



Kelowna Heritage Conservation Areas Review

Phase 1 & 2 Results and Next Steps

May 13, 2024

Purpose

- To provide an update on a review of Kelowna's Heritage Conservation Areas (HCA) and outline next steps.

Heritage Conservation Areas

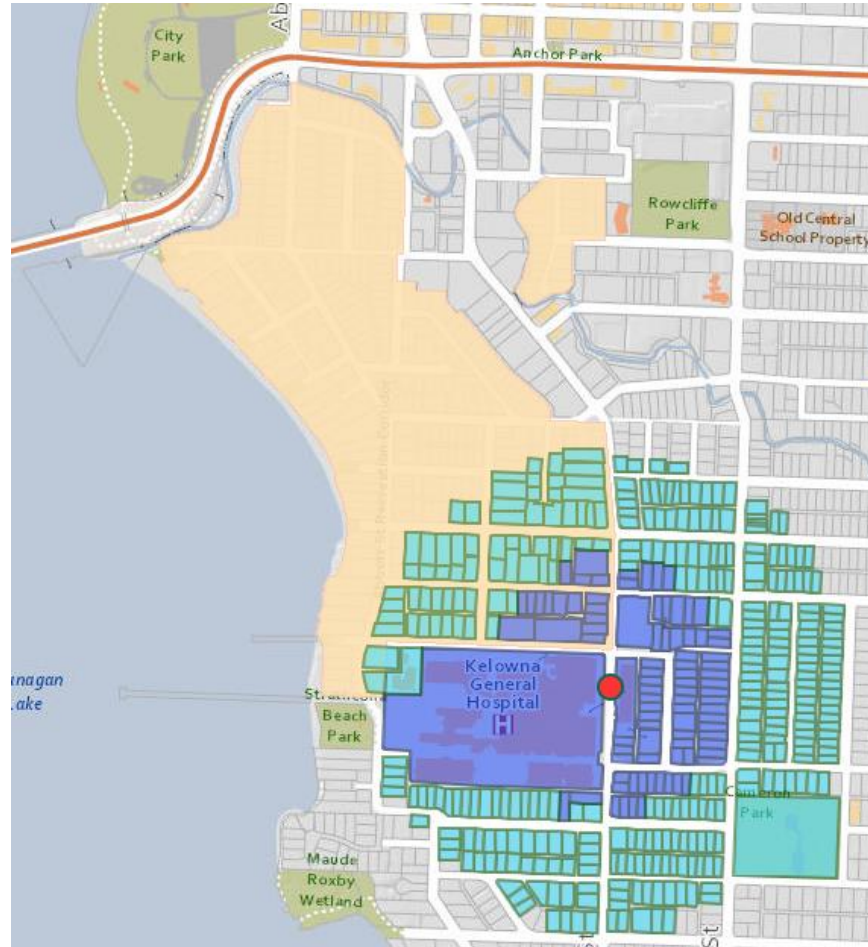


- 366 residential properties in HCA
- 52 properties on the Kelowna Heritage Register
- 8 properties protected by HRA and/or Heritage Designation

HCA Review

- Phase 1 – Quantitative Review (2021)
- Phase 2 – Qualitative Review (2023)
- Phase 3 – Recommendations (2024)

Housing Legislation Changes



Phase 1 – Quantitative Review

HCA Development Guidelines:

- Offer guidance for alterations and redevelopment without heritage protection or conservation
- Allow demolition of buildings and replacement with new builds
- Prioritize the overall aesthetic over specific heritage values
- Lack alignment with the *Standards and Guidelines* (2003)

The neighbourhood is experiencing a low but increasing rate of demolition

Phase 2 - Consultation

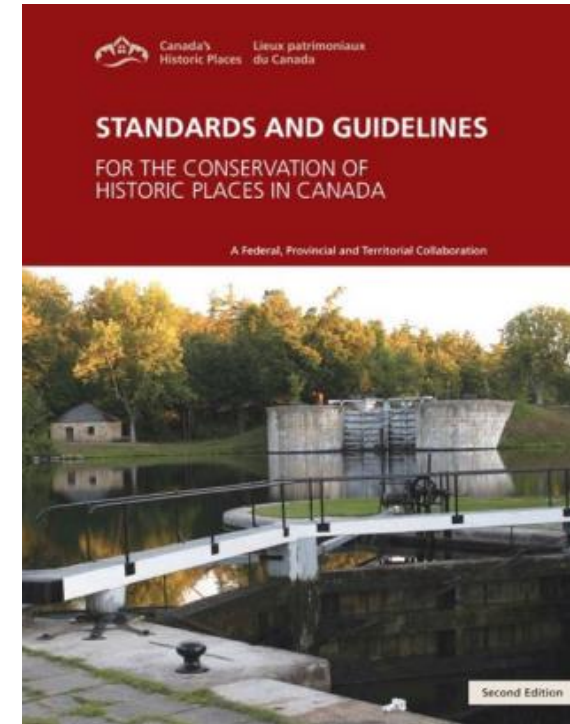
- The HCAs are valued community assets and tourist destinations worth protecting.
- The HCAs are perceived to be changing in a manner that negatively impacts what makes them unique, including but not limited to historic character and sense-of-place.
- There is a sense that the HCA Development Guidelines and zoning offer little protection from this change.
- HCAs can and do accommodate multi-unit and denser housing than their original single-family intent.

Phase 2 - Consultation

- Concern that the Small-Scale Multi-Unit Housing (SSMUH) and Transit-Oriented Development Areas (TOA) policies will disincentivize the retention of historic buildings and landscape elements in the HCAs and negatively impact their valued character.
- Kelowna's HCA bylaw and Development Guidelines should be updated to align with best practices in heritage conservation.
- Retention of historic buildings and other resources such as mature trees in the HCAs need to be incentivized and demolition disincentivized.

Phase 3 - Recommendations

1. Neighbourhood Statement of Significance & Statement of Future Character
2. Update HCA Vision and Intent
3. Integrate Canada's Standards & Guidelines for Historic Places
4. Updated HCA Development Guidelines
5. Additional Tools and Incentives





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