

July 9, 2026

TO: Mayor & Council, City of Kelowna

We write prior to the July 14, 2026 Council meeting to express our ongoing support of the planning cycle for the North Glenmore Area Sector Plan.

We expressed support to Council for this Study in 2025.

We note that Council voted to receive the North Glenmore Sector Study in a June 2026 Council meeting.

Today, we confirm support for the OCP amendment before Council on July 14, which acknowledges study completion and introduces a Planning Framework for future planning in the North Glenmore Sector as per the Study available on the City of Kelowna website.

We understand that following adoption of the OCP amendment, City staff can be directed to refine the early growth concepts into a single preferred option, with future phases exploring road connections, transit, and infrastructure costs.

In summary, the Kelowna Chamber is in favour of the OCP which supports housing needs to 2041 and beyond.

Further, we are in favour of this current opportunity to proactively establish a structured planning process which could define expectations, address uncertainties, and set conditions for future growth in the North Glenmore sector.



Patrick Bobyn
President
Kelowna Chamber of Commerce



Kelowna Chamber of Commerce
544 Harvey Ave
Kelowna BC, V1Y 6C9

250 861 3627
hello@kelownachamber.org
kelownachamber.org



Outlook

FW: Please stop the expansion of the city's permanent growth boundary by 1,600 hectares in the north Glenmore area.

From mayorandcouncil <mayorandcouncil@kelowna.ca>

Date Mon 2026-07-13 9:16 AM

To City Clerk <CClerk@kelowna.ca>

For PH.

Michael Jud

Deputy City Clerk | Legislative Services

City of Kelowna

250-864-3298 | mjud@kelowna.ca

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From [REDACTED]

Sent: July 13, 2026 9:06 AM

To: mayorandcouncil <mayorandcouncil@kelowna.ca>

Subject: Please stop the expansion of the city's permanent growth boundary by 1,600 hectares in the north Glenmore area.



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Thank you.

Michael Rowland
Kelowna BC

Cost Analysis:North Glenmore Sector Study Results OCP26-0004 (BL12929) Public Hearing

From Scott Boswell OCCP [REDACTED]

Date Mon 2026-07-13 10:41 AM

To City Clerk <CClerk@kelowna.ca>; Tom Dyas <tdyas@kelowna.ca>; Ron Cannan <rcannan@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gord Lovegrove <glovegrove@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Rick Webber <rwebber@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>

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Public hearing Kelowna July 14.docx;

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July 14, 2026

Mayor and Members of Council
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Re: North Glenmore Sector Study — Public Hearing, July 14, 2026

Dear Mayor and Members of Council,

I am writing regarding the North Glenmore Sector Study and the decisions before Council following the July 14 public hearing.

The proposed North Glenmore growth area is exceptionally large, covering approximately 1,630 hectares and accommodating an estimated 13,000 homes and 30,000 residents. It would also require extensive new roads, water and sewer systems, stormwater infrastructure, parks, trails, community facilities, a firehall and other municipal services. The Sector Study itself acknowledges that infrastructure costs, long-term operations and maintenance, transportation impacts, environmental constraints and the timing of development require further detailed analysis before future neighbourhoods are approved.

The recent lifecycle analysis undertaken for the proposed 580 Commonage development in Vernon provides an important warning for Council. That development, with approximately 3,571 homes, was estimated to introduce approximately \$487 million in new municipal and utility infrastructure and create a projected cumulative lifecycle funding gap of between \$400 million and \$450 million over 100 years. The analysis concluded that development revenues would not fully cover the costs of operating, maintaining and replacing the infrastructure required to support the new development expansion.

Applying the same order-of-magnitude methodology to North Glenmore suggests that the sector could introduce approximately **\$1.7 billion to \$2.2 billion in core roads, drainage, water and sewer infrastructure**, and potentially **\$2.0 billion to \$2.9 billion in total public infrastructure and civic assets** when parks, community facilities, fire protection and related infrastructure are considered. A

reasonable preliminary midpoint is approximately **\$2.4 billion at full buildout**. These figures are not a substitute for a detailed City analysis, but they clearly demonstrate the scale of the long-term financial exposure that Council must understand before advancing growth approvals.

While developers may initially construct or finance portions of this infrastructure, the City of Kelowna and utility ratepayers would ultimately assume responsibility for operating, maintaining and replacing many of these assets. Development Cost Charges and initial capital contributions do not eliminate these long-term obligations. The key question is not simply whether the infrastructure can be built, but whether the tax and utility revenues generated by the development will be sufficient to support the required municipal services and asset replacement over the full lifecycle of the community.

I respectfully request that Council not advance the North Glenmore Sector toward inclusion within the Permanent Growth Boundary until an independent and publicly available lifecycle financial analysis has been completed. At minimum, this analysis should assess:

- the replacement value and expected lifespan of all roads, drainage, water, sewer, park and civic infrastructure;
- annual operating, maintenance and service costs;
- expected property tax, utility and other municipal revenues;
- developer funding commitments and Development Cost Charge recoveries;
- the financial effects of phased development and infrastructure being constructed ahead of revenues;
- impacts on existing taxpayers, utility ratepayers and the City's capital priorities; and
- the projected cumulative financial position over a minimum 100-year period.

Council should also require clear evidence that growth in North Glenmore will not divert limited municipal resources from existing neighbourhoods, the Core Area, established Urban Centres and infrastructure that already requires renewal.

North Glenmore may offer future housing opportunities, but its scale creates equally significant financial, environmental and servicing risks. **Council has a responsibility to ensure that decisions made today do not leave future residents with infrastructure liabilities and tax increases that were foreseeable but not fully evaluated.** The prudent course is to complete the necessary lifecycle analysis before making irreversible growth decisions.

Thank you for considering these comments as part of the public hearing record.

Sincerely,

Scott Boswell

██████ Hidden Lake Place, Kelowna, British Columbia

July 14, 2026

Mayor and Members of Council
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

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The recent lifecycle analysis undertaken for the proposed 580 Commonage development in Vernon provides an important warning for Council. That development, with approximately 3,571 homes, was estimated to introduce approximately \$487 million in new municipal and utility infrastructure and create a projected cumulative lifecycle funding gap of between \$400 million and \$450 million over 100 years. The analysis concluded that development revenues would not fully cover the costs of operating, maintaining and replacing the infrastructure required to support the new community.

Applying the same order-of-magnitude methodology to North Glenmore suggests that the sector could introduce approximately **\$1.7 billion to \$2.2 billion in core roads, drainage, water and sewer infrastructure**, and potentially **\$2.0 billion to \$2.9 billion in total public infrastructure and civic assets** when parks, community facilities, fire protection and related infrastructure are considered. A reasonable preliminary midpoint is approximately **\$2.4 billion at full buildout**. These figures are not a substitute for a detailed City analysis, but they clearly demonstrate the scale of the long-term financial exposure that Council must understand before advancing growth approvals.

While developers may initially construct or finance portions of this infrastructure, the City and utility ratepayers would ultimately assume responsibility for operating, maintaining and replacing many of these assets. Development Cost Charges and initial capital contributions do not eliminate these long-term obligations. The key question is not simply whether the infrastructure can be built, but whether the tax and utility revenues generated by the development will be sufficient to support the required municipal services and asset replacement over the full lifecycle of the community.

I respectfully request that Council not advance the North Glenmore Sector toward inclusion within the Permanent Growth Boundary, or approve implementing land-use changes, until an independent and publicly available lifecycle financial analysis has been completed. At minimum, this analysis should assess:

- the replacement value and expected lifespan of all roads, drainage, water, sewer, park and civic infrastructure;
- annual operating, maintenance and service costs;
- expected property tax, utility and other municipal revenues;
- developer funding commitments and Development Cost Charge recoveries;
- the financial effects of phased development and infrastructure being constructed ahead of revenues;
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Thank you for considering these comments as part of the public hearing record.

Sincerely,

Scott Boswell

■ Hidden Lake Place, Kelowna, British Columbia

FW: North Glenmore OCP Amendment and Proposed Framework

From mayorandcouncil <mayorandcouncil@kelowna.ca>

Date Mon 2026-07-13 10:47 AM

To City Clerk <CClerk@kelowna.ca>

For the PH.

Michael Jud

Deputy City Clerk | Legislative Services

City of Kelowna

250-864-3298 | mjud@kelowna.ca

Connect with the City | kelowna.ca

From: Desiree Skutshek [REDACTED]

Sent: July 13, 2026 10:05 AM

To: mayorandcouncil <mayorandcouncil@kelowna.ca>; Ron Cannan <rcannan@kelowna.ca>; Rick Webber <rwebber@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>

Subject: North Glenmore OCP Amendment and Proposed Framework

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Mayor and Council,

I am writing to oppose, or at minimum request deferral of, the proposed OCP amendment that would move North Glenmore to the next stage of planning through a Framework process.

My concern is primarily about process, timing and democratic legitimacy.

1. The Permanent Growth Boundary is Foundational to the OCP

The Permanent Growth Boundary is not a minor feature of Kelowna's OCP. It is the underpinning of the City's entire growth strategy. The OCP is not vague on this point. The OCP clearly directs growth inward, toward Urban Centres, the Core Area, and transit-supportive corridors. It also makes clear that the Permanent Growth Boundary is intended to limit outward suburban expansion, protect agricultural lands and ecologically sensitive areas, reduce unnecessary infrastructure expansion, and support a more environmentally and financially sustainable city.

The word "**permanent**" matters. It was not accidental. It represents a public commitment about how Kelowna would grow. Deleting or softening that word is not a minor text amendment nor is adding a resource-intensive Framework that begins to blur the edges of the boundary. It changes the bargain between the City and its residents by making the Permanent Growth Boundary discretionary and negotiable. Any decision that begins to weaken or work around it deserves full, city-wide scrutiny.

2. Troubling Discrepancies

There are troubling discrepancies in the submissions to, and material before, Council.

Placemark has suggested that completion of the Framework and changes occurring on the land could happen within approximately five to seven years. City staff, however, have described North Glenmore as an important long-term reserve of future growth capacity, to be unlocked only as demonstrated housing need emerges. Staff have also acknowledged that the current OCP identifies housing supply through to at least 2041, and potentially far longer given recent moderation in population growth.

These positions do not square with one another. If Kelowna already has more than sufficient housing capacity within the existing Permanent Growth Boundary, then advancing a resource-intensive Framework now opens the possibility of extending the boundary prematurely. Once the OCP is amended, once a Framework is initiated, once staff resources are committed, once landowners begin investing in technical work, and once infrastructure assumptions begin to be explored, the City creates momentum. That momentum can shape future expectations, future land values, and future political pressure. Developers will naturally seek the shortest possible timeline. However, Council's responsibility is to protect the public interest, not to accelerate speculative expectations before demonstrated need exists.

Council should be candid with the public: this is not merely a **neutral** Framework. It is a significant step toward making North Glenmore part of Kelowna's future urban growth strategy. Additionally, before committing staff time, public funds, and institutional momentum to this process, Council should ask whether this is an appropriate use of resources given the current economic and planning climate.

There is also a concerning discrepancy in the proposed OCP amendment language. The amendment refers to deleting "ST" or short-term and replacing it with "C" or completed for Action L-8, "Undertake a North Glenmore Sector Development Study to inform future OCP Update Processes." However, the OCP's timing for this entry is "LT" or long-term not "ST" or short-term, and elsewhere in the staff materials that long-term status is acknowledged.

If this is an error, it is a serious one. It changes public perception. It makes it appear as though the North Glenmore Sector Study was already expected to be completed in the short term, and that the new Framework is simply the next long-term implementation step. That is materially different from moving a long-term action forward now and replacing it with an even more concrete Framework. Given that these amendments come from the City's Long Range Planning Division, it is difficult to understand how this discrepancy has persisted without correction.

The public should not be expected to catch this by reading deeply into lengthy agenda materials. Many residents will rely on the short version of what Council is being asked to consider. That short version must be accurate.

3. Inadequate Consultation and Problematic Timing

The consultation process is also inadequate for a decision of this magnitude. The City conducted approximately one month of engagement in April and May and received only 635 responses. That is not a statistically significant sample of Kelowna residents, nor is it a random sample. It cannot reasonably be treated as a broad public mandate to begin the process of altering the growth strategy of the OCP.

Council then advanced the matter on June 22 to a July 14 Public Hearing, giving residents very little time to prepare. The hearing is also scheduled in mid-July, when many residents are away, distracted, or less likely to be following municipal proceedings. For an amendment that has the means of affecting the foundation of Kelowna's growth strategy, this is not fulsome public engagement.

Additionally, this timing is especially troubling because the decision is being made only months before a municipal election. A new Council will soon receive a democratic mandate from voters. If the Permanent Growth Boundary is to be reconsidered sooner than expected, that question should be placed squarely before the electorate and then addressed through a comprehensive review of the entire OCP.

There is no need to rush this decision. If decisions are guided by the OCP, the housing capacity North Glenmore might provide is far into the future. The Framework itself will be a far more resource-intensive stage, involving environmental, infrastructure, costing, servicing, and other technical studies. It is unclear from the materials who will pay for this Framework, in what proportion, and what financial exposure the City will assume. How it is funded opens a host of issues with neutrality at its core.

I ask Council to reject or defer this OCP amendment. If North Glenmore is truly a long-term reserve, then let it remain long term. This decision should be made only after fulsome community engagement and a full OCP review in the next Council's tenure.

Desiree Skutshek
[REDACTED] Coronation Ave.

Public Hearing OCP26-0004 (BL 12929) North Glenmore Sector Study

From Marie-France Menard [REDACTED]

Date Mon 2026-07-13 1:02 PM

To City Clerk <CClerk@kelowna.ca>; Tom Dyas <tdyas@kelowna.ca>; Ron Cannan <rcannan@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gord Lovegrove <glovegrove@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Rick Webber <rwebber@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>

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Public Hearing OCP26-0004 (BL 12929) North Glenmore Public Hearing, July 14, 2026 .docx;

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July 14, 2026

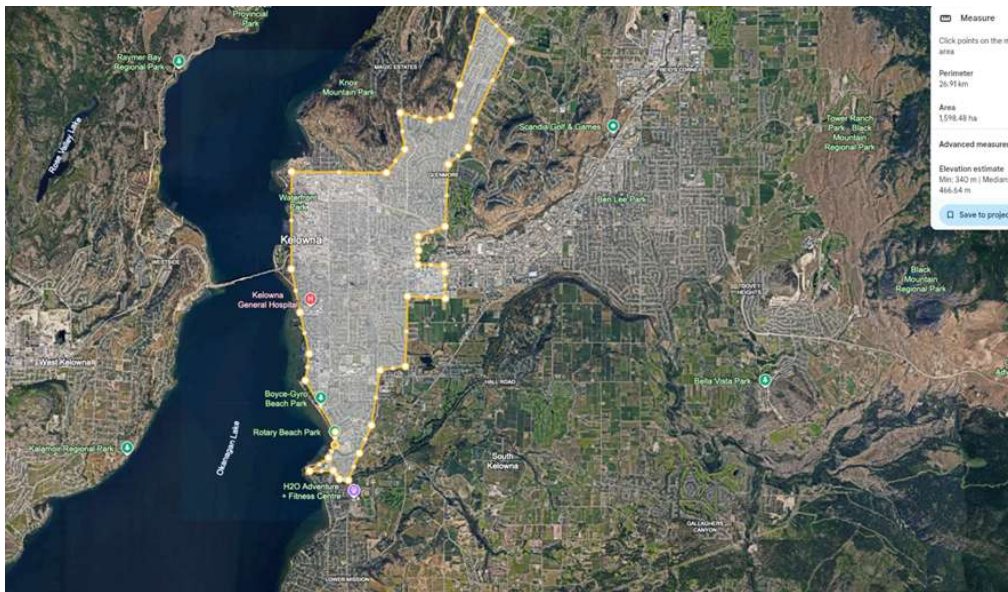
Mayor and Members of Council
City of Kelowna, 1435 Water Street
Kelowna, BC V1Y 1J4

Re: Public Hearing OCP26-0004 (BL 12929) North Glenmore Sector Study

Dear Mayor & Council,

I am writing regarding the proposed North Glenmore expansion and the consideration of bringing this substantial area within Kelowna's Permanent Growth Boundary.

The embedded map demonstrates the true scale of the proposal. The North Glenmore study area covers approximately **1,600 hectares**. When placed over the City of Kelowna, it is comparable in size to a continuous area extending from the Lower Mission through South Pandosy, downtown, Glenmore in the northern part of Kelowna.



Council would never contemplate approving urban development across an area of this magnitude within the City without first completing a comprehensive financial, transportation, servicing and environmental analysis. The same standard of due diligence must be applied to the North Glenmore Area (1,600ha) before it can be contemplated for inclusion into the Permanent Growth Boundary.

The North Glenmore Study commissioned by the private interest group is inadequate for council to make an informed decision. The long-term consequences of building a large, automobile-dependent suburb must be fully understood before Council makes an irreversible decision.

Low-density suburban expansion generally requires longer roads, water lines, sewer lines and drainage systems to serve each household than more compact development within established urban areas.

Expanding the city outward could also create significant transportation impacts. North Glenmore is geographically separated from many of Kelowna's major services, schools and commercial centres. Without substantial and sustained investment in transit and active transportation, future residents are likely to rely heavily on private vehicles.

A large suburban expansion could also weaken the City's efforts to direct growth toward established Urban Centres, the Core Area and neighbourhoods where infrastructure and services already exist. Housing growth on the urban fringe may draw development activity, investment and municipal resources away from areas that the City has identified for infill, redevelopment and greater housing density.

The North Glenmore Sector Study acknowledges that infrastructure costs, long-term operations and maintenance, transportation impacts, environmental constraints require further detailed study. These matters should not be deferred until after the growth boundary is changed. They are fundamental questions that should determine whether the expansion is financially, environmentally and socially responsible.

I respectfully request that Council not include the North Glenmore study area within the Permanent Growth Boundary until an independent and comprehensive analysis has been completed. The analysis should assess:

- the full capital cost of roads, water, sewer, drainage, parks, fire protection and community infrastructure;
- annual operating, maintenance and municipal service costs;
- the long-term cost of replacing infrastructure over its full lifecycle;
- projected property tax, utility and other municipal revenues;
- developer contributions and Development Cost Charge recoveries;
- impacts on existing taxpayers and utility ratepayers;

- impacts on traffic, transit, emergency response and road capacity;
- greenhouse gas emissions and household transportation costs;
- impacts on agricultural land, natural areas, wildlife habitat and ecological connectivity;
- impacts on the City's debt capacity and capital priorities; and
- the opportunity cost of directing growth and investment away from existing neighbourhoods and Urban Centres.

Regards,

Marie-France Menard
[REDACTED] Hidden Lake Place
Kelowna, British Columbia

July 14, 2026

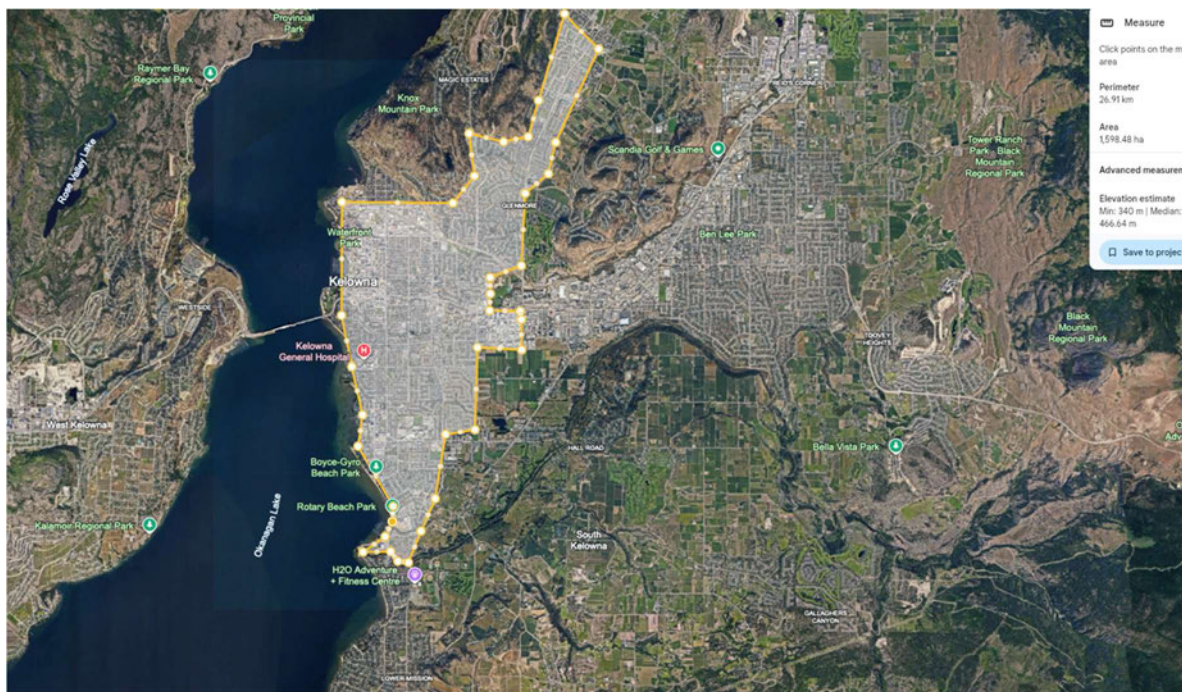
Mayor and Members of Council
City of Kelowna, 1435 Water Street
Kelowna, BC V1Y 1J4

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- the opportunity cost of directing growth and investment away from existing neighbourhoods and Urban Centres.

Regards,

Marie-France Menard
[REDACTED] Hidden Lake Place
Kelowna, British Columbia

Concerning the troubling expansion in North Glenmore

From The Albo Room at Plant Gather <[REDACTED]>

Date Mon 2026-07-13 2:45 PM

To City Clerk <CClerk@kelowna.ca>; Tom Dyas <tdyas@kelowna.ca>; Ron Cannan <rcannan@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gord Lovegrove <glovegrove@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Rick Webber <rwebber@kelowna.ca>; lwoodridge@kelowna.ca <lwoodridge@kelowna.ca>

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July 13, 2026

Mayor and Members of Council

City of Kelowna

1435 Water Street

Kelowna, BC V1Y 1J4

Re: North Glenmore Sector Study – Public Hearing, July 14, 2026

Dear Mayor and Members of Council,

I am writing regarding the North Glenmore Sector Study (NGSS) and the decisions before Council following the July 14 public hearing. I am extremely distressed to hear about the ecological implications of the proposed growth area, particularly in the ecosystem connectivity/eco-corridors, biodiversity conservation, and the protection of very environmentally sensitive areas.

The mandate of this elected council is NOT to unilaterally rewrite the City's growth plan. There is NO public mandate for a change of this magnitude, and NO MANDATE to set aside the principles and direction of our newly adopted Official Community Plan (a plan built around sustainable, compact development) just years after it was adopted. Approving one of the most massive suburban expansions in British Columbia's history is NOT a decision Council should make on its own. The people of Kelowna, the people who elected you should also have a say. It should not be allowed to be rushed through, as if this is some quick decision with little impact on the surrounding areas. Especially during the existing climate crisis we are currently facing. That consent by the public has not yet been sought, and it has not been given.

I am extremely concerned and upset that this is even being discussed at a rapid rate, with no little to no oversight from the public.

The North Glenmore growth area is one of the largest proposed expansions of Kelowna's urban footprint. While the need for housing and responsible growth planning is recognized, the scale and location of this proposed growth area raise important ecological considerations that require careful evaluation before long-term land-use decisions are finalized.

A key consideration is the overlap between the proposed growth area and the Knox Mountain Ridge Ecosystem Connectivity Corridor identified in the City of Kelowna's Official Community Plan 2040 (OCP 2040). This corridor represents an important component of the City's ecological network for maintaining

landscape connectivity, supporting wildlife movement, and contributing to the long-term conservation of biodiversity within the Okanagan landscape.

The North Glenmore Sector Study itself identifies environmental constraints as a key challenge requiring further understanding through future planning efforts and more detailed technical analysis. Specifically, the NGSS identifies the need to ensure avoidance of ESA-1 areas and minimize impacts to ESA-2 areas, with compensation and habitat enhancement considered where impacts cannot be avoided. Based on the ecological mapping presented in the NGSS, the proposed growth area includes areas mapped as approximately 417 hectares of ESA-1 lands, 831 hectares of ESA-2 lands, and approximately 455 hectares overlapping the Knox Mountain Ridge Ecosystem Connectivity Corridor.

Ecological connectivity is a landscape-scale consideration that extends beyond individual habitat patches and supports wildlife movement between seasonal ranges, breeding areas, feeding habitat, and areas of refuge. In the Okanagan, where natural ecosystems have been substantially fragmented by urban development, agriculture, transportation infrastructure, and other land uses, maintaining connected habitat networks is increasingly important for biodiversity conservation and ecosystem resilience.

Development within or adjacent to natural areas can result in cumulative impacts beyond direct habitat loss. Roads, recreation, increased human activity, artificial lighting, noise, and the expansion of the urban–natural interface can alter habitat function, increase fragmentation, create barriers to wildlife movement, and reduce the ecological resilience of surrounding landscapes. These impacts should be considered at the landscape scale rather than addressed only through individual development applications.

The City has already recognized the importance of ecological connectivity through OCP 2040. Objective 14.4 commits the City to preserving and enhancing biodiversity and landscape diversity by integrating and connecting ecological networks throughout the city. Policy 14.4.1 directs the City to use an ecosystem-level approach to ecological planning and management to ensure the ongoing function of environmentally sensitive areas, establish and retain ecosystem connectivity corridors, and preserve species-at-risk values.

Further, Policy 14.4.2 specifically identifies ecosystem connectivity corridors as important features for maintaining biodiversity, habitat connectivity, migration, and viable populations. This policy identifies the Knox Mountain Ridge Ecosystem Connectivity Corridor and directs the City to discourage development or land uses that would have negative impacts on properties intersecting this corridor.

Given the scale of the proposed growth area and its overlap with identified environmentally sensitive areas and an OCP-designated ecosystem connectivity corridor, I respectfully request that Council ensure the following considerations are addressed before advancing land-use decisions:

- An ecological connectivity assessment evaluating the role of the North Glenmore landscape within the broader regional habitat network and the ecological function of the Knox Mountain Ridge Ecosystem Connectivity Corridor;
- A clear assessment of how the proposed growth area aligns with OCP 2040 Objective 14.4 and Policies 14.4.1 and 14.4.2, particularly regarding the retention and protection of ecosystem connectivity corridors;
- Evaluation of potential cumulative ecological impacts associated with habitat fragmentation, transportation infrastructure, recreation, lighting, and increased human activity;
- Consideration of growth scenarios and land-use configurations that avoid, minimize, or appropriately mitigate impacts to identified ecosystem connectivity corridors and environmentally sensitive areas;
- Identification of appropriate planning mechanisms and long-term protection measures where significant ecological values are confirmed.

The decisions regarding North Glenmore will shape Kelowna's natural systems for generations. I respectfully request that Council ensure ecological values identified within the City's own planning

framework are fully considered before decisions are made that may permanently affect the function of this important ecosystem connectivity corridor.

Thank you for considering these comments as part of the public hearing record.

Sincerely,

Rebecca Webster

[REDACTED]

Kelowna, BC

V1Y 9Z1



www.plantgather.com

Plant Gather respectfully acknowledge that we live, work, and play on the traditional territory of the syilx Okanagan people.

North Glenmore Sector Study – Public Hearing, July 14, 2026

From Fabi Melchior [REDACTED]

Date Mon 2026-07-13 2:49 PM

To City Clerk <CClerk@kelowna.ca>; Tom Dyas <tdyas@kelowna.ca>; Ron Cannan <rcannan@kelowna.ca>; Maxine DeHart <mdehart@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Gord Lovegrove <glovegrove@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; Luke Stack <LStack@kelowna.ca>; Rick Webber <rwebber@kelowna.ca>; Loyal Wooldridge <LWooldridge@kelowna.ca>

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July 13, 2026

Mayor and Members of Council
City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Re: North Glenmore Sector Study – Public Hearing, July 14, 2026

Dear Mayor and Members of Council,

I am writing regarding the North Glenmore Sector Study and the proposed expansion of the City's urban footprint. While I recognize the importance of accommodating future housing needs, I encourage Council to carefully consider whether this growth pattern represents the most climate-resilient approach for Kelowna's long-term future.

The Okanagan Valley is already experiencing increasing pressures associated with climate change, including drought, changing precipitation patterns, extreme heat, and growing demands on limited water resources. Decisions regarding where and how the City grows will directly influence its ability to adapt to these challenges.

The City of Kelowna's Official Community Plan 2040 recognizes that climate resilience must be integrated into land-use planning. Policy 12.1.2 identifies key approaches to building climate resiliency, including protecting natural areas and habitats, increasing park space and tree canopy coverage, focusing growth in connected and walkable Urban Centres and Core Areas, providing diverse transportation options, and reducing energy consumption through efficient buildings and neighbourhoods.

The scale and location of the proposed North Glenmore growth area raise important questions regarding alignment with these objectives. Large urban expansions typically require significant new roads, utilities, and municipal infrastructure, while also increasing reliance on private vehicle travel. These development patterns create long-term infrastructure and transportation commitments that may increase future

climate vulnerabilities and reduce opportunities for more efficient, low-carbon growth.

A climate-resilient growth strategy should prioritize development patterns that make efficient use of existing infrastructure, support active transportation and transit options, and reduce the need for continued outward expansion into undeveloped areas.

Furthermore, it's important to note that this Council was not elected with a mandate to unilaterally rewrite the City's growth plan. There is no public mandate for a change of this magnitude, and no mandate to set aside the principles and direction of our newly adopted Official Community Plan (a plan built around sustainable, compact development) just years after it was adopted. Approving one of the largest suburban expansions in British Columbia's history is not a decision Council should make on its own. It deserves the informed consent of the people who elected them. That consent has not yet been sought, and it has not been given.

Water availability is one of the most significant climate considerations facing communities throughout the Okanagan. Future growth decisions must account not only for current water capacity, but also for long-term reliability under changing climate conditions, including drought, reduced snowpack, and shifting precipitation patterns.

The proposed North Glenmore growth area would create substantial additional demand for municipal water services. Before advancing growth of this scale, Council should have a clear understanding of how future water needs can be met while maintaining system resilience during periods of increased water scarcity and competing demands.

Climate resilience also depends on maintaining the natural systems that help communities adapt to changing conditions. Natural areas provide important climate adaptation benefits by helping regulate temperatures, manage stormwater, support ecological functions, and increase landscape resilience. The conversion of large areas of undeveloped land to urban uses can reduce these natural benefits and increase reliance on engineered infrastructure solutions.

The infrastructure decisions associated with North Glenmore will shape Kelowna for decades. Roads, utilities, and neighbourhood systems built today will require ongoing operation, maintenance, and replacement under future climate conditions. It is therefore important that new growth patterns support the City's climate objectives by making efficient use of infrastructure, reducing long-term vulnerabilities, and maintaining resilience to future resource constraints.

I respectfully encourage Council to carefully evaluate whether the proposed North Glenmore growth area aligns with the climate-resilient land-use direction established in OCP 2040 Policy 12.1.2, including the City's objectives related to efficient growth patterns, water security, protection of natural systems, and reducing long-term climate vulnerability.

The decisions made regarding North Glenmore will influence Kelowna's growth pattern for generations. Climate resilience requires not only responding to the impacts of climate change, but also making proactive decisions that reduce vulnerability and support long-term sustainability.

Sincerely,
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