



City of
Kelowna

ARP21-0001 Mill Site

Area Redevelopment Plan – Submission Six – Concept Plan

Purpose

- ▶ To receive the Concept Plan for the Mill Site (submission six) and authorize proceeding with submission seven and developing the final plan of the Mill Site Area Redevelopment Plan.

Subject Property & Context Map










Mill Site Water Lot

Mill Site Properties



Current OCP Land Use



	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	PARK – Park and Open Space
	IND – Industrial
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities

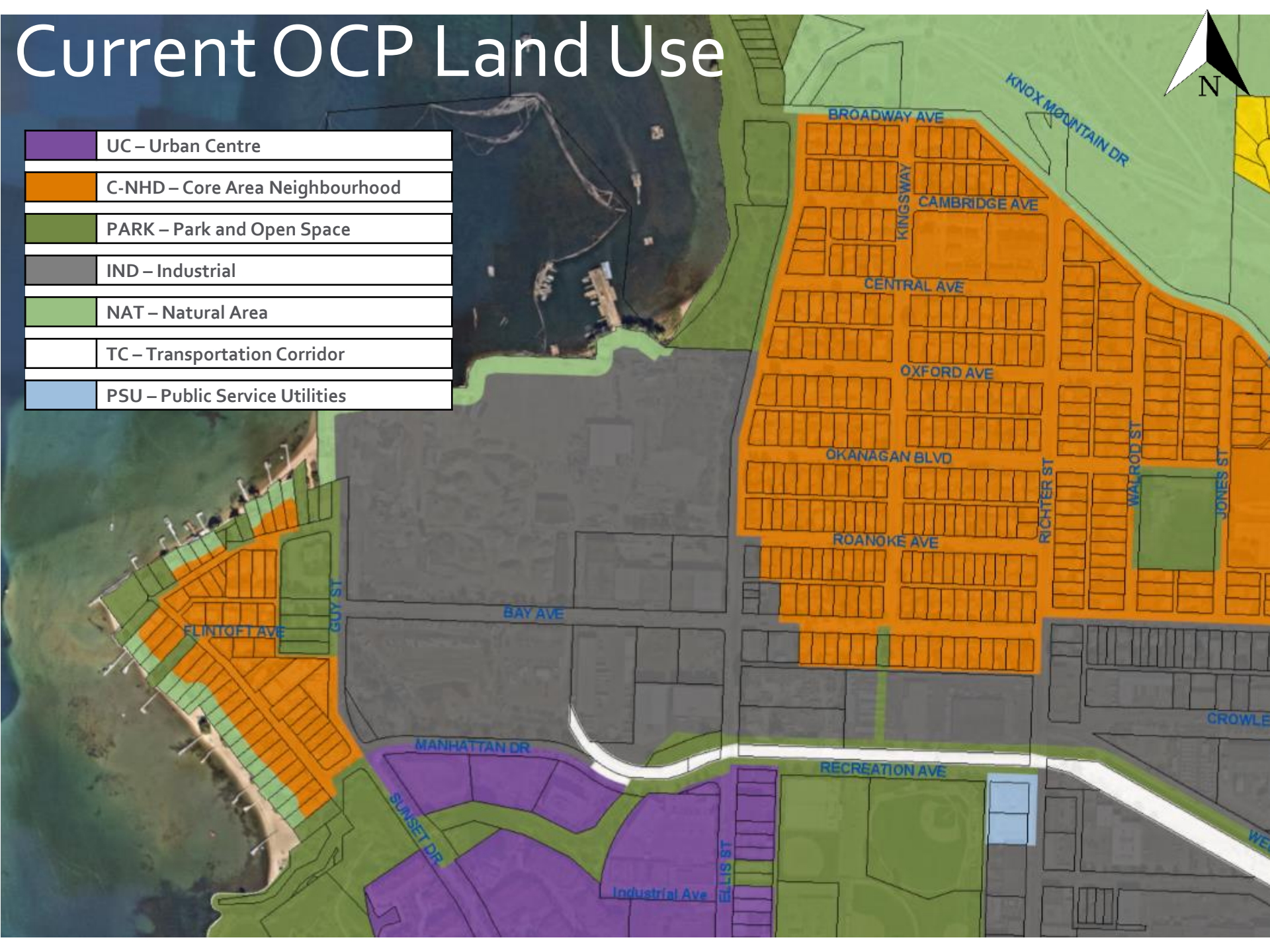


Figure 4. North End Plan Sub-Areas



— — North End Plan Boundary

- - - Mill Site ARP Boundary

— — Manhattan Point Neighbourhood

— — Walrod Park Neighbourhood

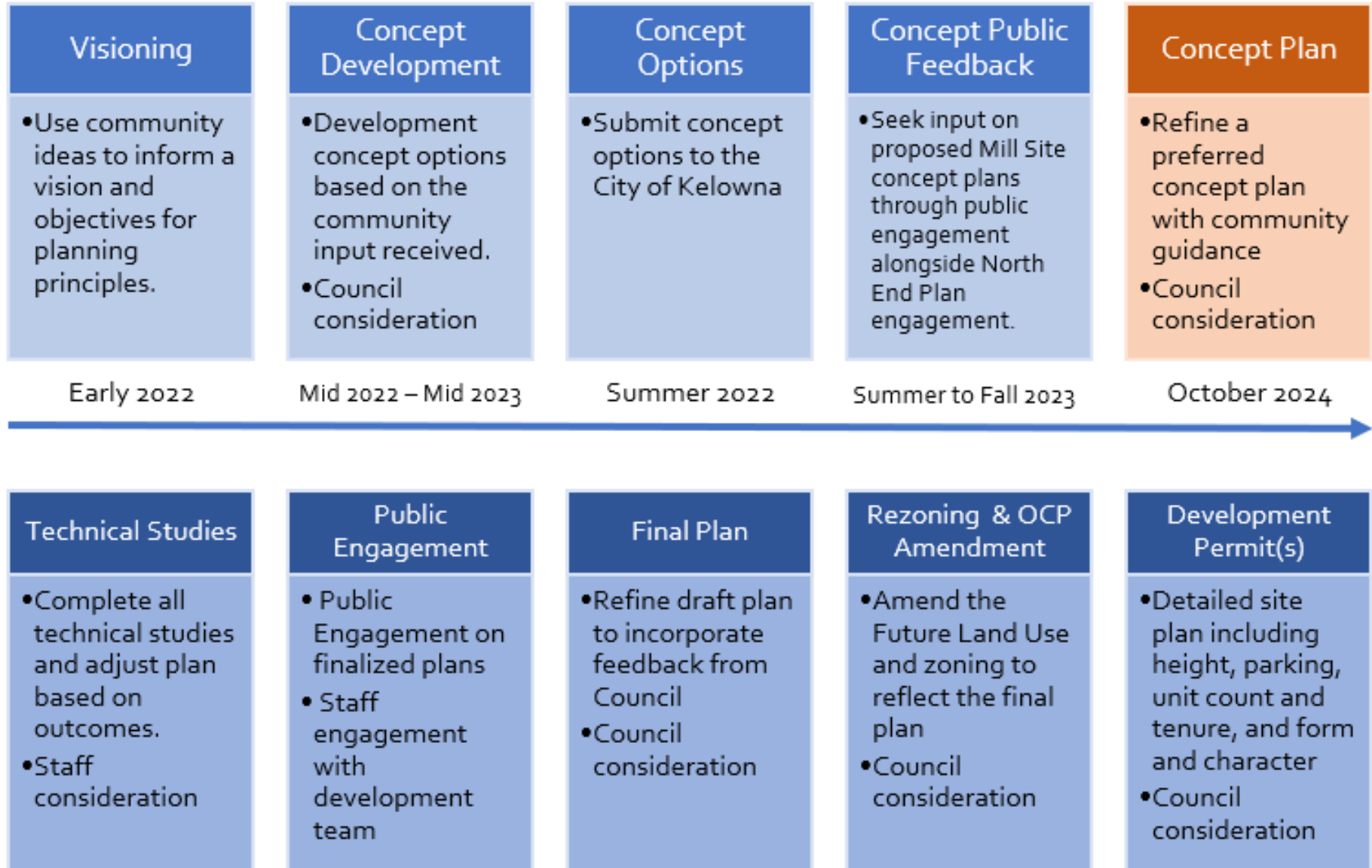
— — Downtown Urban Centre Expansion

— — Mixed Employment District

Background

- ▶ Terms of Reference 2021
- ▶ North End Plan
 - ▶ *"supports the redevelopment of the Mill Site as an urban mixed-use, transit-oriented neighbourhood with residential, retail, office, and institutional uses – provided certain public amenities are delivered and certain design criteria are taken into consideration."*

Development Process



Conceptual Site Plan



Mill Site Overall Concept Plan

- Mill Site Boundary ———
- High Water Line - - -
- 15m RMA Setback - - - - -
- Riparian Restoration Area ▨

NOTE: Design to be further developed with regular design meetings, working with City of Kelowna staff as part of submission #7, including landscape architect selection.



Figure 4. Mill Site Concept Plan



Land Use



Mill Site Overall Land Use Plan

- Mill Site Boundary ---
- High Water Line ---
- 15m RMA Setback ---
- Riparian Restoration Area - 0.81 Ha
- Active Park - 3.06Ha
- Commercial - GFA: 11,007m²
- Community Space - GFA: 5,564m²
- Hotel - GFA: 6,421m²
- Residential - GFA: 418,433m²



Figure 22. Mill Site Land Use Plan

NOTE: It is understood by the applicant that electrical power to the North End of Kelowna is an important topic. The applicant is prepared to work with Fortis, the City of Kelowna, and other developers to devise a solution for the North End of Kelowna. It is also understood that a sanitary lift station is required.

Semi-Public Courtyards & Parkade



Figure 28. Semi-Public Courtyard Perspective

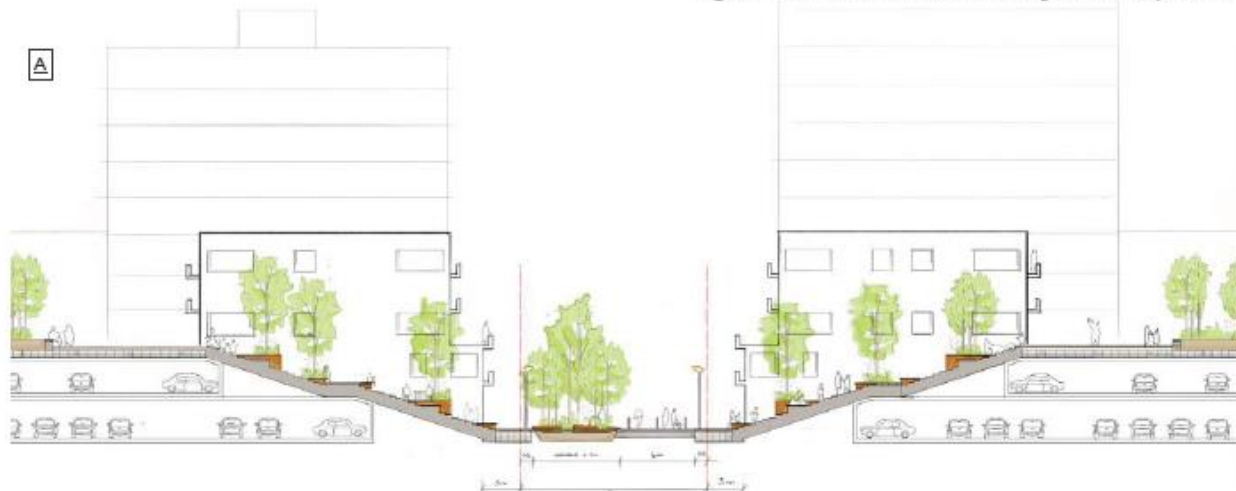


Figure 30. Cross section of the Selkirk Spillway showing access through semi-public courtyards.

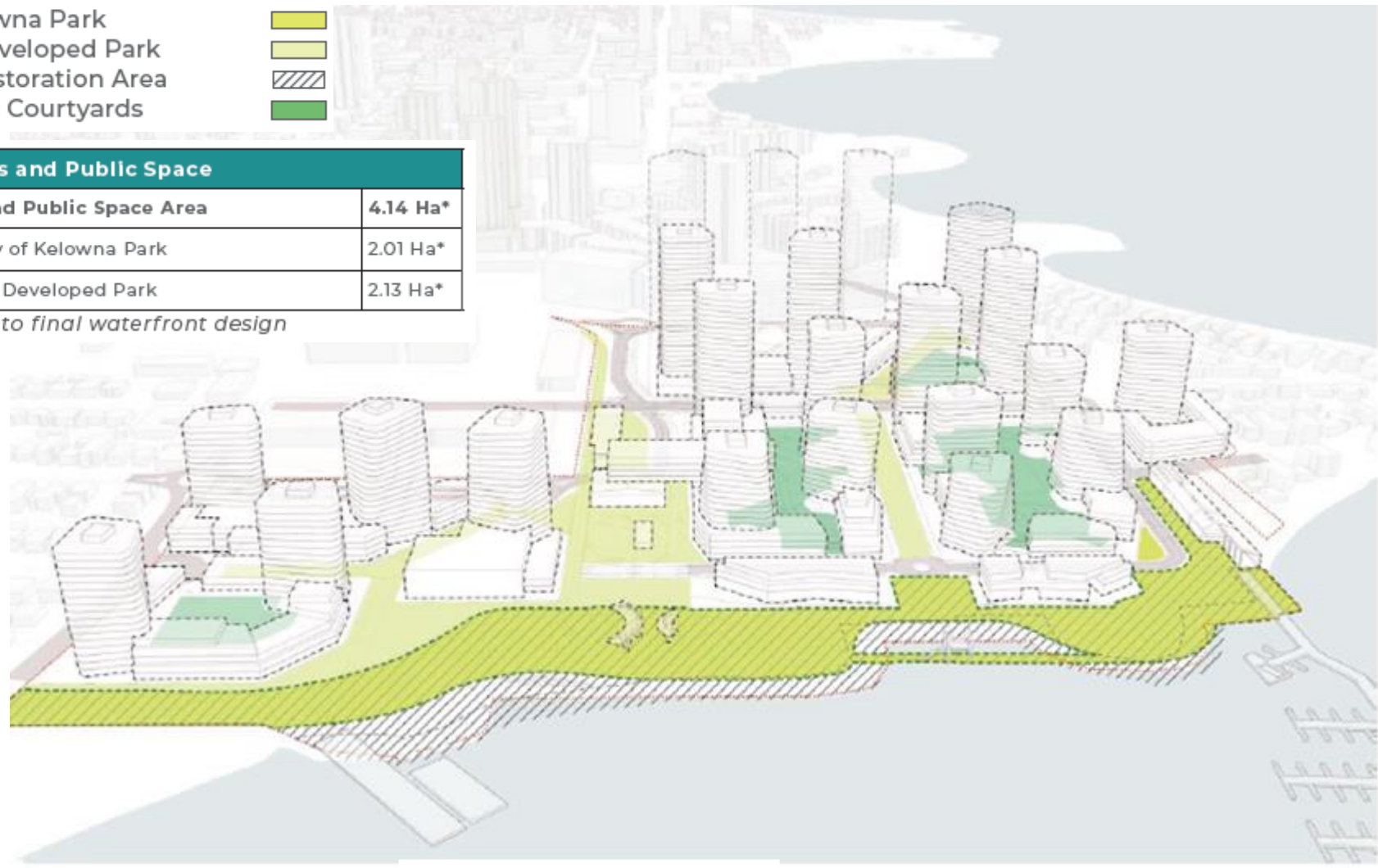
Parks and Public Space



- Mill Site Boundary - - - -
- City of Kelowna Park
- Privately Developed Park
- Riparian Restoration Area
- Semi-Public Courtyards

Overall Parks and Public Space	
Total Parks and Public Space Area	4.14 Ha*
Dedicated City of Kelowna Park	2.01 Ha*
Total Privately Developed Park	2.13 Ha*

**Area subject to final waterfront design*



Transit Network



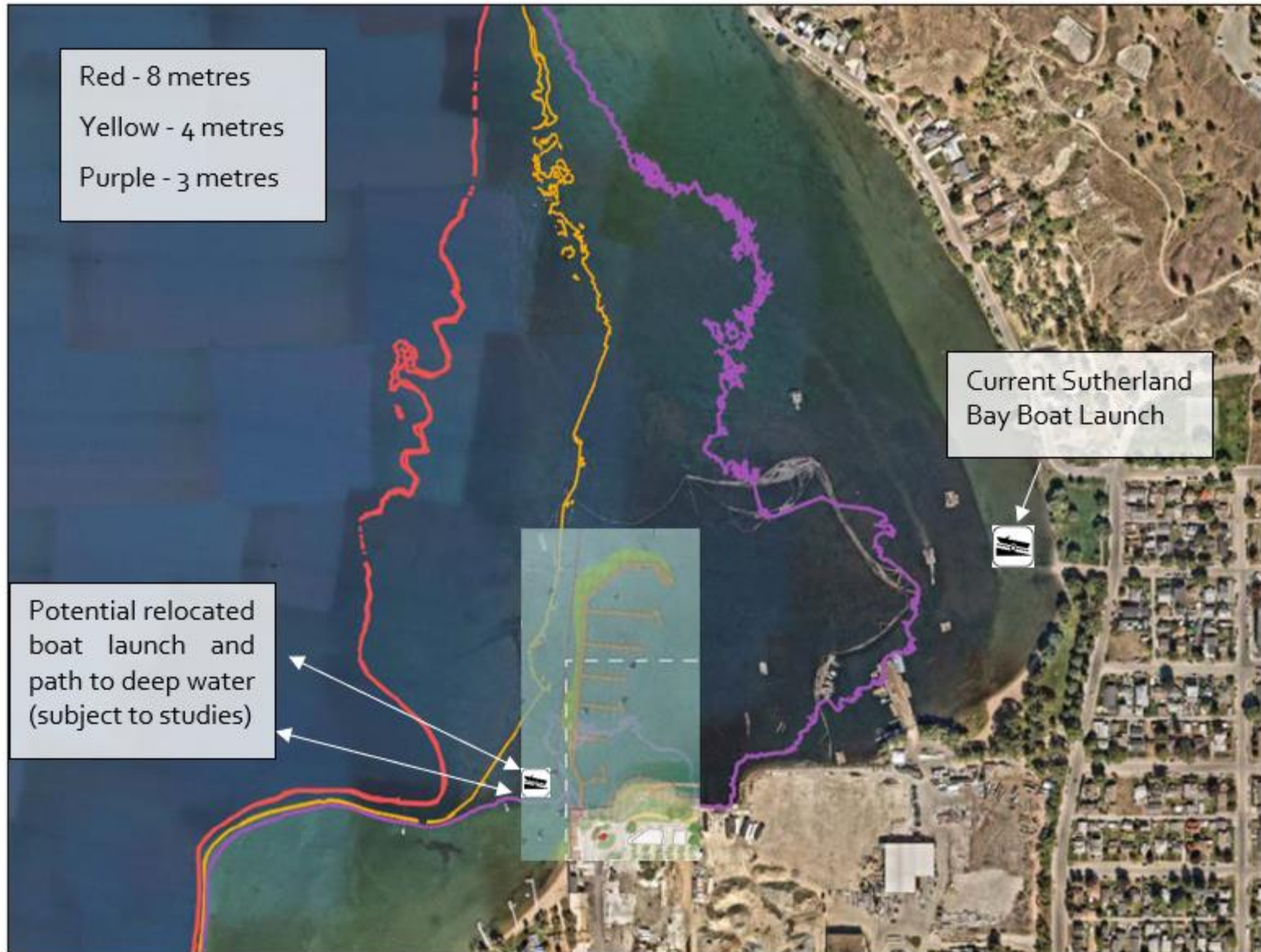
Figure 45. Transit Diagram

Technical Studies

(Submission 7)

- ▶ Natural Environment Development Permit
- ▶ Riparian Restoration Plan to be submitted
- ▶ Traffic Impact Assessment
 - ▶ Maximum Number of units
 - ▶ Commercial Floor Area
 - ▶ Trip Estimates
 - ▶ Transportation Demand Management strategies
- ▶ Marina and Water use Study

Sutherland Bay



Activation and Phasing



PHASE 1 - "THE HEART" (0-5 YEARS)

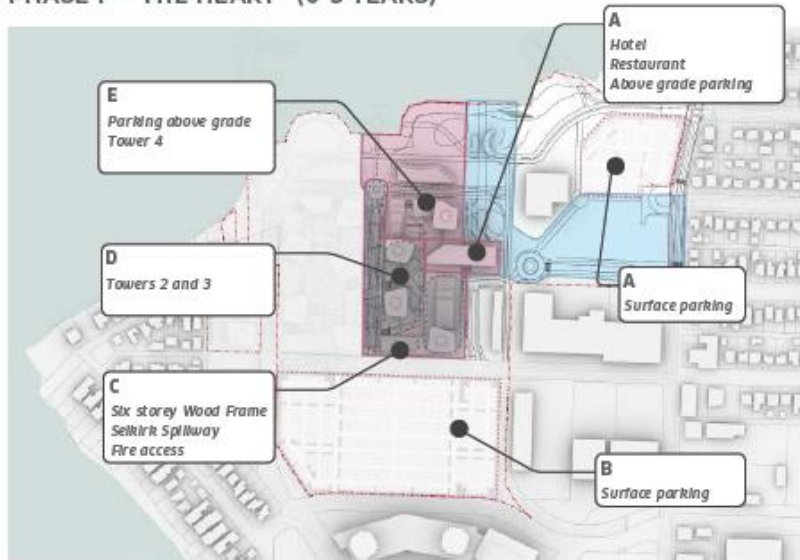


Figure 51. Phasing Diagram - Phase 1

PHASE 2 - "THE LAKE" (5-10 YEARS)

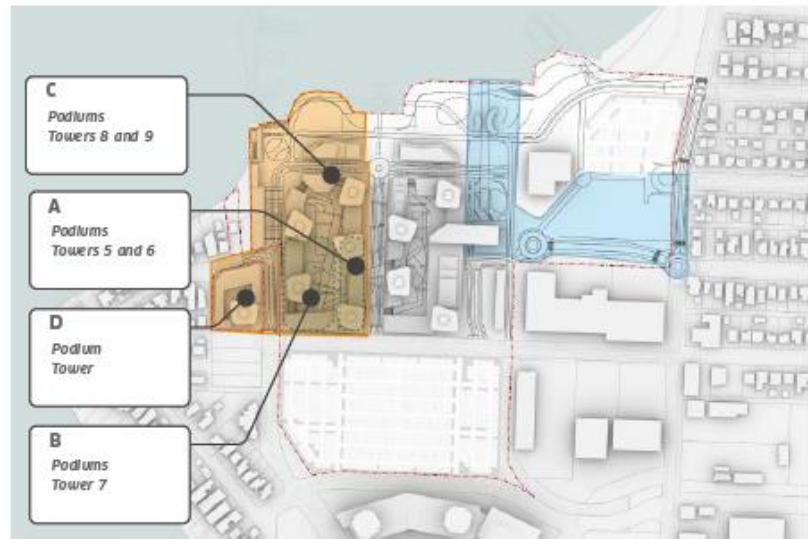


Figure 52. Phasing Diagram - Phase 2

PHASE 3 - "MOUNTAIN" (10-15 YEARS)

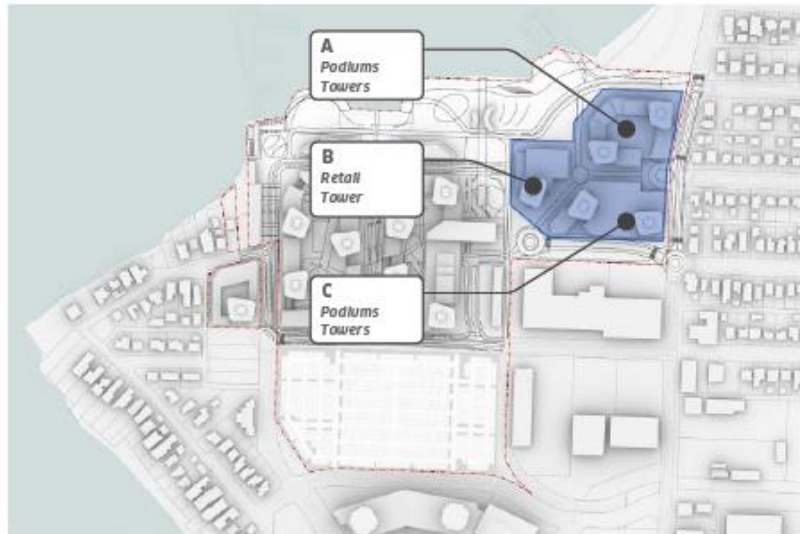


Figure 53. Phasing Diagram - Phase 3

PHASE 4 - "CITY FLEX" (10-15 YEARS)

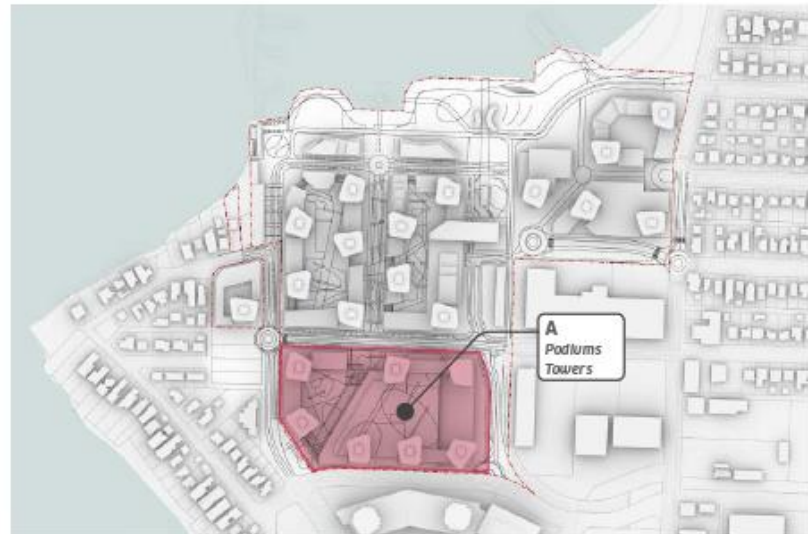


Figure 54. Phasing Diagram - Phase 4

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Light Green
OCP Climate Resilience Consistency	Dark Green

Council Priorities

- ▶ **1. Affordable Housing:** Increase in housing supply
 - ▶ Opportunities for rental and affordable later in process

- ▶ **2. Transportation:** Support provision of transit facilities
 - ▶ Link parking requirements to frequent transit provision

- ▶ **3. Climate & Environment:** Protect Okanagan Lake
 - ▶ Adaptive reuse of historical buildings reduces waste

Next Steps



Staff Recommendation

- ▶ Staff recommend proceeding to technical studies, public engagement and developing the final Mill Site Area Redevelopment Plan for Council consideration as the concept plan aligns with:
 - ▶ 2040 OCP Growth Strategy
 - ▶ 2040 Transportation Master Plan
 - ▶ Opportunity to redevelop underutilized site into urban mixed-use neighbourhood