
North Glenmore Expansion

From Jennifer Gullins [REDACTED]
Date Mon 2026-07-13 2:57 PM
To City Clerk <CClerk@kelowna.ca>

⚠ CAUTION: Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

To whom it may concern,

I currently live in the Glenmore area and I have on and off since moving to Kelowna here in 2019 from Salmon Arm. I have loved the Glenmore area since I first stayed here with a friend when I was just entering high school. But I have concerns about the proposed plan to change the growth boundary.

My concern is mentioned eloquently by the Okanagan Conservation which states:

"Kelowna's own OCP identifies North Glenmore-area lands as part of key wildlife corridors, including the Okanagan Mountain to Kalamalka Lake Provincial Park Ecosystem Connectivity Corridor and the Knox Mountain Ridge Ecosystem Connectivity Corridor. The OCP explicitly directs the City to discourage development that harms these corridors." And "The City's Natural Environment policy states development pressures continue to threaten habitat, water, and air resources, and that a comprehensive approach integrating environmental considerations is needed to avoid harming sensitive ecosystems. A 1,600-hectare expansion is exactly the scale of decision this policy was written to scrutinize closely"

We do not need more urban sprawl that harms our ecosystems, and that makes traffic and densification more difficult.

I hope you consider my opinion when moving to a vote.

Also ps: I love the new Kelowna sign!

~Jennifer Gullins
[REDACTED] Glenmore Rd, Kelowna BC

Re: Regarding North Glenmore Sector Study - Public Hearing July 14 2026

From Jarzecki, Karina [REDACTED]

Date Mon 2026-07-13 3:09 PM

To Tom Dyas <tdyas@kelowna.ca>; City Clerk <CClerk@kelowna.ca>

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

I just wanted to include my civic address, my apologies for its omission from my original email:

[REDACTED] Burtch Road, Kelowna BC, V1W 5G9

Karina Jarzecki

From: Jarzecki, Karina

Sent: Monday, July 13, 2026 2:42 PM

To: tdyas@kelowna.ca <tdyas@kelowna.ca>; cityclerk@kelowna.ca <cityclerk@kelowna.ca>

Subject: Regarding North Glenmore Sector Study - Public Hearing July 14 2026

Hello Mayor Dyas,

I am writing this email to voice my disapproval toward the proposed North Glenmore plan. I strongly believe this goes against many of the elements outlined in the Community Plan 2040 which was released only a few years ago. We need to prioritize ecological connectivity and conservation, and stop new suburban neighbourhoods - what has been proposed will go against the community's vision as outlined in the Imagine Kelowna Vision 2040 report. The current Kelowna council was NOT voted to unilaterally rewrite the community plan, overextend our financial budget with a \$800 million dollar project, and change the trajectory of development of our incredible city. The city council should serve the people who elected them and our voice & consent needs to be explicitly sought. As a member of the University of British Columbia Okanagan community, I am NOT in favour of what this proposal puts forward.

Thank you for your time,

Karina Jarzecki, M.Sc. A.Ag ([she/her](#))

PhD Student, Mason Lab & Sustainable Agriculture Research Complex

Department of Biology | Irving K. Barber Faculty of Science

The University of British Columbia | Okanagan Campus | syilx Okanagan Nation Territory

The UBC Okanagan campus is situated on the traditional, ancestral, unceded territory of the syilx Okanagan Nation.

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 Dyas 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. My comments focus on the ecological implications of the proposed growth area, particularly ecosystem connectivity, biodiversity conservation, and the protection of environmentally sensitive areas.

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 region.

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.

North Glenmore Expansion

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Karina Jarzecki, M.Sc. A.Ag ([she/her](#))

PhD Student, Mason Lab & Sustainable Agriculture Research Complex

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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 region.

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,

Lindsay Lalach

██████ Lequime Road, Kelowna BC, V1W1A4

North Glenmore Expansion

From amanda copp [REDACTED]
Date Mon 2026-07-13 3:35 PM
To City Clerk <CClerk@kelowna.ca>

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

Hello,

My name is Amanda Copp and I live in Glenmore at [REDACTED] Tronson Drive, Kelowna, BC. I am writing to express my strong concerns regarding the proposed expansion in North Glenmore.

My concerns include the following:

- **Loss of wildlife habitat:** The proposed expansion would encroach on an area that is important to local wildlife. Urban development has already pushed the city boundary significantly, and I believe it is important to preserve the remaining natural habitat for future generations.
- **Infrastructure costs:** The estimated \$800 million in infrastructure costs is substantial, and I do not believe the long-term financial impacts have been fully examined. I am concerned that these costs will ultimately be passed on to taxpayers through higher property taxes and utility rates.
- **Rising taxes:** Kelowna residents are already facing increasing property taxes and a higher cost of living. Adding a development of this scale could place an even greater financial burden on current residents.
- **Pressure on essential services:** Kelowna is already struggling to meet the needs of its existing population. Access to family doctors, emergency medical care, and other healthcare services remains limited, and emergency services are already under significant pressure. I do not believe the city has the capacity to support an additional 30,000 residents without substantial investment in these critical services first.
- **Transportation and traffic:** Traffic congestion continues to worsen throughout Kelowna, particularly during peak travel times. A development of this size would place additional strain on an already overburdened road network unless major transportation improvements are completed in advance.
- **Quality of life:** One of the reasons many people choose to live in Kelowna is its balance between urban amenities and natural surroundings. Expanding into undeveloped areas risks diminishing the character of our community and severely reducing the quality of life for existing residents.

I urge Council to carefully consider the long-term environmental, financial, and social impacts of this proposal before making a decision. Growth should occur in a way that is responsible, sustainable, and supported by the infrastructure and services needed to accommodate it.

Thank you for considering my comments.

Sincerely,
Amanda Copp

Association of Interior Realtors- Public Hearing North Glenmore Sector Study BL12919 (OCP26-0004)

From Seth Scott [REDACTED]
Date Mon 2026-07-13 3:35 PM
To City Clerk <CClerk@kelowna.ca>

 1 attachment (181 KB)
Letter- NGSS City Of Kelowna OCP Amendment .pdf;

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

Hello,

On behalf of the Association of Interior REALTORS®, please see attached our written submission for the public hearing being held tomorrow July 14th, 2026. Our civic address can be found below in my email signature. Thank you.

Have a great rest of your day,

Seth Scott, MPP CRAE
Director of Government Relations and Communications

seths@INTERIORREALTORS.com

p 250.491.4560 EXT 252
tf 1.866.491.4560

Head Office:
#112 -140 Commercial Drive
Kelowna BC V1X 7X6
INTERIORREALTORS.com

[http://../Local/Temp/Temp1_omrebSignatures.zip/omrebSignatures/www.omreb.com]



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Mayor and Council, City of Kelowna

Via Email: cityclerk@kelowna.ca

Subject: Support for the North Glenmore Sector OCP Amendment

Dear Mayor Dyas and Kelowna City Council,

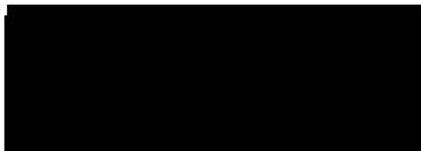
The Association of Interior REALTORS® represents approximately 2,600 professional REALTORS® who live and work across the Interior region of British Columbia, including a majority who practice and reside in the City of Kelowna. We are writing to you regarding the North Glenmore Sector Study Amendments — Bylaw 12929 (OCP 26-0004).

Our Association strongly supports the proposed OCP amendments and respectfully encourages Council to vote in favour of advancing the next stage of planning for the North Glenmore Sector, in alignment with the completed North Glenmore Sector Study.

With 73% of non-homeowners in the province still hoping to own a home one day¹, thoughtful long-range planning is essential to creating strong, complete communities with a broad range of housing options. Initiatives such as this help lay the foundation for meeting current and future housing needs in Kelowna.

Thank you for your leadership and for considering our perspective on this important matter. If you have any questions or would like to discuss this further, please feel free to contact me at seths@interiorrealtors.com or (250) 491-4560 ext. 252.

Best Regards,



Seth Scott MPP CRAE

Director, Government Relations and Communications

Association of Interior REALTORS

¹ Abacus Data in partnership with CREA, May 2026

Kamloops Branch:
418 St Paul St
Kamloops BC V2C 2J6

Letter in Opposition to Expansion of North Glenmore Permanent Growth Boundary

From Jamie Stevens [REDACTED]

Date Mon 2026-07-13 3:46 PM

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

Mayor Dyas and Members of Kelowna City Council,

Thank you for providing this opportunity to respond to the North Glenmore Sector Study. I am writing as a long-time resident, a teacher and as the Co-founder of the Ponderosa Education Community, to share my perspective in opposition to expanding the Permanent Growth Boundary.

I work with young people who are trying to understand how to navigate the future they are inheriting. They know about climate change. They know about biodiversity loss. They know about wildfire. They know that the decisions adults make today will shape the valley they may spend the rest of their lives in. And they are deeply, deeply worried.

One of the hardest parts of being an educator today is explaining why there is often such a gap between what we teach and what we do. Since I began teaching over 15 years ago, there has been a marked difference in students' attitudes - they used to believe that the adults would handle the daunting realities of the polycrisis - they don't anymore. They feel that their generation is being left to deal with a mess that they did not create. We talk about how unfair that is, and yet there is work to be done that we can do together. It is not all doom and gloom, if we all do our parts. As part of your role, I am asking you to prioritize the youth by focusing the resources of Kelowna within the Permanent Growth Boundary to create a vibrant city full of amenities and sustainable opportunities - surrounded by healthy, restored Okanagan landscapes full of life.

As part of my role, I bring students to restore ecosystems. I ask them to think critically about how they can participate in helping their community. I invite them to introduce themselves as good neighbours to the more-than-human-beings that share our valley. I hold space for their emotions and deep thinking questions. And I am also inspired by their commitment to building a better future for themselves and future generations. It is because of my students that I am now undertaking a masters in Sustainability, focused on what we need to do today for generational Land and community healing.

I keep asking myself what lesson they will take from watching the adults in the role of city council who are considering the expansion of the city's permanent growth boundary into one of the most environmentally constrained landscapes surrounding Kelowna?

The report before Council begins by reminding us why the Permanent Growth Boundary exists in the first place. The 2040 Official Community Plan was built around the idea that Kelowna should grow in a more environmentally and financially sustainable way by focusing growth within the existing urban boundary. That wasn't an accident. It reflected years of planning and years of community conversation about what kind of city we wanted to become. My students at the time contributed their perspectives. They felt heard and they were excited at the possibilities that they dreamed of for the city - lots of trees, beaches, playgrounds, greenspaces. No one talked about bigger houses farther out of town or more time driving in traffic.

The Permanent Growth Boundary is a commitment that the OCP makes on behalf of the community

of Kelowna. *We will not take more than we need. We are going to live within our means. We are going to get out of this mess, even if its hard to do things differently.* What concerns me most is that we seem willing to move away from the vision and commitment of the OCP, before we have even tested it.

The report to council itself acknowledges that Kelowna has housing capacity through at least 2041, and potentially longer if population growth slows. If that is the case, why are we discussing expanding the Permanent Growth Boundary now? If we redraw this line only a few years after adopting the Official Community Plan, because landowners commissioned a report, before the need within the city has even arisen, then what confidence should residents have that the OCP isn't just up for negotiation at any time?

As I reviewed the report to council, I was also struck by the technical findings themselves. According to the City's own analysis, 76 percent of the study area is classified as Environmentally Sensitive Area 1 or 2. Sixty percent of the land is classified as high or extreme wildfire hazard, with another twenty-four percent classified as moderate. Nearly one-third of the area has slopes greater than thirty percent. This is also the area that burned in a wildfire only three summers ago, where the heroic efforts of firefighters to protect the community of Wilden was supported by the wet natural landscape, a wildfire refugia. The report also identifies other wildfire refugia - wetlands, mapped watercourses, the Knox Mountain Ridge ecosystem connectivity corridor, and important natural features that contribute to the ecological health of our valley. In a region where so much of our native grassland has already disappeared and wildfire risk is top of mind for all residents all summer, I struggle to understand why our instinct is still to ask how much more can be developed instead of asking how much we should protect and restore for our community's future.

As someone who has spent years with children and families, I also don't believe this proposal reflects the kind of community people are asking us to build.

Families want neighbourhoods where children can safely walk or bike to school. Pedestrian-oriented areas. They want housing that is integrated into existing communities. They want parks, libraries, community centres, local businesses, restored creeks, tree canopy, protected natural areas, and places where daily life does not require another car trip across the city. I don't hear families asking us to extend suburban development farther into the hillsides and I certainly don't hear any families mentioning that they want to be in traffic or drive further.

I know some will argue that this is simply about planning for the future. I would argue that protecting the Permanent Growth Boundary is planning for the future. It requires us to focus our attention within the boundary and not sprawl our financial resources further and further out. We need good, high-quality infrastructure within the Core areas of the city. Communities throughout British Columbia, including the discussions around Vernon's Commonage proposal, are increasingly asking for full life-cycle analyses before moving ahead with expanding urban areas. As the Commonage's life cycle assessment revealed, when the full costs of this type of sprawl is considered - there is no real benefit to the city but there is significant cost for future generations to bear.

The Permanent Growth Boundary was created to help us make difficult decisions before development pressure made them even more difficult. If there is anything I have learned as an educator that is relevant to this discussion before council is that boundaries are there for a reason, protecting them gives us space to grow and move within them.

Please keep the promise that the Permanent Growth Boundary represents. Do not expand it.

Respectfully,

Jamie Stevens

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Jamie Stevens

Ponderosa Education Community Director

www.ponderosaeducation.ca

www.betterworldclub.ca

Gratefully learning, living, and working on the unceded Syilx Okanagan territory

Kelownas North Glenmore expansion

From keely kergan [REDACTED]
Date Mon 2026-07-13 3:37 PM
To City Clerk <CClerk@kelowna.ca>

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Dear council members,

I am very concerned by the proposal to decrease the protected area in Glenmore. I think changing the approved OCP is wrong and I am very concerned about Kelowna's commitment to climate change mitigation.

Please follow through on your commitments to meeting the challenge of climate change and building a climate resilient community.

Please seriously consider the environmental negatives of this project.
I love our home and I want it to remain a habitable environment for future generations.

Thank you for considering the needs of future generations and not only consideration *potential* future financial gain. As well as understanding the significant costs of this project for our community. Living costs are already beyond most citizens' capacities.

Money won't mean very much if we don't have water to drink.

This is a very serious time we are living in please make a responsible decision.

Thank you,
Keely Kergan

[REDACTED] Rhter street Kelowna bc.

Kelowna North Glenmore Expansion

From Hayley Uyeyama [REDACTED]
Date Mon 2026-07-13 3:39 PM
To City Clerk <CClerk@kelowna.ca>

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Good Afternoon,

My name is Hayley Uyeyama and I am a resident of Kelowna. I am speaking in opposition to expanding the Permanent Growth Boundary into North Glenmore.

North Glenmore and the rest of Kelowna already experiences increasing traffic congestion, and over crowded schools and hospital as well as other services. Expanding the growth boundary would add further strain and could require significant investment in new infrastructure which is currently already over capacity.

I am also concerned about the ecological impact that this would have on the area especially since in Kelowna and surrounding areas has become vastly developed in a short amount of time.

I respectfully ask Council to maintain the existing Permanent Growth Boundary and focus on making the best use of land already designated for growth rather than expanding into North Glenmore.

Thank you for your time and consideration.

Hayley Uyeyama
1-2131 Scenic Road, Kelowna, BC

Time sensitive: Extension of Permanent Growth Boundary, proposed North Glenmore Expansion, City of Kelowna

From Jody Nelson [REDACTED]
Date Mon 2026-07-13 3:45 PM
To City Clerk <CClerk@kelowna.ca>

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

To the City Clerk of Kelowna,

I am writing to express my strong opposition to the proposed extension of Kelowna's Permanent Growth Boundary, which would permit a 1,600-hectare expansion into North Glenmore.

My message is simple. I want to belong to a generation that, through its actions, chose a measured and deliberate course in favour of the Earth—its water, land, plants, and animals—entities that have no voice of their own in these decisions. If not us, the adults entrusted with making these choices today, then who will protect the generations still to come?

The Official Community Plan (OCP) is bold, and it exists for good reason: to help us safeguard our local environment by ensuring that key wildlife corridors are absolutely protected for the long term. Protecting land, water and life locally is among the most significant actions we can take at this moment, as our environment urgently needs positive human intervention to counter and halt the damage we continue to cause.

It's evident that certain areas of the City of Kelowna are being developed at a pace that outstrips our infrastructure's capacity to keep up. Kelownians choose to call this beautiful place home for many reasons, not least because the City invests significantly in a vibrant downtown that supports tourism and helps local businesses thrive. It also invests substantially in roadways and other infrastructure to accommodate ever-increasing traffic demands that result from the ongoing housing development (also supported by the City) and increased visitation for tourism and business.

Nonetheless, the pace of expansion must slow, allowing the Official Community Plan to unfold as intended and giving our city the opportunity to become a model for environmental stewardship. This land sustains us in countless ways: it produces an abundance of fruits and vegetables; provides recreational opportunities for all generations; supports a major hospital, school district, College, and University; boasts extraordinary small businesses; offers up an extraordinary ski hill; and makes space for an airport serving hundreds of thousands of travellers annually—among so much more. This land, however, no longer sustains the beautiful and increasingly rare diverse plant and animal life that deserves to be here and needs to be here for all to thrive interdependently; this is nothing short of heartbreaking.

I ask that our priorities be realigned accordingly. Let Kelowna become a model city that puts the environment first by protecting key wildlife corridors, especially in a Canada facing an increasingly warming climate and the significant uncertainties that come with it. Everything we do now to protect the land and water and the interconnected ecosystems where we live is for the sake of the future children, animals and plants here in Kelowna. Thank you for voting in favour of a public hearing on this matter and thank you for considering my input.

Most sincerely,

Jody Nelson



Union Road,

Kelowna, BC V1V 3E1

NGSS development proposal feedback - Sent 3:47pm July 13th

From Eileen Whitemore [REDACTED]
Date Mon 2026-07-13 3:50 PM
To City Clerk <CClerk@kelowna.ca>
Cc Helen Potts [REDACTED]

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Glenn & Eileen Whitemore
[REDACTED] Glenmore Road North

- We are in support of NGSS development proposal and agree with all there points that Helen Potts makes.
- It is my understanding that the NGSS focuses largely on medium density **ground entry** housing (Townhomes etc).
 - I feel that this is required if the city should want to attract young families to the area.
 - Many young families do not want to live in a condo and very few can afford a single family house.
- From a perspective of work and leisure commuting, I feel North Glenmore is in the best available location to house families working and playing in both Lake Country and Kelowna.
- I see no better area to develop in the Kelowna area.

Best Regards
Glenn & Eileen Whitemore.

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

From [REDACTED]**Date** Mon 2026-07-13 3:57 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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1435 Water Street
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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. My comments focus on the ecological implications of the proposed growth area, particularly ecosystem connectivity, biodiversity conservation, and the protection of environmentally sensitive areas.

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

A central concern is the overlap between the proposed growth area and the Knox Mountain Ridge Ecosystem Connectivity Corridor identified in Kelowna's Official Community Plan 2040. This corridor is an important part of the City's ecological network, supporting wildlife movement, landscape connectivity, and long-term biodiversity conservation in the Okanagan.

The North Glenmore Sector Study itself identifies environmental constraints as a key issue requiring further analysis. Based on the ecological mapping presented in the study, the proposed growth area includes approximately 417 hectares of ESA-1 lands, 831 hectares of ESA-2 lands, and 455 hectares overlapping the Knox Mountain Ridge Ecosystem Connectivity Corridor. These are significant ecological values that should be addressed at the landscape scale, not only through future site-by-site development applications.

Development within or adjacent to natural areas can create cumulative impacts beyond direct habitat loss, including fragmentation, barriers to wildlife movement, increased roads and traffic, recreation pressure, lighting, noise, and expanded urban–natural interface effects. In a landscape already fragmented by urban development, agriculture, and transportation infrastructure, maintaining connected habitat networks is essential for biodiversity and ecosystem resilience.

The City has already recognized this through OCP 2040. Objective 14.4 commits the City to preserving and enhancing biodiversity and landscape diversity by integrating and connecting ecological networks. Policy 14.4.1 directs the City to use an ecosystem-level approach to ecological planning, retain ecosystem connectivity corridors, and preserve species-at-risk values. Policy 14.4.2 specifically identifies ecosystem connectivity corridors as important for biodiversity, habitat

connectivity, migration, and viable populations, and directs the City to discourage development or land uses that would negatively affect properties intersecting these corridors.

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

1. an ecological connectivity assessment of the North Glenmore landscape within the broader regional habitat network;
2. 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;
3. evaluation of cumulative ecological impacts, including fragmentation, roads, recreation, lighting, and increased human activity;
4. consideration of growth scenarios that avoid, minimize, or mitigate impacts to environmentally sensitive areas and connectivity corridors; and
5. identification of 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 the ecological values identified within the City's own planning framework are fully considered before decisions are made that may permanently affect this important connectivity corridor.

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

Sincerely,

Peter Morgan

Swallow Court

Kelowna BC

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

From Maria Correia [REDACTED]

Date Mon 2026-07-13 3:59 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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Resending with my civic address:

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. My comments focus on the ecological implications of the proposed growth area, particularly ecosystem connectivity, biodiversity conservation, and the protection of environmentally sensitive areas.

The North Glenmore growth area represents 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,

Maria Correia



Swallow Court, Kelowna BC



FW: No Expansion of Permanent Growth Boundary (PGB) Public Hearing July 14, 2026

From mayorandcouncil <mayorandcouncil@kelowna.ca>

Date Mon 2026-07-13 4:16 PM

To City Clerk <CClerk@kelowna.ca>

Hi Cibebe,

For Public Hearing July 14, 2026.

Thank you,
Sujaree

From: Susan Ames [REDACTED]

Sent: July 13, 2026 3:24 PM

To: mayorandcouncil <mayorandcouncil@kelowna.ca>

Subject: Re: No Expansion of Permanent Growth Boundary (PGB) Public Hearing July 14, 2026

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

Dear Mayor and Councillors,
Please accept this as my objection to expanding the PGB.

- * This is a very important and critical issue that will result in irreversible urban sprawl and all of the negative impacts associated with it. Once Kelowna goes down this route, there is no turning back.
- * Kelowna has extreme traffic congestion and more roads to the outskirts will increase more cars on the road.
- * The increase in population rate of Kelowna has flattened and the projection is for 20,000 less people in Kelowna by 2041 than planned. Kelowna is the 7th most unaffordable city with a population over 100,000, in Canada and so people are leaving Kelowna to live in more affordable areas.
- * The municipal election will occur in 3 months so such a critical, important, irreversible decision should be made by a future council(s).
- * Kelowna is constrained by Okanagan Lake, the mountains and the Agriculture Land Reserve and the PGB protects the environment. Isn't this what Kelowna values?

Please vote no to the expansion of the PGB on July 14th, 2026.

Here is a link to a letter on this issue that has some additional information: [No to expanded boundary - Castanet.net](#)

Best regards,

Susan Ames, PhD, MSc, BSc

Abbott Street



July 13th, 2026

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

RE: Support for Land Use Decisions that Increase Housing Supply

Dear Mayor and Council,

On behalf of the Canadian Home Builders' Association of the Central Okanagan (CHBA-CO), I am writing to express our support for continued land use decisions that increase housing supply and improve housing attainability throughout Kelowna.

Representing more than 300 member companies involved in residential construction our association sees firsthand both the opportunities and the challenges facing the housing industry. While demand for housing remains significant, the ability to deliver homes that people can afford continues to be constrained by rising construction costs, limited serviced land, and the pace at which new housing opportunities are brought forward.

Residential construction remains one of Kelowna's most important economic drivers, supporting approximately 11,025 jobs, generating \$797.3 million in annual wages, and contributing \$2.2 billion in annual investment to the local economy. The health of our industry directly impacts thousands of local families and businesses.

The construction industry is ready to build, but homes can only be built when projects are economically viable. Land use decisions that provide an adequate supply of serviced land and a variety of housing opportunities are essential to maintaining employment, attracting investment, and ensuring Kelowna remains competitive. Every new community approved today creates work for builders, tradespeople, engineers, architects, suppliers, and countless local businesses tomorrow.

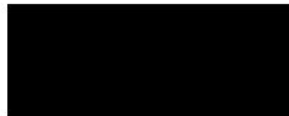
At the same time, our members continue to face growing workforce challenges. Many skilled tradespeople who build homes in Kelowna increasingly find themselves unable to afford housing within the city, forcing them to live in neighbouring communities and commute to work each day. This is not only a housing issue, it is an economic competitiveness issue. If Kelowna is to continue building the homes needed for a growing population, it must also remain a community where the people constructing those homes can choose to live.

We appreciate Council's continued work to advance planning initiatives that increase housing opportunities, including progressing long-range planning efforts such as the North Glenmore Sector Plan and supporting applications that deliver a broader range of housing options. These decisions are essential to ensuring there is sufficient land available to meet future housing needs while creating complete, connected communities.

As Council considers future land use applications and planning initiatives, we encourage you to continue making timely decisions that increase housing supply and improve project viability. At a time when Kelowna is facing the highest unemployment rate among Canada's major urban centres, supporting housing development is not simply a housing policy, it is an economic development strategy that protects jobs, attracts investment, and helps ensure those who build our community can continue to live and work here.

Thank you for your continued leadership and your commitment to addressing one of Kelowna's most pressing challenges. CHBA-CO looks forward to continuing to work collaboratively with Council and staff to support practical, balanced solutions that improve housing attainability while maintaining the quality of life that makes Kelowna such a desirable place to live.

Sincerely,



Krista Paine
Ian Paine Construction



Cassidy deVeer
Executive Officer

FW: AMENDED : I object to expanding the PGB.

From mayorandcouncil <mayorandcouncil@kelowna.ca>

Date Mon 2026-07-13 4:14 PM

To City Clerk <CClerk@kelowna.ca>

Hi Cibebe,

Please add for Public Hearing July 14, 2026.

Thank you,
Sujaree

From: VICKI PRESLEY [REDACTED]

Sent: July 13, 2026 2:37 PM

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

Subject: AMENDED : I object to expanding the PGB.

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First you want density, density, density.

Walk to work, ride a bike, take the bus. do not drive.

Now you want urban sprawl.

Build more roads!

QUESTIONS:

How many homes are currently designated as Land Assembly ?

Can Land Assembly be undone ? Can we get back to small 'starter' homes ? Can we get back to proper set backs? Can we have green grass and yards ?

Why does Kelowna want to extend the boundaries to accommodate 40,000 potential new residents ?

Where do the Planners get their 'growth' figures from ? I assume it is a model/assumptions that are not worth the paper they are written on.

When did you acknowledge that people like to live in real houses ?

How many 'approved for development' high rise projects are sitting idle?

Why are we encouraging them to 'hang in there' by giving them tax and other incentives?

Why not allow Developers to take a hit ? They have been raking in the \$\$ for years at the expense of taxpayers and at the encouragement of the Planners. Now they should be able to accept that they stayed too exuberant for too long. It is time for the housing market to correct.

MAYBE this will allow some types of 'homes' to actually become affordable (I doubt it but that used to be an objective).

What exactly are the objectives ?

Thanks

Vicki Presley

██████████ Abbott Street

Written comment for July 14 public hearing

From Kayla MacGillivray [REDACTED]
Date Sun 2026-07-12 9:45 PM
To City Clerk <CClerk@kelowna.ca>

 **CAUTION:** Sender is not from the City of Kelowna. Avoid clicking links or opening attachments. Never provide personal information or passwords.

I am going to start off by saying that holding a public hearing for such a major potential development at 4 pm on a Tuesday in summer is not appropriate and is undemocratic. There should be another public hearing held at an appropriate time for members of Kelowna to have a chance to fully be involved and have their voices heard.

The sprawling being proposed by council to move forward and essentially abolish the permanent growth boundary is a major issue and will have long term ramifications if it moves forward.

Sprawling does not help the residents of Kelowna. Extending into these areas is not only a problem environmentally, but financially as well. Time and time again, sprawling has been found to increase issues with traffic, cost tax payers tons of money in infrastructure, and damage wildlife and farming areas.

A councilor mentioned that residents in Kelowna want these areas, and not everyone wants density. This is the case with Kelowna existing as it is currently. Density has increased, but safe liveable areas have not. I don't know a family anywhere that wants to rent an apartment next to a highway, and yet that's what most working class families have been left with as an option. What if the money being spent to do these studies and pay city staff to try to expand was reallocated to improve our city within it's current boundary? I would love to see a city council allocate funds to improve the city within the boundary currently. To help decrease traffic, improve transit, increase green space, and improve wellness and safety. Developments like the ones proposed are out of reach for most working class people of Kelowna. I want to have a city council fighting for better lives for all residents of Kelowna, not just for those with the biggest paycheques. The council needs to have the wisdom to see that sprawling will only harm Kelowna in the long-term and only benefit a small group of people.

In terms of the environmental issues with this, the little habitat we have left is already being encroached on severely. How much more can our wildlife and ecosystems be squeezed? Many of the forests surrounding Kelowna have either been burned or are being developed. At some point we need a city council who is going to step up for the environment. The valley doesn't just belong to humans and the arrogance to plan as if it does is seen in this proposed plan.

I am in complete opposition :

To give Bylaw No. 12924 second and third reading in order to change the Future Land Use designation of portions of the subject property from the NAT – Natural Areas designation to the S-RES – Suburban Residential designation.

To give Bylaw No. 12925 second and third reading to rezone portions of the subject property from the MF2 – Townhouse Housing zone to the RU1 – Large Lot Housing zone.

To advance further planning for the North Glenmore Sector and to amend the Official Community Plan to add an implementation action for additional planning in the Sector.

We cannot keep bulldozing forests to build gigantic, unsustainable homes where people live half the year, if that. We need well thought out neighbourhoods being sustainably developed within the current PERMANENT growth boundary. This boundary was created for a reason. The city council needs to uphold it and invest money in improving current Kelowna neighborhoods.

I urge council to see reason and to not just fight for a select wealthy few, but to help build a better community for all residents of Kelowna.

Sincerely,

Kayla MacGillivray
Kelowna resident