



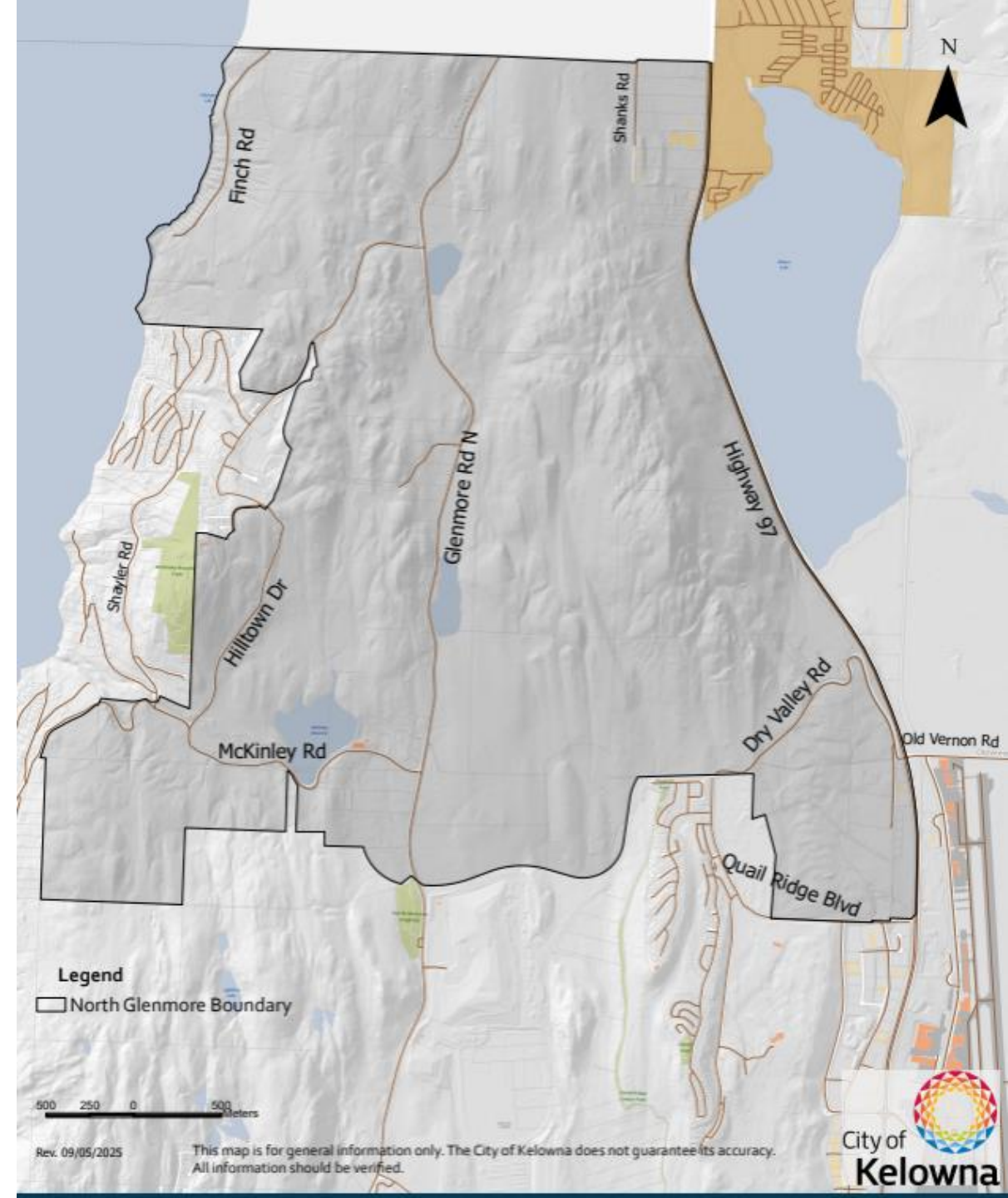
North Glenmore Sector Study

Long Range Planning

May 26, 2025

The North Glenmore Sector

- Outside Permanent Growth Boundary
- Impacted by ALR, steep slopes, other constraints
- Sector Study a long term OCP implementation action



Council Direction

- *THAT Council directs staff to report to Council on initiating the North Glenmore Sector Development Study ahead of the long-term timeline identified in the Official Community Plan.*



Answering Three Questions

01

How much growth could take place?

02

What are the impacts of that growth?

03

What are the next steps?

Order of Magnitude Scale

Sector Study Scope



Prioritize sustainable transportation and shared mobility



Take action on climate



Focus investment in Urban Centres



Target growth along transit corridors



Stop planning new suburban neighbourhoods



Strengthen Kelowna as the region's economic hub



Protect and restore our environment



Incorporate equity into city building

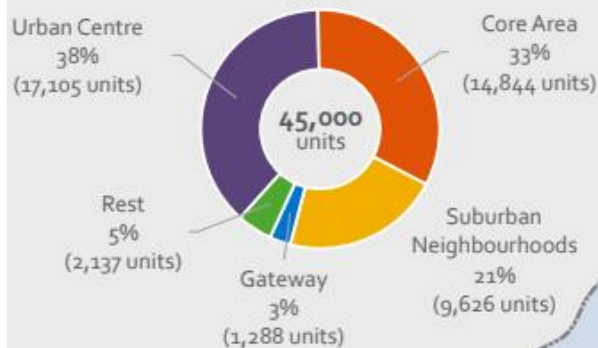


Promote more housing diversity

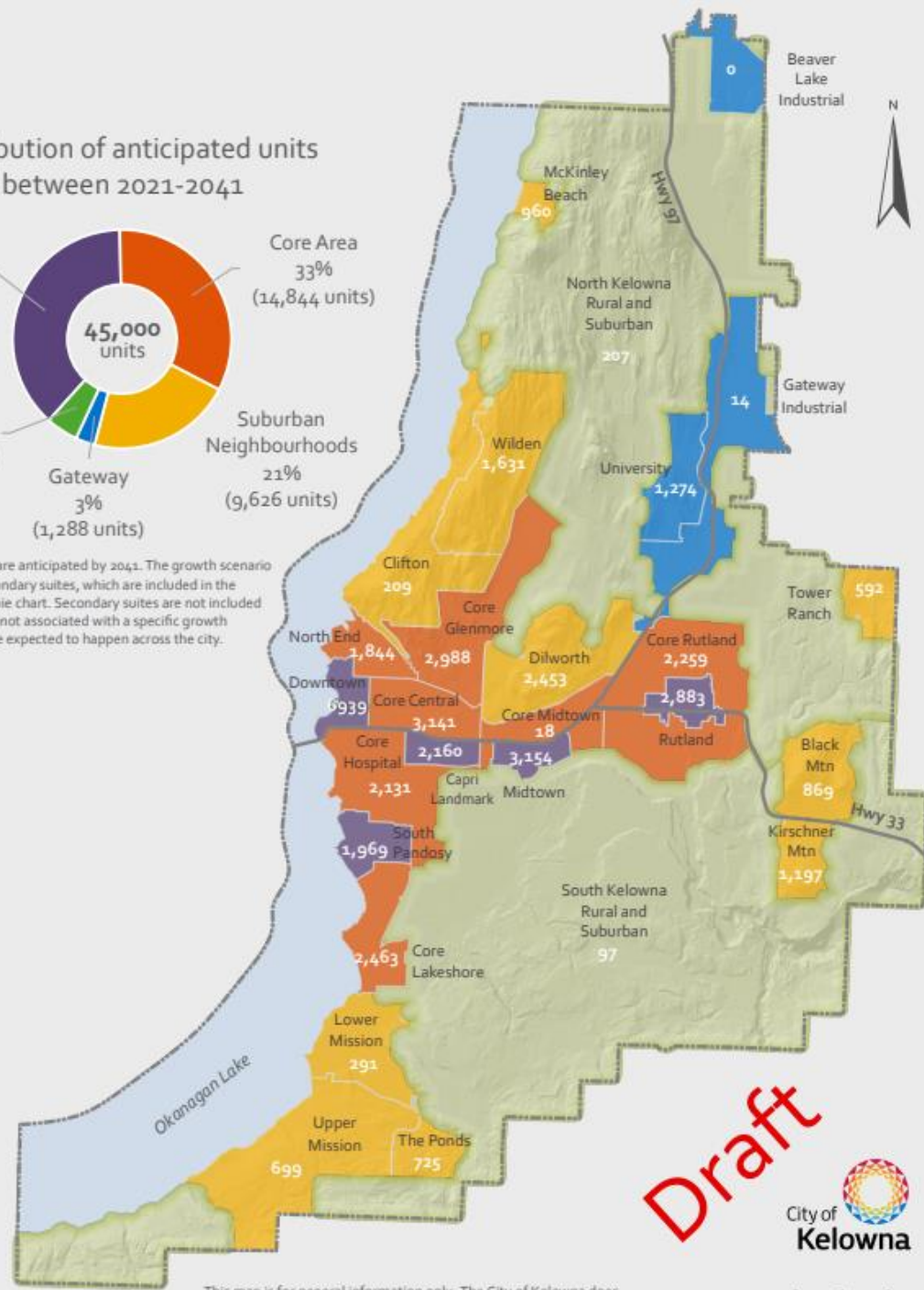


Protect agriculture

Distribution of anticipated units between 2021-2041



A total of 45,000 units are anticipated by 2041. The growth scenario also includes 1,833 secondary suites, which are included in the "Rest" category in the pie chart. Secondary suites are not included on the map as they are not associated with a specific growth strategy district and are expected to happen across the city.



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Sector Study Scope



GROWTH NODES,
HOUSING AND LAND
USES



OCP ALIGNMENT



TRAVEL BEHAVIOR AND
TRANSPORTATION



INFRASTRUCTURE
IMPACTS



PARKLAND
OPPOPRTUNITIES



ENVIRONMENTAL
IMPACTS



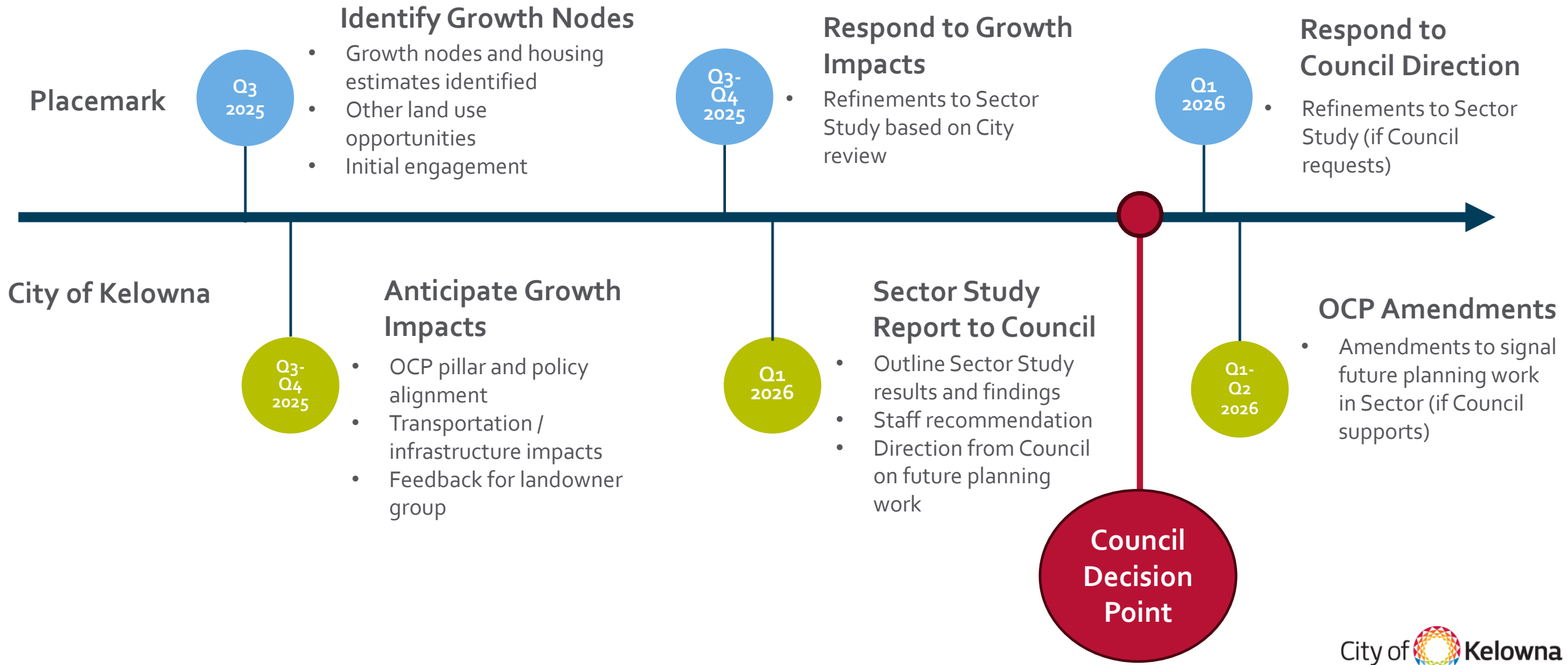
ENGAGEMENT

Option #1: Accelerated Study

- Emerging trends warrant examination of Sector sooner than anticipated
- Placemark to resource to assist with staffing implications
- Council to provide direction on future planning work at end of Study



Option #1: Accelerated Study



Option #2: Existing OCP Timing

- Examine Sector alongside future OCP Review (2027 at the earliest)
- Resourcing to come through future budget process
- Process would be developed at outset of OCP review



Staff Resourcing

- Accelerated Study will impact existing projects
- Impacts can be mitigated with high level scope and with resourcing to assist from consulting team



Staff Recommendation

- *THAT Council direct staff to initiate the North Glenmore Sector Study, as outlined in Option 1 in the report dated May 26, 2025.*





North Glenmore Sector Study

Long Range Planning

May 26, 2025