

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 to respectfully oppose the inclusion of the North Glenmore Sector Study area within Kelowna's Permanent Growth Boundary.

While I recognize the need to plan for future housing, I believe expanding the City's growth boundary would be inconsistent with Kelowna's climate objectives, would result in the loss of valuable natural habitats, would increase wildfire risk, and could divert attention from the more sustainable and fiscally responsible approach of accommodating growth through intensification within the existing urban area.

Kelowna has invested significant effort in developing policies that support compact growth, complete communities, and reduced greenhouse gas emissions. Expanding the Permanent Growth Boundary moves growth farther from employment centres, services, schools, and transit, increasing reliance on private vehicles and extending transportation networks. In contrast, directing growth to existing urban neighbourhoods and urban centres supports walking, cycling, transit use, and more efficient use of existing municipal infrastructure. In an era of climate change, every major land-use decision should help reduce emissions and build a more resilient city.

The North Glenmore area also contains extensive natural lands that provide important ecological functions. A considerable portion of the study area has been identified as ESA 1 or ESA 2, indicating the presence of environmentally sensitive ecosystems and habitat values. These landscapes support biodiversity, maintain ecological connectivity, contribute to watershed health, and provide ecosystem services such as carbon storage, temperature regulation, and natural stormwater management. Once lost to urban development, many of these functions are difficult or impossible to replace.

The remaining large natural areas surrounding Kelowna are becoming increasingly important as urbanization continues throughout the Okanagan Valley. Residents value these landscapes not only for recreation and scenic character but also because they represent some of the last opportunities to retain functioning natural ecosystems adjacent to the city. Protecting these areas today will leave an enduring environmental legacy for future generations.

I am also concerned about the wildfire implications of expanding development into largely undeveloped natural landscapes. Recent wildfire seasons throughout British Columbia have demonstrated the growing risks associated with climate change and development in the wildland-urban interface. Expanding residential neighbourhoods into forested and shrub-steppe environments increases the number of people, homes, and municipal assets exposed to wildfire hazards. It also creates ongoing costs associated with fuel management, emergency response,

evacuation planning, and infrastructure protection. As wildfire seasons become longer and more severe, reducing rather than increasing exposure to these risks should be a key consideration in long-term growth planning.

The North Glenmore Sector Study area is exceptionally large, with development projections that could accommodate approximately 30,000 residents (13,000 homes) and require extensive new roads, utilities, parks, community facilities, and emergency services. The study acknowledges that significant servicing, transportation, infrastructure, and environmental analyses remain necessary before future neighbourhoods can be considered. Before Council makes an irreversible decision to expand the Permanent Growth Boundary, it is important that the full environmental, climate, wildfire, infrastructure, and long-term financial implications are thoroughly understood.

Kelowna's future growth can be accommodated in a manner that supports climate resilience while making better use of existing infrastructure and services. Continued investment in the Core Area, Urban Centres, and established neighbourhoods offers a more sustainable approach than expanding into environmentally sensitive natural landscapes at the city's edge.

For these reasons, I respectfully request that Council not advance the North Glenmore Sector toward inclusion within the Permanent Growth Boundary, and instead continue prioritizing growth through intensification and redevelopment within Kelowna's existing urban footprint.

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

Sincerely,

Mary Ann Olson-Russello

Dewdney Road, Kelowna, BC V1V 2C3

From: Miranda M. Hart

Sent: July 13, 2026 2:04 PM

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

Subject: Subject: Opposition to Development of the North Glenmore Sector

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Dear Mayor and Council,

I am writing to strongly oppose plans to open the North Glenmore Sector to urban development.

The City's own study acknowledges that the current Official Community Plan provides sufficient housing capacity through 2041. It also identifies major constraints in North Glenmore: extensive environmentally sensitive areas, an important ecosystem corridor, steep slopes, Agricultural Land Reserve lands, serious wildfire risk, traffic and transit challenges, and substantial infrastructure costs.

Despite this, the study recommends beginning a process that could ultimately add approximately 13,000 homes and 30,000 residents in what it describes as Kelowna's last large greenfield area.

This is difficult to reconcile with the OCP's commitment to focusing growth in Urban Centres and the Core Area. The study itself recognizes the risk that North Glenmore development could undermine that strategy.

Calling these proposed neighbourhoods "walkable urban villages" does not change the fact that they would represent a major outward expansion of the city. Many residents would still depend on cars to reach employment, schools, services, and the rest of Kelowna.

I am also concerned that the City is moving forward based largely on high-level desktop studies, while leaving detailed environmental, geotechnical, transportation, wildfire, and infrastructure analysis to later stages. These are not minor issues that should be addressed after the City has already committed itself to development.

From: Kaitlyn Adam <
Sent: July 13, 2026 1:33 PM
To: City Clerk <CClerk@kelowna.ca>
Subject: North Glenmore Sector Study – Public Hearing

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City of Kelowna
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 (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.