
To: Mayor and Council
From: Paul Gipps, CAO
Meeting Date: October 15, 2024
Meeting Type: Regular Council Meeting

Prepared by: Ruth Sulentich, Economic Development and Public Engagement Specialist
Department: Parks, Recreation and Culture

Title: Lake Country Business Park
Description: Terms of Reference and Next Steps

RECOMMENDATION

THAT the Lake Country Business Park Area Structure Plan (ASP) Terms of Reference dated September 20, 2024 (Attachment A to the Report to Council dated October 15, 2024) be approved;
AND THAT staff be directed to proceed with Phase 1 of the Area Structure Plan (ASP) - Technical Due Diligence - Biophysical Studies, Planning and Engineering Inventories.

EXECUTIVE SUMMARY

Fifty hectares (123 acres) have been identified as possible future use as a Business Park. The Lake Country Business Park will help achieve:

- Expand the industrial tax base to bring some relief to property owners.
- Upgrade and improve the road network and District services.

Major servicing would have to go along with delivering the business park such as - water & sewer and improvements to the road network. This benefits development in the area, as well as the broader community and surrounding communities. It will also create businesses and jobs in Lake Country and diversification of tax revenue as currently the residential tax class makes up approximately 95.67 % of the District's Assessed value and delivers approximately 88% of the annual property taxes.



DISCUSSION/ANALYSIS

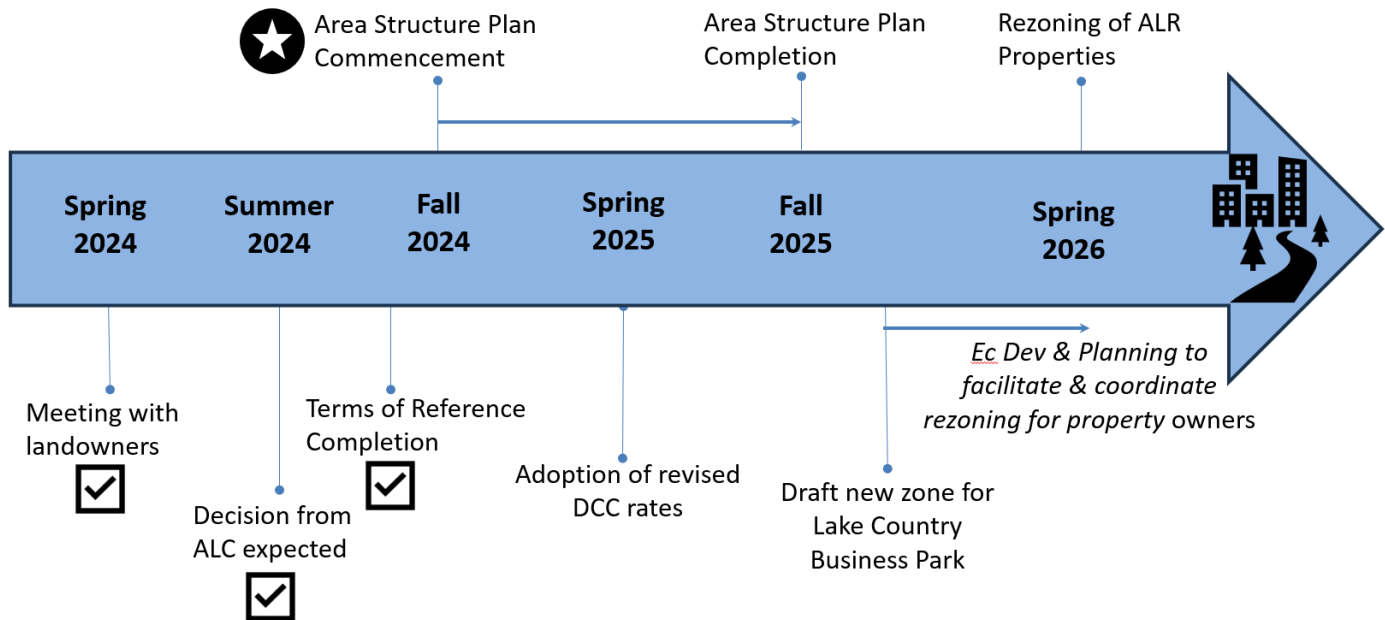
On April 23, 2024 staff met with the 13 landowners to provide an update on the Lake Country Business Park project. Earlier in 2024 the ALR approved excluding nine parcels of land from the ALR, however the land parcels must be rezoned by 2026. Landowners within the ALR are anxious to rezone, not wanting to miss the small window of opportunity to have the properties rezoned. The landowners are nervous and have many questions about the timing and process.

Staff have asked the 13 landowners to wait until the Area Structure Plan (ASP) is completed and new zone(s) are created. The new zone(s) would be recommended to Council based on engagement with the landowners and a market analysis of what type of businesses would be successful in the area. Staff has also assured landowners that staff will assist with facilitating the rezoning process limiting the stress and uncertainty for landowners.

Staff have worked with Placemark Design & Development to complete the Term of Reference (ToR) for the Lake Country Business Park. Placemark Design & Development has extensive experience at Predator Ridge, McCoubrey Plateau & McKinley Landing amongst several other development projects throughout Kelowna and the Okanagan.

Council is being asked to approve the ToR and provide staff with support to continue with Phase 1 of the ASP.

To meet the timelines of the ALR the following schedule will have to be followed and maintained:



Prior to the October 15th Council meeting - communication to the 13 landowners, along with the agenda for the October 15th meeting, will be sent to landowners informing them of Council’s upcoming decision on the ToR and ASP.

FINANCIAL IMPLICATIONS

- None
- Budget Previously Approved
- Other (see below)

Budget in the amount of \$80,000 for Phase 1 of the ASP is available in 2024 however additional budget would be requested in 2025 for Phase 2. Road improvements along with water and sewer expansion analysis have already been completed internally and will be added to the ASP.

COMMUNICATION

Individual conversations and communications with the 13 landowners. Let’s Talk – Lake Country page will be launched to inform the community of the project. Full communication plan will be developed for the ASP.

ALTERNATE RECOMMENDATION(S)

THAT Lake Country Business Park Area Structure Plan (ASP) Terms of Reference (Attachment A to the Report to Council dated October 15, 2024) not be approved.

Respectfully Submitted.

Report Approval Details

Document Title:	Lake Country Business Park Terms of Reference.docx
Attachments:	- Attachment A-Lake Country Business Park-ASP Terms of Reference.pdf
Final Approval Date:	Oct 8, 2024

This report and all of its attachments were approved and signed as outlined below:

Matt Vader, Director Parks, Recreation and Culture - Oct 7, 2024 - 10:06 AM

Reyna Seabrook, Director of Corporate Services - Oct 7, 2024 - 10:52 AM

Paul Gipps, Chief Administrative Officer - Oct 8, 2024 - 7:36 AM