

## 2022 Mayor/Council Candidate Questionnaire - Susan Ames Response

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?

If by "sectors" one means "areas" of the city (e.g., downtown Kelowna, Mission, Rutland, Glenmore, etc.) then I think the majority of future affordable housing and permanent rental stock could be built in the sectors that already have a fair amount of such housing.

In terms of low income housing, the city owns land in various parts of Kelowna and it could offer that for low income housing construction as a developer cannot pay market/high costs for land and then put low income housing on it so this is where the city land comes in.

Those who are new to the city that are not yet eligible for at least welfare, should be the ones utilizing the shelters. When they are eligible for at least welfare, they should be able to afford to move into low income housing. This is how we should plan.

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

If the research suggests it, why not?

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 do not know the area well but first, no office should be bringing repeat offenders and transients into an area where they stay around. If the clients are repeat offenders and transients such an office should provide transportation to the site and back to where they live once their visit to such a facility is completed. I would make sure that the locals are informed early about such changes to a neighbourhood to give the public an opportunity to express their concerns and offer their ideas to reduce/eliminate any possible impacts. I would bring in a policy that the public needs to be informed early in the process. Further, I would support a policy that the RCMP alert the local community when community safety is at risk.

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 would propose that there are meetings with the city and council on regular basis so that neighbourhood associations can express concerns affecting resident within their boundaries and are included in decisions at the municipal level.

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. The idea that community safety is everyone's responsibility comes from being aware of what is going on and not leaving it to someone else in the public to inform/report to the RCMP. Vigilantism has arisen from a frustration that the RCMP do not seem to be able to keep up with personal theft such as stolen bikes, etc. so people have decided to find their bike, stolen goods, etc. 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)?

The province and federal governments should work towards making sure that repeat offenders and criminal activities are dealt with. In terms of Kelowna, I would support the use of "beat cops" (RCMP on foot) who have a regular beat. This will discourage street and property crime. The officer would operate as single person and build up a relationship with the people in the community/ businesses on their beat. Kelowna is the only major community in the Central Okanagan without a citizens' patrol. We used to have a citizens' patrol in Kelowna. We need to bring this back. We also need to deal with the drug issue as people on drugs can act erratically and pose a danger to individuals. This would involve all three levels of government but this can be lead at the municipal level.

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

I do not know enough about the existing building. I have been at the theatre, and it is older. I understand it will cost about \$75 M to replace it. The best thing for me to do is to meet with the group as they will have all of the pertinent information.

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 decision to allow UBCO to construct a 46-storey tower (now 43) because it is UBCO and it was described as a university when in fact only 8 storeys or 20% of the building will be used for academic purposes. The height map for the property in the 2040 OCP is 20 storeys so the 8 storeys could easily have fit into a 20-storey building with other 12 storeys to spare for other uses such as student housing. Even a 20-storey building is high for the city. I would have required that UBCO build to the height for the site.

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

- to deal with housing unaffordability

- to deal with uncontrolled development

- to address the preservation of green space which has several environmental benefits including countering climate change

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 to both questions. Developers should be required to meet with the neighbourhood association (NA) first and if the NA doesn't approve the project, the developer has a choice to revise the project before proceeding to city hall or not proceed. As well, I would ensure that the staff make it clear to Council the NA's opinion on the project and take it into consideration. This would be set as a policy.

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?

Yes. Neighborhood/Sector Residents Associations should have a valued voice equal to the business association voice and also be funded so they can also be effective in speaking on behalf of the residents.

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?

Yes, the NAs would benefit from grants to provide funding for things like covering the cost of printing literature, website maintenance, and providing information on media outlets.

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 would go back to that practice that a developer has to come to the NA first and if the NA is on side, the developer can proceed to the city and if not, the developer has a choice to revise the project or not proceed. As well, I would ensure that the staff make it clear on the NA's opinion on the project and take that into consideration. This would be set as a policy. Currently, the NAs do not know that a project is being worked on until it is ready for staff to take it to council.

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.

If elected, I would look at the processes to see why so many variances are made after the public has had input. This sounds like a policy needs to be reviewed and revised. If the project has been approved, the project should not be changed without going back to the neighbours/public.

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 would not honor any past expired approvals or any projects that have changed developer/development. This would have to re-enter the process.

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 think the vast majority of the people will move to a different community, such as nearby Vernon or Penticton. As well, I think we "build as we need it". Let's be reasonable on how much we are building for people who aren't here or aren't even born yet. We don't need to build for a population projected to occur roughly 20 years from now. By 2040, we do not know what the situation will be like...economically, environmentally, governance, etc. It's a fine balance.

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?

If we build well planned affordable housing and for neighbourhoods already here, we would have less towers and likely more of the "missing" middle. These are low rise buildings that connect the community to the sidewalk. There would be variety in the building style and size so hopefully they will fit into the neighbourhood.

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 would have less homelessness and we would be able to attract people to work in the service industries who now cannot afford to live here. As well, we would retain the character and greenness of neighbourhoods.

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?

I think we should stick with the heights in the 2040 OCP but not require a developer to go that high if they don't want to. Residents/ the public should always be given a chance to speak to major variance changes when they are presented to Council. Council needs to listen.

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. People need more good paying career type jobs. It is unfortunate that we have lost jobs, for example, from the closing of the Tolko Mill and recently 115 BC Tree Fruit jobs. We used to make diesel trucks and campers. These are all gone but they offered a lot of satisfactory work and good jobs. I will encourage industry to come back to Kelowna.

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.