

2026 Municipal Candidate Questionnaire

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

First, I want Kelowna to be a safe place to raise my family, where people feel comfortable in their homes, parks and neighbourhoods.

Second, I want to strengthen our economy by supporting local businesses and attracting new industries that create jobs that ensure individuals and families make Kelowna a long term plan to call home.

Third, I want to bring a new perspective to Council. I grew up in Rutland, I live here now, and I know what it feels like when your community's needs are overlooked. My time with the Rutland Residents Society and URBA has shown me what people here can accomplish when they work together.

2. Are you in favour of limiting the number of years an individual can sit as Mayor or as a city Councillor?

Yes. I would support a maximum of four terms for both the mayor and councillors.

3. Should major city projects be done using a public/private contracting?

I would decide project by project. Council should compare the full cost, risks, quality and long-term obligations with both project delivery options. A private partnership only makes sense if residents get a better result and the terms are clear.

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?

I wouldn't claim a particular department is overstaffed without reviewing its workload and results. Taxpayers deserve that review, especially when costs rise. I would examine management layers, vacancies, service levels and opportunities to simplify work, while protecting the frontline services residents rely on.

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 process has gone too far in reducing residents' say over what happens in their neighbourhoods. People should not first learn the details of a major development when the decision is nearly made.

Residents know where traffic backs up, where parking spills onto nearby streets, and which parks and services are already stretched. I would push for earlier notice and direct opportunities for affected residents to speak before major plans are settled.

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?

People should be able to use a park, run a business or feel comfortable outside their own home. I hear these concerns in Rutland, and through the Uptown Rutland Business Association, I've seen how persistent street disorder affects both residents and businesses.

I would push for a coordinated response from RCMP, bylaw, outreach and health services, with attention to repeat problem locations across the city. The return of URBA's Ambassador Program and Clean Street Team shows what local action can look like. We also need to enforce rules against threatening behaviour and activity that makes public spaces unusable, improve cleanup and response times, and consider how shelter and supportive housing sites affect nearby neighbours. I would bring the City together with Interior Health, BC Housing and service providers to make it easier for people to reach treatment and appropriate housing. Residents deserve an immediate response to safety concerns and a serious effort to help people move out of crisis.

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

I support giving families more housing choices, including modest infill where services can support it. I do not support treating every lot as though its surroundings are identical. Parking, trees, privacy, drainage, street capacity and neighbourhood character matter. I have a young family, and having a yard for them to play in matters to me. So does making room for more affordable housing near services. We need to plan for both.

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

Growth should pay a fair share of the infrastructure it requires. I would examine any proposed incentive or fee reduction for its public benefit and identify how the funding gap would be covered. I would not support a deal that quietly shifts necessary road, utility or park costs onto existing taxpayers. Kelowna has a temporary development cost charge reduction. I would ask how the shortfall will be funded and whether buyers will see meaningful savings.

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, infrastructure capacity should be understood before major growth is approved, with a funded plan for what must be built and when. Some work will happen alongside development, but residents should not be left waiting indefinitely for roads, water, sewer, sidewalks or parks to catch up. I want better coordination so we are not repeatedly opening the same streets.

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?**

A walkable neighbourhood is a great goal, but people still need practical ways to get to work, school and services across Kelowna. Many jobs require a vehicle, and not every neighbourhood has enough jobs or services close by. I support bringing daily needs closer to home while planning for the trips people actually make.

- **Would you increase the amount of vehicle parking required per development back to what it was several years ago?**

I would assess parking requirements against the location, transit service and expected demand, rather than promise a blanket return to old rules.

- **Should green space be essential within a development's footprint rather than a 15 minute walk?**

I would expect meaningful green space and shade in larger developments, alongside accessible public parks. A walkable neighbourhood should add choices and improve daily life.

- 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. As Kelowna grows, acquiring parkland before opportunities disappear should be a priority. I would be cautious about selling City-owned land with park potential and would want a clear public review of its long-term value first. Families need places to gather, play and stay active.

- 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. Downtown has an established Cultural District, but culture belongs throughout Kelowna. Rutland's events, families and community organizations show the demand here. I support cultural and gathering spaces in other urban centres and would review any specific zoning barrier brought forward. The planned new activity centre in Rutland is one opportunity to make room for cultural activities and community events.

- 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?**

Residents across Kelowna should be able to enjoy the lake. I would review where parking has been lost, where demand is highest, and whether better use of existing lots, accessible spaces, short-stay parking or seasonal transit could improve access. Where additional parking is practical, I would consider it. Beach access should work for families coming from Rutland and other neighbourhoods, not only for people living within walking distance.

- 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 must be free to speak against City decisions that they believe will harm their neighbourhoods. I was part of the Rutland Residents Association, and I know the value of having residents speak plainly about what is happening where they live.

I am concerned by wording that could restrict an affiliated association from speaking publicly when it disagrees with the City. Even honest criticism of a City plan can lead to unfavourable publicity. I would review the exact terms of the current agreement and push to remove or rewrite any provision that discourages associations from raising legitimate neighbourhood concerns. An affiliate agreement should help the City hear from neighbourhoods, not discourage disagreement.

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 would ask the City to notify the affected associations early when a proposal raises significant health, safety or neighbourhood concerns, share information in plain language, and give them a clear opportunity to respond before decisions are made. I would also expect the City to report back on what it heard and what changed. Associations bring valuable local knowledge, though consultation must also reach residents who do not belong to one. Leadership starts with listening.