

## 2022 Mayor/Council Candidate Questionnaire

1. Should all sectors have affordable housing and permanent rental stock, or should one or two sectors be designated for rentals and designed for low income no income people?

*All areas of Kelowna should have affordable and long term rental housing. Low income residents should blend seamlessly into the community. We do not want to create areas that are viewed as 'poor' areas. We should work at repurposing underutilized buildings immediately to provide such housing, regardless of where in town those buildings are located. I am in support of applying the OCP, unless the development meets specific defined exceptions. These exceptions would be created by the planning department, in consultation with all stakeholders. The exceptions could include a percentage of affordable low income housing for any increased density above that provided by the OCP.*

2. Should all neighborhoods have small complex care housing as has been suggested by research?

*I will work hard to increase the number of complex care housing available in our community for our most vulnerable populations. In general, small facilities spread through out all areas of the community are better than building very large housing facilities, in one area of town. However, true complex care housing must provide a large variety of expert services to support it's clientele, including physical, mental-health and substance use care, psychosocial rehabilitation, job supports, personal care and personal living supports, and indigenous cultural supports. Furthermore, there are many people on our streets who require this care. For those reasons, if we can provide support to a larger number of people and it is easier to attract the necessary experts for the wide variety of treatment and support needed, at significantly lessened costs, I would consider approving a larger facility. However, the location of the facility would only be determined after substantial and real consultation between BC Housing, the Ministry of Health, the City, neighbourhoods and stakeholders.*

3. One of our members was advised that in March 2023, the Ministry of Social Development & Social Innovation office will be moving from Dilworth Drive to the old CIBC building across from the Petro Canada on the corner of Dougall Road South and Highway 33. This has sparked concerns that community safety will be put further at risk as the population of repeat offenders and transients will increase even further and we have already seen a large increase over the last year. What actions would you take to ensure that residents are informed of matters that affect community safety in the area?

*It is not certain that moving the Ministry of Social Development office from Dilworth Drive to Highway33\Dougall Road will affect community safety. A wide range of people access the Ministry's services. I would like to discuss with residents and businesses near the current location to determine what, if any, significant problems exist related to or arising from the clientele of the Ministry. It is important to have an accurate assessment of whether community safety will be affected before the change occurs, with sufficient time to take steps to address those concerns.*

*Generally, I am of the view that whenever previously demonstrated problems result from a specific type of facility being opened, no branch of government should just announce to a neighbourhood the opening of that facility. Decisions concerning the locations of these facilities should be made collaboratively. The city should work with the Ministries of Health, BC housing, social agencies, neighbourhood associations, and the business community to identify areas where services can be best provided, while minimizing the negative impacts to the neighbourhoods. Zoning could be amended to identify these areas. The neighbourhoods would be involved from the beginning before irrevocable decisions are made. Then hopefully, the effect on community safety, when a facility is built will be minimal.*

4. Neighborhood Associations previously had access to speak at City Council meetings open to the public on any matters affecting residents living within their boundaries. Recent changes to City policies severely limited the ability of Neighborhood Associations to bring forward their concerns and discuss these at Council meetings. What would you do to ensure that Neighborhood Associations are included in decisions being made at the municipal level?

*It is absolutely essential that neighbourhood associations and residents in the city have input into any major decision. Regular meetings (say 2- 3 x per year) between the planning department or other appropriate department of the city and the neighbourhood associations should occur to discuss upcoming developments and other major changes that would affect neighbourhoods.*

*Furthermore residents should have a better opportunity to explain their positions. Any development permit applications and other community issues should be set on the council's agenda at least a month in advance of the hearing date. The agenda would be circulated to the public (as usual). This longer period of time would allow concerned residents and neighbourhood associations to gather documents and evidence, make written submissions, and arrange meetings with councilors. The latter will become increasingly important as recently the requirement to hold public hearings have been significantly eroded. Developers work with the city for many months before their applications come to council. Residents must also be given a fair opportunity to have real input and make meaningful submissions.*

5. We constantly hear that 'community safety is everyone's responsibility'. Do you think that this has contributed to a level of vigilantism within the community?

*No. I think the failure to provide sufficient complex care housing, affordable housing, and treatment facilities has led to a significantly increased homeless population with multiple problems, including mental health\psychiatric problems and substance abuse problems. This, combined with our failure to remove prolific offenders from our streets, has led to frustration amongst the residents. No resident wants to see people in distress on the streets and in our parks. Nor do residents want to feel unsafe. Luckily, I have not seen any significant vigilantism in our community. However, if there is an increase in vigilantism in our community, it is due to our failure to deal with these problems.*

6. What would you like to see municipal, provincial, and federal governments do in terms of addressing safety concerns in our community (as well as others)?

*The City of Kelowna has endorsed a Community Safety Plan. It has not yet been implemented. I will work hard to ensure that the Stewardship Teams envisioned in the Community Safety Plan are quickly put in place and that they have the necessary tools to make recommendations on crime, housing and homelessness, mental health and problematic substance abuse, domestic violence, and racism. Working with all levels of government we will find the funding to implement the recommendations.*

7. Do you support replacing the current Kelowna Theatre and what priority does this project have to you?

*A vibrant city needs an active arts scene, which can attract top notch talent. The question is one of funding. Where will the money come from to obtain land and build it, when we have so many other immediate social needs? I would wait to see the feasibility and funding structure before making a decision.*

8. What is one specific process or decision of the last council that you disagreed with, and what specifically would you have done differently on this file?

*I disagree with the council routinely ignoring the requirements of the OCP 2040. As above, I would apply the OCP 2040 unless an application fell within a specified exception. The exceptions would be worked out as described above, and would have to provide a substantial benefit to the community (perhaps additional green space, social services, affordable housing etc.)*

9. What are your 3 main reasons for running for Mayor or Council?

- (i) *The Environment: We need to do more. I would immediately put forward a motion to endorse a 3-30-300 rule where every person should be able to see at least three decent size trees from their home, there is a 30% tree canopy cover in every neighbourhood and every person's home is within 300 m from the nearest greenspace or park space. This will improve the mental health and overall well being of residents in our city. It will help reduce the heat island effect and mitigate climate change.*
- (ii) *Community Safety: Implementing Kelowna's Community Safety Plan and seeing it through to its conclusion is a priority. We need to ensure there is enough money going into this plan from our provincial and federal counterparts and from our local budget as well.*

(iii) *Representation: Residents need to be heard. I would put forward a referendum on a ward system to ensure that each neighbourhood in Kelowna is represented at the council table.*

10. What valuable attributes will you bring to council?

*I am young, and therefore look at things from a different perspective. Despite being young I have extensive experience in working within large institutions. Having sat on the National and Provincial board of Women & Youth Commission of a major political party, local electoral riding associations, and the Okanagan Sikh Temple Board, I have learned that working collaboratively is important. We should be working with neighborhood associations, local stakeholders, advocacy groups, provincial and federal counterparts to find solutions which will make our city a better place.*

*I am committed to listening to the residents of Kelowna and hearing what they have to say, so everyone benefits.*

11. Do you believe that residents associations should play a bigger role in development and planning within their areas, should their voices be given more value?

*Yes, see my answers above.*

12. URBA and possibly the Downtown Kelowna Association receive funding from the City and are often called on to speak as stakeholders for an area. Do you feel that Neighborhood/Sector Residents Associations should have a valued voice equal to the business association voice?

*URBA receives its funding from a special levy on the businesses within a defined area of Rutland. It is my understanding that it does not receive any funding directly from the City or the taxpayers in general. URBA has a substantially different mandate than the neighbourhood associations. Its expertise is not the same area of expertise as the neighbourhood associations, although there are areas of concern which overlap. As I have indicated in my answers to the previous questions, I believe that more and better consultation with the neighbourhood associations should occur.*

13. The residents' associations would not want to be paid for by the city because their voices need to be kept separate and responsive to residents' but do you feel small grants from the City could be allotted to keep the voices of citizens in neighborhoods heard?

*Vibrant neighbourhoods are important. The City has the Strong Neighbourhood Program and I am in support of that program and its expansion. Neighbourhood Associations are generally run by volunteers. I am of the view that if the association is valuable to and valued by the residents of the neighbourhood, internal fundraising should be able to produce sufficient revenue (such as small membership fees, neighbourhood fund raising events etc.)*

14. If elected, how would you work to have resident's associations voices involved at the beginning of planning and development in their areas rather than an afterthought when the planning is already well on its way to being completed?

*See my answers above re: a longer notice period for public hearings. In addition, the ward system would ensure at least one councilor was directly accountable to the neighbourhood and would be a focal point to whom residents could bring concerns. I would develop a protocol for early engagement and collaboration, not only with neighbourhood associations but other stakeholders, where any significant change was being introduced which would affect the safety or the culture of a neighbourhood. I would examine the use of technology for direct resident input when a project as a project was being planned.*

15. If elected, would you look at why so many variances are made after the initial development approval where neighbors have some input? Variance which can change the whole character of the initial proposal are approved without further resident/neighbor input. For example: Neptune/Mercury Road was to have a development of townhouses to be owned by purchasers which close neighbors agreed with so didn't present anything to Council. After approval the developer changed this to be a rental development where tenants do not own the property and possibly will not have the same initiative to look after the property

*Development proposals often go hand in hand with a rezoning application. The public sees early drawings at third reading and the public hearing. Often the public fails to understand that the drawings are not necessarily what will be built. It is only after third reading that further extensive work occurs with the planning department, and final plans are drawn up. The final plans are only approved at fourth reading when the actual rezoning occurs and the development permit is issued. Even then, a developer can let a DP lapse and a different plan and a different DP can be issued. The planning department should better educate the public to understand that when rezoning occurs any building can be built which fits within the zones criteria.*

16. If you are elected, how would you address that development permits which include zoning changes are then allowed to sit idle sometimes for years until the property is sold, based on that change to zoning, with a totally different developer/development than what caused a zoning change?

*See answer to question 15 above. The city and planning department have to educate the public about what a zone means. The public needs to understand the wide variety of possible buildings that can go in that zone; whether by the same developer or a totally different one. They can then form their opinion and make their voices known based on the possible developments, not on the one that is initially planned. Importantly though, if a zone change has occurred (for example to a higher density), based on a promised public benefit, then an agreement must be entered into with the city that the benefit will occur. A covenant that runs with the land requiring that benefit, should be placed on the land. This will ensure that the public benefit must be included in the development, regardless of whether it is built by the current developer or a future one.*

17. If Kelowna does not build for 40,000 people who want to come here by 2040 what do you think those people will do? Move to a different city? Become homeless?

*People will move to a city when there is a combination of affordable housing, good jobs, a good lifestyle and a liveable safe city. If the City and its residents don't create this environment, then people won't come.*

18. How would Kelowna be run differently and look if we were not focused on building for the multitude of people who want to move here, and instead built well planned affordable housing and neighborhoods for those who are already here?

*You cannot stop people from moving here. You can plan properly for both existing and new residents. We need to tackle the affordable housing and housing availability crisis head on. We cannot build housing which is primarily investment units. This means looking at repurposing underutilized buildings and accessing all provincial and federal housing programs (regardless of who is in power). It means zoning for residents and people who want to be residents, not zoning for short term use. It means discouraging resort style buildings (pools and wine bars on the roof), and using a multitude of strategies to encourage the construction of family neighbourhood-centric buildings.*

19. What do you think Kelowna would be like if we planned affordable neighborhoods with as much care as we plan our more expensive neighborhoods?

*All neighbourhoods should be planned carefully. All neighbourhoods should have input.*

20. Our latest OCO (2040) has increased the heights for many areas, but developers still want to build higher. What do you believe is important for assessing increased building heights? Should residents in an area be given a chance to speak to major variance changes when they are presented to Council?

*I am in favour of applying the OCP, unless a development falls within a specific defined exception. Those exceptions would be defined through extensive consultation with the stakeholders including neighbourhood associations and residents. The exceptions would be related to a substantial benefit to the public. If the OCP was applied in this way, there would be less conflict and people would know what could and could not be built in an area.*

21. If elected, do you plan to bring more and diverse industry or manufacturing to our area where citizens can learn and progress from a ground level job to a well-paying job through education and work experience? (At this point, many of the people working in the service industry and at ground level jobs may have to work 3 jobs to even survive and there is no real opportunity to advance in those jobs.)

*Obviously we want to attract businesses and industry to our area which are well paying and prepared to train its staff. We should concentrate on the areas where we have strengths and which have a low environmental impact. I will work with my federal and provincial counterparts to find and attract businesses of this type to our area, including programs supporting the development of green energy technology and green infrastructure construction.*

22. If you witnessed an incident of bullying, intimidation, or discrimination against another Council member, would you be willing to act as witness for that Council member?

Yes.