



Current Development Policies

Kelowna Official Community Plan (OCP)

<p>Chapter 5: The Core Area</p> <p>Objective 5.2. Focus residential density along Transit Supportive Corridors.</p>	
<p>Policy 5.2.1. Transit Supportive Corridor Densities.</p>	<p>Encourage development that works toward a long-term population density of between 50 – 100 people per hectare within 200 metres of each corridor to achieve densities that support improved transit service and local services and amenities.</p> <p><i>The repeal of the existing Heritage Revitalization Agreement that permitted short term rentals and commercial uses reverts the property back to 100% residential uses, and the addition of 16 townhouses increases residential density along the Pandosy Transit Supportive Corridor.</i></p>
<p>Chapter 5: The Core Area</p> <p>Objective 5.11. Increase the diversity of housing forms and tenure to create an inclusive, affordable, and complete Core Area.</p>	
<p>Policy 5.11.2. Diverse Housing Tenures</p>	<p>Encourage a range of rental and ownership tenures that support a variety of households, income levels, and life stages.</p> <p><i>The addition of smaller townhouses into an area that is predominantly exclusively single dwelling housing increases the diversity of housing forms.</i></p>
<p>Chapter 9: Equitable Community</p> <p>Objective 9.1. Incorporate equity into planning decisions and resource allocation in our community.</p>	
<p>Policy 9.1.1. Equity in Planning Decisions</p>	<p>Incorporate an equity lens into land-use planning decisions and resource allocation in our community.</p> <p><i>The addition of diverse housing forms into the Heritage Conservation Area incorporates an equity lens into planning decisions by providing housing opportunities for a wider variety of households.</i></p>
<p>Chapter 11: Heritage</p> <p>Objective 11.1. Identify, conserve, and protect historic places.</p>	
<p>Policy 11.2.5. Protection of Historic Places.</p>	<p>Prioritize the legal protection of historic places using the tools identified in the <i>Local Government Act</i>: Heritage Designation Bylaws, Heritage Revitalization Agreements, and Heritage Covenants.</p> <p><i>The proposed Heritage Alteration Permit does not require any changes to the existing Heritage Designation Bylaw on Cadder House that provides long term protection of the Heritage Asset.</i></p>