

**Summary Report**

# **Smart Growth in the Okanagan: A Valley- Wide Dialogue for Action**

## **Summary of the Smart Growth Conference Proceedings**

**March 6 & 7, 2003  
Best Western Vernon Lodge, Vernon, BC**

**March 12 & 13, 2003  
Penticton Trade & Convention Centre**

### **CONFERENCE SPONSORS**

**Canada Mortgage & Housing Corporation  
BC Ministry of Agriculture, Food & Fisheries  
Canadian Agricultural Rural Communities Initiative of Agriculture and  
Agrifood Canada  
Smart Growth BC**

## Table Of Contents

	Page
Background	1
Public Forum – North Okanagan: Lighter, Cheaper, Greener, Smarter	2
Conference in the North Okanagan	
Sessions	
# 1 – Better Bang for the Buck	5
# 2 – Where Town and Country Meet	6
# 3 – Quality of Life	10
# 4 – Working Together to Build Better Communities	11
Public Forum – South Okanagan: Re-Development of Selkirk Lands in Victoria	12
Conference in the South Okanagan	
Sessions	
# 1 – In-Fill Housing: Making the Most of What We've Got	12
# 2 – Better Bang for the Buck: Fiscal Impacts of Sprawl	16
# 3 – Where Town and Country Meet	17
# 4 – Agritourism: Boom or Bust?	19
Appendices	
A - North Okanagan Speakers' Biographies	
B - South Okanagan Speakers' Biographies	
D - North Okanagan Participant List	
E - South Okanagan Participant List	

## Background

Smart Growth BC held its first Smart Growth conference in the Okanagan Valley, called **Smart Growth in the Okanagan: A Valley-wide Dialogue for Action**, in both Vernon (on March 6-7), and in Penticton (on March 12-13). Smart Growth BC's mission is "to create more livable communities" and works with community groups, local government and professional organizations to promote compact communities, sustainable transportation options, open space and farmland preservation and affordable housing. One of Smart Growth BC's main programs is the Community Assistance Program – assisting communities with information, knowledge and strategies to be more effective in the land use and development processes. This conference was designed to meet some of these goals.

The two-phase conference provided a forum for community groups, local government, and professionals to gather information and knowledge about smart growth principles and strategies. The conference provided tangible tools and resources, and gave participants an opportunity for networking.

In Vernon, more than 100 people attended the evening's forum at the Okanagan University College's Vernon campus. In Penticton, approximately 80 people came out to listen to the opening program at the Penticton Trade & Convention Centre. The next day's attendance also exceeded expectations, with around 90 people participating in the North Okanagan sessions, and approximately 90 attending the South Okanagan session! In addition to a large contingent from the local area, people came from as far away as Salmon Arm, Vancouver, and Kamloops.

The mix of registered participants was diverse and included elected officials, planners, engineers, administrators, realtors, land developers, community groups, First Nations representatives, farmers and vintners. As a result of this diverse mix, participants were able to share ideas and stories, increase their understanding of smart growth issues, and become more informed about Smart Growth BC and its work. In addition, every participant received a comprehensive **Smart Growth Toolkit**, a valuable resource that highlights tools, strategies and examples for promoting smart growth practices in communities throughout B.C. Participants also received a collection of smart growth case studies from various communities across British Columbia and Canada. Canada Mortgage and Housing Corporation (CMHC) developed these case studies as a toolkit/workbook entitled **Sustainable Planning & Development for Small Communities: North Okanagan – South Okanagan**, as a tool to help small municipalities plan for sustainable future growth and development. It provides an overview of the principles of sustainability and highlights sustainable development practices in smaller communities with populations up to 20,000 residents.

***Smart Growth BC would like to thank the conference sponsors for their incredible generosity and vision.***

***The event also could not have taken place without the hard work and enthusiasm of the planners and activists in the North and South Okanagan whose dedication to the region's livability goes well beyond the duties of their jobs. Thank you all!***

## North Okanagan Conference

### Evening Public Forum – March 6

#### Lighter, Greener, Cheaper, Smarter!

**Patrick Condon, University of British Columbia**

The Okanagan's beauty, climate and economic potential provide an exceptional and attractive quality of life. However, urban and suburban development patterns are impacting our communities and regions and making them less livable and more expensive. This public forum examined the impact of growth on our communities, green spaces, and quality of life, and provided some insights and strategies for smart, sustainable growth.

The aim of the evening was to set the stage for the next days' working sessions. After the presentation was completed, the audience had an opportunity to ask questions of the speaker, Professor Patrick Condon.

### All-Day Conference – March 7

#### North Okanagan

##### **Mayors' Welcome**

The full-day conference began with a warm welcome from each of the six mayors who represent the various municipalities within the North Okanagan.

**Norm Connolly, Senior Researcher, Canada Mortgage and Housing Corporation.** Norm gave a brief overview of a workshop entitled: *Sustainable Planning & Development for Small Communities*. The workbook from this workshop has been adapted to reflect the themes of the Smart Growth in the Okanagan Conference, and was distributed to all attendees.

##### *Workshop Objectives*

- Build awareness of the importance of sustainable planning and development
- Share information about sustainable practices in the Okanagan Region
- Provide decision-making tools to help plan for long term sustainability
- Follow-up for long-term feedback

##### *Conference Workbook*

- A tool to help small municipalities plan for sustainable future growth
- Workbook organized into five modules
- Highlights sustainable practices in communities under 20,000 people with examples from across Canada
- Provides a comprehensive list of resources (printed and online)

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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### *What is Sustainable Development?*

Sustainability consists of the following three dimensions:

- Social
- Economic / Fiscal
- Physical

CMHC's workbook focuses on the physical aspects of sustainable planning and development.

Also included with the conference package is a copy of the *Smart Growth BC Tool Kit*, which provides an overview of smart growth concepts. The Tool Kit also describes the problems associated with urban sprawl.

### *Smart Growth Tool Kit:*

- Land use planning
- Urban design
- Economic incentives
- Demand management practices
- Ecosystem planning
- Issue Sheets on variety of topics

Both the Sustainable Planning Workbook and Smart Growth Tool Kit provide an excellent resource for those interested in sustainable urban development. These two publications provide practical examples appropriate to BC.

### *CMHC 2003 Research Initiatives:*

#### *Assessing Consumer Demand for Healthy Housing within GVRD*

This is a research project that includes a survey of consumer of demand for sustainable, energy-efficient multi-residential development within the GVRD.  
Completion: Spring 2003

#### *Assessing Market Adoption of Flex Housing in British Columbia*

This research project includes a consumer survey of demand for Flex Housing in BC  
Completion: Winter 2003

Another related research project involves a comprehensive evaluation of the Richmond Flex Demonstration Home, which was open for public viewing in 2002.  
Completion: Spring 2003

#### *Residential Intensification – Best Practices*

This new research report includes case studies of residential intensification from across Canada. The report looks at these projects from the developer, occupants and municipal points of view.

#### *Seabird Island First Nation: Sustainable Community Design Project*

This project encompasses seven sustainable, energy-efficient homes that are being constructed on Seabird Island (near Agassiz, BC). Project completion is scheduled for Fall 2003. The Seabird Island First Nation is a member of the Sto:lo Tribal Council.

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### Project Description:

- Variety of housing types to improve housing choice
- Energy efficient
- Affordable / durable
- Efficient land use, with passive solar orientation
- Super-insulated building envelope
- Convective airflow system
- Thermal mass – radiant floor system using heated air
- Earth tubes for pre-conditioned intake air
- Rainscreen wall construction for long-term durability
- Natural and non-toxic materials (Healthy Housing™)
- Daylighting strategies to minimize electrical use
- Low-E appliances and fixtures
- Flexible spaces, wheelchair-accessible main floor plan

### *Questions / Information Requests*

For additional information on any of these initiatives, please contact:

Fanis Grammenos	613.748.2321
Mark Holzman	613.748.4605
Allan Dobie	604.737.4074
Norm Connolly	604.737.4095

CMHC's website also contains a broad range of information on housing and sustainable development: [www.cmhc.ca](http://www.cmhc.ca)

**Cheeying Ho, Executive Director of Smart Growth BC.** She led off the forum and conference with an introduction of the organization and an overview of smart growth concepts and principles. She highlighted the five key strategies promoted by Smart Growth BC, namely:

1. Integrating urban development into ecosystems (working with nature, not against it)
2. Creating complete communities (compact, walkable, friendly, with protected green spaces)
3. Changing how we use infrastructure (e.g. demand management)
4. Managing growth (concentrating it in already developed areas)
5. Encouraging active, informed, and timely public participation (in the land development process)

## Session # 1 – Better Bang for the Buck

**Fanis Grammenos**, Senior Researcher, Canada Mortgage & Housing Corporation.

Fanis Grammenos presented his latest research on the “Fused Grid” approach to land use planning. The fused grid is a hybrid of the cul-de-sac pattern found in most suburban areas and the grid pattern that is found in older, higher density areas. The fused grid approach seeks to maximize the benefits that are achieved by both street patterns.

Compared to the cul-de-sac / collector street pattern, the fused grid has numerous benefits including:

- 19% more developable land than conventional cul-de-sac street pattern
  - Palatable increase in residential density (i.e., 10-15%)
  - Reduced road infrastructure: up to 30% less roads, storm sewers, and sidewalks  
Increase in permeable surfaces with 30% less pavement and 8-12% of additional green space
  - More developable land and increased density, with lower predicted per unit costs;
- The complete presentation on the fused grid can be downloaded at:  
[www.smartgrowth.bc.ca](http://www.smartgrowth.bc.ca).

### Break-Out Table Results

1. What are some of the barriers to realizing the Fused Grid in the Okanagan?

- Hillside – possibly incorporate nodes; steep walks.
- Existing development patterns – how to incorporate?
- Existing transportation corridors
- Natural areas and watersheds
- Land parcel size
- Existing zoning
- Density – People here want bigger parcels (market place)
- Municipal requirements (eg. Big roads)
- Setbacks
- Rural community – trying to apply urban principles

2. What process would be needed to retrofit the existing land use?

- OCP / Neighbourhood Plan amendments
- Educating developers
- Undeveloped land
- Demonstration of profit – convince public that they want smart growth
- Educate public to create vision
- Convert grid to cul-de-sacs connected by walkways.
- Demonstrate results – include profit for landowners.

- Change peoples attitudes – show it's desirable
  - Have public define the desirable qualities.
  - How do 'you' acquire parcels to create greenspace?
3. Is the fused grid a desirable approach for the North Okanagan?
- May not be feasible for smaller communities.
  - Relies a lot on "critical mass" which may not be achieved in the North Okanagan.
  - Scale (eg. 160 acres) is too big.
  - May not be viable due to diversity between communities, including goals.
  - Does the fused grid incorporate ecological connectivity?
  - May be perceived as "too regimented".
  - Maybe smaller green spaces.
  - Retail moving into residential requires density.
  - A very urban concept – lacks privacy, interconnectivity between developments from wider landscape aspect.
  - One-way streets not practical in small communities.
  - Reductions in scale may result in reductions in efficiency.

## Session # 2 – Where Town and Country Meet

**Deborah Curran**, Sustainable Land Use Lawyer at West Coast Environmental Law.

### *Urban Containment Boundaries*

UCB's are lines drawn on planning maps around developed areas showing where urban land ends and rural land begins. UCB's define the limit of urban servicing and urban-type development.

### *Why contain density?*

- 1) Local governments prefer to use existing infrastructure before making additional investments.
- 2) UCB's assist in meeting planning goals such as nodal development and creating vibrant neighbourhoods around commercial centres.
- 3) UCB's help to preserve agricultural, rural and resource lands.
- 4) UCB's support transportation, air pollution, and other quality of life goals.
- 5) Sprawl's impacts are not limited to infrastructure, but include social and environmental costs.

### *Creating a UCB Means a combination of:*

- Regional Growth Strategies
- Official Community Plans
- Zoning
- Servicing Limits and Timing
- Agriculture Preservation Policies

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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- ALR/Park/and other designations
- Permit Caps

### *Key Components of a UCB*

- A line around urban/village centres.
- Supportive urban AND rural policies such as zoning, servicing, and transportation.
- Timelines and protocol for reviewing or amending the UCB.

### *Myths with UCB's*

- UCB's limit the supply of land so as demand for land increases housing prices are inflated
- UCB's inhibit development because developers prefer suburban sites and bigger homes
- UCB's create traffic congestion
- UCB's encourage leapfrog development, which creates even greater transportation and land use problems

### *Inflated Housing Prices?*

- Housing prices determined by many factors
- Market demand, not land constraints, is the primary determinant of housing prices
- Both traditional land use regulations (zoning) and growth management policies can raise the price of housing
- If housing prices may increase in any land use environment, then the decision is between good and bad regulation to improve housing choices

### *Inhibiting Development?*

- Homes and lots are as large as ever within UCB's

### *Creating Congestion?*

- In the U.S., congestion has increased as rapidly in comparable metropolitan areas without UCB's as in Portland
- Population density and traffic congestion do not correlate – less densely populated areas such as Dallas, Atlanta, and Denver have more congestion

### *Leapfrog Development?*

- Growth leapfrogs in developing areas with or without a UCB
- Defining factor is price of land, which is mostly affected by rate of growth not limitations on growth
- Growth requires a regional approach

### *Summary*

- UCB's can help local governments to prioritize growth and infrastructure needs, and support long range planning
- UCB's support the continued vitality of commercial cores and rural economies
- UCB's will maintain the health of green infrastructure and support quality of life goals

### **Karen Thomas, Ministry of Agriculture, Food and Fisheries' Resource Management Branch.**

### *Strengthening Farming Program*

- Initiated in 1996
- Protection Component
  - Farm Practices Protection (Right to Farm) Act
- Planning Component
  - Land Title Act
  - Local Government Act

### *Overview of BC Agriculture*

- Only 1.1% of B.C.'s land base is prime agricultural land
- One obvious reality is that we have a very mountainous province with very little agricultural land. Only 5% of the B.C.'s land base is considered suitable to be located in the ALR.
- Only 1.1% of B.C.'s land base is prime agricultural land and BC is the most urbanized province in Canada - 84.7%

### *We do not live in an ideal world as we have:*

- a limited habitable land base
- with competing needs and interests
- which has led to situations where there are incompatible uses next to and within the ALR.

### *Four main areas that local governments use promoting compatibility*

- Under the Land Title Act, section 86,
- Agricultural Area Plans
- Under section 920 of the LGA
- Under section 916 of the LGA

### *Agricultural edge planning can be used to:* mitigate edge conflict;

- promote compatible land uses;
- inform developers & residents of nearby farming activities;
- require buffering & restrictive covenants for new developments.

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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### *Special Management Areas (SMAs)*

- areas are defined as urban and agricultural land on either side of the ALR boundary
- require special management in the spirit of “shared responsibility”
- local governments and farmers must be willing to adopt ways of living and working together that considers each others’ interests
- implemented through a combination of development permit areas (urban side) and farm bylaws (rural side)
- Ministry can only recommend development permit area guidelines for local government, but have the legal ability to control the development and implementation of the farm bylaw.

### Break-Out Table Results

1. What is required in the North Okanagan for Urban Containment Boundaries?
  - Political will
  - A range of developers
  - Inclusion / consideration of smaller centres outside of main area (eg. Lake Country).
  - Communities, including First Nations, have to plan together.
  - Public buy in
  - Timing
2. Which compatibility tools should the North Okanagan use?
  - Identifying farming uses that are compatible adjacent to urban areas.
  - ALR buffer Covenants, Farm Bylaw, Neighbourhood Plans which include urban/agricultural interface buffer policies and objectives
  - Pre-plans approved by local government after input from property owners, staff, agencies and public
  - Zoning approvals based upon the protection of identified farmlands
  - Agricultural Land Commission – review ALR/subdivision applications
3. What issues have you faced in your communities?
  - Municipal policies guide
  - Direct more intensive agriculture to locate closer to residential
  - Problems with recreational users on farmland.

## Session # 3 – Quality of Life Planning

**Kevin Key, KeyPlan Inc, Victoria, BC.** Kevin Key discussed some of the fundamental aspects of planning for the maintenance of quality of life in communities in British Columbia. He highlighted best practices and case studies from Highlands

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

(near Victoria) and the Okanagan to illustrate techniques that have helped to create high quality rural environments, while limiting the threat of rural sprawl.

For a fully annotated version of Kevin Key's presentation, please visit [www.smartgrowth.bc.ca](http://www.smartgrowth.bc.ca).

### *Quality of Life Survey*

- Health care
- Education
- Environment
- Social Programs
- Economy

### *Livability = Good Business*

Kevin detailed some of the costs of rural sprawl from a municipality perspective. The importance of having baseline data available, like the Sensitive Ecosystem Inventory, is absolutely essential in order to ensure all values have been incorporated into a plan.

### *District of Highlands*

- Forested, hilly area near Victoria
- Municipal incorporation in 1993
- Population 1800
- 35% is public parkland
- 58 conservation covenants that protect 127 ha of land

### *Rural Residential Development* 1st generation - 3.4 ha (1993)

- 2nd generation - 1.7 ha (1996) Current projects are < 0.2 ha
- Limit Rural Sprawl
- Preserve large, contiguous areas
- Reduce private and public cost

## **Break-Out Table Results**

1. Is there an immediate or short-term threat to the quality of life in the North Okanagan?

- Jobs that pay well enough
- Overbureaucratization – let the markets/individuals decide
- Air quality
- Lack of ecological inventory data
- Water quality
- Lack of public awareness of what we need to do.

2. Do we have adequate environmental information to make major decisions?
  - No (echoed by other members of audience) – weak at best
  - Need political and public will to act on information
  - Guidelines but a lack of real information
3. Where are the outlying and isolated areas that could benefit from innovative decisions to prevent rural sprawl?
  - Highlands
  - Swan Lake area

## Session # 4 – Working Together to Build Better Communities

### The Honourable D. Ross Fitzpatrick, Senator, Okanagan/Similkameen

Senator Fitzpatrick discussed the rapid growth that is taking place in the Okanagan Valley and some of the challenges that this growth has presented for the region's sustainability. He stressed the need for smarter approaches to development and outlined several federal government programs and investments address these issues. Senator Fitzpatrick is optimistic that communities in the Okanagan can work together to create a community-based approach to sustainability in the valley and has launched the Green Sustainable Economic Development Strategy to support the local initiatives.

### Open-Mic Results

1. Can you please elaborate on your desire to support clusters of economic development in the valley?
  - The thought is to create and support economic clusters of like industry in the Okanagan, similar to the fuel cell cluster that has developed in the Lower Mainland. The Wine Industry is another example: There were eight wineries in 1986 and there are now more than fifty-three wineries. This has created a critical mass that can support the economic benefits of tourism. The Okanagan University College and the National Research Council are currently partnering to look at Okanagan communities and determine potential clusters.
2. Will there be a natural resources research chair at Okanagan University College?
  - There is not a natural resources chair planned for OUC at this time. If we can get OUC to university status, then more money will likely flow to the institution. We could then potentially focus a chair on smart growth and sustainability issues. Perhaps even establish an environmental studies cluster in the area.
3. Will the federal government be returning any local tax dollars to local infrastructure?
  - The federal government invests in infrastructure in cooperation with the provincial government through the Strategic Infrastructure Fund. We are working on obtaining funding for several projects, including the Swan Lake interchange, but the request and the priority has to come from the provincial government.

## South Okanagan Conference

### Evening Public Forum – March 12

**Mayor Dave Perry of the City of Penticton** gave a warm welcome to the conference delegates. He outlined the importance of creating these forums of dialogue to discuss the issues pertaining to the sustainable growth facing the communities in the South Okanagan.

**John Singleton of the Penticton and Wine Country Chamber of Commerce** welcomed the conference delegates on behalf of the Chamber.

**Frank D'Ambrosio**, Williams & D'Ambrosio Architects, gave an inspiring presentation of his firm's experiences in designing, promoting and building a major mixed-use development on the Selkirk waterfront. He listed many of the design principles of sustainability that were intended to be incorporated into the final development. He also spoke of the lengthy negotiation process with the local government, as well as the comprehensive, inclusive, and rewarding public consultation process that was implemented to move the project forward with the community on-side.

The aim of the evening was to set the stage for the next days' working sessions. After the presentation was completed, the audience had an opportunity to ask questions of Franc D'Ambrosio.

### Day Long Conference – March 13

## Welcome

### Mayors' Welcome

The full-day conference began with a warm welcome from each of the six mayors who represent the various municipalities within the South Okanagan-Similkameen.

Similar to the start of the Vernon session, **Cheeying Ho of Smart Growth BC** and **Norm Connolly of CMHC** delivered their introductory presentations.

## South Okanagan Speakers

### Session # 1 – In-Fill Housing: Making the Most of What We've Got

#### **Matt MacNeil, Housing Strategies Inc.**

Matt MacNeil is a community planning consultant and public participation specialist that has created a half-day workshop for CMHC on effective NIMBY strategies for

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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housing practitioners. Matt delivered an abbreviated version of this comprehensive workshop that is summarized below:

### *NIMBY (Not In My Back Yard)*

- Reflects residents' desire to *prevent certain land* uses near homes or communities.
- *Remains an ongoing barrier* to affordable housing, mixed residential development, infill, secondary suites, etc.
- Common concerns include: declining *property values*; reduced *parking*; increased *traffic, crime (safety)*; deteriorating *quality of life*; and loss of *local control*.
- *May also mask discrimination* against people regarded as "different" and with whom day-to-day contact is seen as undesirable.
- Definition: "NIMBY is any collective action taken against *proposed change* – both physical and social – to the local environment...NIMBY protest is based on the belief that *change will have a negative effect* on the character, socio-economic status, or quality of life in a neighbourhood." (Source: White and Ashton, 1992: 11 – Mount Allison University Rural and Small Town Research & Studies Programme)

### *NIMBY Patterns And Tactics*

Patterns:

- coalition building
- formal representation
- dissolution

Tactics:

- petitions
- lobbying
- stack public meetings
- legal action

Types Of NIMBY

Process: land use regulations and public process.

Project: physical characteristics of the housing proposal.

Presage: assumed negative impacts of the housing proposal.

Pretext: past experiences with housing type/the developer.

Prejudice: the particular occupants of the housing proposal.

(Source: White and Ashton, 1992: 11 – Mount Allison University Rural and Small Town Research & Studies Programme)

### *Reasons For Opposition*

- Misinformation
- Conflicts of Values
- Conflicts of Interest
- Unmet Emotional Needs

(Source: GSA Strategies)

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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### *Why Does NIMBY Persist?*

- Expression of people's attachment to their physical environment includes notions of: "Home", shelter, real estate investment, personal identity. It is a reaction to change.

*Before We Proceed...* There is no universal "quick-fix" formula

- "Good" NIMBY and "Bad" NIMBY
- Who decides the outcome of a NIMBY debate? Housing providers? Municipal planners? Locally elected officials?

*Overcoming NIMBY* Requires an Understanding of:

- The underlying concerns of opponents;
- The tools and techniques used to address concerns; The tools and techniques to change peoples' beliefs, attitudes, and behaviors regarding affordable housing and intensification (e.g., secondary suites).

### *Stages Of NIMBY*

Denial:	unaware/unwilling to acknowledge the problem
Curiosity:	desire to understand the problem
Planning:	looking at options to solve the problem
Action:	implementing strategy to solve the problem
Evaluation:	evaluating impacts/outcomes of solution(s)
Support:	acceptance/support for the project or solution

### *Key Processes* Information Sharing

- Emotional Release
- Self-Reflection
- Peer Support
- Environmental Control
- Collaboration
- Transformation

### *Don't...*

- Present the proposal as a "done deal"
- Wait until the Public Meeting to hear residents' concerns
- Underestimate objections
- Assume
- Withhold information Try to avoid controversy by avoiding neighbours
- Treat NIMBYs as irrational grand-standers who don't deserve your respect

### *Do...*

- Your homework Community goals and values
- Review planning policies and requirements: neighbourhood design guidelines, architectural design guidelines
- Review relevant studies: Impact Assessments, Needs Assessments

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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- History of *NIMBY* opposition
- Attitudes towards affordable housing (residents, Council and planning staff)
- Where possible, choose sites with appropriate zoning (or minimal zoning changes required)
- Involve residents in the planning of the project Offer opportunities for public input and participation
- “Get the facts out” about your project
- Recruit “helping” relationships early in the process: this strategy builds trust and a solid reputation
- Respect residents’ concerns, feelings, values, etc.
- Educate! Educate! Educate! (Local residents, Town Council, local planning staff, yourself)

To arrange a date / time for this one-day seminar, please contact Norm Connolly (Canada Mortgage & Housing Corporation) at: [nconnoll@cmhc.ca](mailto:nconnoll@cmhc.ca)

### Break-Out Table Results

1. What issues are people most concerned about in your community?
  - Loss of property values
  - Erosion of low density lifestyle
  - Increase in population
  - Lack of case studies showing merit for the concept
  - Crime / safety
  - Increase in traffic
  - Increase in taxes
  - Concerns about appearance and design
  - Green space
  - Light / sun
  - Demographics
  - Noise
  - Parking
  - Pets
  - Renters
  - Use / zoning
2. How can these concerns be addressed?
  - Benches versus flatlands – upscale
  - Demographics / market research
  - Motivation
  - Workshops / town hall / neighbourhood

- Broad based communities
  - Community value definition
  - Facts / figures – property values, traffic
  - Benefits
  - Opportunity to adjust plans
3. What tools/processes could be embraced to address these concerns?
- Education
  - Sample Project
  - Questionnaire
  - Developers – meet with community first
  - OCP – plainspeak, mail to residents
  - Use cable tv
  - Bring in experts – facts
  - computer illustrations
  - Macrocosm of house – community

## Session # 2 – Better Bang for the Buck: Fiscal Impacts of Sprawl

### Patrick Condon, University of British Columbia

Patrick presented a summary of his work during the Headwaters Project in East Clayton in the City of Surrey, BC.

#### *About the Headwaters Project*

- Design for Community for 13,000
- A Partnership Between City of Surrey and James Taylor Chair
- Broad Range of Funding Partners
- Involved all Stakeholders in a four day Implementation Design Charrette
- Adheres to the Six Principles For Sustainable Communities

#### *The Six Principles for Sustainable Communities*

- 1) Different dwelling types in the same area
- 2) Five minute walking distance to transit and shops
- 3) Buildings that present a friendly face to the street
- 4) An interconnected street system
- 5) Lighter, greener, cheaper, smarter infrastructure
- 6) Natural drainage system where surface runoff infiltrates naturally back to the stream

The resulting cost savings and benefits are available in Patrick Condon's presentation at [www.smartgrowth.bc.ca](http://www.smartgrowth.bc.ca)

### Break-Out Table Results

1. How would these strategies be different in a “water scarce” landscape as opposed to a “water rich” landscape?
  - Arizona-esque
  - Absorb rainwater – permeable surfaces
  - Water metering for agri areas
  - Collect and absorb run-off
  - Xeriscape
  - Green spaces to lessen impact of sudden heavier rains and dry soils
2. How can the water strategies discussed be applied to the South Okanagan-Similkameen? What would be the benefits? What would be the implementation difficulties?
  - Use greywater
  - Natural filtration systems will allow water run-off to be used for irrigation
  - New parkland / boulevards
  - Alternatives to asphalt
  - Shift from golf courses to other recreational activities
  - Define sense of place / identity
  - Public education
  - Water metering
  - Agriculture: more water conscious
  - Idea of beauty
3. At what scale would we try this process of round table charette? 200 hectares? 1,000 hectares? 5,000 hectares?
  - Basin watershed size
  - Golf courses as filtration
  - Demand management
  - Get soil / topographical data
  - Some round table systems already in place
  - Advance education of the public of community potential

### Session # 3 – Where Town and Country Meet

**Deborah Curran, West Coast Environmental Law**

**Wray MacDonnell, Ministry of Agriculture**

(Please see the North Okanagan conference for the session summary)

## Open-Mic Results

1. The extension of pipelines to rural areas are often more conducive to sprawl than roads to agricultural lands. What can be done?
  - It is a constant balancing act to ensure agricultural viability while keeping urban uses off of rural lands. The agricultural industry needs roads and infrastructure as well to get their goods to market. It is up to the community to act as a watchdog to ensure that this does not lead to sprawl.
2. Is there an ideal population density in Canadian cultural context?
  - Density is relative and what works in one area does not necessarily work in another. There is no real prescription. On working lands in agricultural areas, the larger the minimum acreage, the better support that there seems to be for rural uses.
3. Are the buffers between usually put on the agricultural or the residential side? Who gives up the land?
  - In an ideal world, the buffers would be on the residential side. The farmers were there first and if the non-farmers would like to subdivide, then they should bear the cost. This has not necessarily been the case in practise however as the agricultural side always had the land available for buffers. Hopefully this new consciousness of the problem will lead to by law changes when it comes time to subdivide non-agricultural land.
4. Most of the discussion has surrounded new agricultural/residential interfaces. How do we deal with existing interfaces with damaging the financial viability of farms?
  - The fact of the matter is that unfortunately the financial damage has already occurred. The solution to these situations is to try to move forward through the concept of "shared responsibility". Rules and agreements need to be put on both sides of the agricultural/residential boundary to minimize the conflict.
5. Large houses on agricultural land with owners who have no intention of farming is the biggest threat to agricultural viability in the Okanagan. Have you seen any tools or bylaws to minimize country residential estates and their impact on land values?
  - In most of the world land prices are higher than the potential rate of return from farming. The escalation of land value is definitely detrimental to farming and the Agricultural Land Reserve is definitely the best tool in North America for mitigating this problem. In Canada, you cannot force people to farm so large residential estates will always be a problem. In BC, we need to support the farmers in the ALR by looking at alternative financing mechanisms. In Europe, there is a lot more renting where people with the capital buy the land and people who want to farm rent it to make money. All of this being said, there is a huge range of financial viability in farming in BC and many of the farmers are doing very well.
6. Should urban residents pay for the development rights of farmers to maintain the agricultural land that grows their food?
  - In Canada we do not have constitutionally enshrined land development rights. Zoning is a privilege that is given by a community to a landowner. There is no

“right to develop” and therefore in the majority of instances changes in zoning do not require compensation.

## Session # 4 – Agritourism: Boom or Bust?

**Sandra Kochan, British Columbia Agri-Tourism Alliance**

*What is Agritourism?* Travel that combines agricultural or rural settings with products of agricultural operations – all within a tourism experience.

*Agritourism : Why Now for farmers ?*

1) WHAT FARMERS RECEIVE FOR THEIR PRODUCTS IS DECLINING:

- 1910 to 1990 the share of the agricultural economy received by farmers dropped to 5% from 21%

- world-wide, North Americans continue to spend the smallest percentage of their income on food. In BC in 1996 this amounted to 12% of household expenditures

2) MOST FARM INCOME IS FROM OFF FARM SOURCES:

- In 1980, the farmer received 37 cents of every consumer dollar spent on food
- In 1998, the farmer receives 23 cents of every consumer dollar spent on food
- 94% of US farms are classed as small farms less than \$250,000 gross sales
- The average farm with a gross income between \$50,000 and \$250,000 has net income of \$23,159
- 80% of a farmer’s gross sales are absorbed by farming expenses

*Agritourism Product and Services*

- direct farm marketing (fruit, vegetable, flower stand sales)
- value added processing (wineries, bakeries, juice)
- on farm tours (winery, orchard, garden, , nursery, dairy)
- farm/ranch-based accommodation ( b&b, campsites)
- festivals / fairs (Halloween, strawberry, seasonal, etc.)
- farmers’ markets (event and/or fixed attraction)
- leisure activities (cattle drives, cycling tours)
- special events (corporate picnics, workshops)

*BC Wineries and Agritourism*

- Partnerships between the wine industry and the tourism sector are driving the success of the BC wine industry.
- 1990 – 1,500 acres of vineyard in BC
- 2000 – 4,500 acres of vineyard in BC
- 1992 - VQA sales were \$10 million
- 2000 - VQA sales were \$ 40 million

*Why Agritourism?*

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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- Even in the successful wine industry...*The world will soon be awash in grapes !*
- Chardonnay, Merlot and Cabernet Sauvignon all expected to be in oversupply in California in 2002
- Chardonnay grapes are selling for \$45/ton or \$1,500 below the normal price in 2002 in the Napa Valley..... which is the good news....grapes in the Central Valley or the North Coast without a contract may not even be harvested

### *Agritourism : Current Supply*

- 461 agritourism operations
- Agritourism is not new to BC, 41% in business over 10 years
- 30% of surveyed farmers estimate 81-100% of farm business income is from their agritourism businesses

### *Agritourism – Benefits to Farmers*

- increasing the long term sustainability for farm businesses, family employment
- improving farm revenue
- using farm based products in new and innovative ways
- diversification equals risk reduction
- increasing awareness of local agricultural products

### *Benefits to Rural Communities*

- providing a broader business base for the community
- helping diversify and stabilise the rural economy, by creating jobs
- increasing awareness and education of agricultural land use issues among the public
- promoting the on-going use of local agricultural products and services
- saving farmers = saving farmland

### *Benefits to Tourism*

- diversifying the mix of tourism products and services available to visitors
  - increasing tourism flows into rural and under-utilised areas
  - increasing the length of season for tourism operators in rural regions
  - bringing more money particularly foreign currency to local businesses.
- ### *Challenges*
- “restrictive regulations” caused respondents the greatest challenge
  - 40% rated this concern as above average or very important respondents generally commented it was municipal regulations they’ve found to be the most restrictive and difficult to comply with
  - signage, road access, parking, land use and building permits, were all commonly noted as sources of contention between agritourism operators and their municipal governments

*The British Columbia Agritourism Initiative is a strategic planning and development project, mandated to facilitate the growth of the province's agritourism sector. Matching funding for the initiative is provided through the Agri-Food Futures Fund, and project management is done through the BC Agritourism Alliance, an association comprised of farm, tourism and government stakeholders.*

The initiative's goals include:

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

---

- development of a minimum of 15 key strategic partnerships for the agritourism industry by March 31, 2005, enabling the industry to cost share on a 50/50 basis with Agri-Food Futures Funding by year 2005/2006.
  - an agritourism code of standards for agritourism products and services by March 31, 2004.
  - a provincial product development and marketing strategy by March 31, 2005.
  - agritourism training programs for farmers/operators and a strategy for the implementation of those programs by March 31, 2005.
- For more information about the Agritourism Initiative, visit [www.agri-tourismbc.com](http://www.agri-tourismbc.com)

### **Peter Waterman, BC Fruit Grower's Association**

#### *About the BCFGA:*

- established 1889
- 620 members
- Industry generates \$130 million in sales, with an additional \$100 in Sun-Rype sales.

#### *The BCFGA ALR Policy:*

*to ensure the consistency, fairness, openness  
and future sustainability of the land resource.*

#### *Reflections on the Winery Experience*

- Successful with vertical integration: combines fruit production, processing, and wine sales
- Adds complementary products/services: food, music, experience
- Focus is generally not on fruit production, but in the processing facility

#### *Lessons learned*

- A little competition is good: a concentration of wineries in a 'neighbourhood' makes it more attractive to visitors.
- Quality and standards are important.
- There is a saturation point: not every vineyard in the Okanagan can be a winery, due to the competitive advantage/disadvantages: location, entrepreneurial motivation/ability.
- Orchard Agritourism - destination sites, rather than retail sales (fruit stands, farm markets) is the focus

#### *Characteristics of Successful Ventures to date:*

- Add specialized food, music, experience, seasonal events
- Though sales are important, not volume 'processing' sales for entire industry, unlike wineries.
- Focus is experience rather than product sales.
- Experience is more integrated with farm production than in wineries.

#### *Issues to be addressed (by municipal planning?)*

- What is a reasonable number of agritourism ventures that the area can support?
- How can planning assist in reducing the conflict of agritourism with existing commercial farms?

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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- How can standards (like the VQA label) be put in place to ensure that agritourism maintains its customers?
- How can the risk of permanently converting agriculture land use on failed agritourism ventures be minimized?

### *Conclusions*

- Opportunity
- Local planning is essential for success
- Business planning could be part of the approval process, to help ensure success
- Protect the agriculture land base

## Open-Mic Results

1. Are there any laws to prevent business from buying farms just for agritourism and not for farming?

- In the new regulations put out by the Agricultural Land Commission you cannot engage in agritourism unless you are assessed as a farmer. The Agricultural Land Commission website has all of these new regulations online.

2. Tourist facilities require infrastructure. How do we facilitate agritourism without inducing the rural sprawl (large residential estates without farming) that results from the infrastructure investment?

- The Agricultural Land Commission's regulations state that 50% of the product for agritourism needs to be produced or processed on the farm. So, in order to engage in agritourism the property needs to be assessed annually as primarily a farm and 50% of the farms product has to be produced onsite. This should help to alleviate some of the pressure but municipalities will also have to play a role.

3. The Assessment Authority used to use \$2,600 per year in farm revenue as the cut-off for agriculture status. Is that still correct?

- The value is now \$5,000 per year in revenue to obtain the tax benefits of farm status, but it should probably be higher. The Assessment Authority will give you the benefit of the doubt if you can demonstrate that you are genuinely trying to reach farm status.

4. How can agritourism help in farm succession?

- Research shows that second generations do tend to leave the farm behind. The BC Agritourism Alliance is looking at standards and practises that help to ensure the long-term viability of farming.

## Speaker's Biographies

### **Patrick Condon, James Taylor Chair (UBC)**

Professor Condon is a landscape architect by training. His 20 years experience in government and academia and stint as Director of Community Development for the City of Westfield Massachusetts gives him a unique perspective on local government efforts to address urban natural resource issues. Professor Condon moved to British Columbia in 1992 to become the Director of the UBC Landscape Architecture

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

Program and, in 1994, the UBC James Taylor Chair of Landscape and Liveable Environments. He has published widely and has lectured across North America on issues pertaining to sustainable community design.

In his capacity as UBC Chair in Landscape and Liveable Environments, he is the driving force behind the Headwaters Sustainable Development Demonstration Project, a sustainable community for 15,000 persons slated for construction beginning next year on a 500-acre site in Surrey BC. The Headwaters project is intended to be the region's first sustainable neighbourhood, where houses are affordable, transit is accessible, commercial services are available, and, most importantly, natural systems are preserved and enhanced.

### **Cheeying Ho, Smart Growth British Columbia**

Cheeying has worked in the non-profit advocacy sector for the past nine years, focusing on air quality, transportation, land use and smart growth policy issues. Building on her skills and experience in education, program planning and organizational development she has been a leader in getting transportation and smart growth issues onto the public agenda.

Before taking on the leadership of Smart Growth BC, Cheeying was Executive Director of BEST (Better Environmentally Sound Transportation), the leading sustainable transportation advocacy organization in British Columbia. She is widely sought after as a speaker on liveability issues and for her input on governmental and multi-stakeholder consultation processes in transportation, land use, growth, sustainable development and climate change.

Cheeying was recognized for her work and leadership with a Certificate of Environmental Citizenship from the Federal Minister of Environment in 1997. She currently sits on the board of directors of Northwest Environment Watch and the Fraser Basin Council, as well as the Vancouver Foundation Environment Advisory Committee.

Prior to working in the non-profit sector, Cheeying was a science and mathematics teacher for seven years at the high school and college level. She has a background in science and a Masters degree in education.

### **Norm Connolly, Canada Mortgage and Housing Corporation**

Norm Connolly is a Senior Research Consultant with Canada Mortgage & Housing Corporation responsible for BC and Yukon Region. His areas of expertise include developing effective housing partnerships and cross-sector housing industry forums to address affordability issues. More recently he has spearheaded the development of new initiatives within CMHC including a national homeownership education program and sustainability workshops for small communities. Norm has a Masters in Environmental Design from the University of Calgary.

### **Fanis Grammenos, Canada Mortgage and Housing Corporation**

Fanis Grammenos is a Senior Researcher with Canada Mortgage & Housing Corporation. His research activities cover energy efficiency, passive solar design, user needs in housing, housing affordability, adaptable building design, planning regulations, and sustainable development. Before joining CMHC, Fanis was in private practice heading a design-built firm specializing in passive solar housing. He is a graduate of environmental studies and architecture from Waterloo University.

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

### **Deborah Curran, West Coast Environmental Law**

Deborah Curran is the Sustainable Land Use Lawyer at West Coast Environmental Law and specializes in land use planning, growth management, smart growth, water, the protection of agricultural land, and property law.

Deborah holds a law degree from the University of Victoria (1995), and a masters in law degree from the University of California, Berkeley (2002).

Before joining West Coast, Deborah was the Research Manager for the Eco-Research Chair of Environmental Law and Policy at the University of Victoria, and is a co-founder and Chair of the board of Smart Growth B.C.

### **Karen Thomas, BC Ministry of Agriculture, Food and Fisheries**

Karen Thomas has a B.Sc. (Agriculture) and a M.A. (Planning) from the University of B.C. For the last 6 1/2 years she has worked as a planner with the Ministry of Agriculture, Food and Fisheries' Resource Management Branch. Under the branch's Strengthening Farming Program, Karen is involved in developing farm bylaw standards and agricultural policy to promote agriculture and land use compatibility. She is also responsible for providing support to other ministry staff during the development of local government plans and bylaws. Currently, a key part of her job focuses on working with local governments to adopt the use of GIS to promote and plan for agriculture in their communities.

### **Kevin Key, KeyPlan Consulting**

Kevin is the principal of KeyPlan Consulting, which has provided service to government and to non-governmental agencies. In the local government world of coastal BC, Kevin Key has served with the Comox Strathcona Regional District, the District of Central Saanich (where he was the first planner), with Islands Trust, and most recently with the District of Highlands, also as the first planner of this new municipality.

### **The Honourable D. Ross Fitzpatrick, Senator Okanagan/Similkameen**

Ross Fitzpatrick was appointed to the Senate of Canada for British Columbia in March of 1998. Born and raised in the Okanagan, Senator Fitzpatrick has a strong commitment to the community, environment, business and above all Canada. This commitment is reflected in his tireless work with many non-profit organizations and community groups, including the Vancouver Institute, BC Government House Foundation, and the Okanagan Symphony. He is a member of the Okanagan Vintners Estate Winery Association, Kelowna Art Gallery, Canadian Club and is a supporter of Kelowna General Hospital Foundation, the Rotary Performing Arts Centre, Central Okanagan Foundation and the BC Children's Hospital.

Senator Fitzpatrick received a Bachelor of Commerce and Business Administration from the University of British Columbia in 1958, and pursued postgraduate studies at the University of Maryland in Economics and attended Columbia University's Graduate School of Business. He has been recognized by UBC as a Distinguished Alumnus, for his outstanding contribution to business, the university and the community.

Senator Fitzpatrick has had a distinguished business career. He is the proprietor of Cedar Creek Estate Winery, General Partner Fitzpatrick Group, Chairman of Greata Development Corporation and Chairman of Channel Resources. Senator Fitzpatrick was the founder and CEO of Viceroy Resource Corporation, which was named BC's

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

fastest growing company for three consecutive years by Profit magazine, and was recognized as one of the most successful startup mining operations in North America. It also received six environmental awards for its development of Castle Mountain Gold Mine in California. Senator Fitzpatrick also founded and developed companies in the oil and gas industry and aerospace industries in Canada and the United States. Fitzpatrick began his career in politics in 1963 as the Executive Assistant to a Federal Cabinet Minister.

### **Franc D'Ambrosio, Williams & D'Ambrosio Architects**

Franc D'Ambrosio is registered architect and Partner of Williams & D'Ambrosio Architects. He holds a Bachelor of Technology in Architectural Science, from Ryerson Polytechnic and a Bachelor of Architecture from the UBC School of Architecture.

Franc is an advocate for a design-based, multi-disciplinary approach to developing sustainable urban growth strategies. He believes that topological and spatial aspects of a city are functions of the complex relationships between public and private realms. His focus on urbanism reflects an interest in the history of development and the relationships within the architecture of the city.

### **Matt MacNeill, Housing Strategies Inc.**

Matt MacNeil is a community planning consultant specializing in affordable housing and community capacity building. His areas of expertise include affordable housing plans, housing industry forums, community land trusts, and developing effective NIMBY strategies. More recently a series of workshops entitled: "Strategies for Overcoming NIMBY Opposition to New Residential Development" were developed by Matt for CMHC and the Alberta Urban Municipalities Association. Matt has a Masters in Environmental Design from the University of Calgary.

### **Wray MacDonnell, BC Ministry of Agriculture, Food and Fisheries**

Wray was raised on a farm in the Langley area. He studied at UBC in the Agriculture program, spent sometime backpacking the world, and has worked in the areas of insurance, business management, project evaluation and, more recently, program management. He is currently the Program Manager for the southern portion of the Interior Region and has been with the Ministry of Agriculture for twenty-four years. He knows the issues of Okanagan agriculture very well. He has been connected to the Ministry's 'Strengthening Farming' initiative since inception in 1996 and oversees the delivery of the program within the interior region. Wray has recently led the development of publication titled "Guide to Development of Trails in Farm and Ranch Areas". The Guide will help planners, farmers and other interests deal with the issues and concerns of recreational trail development in farming areas.

### **Sandra Kochan, British Columbia Agri-Tourism Alliance**

Sandra Kochan is an independent consultant to wine, food, agriculture and tourism enterprises based in Kelowna. She is currently contracted as Coordinator for the British Columbia Agri-Tourism Alliance, and for the Okanagan Cultural Corridor project, and is also Chair of the Agricultural Advisory Committee for the Regional District of Central Okanagan. Her background includes 9 years as a practising lawyer in Saskatchewan and British Columbia, and 11 years from 1989-2000 as the owner of an organic vineyard and winery in Peachland, BC. During her time in the wine industry, she helped pioneer the concept of the winery bistro, opening the province's first such facility in September 1995. Her other contributions include directorships or executive positions with Cuisine Canada, the British Columbia Wine Institute, the

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

Pacific National Exhibition, and the Alternator Gallery for Contemporary Art in Kelowna.

### **Peter Waterman, BC Fruit Grower's Association**

Peter grew up on a cherry and apple orchard near Kelowna B.C. He graduated from the University of B.C. in 1968 with a BSc in agriculture. In the summer he worked as a student assistant to one of the government horticulturalists. After graduation he worked for six years for FMC in their Ag-Chemical division, primarily involved in fieldwork developing residue and efficacy data for new pesticides.

From 1976 to 1997 he was extension horticulturalist for the B.C. Ministry of Agriculture in Penticton. Peter became involved in the new technologies which were required for the dwarf plantings then coming into vogue. With his methodical mind he worked on and wrote publications covering Tree Row Volume spraying, home nursery techniques and fertigation. His work in these fields is still closely followed.

In 1989 Peter and his wife Claire purchased a small orchard in Summerland. They immediately started a nursery and began replanting with dwarf trees. Thus began the beneficial feedback loop between extension agent theory and actual practice.

In 1997, following the cutback to government extension services, Peter took a position as fieldman with one of the Okanagan valley grower co-ops.

In 2000 he left the co-op, started a consulting service in horticulture, and concentrated on management of his now-expanded orchard acreage.

## North Okanagan Conference Delegates

Alan Gatzke	District of Lake Country	Councillor
Alois (Louie) Verlinden	Sustainable Env't Network Society	
Barbara Leamont	District of Lake Country	Councillor
Beryl Ludwig	City of Enderby	Councillor
Bob McKay	Jestef Developments Ltd.	Owner
Brian Lloyd	Okanagan Landing APC	
Brian Morghan	Quantum Consulting Group Ltd.	Project Mgr.
Brian Postill	District of Coldstream	Mayor
Brian Usher	Quail Vista Developments Inc.	Owner / Developer
Brigitt Johnson	Town of Spallumcheen	Councillor
Charles Wills	Kalamalka Architecture Ltd.	Architect
Chris LeFloch	North Okanagan Regional District	Planning Assistant
Christine Callihoo	Counterflow Community Consulting Cooperative	Contractor/Researcher
Craig Broderick	District of Coldstream	Dev. Services Officer
Cynthia Stewart Walker	Quails' Gate Estate Winery	Owner
Dale Rintoul	City of Vernon	City Planner
Dan Passmore	City of Vernon	Planning Assistant
Daniel Joe	Spallumcheen Indian Band	
Dave Brew	Town of Spallumcheen	Councillor
Dave Simpson	Village of Lumby	Mayor
Deb Leroux	Village of Lumby	Councillor
Debbie Clarke/Carmen Wong	Allan Brooks Nature Centre	Coordinator/Director
Dr. James Thornton	Thornton & Assoc.	Educational Consultant
Earl Shipmaker	City of Enderby	Councillor
Eric Kowalski	Social Planning Council	Executive Director
Fred Busch	District of Sicamous	Mayor
Gail Temple	Gazelle Enterprises Inc.	Executive Assistant
Gloria Morgan	Spallumcheen Indian Band	
Gordon Dale	Mabel Lake Properties Ltd.	President
Grant Gaucher	Gazelle Enterprises Inc.	President
Ian Bazley	B. Ian Bazley Architect	Principal
James Macdonald	Town of Spallumcheen	Councillor
Jane Lister	Community Futures Dev. Corp.	Mgr of Public Works
Janet Digby	Janet Digby, MAIBC	Architect
Jerry Oglow	City of Armstrong	Mayor
Jim MacGillivray	City of Vernon	Councillor
Joanne Georgeson	Vernon APC	Chair
Joe Pearson	District of Coldstream	Member, APC
John Trainor	City of Armstrong	Councillor
Joyce Young	Allan Brooks Nature Centre	Director-Pr/Marketing
Julia Lissau	Sustainable Env't Network Society	Secretary-Treasurer
Keiko Nittel	City of Kelowna	Planning & Dev. Officer
Keith Lewis	Okanagan First Nation	Stewardship Officer

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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Ken Barton	Allan Brooks Nature Centre	Director-Fundraising
Ken Guido	District of Lake Country	Councillor
Lynne Smith	Royal LePage	Realtor
Maggie Knox	City of Enderby	Administrator
Marnie Skobalski	Stantec	Planner
Marvin Friesen	Vernon Mgmt. Ltd.	Realtor
Mike Marrs	District of Sicamous	Community Dev.Tech.
Mike Reiley	District of Lake Country	Director of Dev. Services
Mitch Fumalle	Ministry of Community, Aboriginal & Women's Services	Dir., Planning Branch
Nelson Wight	Municipal District of Rocky View	Municipal Planner
Norm Brenner	Re/Max Vernon	Realtor
Pamela Ades, P.Eng.		Project Manager
Patrick Hudson	City of Armstrong	Councillor
Patti Ferguson	City of Armstrong	Chief Admin. Officer
Peter Tassie		
Randy Wagner	City of Armstrong	Mgr of Public Works
Rob Smailes	North Okanagan Regional District	Planner
Robert Lewis	R.D. Lewis & Assoc. Ltd.	P. Eng.
Ryan Smith	City of Kelowna	Planning & Dev. Officer
Sean Harvey	City of Vernon	Mayor
Stan Combs	BC Ministry of Agriculture	Land Use Agrologist
Sue Phillips	City of Enderby	Mayor
Val Heuman	Okanagan Landing & Dist. Community Assoc.	Director
Wilf Lunde	Lunde Architect Ltd.	Architect
Will Hansma	Town of Spallumcheen	Mayor

## South Okanagan Conference Delegates

Andrew Reeder	District of Summerland	Director of Works & Utilities
Angie Cleveland	BC Lake Stewardship Society	Project Assistant
Ann Hayes	South Okanagan Real Estate Board	President
Anne Hargrave		
Beth Garrish	Royal LePage	
Bob Bourgeault	Town of Oliver	Councillor
Bonnie Ross		Soft Fruit Farmer
Cal Meiklejohn	Meiklejohn Bevanda Meiklejohn Architects	Principal
Cliff Brisbow	Penticton Downtown Association	President
Dan Ashton	Regional District of Okanagan Similkameen	Chair
Dan Foster	Penticton Transit Service	Transit Driver
Darren McWatters	Sumac Ridge Estate Winery Group	Production Mgr.
Darryl Haddrell	City of Penticton	Planning Technician
Dave Perry	City of Penticton	Mayor
David Zimmerman	Destination Osoyoos Dev. Society	Director
Debora Ritchie	Creating Solutions	Owner
Dennis O'Gorman		

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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Donald King	King Family Farms Ltd.	
Donna Butler	City of Penticton	City Planner
Edward C. Minshull	Village of Keremeos	Councillor
Elaine Spittlehouse	District of Summerland	Councillor
Eva Durance		
Gary Leaman	City of Penticton	Councillor
Gordon Davidson	Regional District of Okanagan Similkameen	Sen. Planning Technician
Gordon M. Clark	District of Summerland	Councillor
Gordon Morley	District of Summerland	District Planner
Gus Boersma	City of Penticton	Councillor
Heidi Bennett	BC Lake Stewardship Society	Project Mgr.
Jana McFarlane	SORCO	Director
Jeff Walker	Naramata Mgmt. Ltd.	
Jessica Murphy	Oliver & Dist. Community Econ. Dev. Society	Chairperson
Joe Cardoso	Electoral Area C	Director
John Brugman	Destination Osoyoos Dev. Society	Director
John Slater	Town of Osoyoos	Mayor
John Vassilaki	City of Penticton	Councillor
Judy Brocke		
Juergen Hanson	Okanagan Similkameen Parks Society	
Keith Olsen	Town Of Princeton	Mayor
Ken Ostraat	District of Summerland	Treasurer
Kenn Oldfield	Tinhorn Creek Vineyards Ltd.	General Manager
Kevin Barnett	Barnett & Associates	Principle
Laura Maclean	Environment Canada	Pollution Prevention Coordin
Lesley Tannen		
Lisa Vitols	Environment Canada	Senior Regional Analyst
Lorrie Zander	BC Wine Institute	VQA Coordinator
Marlene Kantz	City of Penticton	Plan Checking Ass.
Mary Beth Rutherford	BC Cancer Agency, SO Waddell Project	Community Coordinator
Mary Storry	City of Penticton	Councillor
Mike Watkins		
Monica Hoover	Electoral Area C	APC
Nora Haft	Downtown Penticton Association	Executive Director
Patrick Deakin	Oliver & Dist. Community Econ. Dev. Society	Econ. Dev. Officer
Rick Cogbill	District of Summerland	Councillor
Robert Black	EPG Env'tal Planning	Designer
Robert Mackenzie	Robert Mackenzie Architect	Principal
Rod King	King Family Farms Ltd.	
Roy Christensen	City of Penticton	Eng. Design Supervisor
Rudolph S. Swab	Rudolph S. Swab Architect	Architect
Sandy Ross		Soft Fruit Farmer
Sharon Amos		
Shawn Boven	City of Penticton	Engineering Technologist
Susan Austen	Conservation Catalyst	Planning Consultant
Susanne Theurer	Regional District of Okanagan Similkameen	Planner
Tom Johnston	District of Summerland	Mayor

## Smart Growth in the Okanagan: A Valley-Wide Dialogue for Action

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Tony Murray	Naramata Mgmt. Ltd.	
Vanessa Sutton	Regional District of Okanagan Similkameen	Chief Admin. Officer
Walter F. Despot	Village of Keremeos	Mayor
Kevin McNaney	Smart Growth BC	CAP Coordinator
Cheeying Ho	Smart Growth BC	Executive Director
Linda Prior	Smart Growth BC	Office Manager
Jodie Siu	Smart Growth BC	Director, SG on the Ground
Christine Callihoo	Smart Growth BC	Conference Coordinator
Isabel Chen	I. Chen Architect	Principal
Franc D'Ambrosio	Williams + D'Ambrosio Architects	Principal
Patrick Condon	UBC	James Taylor Chair
Deborah Curran	West Coast Env. Law	Sustainable Land Use Lawyer
Wray McDonnell	Min of Agr, Food and Fisheries	Program Manager
Norm Connolly	CMHC	Senior Researcher
Sandra Cochan	BC Agritourism Alliance	Coordinator
Matt McNeill	Housing Strategies Inc.	Principal
Allan Markin	Okanagan University College - Penticton	Principal
Rob Johnston	Videographer	
Trevor Honigman	Videographer	
Doug Short	Osoyoos Secondary School	Teacher
Brett Mader	Osoyoos Secondary School	Youth Delegate