

Bal Grewal Answers to Rutland Residents Association Questionnaire

1. What are your three main reasons for running for Mayor or Council?

We have a public safety, growth, and accountability issue in Kelowna, and residents feel they are simply not being heard. I am running to deliver:

1. Public Safety: Restore street order with zero tolerance for repeat crime, expanded Rutland patrols, and strong provincial advocacy for involuntary care and treatment.

2. Sensible Growth: Manage development responsibly to reduce traffic congestion, stop out-of-scale high-rises, protect neighborhood green space, and keep housing affordable for local families.

3. Accountability: Ensure tax dollars are spent wisely, city management is held accountable, and Rutland receives its fair share of city infrastructure, park investments, and resources.

Above all, I am running to bring about real change so that Rutland no longer gets the short end of the stick again!

2. Are you in favour of limiting the number of years an individual can sit as Mayor or as a city Councillor? **I would be open to the idea for sure, ie. 3 terms etc.**

3. Should major city projects be done using a public/private contracting? **Yes, but with strict oversight, transparency, and a proven value-for-money standard.**

4. Are there too many staff at City Hall? Are there too many upper level managers and directors at City Hall which taxpayers have to fund? **Yes, City Hall is overly top-heavy. I will push for an independent efficiency audit to trim redundant executive/director positions, stop administrative bloat, and refocus funding on front-line services like public safety, maintenance, and permit processing.**

5. Should Taxpayers have more say in the development of their neighbourhoods? Has the current development process gone too far in eliminating resident's voices and concerns about developments in their neighbourhoods?

Yes. The current process has gone too far in silencing residents.

Recent top-down changes and reduced public hearings have bypassed the families who actually live in these neighbourhoods. Residents must have a meaningful say on major projects affecting traffic, parking, and neighbourhood character.

In my opinion, development shouldn't be forced through until local roads, parks, schools, and utility infrastructure can actually handle the increased capacity.

I am for development, but we need smart development, it must be done with the community through early, transparent consultation, not forced upon them by out-of-touch approvals

6. Many people are disillusioned and have lost pride in our community with the current state of street dysfunction and open drug use seen in many areas of our city. What are mayoral and council candidates prepared to do about visible drug use, comatose substance users, increased crime rates, feelings of lack of personal safety especially around low-barrier and transitional housing as well as in our public parks? How do you, the candidate, propose to mitigate the negative affects in neighbourhoods where there is daily dysfunction? This is not *just* a Downtown problem or a business person's problem. How will you restore our resident's feelings of personal safety, enjoyment of life in their homes and neighbourhoods, and renew resident's pride in our city?

In order to restore public safety, order, and pride in our neighborhoods we need firm, decisive action:

I am campaigning for:

Involuntary Compassionate Care: I say we Strongly lobby the provincial government for mandatory, secure medical and addiction treatment facilities to remove individuals experiencing severe crisis from our streets and get them real care. THIS IS KEY !!!

Zero Tolerance in Public Spaces: We as a city Ban open drug use in parks, near schools, and in residential commercial hubs – And actually enforce it. Increase foot, bike, and bylaw patrols across Rutland and affected neighborhoods to enforce public order.

I think we lobby and get the wet houses out of Rutland. Until that happens: We as a City require strict operational standards, on-site security, and neighborhood safety agreements for low-barrier/transitional housing facilities. Operators who fail to manage street dysfunction must be held accountable.

Also to reclaim Parks & Clean Up our Streets: I say we implement a rapid-response cleanup of illegal encampments and biohazards, combined with better lighting and park ranger presence, so families can safely enjoy public spaces again. (We have some community organizations, but we need to do more as the results re just not there).

7. Are you in favour of the increasing elimination of single family dwellings in previously single detached housing neighbourhoods?

No. I oppose the blanket elimination of single-family neighbourhoods. One-size-fits-all mandates from Victoria strip local communities of their character and overwhelm local roads, parking, and infrastructure. Density should be added thoughtfully, such as secondary suites, carriage homes, or infill where infrastructure permits. Not through forced mass redevelopment in quiet residential streets.

8. Do developers get too many breaks at the expense of tax payers?

Yes. Growth must pay for growth. Developers must pay full Development Cost Charges (DCCs) so new developments fund their own roads, utility upgrades, fire protection, and parks, not existing taxpayers.

Also, City Hall should not grant tax exemptions, density bonuses, or parking waivers to large developers without tangible, binding public benefits returned to the neighbourhood.

9. Should infrastructure be a priority pre-development instead constantly tearing up streets and playing catch up, which seems the current protocol, considering the amount of growth that is expected in the future?

Yes, absolutely. Infrastructure must come first, density second. Roads, water, sewer, electrical grids, and transit capacity must be upgraded before major developments are approved. Not years after the neighbourhood is already congested.

Current model of tearing up newly paved streets for retroactive utility hookups is wasteful and disruptive. Coordination between developers and city utilities must be mandatory upfront.

In my opinion, major projects should only move forward when the surrounding infrastructure can measurably support the added population.

10. The 15 minute walkable urban planning concept works well in communities which have enough employment within that community. There are many neighbourhoods in Kelowna which do not have an abundance of employment opportunities in the 15 minute bubble so workers have to travel a distance to be gainfully employed. These same workers require vehicles to travel to work with equipment and/or supplies.

- Would you prioritize making our neighbourhoods livable and enjoyable rather than building to an ideal that *forces* a 15 minute walkable bubble on communities?
- Would you increase the amount of vehicle parking required per development back to what it was several years ago?
- Should green space be essential within a development's foot print rather than a 15 minute walk?

Yes to all three points. Planning must fit the practical reality of Kelowna families and workers, not force an ideological model:

I believe planning should reflect the reality that many Kelowna residents, tradespeople, and workers rely on vehicles for work and family life. We must build functional, enjoyable neighbourhoods rather than forcing restrictive urban theories that don't match our local geography or economy.

Eliminating or reducing parking minimums has shifted the burden onto existing residential streets, causing severe parking congestion. I support restoring realistic, mandatory parking minimums for all new developments.

When it comes to on-site green space, such as trees, lawns, and courtyards, I think it adds esthetics and should be considered and required directly within a development's footprint.

11. Should the city prioritize the purchase of new park land available to all citizens, and in so doing protect vulnerable green space from being paved over and developed? Should land which is *currently* city owned be prioritized for green space instead of being sold to developers?

Yes to both. Protecting and expanding Vulnerable green space must be a top municipal priority.

I believe as Kelowna grows, City Hall must aggressively acquire and protect parkland so every neighbourhood has accessible, high-quality green spaces, playgrounds, and tree canopy.

Publicly owned land should be preserved for parks, recreation, and community use, rather than automatically being sold off to high-density developers for short-term revenue.

Require major developments to either dedicate usable green space on-site or contribute fully to a dedicated Parkland Acquisition Fund to buy green space in underserved areas like Rutland.

12. Do you believe that all Cultural infrastructure should only be in the downtown core instead of shared throughout the city. Are you prepared to change the bylaws that restrict Cultural development to ONLY downtown?

No. Cultural infrastructure must be shared across all town centres, not centralized downtown.

Rutland and other vibrant town centres deserve their own local arts hubs, performance spaces, heritage facilities, and community gathering spaces, not just downtown.

I am fully prepared to review and update municipal bylaws, zoning policies, and funding frameworks that restrict cultural development or investment exclusively to the downtown core.

I think it is important to remember, Taxpayers across all of Kelowna fund city arts and culture initiatives; those investments should directly enrich the neighbourhoods where families actually live and gather.

13. As things are developing more in the Pandosy-Lakeshore area, parking lots are being turned into housing developments and parking is harder to find. Residents who do not live within a few blocks of Okanagan Lake can not easily enjoy their own beaches because of lack of parking. Yet these beaches

are readily available to tourists and those who can afford to live within walking distance of the lake. Should more parking be made available so *all* residents of Kelowna are able enjoy the Okanagan Lake shoreline and beaches?

Yes. Okanagan Lake beaches belong to all Kelowna residents, not just tourists or nearby high-rise residents.

I believe City Hall must ensure public beach access is truly accessible to every resident, regardless of which neighbourhood they live in or income level.

Realistically, new developments along Pandosy-Lakeshore and waterfront corridors must not reduce net public parking. I feel any removed public parking spots must be replaced on-site or nearby.

I think exploring seasonal resident parking privileges or direct transit/shuttle connections so families from Rutland and across the city can easily enjoy their lakefront is something City Hall should consider.

14. What are your thoughts regarding Resident Associations and Affiliate Agreements? Do you think Resident Associations should be restricted from speaking against City decisions / plans which may adversely affect a Neighbourhood?

No. Resident Associations should NEVER be silenced or restricted from speaking out against City Hall decisions.

Being a member of a couple so far, I find resident associations are vital grassroots champions for their neighbourhoods. Muzzling them through restrictive affiliate agreements undermines local democracy and public trust.

Realistically, affiliate agreements should provide organizational support and collaboration, but they must explicitly preserve the complete freedom of resident groups to critique, challenge, or oppose city plans.

In my opinion, City Hall should treat Resident Associations as respected advisors and partners—welcoming honest feedback and debate—rather than attempting to control or quiet neighborhood concerns.

15. What efforts will you make to include all Resident Associations in any consultation process where it relates to matters affecting the health, safety and well-being of residents within their boundaries?

I will make Resident Association consultation a major factor, and require that early, and transparent conversations occur on matters affecting neighbourhood well-being:

I feel it is important to establish regular quarterly liaison roundtables between Council, City leadership, and local Resident Associations to directly address neighbourhood health, safety, and infrastructure issues.

Bal Grewal