

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?
Affordable Housing and permanent rental stock should be spread evenly across the City of Kelowna.
2. Should all neighborhoods have small complex care housing as has been suggested by research?
All neighbourhoods should have complex care housing. Ideally residents would be able to age-in-place and/or be supported close to home.
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 am disappointed to hear that one office relocation may have this impact. We must lobby for action against repeat offenders, resource the RCMP, and give Bylaws the mandate/authority to take action. Organized Community Watch and community programs are key.
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?
I am a consistent advocate for increased Council Committees, with a Councillor and appropriate staff, so that Neighbourhood Associations can have their forum, voice heard, and action taken. This Council is too disconnected - we need to represent the people.
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?
Yes, I have seen a disturbing level of vigilantism. I commend all residents for wanting to help. However, efforts need to be coordinated through RCMP/Bylaws, with training and support so that the efforts are productive, safe, and measured.
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 Federal Government needs to help adjust the criminal justice system and RCMP, the Province both the Courts and the Housing/Mental Health/Addiction support. Together, we need more consistent programs, more supports, more solutions, more shelters/housing and results.
7. Do you support replacing the current Kelowna Theatre and what priority does this project have to you?
This project is a low priority for me personally; and yet, I understand many are passionate. I support it going to referendum. I support the public determining if we wish to advance it in our Capital Plan and make it a priority.
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?
The Kelowna Springs Golf Course decisions were tragic. In January, after several years of Staff work, Council passed re-designating this land to industrial. There are several very good reasons. When passed, was Council unaware? Did they not understand?
9. What are your 3 main reasons for running for Mayor or Council?
I'm experienced, having worked at City Hall for five years, and within development for 21; educated as a civil engineer, with expertise in infrastructure and asset management, and I am a philanthropist, as a Rotarian and regular volunteer to make our City better.
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?
Absolutely yes, Residents' Associations should be engaged, consulted and heard. I believe this input is most valuable at the OCP/ASP stages, help Council devise the right policy so that when individual applications come forward, they work within the framework.
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?
No. Residents' Associations should have more voice. Council is elected by Residents. Council represents the people. Their decisions should consider Business Associations; however, our job is to make the best decisions for the residents of our community.
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 very concerned with the grants/subsidies/tax exemptions offered across our City. I would like to see this entire system revisited: I can support an equal and transparent formula to support Residents' Associations, likely backed by Staff contributions to assist and simplify the work/requirements. However, instead of funds, I would prefer we offer increased access, visibility, and accessibility.

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?
 Staff have gotten complacent and prefer loaded surveys to legitimate engagement. No More! A framework: start to plan an area, engage the stakeholders, bring them to the table! Council should be prioritizing input from the stakeholders most impacted.
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'm familiar with the project, and yet, variances all go back to Council. Yes, I am a strong supporter of transparency and accountability: if a development fundamentally changes, it must go back to First Reading! Public input is critical.
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?
 Two separate issues: rezoning is a one-time decision, if it is in the public interest, it passes, land rezoned. However, DP is based on form/character, and/or other key components, usually expires after 1 year. Council gets to reconsider current info.
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?
 I'm terrified that without building to accommodate growth, prices will simply skyrocket and we will see unaffordability throughout. Then most residents and jobs relocate. We MUST increase supply: remove artificial barriers and optimize Kelowna's potential.
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?
 I'm not sure it changes, other than the number we need. We need shelters and supportive housing ASAP. We need subsidized/social housing right now. We need more townhouses/apartments/condos, and affordable options. Let's increase supply of all, for all.
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?
 We do. Our OCP identifies Urban Centres, Village Centres, Cores and Suburban/Rural areas, with planning for each. I am an advocate for more attainable housing: modular/mobile/tiny home parks; density bonusing for non-profits; focussing on car independence.
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?
 Absolutely, residents should always be given a chance to speak to variances. However, our OCP ignored the fundamentals of development. Selecting 26-20-12-6-3 storeys downtown, 14-8-6-4-3 in Pandosy is arbitrary. What Council needs to focus on is impact! RCMP site redesign: taller yet thinner may be the best option. Do we care how high? I want to manage the impact/aesthetics!
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.)
 Kelowna is at a crucial crossroads: we continue to push well-paying industrial jobs out of our community; largely due to underserving our industrial lands. If we want to bring more jobs, more diversity, we must prioritize the servicing of our unuseable industrial lands: North End Industrial Park, IR#7: Hundreds of Acres of unserviced, unuseable industrial land easily put into use.
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?
 Unequivocally. Our job as Citizens in this great City of Kelowna is to stand up for each other. I appreciate that sometimes what you see doesn't resonate as 'wrong' until after some thought and insight, so I don't blame others; however, yes, any bullying, intimidation, or discrimination needs to be addressed quickly, stopped, and rectified. I will always stand up for my beliefs and values, and always come to the aid of those who need it.