

**2022 Candidate Questionnaire - Luke Stack responses:**

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?

*The majority of sectors should have affordable housing. It must be noted some sections of the City are not well served by transit, shopping and services which adds complexity to the question. Affordable housing works best if it is in the Core areas of the City where transit, shopping and services are easily accessible.*

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

*Normally, it is the Operator of special needs housing that proposes a location. I would review any proposal, consider staff's recommendation and listen to the public input before arriving at a decision.*

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?

*If a property is zoned for a particular use, and a new tenant leases a zoned site, it does not come to City Council. If there is a business operation that affects public safety, then the owner or operator would be encouraged to connect with its neighbors and do a neighborhood consultation.*

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 believe each citizen should have the right to speak for themselves at a Public Hearing. Each should be given equal time. Democracy is best served when all have the right and opportunity to speak. In this new digital-age access to information has never been more available. Residents can email their comments to Council. People can also watch meetings live on the internet and participate "on-line" in a Public Hearing from the comfort of their homes. I do not believe an "association" should speak for all the citizens of an area, let each person speak for themselves.*

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?

*I do not know. I do not recommend citizens take the law upon themselves.*

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 want to see the criminal justice system overhauled to allow for prolific offenders to be held until they appear in court. I would like to see prolific offenders incarcerated if convicted of criminal behavior.*

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

*I support the replacement of the Kelowna Community Theatre. This project is in the 10-year Capital plan, but is unfunded like many projects in the 10 year plan. This project will cost in excess of \$100 million dollars. I do not support tax increases to speed up the Community Theatre replacement. (The original Kelowna Community Theatre was built on donations. It was not a taxpayer funded expense.)*

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 disagreed with designating the Kelowna Springs 106 acre golf course as "future industrial use" in the recent OCP. This will eliminate one of Kelowna's most affordable and walkable public golf courses. I will work to change this decision in future.*

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

*I bring experience to the table;  
I have a lot of knowledge about affordable rental housing;  
I believe in the future of our City and want to work toward seeing it grow and develop in a healthy way.*

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 believe each citizen should have the right to speak for themselves at a Public Hearing. Each should be given equal time. Democracy is best served when all people have the right and opportunity to speak.*

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?

*The City collects the fees for the URBA and DKA but it is the members that pay the fees themselves. The organizations set the fees and rates for its members. It is not a taxpayer expense. I believe each citizen should have the right to speak for themselves at a Public Hearing. Each should be given equal time. Democracy is best served when all have the right and opportunity to speak.*

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?3

*I do not support funding Neighborhood Associations as a taxpayer expense. URBA and the DKA fund themselves. The City collects the fees for the Associations but it is the members that pay the fees themselves. It is not a taxpayer expense.*

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 expressed my opinion to this question above. See response #4, #10, #11 and #12.*

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.

*The change of use from ownership to rental is not a variance. Zoning does not consider if the property will be owned or rented. Council does not specify, nor should it, the tenure of a property. It considers locations for zoning and form and character. Council does not select "who" can live in a particular home. Each person should have the right to live in their own home or rent their home if they choose. This should not be a Council decision.*

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?

*This question is not technically correct: Development Permits are not considered by Council until after zoning has been adopted. Development Permits, once issued, have a maximum term of 24 months. If a project does not proceed within this time frame, it MUST come back to Council as a new Development Permit. (Council processed one of these DPs with the Westcorp Hotel last week. The original DP had expired and they had to reapply again with a new application.)*

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?

*It is important to note that Council does not build homes for anyone. Council approves an Official Community Plan for the City. It is essential Council plans for growth. I believe Council has done this. In the end, individual owners and developers build homes. Once approvals are in place it is up to the private market to deliver on the construction and opening of new homes in a timely manner.*

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?

*It is important to note that Council does not build homes for anyone. Council approves an Official Community Plan for the City. It is essential Council plans for growth. The current OCP provides room for neighborhood renewal and densification. It provides for new townhomes and single-family homes, It also provides for apartment buildings and high rises. All types of housing have been planned for in the current OCP. Secondly, a newly revised Zoning bylaw has been worked on for the last two years. It will provide for easier development approvals within the City.*

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?

*It is my opinion that the City has planned for affordable neighborhoods, affordable homes and affordable rentals. The definition of what is affordable has been changing as a result of market conditions. Kelowna is not immune from the escalating market pressures that have swept across our nation.*

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?

*Council has asked City staff to review building heights in OCP2040. This is an OCP issue, so the Public will be provided an opportunity to speak to proposed changes. Residents should always be given the opportunity to speak to height variances, and are provided this opportunity in Public Hearings. I continue to support this right which is captured in BC's Local Government Act.*

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.)

*I support the addition and expansion of new and varied jobs and careers within the City. The University and Okanagan College provide a wide variety of educational opportunities for students. Ultimately, it is private enterprises decision as to where they will locate their businesses. The best thing Council can do is to create a vibrant City that attracts such employers.*

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?

*Personally, I hate bullying and discrimination. This question is too general for me to provide a meaningful answer. I would need to know the specifics of the situation.*