



URBAN DEVELOPMENT INSTITUTE- OKANAGAN CHAPTER

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City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Attention: Ryan Smith

Subject: Community Wildfire Protection Plan

The Urban Development Institute (UDI) is a national association (with international affiliations) of the development industry and its related professions. The corporate members of the UDI - Okanagan Chapter represent hundreds of individuals involved in all facets of land development and planning, including: developers, property managers, financial lenders, lawyers, engineers, planners, architects, appraisers, real estate professionals, local governments and government agencies.

As a Partner in Community Building, the UDI Okanagan Chapter is committed to working with communities and governments to create and achieve the vision of balanced, well-planned, sustainable and affordable communities.

Thank you for meeting with representatives of UDI Okanagan to provide an introduction to the City of Kelowna's draft Community Wildfire Protection Plan and solicit initial feedback. UDI recognises the City's need to regularly update this plan in order to qualify for funding from senior levels of government for activities on public land. In general, we support the City's direction and approach focused around increased public awareness and ongoing obligation of private property owners to maintain Wildland Fire Interface areas identified through covenant. Furthermore, the approach through universal building code/building bylaw amendments is the most fair and equitable way to deal with any changes in requirements. UDI appreciates being consulted and looks forward to continued consultation as any of the proposed changes move to an implementation strategy.

UDI recognizes the importance of Community Wildfire Protection Plans and understands that this is a life and safety issue. There is also a mutual agreement that the industry can participate with the City of Kelowna to continue to improve on implementing fire mitigation measures.

At the same time, one of the overarching challenges from UDI's perspective is that there are spatial challenges with developing in hillside areas as well as a number of competing and conflicting interests that need to be balanced. Another challenge is the fact that there are many factors beyond the influence of the developer that have a direct impact on the effectiveness of fire mitigation strategies. Any changes to policy that affect subdivision design, particularly in hillside areas, need to consider a balanced approach to design parameters, building techniques and standards, landscaping and environmental mitigation measures and ongoing maintenance issues.

UDI looks forward to continued conversations with the City of Kelowna on this important issue.

Sincerely

URBAN DEVELOPMENT INSTITUTE OKANAGAN CHAPTER

Andrew Bruce

Per: Andrew Bruce, Kelowna Municipal Liaison Committee Member