



Kelowna South Central Association of Neighbourhoods

Knowles House – 865 Bernard Avenue, Kelowna, BC

www.ksan-kelowna.ca

February 27, 2019.

Mayor Colin Basran and Council,
City of Kelowna,
1435 Water Street, Kelowna.

Subject: Letter of Support – Growth Scenario 3 - Official Community Plan Revisions

The Kelowna South Central Neighborhood Association (KSAN) represents residents working together for over 25 years to promote the livability of our neighbourhoods.

The KSAN Board of Directors wishes to confirm our support of Growth Scenario which has been approved by Council twice (on July 30 and on Dec 10, 2018) and overwhelmingly by the public. This scenario will encourage densification of the city centre while limiting urban sprawl. It is well documented that urban sprawl results in more costly infrastructure such as roads, water, electricity, and policing. Sprawl increases car use and traffic congestion and is inefficient and not considered sustainable development.

More concentrated population growth, such as with Growth Scenario 3, results in the generation of municipal taxes between \$100,000 to \$250,000/hectare in Kelowna while in the suburban areas, taxes are in the order of \$10,000/hectare – roughly 1/10 to 1/25 of the taxes collected from the urban core. Apparently, City Council is being lobbied by groups, such as the Urban Development Institute (UDI), to change their support to a new scenario 2.5 which allows for urban sprawl at 33% of future development - more than double of the preferred Scenario 3. This not only represents an inefficient use of tax dollars; it is a more costly growth scenario, it is less sustainable environmentally, and should not be the scenario supported by Council.

We look forward to a response to this letter of concern regarding Kelowna's future growth scenarios.

Erica Bell-Lowther

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