

From: mayorandcouncil

mayorandcouncil@kelowna.ca

Subject: Re: Community Requests 4 Actions to Protect Kelowna's Heritage Conservation Area

Date: Oct 2, 2026 at 1:31:16 PM

Dear Friends, Family, Visitors and Residents of the Abbott Street Heritage Conservation Area,

Thank you for your correspondence regarding the overlap between the Kelowna General Hospital Transit-Oriented Area and the Abbott Street Heritage Conservation Area.

Council and City staff recognize the importance of the Abbott Street Heritage Conservation Area and understand the concerns you have raised about how future redevelopment could affect its established heritage character, mature landscaping and streetscape.

As you are aware, Council asked the Province to reconsider the TOA designation where it overlaps the Heritage Conservation Area. The Province has since advised the City that it is not considering an amendment to the Kelowna General Hospital TOA designation. The Province has also confirmed that the TOA framework and the City's heritage conservation tools are intended to operate together.

The distinction is important. The provincial legislation establishes minimum density and building-height permissions within designated Transit-Oriented Areas and limits the City's ability to use its zoning authority to reduce those permissions. As a result, the City cannot amend its OCP or Zoning Bylaw in a manner that would effectively remove the provincially established TOA requirements from the Abbott Street Heritage Conservation Area.

At the same time, the TOA designation does not eliminate the Abbott Street Heritage Conservation Area or the City's heritage conservation responsibilities. The Province has specifically confirmed that heritage conservation protections remain in effect and that heritage considerations may continue to inform how individual development proposals are evaluated. The City will therefore continue to apply the applicable Heritage Conservation Area guidelines, development permit requirements and other lawful planning and heritage tools when proposals are brought forward.

For these reasons, staff do not recommend the OCP, Zoning Bylaw or Heritage Conservation Area amendments requested in your letter. Rezoning the affected lands to restrict development below the provincially prescribed TOA minimums would be inconsistent with the current legislative framework.

This does not mean that every property within the TOA will automatically redevelop to

the maximum permitted height or density, nor does it mean that heritage considerations have ceased to apply. Future applications will continue to be evaluated against the full range of applicable City bylaws, policies, heritage guidelines and provincial requirements.

We appreciate the time and effort that you and other neighbourhood residents have invested in this issue and your continued advocacy for the Abbott Street Heritage Conservation Area.

Sincerely on behalf of Kelowna City Council,

A handwritten signature in black ink, appearing to be 'Tom Dyas', with a stylized, cursive script.

Tom Dyas

Mayor | City of Kelowna

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