

# Report to Council



**Date:** September 25, 2023  
**To:** Council  
**From:** City Manager  
**Subject:** Mill Site Area Redevelopment Plan – Concept Plans  
**Department:** Policy & Planning

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**Recommendation:**

That Council receives, for information, the report from the Policy & Planning Department dated September 25, 2023, with respect to concept plans for the Mill Site Area Redevelopment Plan.

**Purpose:**

To inform Council of the concept plans for the Mill Site Area Redevelopment Plan, upcoming public engagement, and next steps in the planning process.

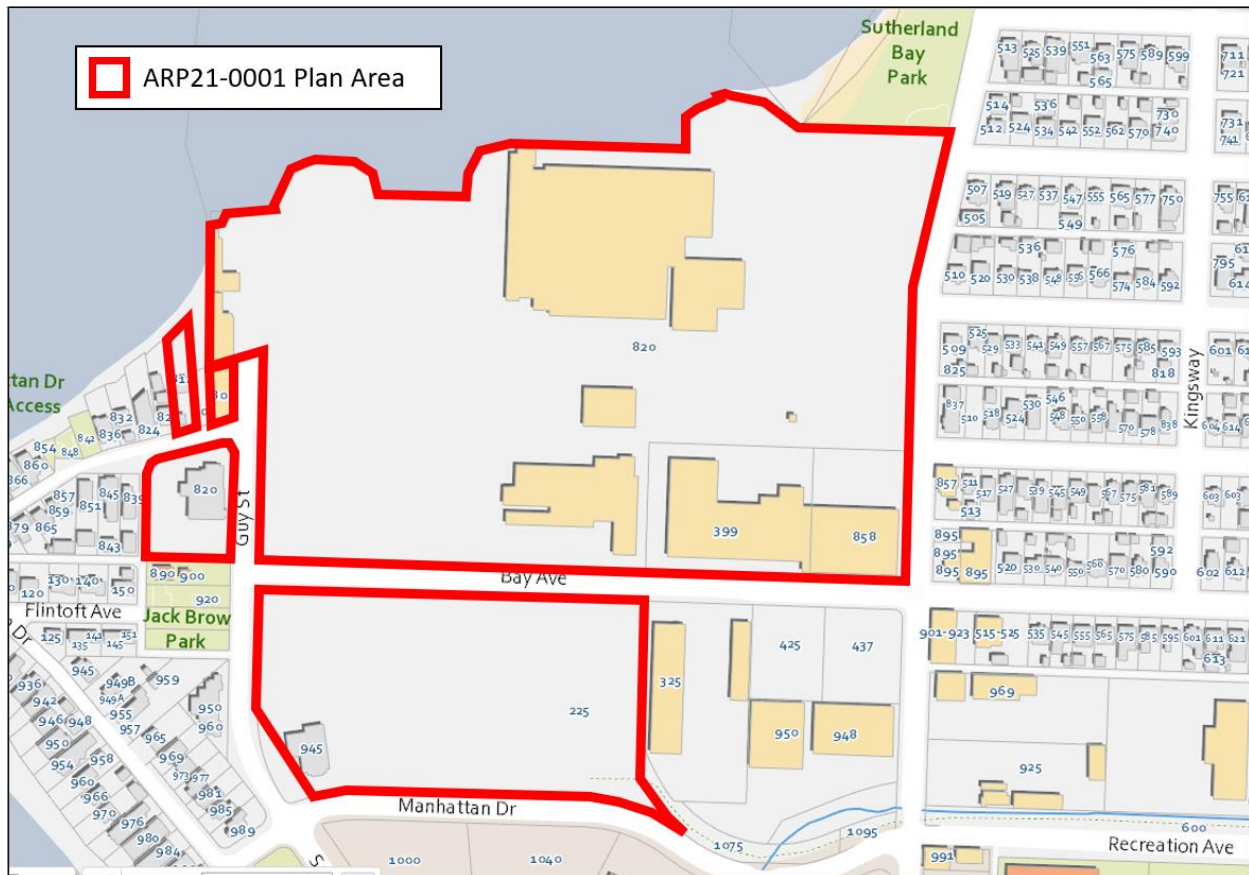
**Background:**

In early 2020, the Tolko lumber mill in the North End permanently closed its operation, ending nearly 100 years of lumber processing on the site. While this represented the end of one era, it also presents an exciting opportunity to reshape a very prominent site in an important part of our community. An opportunity of this scale is rare and holds the potential to make a significant impact on the fabric of our community moving forward.

The opportunity advanced the development of a North End Plan (NEP) to provide guidance for the growth and evolution of the North End neighbourhood, as well as high-level guidance for the Mill Site, which is a part of that neighbourhood. This process was initiated on July 12, 2021, and the NEP, which is being led by City Staff, is ongoing. To date, the NEP has provided high-level direction to the Mill Site through both the Vision & Objectives for the Plan (see Attachment A), as well as the Concept Plans that were introduced to Council recently, on July 24<sup>th</sup>, 2023.

On December 6, 2021 Council gave authorization to the owner of the Mill Site to proceed with an Area Redevelopment Plan (ARP) for the site (ARP21-0001), including the properties of 820 and 945 Guy Street and 804 and 814 Manhattan Drive. Two additional properties were later added to the Plan Area— including 399 Bay Avenue and 858 Ellis Street (see Figure 1). The purpose of an ARP is to establish a clear, long-term plan for the redevelopment of a large and/or complex site so that it develops in a manner consistent with established policy, industry best practices and community input. Protocols for developing an ARP in the City of Kelowna are governed by Council Policy No. 247 - Hierarchy of Plans.

Figure 1. Mill Site ARP Plan Area



Under the direction of Council Policy No. 247, Staff developed a Terms of Reference (TOR) to guide the planning process for the Mill Site ARP. The TOR stipulates that concept plans for the Plan Area are to be developed as part of the planning process.

#### **Discussion:**

The Mill Site team has now submitted the above-mentioned concept plans for the Plan Area (see Attachment B) and is coming forward to introduce these concept plans to Council. Staff are in the process of reviewing the concept plans and will be providing formal feedback directly to the Mill Site team. The Mill Site team will also be launching public engagement in the community to gather public input on the concepts (more on this below). Public input, formal Staff review, and technical considerations are to be used to inform the development of a final concept plan for the Mill Site that will be returned to Council for review.

#### **Public Engagement**

The Mill Site team will be conducting public engagement on the Mill Site concepts over the coming weeks. Since the public engagement for the NEP has been delayed due to the unfolding wildfire situation, an opportunity has been identified to coordinate the two engagement campaigns. Specifically, Staff is working with the Mill Site team to hold joint, open-house engagement events in the community in October. This will give residents the opportunity to see the concept plans for both the North End neighbourhood and the Mill Site together and to have their questions answered about each. The Mill Site team is also planning additional stand-alone sessions for the ARP.

**Conclusion:**

Concept plans for the Mill Site ARP have now been submitted (see Attachment B) and the Mill Site team is prepared to present the concepts for review. The next step is for the Mill Site team to conduct public engagement on the Mill Site concept plans. Some of this engagement is to occur jointly with public engagement for the North End Plan concept plans. Public input, formal Staff review, and technical considerations are to be used to inform the development of a final concept plan for the Mill Site that will be returned to Council for review.

**Considerations applicable to this report:**

**Legal/Statutory Procedural Requirements:**

Council Policy No. 247 – Hierarchy of Plans

**Existing Policy:**

Official Community Plan Bylaw No. 12300 – Policy 5.8.3. North End Industrial Lands.

**Considerations not applicable to this report:**

*Legal/Statutory Authority:*

*Financial/Budgetary Considerations:*

*External Agency/Public Comments:*

*Communications Comments:*

Submitted by:

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**Approved for inclusion:**



D. Noble-Brandt, Policy & Planning Department Manager

Attachments:

*Attachment A* – North End Plan Vision & Objectives

*Attachment B* – Mill Site ARP Concepts