

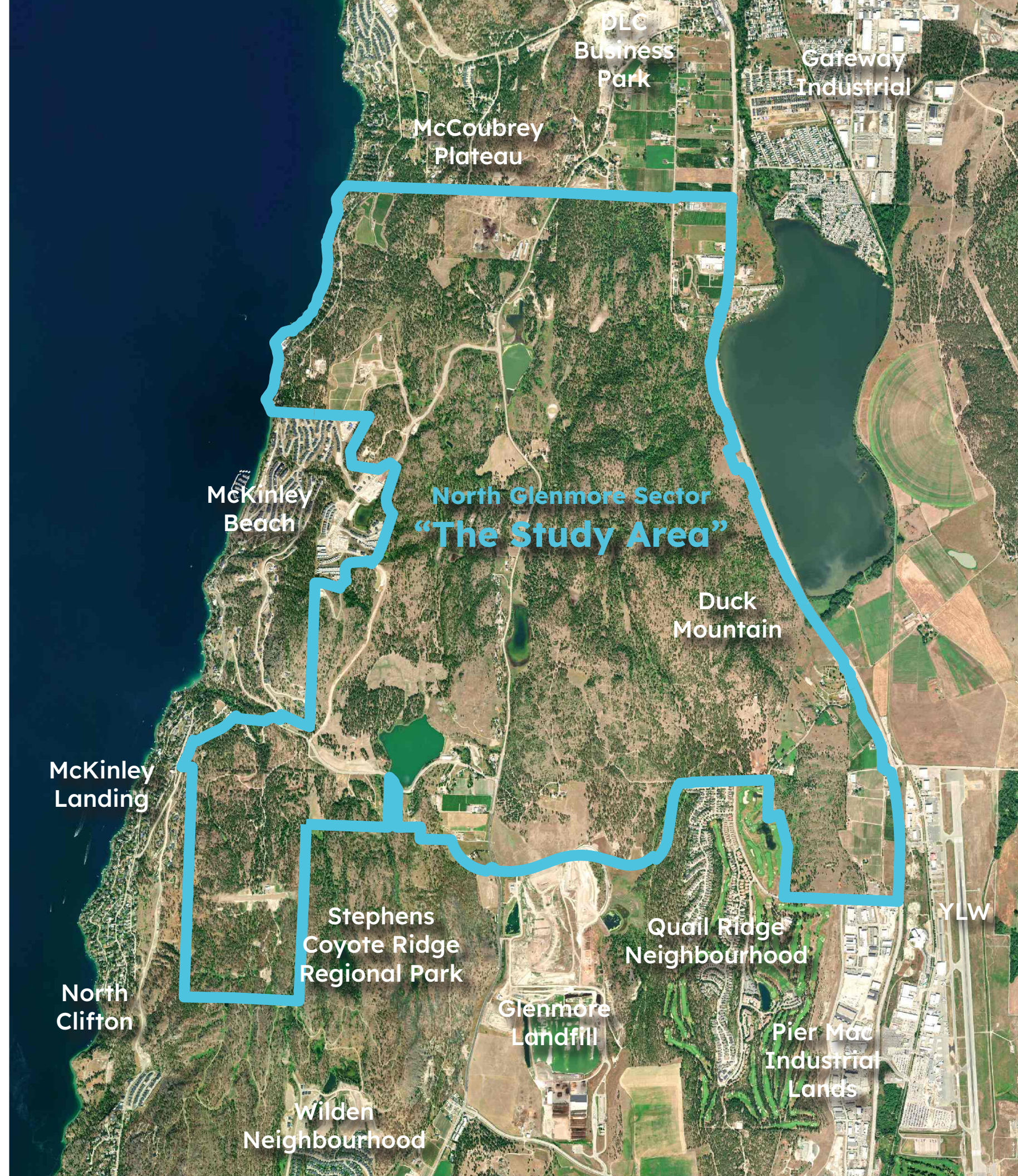
# North Glenmore Sector Study

## Learn About What's Happening

The area north of Quail Ridge, the City landfill, and Stephens Coyote Ridge Regional Park (called the “**Study Area**”) is being studied to better understand the opportunities and challenges in the area should future growth beyond Kelowna’s growth boundary be needed.

### Why the Study Area?

- Proximity to Kelowna International Airport and major employment centres including UBC Okanagan, KF Aerospace and industrial lands.
- Located between Kelowna’s existing urban neighbourhoods and growth underway in Lake Country.
- Much of the area is outside the Agricultural Land Reserve.



# Why a Study for a new Growth Area?

In 2022, Council adopted the **2040 Official Community Plan (OCP)**, a long-term plan for how Kelowna will grow in way that is affordable and environmentally responsible.

The OCP guides how Kelowna can plan for up to **45,000** new homes **by 2040, or over a longer period if growth slows**. Most homes are planned within a growth boundary that includes existing areas like Downtown, Rutland and Lower Mission but also in suburban areas like Wilden, Black Mountain and Dilworth. The OCP also looks at how transportation, parks and services can support this growth.

The OCP also recognizes that **in the longer term**, Kelowna may need to look at growth **beyond its growth boundary**. To prepare for that possibility, the OCP includes an action to better understand the opportunities and challenges of potential growth in the Study Area to inform future decisions.



**2040** Official  
Community Plan

**Our Kelowna**  
as we grow



# Understanding the Land

## Environment



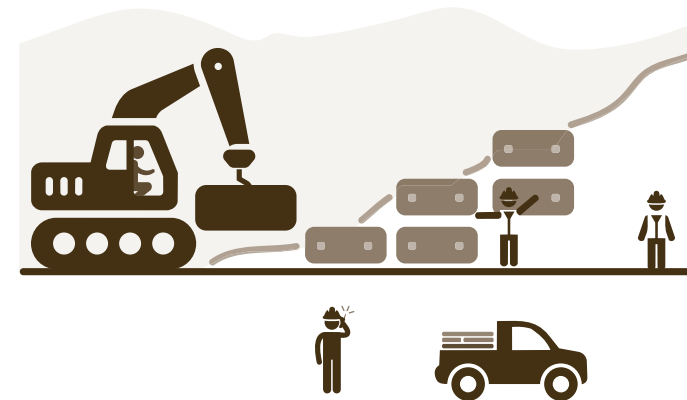
- The Study Area includes Environmentally Sensitive Areas (24% ESA-1 + 52% ESA-2), based on high-level mapping, as well as opportunities for ecological restoration and enhancement.
- Future planning would require detailed environmental assessments and management to ensure no net loss of high-value ecosystems.

## Archaeology



- The Study Area Archaeological Overview Assessment documented 3 known archaeological sites - stone flakes and a projectile point fragment - along the lakefront and within ALR lands.
- There is moderate to high potential for more sites to be present and future planning would require completion of Archaeological Impact Assessments.

## Geotechnical



- The Study Area Geotechnical Assessment documented slopes >30% on approximately one-third of the land and anticipated conditions + recommendations for future detailed studies.
- A series of low-lying ponds and wetlands were identified along the Glenmore corridor, between Duck Mountain and McKinley Mountain.

## Wildfire Management



- The Study Area Wildfire Hazard Assessment was undertaken to understand existing conditions and future mitigation requirements.
- In its current state, 60% of the Study Area is classified as high or extreme wildfire threat.
- The threat level can be reduced with FireSmart principles, including forest fuel removal, new fire breaks and FireSmart building + landscaping practices.

# Understanding the Land

## Agriculture



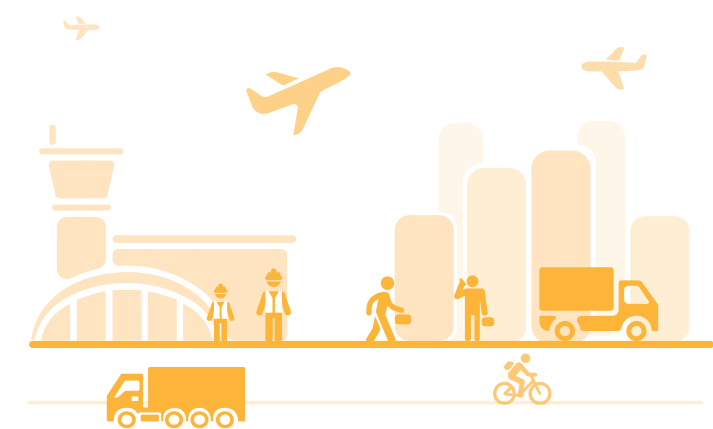
- The Study Area includes Agricultural Land Reserve on 469 hectares, ~29% of the lands, including both active and inactive agricultural lands.
- Improvements have been made to ~65% of ALR lands increasing capability, while the remainder is currently limited by aridity and lack of irrigation.

## Community Facilities



- The Study Area identifies requirements and criteria for new Community Facilities, including schools, parks, fire halls, and community centres.
- Future planning would identify and secure lands for required Community Facilities.

## Employment



- The Study Area is immediately adjacent to large centres of employment, including Kelowna International Airport, UBC Okanagan and KF Aerospace.
- Future planning would identify opportunities for new homes close to these employment centres.

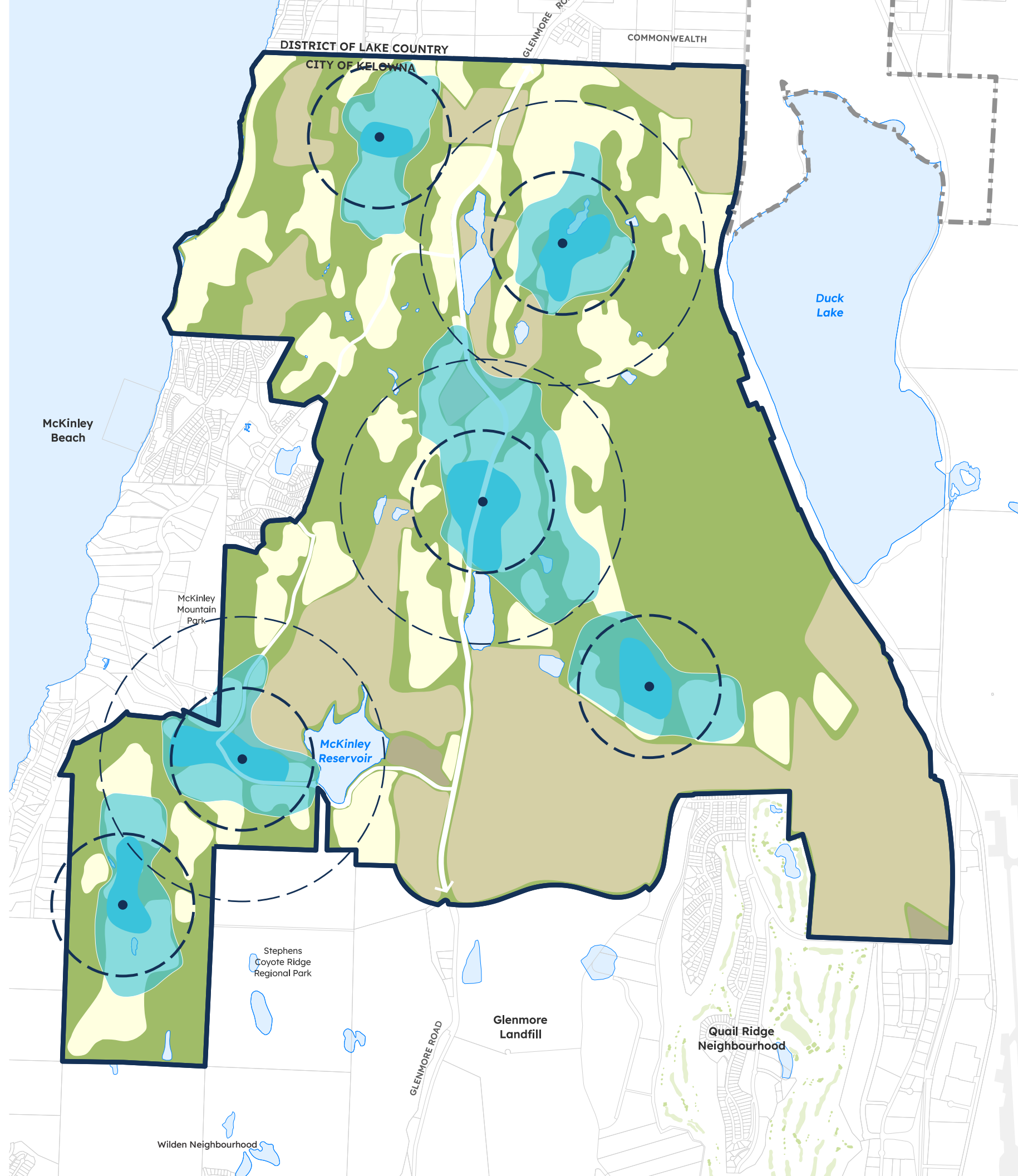
# Growth Possibilities

for 30 - 50 years

The study balances land constraints with the goal of creating complete communities that offer walkable neighbourhoods with homes, schools, parks, jobs and services. It was found that **30% of the land could support future development in six areas.**

### PLANNING STRUCTURE

-  Village Centre
-  Typical 5 Minute Walk | 400m Radius
-  Typical 10 Minute Walk | 800m Radius
-  Potential Neighbourhood Development
-  Active Agriculture
-  Utility
-  Park + Conservation
-  North Glenmore Sector Study Area  
1630.78 ha | 4029.76 ac
-  City of Kelowna Boundary



# Growth Possibilities over 30-50 Years

## HOUSING MIX

55-75%  
Ground Oriented



Detached    Townhome    Apartment

Diversity of housing with emphasis on **ground-oriented family homes** (such as single family, duplex + townhomes)

## HOUSING SUPPLY



Long-term supply of **7,000 - 16,000 homes** through phased planning over 30-50 years

## POPULATION



Capacity to accommodate **21,000 - 35,000 residents**, similar to Glenmore or to Rutland

## SCHOOLS



New school sites planned in consultation with School District 23

## CIVIC



New civic lands with potential for recreational, cultural + emergency facilities

## PUBLIC PARKS



Range of new parks including neighbourhood, community + natural area

## COMMERCIAL



Local shops, services and employment concentrated in village nodes

## INDUSTRIAL



Opportunity for new industrial lands in proximity to Kelowna International Airport

# Considerations for Future Planning

## Growth + Housing



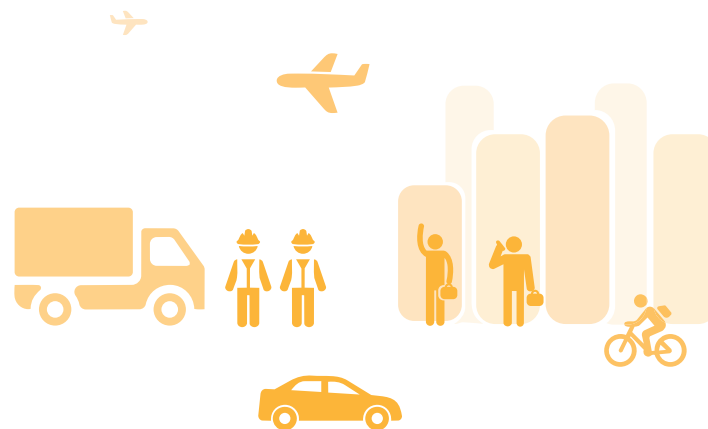
### Consideration:

While the OCP currently signals sufficient supply to meet housing needs to 2041, there may be challenges in providing ground-oriented housing (detached and townhomes) post 2041.

### Opportunity:

The Study Area has capacity for significant ground-oriented family housing (such as single family, duplex + townhome) for 30-50 years.

## Employment



### Consideration:

Growing employment at the airport, UBCO, and industrial lands provide skilled, high-paying jobs, complementing employment demand in Urban Centres and the Core Area.

### Opportunity:

Provide housing close to the Gateway employment centres and explore new commercial and industrial lands in the study area.

## Transit



### Consideration:

Growth in Urban Centres and the Core Area (like Downtown, Pandosy, and Rutland) are key to support and improve transit.

### Opportunity:

Concentrate homes within walkable village centres along corridors that can support future transit service, such as Glenmore Road.

## Parks + Recreation



### Consideration:

Active and passive parks are needed to ensure residents have places to gather, play and explore.

### Opportunity:

Link future neighbourhoods through a network of active parks, natural parks, nature trails and off-street multi-use paths.

# Considerations for Future Planning

## Fiscal Sustainability



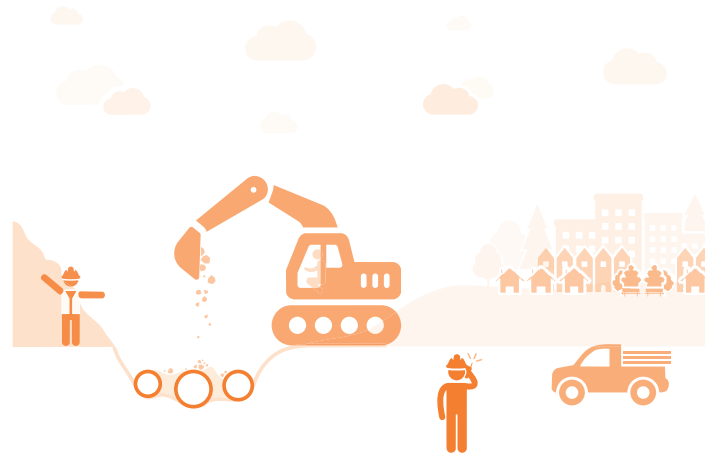
### Consideration:

Traditional low-density single-use suburban neighbourhoods have higher ongoing servicing costs than urban neighbourhoods.

### Opportunity:

Plan for mixed-use, commercial + industrial areas that expand + diversify the City's tax base and use infrastructure in more cost-effective ways.

## Infrastructure



### Consideration:

Significant new investment in infrastructure would be required to service neighbourhoods.

### Opportunity:

Make use of existing water and sanitary infrastructure capacity present in portions of the Study Area.

## Environment + Climate



### Consideration:

Study Area includes unsecured environmentally sensitive areas and wildfire interface areas.

### Opportunity:

Protect, enhance and restore environmentally sensitive areas and manage wildfire threat through planning and FireSmart principles.

## Agriculture



### Consideration:

Protecting and supporting agriculture are key objectives of the Official Community Plan.

### Opportunity:

Protect farmland and explore opportunities to potentially expand irrigation to improve farm production.