

Kelowna Heritage Conservation Areas: Conservation and Development Guidelines

Council Consideration

May 26, 2025



Purpose

To endorse the HCA Conservation and Development Guidelines, to amend the Official Community Plan to include the Guidelines and additional heritage policies, and to amend the Development Application and Heritage Procedures Bylaw

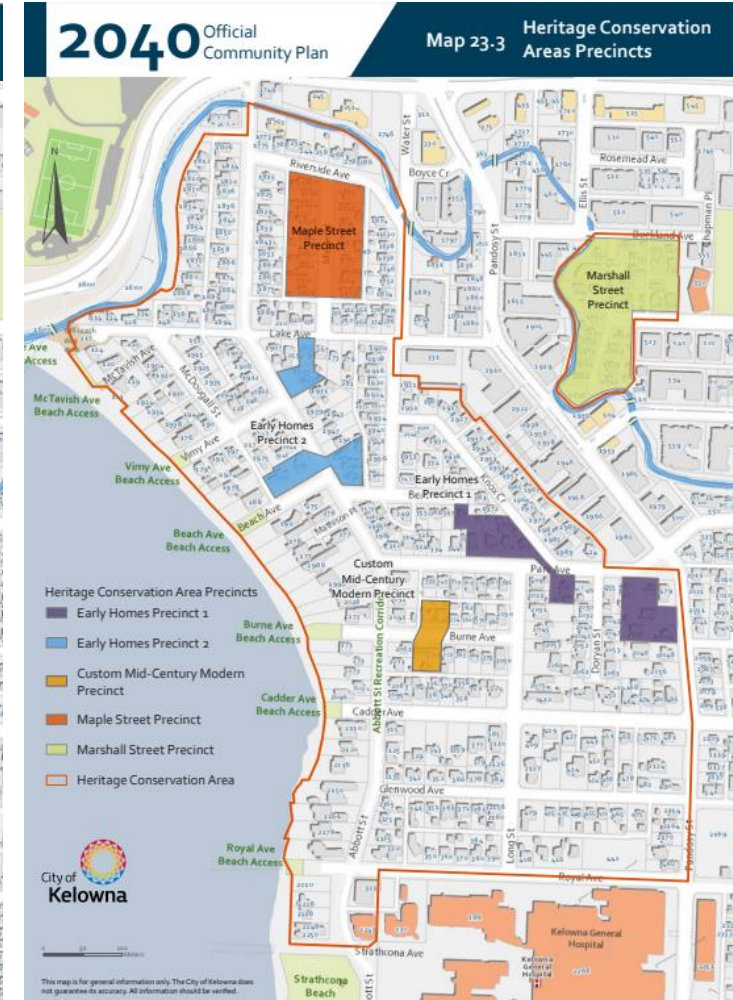
Heritage Conservation Area Review Process

- Phase 1 – Quantitative Review (2021)
- Phase 2 – Qualitative Review and Engagement (2023)
- Phase 3 – Recommendations and Development Guidelines (2024-2025)



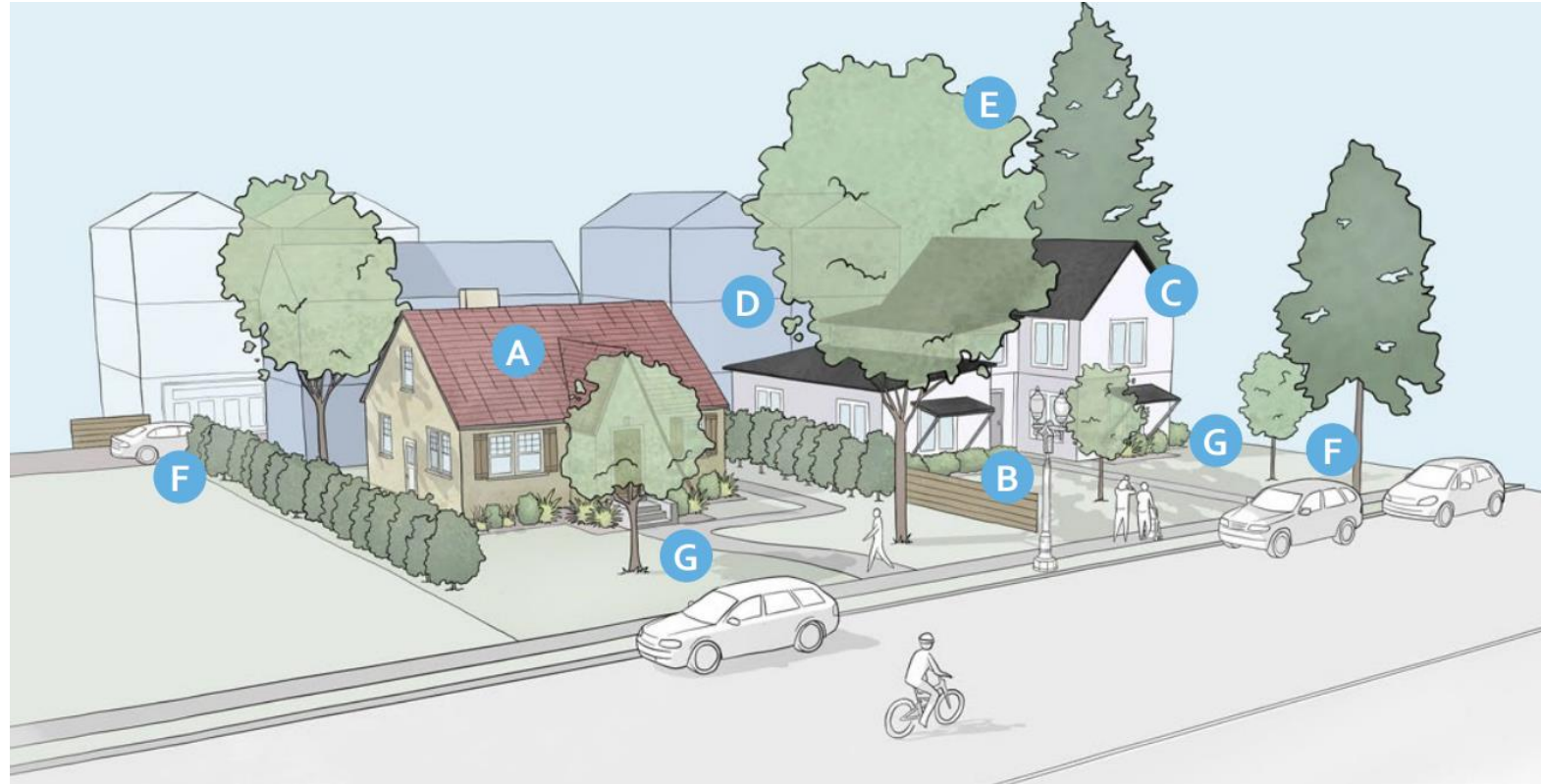
HCA – Conservation and Development Guidelines

- Neighbourhood Statement of Significance and Statement of Future Character
- Updated Vision and Objectives
- Contributory Properties
- HCA Precincts



HCA – Conservation and Development Guidelines

- New housing forms
- Urban tree canopy management
- Design guidelines



HCA Guidelines Phase 3 Engagement

- Request for changes to specific terms such as “Development Guidelines” and “Contributory Buildings”
- Concerns about contemporary home designs
- Request to remove Hospital Transit Oriented Area, mandated by the Province

HCA Guidelines Phase 3 Engagement

- Concerns about the application review process
- Concerns about incentives for conservation



OCP Chapter 11 – Heritage

- New policy applies to all protected heritage properties within the City
- Specify legal protection tools for heritage assets and properties
- Clarify existing development incentives meant to encourage heritage conservation
- Outline existing heritage review and evaluation criteria within policy

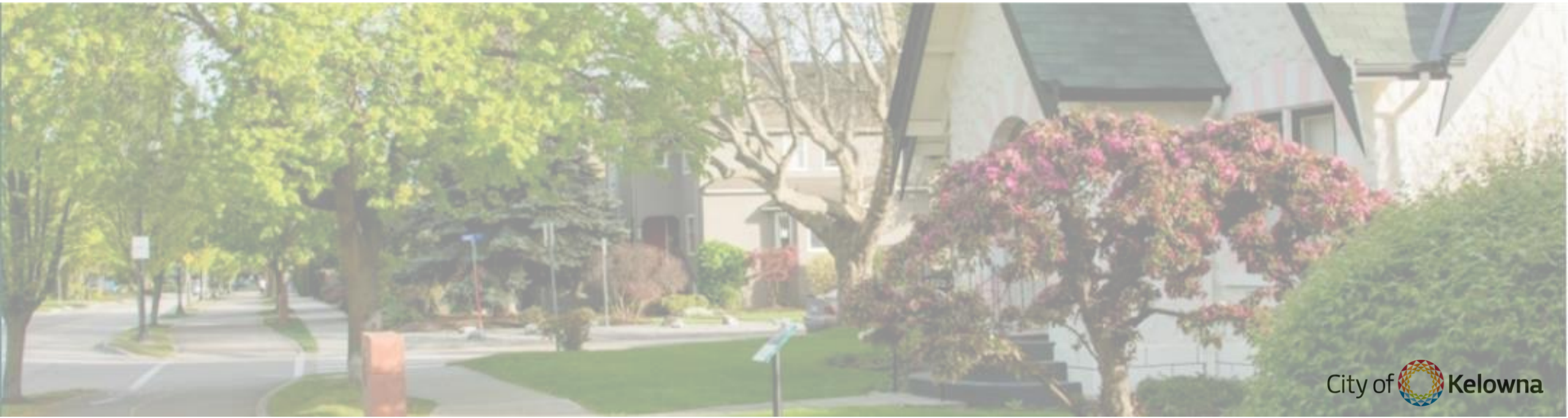


Development Application and Heritage Procedures Bylaw

- Update definitions
- Update submission documents for heritage review
- Update bylaw to reflect current application procedures
- Clarify existing criteria for delegated authority of Heritage Alteration Permits
- Impose further restrictions on delegated authority

Staff Recommendation

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