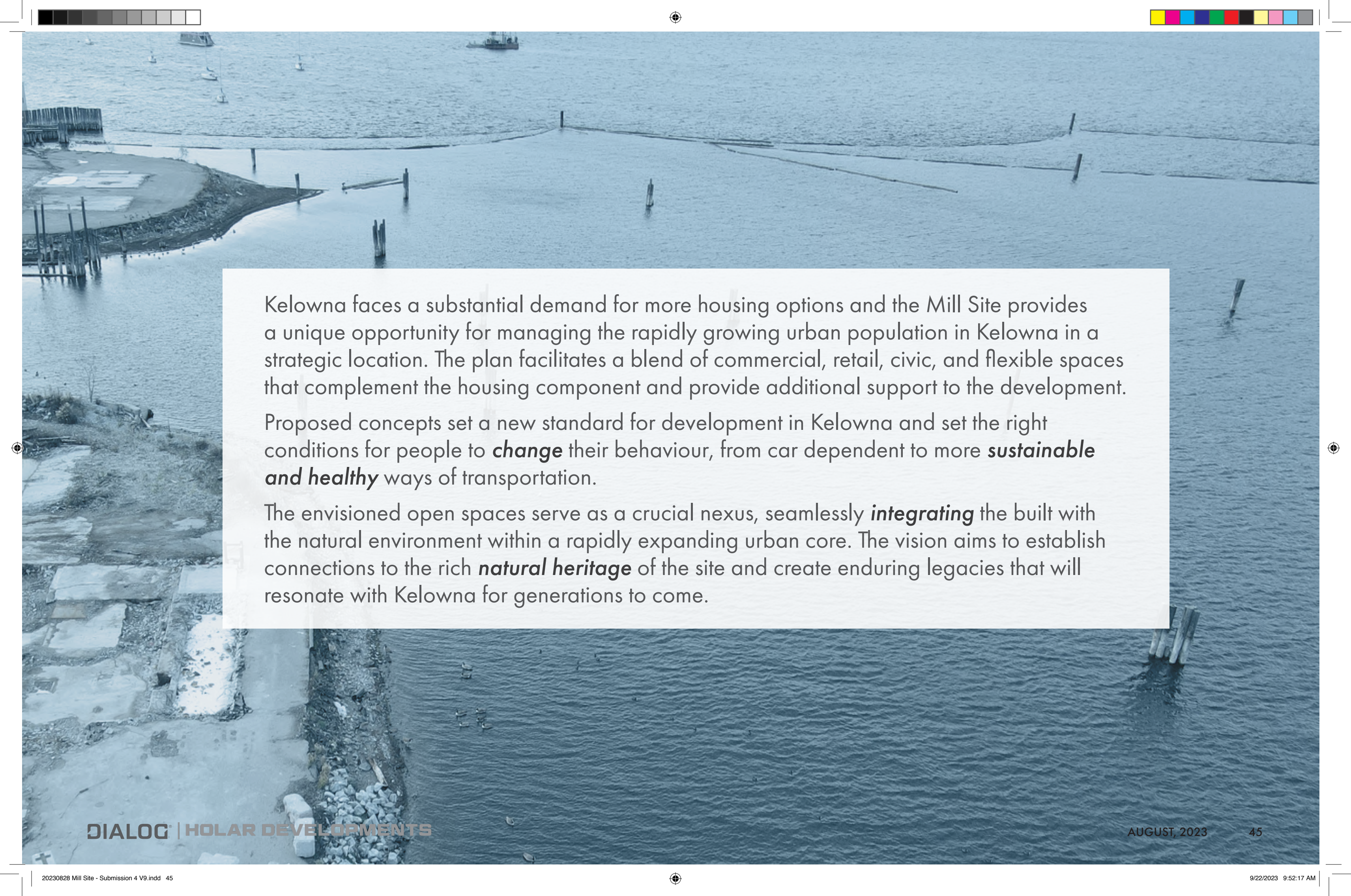
\*The approach to Massing Strategy is described in the Appendix.

\*\*Green Roofs on buildings are possibilities for further analysis and discussion, and subject to change.



**6**  
**TECHNICAL**  
**ASSESSMENT**





Kelowna faces a substantial demand for more housing options and the Mill Site provides a unique opportunity for managing the rapidly growing urban population in Kelowna in a strategic location. The plan facilitates a blend of commercial, retail, civic, and flexible spaces that complement the housing component and provide additional support to the development.

Proposed concepts set a new standard for development in Kelowna and set the right conditions for people to **change** their behaviour, from car dependent to more **sustainable and healthy** ways of transportation.

The envisioned open spaces serve as a crucial nexus, seamlessly **integrating** the built with the natural environment within a rapidly expanding urban core. The vision aims to establish connections to the rich **natural heritage** of the site and create enduring legacies that will resonate with Kelowna for generations to come.

## 6.1 CONCEPT ONE

### 6.1.1 LAND USE AND HOUSING












In this concept, the upcycled Shed 5 and Loading Dock are envisioned as the heart of the community, serving as the main gathering spaces for the public. Surrounding and leading into this central public arena are strategically placed retail, commercial, and community gathering areas.

The inclusion of flexible-use spaces allows for adaptability to meet the evolving needs of the community during the development process.

Concept 1 encompasses a diverse range of housing options, including market condominiums, market rentals, below-market housing, senior living, and specialty residential.

\*Development Assumptions of the site are included in the Appendix.

#### LEGEND

ARP Boundary	
City Park Space*	
Potential Greenway	
Heritage Buildings	
Animated Waterfront Frontage	
Retail / Office Spaces	
Undetermined Flex Spaces (Including research, etc.)	
Food Store Space	
Potential Senior Housing	
Potential Hotel / Specialty Residential	
Potential Community Facility	

\*\* See Separate Maps for Proposed Mill Site Park Spaces

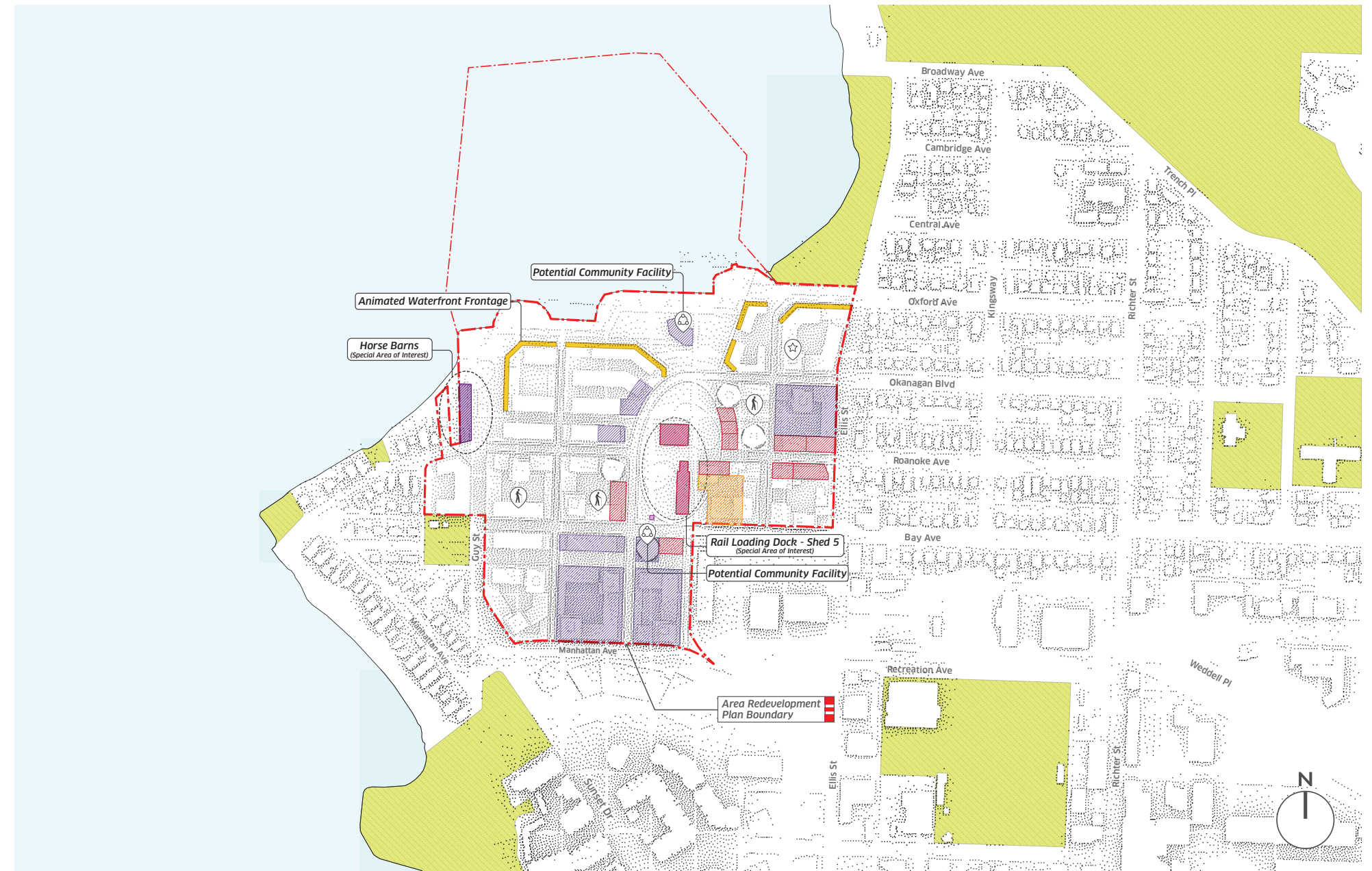


Figure 16. Concept 1 Conceptual Land Use Diagram

## 6.1.2 PARKS AND OPEN SPACES

Concept 1 organizes itself around three major open space destinations: The Milling Place at the centre, The Workshop adjacent to the moorage, and the green waterfront at Sutherland's Soft Spot. Uniting these elements is a major North South connectivity element along the rail trail extension and the East West green street of Okanagan Ave.

This arrangement of open space allows for some larger destination locations – ones that can host markets, cafes, gathering zones, and maker spaces – while also creating space for local ecologies and natural habitat zones.

The orientation of these zones is generally North South and East West, with a focus on views to the North and Sutherland Bay.

\* Park design strategies, types, and influences are explained in the Appendix.

### LEGEND

**Total Site Area approx. 43.5 acres**  
**Total Park Area approx. 12.1 acres = 4.9 ha**

#### Park Spaces

- Town Plaza (approx. area = 7 acres)
- Pocket Parks (approx. area = 1.7 acres)
- Natural Area / Naturalized Stormwater (approx. area = 1 acres)
- Linear Park (approx. area = 2.4 acres)

- Semi-Private Communal Space
- Waterfront Linear Path
- Riparian Area
- 15m Riparian Edge
- Plan Boundary
- Upcycled Buildings On-site
- Adjacent Park/Green Space

\*\* See Separate Maps for Proposed Mill Site Park Spaces



Figure 17. Concept 1 Parks and Open Space Allocation

## 6.1.3 TRANSPORTATION AND MOBILITY

Concept 1 emphasizes the integration of the proposed mobility network with the surrounding vehicular and active transportation networks, both existing and proposed. Notably, pedestrian access plays a crucial role, linking Sutherland Bay Park to Manhattan Point along the lakeshore and through the Mill Site, creating an exceptional opportunity for public access along the southern edges of Sutherland Bay. Pedestrian pathways are incorporated throughout the entire redevelopment plan, granting access to and from public open spaces, site gateways, and greenways.

The bicycle network complements the pedestrian pathways, running along major routes and connecting to multi-use paths and trails adjacent to the site. Additionally, a transit route is proposed along Sunset Drive and Bay Avenue, prioritizing shared modes of transportation within the urban core.

The vehicular network in Concept 1 harmonizes with the existing street network on the site, ensuring efficient vehicular circulation.

Each concept plans for the anticipated mode shifts articulated within the City of Kelowna's 2040 Transportation Master Plan, particularly to transit and cycling for access to employment and services.

### LEGEND

#### PEDESTRIAN NETWORK

- ARP Boundary
- City Park Space\*
- Potential Greenway
- Existing Shared Use Pathway
- Proposed Shared Use Pathway
- Proposed OCP Linear Corridor/Trail
- Proposed Pedestrian Path Main
- Proposed Pedestrian Path Secondary

#### TRANSIT ROUTE

- ARP Boundary
- City Park Space\*
- Existing Bus Route
- Existing Bus Stops
- Potential Greenway
- Proposed Bus Circulation
- Proposed Bus Stop

#### BICYCLE NETWORK

- ARP Boundary
- City Park Space\*
- Potential Greenway
- Existing Shared Use Pathway
- Proposed Shared Use Pathway
- Existing Bike Lane
- Proposed Bike Route Main
- Proposed Bike Route Secondary

#### VEHICULAR NETWORK

- ARP Boundary
- City Park Space\*
- Potential Future Greenway
- Proposed Vehicular Routes
- Urban Centre Arterial
- Urban Centre Minor Arterial
- Urban Centre Collector
- Urban Centre Local Street
- Proposed Parking Entry

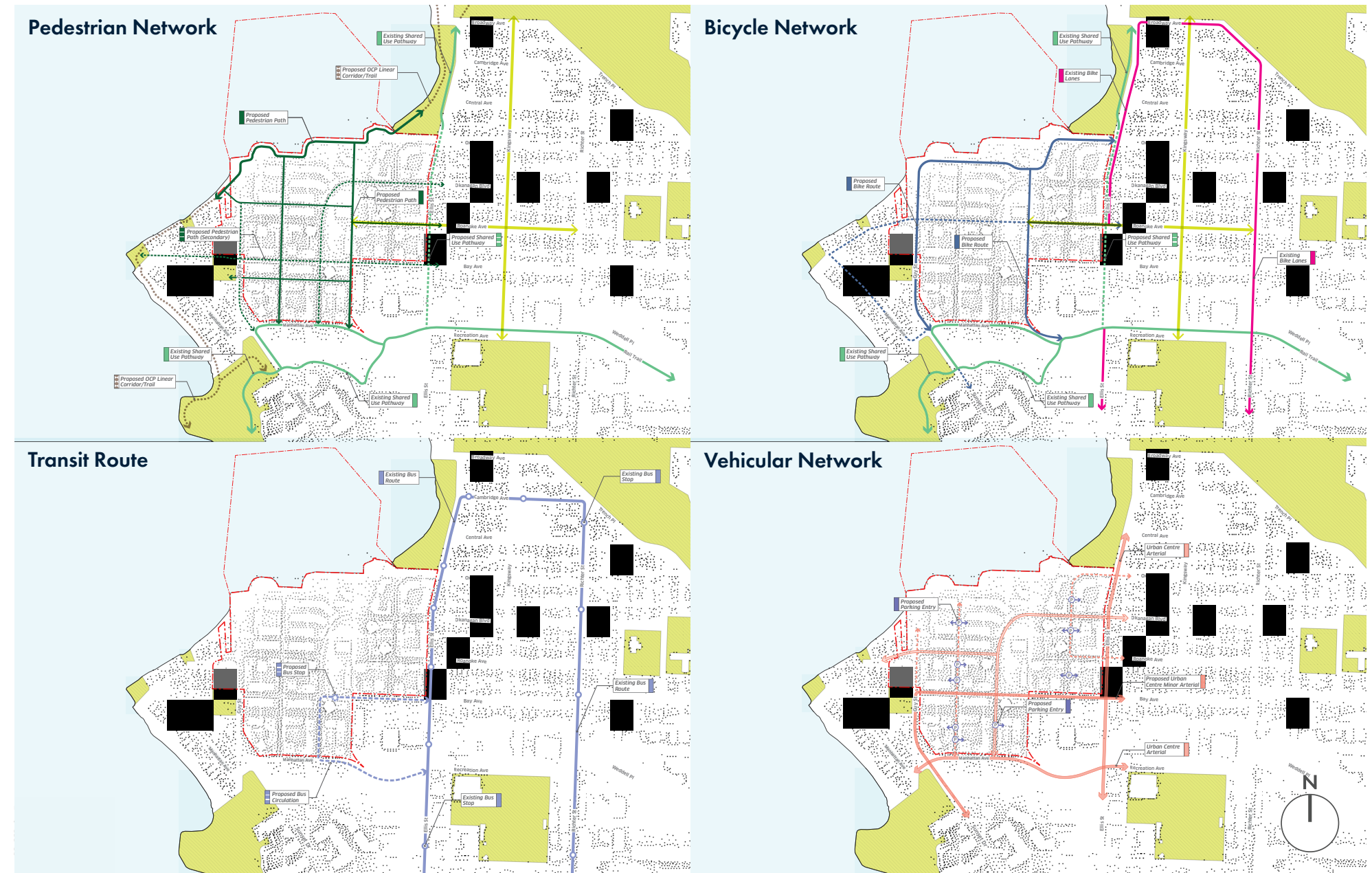


Figure 18. Concept 1 Mobility Diagrams



## 6.2 CONCEPT TWO












### 6.2.1 LAND USE AND HOUSING

Concept 2 celebrates the natural desire lines that seamlessly connect the prominent features surrounding the site. One notable axis stretches from the northeast to the southwest, linking Knox Mountain and Rotary Marsh, while the other axis extends from east to west, connecting the residential neighborhoods in the North End to the site and further to Manhattan Point. These axes serve as the backbone for the development, with major public spaces strategically positioned along them. These public spaces are brought to life through the inclusion of retail, commercial, and flexible spaces, creating vibrant and engaging environments for the community.

Similar to Concept 1, Concept 2 encompasses a diverse range of housing options, including market condominiums, market rentals, below-market housing, senior living, and specialty residential.

\*Development Assumptions of the site are included in the Appendix.

#### LEGEND

ARP Boundary	
City Park Space*	
Potential Greenway	
Heritage Buildings	
Animated Waterfront Frontage	
Retail / Office Spaces	
Undetermined Flex Spaces (Including research, etc.)	
Food Store Space	
Potential Senior Housing	
Potential Hotel / Specialty Residential	
Potential Community Facility	

\*\*See Separate Maps for Proposed Mill Site Park Spaces

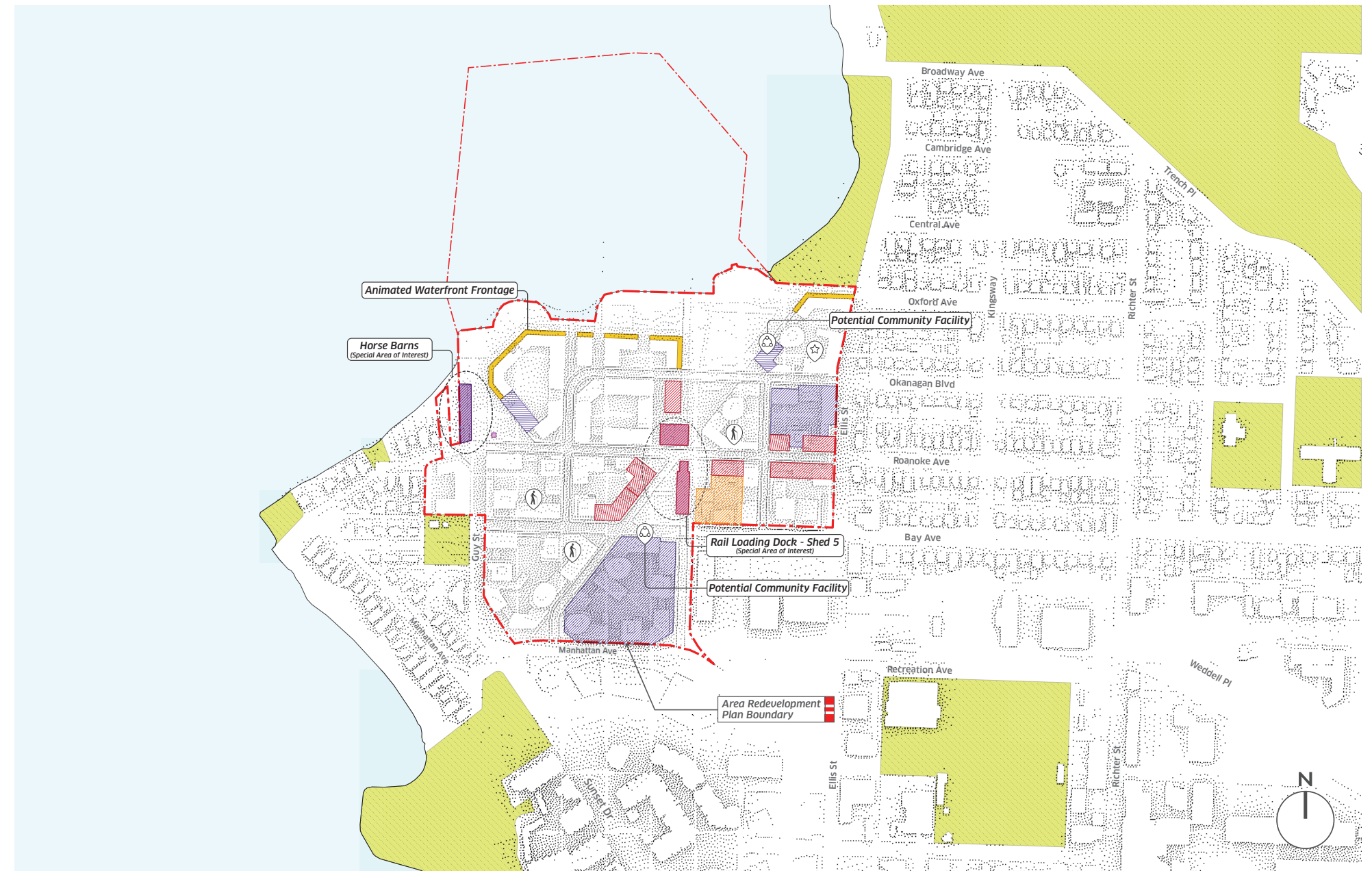


Figure 19. Concept 2 Conceptual Land Use Diagram

## 6.2.2 PARKS AND OPEN SPACES

Concept 2 creates a strong connection between the downtown and the North East, with the open space creating a framework that diagonally bisects the site to link to Know Mountain to the North. In this scheme the meeting place of the diagonal greenway with a major North / South axis is a place for major open space – the Civic Wedge and the Green Wedge.

The Civic Wedge is an urban zone, one that can host year-round events in a space that responds to the seasons. Linking this to Sutherland Bay is the Green Wedge, a flexible green space that allows complimentary programming and a more natural setting. The shoreline is green, and also links to the Maritime Market to the West.

\* Park design strategies, types, and influences are explained in the Appendix.

### LEGEND

Total Site Area approx. 43.5 acres

Total Park Area approx. 9.54 acres = 3.86 ha

#### Park Spaces

Town Plaza (approx. area = 3.16 acres)

Pocket Parks (approx. area = 1.61 acres)

Natural Area / Naturalized Stormwater (approx. area = 2.39 acres)

Linear Park (approx. area = 2.38 acres)

Semi-Private Communal Space

Waterfront Linear Path

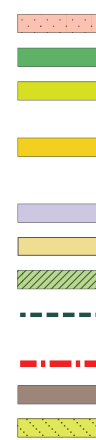
Riparian Area

15m Riparian Edge

Plan Boundary

Upcycled Buildings On-site

Adjacent Park/Green Space



\*\* See Separate Maps for Proposed Mill Site Park Spaces

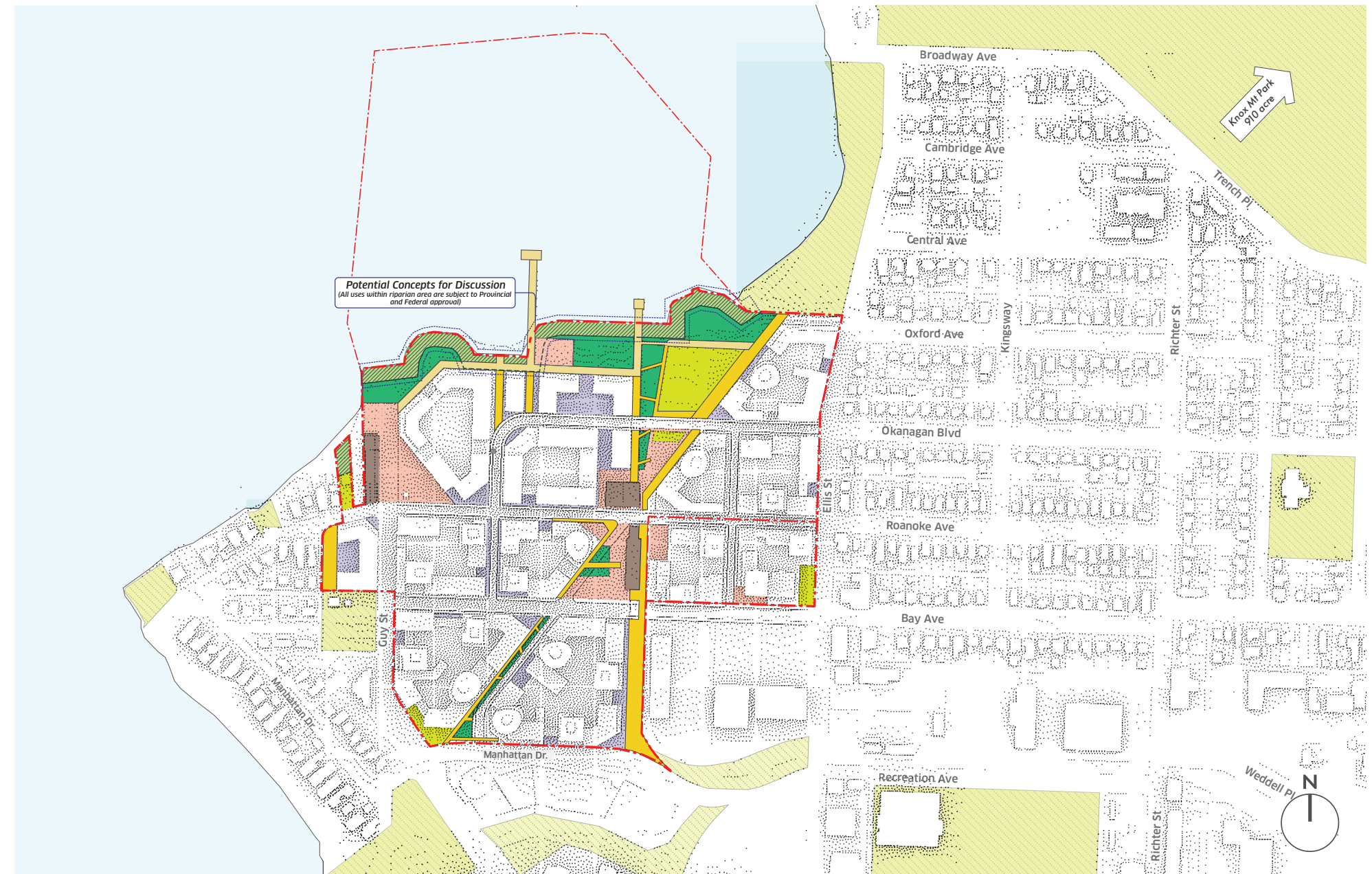


Figure 20. Concept 2 Parks and Open Space Allocation

## 6.2.3 TRANSPORTATION AND MOBILITY









In Concept 2, the primary axes not only serve as key design elements but also facilitate significant pedestrian and vehicular access throughout the site, offering an alternative route to the publicly accessible pedestrian pathway along the lake. The bicycle network harmoniously complements the pedestrian pathways, ensuring convenient and direct connectivity across the site.

As in Concept 1, a transit route is suggested along Sunset Drive and Bay Avenue in Concept 2, prioritizing shared modes of transportation within the urban core. This emphasis on multiple transportation options promotes accessibility and encourages sustainable modes of travel.








Each concept plans for the anticipated mode shifts articulated within the City of Kelowna's 2040 Transportation Master Plan, particularly to transit and cycling for access to employment and services.

### LEGEND









#### PEDESTRIAN NETWORK

- ARP Boundary 
- City Park Space\* 
- Potential Greenway 
- Existing Shared Use Pathway 
- Proposed Shared Use Pathway 
- Proposed OCP Linear Corridor/Trail 
- Proposed Pedestrian Path Main 
- Proposed Pedestrian Path Secondary 









#### TRANSIT ROUTE

- ARP Boundary 
- City Park Space\* 
- Existing Bus Route 
- Existing Bus Stops 
- Potential Greenway 
- Proposed Bus Circulation 
- Proposed Bus Stop 

#### BICYCLE NETWORK

- ARP Boundary 
- City Park Space\* 
- Potential Greenway 
- Existing Shared Use Pathway 
- Proposed Shared Use Pathway 
- Existing Bike Lane 
- Proposed Bike Route Main 
- Proposed Bike Route Secondary 

#### VEHICULAR NETWORK

- ARP Boundary 
- City Park Space\* 
- Potential Future Greenway 
- Proposed Vehicular Routes
  - Urban Centre Arterial 
  - Urban Centre Minor Arterial 
  - Urban Centre Collector 
  - Urban Centre Local Street 
- Proposed Parking Entry 

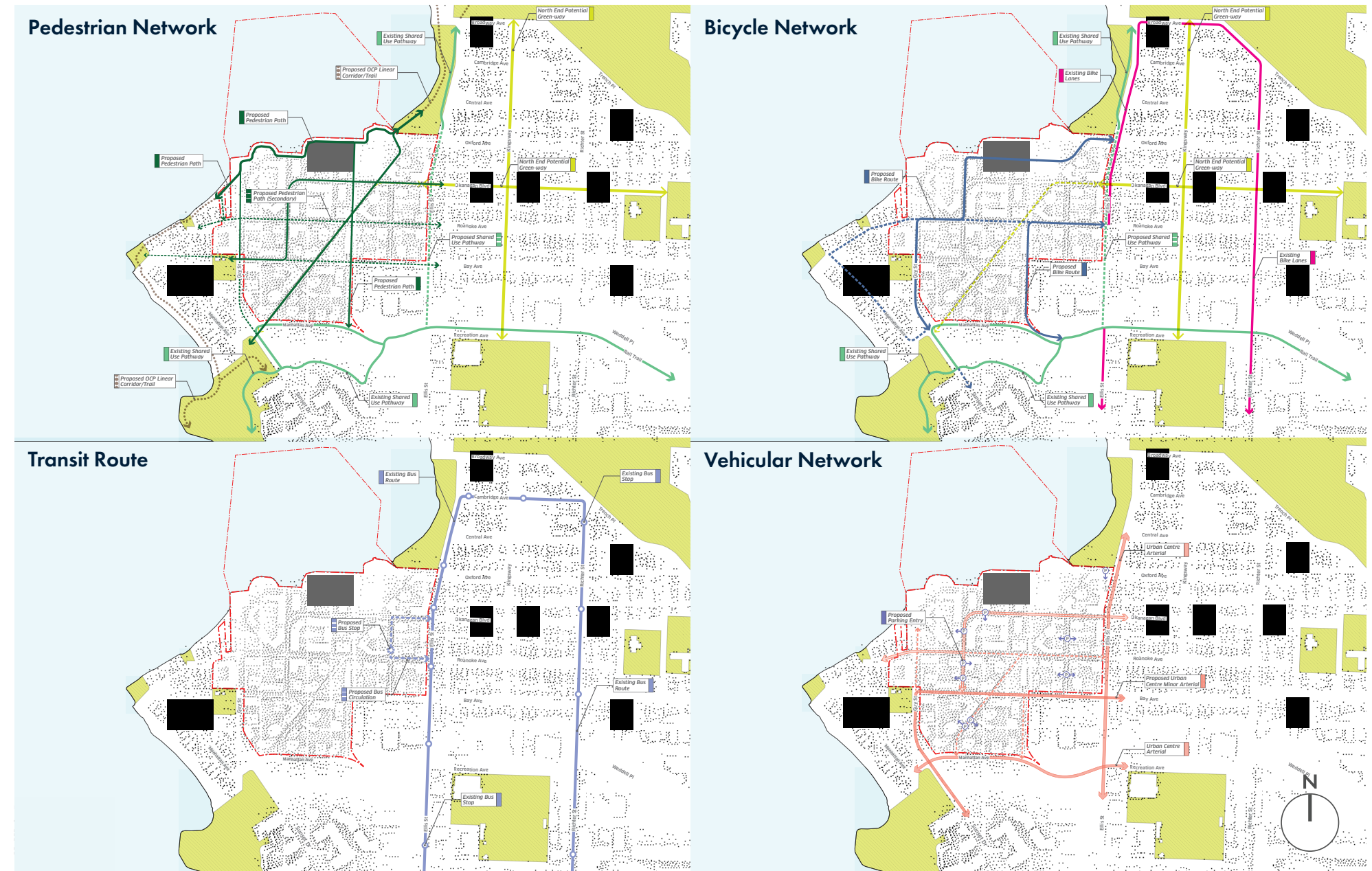


Figure 21. Concept 2 Mobility Diagrams

## 6.3 CONCEPT THREE

### 6.3.1 LAND USE AND HOUSING












In Concept 3, a significant focal point is the intersection where the East-West access intersects with the main park, serving as a pivotal moment. Consequently, the public amenities, such as retail and commercial spaces, are strategically positioned at this hinge location, emphasizing the sense of connection and contrast.

Flexible spaces are thoughtfully placed on the southeastern and northeastern areas of the site, ensuring convenient accessibility from various directions. These flexible spaces offer versatility in their use, accommodating the evolving needs of the community.

Similar to the previous concepts, Concept 3 incorporates a diverse array of housing options, including market condominiums, market rentals, below-market housing, senior living, and specialty residential units. This diverse range of housing choices aims to cater to the varied needs and preferences of potential residents.

\*Development Assumptions of the site are included in the Appendix.

#### LEGEND

ARP Boundary	
City Park Space*	
Potential Greenway	
Heritage Buildings	
Animated Waterfront Frontage	
Retail / Office Spaces	
Undetermined Flex Spaces (Including research, etc.)	
Food Store Space	
Potential Senior Housing	
Potential Hotel / Specialty Residential	
Potential Community Facility	

\*\* See Separate Maps for Proposed Mill Site Park Spaces

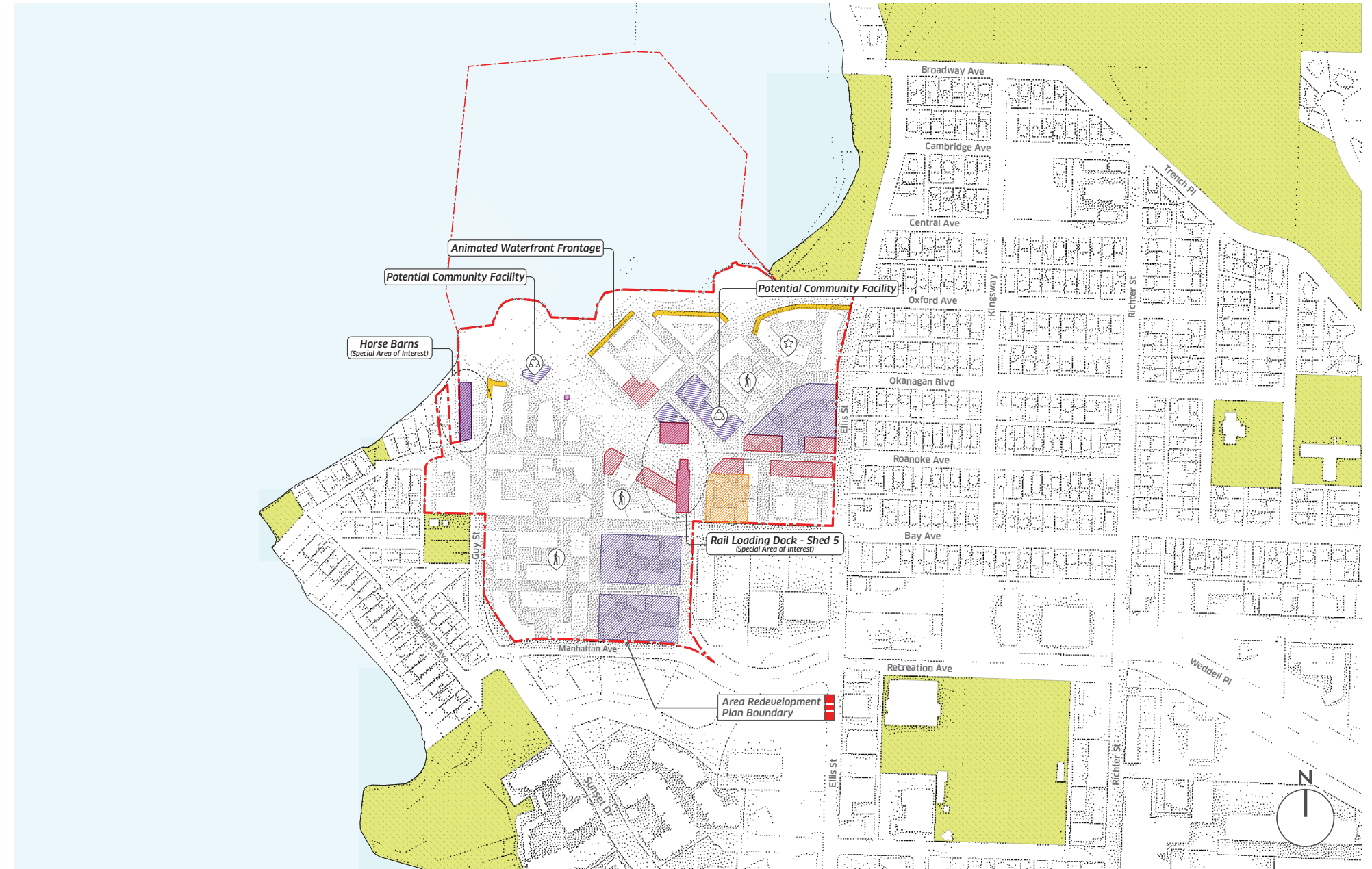


Figure 22. Concept 3 Conceptual Land Use Diagram

## 6.3.2 PARKS AND OPEN SPACES

Concept 3 focuses the open space towards and along the shoreline more than any other concept. In this scheme, the major open space is the Harbour Park – a wedge shaped flexible green space – that captures views out to the lake. The start of this park is at a central location within the site, the urban Living Mill where nature and urban living can intersect. The end of this park at the water is animated by a variety of uses including The Launch, a water focused amenity zone that can adjust with the seasons.

Linking the entire scheme is a generous waterfront walkway that ties the development into Sutherland Bay Park as well as the waterfront to the West. This scheme is notable in that the major open space directs views to the North West (other concepts generally have a Northern view orientation directly out to Sutherland Bay).

\* Park design strategies, types, and influences are explained in the Appendix.

### LEGEND

Total Site Area approx. 43.5 acres

Total Park Area approx. 8.8 acres = 3.6 ha

#### Park Spaces

Town Plaza (approx. area = 2.17 acres)

Pocket Parks (approx. area = 2.54 acres)

Natural Area / Naturalized Stormwater (approx. area = 1.5 acres)

Linear Park (approx. area = 2.63 acres)

Semi-Private Communal Space

Waterfront Linear Path

Riparian Area

15m Riparian Edge

Plan Boundary

Upcycled Buildings On-site

Adjacent Park/Green Space



\*\* See Separate Maps for Proposed Mill Site Park Spaces



Figure 23. Concept 3 Parks and Open Space Allocation

### 6.3.3 TRANSPORTATION AND MOBILITY

The major park in this concept, plays a crucial role in shaping the layout of the mobility network within the site in Concept 3. It serves as a foundation for determining the primary pathways for pedestrians, cyclists, and vehicles.

The mobility network is designed to ensure ample access to the key public spaces in Concept 3. Efforts are made to establish convenient connections and pathways that lead visitors to these major public areas.

The inclusion of a transit route and public transit access along Bay Avenue is strategically positioned in close proximity to the hinge location. This not only supports transportation options but also enhances the activation and vibrancy of that particular space within the development.

Each concept plans for the anticipated mode shifts articulated within the City of Kelowna's 2040 Transportation Master Plan, particularly to transit and cycling for access to employment and services.

#### LEGEND

##### PEDESTRIAN NETWORK

- ARP Boundary
- City Park Space\*
- Potential Greenway
- Existing Shared Use Pathway
- Proposed Shared Use Pathway
- Proposed OCP Linear Corridor/Trail
- Proposed Pedestrian Path Main
- Proposed Pedestrian Path Secondary

##### TRANSIT ROUTE

- ARP Boundary
- City Park Space\*
- Existing Bus Route
- Existing Bus Stops
- Potential Greenway
- Proposed Bus Circulation
- Proposed Bus Stop

##### BICYCLE NETWORK

- ARP Boundary
- City Park Space\*
- Potential Greenway
- Existing Shared Use Pathway
- Proposed Shared Use Pathway
- Existing Bike Lane
- Proposed Bike Route Main
- Proposed Bike Route Secondary

##### VEHICULAR NETWORK

- ARP Boundary
- City Park Space\*
- Potential Future Greenway
- Proposed Vehicular Routes
  - Urban Centre Arterial
  - Urban Centre Minor Arterial
  - Urban Centre Collector
  - Urban Centre Local Street
- Proposed Parking Entry

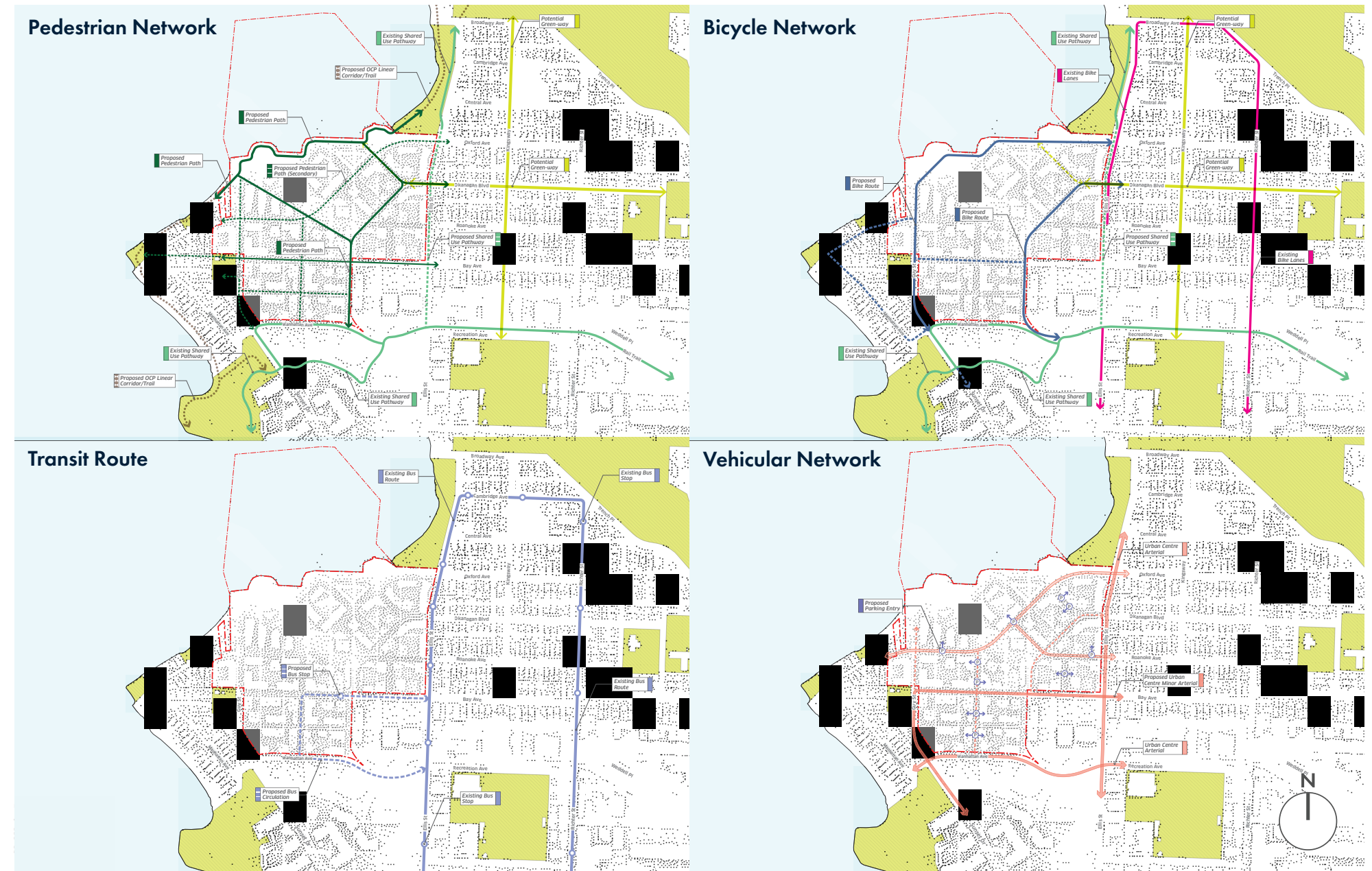


Figure 24. Concept 3 Mobility Diagrams

## 6.4 RECREATIONAL AND CULTURAL FACILITIES

Mill Site is assuming a pioneering role in offering suitable initiatives for the community and facilitating the progress of its development. Throughout various stages of community engagement, which involved envisioning and formulating ideas for the Mill Site, suggestions were put forward in response to the query “What

is missing in Kelowna?” These proposals aimed to address the cultural and recreational requirements of the communities residing in proximity to the Mill Site, as well as those residing at a greater distance.



*\*These are precedent images.*

## 6.5 FORESHORE RESTORATION AND RIPARIAN AREA

The existing foreshore condition of the site reflects its industrial heritage. Log-pile, rip-rap, and sheet walls all contribute to a shoreline that is hard and practical in character – one that supported a diversity of construction and working activities.

As part of the Mill Site redevelopment, the aim is to transform this foreshore with a new character aimed at restoring past ecosystems and inviting the community to experience the water. To achieve this, a variety of shoreline conditions will be utilized – from purely natural conditions full

of riparian vegetation to sensitive interventions that allow residents to approach the water and interact with it.

The natural portions of the shoreline will comply with provincial and local requirements regarding setbacks and green buffers. These are being studied to provide new aquatic and riparian habitat, reduce the risks posed by flooding, and complement the shoreline around the rest of Sutherland Bay.



**LEGEND**  
 Mill Site ARP Boundary  
 Riparian Setback (average of 15 m)

Figure 25. Mill Site ARP Foreshore Riparian Edge

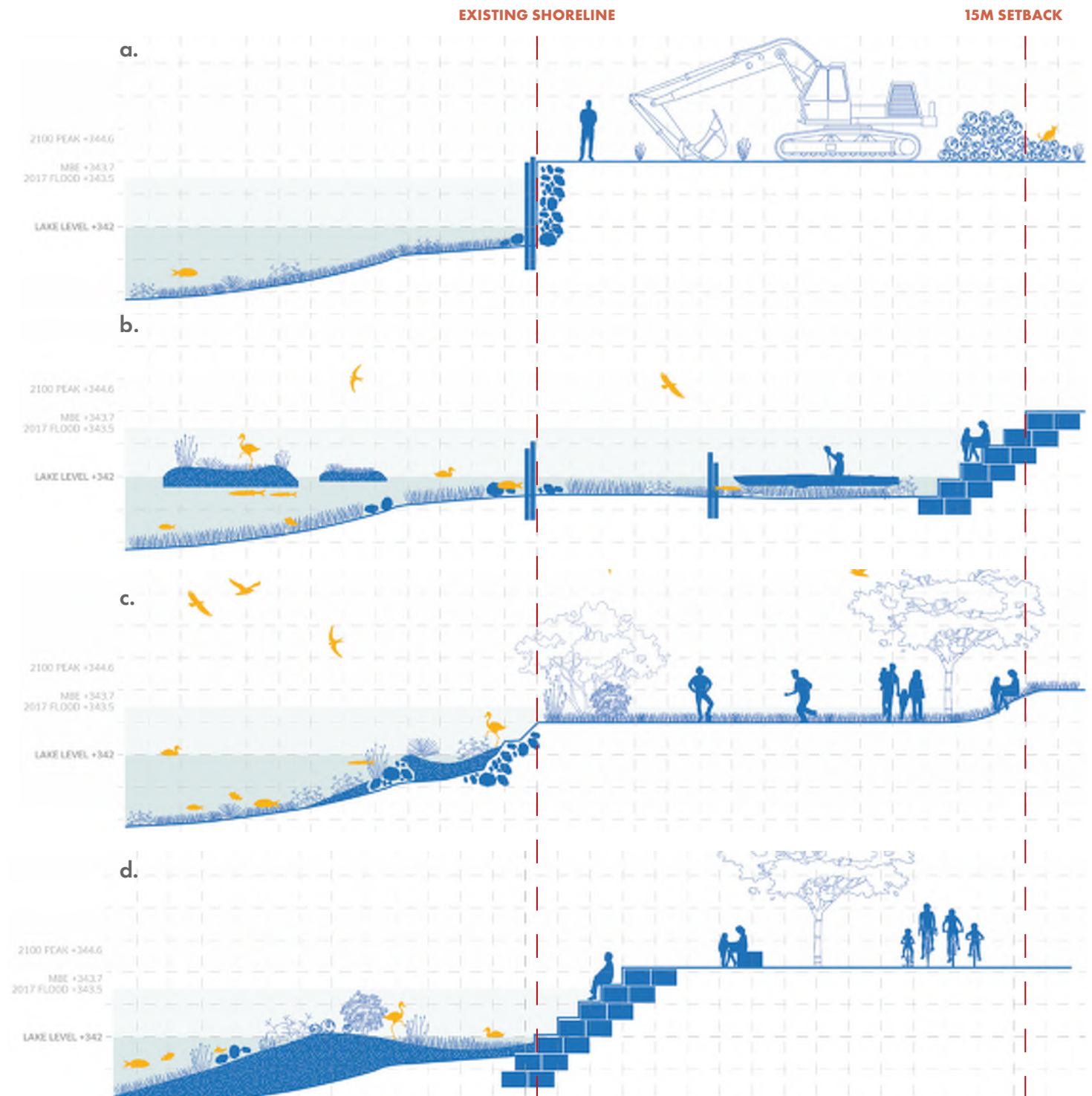


Figure 26. Foreshore Riparian Edge: a. Existing Condition, b - c - d. Proposed ecologically enhanced riparian edge





## 6.6 UTILITIES

Aplin Martin conducted a Functional Servicing Report in February 2021. The report assesses current onsite conditions and the offsite infrastructure, specifically offsite roadworks, sanitary servicing, water servicing, and drainage to identify any existing capacity constraints and anticipate and quantify any expected upgrades required for the proposed development. The following summarizes the anticipated upgrades needed to the surrounding infrastructure to accommodate this development:

**Offsite Roadworks:** Frontage improvements to all fronting roads are anticipated.

**Sanitary Servicing:** Flows up to the calculated current industrial state of the property can be directed to the Guy Street Lift Station.

Future flows will have to be directed to a new lift station which will be connected to the Brandt's Creek lift station. There is no confirmed timeline for the construction of this lift station, but City has confirmed it is included in the new DCC program. It is understood that this Lift Station will be located on the Mill Site and will be approximately 15m wide by 27m deep. We will work with City engineering to optimize the lift station location from a site planning, engineering and aesthetic perspective.

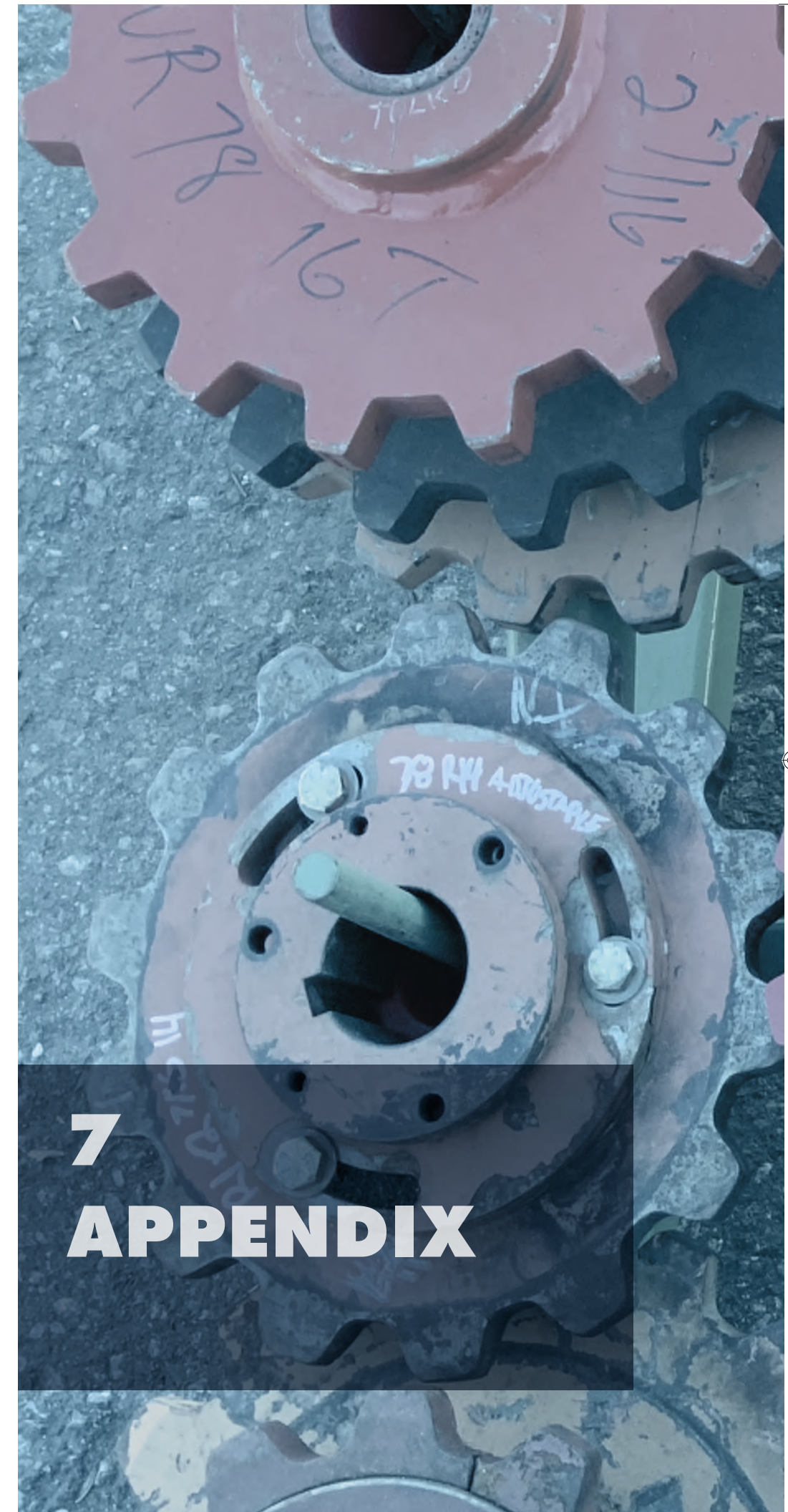
**Water Servicing:** Existing infrastructure can readily service the proposed development. A water main upsizing will be required along the Ellis Street frontage of the subject property.

**Stormwater Management:** The existing Guy Street storm system is at up to 75% capacity. Storm main upgrades, alternative onsite storm water measures to reduce flows into the municipal system below the 5-year event, or a new outfall into Okanagan Lake will be required to support the development.

Based on their assessment, the site is suited for this development.

The City requested clarifications to certain elements of this initial assessment, and responses to these were issued in a March 30, 2023 memo. This memo commits to more detailed analysis once the final unit count numbers have been established, following the next round of public engagement.





**7**  
**APPENDIX**





Extensive research and analysis have been conducted to develop the proposed concepts. These ideas are grounded in a thorough examination of the local context, detailed technical analysis of the site, and a focus on achieving exceptional design.

The Appendix section provides a glimpse into the comprehensive background work that has been undertaken to ensure the strength and viability of these concepts. This includes studies on parks and public open spaces and conceptual massing strategies.



## 7.1 MASSING STRATEGY

The Mill Site location in the North End stands out in terms of its density and height. It is connected to Downtown Kelowna, which boasts some of the tallest developments in the city thus far, while being flanked by Manhattan Point and the modest North End cottages to the west and east.

All three proposed concepts adopt a massing strategy that gradually reduces the building height from the southern end to the northern end, where the lake is located. This approach not only considers the existing surrounding neighborhoods but also takes into account the tapering towards the east and west. By implementing this massing strategy, future residents will be able to enjoy panoramic views of the lake while also respecting the ecological conditions of the foreshore and the overall impact on the North End's context.

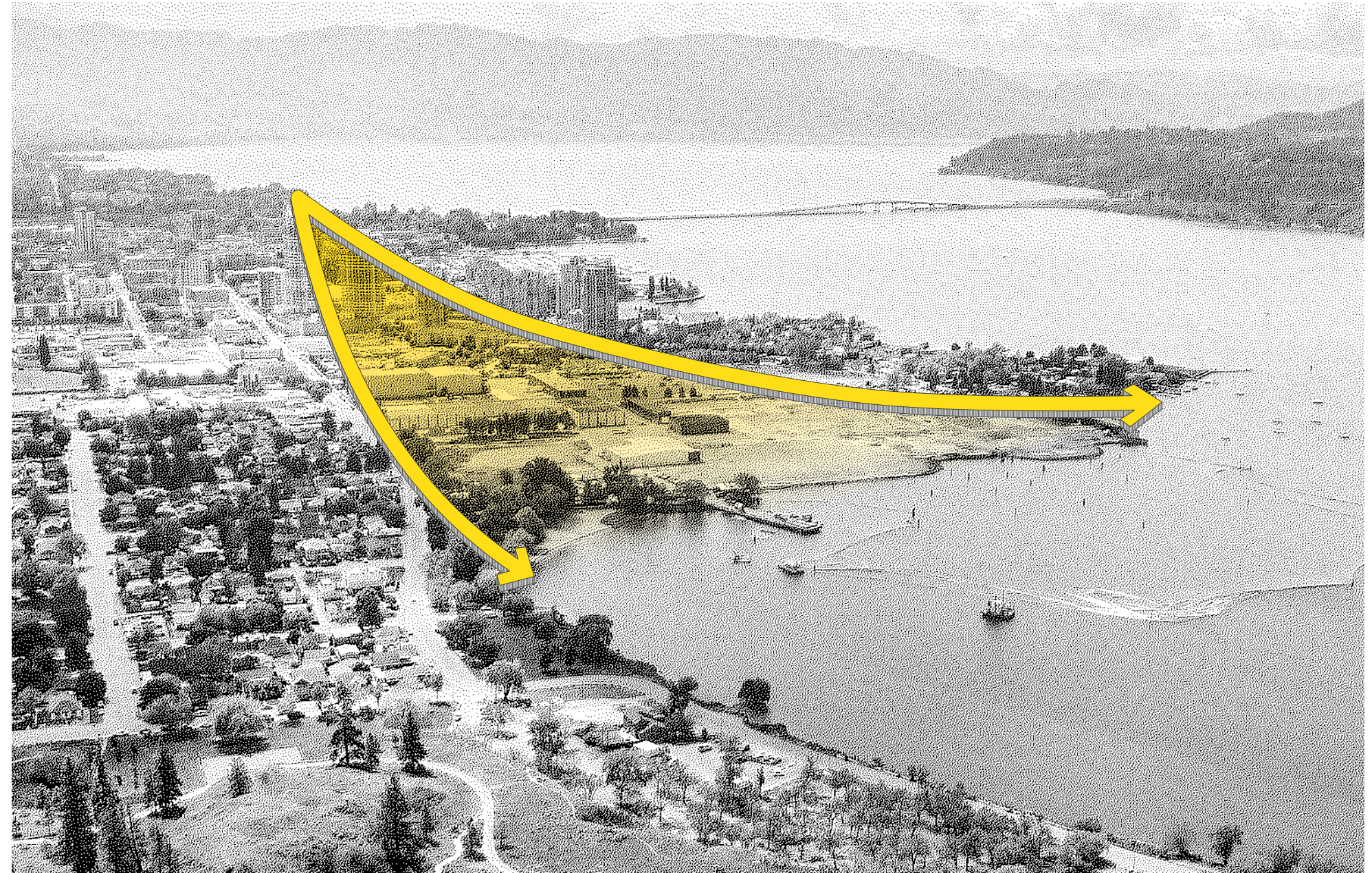


Figure 27. Conceptual Massing Strategy Diagram on Mill Site

## 7.2 DEVELOPMENT ASSUMPTIONS

Each of the proposed illustrations of concepts explore a different iteration of the following development assumptions:

- 3,500 residential units Including affordable<sup>1</sup> housing<sup>2</sup>,
- Approximately 350 low impact uses (such as seniors' residences, student housing, etc.)<sup>3</sup>
- 225,000 sf office / retail spaces,
- 950,000 sf of undetermined flexible spaces.

Each of the concept drawings depict a minimum area of 3 to 4 hectares of parks and open spaces within the Area Redevelopment Plan.

1. What constitutes affordable is to be defined.
2. Beyond the below-market housing requirement, it is expected market rate housing to feature a mix of tenures and unit sizes to accommodate a variety of household types
3. Subject to a more detailed Bunt Traffic Report

## 7.3 PARKS TYPES AND INFLUENCES

### 7.3.1 NORTH END PARKS / OPEN SPACES

Within the North End - and within a series of 400m walking radii from it - are a series of park spaces each offering complementing uses. Based on trends that will be expanded on further on following pages, these start to form emerging themes for **natural** park, **urban** park, and **recreation** park focused zones.

#### LEGEND

- North End Plan Boundary
- Mill Site Boundary
- Natural Park Focus (400m Radius)
- Urban Park Focus (400m Radius)
- Recreation Park Focus (400m Radius)

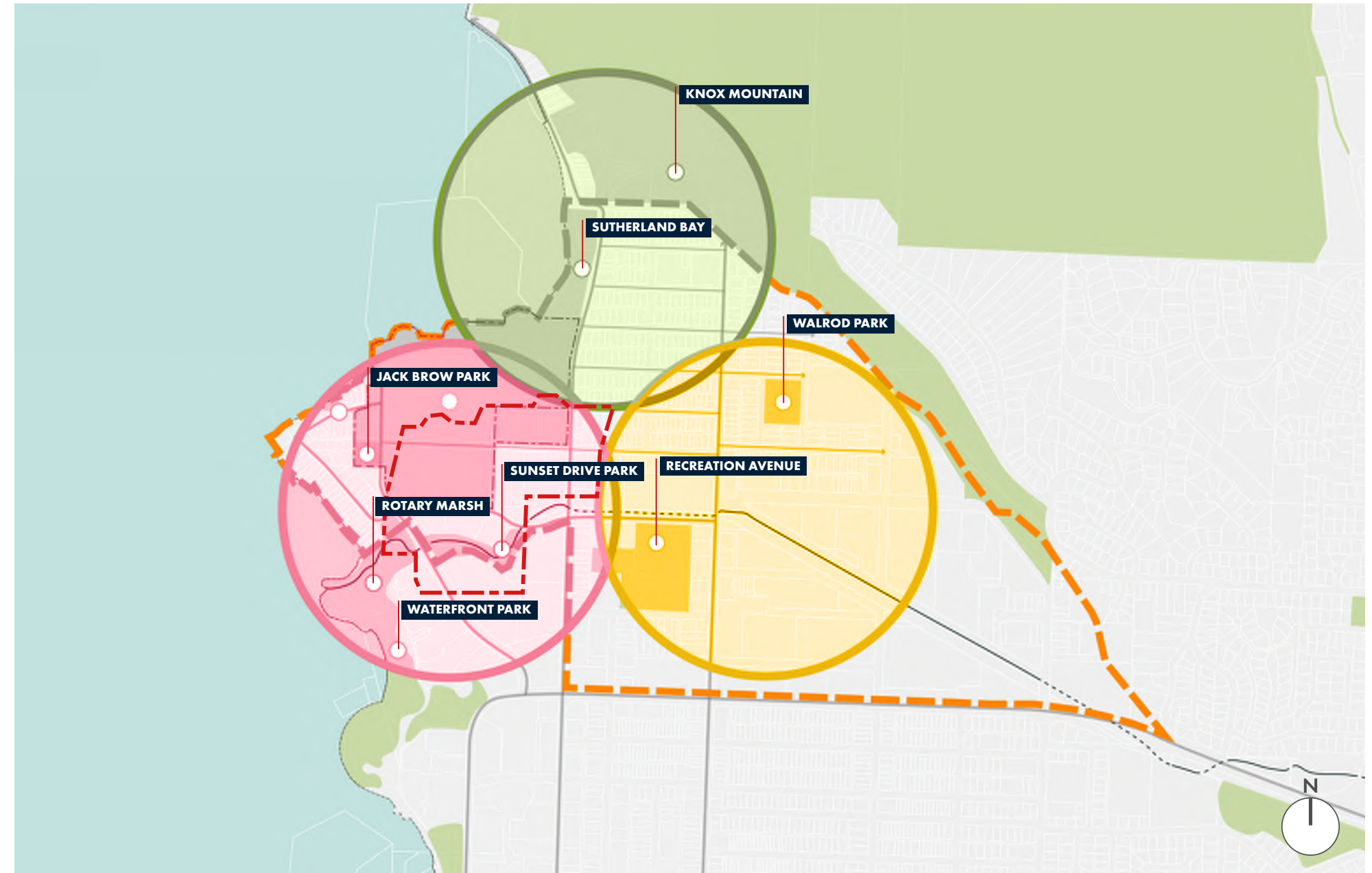


Figure 28. Park Coverage with 400m Radius Zones Shown

### 7.3.2 MILL SITE PARK INFLUENCES

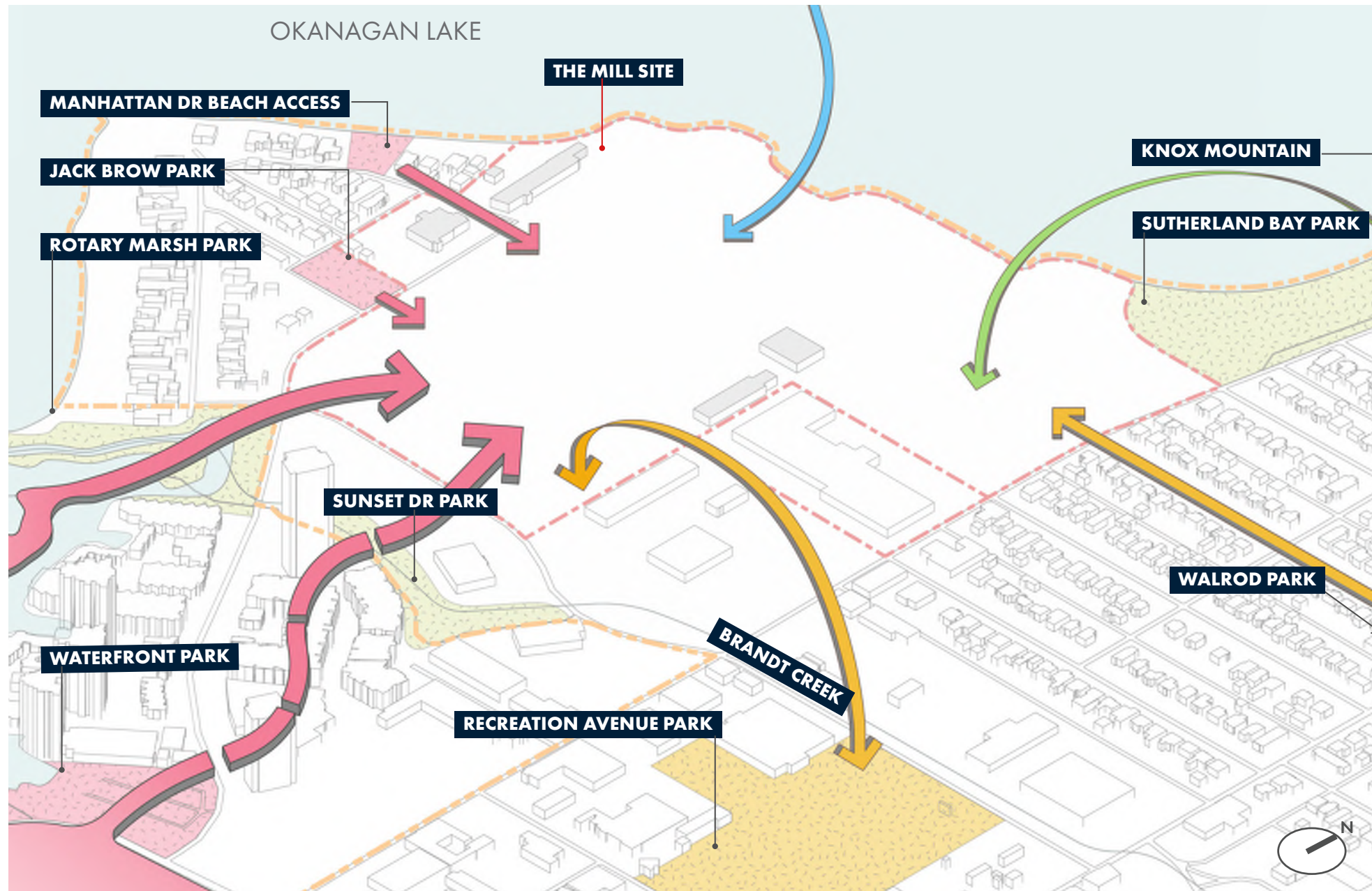


Figure 29. Mill site Park Influences

The Mill Site sits within the North End, and this larger context will drive on-site park needs and programs. Although the Mill Site sits within a more urban park focused area of the North End, there are still drivers and influences from the other types. Knox Mountain and Sutherland Bay bring a large natural park influence from the North, and Walrod and Recreation Avenue Parks influence recreation focused uses from the East.

The Mill Site will have to define itself within this larger hierarchy of park types, providing both urban focused parks as well as areas that speak to these influences from the North and East.

Active transport connectivity and public waterfront experiences are key to supporting the integration of the Mill Site into the neighbourhood.

#### LEGEND

- North End Plan Boundary ---
- Mill Site Boundary ---
- Natural Park Focus (400m Radius) ■
- Urban Park Focus (400m Radius) ■
- Recreation Park Focus (400m Radius) ■

### 7.3.3 EXISTING PARK AMENITIES

This chart describes existing amenities in North End Parks and those directly adjacent. It also indicates the suggested amenity allocation from the City of Kelowna Parks Masterplan.

It is clear to see that the Mill Site has a role to play in providing

a vibrant, multi-use public realm. The concept plans which follow take these suggestions and synthesize them to create a highly layered, multi-functional, seasonal approach to public realm that will complete the vision for a North End Parks Plan.

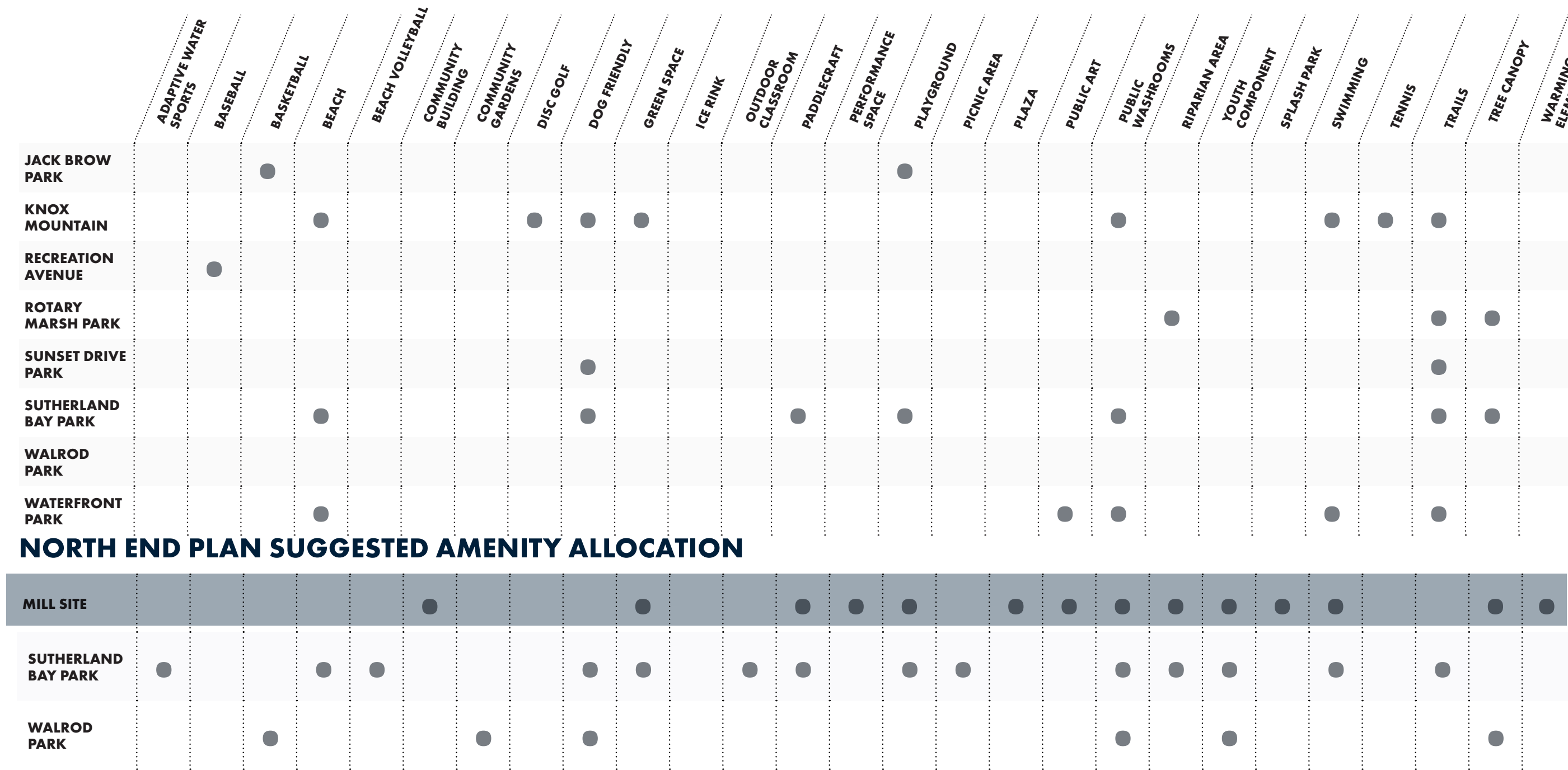


Figure 30. Existing and Suggested Park Amenity Allocation



### 7.3.4 WATERFRONT CONNECTIVITY

Body text describing graphic if necessary. Keep it short and sweet. Connect directly to how this image contributes to the North End Plan and Emergent Concepts we lead into.

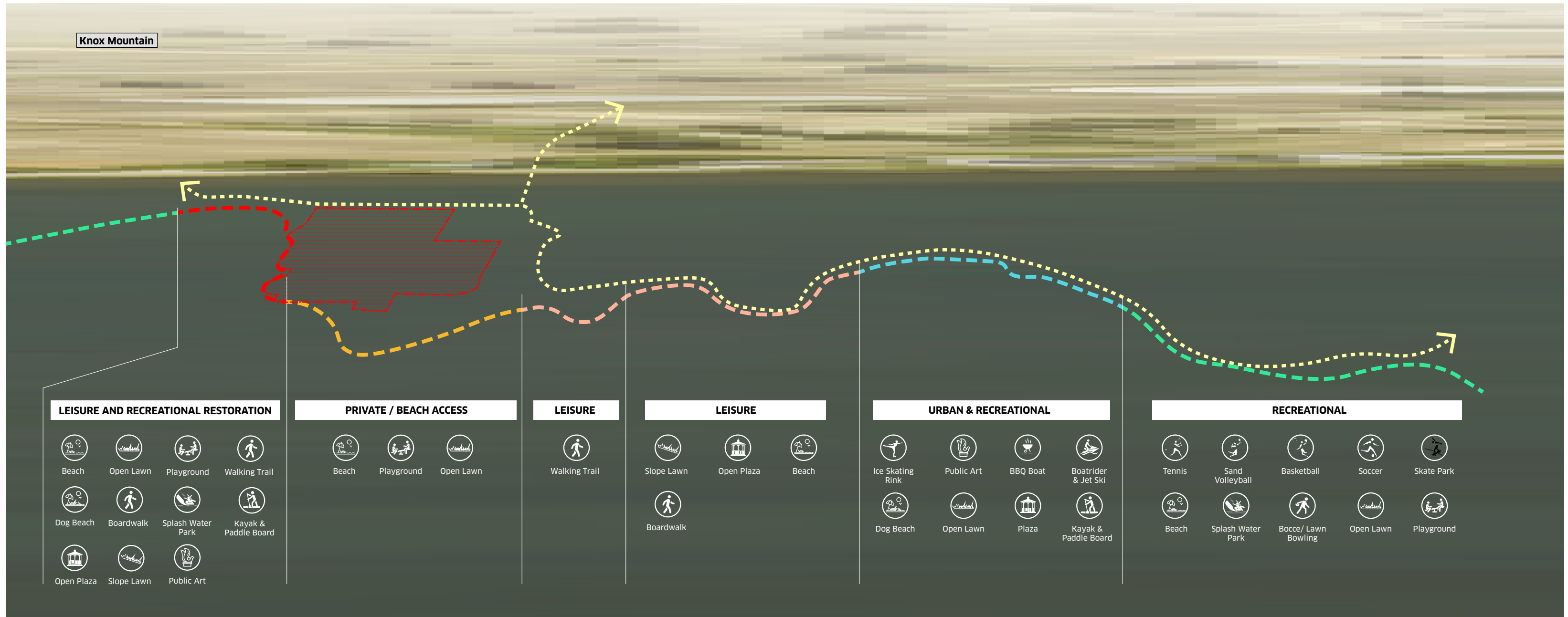


Figure 31. Existing and proposed programming along the Kelowna Waterfront

