

## **2022 Mayor/Council Candidate Questionnaire – Greg Dahms**

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?

Yes all neighborhoods should have both low and affordable housing options.

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

No. Complex care housing should go into the communities where it is needed.

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?

The City of Kelowna and city council should be more transparent when dealing with issues or developments that impact neighborhoods and residents. One simple way is to inform people about upcoming developments or changes in a timely fashion in order for residents to contribute their concerns or approval.

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?

There should be no policy that limits the ability for anyone to bring forward their concerns. As taxpayers we pay their salaries and we should have a voice. Guidelines should be in place to give residents options to voice their concerns either in person or in writing.

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.

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)?

Work with our judicial system to find ways to put an end to catch and release. Our worst offenders need to be held accountable for their actions and not hide behind the label of mental health. We can't just paint all homeless people with one brush we need to separate the homeless from the people with mental health and addiction issues and criminals that should be dealt with as criminals as they pose the highest cost and safety to our society.

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

Yes. We need to support arts and entertainment community as they are an important part of our vibrant city.

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?

Voting on allowing High rise buildings to vastly go above the 2040 OCP. We do not need 40+ story buildings at this time in Kelowna. I would have voted against these developments.

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

A strong voice for the residents of Kelowna who want sustainable growth and safe communities where residents feel safe enough to walk in their neighborhoods  
To take a hard line regarding theft and crime in our community  
and to seek ways to make Kelowna more affordable.

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?

Yes resident associations are important for the communities they represent and they should be able to voice their concerns regarding development and community planning. Council needs to be open to listening and creating an open dialogue with residents as well as resident associations.

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 think everyone should have a valued voice including business associations, resident associations, as well as individual tax payers.

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?

I am not clear on what you are asking for regarding grants for citizens to be heard.

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?

I think residents as well as resident associations should be able to weigh in on the issues and planning before a vote is held by council and they should be made aware of changes to the planning so they can weigh in before the plans are approved as well as ongoing if the plans change after approval. We need more transparency at the city level regarding development in Kelowna.

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.

Yes. Again we need transparency and accountability at the city level when it comes to developments and any changes made to those developments.

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 think if a developer is unable to follow through with the development, he/she should not be able to profit from the zoning change. The new developer should have to re-apply for a new development permit and the zoning should not be changed until the developer can prove they will follow through with the development. Though this is easier said than done, because the zoning change has already occurred before the development begins. Now if the zoning was changed in good faith to build low income or affordable housing than we should do everything

possible to help that developer complete the development as well as streamlining the process of zoning and permits. (Only in the case of creating more affordable housing)

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?

Kelowna will grow, no question. We need to be careful how we grow and be mindful of how development will effect housing prices, rents, affordability and the strain on our infrastructure. We do not have a crystal ball to know what people will do in the future because it will depend on how we grow and who the city is helping to build housing for.

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?

We need to find a balance as if we strictly focus on our existing population what will we do with the new people who are arriving daily. We are now on a world stage and Kelowna will grow, How we grow will be more important than how fast we grow. We need to focus on housing for all levels from Low-Income, affordable as well as housing for new arrivals. We could however limit the recreational or high value housing that only benefit a small sector and developers.

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?

Kelowna would become more inclusive and affordable.

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?

Our 2040 OCP has guidelines in place that we should be adhering to. We should only give a variance to the plan if it truly benefits all our communities. These increased building heights do not in my mind benefit our residents or the city of Kelowna. 40+ stories is ridiculous for our landscape as well as the lake bed foundation they are being built on.

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 as I have stated in a number of other questionnaires, I would work hard to attract businesses that want to truly be a part of our community by creating higher paying jobs, training as well as recruiting from within to retain a strong local workforce. I would also help promote shop local to help local business as well as helping to build a strong local economy. We have a great University and College where we train and teach the next generation of the workforce. We need to make it more inclusive as well as to retain these educated individuals.

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. And I would also not tolerate bullying or intimidation directed at myself or any other person or council member. We need strong people in council that can stand up for themselves as well as others.