

An aerial photograph of a large industrial site, likely a mill, with a body of water in the foreground. The site is mostly cleared, showing concrete foundations and some debris. There are some buildings and structures in the background, and a road or path runs through the site. The overall scene is in a blue-tinted color scheme.

THE MILL SITE

AREA REDEVELOPMENT PLAN

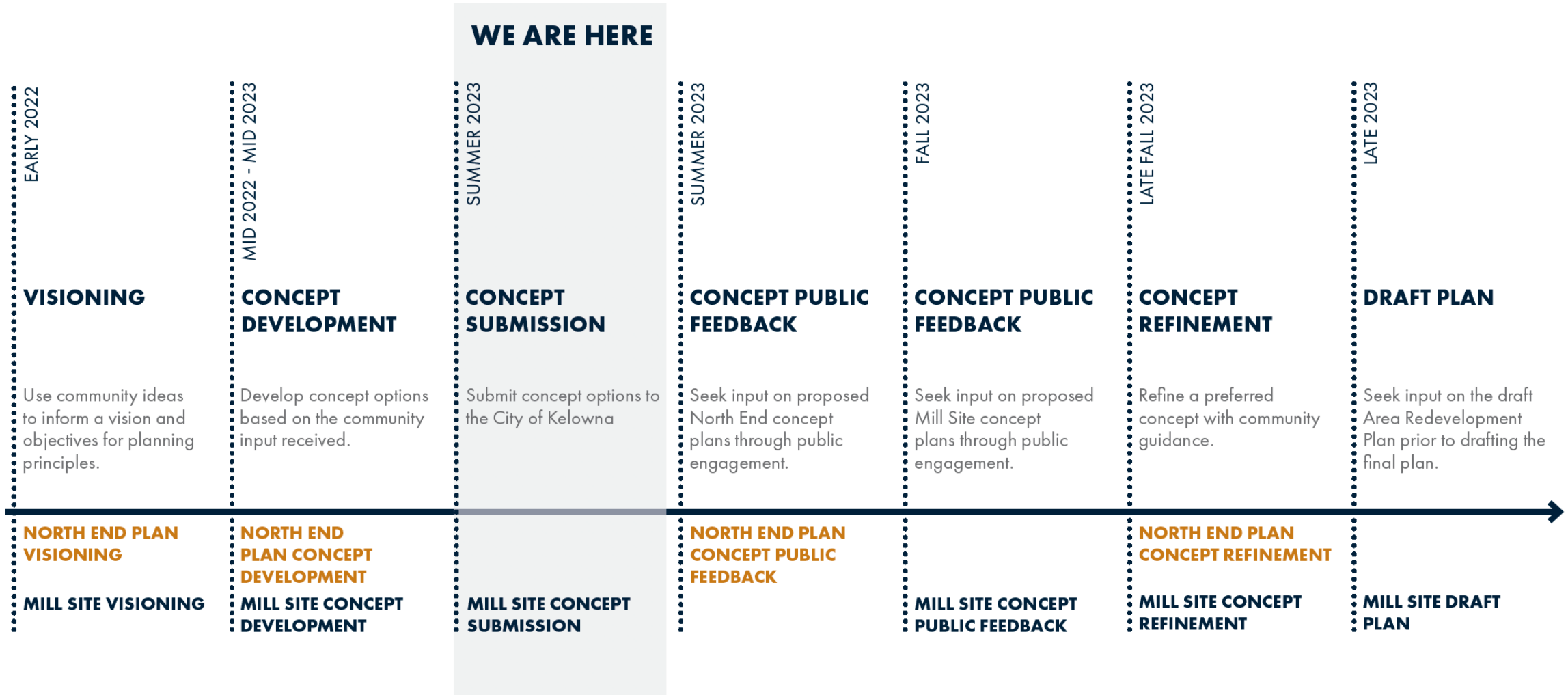
Terms of Reference Submission 4

Council Presentation – September 25, 2023

**The Mill Site: The transition of a
large industrial site to a
visionary,
environmentally leading,
four-season,
inclusive community...**



Project Process



North End Plan



North End Plan Concept 1 Land Use

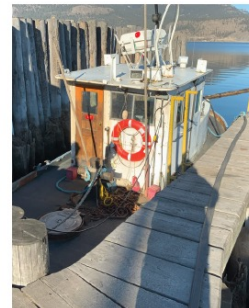


North End Plan Concept 2 Land Use



North End Plan Concept 3 Land Use

Engagement To Date



What We Have Heard...

The Missing Waterfront Link

A Market Experience

All Ages, All Seasons, 24/7

A Place for Arts, Culture and Entertainment

A Complete Community

Streets for People

Authentic to the Okanagan

Enriched Ecology

The Vision



Learning from elsewhere...



Objectives



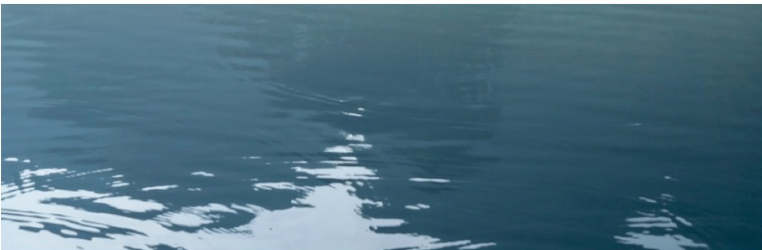
Streets for People



Upcycled



Sustainable and Inclusive



Water First



Okanagan-Authentic

Three Concepts



Concept 1: Balance



Concept 2: Rhythm



Concept 3: Emphasis

Concept One

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



Site Plan: Concept One

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.

Site Plan: Concept One

Potential Future Moorage
Subject to Provincial Approval

Adaptive
Re-use

Adaptive
Re-use

Cultural
Heart

Adaptive
Re-use

Extensive
Waterfront
Park

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Concept Two

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



Site Plan: Concept Two

Potential Future Moorage
Subject to Provincial Approval



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Site Plan: Concept Two

Potential Future Moorage
Subject to Provincial Approval

Adaptive
Re-use

Adaptive
Re-use

Adaptive
Re-use

Extensive
Waterfront
Park

The Green
"Wedge"

The Civic
"Wedge"

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Concept Three



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

Site Plan: Concept Three

Potential Future Moorage
Subject to Provincial Approval

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Site Plan: Concept Three

Potential Future Moorage
Subject to Provincial Approval

The
"Launch"

Extensive
Waterfront
Park

Adaptive
Re-use

Adaptive
Re-use

Living
Mill

Adaptive
Re-use

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Plan Summary

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

- Each of the concept drawings depict a minimum area of 3 – 4 hectares of parks and open spaces within the Area Redevelopment Plan. A waterfront walkway will extend across the site.
- 3,500 residential units Including affordable housing,
- Approximately 350 low impact uses (such as seniors' residences, student housing, etc.)
- 225,000 sf office / retail spaces,
- 950,000 sf of undetermined flexible spaces.

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

Massing Strategy



Next Steps

Community Engagement & Ongoing Feedback

