

To: Mayor and Council, City of Kelowna
From: North Glenmore Planning Team
Subject: Council Request | North Glenmore Plan
Date: February 20, 2025

Dear Mayor and Council,

We are writing on behalf of the North Glenmore Landowners to request that the **North Glenmore Plan**, as identified in the City's Official Community Plan (OCP), be moved forward from its current **long-term** priority to an **active planning study**. The existing and continued commercial and industrial growth in the City's Gateway Lands is confirmed by Collier's research, highlighting that over the last 5 years this area has received 68% of Kelowna's industrial growth, 28% of all commercial growth, yet only 7% of residential growth. Given the emerging data, the urgency of advancing this long-term community planning project has become increasingly clear.

The following key elements provide the rationale for initiating the North Glenmore Plan in 2025:


1. **Strategic Central Location** | North Glenmore is centrally located within the region, surrounded by several existing and growing economic drivers. The lands are no longer on the periphery and should be considered an integral part of Kelowna's broader growth strategy.
2. **OCP-Identified Plan** | The North Glenmore Plan is an action item identified within the 2040 OCP (Implementation Action Item #26, section 16.4.2). Advancing this priority to an active planning study will allow the City to ensure community planning is in place to accommodate the forecasted regional growth.
3. **Emerging Challenge** | While Kelowna's OCP continues to prioritize the development of its five Urban Centres, significant economic and employment growth continues in the City's North, particularly near the Airport, UBCO, Industrial Gateway, and Lake Country Business Park. The thousands of employees who presently work in this area are currently forced to commute from throughout the Okanagan due to the area's lack of housing. By initiating the long-term planning for a complete community in North Glenmore, the City can reduce commute times, improve quality of life, and better align employment in proximity to future residential and supporting services.
4. **Complete Communities** | Aligning with the City's goals of building more complete livable communities, the North Glenmore Plan will exemplify sustainable planning principles, creating compact, walkable neighbourhoods with a diversity of housing, services, retail, and employment opportunities.
5. **Securing Community Benefits** | The North Glenmore Plan will ensure the provision for essential community services and amenities, such as schools, parks, recreation centres, and emergency services. Additionally, it will include policies to secure the land use for these facilities as part of a future development process.
6. **Infrastructure and Transportation Improvements** | With its available infrastructure servicing capacity, the North Glenmore Plan presents opportunities for key transportation improvements, such as new multi-modal connections, transit supportive densities along with required upgrades to alleviate traffic congestion. These improvements will help connect the North Glenmore economic hub with its surrounding communities, adding to the network of connected infrastructure.

7. **Provincial Housing Crisis** | Kelowna is identified by the Province as one of the municipalities facing the greatest housing need and highest projected growth. The long-term planning for neighbourhoods and services in North Glenmore will address future needs. Kelowna requires a significant supply of all housing types, specifically ground oriented missing middle housing which is both more affordable to construct and more family friendly.
8. **Limits on Core Redevelopment** | Redeveloping zoned infill lands within the Urban Core presents challenges such as land fragmentation, ownership complexities, and limited infrastructure capacity. Planning North Glenmore offers an additional solution to meet the City's growing housing needs without coming at the expense of infill housing initiatives.
9. **Leveraging Private Resources** | The North Glenmore Plan is proposed as a proponent-led and funded initiative, with City Staff oversight and direction. This means the project can proceed without placing an additional financial burden on taxpayers, making it a feasible near-term City priority.
10. **City Oversight** | The North Glenmore Plan will be undertaken as a proponent-led Plan, according to an agreed upon Terms of Reference to ensure all studies and analysis are undertaken to fulfill all City requirements, with oversight and direction from City Staff.
11. **Majority Landowner Support** | The North Glenmore Landowner Group, representing approximately 60% of the privately owned lands within the planning area, is committed to supporting this planning initiative and engaging with all stakeholders throughout the process. This broad support will help ensure the timely and effective realization of the plan.
12. **Lake Country Growth** | Located to the north of the North Glenmore Plan Area, the Lake Country Business Park will result in significant new employment lands and improvements to transportation infrastructure. Advancing the North Glenmore Plan will ensure residential and commercial growth are aligned and mutually supportive.

Given these key elements, we request that Council direct staff to work with the North Glenmore Planning Team to initiate the North Glenmore Plan process. The Plan will better position Kelowna to address its current and future housing and infrastructure challenges, while continuing to support the region's economic growth through the creation of sustainable and well-connected communities for the future.

We look forward to an opportunity to discuss and launch this essential planning initiative.

Sincerely,



Paul Fenske
Principal



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Partner