

Regenerative Waterfront



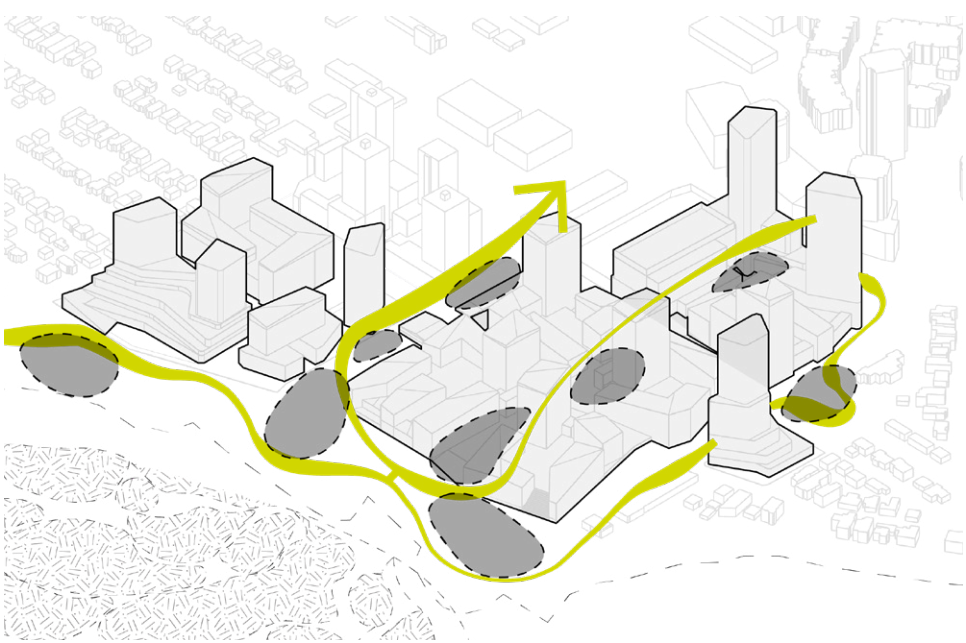
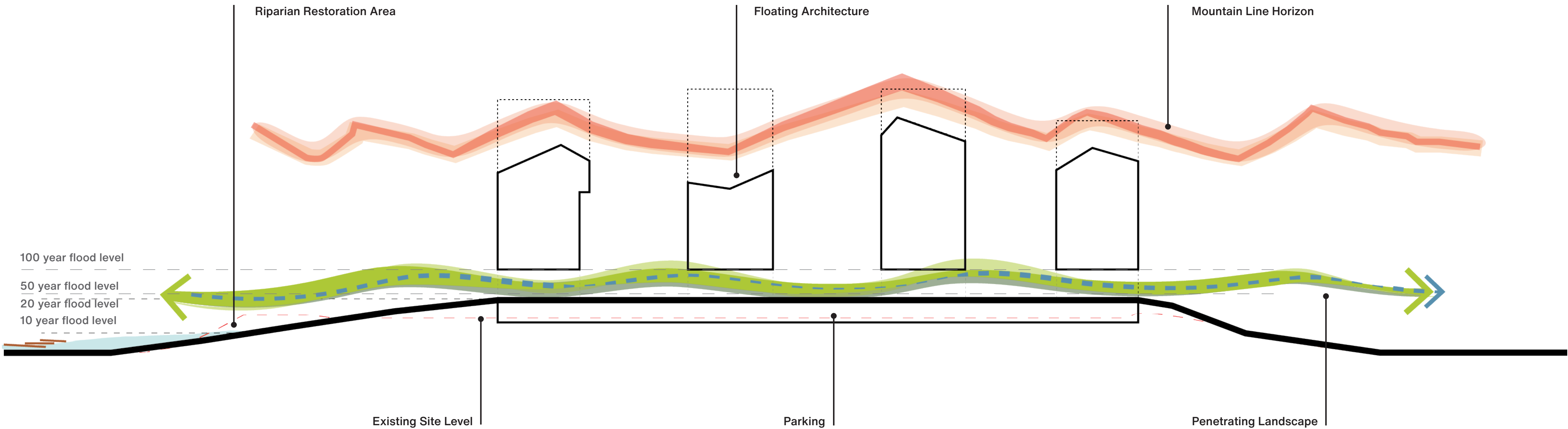
Design Drivers

CONCEPT

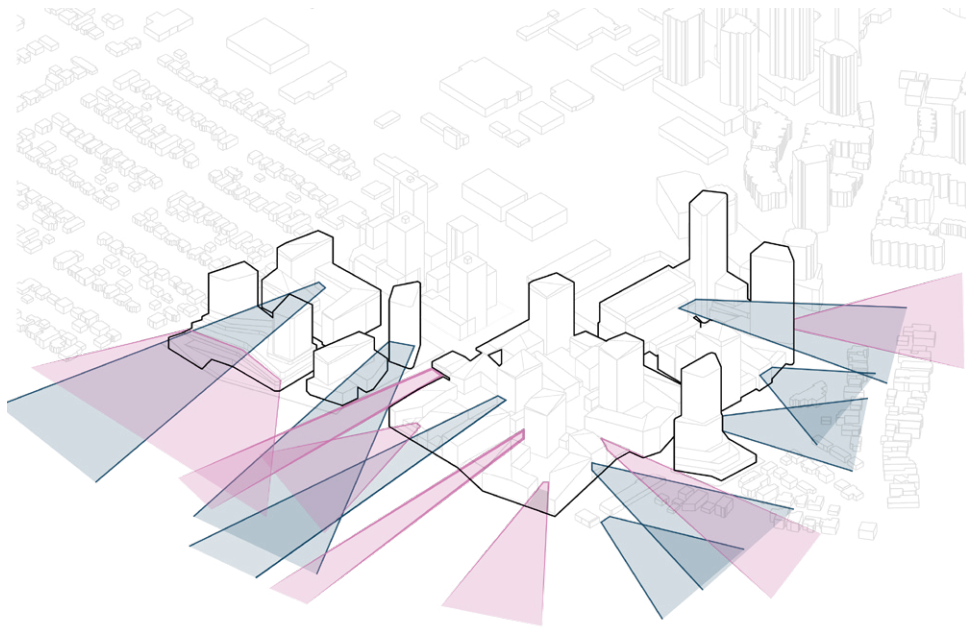
The Mill Site is shaped by an ongoing conversation between the lake, the mountains, and the evolving urban fabric. The project embraces the movement of water and the dynamic mountain horizon, allowing the landscape to flow into the site, dissolving rigid boundaries and creating a rich, layered experience.

The built environment is not imposed upon the site but grows organically from it. A dynamic composition of forms responds to natural conditions, shifting in scale and texture to frame views, harness light, and engage with the sculpted topography. The result is a seamless transition between the natural and the urban — a place where green spaces, water, and buildings interact to create a vibrant, resilient waterfront community.

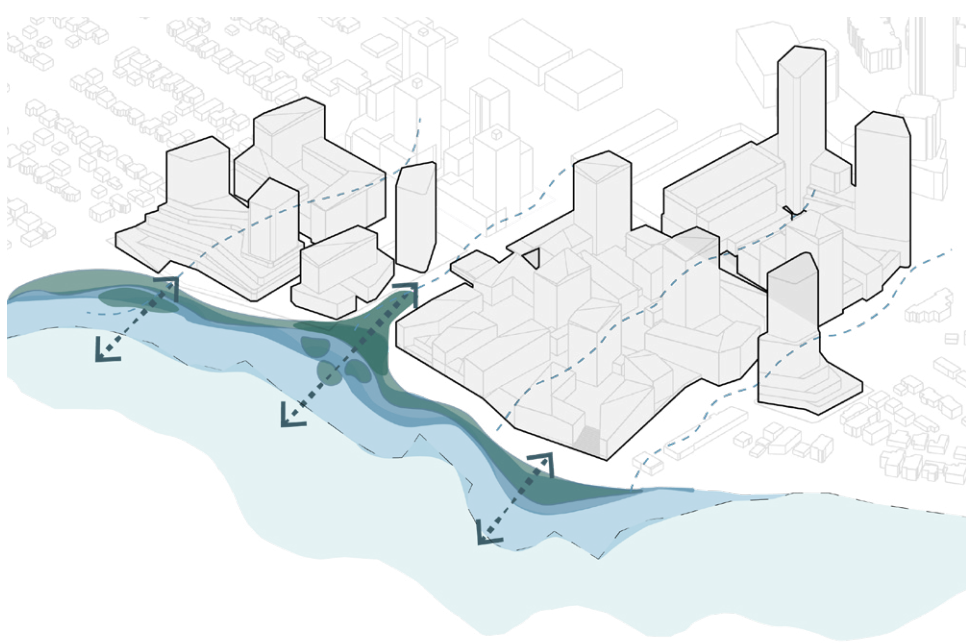
At the heart of the vision is movement. Meandering pathways, waterfront promenades, and layered public spaces invite exploration, blurring the edges between land and water. This is a place that breathes, evolves, and adapts, celebrating both its natural setting and its urban energy.



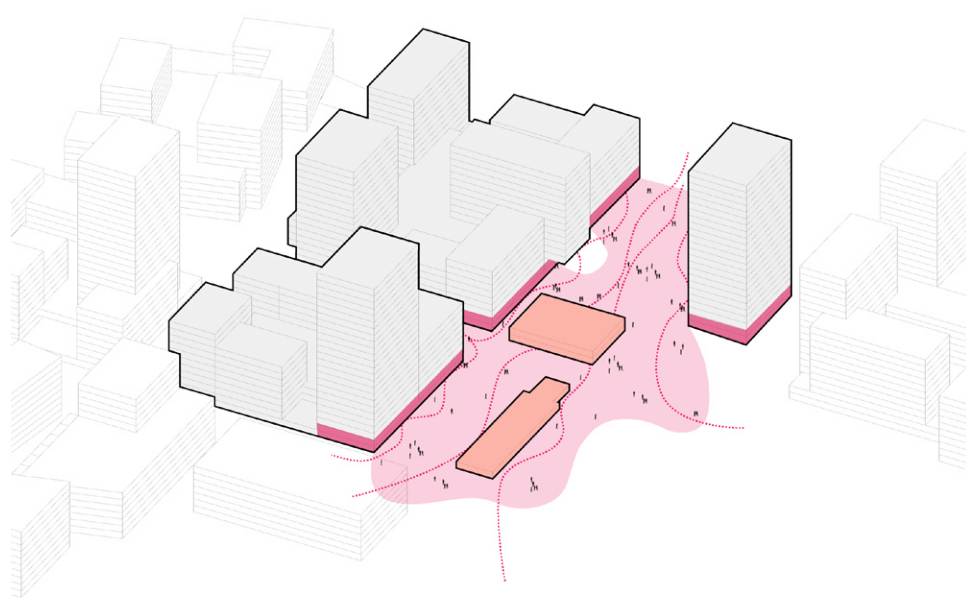
Honouring the Site's Legacy & Key Moments



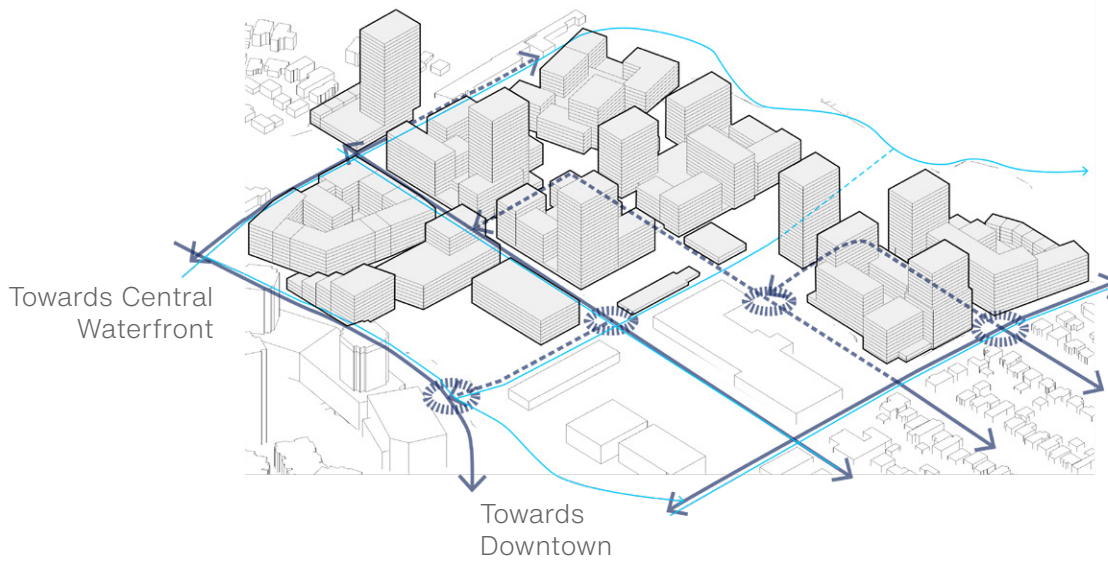
Maximizing Views



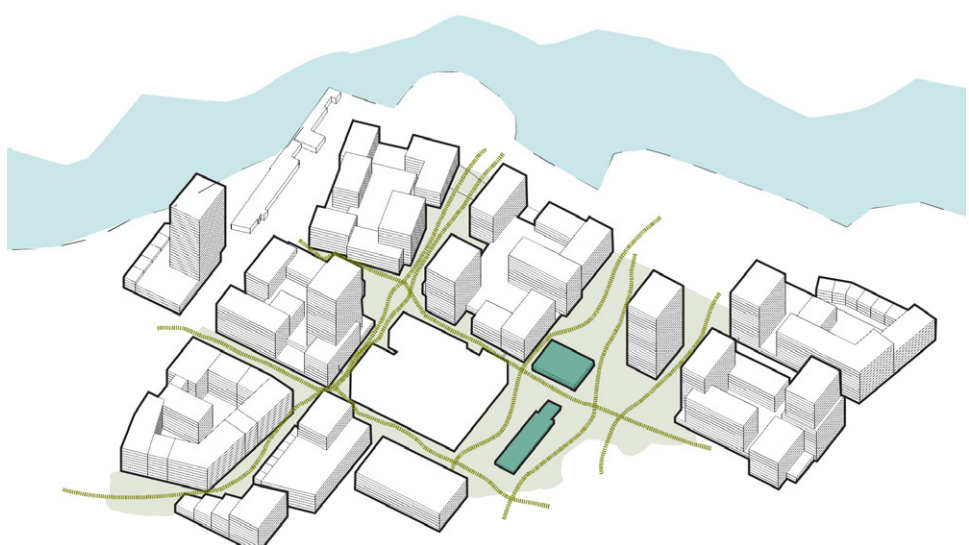
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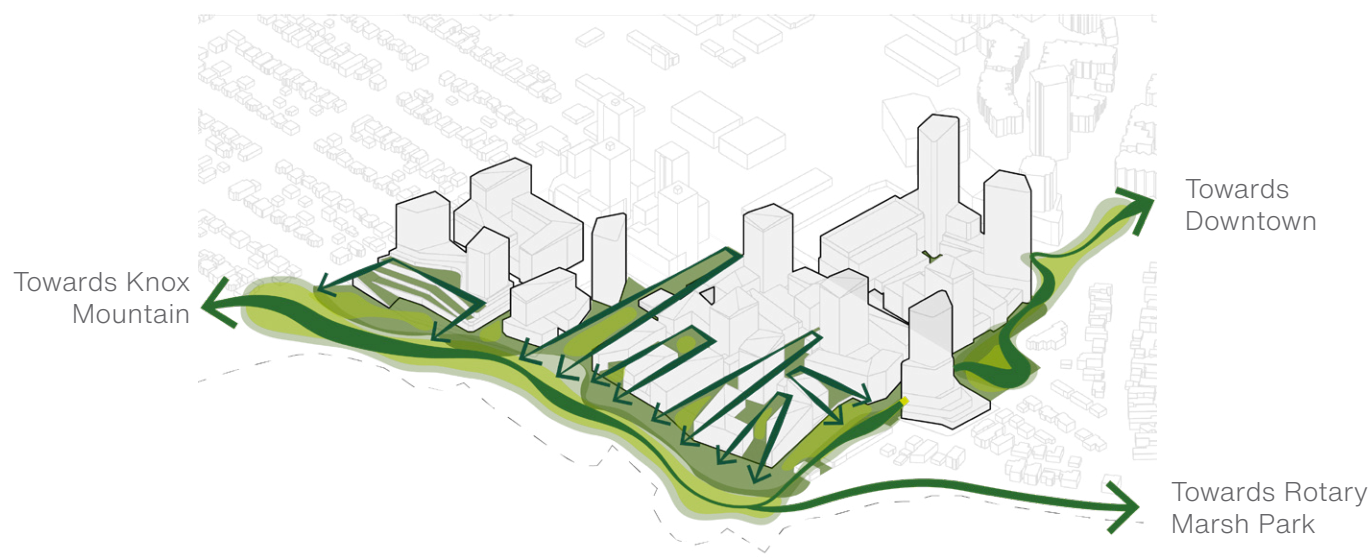
Framing & Activating the Central Plaza



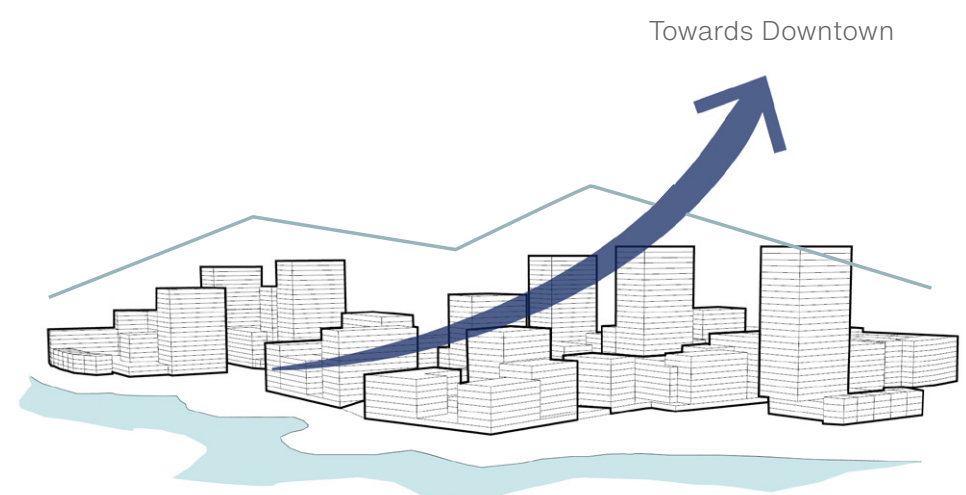
Establishing New Connections



Interior Meandering Experience



Continuous Waterfront & Green Connections



Shaping a Dynamic Profile with Gradual Height

Masterplan

The master plan is designed for resilience, adaptability, and connection — a place where nature and community thrive together.

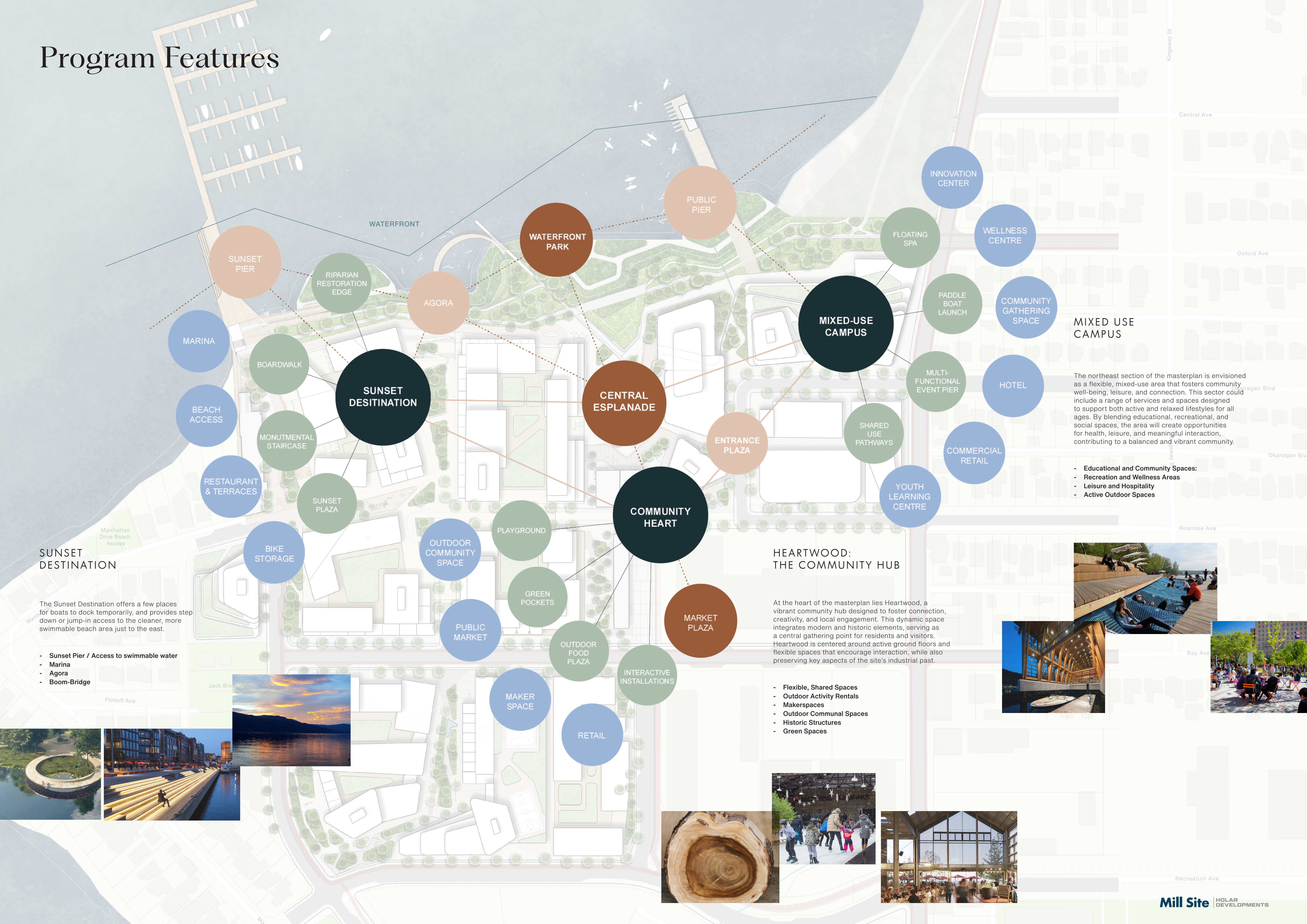
The master plan for the Mill Site is structured around a fluid network of public spaces, linking the waterfront to the city whilst framing key natural and cultural features. The design highlights the permeable landscape, defining the site that offers a variety of experiences, from intimate tree-lined streets to lively, open plazas and flexible multi-use gathering spaces.

At the edge of the water, extends the public realm, creating a soft, active interface between the land and the lake. The boardwalks, the terraces, and the flexible spaces are the elements that adapt to the seasonal conditions and support a mix of activities throughout the year.

The built form is a carefully curated mix of row houses, mid-rise buildings, towers and activated podiums, fostering a human-scale environment. Historic relics of the site's industrial past are preserved and repurposed, providing cultural anchors that connect past and present. Meanwhile, contemporary maker spaces, workshops, and social hubs bring a spirit of craft and entrepreneurship, reinforcing the Okanagan's identity as a place of innovation and creativity.



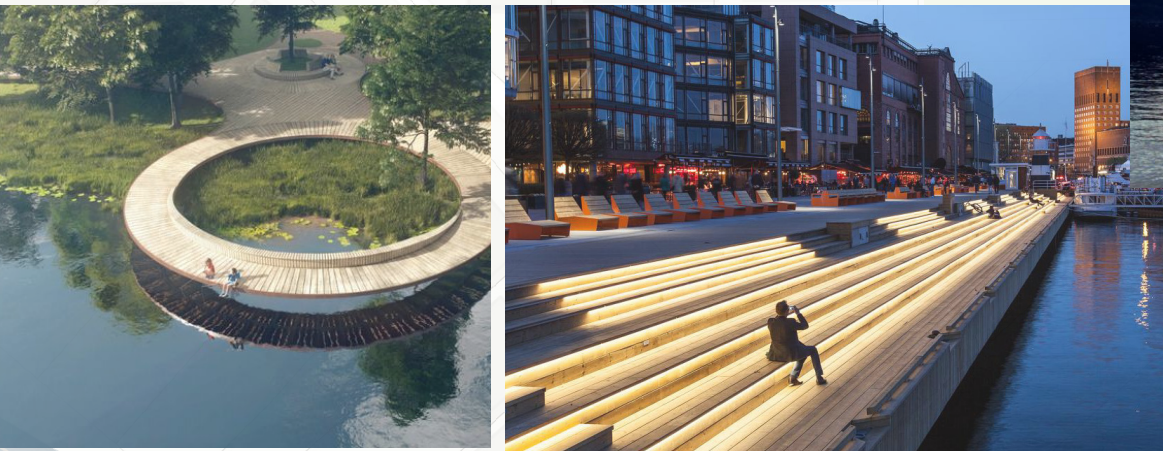
Program Features



SUNSET DESTINATION

The Sunset Destination offers a few places for boats to dock temporarily, and provides step down or jump-in access to the cleaner, more swimmable beach area just to the east.

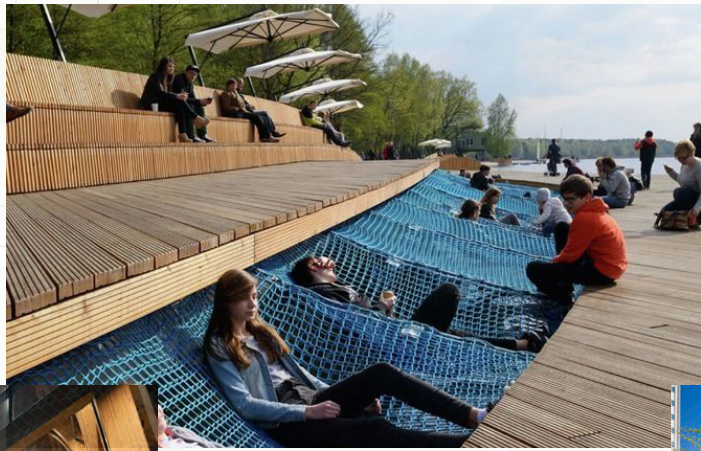
- Sunset Pier / Access to swimmable water
- Marina
- Agora
- Boom-Bridge



MIXED USE CAMPUS

The northeast section of the masterplan is envisioned as a flexible, mixed-use area that fosters community well-being, leisure, and connection. This sector could include a range of services and spaces designed to support both active and relaxed lifestyles for all ages. By blending educational, recreational, and social spaces, the area will create opportunities for health, leisure, and meaningful interaction, contributing to a balanced and vibrant community.

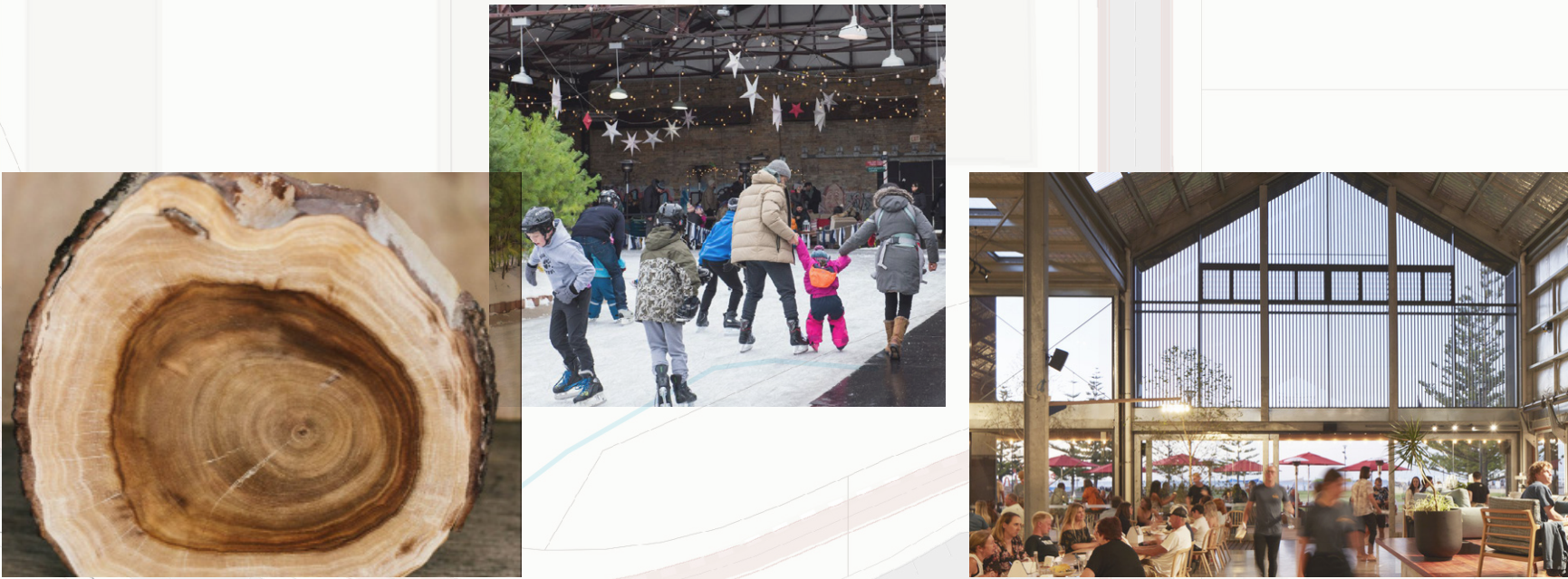
- Educational and Community Spaces:
- Recreation and Wellness Areas
- Leisure and Hospitality
- Active Outdoor Spaces



HEARTWOOD: THE COMMUNITY HUB

At the heart of the masterplan lies Heartwood, a vibrant community hub designed to foster connection, creativity, and local engagement. This dynamic space integrates modern and historic elements, serving as a central gathering point for residents and visitors. Heartwood is centered around active ground floors and flexible spaces that encourage interaction, while also preserving key aspects of the site's industrial past.

- Flexible, Shared Spaces
- Outdoor Activity Rentals
- Makerspaces
- Outdoor Communal Spaces
- Historic Structures
- Green Spaces



Sustainability Strategies

LONG-HORIZON THINKING

The masterplan imagines a speculative long horizon buildout - founded fostering a liveable resilient community that balances environmental responsibility with social and economic vitality. Built out in the decades to come through municipal processes matching the needs of the community.

Sustainability is embedded at both the masterplan and architectural levels, ensuring a resilient, low-impact, and future-ready community. At the masterplan scale, the design prioritizes walkability, active transportation, and integrated green infrastructure, reducing reliance on cars while enhancing the public realm. A network of parks, restored natural areas, and green streets supports biodiversity, stormwater management, and urban cooling, creating a healthy and climate-responsive environment.

At the architectural level, buildings will incorporate high-performance design strategies, emphasizing energy efficiency, passive climate control, and sustainable materials. Green roofs, landscaped terraces, and shared outdoor spaces will contribute to environmental performance while enhancing community well-being. Mixed-use and adaptable building typologies will ensure long-term flexibility, allowing the neighborhood to evolve sustainably over time.



This integrated approach fosters a livable, resilient community that balances environmental responsibility with social and economic vitality.



Overall Site Statistics

Site Statistics							
	Land Area			% Site			
	sq.f	sq.m	ha	%			
TOTAL SITE AREA	1,728,196	160,553	16.05	100%			
Riparian Management Area & Restoration	125,454	11,655	1.17	7.3%			
Waterfront Park Area	154,074	14,314	1.43	9.1%			
POPS ¹ Area	295,867	27,487	2.74	16.9%			
Total Park Area	283,029	26,294	2.63	16.4%			
Total Park, Plazas and Green Areas	575,411	53,457	5.35	33.3%			
R1 - 20m Wide R.O.W (Public)	58,670	5,451	0.54	3.4%			
R2 (Shared Public)	8,577	797	0.08	1.5%			
R3 - 15 m Wide R.O.W (Private)	36,240	3,367	0.33	6.3%			
R4 - 20 m Wide R.O.W (Shared Public)	17,764	1,650	0.16	3.1%			
R5 - 20 m Wide R.OW (Public)	33,453	3,108	0.31	5.8%			
Total public R.O.W.	118463	11,005	1.10	6.9%			
Total Streets & Access	154,705	14,372	1.43	9.0%			
Development Area ²	1,326,703	123,254	12.33	76.8%			

	Land Area			Gross Built Area			Estimated FAR ³
	sq.f	sq.m	ha	sq.f	sq.m	ha	
Total Site Area	1,728,196	160,553	16.05	54,12,781	502,860	50.2	3.1

NOTE: OCP 2040 Natural Land Area (20 m) = 1.165 ha
¹POPS - Privately Owned Public Spaces
²Development area exlcudes total park areas and public ROWs.
³The Floor Area Ratio (FAR) may vary during the planning process but the overall FAR is estimated at 3.1 based on the total 160,553 sq.m site.

Legend

Riparian Management Area & Restoration

Waterfront Park Area

Total POPS (1 Privately Owned Public Spaces)

Shared Access Road Area

Site Boundary

Lot Lines



Land Use Plan

The proposed Land Use Plan creates a vibrant, mixed-use community by integrating residential, commercial, and open spaces. Retail and services are strategically located throughout key areas, especially along the waterfront and public spaces, to foster activity and engagement.

Parks, privately owned open spaces, and communal areas will be seamlessly blended with commercial and cultural opportunities. Ground-floor activation in residential blocks will be focused on key areas to enhance the streetscape and encourage interaction. This approach promotes a dynamic, sustainable community with a focus on well-being and connectivity.

Activated Edges & Interface



ACTIVE RETAIL EDGES



COMMUNITY AMENITIES



URBAN OASIS

Legend	
	Active Edges (Retail, Amenities)
	Mixed Use Type 1 (Commercial, Hotel, Office & Residential higher levels)
	Mixed Use Type 2 (Commercial & Residential)
	Residential
	Waterfront Park
	Recreation Zone
	Site Boundary

