



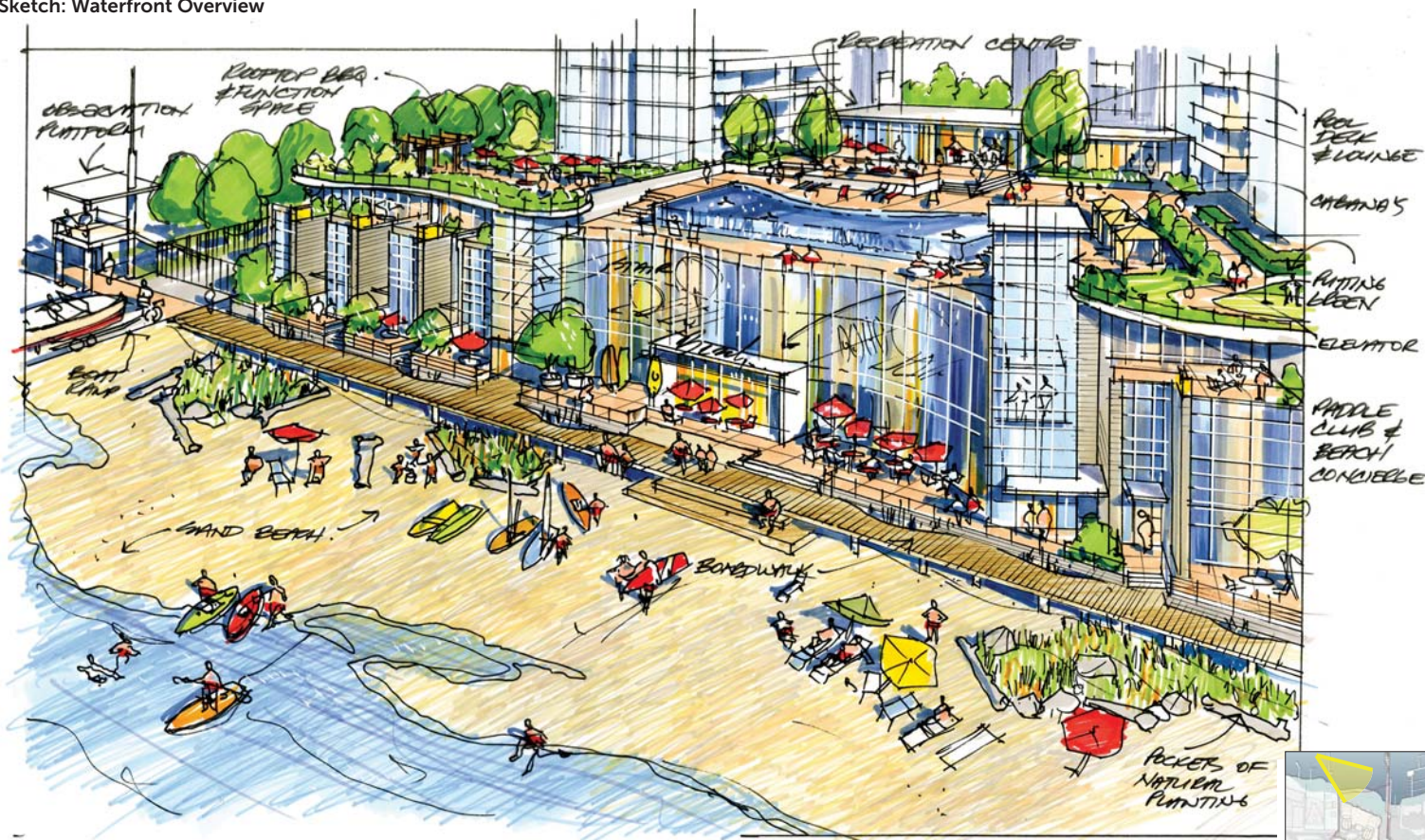
# AQUA

Truswell & Capozzi Road  
Kelowna, BC

## Community Master Plan & Vision Summary

December 2017

Sketch: Waterfront Overview



## Team

### Architect:

**IBI Group**

**Contact: Martin Bruckner**

700 – 1285 West Pender Street

Vancouver, BC, V6E 4B1

Tel: (604) 683-8797

Fax: (604) 681-2770

mbruckner@ibigroup.com

### Landscape Architect:

**WSP | MMM Group**

**Contact: Byron Douglas**

540 Leon Avenue

Kelowna, BC V1Y 6J6 Canada

T +1 250-869-1334 #4344

F +1 250-869-4849

DouglasB@mmm.ca

### Program and Urban Design:

**Maurice Pez Architect**

Suite 28 - 1020 Main Street

Vancouver, BC V6B 2T5 Canada

### Traffic Consultant:

**Bunt & Associates Engineering**

**Contact: Peter Joyce**

1550 – 1050 West Pender Street

Vancouver, BC, V6E 3S7

pjoyce@bunteng.com

### Environmental Consultant:

**Ecoscapes Environmental**

**Consultants/Water's Edge**

**Engineering**

### Owner:

**Mission Group**

**Contact: Lisa Lock**

10th Floor - 1631 Dickson Ave

Kelowna, BC, V1Y 0B5

Tel: (250) 448-8810

Fax: (250) 762-4236

llock@missiongroup.ca



## Contents

<b>1.0 Development Proposal</b>	<b>5</b>	4.7 Public Realm Character	29	<b>APPENDIX</b>
1.1 Introduction	5	4.7.1 Character Palette & Distinct Areas	29	
1.2 Application Summary	7	4.8 The Waterfront	30	
1.3 Statement of Development Rationale	9	4.8.1 "Marine Alley"	31	
1.4 Community Benefits & Infrastructure Improvements	11	4.8.2 "Waterfront Promenade" and Foreshore Restoration Strategy	32-33	
<b>2.0 Site Context</b>	<b>13</b>	4.8.3 Distinct Areas	34	
2.1 Context and Connectivity	13	4.8.4 Courtyards and Mews	35	
2.2 Existing Lot Areas & Development Boundaries	13	4.9 Aqua Marine Valet (AMV)	37	
<b>3.0 Urban Design Principles</b>	<b>15</b>	4.9.1 Design Elements	37	
3.1 Design Principles	15	4.9.2 Operational Program Parameters	37	
3.2 Views/Orientations	17-20	4.9.3 Conceptual Design of Pier	37	<b>Traffic Management Report</b> Bunt & Associates Engineering
3.3 Massing & Height	21	4.9.4 Commercial Streets	38	<b>Infrastructure Design Report</b> WSP/MMM Group
3.4 Landscape Masterplan and Public Realm	22	<b>5.0 Site Design Parameters</b>	<b>40</b>	<b>AMV Conceptual Pier Design and Environmental Impact Report</b> Ecoscapes Environmental Consultants/Water's Edge Engineering
3.5 Transportation Network	24	5.1 Building Character	40	<b>Architect Drawing Set</b> IBI Group
<b>4.0 Masterplan Framework</b>	<b>25</b>	5.2 Shadow Study	41	<b>Landscape Architect Drawing Set</b> WSP/MMM Group
4.1 Permeability & Connectivity	26	5.3 Building Elevations	42-43	
4.2 Porosity & Transparency	26	<b>6.0 Development Phasing</b>	<b>44</b>	
4.3 Pedestrians/Cyclists	27	6.1 Phase I	44	
4.4 Building Access & Parking	27	6.2 Phase II	44	
4.5 Waterfront Boardwalk Access	28	6.3 Phase III	44	
4.6 Public & Private Space	28	<b>7.0 Conclusion</b>	<b>45</b>	

Okanagan Lake View





Sketch: View at Corner Public Plaza of Capozzi & Truswell Road



## 1.0 Development Proposal

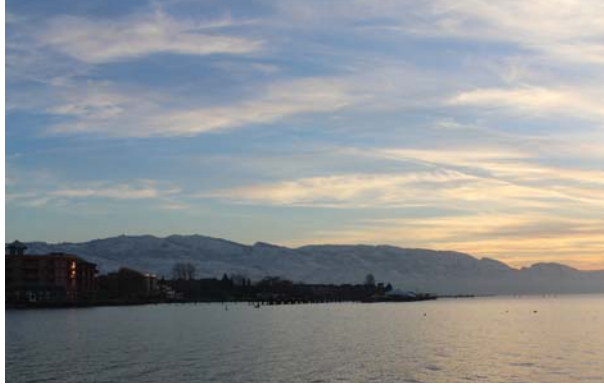
### 1.1 Introduction

Aqua is a proposed waterfront community situated on 6.25 acres, located in the Cook Road Tourist Commercial Area of Kelowna. The vision for Aqua includes a wide range of public amenities; openness to the water, a flowing landscape plan, public spaces, and places to sit, walk, reflect, gather, and celebrate.

### A Dynamic Waterfront Destination

Aqua will help to create a dynamic destination aligned with the City's goals to create a vibrant node of mixed tourist and residential accommodations and uses in the Mission Creek neighbourhood. The development at Aqua will add life and vitality to the existing residential neighborhood by clustering a critical mass of residential homes with local amenities that will enhance the neighborhood and add to the waterfront experience.

Site Context





Site Context



## 1.2 Application Summary

### Zoning

C9 Tourist Commercial

### Development Permit & Development Variance Permit

A Development Permit is sought to approve the form & character of the proposed residential community and boat valet operation. Mission Group is also requesting the approval of residential tower heights above the six storey limit currently permitted in the C9 zone. Previous height variances within the Cook Road Tourist Commercial area have been approved where design and community benefits have warranted. The Aqua community is proposed with tower heights between 12 and 16 stories.



Architectural / Landscape Inspiration





### 1.3 Statement of Development Rationale

Mission Group and their consultants have worked collaboratively with the City of Kelowna and followed an extensive process of public consultation to develop a masterplan that focuses on the following guiding principles:

#### A. Built Form

- Permit increase in overall building heights with taller buildings in locations that reinforce Aqua's relationship to the lakefront setting and the surrounding neighbourhood
- Balance building height and massing with the impact of overshadowing of adjacent buildings, public spaces, and streets
- Minimize view blockage
- Building height and massing should reinforce, compliment and enhance the visual character of the street, and contribute to enhancing the public realm

#### B. Character

- Incorporate a visually distinctive and consistent architectural design
- Reinforce a sense of place through increased pedestrian activity along the waterfront
- Treat building exteriors to capture the marine character of the waterfront

#### C. Community Amenities

- Maximize the public use of the waterfront
- Enhance Mission Creek Greenway connections
- Encourage shoreline enhancements
- Create a more efficient layout and operation of the public parking areas and boat launch staging area
- Activate street edges with a variety of uses

#### D. Access and Circulation

- Incorporate pedestrian-oriented design
- Provide trail connections to existing pedestrian and Lakeshore bike pathways
- Develop a transportation management plan

#### E. Sustainability

- Incorporate prevailing innovative green building design and construction
- Utilize native, non-invasive and drought tolerant landscaping
- Explore opportunities to enhance aquatic habitat
- Incorporate Crime Prevention through Environmental Design (CPTED) principals

#### F. Parking

- Improve off street parking for truck, trailer, and vehicles at the public boat launch
- Incorporate bicycle parking and storage
- Locate parking areas so they do not visually dominate the community

#### G. Waterfront

- Create an identifiable neighbourhood focus along the waterfront
- Provide pedestrian walkways and spaces with appropriate landscape elements including outdoor furniture and lighting
- Link the Mission Creek Greenway to the waterfront
- Provide active uses along the waterfront

#### H. Environmental Impact

- Remove boats from in-water moorage and fueling to reduce environmental impact
- Eliminate an on-water marina to reduce overshadowing and improve visual appeal
- Reduce reliance on truck/trailer parking and traffic impact

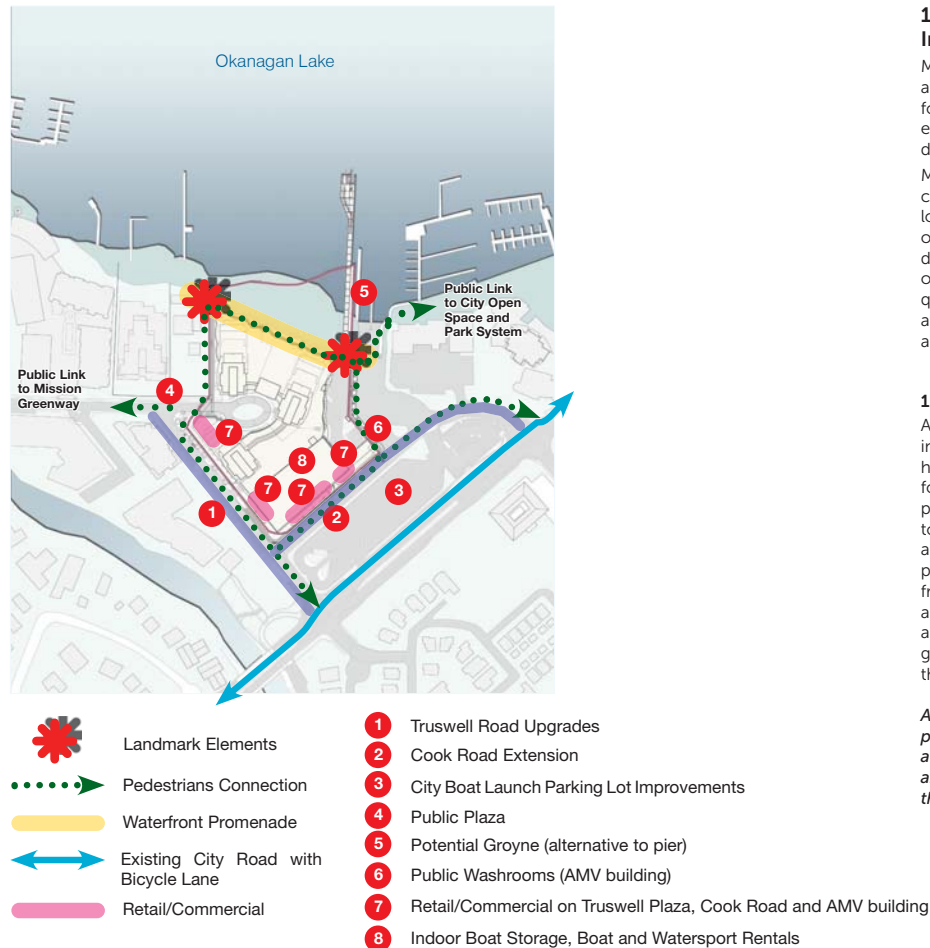


Rendering: View from Eldorado Harbour





Public Benefits Diagram



#### 1.4 Community Benefits & Infrastructure Improvements

Mission Group has been building strong and vibrant communities in Kelowna for well over a decade. Aqua will exemplify the pinnacle of Mission Group's developments to date.

Mission Group is committed to working cooperatively with the City of Kelowna, local residents, regional authorities, and other stakeholders to create an innovative development that is suited to the needs of the community, achieves the highest quality construction, and generates an attractive return for the City, community and for our shareholders.

##### 1. Deliver a high quality public realm

A strong focus on the public realm, internal pathways and building interfaces help to create a range of experiences for users. Dedicated public areas and pathways have been created in response to public input and city comments with an expansion of the public realm. The proposal increases the public pathways from the original development permit application to provide further connections and interest through a series of pedestrian gathering spaces and pathways through the site.

*Attention has been given to ensure pedestrian connections are cohesive with a focus on providing landmark elements and new access points that will open up the waterfront to the public.*

##### 2. Environmental

Mission Group is committed to working with the City of Kelowna and community to have a positive environmental impact on this neighborhood. Community benefits include restoration and naturalization of the lakeshore which will improve environmental quality and erosion resistance. In addition, providing expanded boat storage in an internal structure avoids the addition of a marina and provides multiple environmental benefits including maintaining open views to the water. In addition to all the public benefits that Aqua will provide, Mission Group is committed to working with City staff on the long-term foreshore strategy currently underway. Should this study result in the approval and construction of a groyne along side the public boat launch, Mission Group would commit to providing financial contribution to this initiative.

##### 3. Transportation & Infrastructure Improvements

To mitigate current and future traffic and parking concerns, Mission Group is committed to the following transportation improvements to the neighborhood:

- Truswell Road upgrades including sidewalk, lighting, street trees and landscaped boulevard
- Cook Road extension provides alternative access and egress for the neighborhood, as well as adds to the pedestrian and cycling network
- Improved truck, trailer, and vehicle parking with additional landscaping on an improved City Boat Launch parking lot

Context Aerial





Aerial Context Plan from Lakeshore Road



## 2.0 Site Context

### 2.1 Context and Connectivity

#### Site Connections

The Aqua site is currently bounded by Capozzi Road, Cook Road, Truswell Road, and Lakeshore Road. Lakeshore Road currently exists as a two-lane arterial road that provides north/south connectivity from the site to Highway 97 (Harvey Avenue). In 2014, Lakeshore Road (between Cook Road to Lexington Drive) was reconstructed to provide raised centre medians and multi-use pathways. Truswell Road functions as a two-lane minor collector level facility that connects the existing boat storage area to Lakeshore Road. In the vicinity of the site, Cook Road, functions as a two-lane collector, and provides accessibility to the existing boat launch.

The development of Aqua will also connect to the Mission Creek Greenway Trailhead, located at the intersection of Lakeshore Road and Truswell Road.

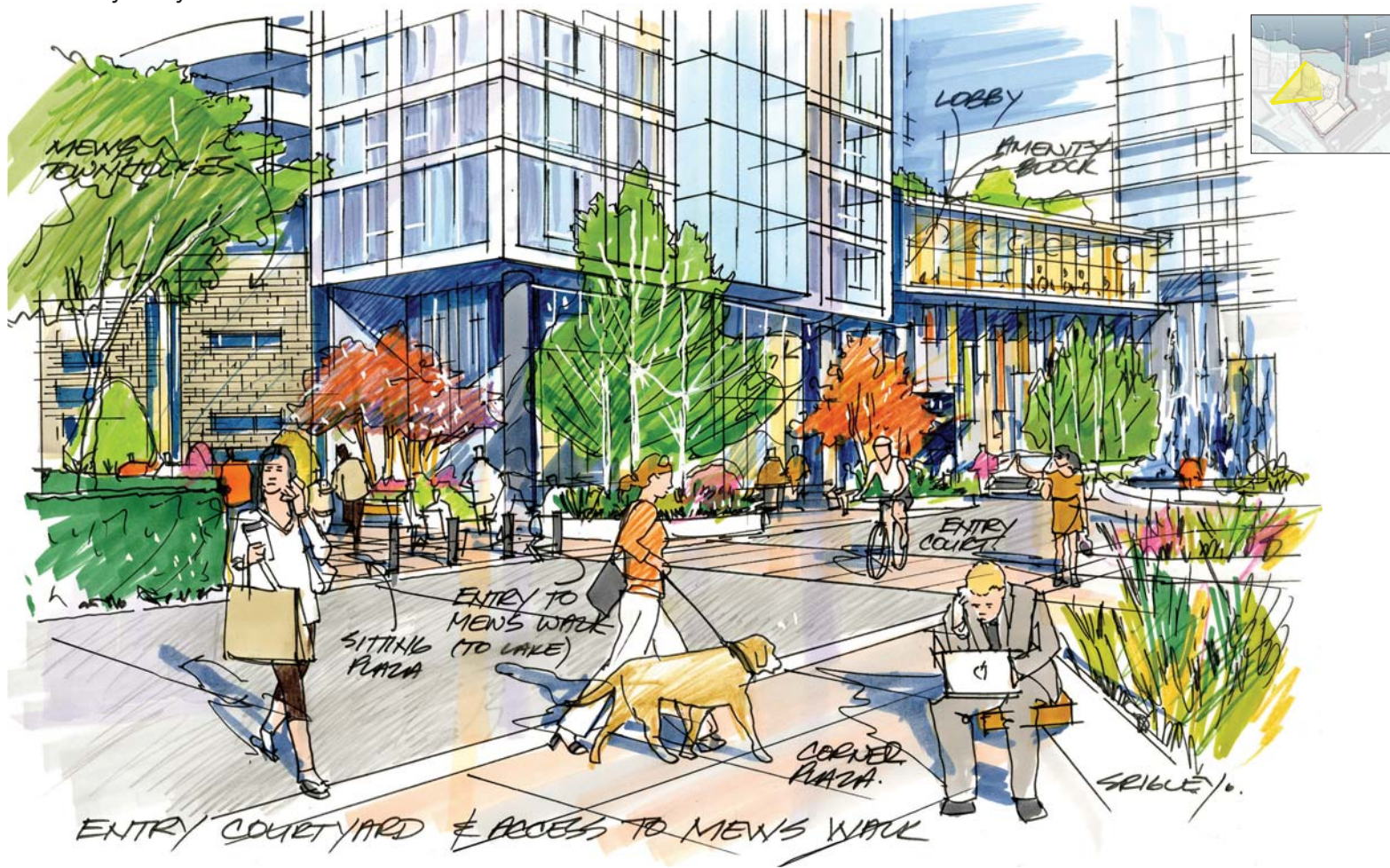
### 2.2 Existing Lot Areas & Development Boundaries

Mission Group and the City of Kelowna have entered into a land exchange agreement that provides a series of mutual benefits. As part of the agreement, Mission Group will construct new public improvements, including:

- Creation of more usable, regular shaped development parcels
- The extension of Cook Road to Truswell; providing alternative access and egress for the neighbourhood, as well as adding to the pedestrian and cycling network
- A more efficient layout and operation of the public parking areas and boat launch staging area
- Clear areas for queuing and staging will reduce congestion at the public launch
- Landscaped boulevards along the new Cook Road and surrounding the revised boat launch parking areas
- Relocated public washrooms in the AMV Commercial Facility



Sketch: Entry Courtyard &amp; Access to Mews Walk



Rendering: Looking Northwest on Truswell Road



## 3.0 Urban Design Principles

### 3.1 Design Principles

A set of design principles have been identified to guide the Aqua lands development.

#### **A development that responds in a formal manner to its existing context**

Aqua will create a distinct overall form that reinforces its contextual relationship to the lakefront setting and the surrounding neighborhood. The immediate perception of scale of Aqua is its two, three, and four storey podium which is activated at each edge by townhomes, retail/commercial uses, residential lobbies or the AMV Clubhouse Amenity. This includes the integration of the four-storey boat storage facility into the podium of the building, providing a seamless transition between structures. Thematically, the design is inspired by the overall plan that has been created within this lake front setting, while the approach to massing has been undertaken with careful consideration to neighbouring properties and overlook.

#### **A Strong Sense of Place**

At the forefront of the development, the Aqua Marine Valet (AMV) facility will continue to act as a gateway to the new community while anchoring a vibrant public realm and creation of "place". The vision for this commercial use has evolved from our original application into an active use and community amenity, serving as a landmark element that will activate the corner of Cook Road and the Public Boat Launch, while providing boat, watersport, and clubhouse venue rentals to the public. Serving as an element of arrival, the northeast corner of the AMV facility will open to a series of public pathways that

lead directly to the waterfront and around the site, including a delineated landscaped path through the private and public boat launch areas. New public pathways will connect to the existing pedestrian and cycling networks thereby creating a high-quality pedestrian experience and enhancing a sense of community. The public realm is further activated with the addition of commercial uses along the Cook and Truswell Road street frontages, in addition to the boutique retail at the southwest corner of Truswell and Capozzi Road.

#### **Animated Waterfront**

To further activate the waterfront and invite the public into the development, commercial/amenity uses have been integrated along the public boardwalk.

#### **Character Palette**

The public realm shall be further developed around three character influences: the natural character inspired by the riparian corridor along the waterfront boardwalk; the village character along the Cook Road and Truswell Road side, and the Marine character of the eastern side that interfaces with the private and public boat launches.

#### **Connected Public Spaces**

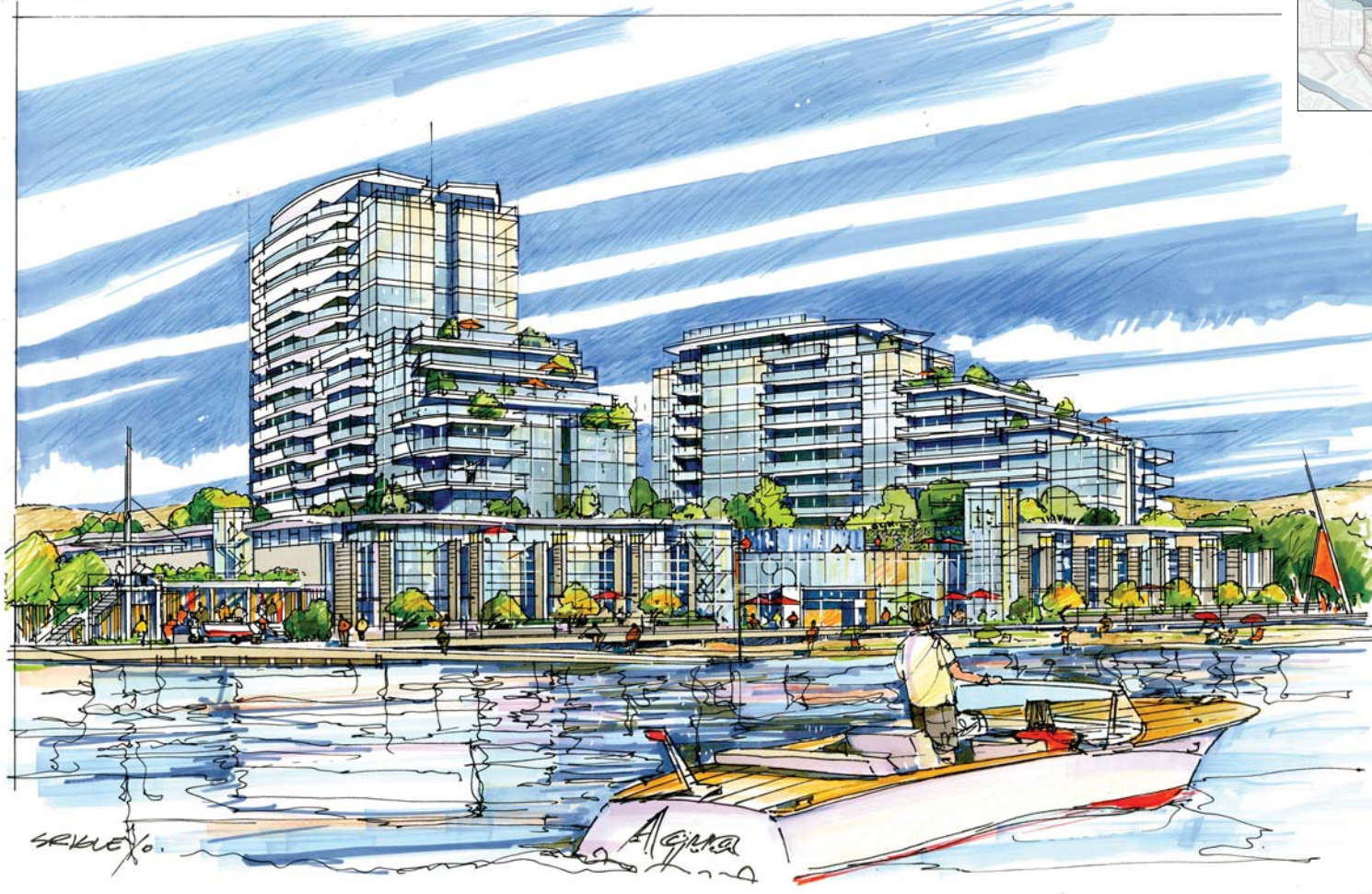
A series of public pathways will be the central features in organizing the community. These areas will be connected by greenways to create a pedestrian and cyclist friendly neighborhood. Permeable east-west and north-south access through the site and beyond will be maximized.

#### **Variety of Form and Detail**

The stepped building forms provide a strong gesture of green terraces, progressing towards the water, capturing sunlight and views while breaking down the scale of the twelve, fourteen, and sixteen storey buildings. The podium provides a sequence of active and passive green roofs that appear as a series of green spaces when experienced from higher vantage points anywhere in the neighborhood. This further minimizes the visual impact of the project on neighboring properties while enhancing sustainability. The podium presents a palette of warm stone and brick, accented by wood detailing, while the building forms express shades of light blue and light green inspired by a marine palette. White or dark gray window frames provide further distinction. The balcony expressions are varied on the exterior of the buildings and perceived by the adjacent neighborhood as sweeping sail like gestures, created by white balcony projections and irregular balcony forms. These forms provide shading and outdoor viewing opportunities while also being restricted to minimize the apparent mass of the buildings.



Sketch: View from Eldorado Harbour

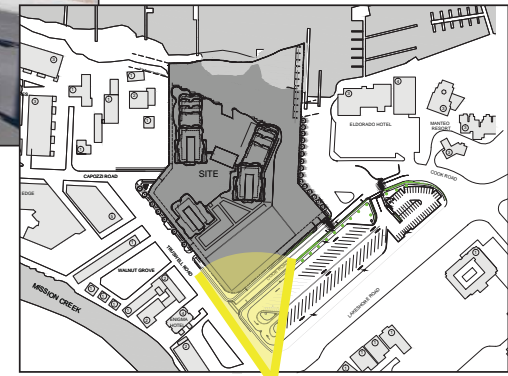




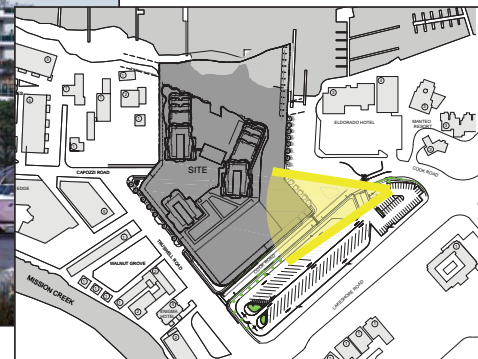
View: From Lakeshore Drive Looking North



3.2 Views/Orientations



MISSION GROUP 2017

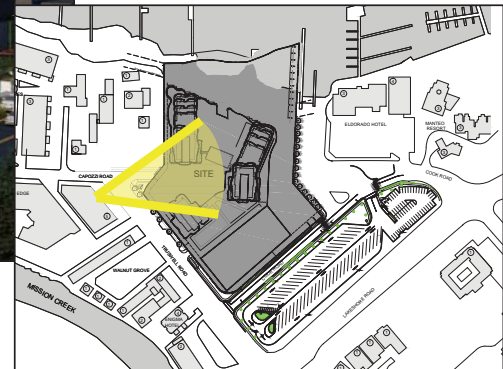




View: From Corner of Capozzi & Truswell Roads

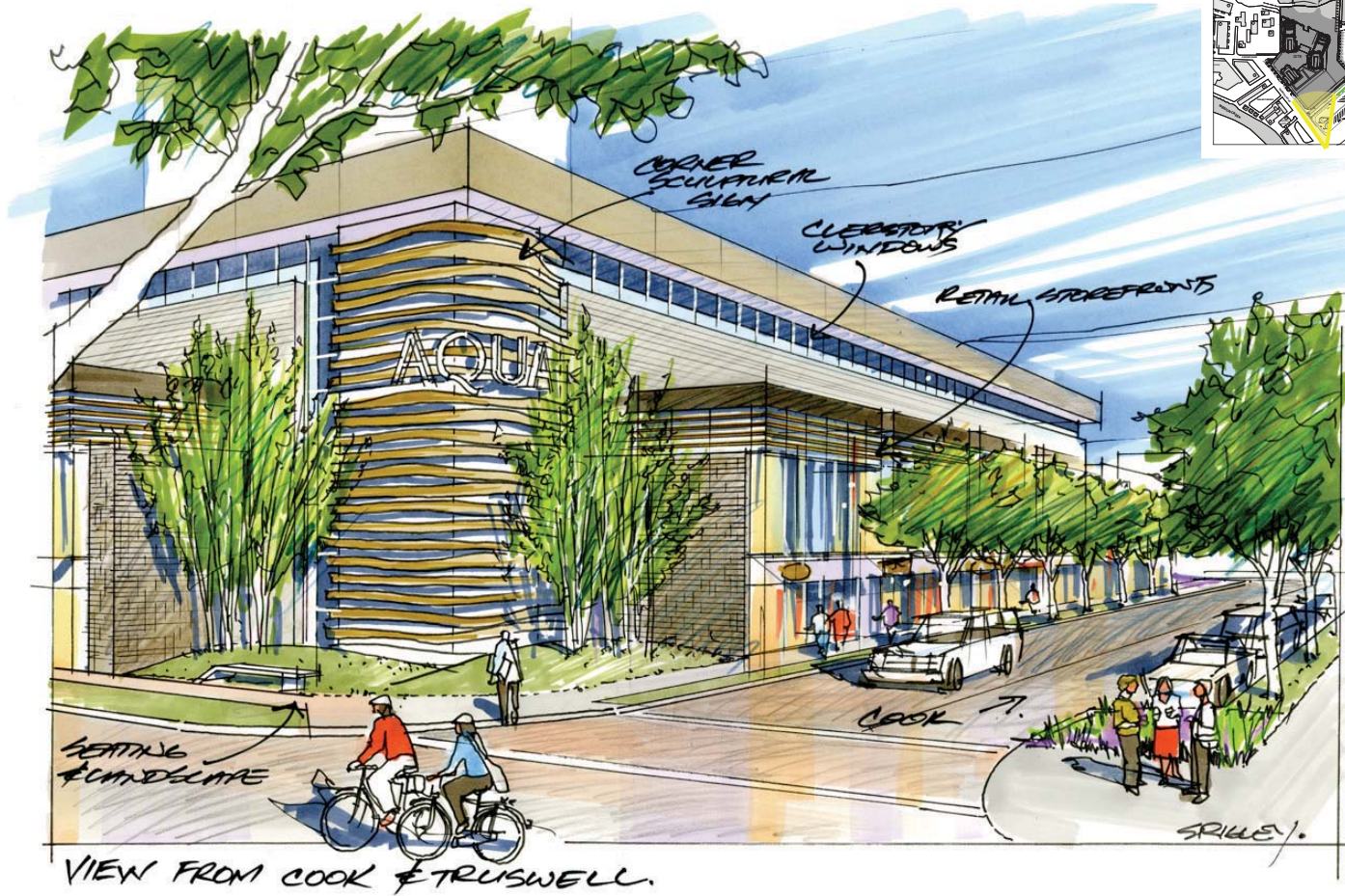


3.2 Views/Orientations



MISSION GROUP 2017

Sketch: View of Aqua Marine Valet (AMV) Facility from Corner of Cook Road & Truswell Road

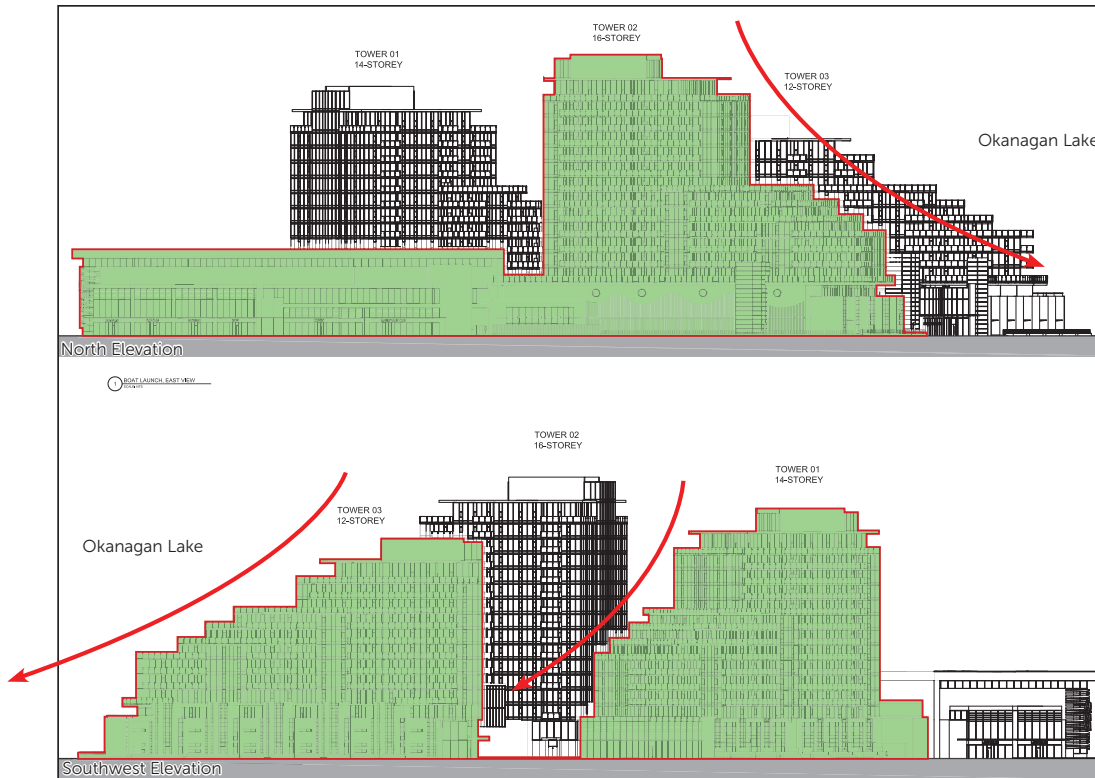


### 3.2 Views/Orientations

The integration of the four-storey AMV facility into the podium of the building provides a seamless transition between structures, while the addition of storefront retail and residential uses brings activity and animation to the Cook Road and Truswell Road frontages.

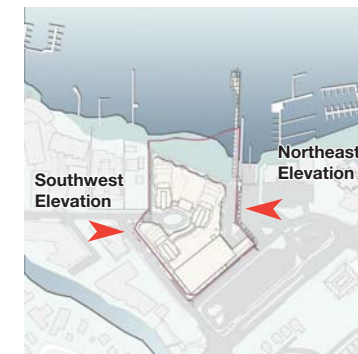


## Building Massing Diagrams



### 3.3 Massing & Height

Aqua will be built under the C9 zone which provides a capacity of approximately 37,100 square meters of floor area (approximately 350 homes). The approach to massing at Aqua creates interest and opportunities to express light while minimizing direct facing elevations and maximizing views. Great care and attention has been given to detailing the architectural expression to break down the scale of the project into a finer grain, experienced in the two, three, and four storey podium.





### 3.4 Landscape Masterplan and Public Realm

The enhanced public realm ensures pedestrian connections are cohesive with a focus on providing landmark elements, commercial amenities and new access points that will open up the waterfront to the public.



## Landscape Illustrative Masterplan



### PLANTING PRECEDENT IMAGES



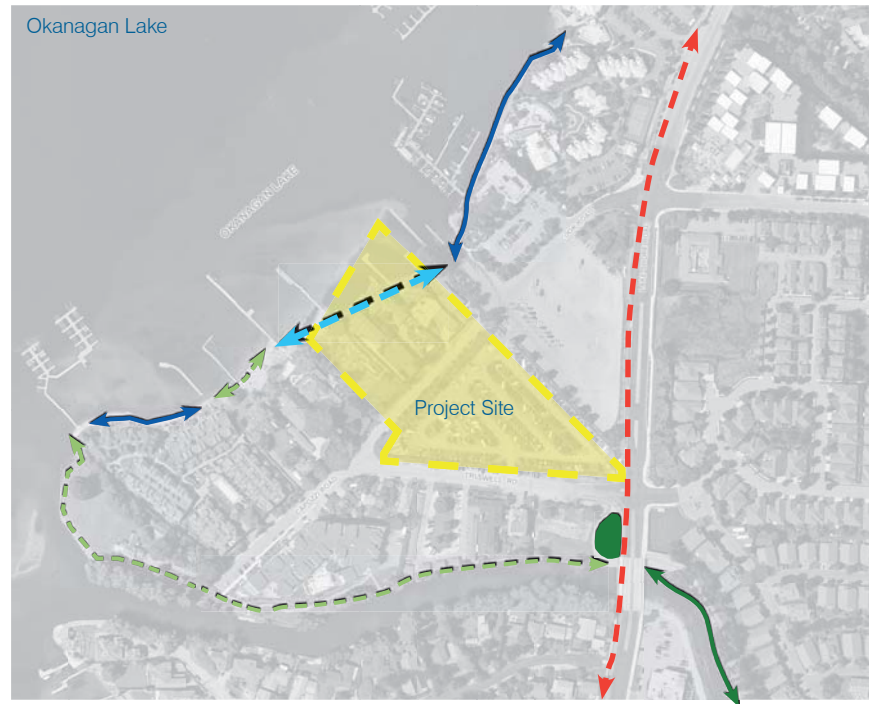








### 3.5 Transportation Network

The overall planning of the development has produced pedestrian walkways and greenways that provide strong access to the lakefront but also link to the Truswell and Cook Road active street uses, encouraging the public to engage these commercial amenities and improve their viability.



## Mission Creek Greenway and Waterfront Promenade



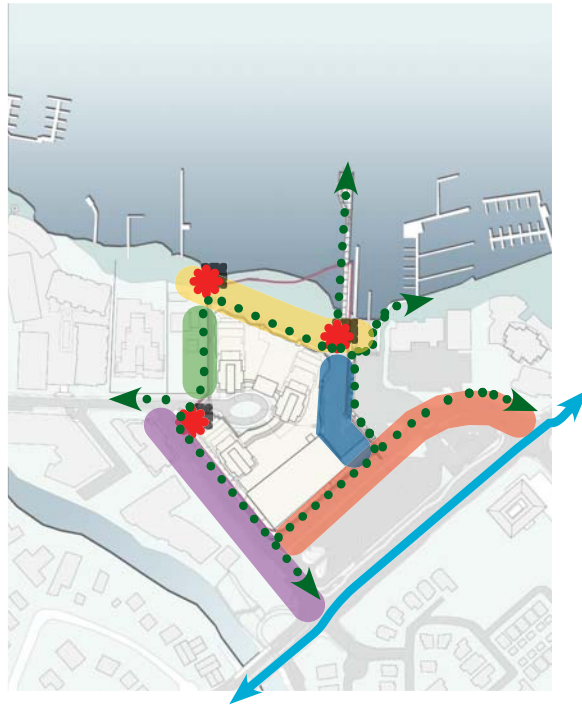
-  Proposed Waterfront Promenade
-  Existing Waterfront Boardwalk
-  Future Mission Creek Greenway Extension
-  Existing Mission Creek Greenway
-  Existing Bicycle Route
-  Existing Park









## 4.0 Masterplan Framework

### Mission Creek Greenway and Waterfront Promenade

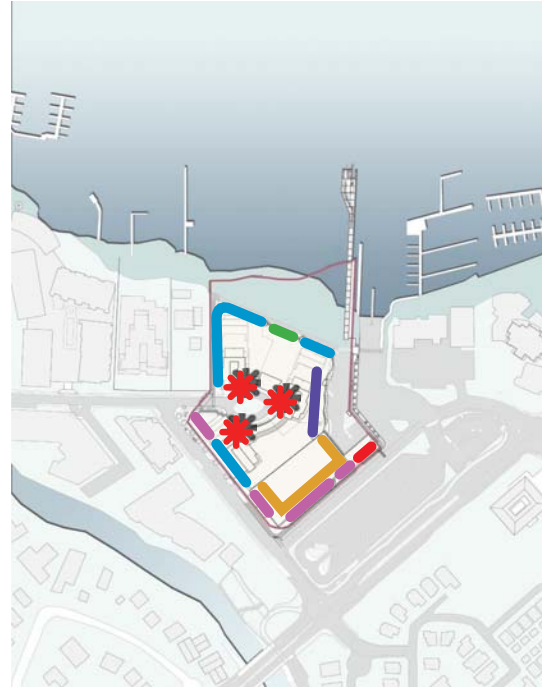
Mission Creek Greenway is one of Kelowna's most used recreational corridors. The Greenway offers a lengthy trail system that traverses through Kelowna's beautiful and diverse landscapes. The waterfront frontage of the Aqua development provides an important greenway connection to this valued community resource, finally connecting Okanagan Lake to the Greenway.








Site Circulation



-  Node
-  Waterfront Boardwalk
-  Marine Alley
-  Mews
-  Upgrade Truswell Frontage to Lakeshore Road
-  Cook Road Extension
-  Existing City Road
-  Pedestrians Connection

Ground Floor Building Uses Diagram



-  Residential Lobby
-  Townhomes
-  Commercial
-  Boat Storage
-  AMV Club House
-  AMV Operations
-  Amenity

#### 4.1 Permeability & Connectivity

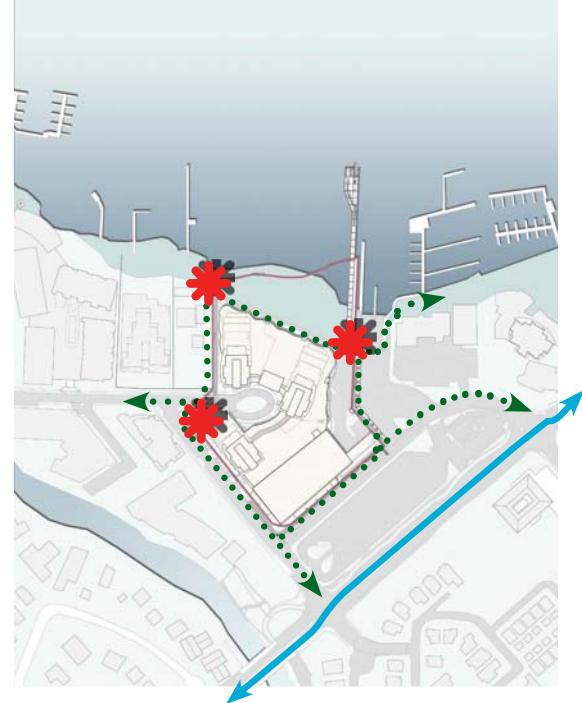
The redevelopment of the Aqua lands will become a hub of connectivity to the lakefront in this dynamic location. The new waterfront boardwalk will be accessed from both the north and south via newly created public pedestrian links. Through thoughtful urban design, the public will be drawn to interact with these spaces, opening up this key location to the rest of the community. Linking Mission Creek Greenway to the lakefront via an upgraded Truswell Road frontage will expand on the existing waterfront pathway north of the Aqua lands that reaches Rotary Beach. Further connectivity is added via the extension of Cook Road to Truswell Road, allowing for improved circulation for all modes of transportation.




#### 4.2 Porosity & Transparency

Various degrees of engagement between ground oriented units and public pathways will correspond to the range of building uses. Ground oriented commercial uses will be relatively porous and transparent offering some degree of security and defensible space from the street. Ground oriented apartments and townhomes will be well fenestrated to allow for "eyes on the street" while the access to individual front doors would be defined by adjoining front patios to create defensible private space, and a comfortable transition between the private and public realms.

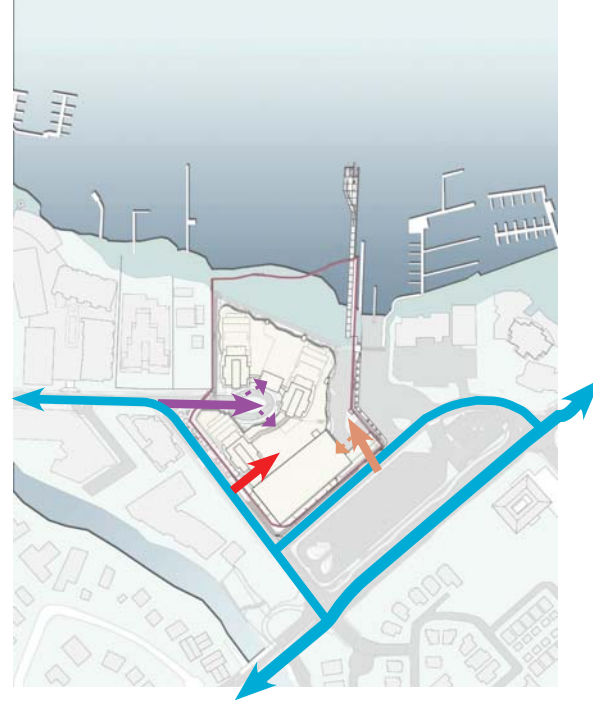






**Pedestrians/ Cyclists Diagram**



-  Node
-  City Bicycle Route
-  Pedestrians/ Cyclists Connection

**Building Access Diagram**



-  City Road
-  Primary Vehicular Access
-  Secondary Vehicular Access
-  Boat Storage and Marina Access

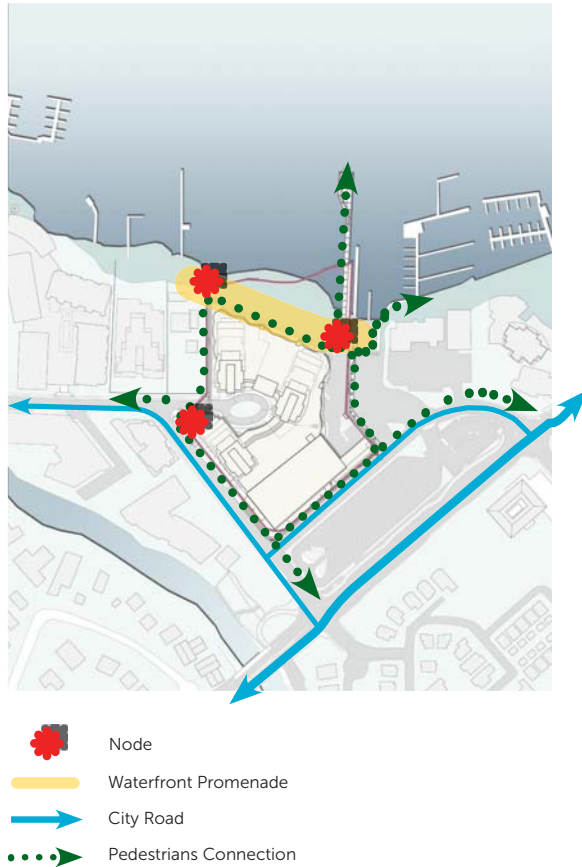
#### 4.3 Pedestrians/Cyclists

A clear hierarchy of mobility modes will influence the design of the pathways with priority placed on pedestrians followed by cyclists to encourage alternatives to driving. The circulation system seeks to maximize pedestrian permeability through private development sites via the pathways and boardwalk.

#### 4.4 Building Access & Parking

Primary vehicular access to the site is from Truswell Road, with secondary access from Capozzi Road. Both access points connect to Cook Road and Lakeshore Road. Primary access to the Boat Storage building and marine access would be along Cook Road. Parking will be accommodated in three levels of above grade parking, located in the podium structure of the buildings. Driveway and lobby entry points are as shown.

Waterfront Boardwalk Access



Public &amp; Private Space Diagram



#### 4.5 Waterfront Boardwalk Access

A series of north-south pedestrian corridors and pathways will help improve permeability and access to the waterfront. The expanded pedestrian network will loop around the site and provide connections to the existing waterfront boardwalk in front of the Hotel Eldorado through to the Mission Creek Greenway. The new waterfront boardwalk "Waterfront Promenade" will be accessed via a pathway entrance at the northeast corner of Cook Road and the public boat launch, "Marine Alley", as well as through a southwest path the "Mews". This allows for direct visual access to the waterfront; creates a simplified circulatory flow; and allows for direct pedestrian access to the waterfront from a multitude of locations.

#### 4.6 Public & Private Space

A hierarchy of public spaces are proposed to create a transition between private and public spaces. Areas will be defined through the use of planters and planting, elevating private areas above public to improve safety; low fencing and gates where necessary; and windows and doors for private overview of public areas.

The development site is designed with a publicly accessible internal courtyard configuration that is privately owned and maintained. The courtyard is bisected by the southwest Mews that connects to the adjacent streets, and allows greater pedestrian permeability through the development block.



Sketch: View Along Truswell - Typical Street Treatment



#### 4.7 Public Realm Character

The design strategy proposed encourages a public realm expression that celebrates the aquatic, urban, and natural character of the waterfront. The public realm and pathways use a cohesive palette of materials and design elements throughout to create the sense of a contemporary and contextually meaningful neighborhood precinct, within which a variety of unique spaces can exist.

##### 4.7.1 Character Palette & Distinct Areas

The character of the public realm is inspired by the context of the waterfront and related boating activity, providing deeper meaning and a sense of place to the community. Reinforcing Aqua's connection to its surroundings, the public pathways, semi-public courtyards, and private outdoor spaces are characterized using a palette of nautical, urban, and ecological materials and elements that celebrate the contrasting interface between nature, urbanity and the commercial boating activity that is integral to this community.

##### Nautical Character Elements

Aqua celebrates the neighboring nautical activity that reinforces the character and authenticity of the boating culture around it. Nautical elements can include boating artifacts, decking, pile structures and

other aquatic and nautical detailing that would be used along the foreshore and throughout the public realm.

##### Urban Character Elements

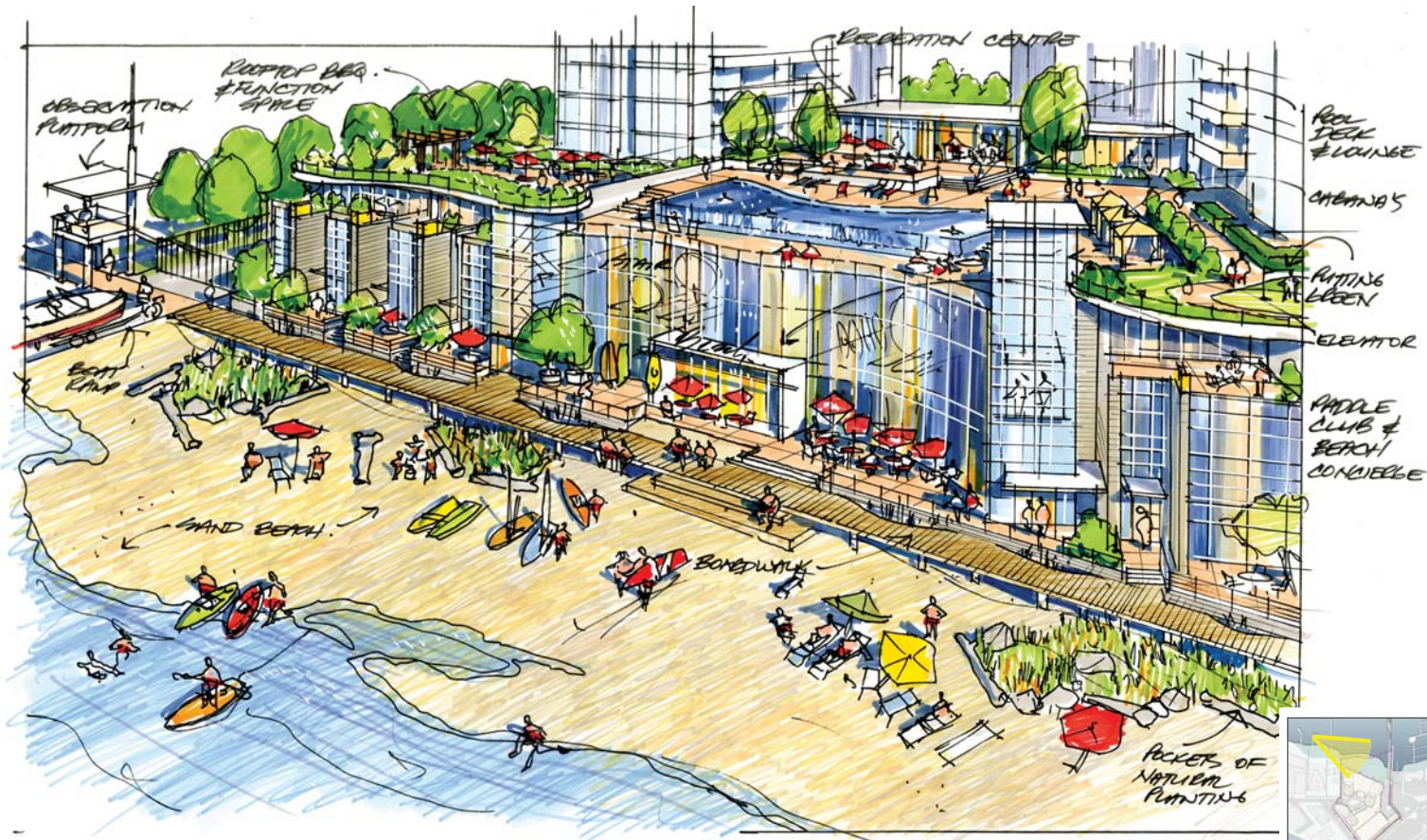
In contrast to car-based suburban environments, compact walkable urban environments exhibit a greater degree of character and detailing in response to lower travel speeds. Richly textured materials and patterning, greater frequency of fenestration and a range of colours and tones will be designed to provide variation and interest at a walking pace. Specific responses include continuous paving surfaces, planting, lighting, and furnishings that span both pedestrian and vehicular space to slow traffic to reinforce a pedestrian oriented walking environment throughout all areas of the public realm.

##### Natural Character Elements

Aqua is defined by the aquatic shoreline fronting onto Okanagan Lake. Strong visual connections to the natural aquatic environment and the mountains provide a context that Aqua will integrate into both visually and functionally. Planting choice will be inspired by the naturalized foreshore planting and new riparian areas that aim to restore the shoreline ecosystem. Tree planting, along the pathways and within courtyards and podium roofs create an urban forest that provides greater ecological connectivity with adjacent riparian corridors.



Sketch: Waterfront Overview



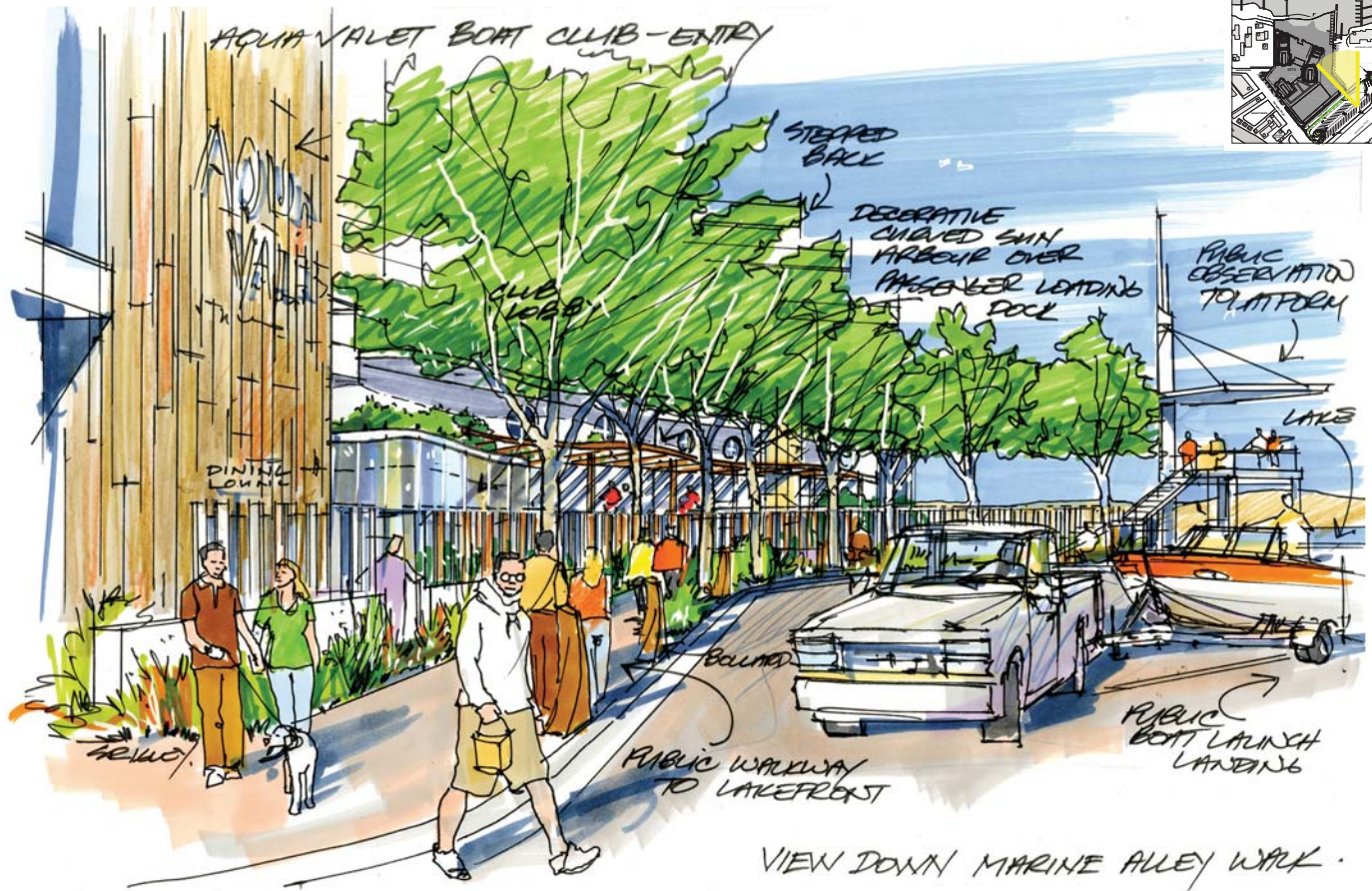
#### 4.8 The Waterfront

The Aqua waterfront will be defined by distinct areas that reinforce a strong sense of place within the community. As the heart of the neighborhood, this public realm space will be active and animated by pedestrians, cyclists and the boating community with daily leisure and boating activities and people watching. This precinct is comprised of a number of distinct areas including "Marine Alley", the "Waterfront Promenade", and the entrance to the "Mews".

A permeable network of publicly accessible pathways and courtyards connected by the north-south Mews and Marine Alley creates a more intimate series of passive neighbourhood oriented spaces. The Waterfront Promenade defines the foreshore of Aqua featuring a range of active and passive activities and experiences catering to a wide range of user groups and enabling a strong connection with the water's edge.



Sketch: Cook Road at the Entrance of Marine Alley

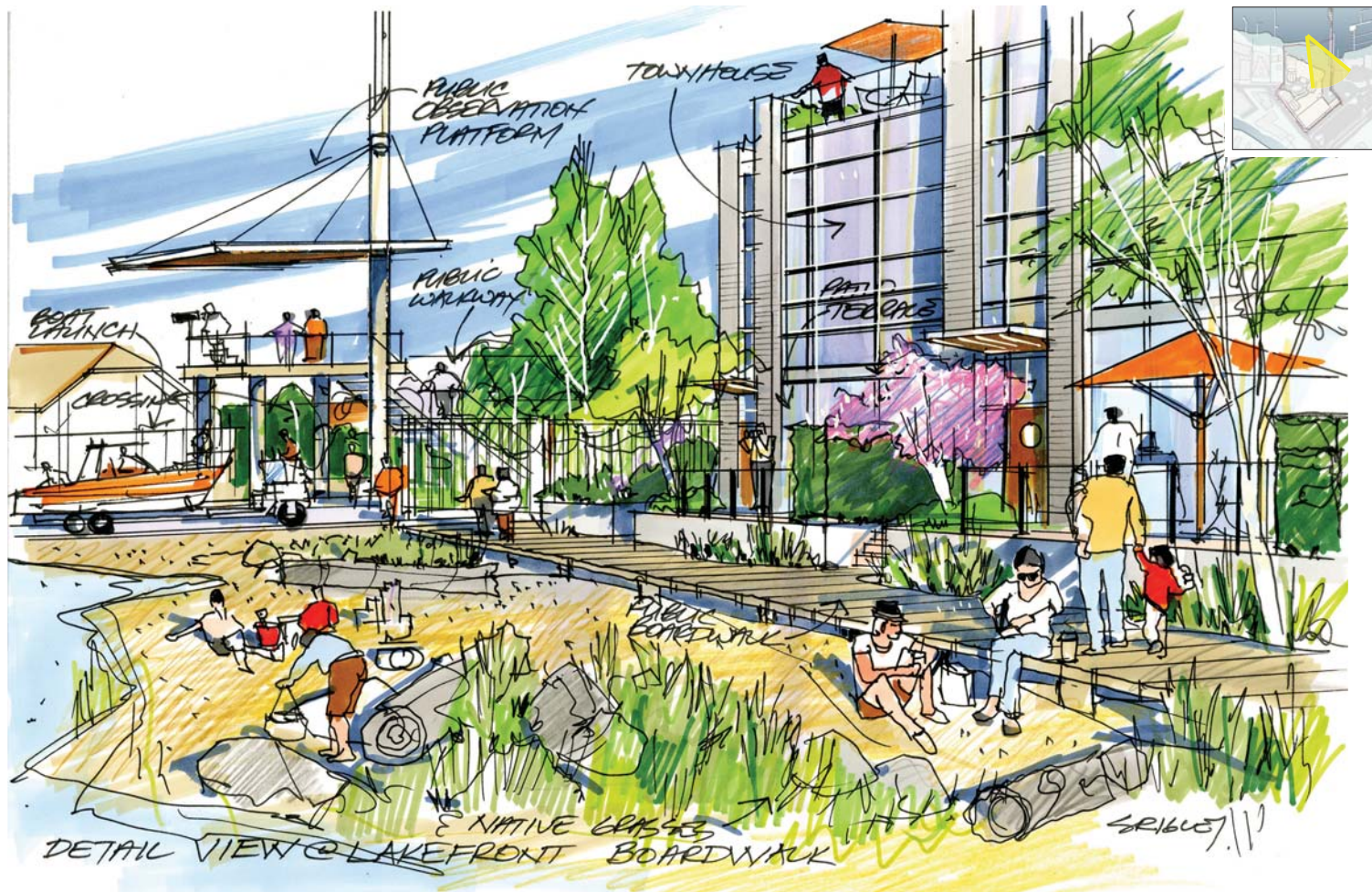


#### 4.8.1 "Marine Alley"

The entrance point to Aqua Marine Valet marks the Gateway to the development and provides an opportunity to engage the public through a pedestrian pathway that links directly to the waterfront. "Marine Alley" will allow pedestrians and cyclists to leisurely observe boating activity at the adjacent public and private boat launches on a delineated pathway located along the eastern property boundary. A wooden lookout structure located at the terminus of Marine Alley at the public boat launch pedestrian crossing, will allow public viewing of a working marina from the lake, while offering views to the Lake and surrounding waterfront activities.



Sketch: Lakefront Boardwalk



#### 4.8.2 "Waterfront Promenade"

The publicly accessible waterfront boardwalk runs parallel to the development frontage and is being proposed as a separated and elevated pedestrian walkway with the potential for planting and seating. The construction of this greenway will be completed in two phases to allow public access to the waterfront to occur in Phase I, while enabling the development for the remaining phases to proceed without disruption to public access.

##### Phase I

In consultation with the City, Phase I will occur during construction of Building I and will require installation of footings to allow boardwalk placement and the construction of an interim gravel boardwalk with public access.

##### Phase II/III

In consultation with the City, the "Waterfront Promenade" boardwalk will be constructed and completed to coincide with the completion of Building III at Aqua. A concrete boardwalk will be constructed and will include landscaping and public realm components.





Sketch: Looking Northwest on Truswell Road



#### 4.8.3 Distinct Areas

Aqua will be defined by several distinct areas that reinforce a strong sense of place within the community. This new amenity rich neighborhood will feature storefront retail between public realm spaces, animated by the daily activities of shopping, dining, ambling and people watching.



Sketch: "The Mews" - Public Access to the Waterfront

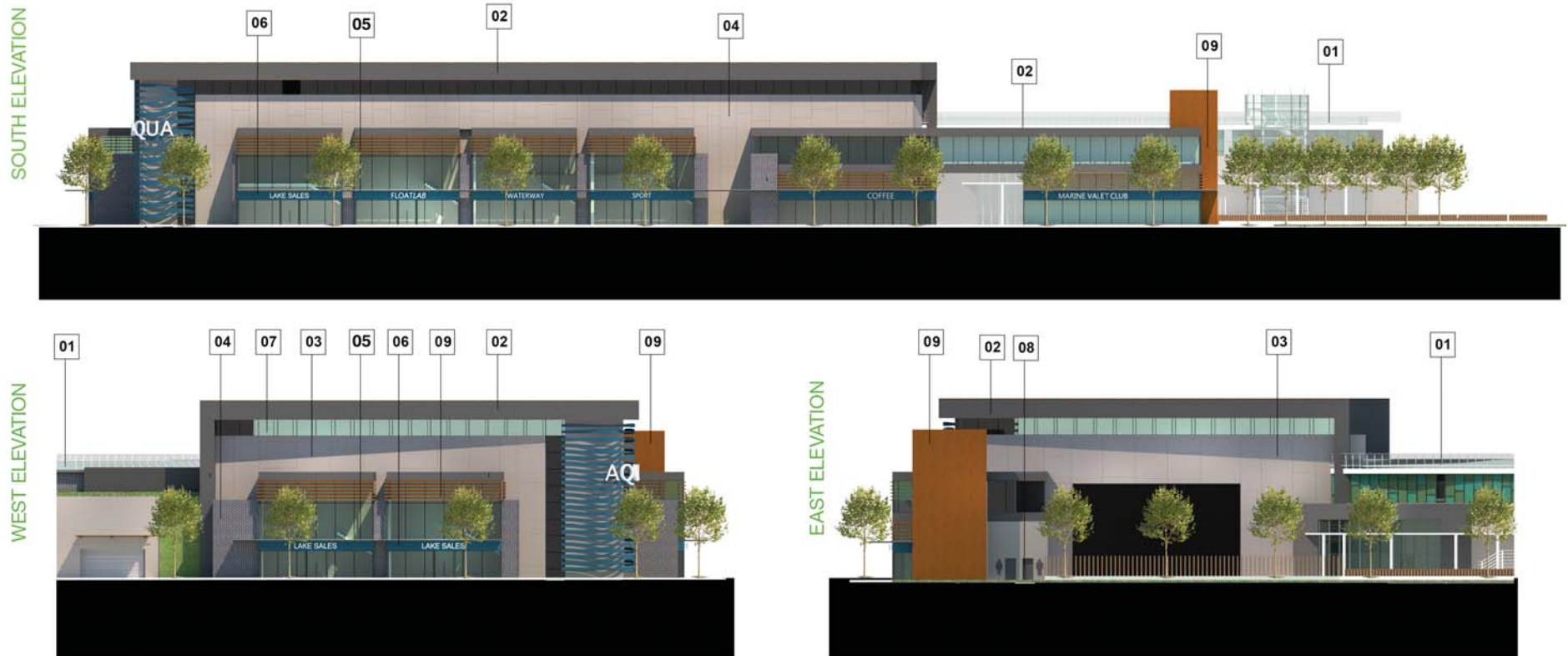


#### 4.8.4 Courtyards and Mews

Courtyards function as passive gathering spaces, neighborhood gathering space, contemplative space, and natural green space. These courtyards also function as internal corridors through neighbourhood blocks providing access to semi-private open spaces, and private residences. Unique in character, with informal plantings, furnishings and a variety of paving materials, the courtyards provide intimate linkages that are pedestrian in scale. Water features and sculptural landscape elements merge with rich indigenous and sustainable planting to create a sequence of visual delights. Furthermore, paved surfaces within courtyards serve as outdoor plaza space that can accommodate intermittent loading access.

Connecting Aqua's waterfront along the southwestern property line, the Mews is a multi-purpose lane that has been expanded to 4.6 metres in width and is accessible to both pedestrians and cyclists. The addition of townhomes along this formalized passage provides a linear green corridor connection between residential development and the water, while setting context for future adjacent development. Residential townhome frontages are furnished with slightly raised patio spaces that create a comfortable grade separation between public and private space. A two-storey material expression is intended to create an intimate scale to this passageway. The terminus of the Mews at the waterfront will be characterized by a pedestrian 'landing', with a proposed pier extension to create a gathering space and viewing platform.

Elevations: AMV Boat Storage Facility and Clubhouse



- 01. GLASS AND ALUMINUM GUARDRAILING
- 02. DARK ALUMINUM PANEL
- 03. LIGHT ALUMINUM PANEL
- 04. BRICK
- 05. ALUMINUM & GLASS CANOPY
- 06. SIGNAGE BAND
- 07. GLASS AND ALUMINUM WINDOW SYSTEM
- 08. ALUMINUM DOOR
- 09. METAL PANEL WOOD TONE



Sketch: View Along Cook Road at Marine Alley



#### 4.9 Aqua Marine Valet (AMV)

##### 4.9.1 Design Elements

Cook Road and Truswell Road form the primary entrances to the Aqua development and both roads are intended to be animated and active streets. The commercial nature of the internal boat storage building requires a prescribed form, however, there are opportunities for this building to become the visual and functional cornerstone of the development. The corner of Cook Road and the public boat launch serves as a public gathering place, a place for socializing and an entrance to the public realm at Aqua. A glazed two-storey extension, interconnected to the northeast corner of the boat building celebrates this entrance and provides interest to the building at a human scale along this street frontage, while adding functional space that can be utilized as amenity or commercial area. The new Cook Road street frontage will now be activated by storefront retail that will continue along Truswell Road. A rich landscape palette will enhance the pedestrian experience.

##### 4.9.2 Operational Program Parameters

The AMV commercial operation will provide indoor storage in a four-storey form that will replace the existing outdoor boat storage and provide valet service for vehicles, thereby reducing vehicular activity at the water's edge. The rationalized public boat launch parking area and the improved pedestrian safety through the public realm components of this operation, will provide a multitude of public benefits. The absence of a private marina will maintain open views over the lake and provide additional environmental benefits.

##### 4.9.3 Conceptual Design of Pier

The AMV boat storage facility and amenity will be constructed in Phase I and may include a new private launching pier, subject to Ministry of Environment Approvals. The pier construction will be an alternate solution to the construction of a groyne, pending the outcome of the City of Kelowna's Long Term Foreshore Strategy, currently underway.

Rendering: Corner of Truswell and Cook Roads



#### 4.9.4 Commercial Streets

Truswell and Cook Roads form the primary entrances to the Aqua community and will be activated by retail and residential uses. A variety of canopy types provide weather protection while storefronts open to the sidewalks. Boutique café's and shops enrich the pedestrian experience, providing a memorable approach to the waterfront boardwalk with views towards the lake.



Sketch: Aqua Marine Valet Facility with Storefront Retail



Sketch: Entrance at Capozzi and Truswell Roads



## 5.0 Site Design Parameters

### 5.1 Building Character

The resulting building form has been shaped through the public engagement process as part of the community consultation completed to date.

A stepped mid-rise building form has emerged, resulting in three varied buildings designed to reinforce their contextual relationship to the surrounding neighborhood. A variety of forms and details characterize each building, while the shared podium is activated at each edge by townhomes, retail/commercial uses, residential lobbies or the AMV Clubhouse. The design includes the following principles:

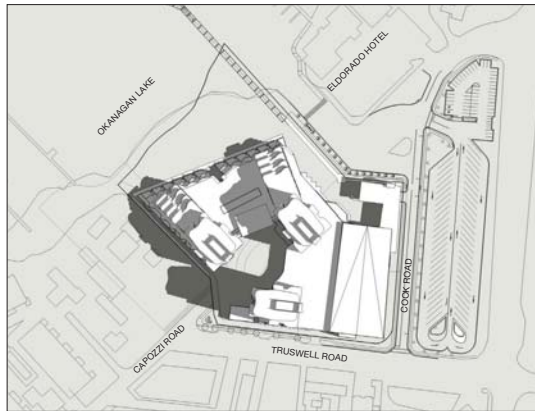
- A. STEP-BACK AT UPPER FLOORS  
Create a step back at the penthouse and/or sub penthouse levels
- B. PODIUM AND WINGS  
Provide stepping over the three-storey parkade podium.

- C. PODIUM TREATMENT  
Allow for roof access and amenity support areas on the parkade podium.
- D. INTERCONNECTING FORMS  
Allow for a variety of interconnecting form elements that link between base, middle, and top components.
- E. BASE EXPRESSION  
Create a two, three, and four level street scale expression exploring different approaches to fenestration, recessed entries, balcony relationships, and materiality all relating to the human scale along street frontages and courtyard exposures.
- F. STREET DETAIL  
Create a finer grain of detail, together with usable entrance terraces, fencing, signage, canopies, planters, and lightings, etc., at street frontages, appropriate to residential or commercial usage.





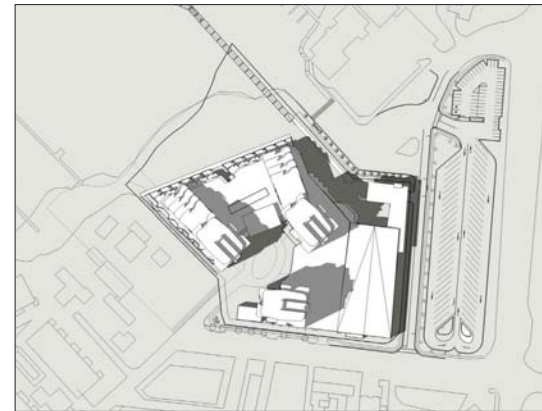
## 5.2 Shadow Study



Summer Solstice (DST) 9:30 am



Summer Solstice (DST) 12:30 pm



Summer Solstice (DST) 15:30 pm



Vernal Equinox (DST) 9:30 am



Vernal Equinox (DST) 12:30 pm



Vernal Equinox (DST) 15:30 pm

### 5.3 Building Elevations

#### East Elevation



#### South Elevation





West Elevation



North Elevation



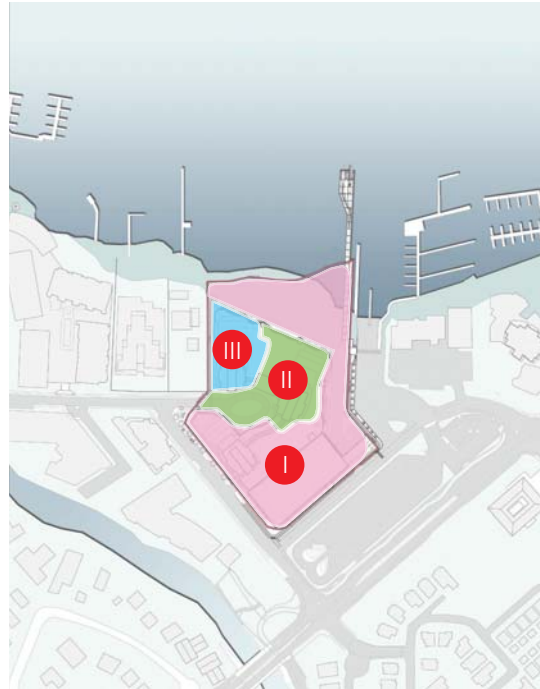
.....  
AQUA

Community Master Plan & Vision Summary

5.0

Site Design Parameters

Phasing Diagram



- PHASE I
- PHASE II
- PHASE III

## 6.0 Development Phasing

Aqua will be developed in three phases over an expected 5-7 year build-out. The proposed development area is comprised of two site areas; the Aqua development consolidated parcel and the Aqua Marine Valet subdivided parcel.

### 6.1 Phase I

- Building 1 located on Truswell Road including townhomes and portion of related parkade with entrance off Truswell Road
- Retail along Truswell and Cook Roads
- Aqua Marine Valet Facility, Launch Area, and Pier or Groyne (pending outcome of City's Long Term Foreshore Strategy)
- 'Interim' Waterfront Boardwalk
- Pedestrian Entrance to waterfront via Cook Road "Marine Alley"

### 6.2 Phase II

- Building II (northeast waterfront) including portion of related parkade

### 6.3 Phase III

- Building III (southwest waterfront) including waterfront townhomes and portion of remaining parkade
- 'Final' Waterfront Boardwalk "Waterfront Promenade"
- Pedestrian Path along the southwest property line "Mews"
- Completed (inner courtyard) Porte Cochere



Rendering - View from Eldorado Harbour



## 7.0 Conclusion

Mission Group is honored to be a part of this special site. We believe that Aqua will bring signature architecture and vibrant public spaces to its world-class location, celebrating the lakeside experience. The concrete building forms present a contemporary architectural language, inspired by the lakefront environment.

In short, we are confident that Aqua will serve to reinforce the Capozzi/Truswell area as a hallmark lakefront location – a place in which both residents and tourists alike can appreciate and enjoy.



**LANDMARK SIX** 10th Floor, 1631 Dickson Ave. Kelowna, BC V1Y 0B5 | 250.448.8810 | [missiongroup.ca](http://missiongroup.ca)