

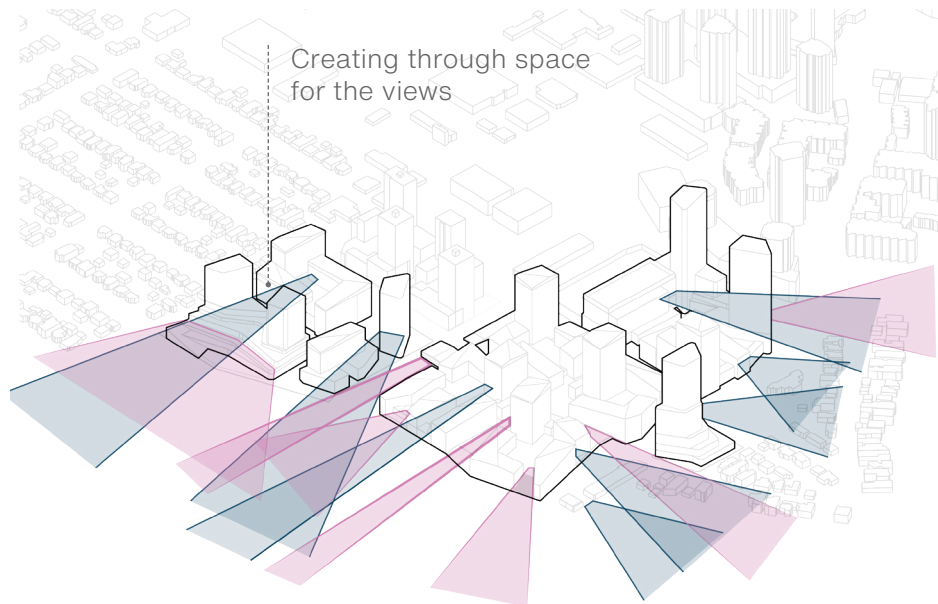
Designing the Built Environment

Through the six key understandings of Okanagan, the built environment is shaped by a desire to create a varied, human-scaled environment that supports a vibrant public realm and strong connections to the waterfront. Building heights and massing are strategically composed to ensure sunlight, views, and a dynamic mix of scales throughout the site.



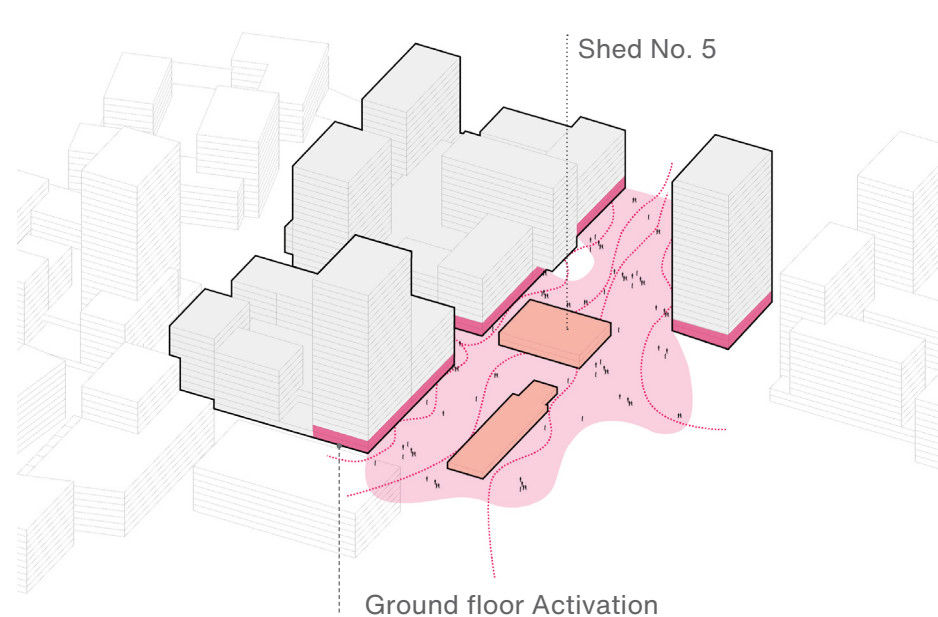
Maximizing Views

The built form is primarily shaped to maximize views and openings toward the waterfront and surrounding mountains, creating strong visual and physical connections to the landscape. Building massing and height are carefully arranged to allow the natural setting to flow into the site and remain present throughout the development.



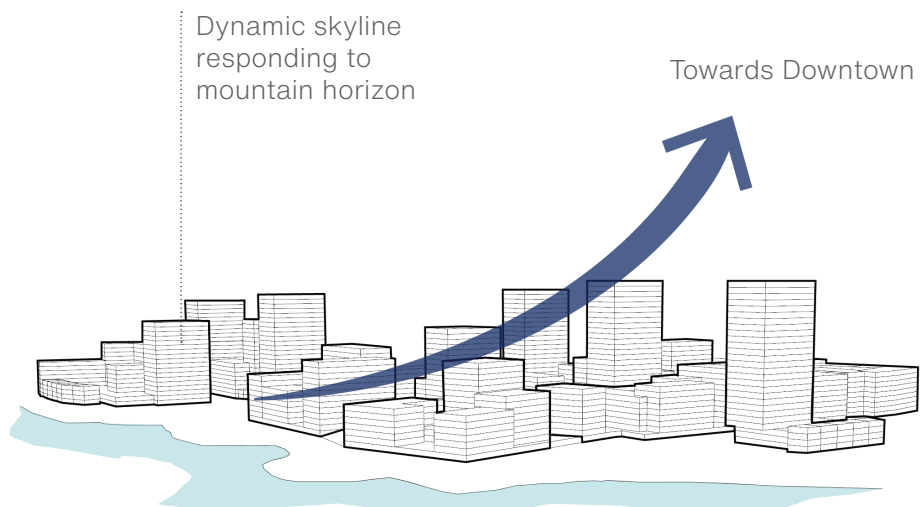
Framing & Activating the Central Plaza

The design concentrates activity around the central plaza and Shed 5, the social and cultural heart of the project. Ground floor uses animate the plaza's edges, supported by a strong, linear built form to the west and a more open, inviting configuration from the east, where the main point of access draws people into the site.



Shaping a Dynamic Profile with Gradual Height

The massing strategy embraces the site's topography and context, introducing a gradual height transition from the waterfront toward the city. This approach ensures a harmonious integration into the broader urban fabric, while contributing to a varied and expressive skyline.



Okanagan Understanding

Designing the built environment starts by further enhancing the overall design concept of the masterplan in a more tangible and human experience.

The ongoing conversation between the movement of water, the dynamic mountain horizon, the history of the land, the site's natural landscape and cultural heritage, and the commitment to reconnect nature with the community helps The Mill Site foster a sense of belonging to Okanagan. This continual reflection towards nature and our built environment becomes the overarching design driver.

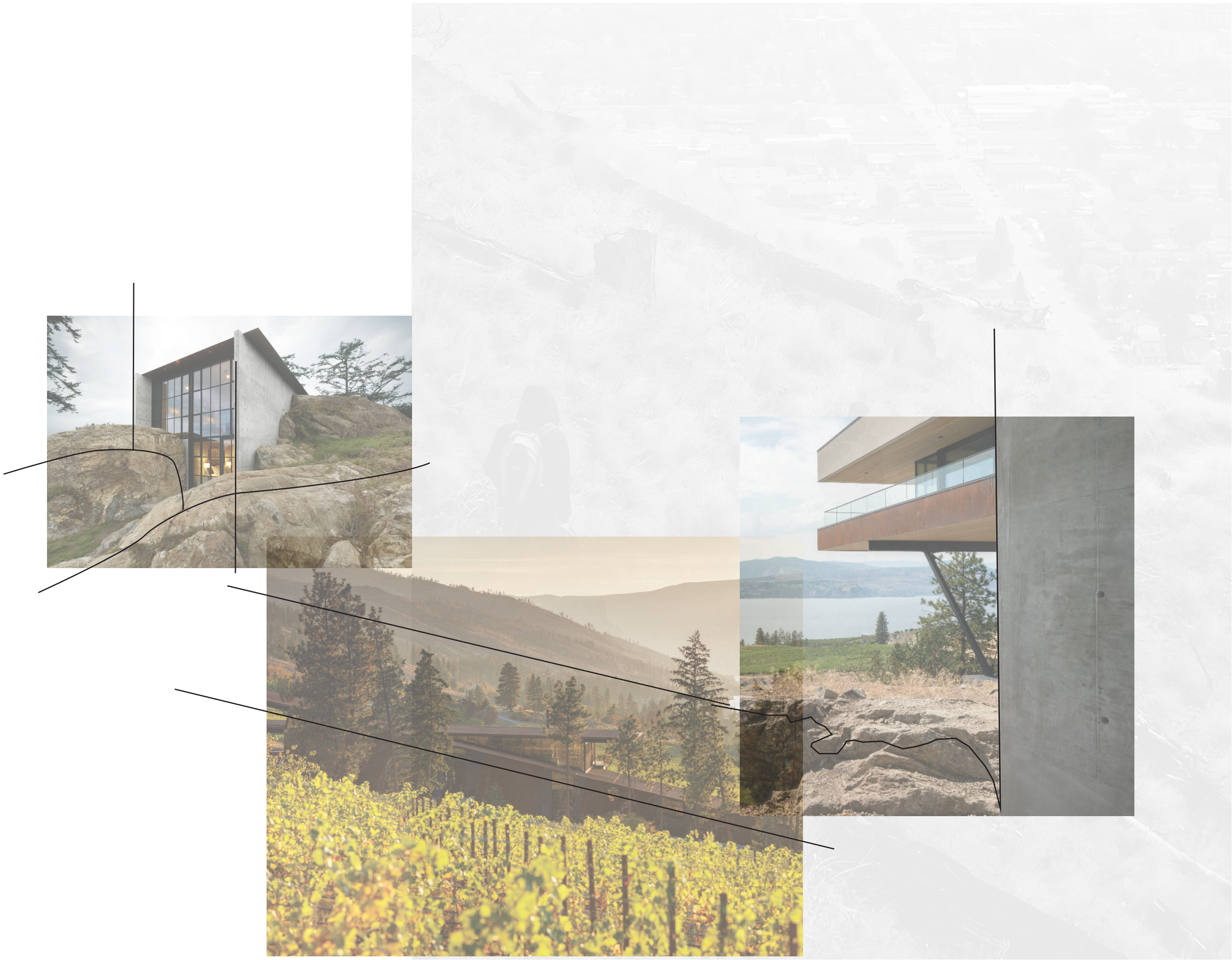


Kelowna and the broader Okanagan region serves as the inspiration for the Mill site. By distilling insights gained through study of the context, six key understandings about “the place” have critically shaped the planning of the built enviornmentet.

Be one with nature: Nature is inseparable to the understanding of Okanagan. The interpretation of these findings have great influence on the built environment, along with innovative construction techniques, sustainable long-term strategies, energy conscious development, and a focus on the wellness of its residents, should permit The Mill site to be a Net-Positive development.

Prioritization of views: The greatest asset of The Mill is its visual and physical connection with its natural environment of the Okanagan. The proximity to the lake and the seemingly boundless views of the fjord naturally asks a prioritization of the views at every datums of the built environment.

Connection to natural environment: Whether it is at the pedestrian level or at higher elevations, The Mill strive to draw you closer to the natural features of The Okanagan. It is imperative that The Mill develop a deeper relationship between the built and natural environment. At the pedestrian level, the waterfront drawn deeper into The Mill both horizontally and vertically, by building multi-levels of accessible landscape environments. At the higher elevations, the built forms are shaped and organized to prioritize the long views of the valley from every angle.



Utilization of natural slopes and contours: The long, narrow, and steep slopes of the Okanagan valley, formed by the historic glacial erosion, inspired the organization of view corridors. At times the views are narrow and focus, it could be long and boundless, or close and sequential. Other times the views are vast and panoramic.

Distinctive roof lines: The admiration of the dynamic mountain horizon led The Mill site to rethink its roof lines and its built forms. The roof lines should strive to enhance the dynamic quality of the natural contours by shaping and to activate the highest points as the built form reaches new heights.

Strong geometry: The extrusive balsalt rock formation of the Knox mountains and others in the region offers a rigorous and rhymical understanding of form and geometry. The translation of this type of rock formation influences on how the built environment could take shape in a scale of the project.

Potential Massing and Heights

IMPLEMENTATION STRATEGY & PHASING APPROACH

The implementation strategy for the master plan follows a progressive and flexible approach to built form, allowing the site to evolve organically over time. The first phase frames the central plaza and main gathering spaces around Shed 5, establishing a strong identity and activating the heart of the site. This phase also introduces a key opening towards the lake, reinforcing visual and physical connections to the waterfront.

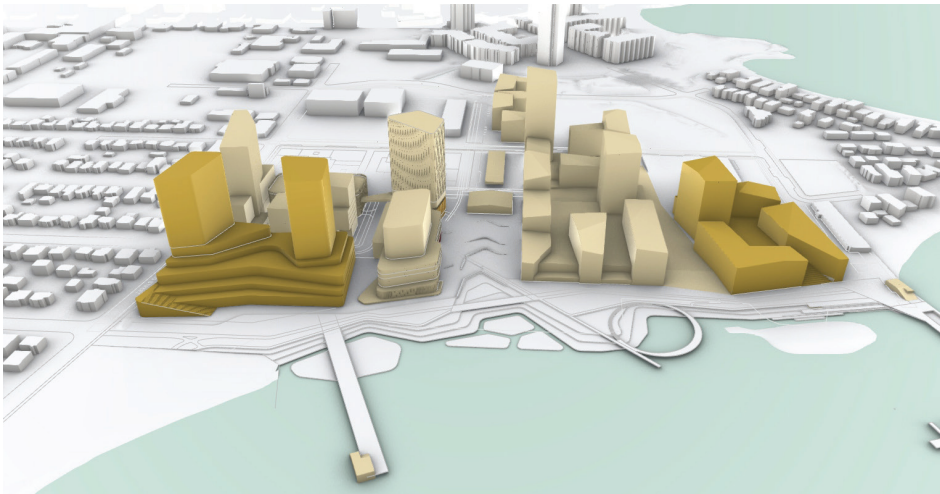
The second phase extends east and west, ensuring the integration of the new development with the surrounding neighbourhood. It introduces complementary destinations and programs that enhance the site's connectivity and broaden its appeal.

The final phase unfolds to the south, completing the transformation with a bold integration into the city skyline. This phase anchors the project within the broader urban context, offering a cohesive and iconic presence along the lakefront.

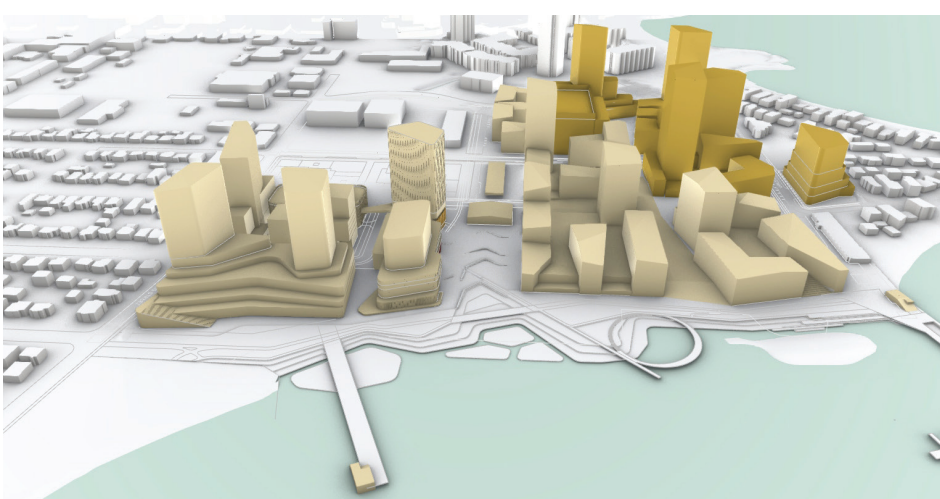
Preliminary Massing - Phasing



8 YEARS



15 YEARS



15+ YEARS

Legend

- Low Rise (2-6 storeys, from ground level)
- Mid Rise (7-12 storeys, from podium level)
- High Rise (13 storeys and higher, from podium level)
- Site Boundary



Architectural Signature

Understanding a long-term phased build out will mean an evolution, the masterplan imagines precedents that depict a quality of built space. Included is a diverse range of housing that becomes the foundation of the community. Also spaced for mixed use, offices, learning, retail, parking and play.

TYPOLOGY OF BUILT FORM



- Legend
- Stacked Pebbles : Signature High-Rise
 - Pebbles : Signature Mid-Rise
 - Basalt formation : Typical High-Rise
 - Basalt formation : Typical Mid-Rise
 - Granite formation : Low-Rise
 - Found objects : Standalone Structures



Mid-Rise

Stepping and sloping, robust and durable.

Mid-Rise

Responding to the movement of pedestrians through the site.



Low-Rise

Town-homes & apartments layered together to have one identity while stratifying with individual units

Shed No. 5



Harmonizing the link between the existing heritage structures on site and the proposed design.



Outdoor Food Plaza Extension
The outdoor plaza extension connects the indoors with the outdoors.



High-Rise

Rigorous and rhythmic while eroding and stacking to respond to the elements.



High-Rise

Emerging from the shoreline, responding to the ebb and flow of Lake Okanagan.

The Public Pier



Stand Alone



Parking Structure
A orienting object, distinct and essential

Bicycle Parking & Storage



Bike Parking
Beursplein, Amsterdam