

Attachment A: Summary of Phase 3 Public Engagement Themes and Refinements

Feedback on Draft Heritage Development Guidelines	Considerations for Refinement	Refinements Undertaken
General		
Request to identify properties that are on the heritage register and in the Transit-Oriented Area (TOA) Designation	The removal or addition of properties from the heritage register is possible. However, identifying these properties on OCP Maps is impractical due to potential status changes. Updating the maps would require an OCP Bylaw amendment and significant staff resources each time the heritage register changes	<p>Chapter 23: Map 23.1 was updated to show the HCA boundary line and the TOA boundary line. The TOA boundary has been established by the Province and cannot be changed.</p> <p>Chapter 23: Map 23.2 was updated to include the City of Kelowna header. No changes to identified Contributory Houses have been made. No refinement taken.</p> <p>Chapter 23: Map 23.3 was updated to colour code and refine the boundaries of precinct areas within the HCA precinct areas</p>
Remove the Hospital Transit Oriented Area	The TOA has been implemented by the Province through Bill 47 legislation.	No refinements taken. The Transit-Oriented Amendment (TOA) is a legislative change mandated by the Province that designates transit stations for additional height and density to promote transit-oriented development and support higher densities
Reinstate the Heritage Advisory Committee (HAC)	The HAC review process introduced additional timelines for application review and required staff resources, resulting in inefficiencies for applicants and homeowners. Due to the inconsistencies in HAC feedback across reviews, staff could not implement HAC's guidance effectively	No refinements taken. Replacing the HAC with a standardized Heritage Review conducted by an qualified heritage professional (BCAHP) has proven to be an effective decision, ensuring professional conservation advice is integrated into the decision-making process
Update neighbourhood notification requirements and development signage for proposed applications	The purpose of Council Policy No. 367 is to notify neighbours when a development proposal is not adhering to zoning and would require either staff delegated approval or a Council decision. Council Policy No.367 was revised in April 2024 to reflect updated legislation and requirements for forms of neighbourhood notification	No refinements undertaken. Heritage Alteration Permits with variances, Heritage Designation Bylaw, and Heritage Revitalization Agreements require neighbourhood notification
Include 'Heritage Designation Bylaw' and 'Heritage	For educational and consistency purposes, the	Updated glossary to include definitions of 'Heritage

Conservation Covenant' definitions in the glossary section	definitions of the three tools for legal protection of heritage properties are included in the OCP Chapter 23 Glossary section	Designation Bylaw' and 'Heritage Covenant'
Policy		
Requests for the removal of development incentives, citing that such incentives and variances encourage development, rather than prioritize conservation without promoting development	<p>The incentives are intended to outline what existing and additional development opportunities could be offered to encourage preservation for heritage elements not formally protected. This includes the Heritage Revitalization Agreement, Heritage Covenant, Designation Bylaw, Heritage Register, and variances to development regulations via Heritage Alteration Permits.</p> <p>It is specifically stated that the new Conservation and Development Guidelines are intended "To preserve, celebrate and maintain the heritage values and sense-of-place of the HCAs through the incentivization of the conservation of contributory properties and streetscapes, while ensuring new development is thoughtful, compatible and subordinate."</p>	Development incentives have been removed from OCP Chapter 23: Heritage Conservation Area – Conservation and Development Guidelines and revised into OCP Chapter 11 Heritage policies. These policies apply to protected heritage properties anywhere in Kelowna and are now eligible for the same conservation and development incentives
Strengthen existing policy for heritage conservation and align policy to reflect current application procedures	Replace existing OCP Chapter 11 with revised Chapter 11 (Attachment B)	<p>New OCP Chapter 11 (Attachment B) includes revised and additional policy including but not limited to:</p> <ul style="list-style-type: none"> • Heritage review • Identification of heritage assets • Kelowna Heritage Register • Legal protection tools • Incentives for heritage conservation • Climate change considerations
Grammar and Content		
Clarify requirements for a heritage review by a Qualified Heritage Professional	Align definitions to be more consistent with application submission requirements	Revised bullet #4 of the Heritage Alteration Permit Compliance Section in Chapter 23, to read "Review from a Heritage Professional."
The public is concerned that the chapter title currently implies a focus on development within the Heritage Conservation Areas. The public is interested in emphasizing conservation within the HCA	Revise Chapter 23 title to better reflect the public interest for conserving heritage	Revised Chapter 23 title from: Heritage Conservation Area – Development Guidelines to Heritage Conservation Area – <u>Conservation</u> and Development Guidelines, and all other applicable references to the

		Guidelines
The definition of contributory properties refers to homes in the HCA as buildings. The public is concerned that 'building' is a generic term and not specific to the unique character of the HCA	Replace the term "building" throughout the chapter with "home or house" where applicable	Replaced the term "building" throughout the chapter with "house" where applicable. Clarified where Contributory Property is an applicable term referring to conservation and development guidelines
Remove metal as exterior finishing material and include red brick as a finishing material	Update wording specific to primary facing material and accent facing materials within the Conservation and Development Guidelines	Within Chapter 23: Section 1.5 Property Finishes update wording to " <u>For primary facing material</u> - use durable, fire-resistant, or non-combustible materials for new buildings within the HCAs, including smooth finished fiber cement siding and shingles, fiber cement panels and stucco cladding. <u>For accent facing materials</u> - brick, stone and metal cladding can be used."
Update definition of 'sustainability'	Clarify the order of sustainability objectives	Within Chapter 23: Glossary update wording to "A group of objectives (<u>social, environmental & economic</u>) that must be coordinated and addressed to ensure the long-term viability of communities and the planet."
Update wording to clarify hedges height restriction	Update wording to clarify hedges height restriction	Updated wording to "Prioritize pedestrian-oriented design with all vehicle access taken from the lane if available. Ensure the portion of any building facing the street facilitates easy access for pedestrians to front entrances from the street. Avoid blank walls at street level to create a more engaging and welcoming streetscape. Property walls, solid gates and hedges <u>above 1.2 meters</u> are not permitted."
Update the objectives description to be more in alignment with the Conservation and Development Guidelines	Remove the word 'thoughtfully' to provide more strict clarity on adhering to Key Guidelines	Update wording to "change and density are managed <u>in general accordance with the Key Guidelines</u> for the HCAs and are guided by the areas' unique character."