

2022 Mayor/Council Candidate Questionnaire - Davis Kyle Response

Please see below for answers to your questions.

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?

I don't support the creation of "Projects" or areas of the community dedicated to segregating the poor or renters. We have seen that model fail in the United States, and it wouldn't be in Kelowna's interest to pursue this strategy.

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

Yes, in an ideal world where money is no object. Often we play with the cards we are dealt, and reducing homelessness becomes about choosing the best available option. Ultimately, housing people is better than not housing people, and the council must advocate for wrap-around services and support to the maximum possible extent.

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?

I support public notification within a reasonable radius of a project along timeframes that allow community voices to be heard for all projects that require a public hearing.

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?

Every member of a neighborhood association is allowed to speak at a public hearing as it stands currently. I would encourage all members to exercise their democratic rights to be heard - especially because it is easier than ever to call in on Microsoft Teams from the comfort of your home. Given that everyone can already speak, I don't see the necessity of some speaking twice on behalf of both themselves and an association.

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?

Potentially, yes, though I have always interpreted that message as locking your car doors or house doors, not as an invitation for citizen patrols. Obviously theft and vandalism are serious concerns in Kelowna that must be dealt with by all levels of government, including city council. The current situation is not acceptable.

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)?

I am a supporting of ending the revolving door for prolific offenders, supporting complex needs care, ending the waitlist for wraparound treatments and supports for those with addiction or mental health challenges, and making sure that a Housing First model is never Housing Only, that the supports people need to climb back onto the housing ladder are always available to them. We need a people-first approach that can help people receive the care they need. On a municipal level, that means I support affordable housing land acquisition, but I also support regulatory change to get more affordable housing built

https://www.kelownanow.com/watercooler/news/news/Your_Voice/Your_Voice_If_we_re_serious_about_Kelowna_s_housing_crisis_we_ll_need_to_change_how_we_do_things/

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

Yes. This will be difficult with high construction costs and high inflation, but I have it as a higher priority than it currently is in the current capital plan.

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 opposed elements of the 2040 Transportation Master Plan as insufficient to deal with the congestion projected in the forecasts of the plan. We need to get serious on mixed-use and connected communities, bringing the transit system under local control while increasing speed, reliability, and frequency, and the investment to make our roads both more efficient and safe under a Vision Zero transportation policy. This dovetails with my support for ending suburban sprawl. We need to fix the network we already have without greatly expanding per-capita traffic by building up into the hills or onto ALR land. Rutland is greatly underserved when it comes to traffic calming in residential neighborhoods, street trees, sidewalks, protected bike lanes, and transit, and by supporting a Ward system for city council, 2 voices from Rutland will always be at the table. I don't pretend to live in Rutland, but I think all neighborhoods deserve a fair shake and a fair voice based on population, which is why I am willing to work with other candidates who support a ward system, preferably a STV ward system that reflects all voices of a community.

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

I have 4 top issues. Housing Affordability, Infrastructure, and Climate Resiliency, and Public Safety

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

I opposed the City Council switching from OCP 3 to OCP 2.5 because it went from a community-led plan through Imagine Kelowna to a plan submitted and supported by the UDI. I have been clear in supporting expert advisory panels on Housing, Economic Growth, Public Safety, and Climate Change, as well as community roundtables on issues of inclusion. I also support extending the lead time for packages so that city councilors can better work with the community on projects

11. 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?

I prefer speaking to individual residents about their concerns rather than organizations, so my answer to this question would be yes.

12. 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?

Resident Groups work better when there is a clear separation between them and the city. I support them remaining fully independent.

13. 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 after thought when the planning is already well on its way to being completed?

Under a ward system, councilors would be incentivized to work with their communities of interests earlier on in the process. If the community does not feel well-represented, they could choose a new councilor.

14. 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.

I support rental buildings having strata fees to ensure that the grounds are well-kept no matter who lives in the units.

15. 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?

I support lobbying the provincial government to allow municipalities like Kelowna to shift, on a revenue-neutral basis, from a Property Tax system to an unimproved Land Value Tax System. This will prevent idle land speculation and force developers to build projects on the land without letting it be an eyesore in the community. If a new project is announced with a new builder, it must go through the permitting process at city hall, which is something I support.

16. 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?

If we refuse to build, the rich will buy up rentals or old homes and force out the middle class and the poor. More young people will be forced to stay living at home in their parents' basements because there isn't anywhere for them to go. We don't have internal movement controls in Kelowna - we can't force people to not move here. They will just gentrify existing neighborhoods by always winning bidding wars against locals for a throttled supply of homes and over time force the middle class out of our community. San Francisco is a good example of a city that stopped building, it now has the worst homelessness crisis in the United States and some of the most expensive housing in their country too. If Kelowna refuses to build, we will have the same happen here.

17. 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?

Kelowna built for my family when we moved here in 2003. I refuse to entertain the idea that we can pull up the drawbridge, build a wall around our city, and say that we're full.

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

Every community would look a lot more like Abbott street. They would all have a beautiful street tree canopy, protected bike lanes, sidewalks, greenery, and traffic calming. I support these kinds of safe, walkable suburban communities in all areas of our community, and we can accomplish that all-community focus with a ward system and investment in our infrastructure.

19. 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?

We must always access the benefits of increased housing supply and infrastructure DCCs / property taxes with the costs as outlined through the concerns of the community. Residents currently have a voice to speak at public hearings when there are variances as outlined in the question, I would support that continuing. I have heard from many residents on all sorts of issues, having attended public hearings since November and having knocked on over 5000 doors in our community.

20. 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.)

Yes, the city can remain competitive through a streamlined permitting, licensing, and cost regime, as well as by ensuring that Kelowna becomes a more affordable place to live and work. I am committed to making sure that Kelowna becomes a more affordable place to live through structural changes to our planning, zoning, transit, and community investment policies.

21. 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. Council must be a safe place for all members, and I will always put aside my political disagreements to support an individual when they are in need.