



His Worship
Mayor Tom Dyas
City of Kelowna
1435 Water Street
Kelowna BC V1Y 1J4

Reference: 342715

Dear Mayor Dyas:

Re: Transit-Oriented Designation

Thank you for your letter of June 30, 2026, regarding Kelowna General Hospital's transit-oriented area (TOA) designation.

The Kelowna General Hospital bus exchange was designated by the provincial government as a TOA based on [several criteria](#). The location provides all-day, frequent service on multiple routes, as well as connections to major employment centres and institutional destinations. In addition, the presence of a bus pull-out area on the east side of Pandosy Street marks this specific location as a designated transit exchange.

The TOA designation does not override the existing development guidelines for the Abbott Street Heritage Conservation Area. The TOA designation establishes minimum allowable densities and heights near major transit stops within the framework of local land-use planning tools. Municipal heritage conservation protections remain in effect. Local governments retain the authority to refuse rezonings in TOAs for heritage-related reasons, in accordance with the TOA [Provincial Policy Manual](#).

I understand ministry staff have worked closely with City of Kelowna staff to ensure the TOA designation for the Kelowna General Hospital bus exchange aligns with both provincial housing objectives and local planning priorities. I understand the City updated its Official Community Plan and Zoning Bylaws, as well as its Heritage Conservation Area Design Guidelines, to incorporate TOA policies and regulations. As such, the ministry is not considering an amendment to the Kelowna General Hospital TOA designation to exclude the Abbott Street Heritage Conservation Area.

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B.C.'s TOA framework plays a vital role in building more connected, affordable and sustainable communities, and I appreciate the City of Kelowna's commitment to balancing new housing opportunities with the protection of valued heritage neighbourhoods.

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Farnworth", with a stylized flourish at the end.

Mike Farnworth
Minister

Copy to: Honourable Christine Boyle
 Minister of Housing and Municipal Affairs
 MLA, Vancouver-Little Mountain