



CANDIDATE QUESTIONNAIRE RESPONSES – TODD SANDERSON

- 1) Nearly two years ago, the City of Kelowna initiated a Comprehensive Development Zoning process to jump start revitalization in a vital section of our downtown. Do you support the Comprehensive Development Zone? Please explain.**

In the past 15 years I have worked with the DKA, Chamber of Commerce and UDI on various initiatives to encourage redevelopment of our downtown. These initiatives have included Tax Increment Financing, Downtown Development Corporations and new Downtown plans. However, to date, nothing has worked and this is frustrating. This proposal represents the best plan that I have seen to encourage improvements and redevelopment of our most valuable real estate. Further, as this is a City initiated plan, and as taxpayers we have spent hundreds of thousands of dollars on the plan, while allowing ample public input, I feel that this Council has a fiscal responsibility to approve it. This plan is not perfect, but it can be worked with.

- 2) For some time the prospect of developing a business case for a convention centre in Kelowna has been the subject of discussion. What is your perspective on the feasibility of a convention centre in Kelowna?**

In my mind the creation of a convention centre in Kelowna would be a positive move and with proper planning and operations it would be completely feasible. A properly planned convention centre would allow Tourism Kelowna to market the city's shoulder seasons more effectively. I feel that the decision to create a convention centre is easy. The decision on location; however, is far more challenging. The location of the centre will have a direct impact on future development in the surrounding area, as well as the success of the centre.

- 3) There is currently a lack of affordable housing in Kelowna, and prior to the economic downturn, Kelowna had the lowest rental vacancy rates in Canada. A lack of affordable housing has a direct impact on the ability of businesses to retain current employees who have difficulty in meeting their housing needs. It also impacts the ability of businesses to recruit new employees into the region due to high housing costs. How would you address the issue of affordable housing in Kelowna?**

The issue of affordable housing is difficult and needs to be approached on a multi-government level. I feel that the Chamber and City Council should lobby the federal government for changes to the Income Tax Act to permit more

favorable deduction of rental related expenses (In particular Capital Cost Allowance). At the Provincial level, City Council needs to lobby for changes to Residential Tenancy Act to make ownership of rental units a better investment. At the local level, I would champion city council using the provisions of Bill 27 to relieve developers of DCC's on the development units that meet the requirements of a compact unit as defined in the Act. In addition, I will champion working with City partners to develop a revitalization/development program that "bonuses" in a meaningful way developers who substantially renovate or replace existing homes and buildings in "Revitalization Zones" for affordable housing purposes.

4) The cost of congestion on business/tourism in Kelowna remains a key priority for the Kelowna Chamber of Commerce. What are your priorities relating to improvements to the transportation infrastructure along Highway 97 in the Kelowna area?

With the completion of the WR Bennett Bridge that the Bus Rapid Transit lines, I believe that a second crossing of the lake must now become part of our lobbying wish list. However, of immediate need I feel that City Council needs to prioritize the completion of the Central Okanagan Bypass ("COB"). When complete the COB will serve to bypass the existing commercial corridor into the downtown along Highway 97. This multi-use corridor will provide a safe and efficient movement of goods and services for a variety of users and should be a priority.

5) To ensure future prosperity for Kelowna, economic, environmental and social considerations need to be addressed in an integrated way. If you were elected, how would you work to ensure this balance is achieved?

This balance is often referred to as the "Triple P Bottom Line" or "TBL" where the three P's are Profits, People, and Planet. A considerable amount of work and research has gone into the development of proper accounting and performance measurements for tracking how an organization is doing in meeting TBL targets. In recent years City Council has given a lot of discussion to sustainability, and the City has just completed a corporate re-organization. If elected, I will champion City Council adopting recognized Canadian standards for full TBL cost accounting. Coupled with the accounting, I will champion an annual reporting to Council so that all stakeholders, including the Chamber of Commerce can hold the City accountable on the goals that are important to us all.

6) The Kelowna Chamber has concerns about the negative impact that crime by chronic offenders has on business in Kelowna. If elected, what would you do to minimize the negative effect that crime by chronic offenders has on the business community?

People love to live in Kelowna. Unfortunately, not all of them are law abiding. Even as the RCMP represents Kelowna's single largest budget item, many of our neighborhoods are populated with "grow-ops" and crack houses. Outlaw gangs have targeted our City as a place to be! I will champion City Council working stronger with local business, and neighborhood, groups to continue to support and promote the **creation of a Community Court in Kelowna**. This initiative is

an important tool that must not be permitted to be forgotten. I will also champion City Council taking a more determined approach to the implementation of the **4 Pillars approach** to problematic drug use in our community. Lastly, I will champion City Council adopting a more proactive approach to attacking our **graffiti** problem. This will involve the use of **by-law** amendments to restrict access to the tools and supplies used by graffiti vandals.