



City of
Kelowna

OCP24-0006

1890 & 1988 McKinley Road, 3500 Hilltown
Road, 3850 Glenmore Road

Early Consideration Application

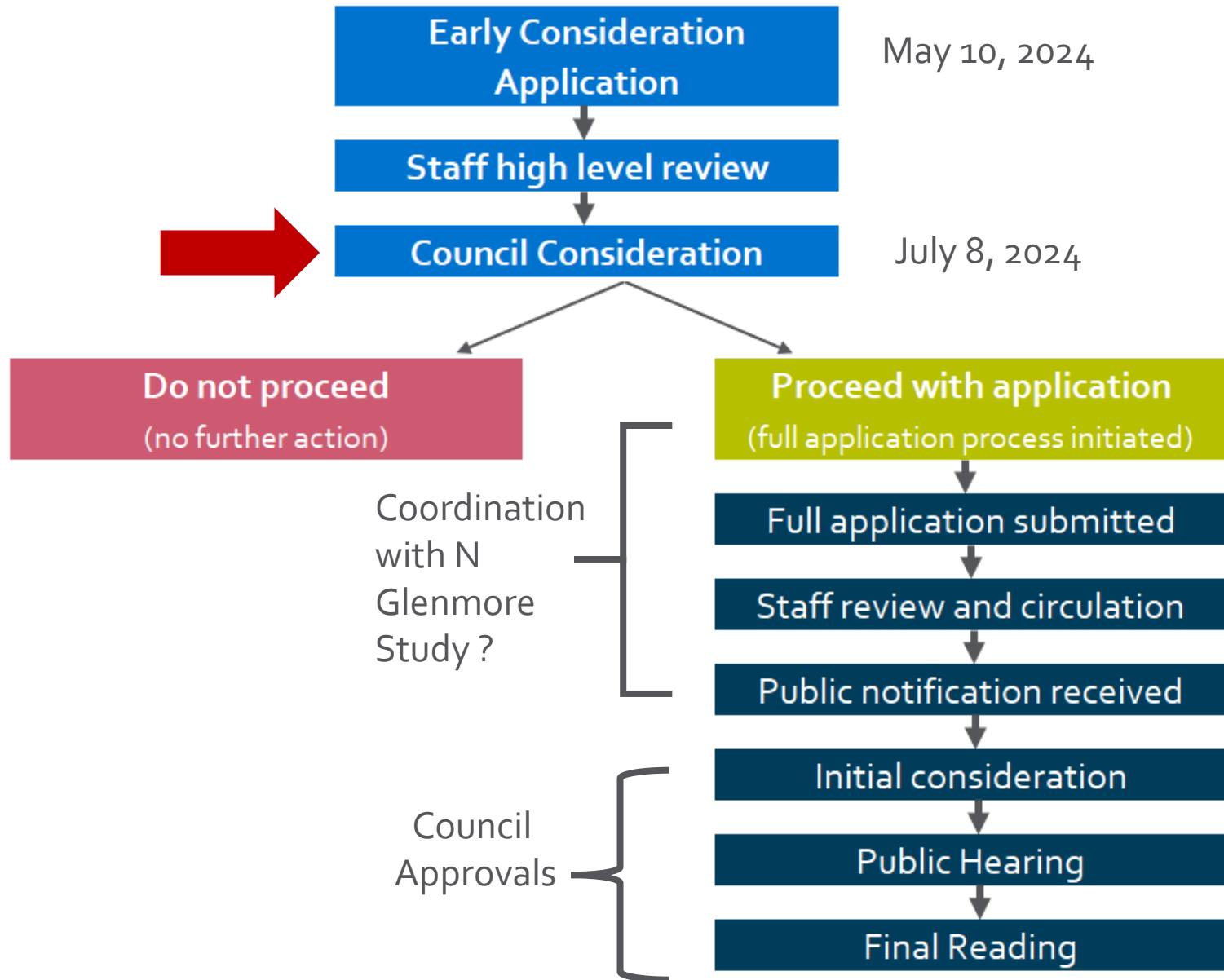
Purpose

- ▶ To review a Staff recommendation for early consideration to allow an expanded urban hillside development area of approximately 2,000 units and a mixed-use village in the McKinley Beach neighbourhood.

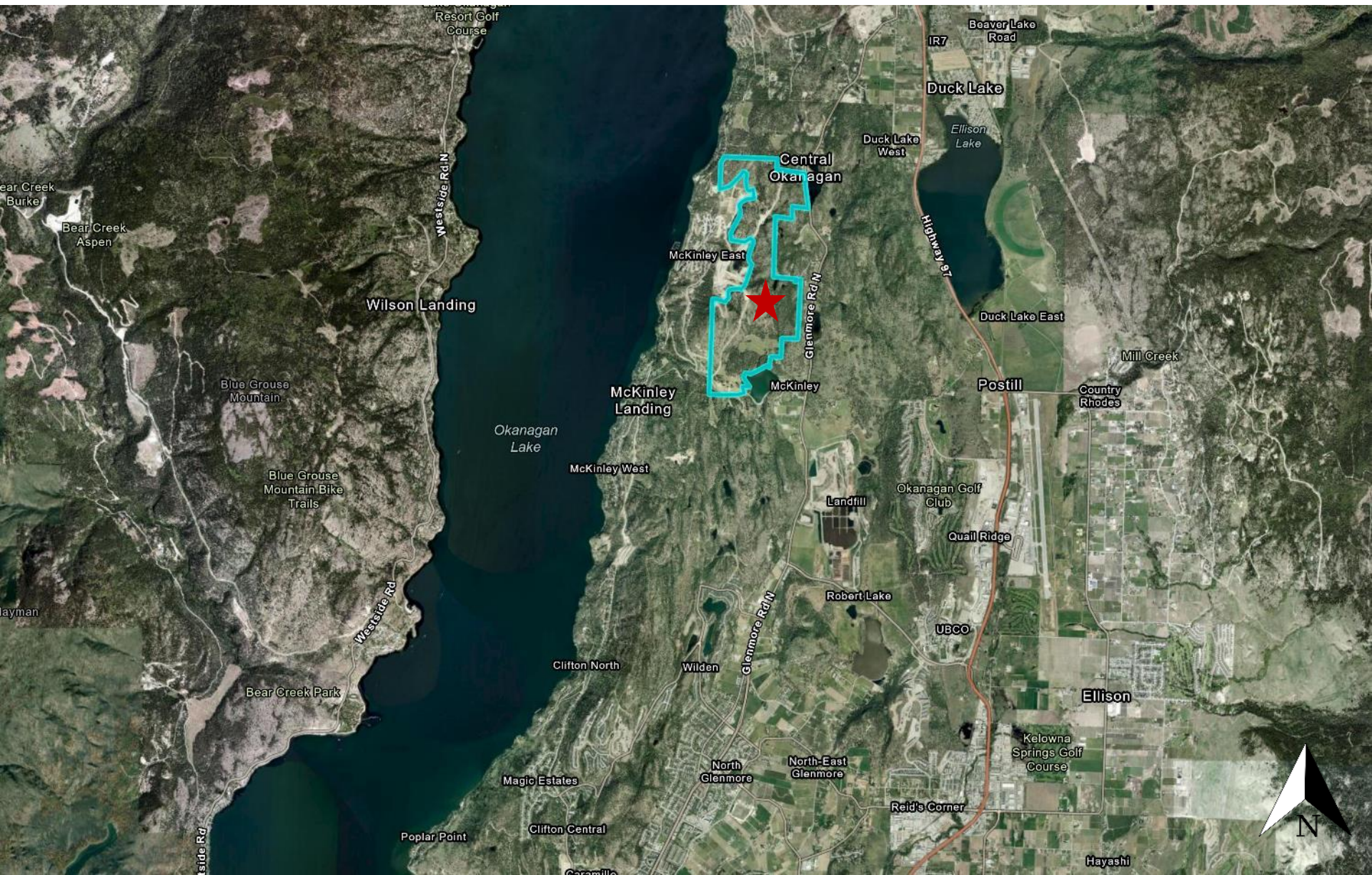
Early Consideration

- ▶ Procedures Bylaw updated in 2021 to include early consideration of applications by Council
- ▶ For complex projects not consistent with policy
- ▶ Valuable to bring to Council early prior to producing significant, costly, and time-consuming reports, such as:
 - ▶ Traffic Assessments
 - ▶ Engineering and utility studies
 - ▶ Geotechnical reports
 - ▶ Environmental assessments

Development Process



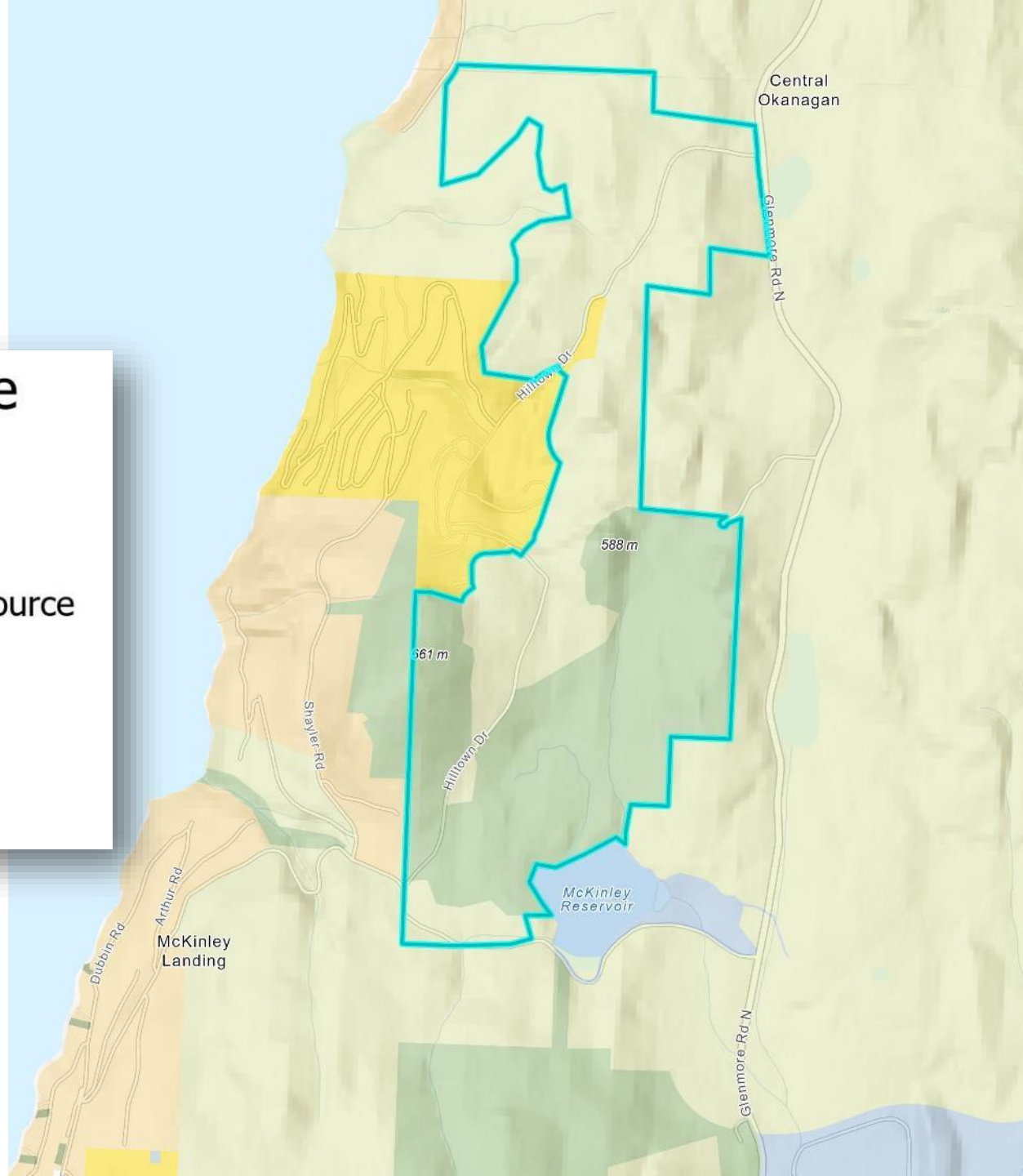
Context Map



Context Map

OCP Future Land Use

-  Suburban Residential
-  Rural Residential
-  Rural Agricultural & Resource
-  Park and Open Space
-  Natural Area
-  Public Service Utilities



Proposal Details

- ▶ A new neighbourhood in the North Glenmore sector that would include the following:
 - ▶ A mix of housing types beyond existing unit allocation
 - ▶ Mix of commercial uses in a new Village Centre
 - ▶ Recreational and civic amenities
- ▶ 671 acre lands outside the Permanent Growth Boundary
 - ▶ Located in Wildfire Interface, Natural Environment and Steep Slope Development Permit Areas

2040 OCP Alignment

OCP Pillar	Alignment
Stop planning new suburban neighbourhoods	misalignment ← ● ————— → alignment
Promote more housing diversity	misalignment ← ————— ● → alignment
Prioritize sustainable transportation and shared mobility	misalignment ← ● ————— → alignment
Target growth along transit corridors	misalignment ← ● ————— → alignment
Strengthen Kelowna as the region's economic hub	misalignment ← ● ————— → alignment
Focus investment in Urban Centres	misalignment ← ● ————— → alignment
Incorporate equity into city building	misalignment ← ● ————— → alignment
Take action on climate	misalignment ← ● ————— → alignment
Protect and restore our environment	misalignment ← ● ————— → alignment
Protect agriculture	misalignment ← ————— ● → alignment

Infrastructure: High Level Considerations

- ▶ Detailed technical studies would come as part of full application process
- ▶ Utility infrastructure is feasible but likely costly – both for the applicant the City
 - ▶ ModelCity Infrastructure illustrates hillside suburban development operates at a significant loss – much more so than Urban Centres and Core Area
- ▶ Major transportation impacts anticipated
 - ▶ Number of units comparable to Upper Mission, with significant road projects anticipated
 - ▶ Shifts to transit and active transportation very challenging

Strategic Growth: High Level Considerations

- ▶ OCP and Zoning Bylaw support significantly more housing than OCP growth projections
- ▶ Employment remains focused and growing in the Urban Centres and Core Area
- ▶ OCP identifies North Glenmore Sector Development Study to inform future OCP updates with comprehensive look at development opportunities (to initiate between 2027-2032)

Recommendation

- ▶ Council provide staff direction to process the application
 - ▶ Attempt to align with *North Glenmore Development Study* policy work if possible