



November 20, 2025

Reference: 188944

Gavin Dew
MLA for Kelowna Mission
#102 - 2121 Ethel Street
Kelowna BC V1Y 2Z6
Email: gavin.dew.mla@leg.bc.ca

Kristina Loewen
MLA for Kelowna Centre
Email: Kristina.Loewen.MLA@leg.bc.ca

Dear MLA Dew and MLA Loewen:

Thank you for your correspondence of October 10, 2025, regarding the Transit-Oriented Area (TOA) designation near Kelowna General Hospital and its overlap with the Abbott Street Heritage Conservation Area (HCA). I note that you are writing in support of the concerns raised by the Friends and Residents of the Abbott Heritage Conservation Area Society (FRAHCAS).

I appreciate your interest in ensuring that the TOA legislative framework is effectively implemented in Kelowna and your commitment to preserving the unique character of the Abbott Street HCA. In your letter, you express concern about the inclusion of the HCA within the TOA boundary and request that the area be removed from the designation or that the City of Kelowna be afforded the ability to do so.

We recognize the importance of heritage protections to British Columbia communities while we work to speed up the delivery of much-needed housing supply. Under the TOA legislative framework, municipalities retain the ability to protect heritage buildings and make decisions about how sites with heritage features are developed.

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. Municipalities can also identify heritage sites as excluded from the minimum allowable density framework when they are developing and adopting their TOA designation bylaws.

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Moreover, despite the minimum allowable requirements established by the TOA legislative framework, there are several scenarios where municipal bylaw requirements and Federal or Provincial statutes may supersede or have a limiting effect on the minimum allowable density framework. This includes cases where heritage objects and sites are subject to heritage designations or Heritage Revitalization Agreements. Municipalities can also turn down rezonings in TOAs for reasons other than density, such as the preservation of heritage buildings or features.

As the implementation of the TOA legislative framework progresses at the local level, the Province remains committed to ongoing engagement and collaboration with municipalities, including the City of Kelowna. We recognize the importance of supporting municipalities as they navigate implementation on the ground, and we appreciate the thoughtful feedback that has been provided to date. I look forward to continuing our shared efforts to deliver the housing British Columbians need.

Thank you again for taking the time to write.

Sincerely,

A handwritten signature in black ink, appearing to read 'C Boyle', with a stylized flourish at the end.

Christine Boyle
Minister of Housing and Municipal Affairs