

MURDOCH  COMPANY

December 17, 2020

Re: Baden Spa Development Application Form

Schedule Item G) Proposal Summary

- The Baden Spa is a response to a need in the market place for resort accommodation that is focused on health, wellness and relaxation. The Wellness sector is a well known growth area in the economy with many businesses directing their focus toward a population with discretionary income looking to find unique resort activities that are tailored to their more active lifestyles and complimentary to other recreational pursuits in their lives. Baden Spa is directed at that demographic and compliments many of the other regional recreational activities in the community and throughout the central Okanagan.

The Baden Spa proposal reflects a site sensitive approach to land use and development that responds to the difficult hill top site. The development strategy is intended to illustrate a well balanced approach to building on difficult terrain without overwhelming the natural landscape. The scale and massing of buildings is sensitive to human scale and scribed carefully into the site. The approach reduces site disturbance, overall mass and provides for a more refined scale that is more human and allows the landscape spaces between the buildings to become integral part of the experience of the resort.

The development approach proposes to use the available terrain in an intensive manner but also assumes many areas are to be left in a more native or enhanced state. The buildings are intended to be terraced building forms that step down the hillside in a sensitive response to the terrain conditions, geotechnical constraints and terrestrial sensitivities around the site and adjacent properties

Amenity spaces between the building are intended to be a combination of hard surface and planted spaces with efforts around the perimeter to repair and enhance the existing native landscape. The more formal amenity areas would compliment the resort activities with swimming pools, hot tubs and outdoor gathering areas. Services and infrastructure is intended to tie into existing community systems and connect with existing roads, paths and walkways adjacent the site.

Colors, materials and finishes will be durable regional materials that reflect a refined yet rustic balance composed in a manner to work at a comfortable human scale. Firesmart principles will be paramount and appropriate for the region.

Respectfully,

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