

1. What practical experience and accomplishments qualify you for the position you are seeking?

I am a CPA/CA, B.Sc., with over 40 years' experience with private sector corporations and in local government for 25 years as a financial and corporate executive. I have significant experience in capital planning and operations for water and sewer utilities, where three new sewer treatment plants costing around \$3 Billion dollars are in the pipeline for Metro Vancouver and also a new water treatment plant and reservoir capacity expansion with comparable costs. I have been a contributing author to finance and development finance publications. We have two CA's currently and we need continuity with the retirement of the Mayor. I would be the only remaining member of our District Audit and Finance Committee and a Metro Utility Committee member.

2. What three major issues are you most concerned about in the DNV, and how can they be addressed?

The main issues for me are affordable housing, transit and financial pressures on property taxes. Housing and transit are intrinsically linked whereby a large portion of the incoming commuter traffic has been caused by service and retail employees not being able to afford to live here. No government can out build the growth of motor vehicles in terms of more roads and bridges. This has been pointed out in the INSTPP report which supports our strategy of concentrating growth in town centers with easy access to transit. Obviously we require much more investment in transit, more frequency and innovative modes. We have already initiated the development of affordable housing through the use of District land on three sites and I intend to move quickly to take advantage of the rental only zoning we now are empowered to enact.

3. What role do you think community associations should play?

CA's should act as a conduit for information between Council and the local communities. I would advocate for regular meetings including Council visiting the various associations at least annually. Another important focus is building community spirit and acting to support cultural, social and recreational opportunities within their respective locales.

4. What is your understanding of the terms "non-market" and "affordable" housing?

"Non –Market" refers to any housing not provided through the normal operation of the market. It includes social housing, supportive housing, safe houses and low income units, all receiving some form of government support.

"Affordable Housing "is generically defined as housing where costs of ownership or rent do not exceed 30% of gross household income. Measuring this value is difficult as the gross income varies so much between communities, and housing costs bounce around with the economy. Many families and younger people currently pay much more than this percentage and so the District has to be very aware of what segment of the community we aim our policies and direct support at.

5. What is your position on subsidizing housing of any type?

Although it is primarily the responsibility of Federal and Provincial Governments, I think the use of District land in these extreme circumstances is supportable. However economic circumstance could change and we could be supporting those not in need. I think also when it comes to the direct or indirect allocation of cash from basically property taxation we need a stronger mandate.

6. What should the District's role be relating to subsidized housing?

Our role should be as facilitator and to establish policies included in the OCP to direct where and how this housing should occur.

7. Will you support a full public review of the OCP in 2019?

I support ongoing review of the OCP and major review every 5 years as recommended by the Province. A community report was tabled in 2014 and another one is currently underway and due to report out soon. The findings should inform Council on the extent of this review having identified where revisions are required.

8. Under what circumstances are you willing to relinquish publicly owned or public assembly zoned lands?

Our current policy requires that PAL's should be maintained for that purpose to the extent possible and only removed in very exceptional circumstances. From my perspective we might consider this where churches or maybe a Legion is failing financially and the only remedy is a joint venture where a component of institutional use is maintained and the other is used to support seniors or a similar use.

9. Are you willing to defer further development until the required transportation infrastructure is in place?

I would agree to defer further major development until a complete analysis of the benefits and adverse impacts are examined. This has just occurred with the recently proposed Maplewood Innovation District.

10. What is your view on mobility pricing?

Mobility pricing, congestion pricing, toll roads, banishing cars from city centres are all mechanisms to limit the use of the private vehicle. It has been introduced in many countries but with real success only when accompanied with significant transit improvements.

11. What is your view on how effective the proposed B-Line will be?

I am optimistic that improvements in travel times will occur and if the public is accepting of this transit mode it can be expanded. It will be accompanied with structures such as pull outs, elimination of left turns, and accelerated traffic lights. I am hopeful also of a route across the bridge.

12. What is the source of your campaign funding?

My source will be family, friends and supporters.

13. What is your position on density bonuses or density transfers?

These mechanisms are a way of capturing some concessions from the Developer through allowing extra density or height to the development. It is an imperfect instrument as it allows variances to the original zoning which has been arrived at through careful planning. We have allowed it in certain circumstances to achieve a component of affordable units or units for those with disabilities.