



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW REVIEW AND REWRITE

Imagining our city's future

WHAT WE HEARD REPORT

Winter 2025



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Executive Summary

This report captures the insights and perspectives gathered during in-person and online feedback opportunities held in the second phase of engagement for the **Official Community Plan (OCP)** and **Zoning Bylaw (ZB)** Review and Rewrite project. Community feedback from this phase of engagement will inform the updates to the OCP and ZB. This Executive Summary provides a concise overview of the project, our actions, the voices we engaged with, and the key feedback received.

Project Overview

The City of Greenwood is updating its OCP and ZB, which are key documents that shape the city's growth and development. The current versions are over 20 years old and need to be reviewed to make sure they accurately reflect Greenwood's future goals, consider emerging trends, and comply with provincial and federal legislation. The review and re-write process will include a review of key background documents, best practices research, and engagement with the community.

Engagement Overview

The second phase of engagement provided online and in-person opportunities to gather input. From November 22, 2024, to January 6, 2025, we engaged with a total of 30 participants through these opportunities. Alongside community engagement, the City has established an advisory committee comprised of Council representatives and community members to guide key milestones and provide advice throughout the project. The following engagement opportunities were provided to inform the community about the project and collect feedback:

- **Online survey:** Available from November 22, 2024, to January 6, 2025
- **Open house:** Held on November 27, 2024

Communications

Several communication tools were used to promote the project and engagement opportunities:



Project website



Facebook posts



Posters around the community



Postcard maildrop into residents' mailboxes

Snapshot of What We Heard

DRAFT VISION STATEMENT

Many participants expressed their overall support for the vision statement. Some participants emphasized the importance of Greenwood's community resilience and pride. Some participants highlighted the need for a practical city-wide vision. Environmental concerns were raised, particularly around CO2 emissions and climate adaptation. Economic growth and housing diversity were identified as priorities.

DRAFT GUIDING PRINCIPLES

Many participants expressed their overall support for the guiding principles. Some participants expressed support for the draft guiding principles, emphasizing environmental action, with a focus on proactive climate measures like improving transit. There was some uncertainty about the term "complete community," with calls for clarification or a shift to more specific goals such as healthy communities and transparent governance. Concerns were raised about access to healthcare and the City's ability to provide diverse housing options, with a desire for practical language and achievable solutions. Some participants also stressed the need for consistent bylaw enforcement and municipal services.

ZONING BYLAW UPDATE RECOMMENDATIONS

Some participants emphasized the need for clearer and more accessible zoning bylaws, suggesting that they be made available online in plain language for easier understanding. Concerns were raised about the misuse of commercial buildings for residential purposes, which could harm the business area. Some participants expressed the need to address environmental issues through zoning, such as prohibiting vehicles near Boundary Creek. Some participants also expressed frustration with outdated regulations that hinder growth and development, calling for a review and modernization of bylaws to better align with current needs. Additionally, there were some participants calling for more acceptance of modular homes and improved responsiveness from City Council on zoning for diverse and affordable housing options.

For more details on the feedback received, read the summary of what we heard on page 6.

Next Steps

Thank you to everyone who participated in the engagement activities and shared their valuable feedback! The input received during Phase 2 will play a crucial role in shaping and refining updates to the Official Community Plan and Zoning Bylaw.

Introduction

The City of Greenwood is reviewing and rewriting its community's Official Community Plan (OCP) and Zoning Bylaw (ZB). This report shares what we heard during the second phase of community engagement.

Project Overview

The Official Community Plan and Zoning Bylaw are two of our most important documents that guide how the community should grow and develop, and they are over 20 years old. The City needs to review and revise both documents to ensure they reflect Greenwood's connections to the past and aspirations for the future. The City has engaged a consultant, ISL, to support the Official Community Plan and Zoning Bylaw review and rewrite. This process includes:

- Reviewing existing Greenwood policies and strategies,
- Completing best practices research,
- Reviewing technical information, and
- Gathering information and feedback from community members.

For more information about the project, visit www.greenwoodcityocpz.ca/

Engagement Summary

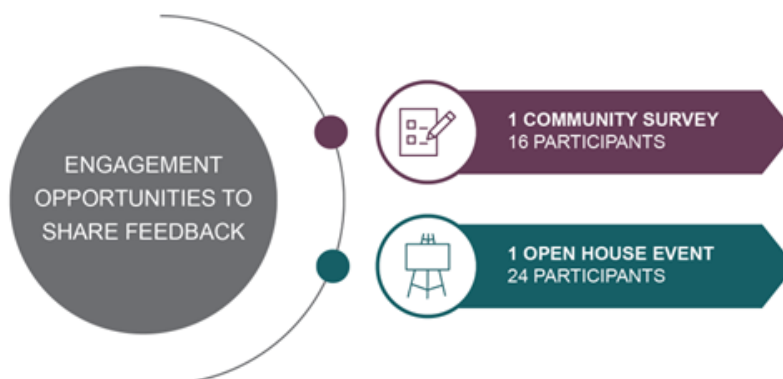
In Phase 2, residents shared ideas to shape the city's future. We asked participants to provide feedback on:

- The draft OCP vision statement,
- The draft OCP guiding principles,
- The draft OCP focus areas, and
- Zoning Bylaw update recommendations

Engagement focused on building awareness of the project and gathering input from the community on their vision for the future of Greenwood.

ENGAGEMENT OPPORTUNITIES

Community input is at the heart of this project. Phase 2 provided multiple chances for residents to share their ideas for the two documents. A community survey was available from November 22, 2024 through January 6, 2025. We also hosted a drop-in open house on November 27, 2024, from 4:00 to 6:30 PM at McArthur Community Hall.



WHO WE HEARD FROM

During the second phase of engagement, we heard from a total of 30 participants. Among the 16 individuals who responded to the online survey, participants represented a diverse range of ages and backgrounds, all aged 18 and older. Many shared that they own property and live in Greenwood, with a significant number falling within the 45–64 age range. Some participants identified as individuals living with a disability.

HOW WE COMMUNICATED

We promoted the project and engagement opportunities through various channels including the project website, Facebook posts, a poster at City Hall and other key community locations, and postcards for residents.

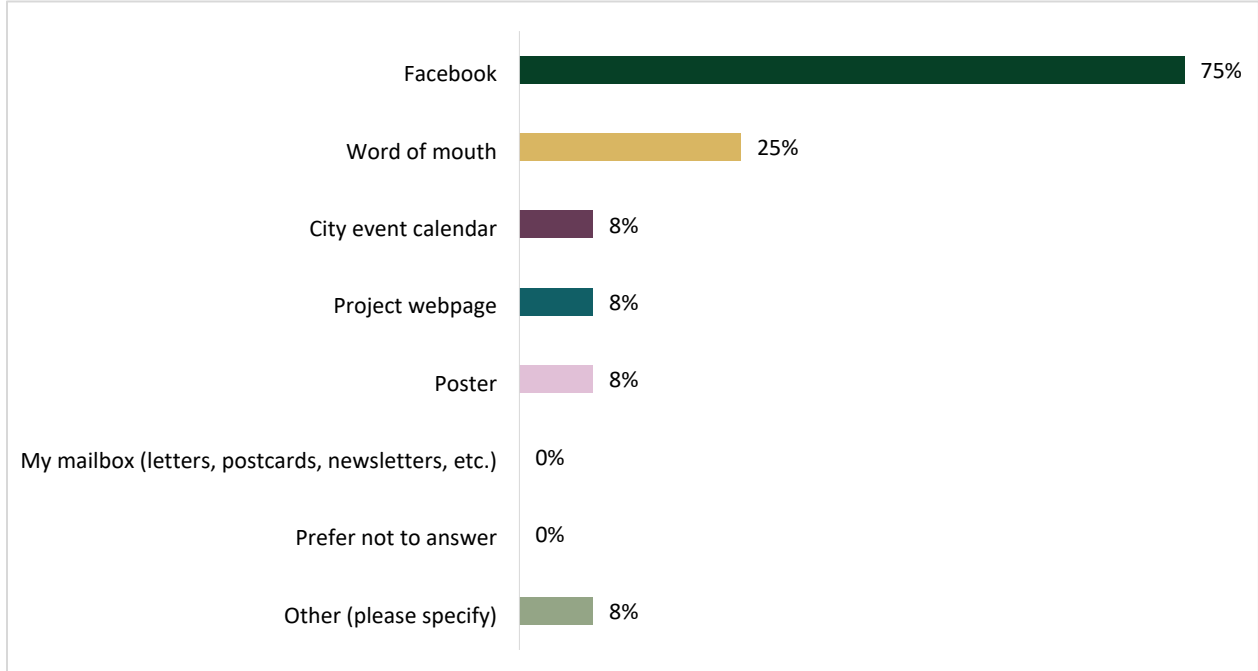


8,863 TOTAL VIEWS TO DATE ON
THE PROJECT WEBSITE



13 SHARES/LIKES ON THE CITY
OF GREENWOOD FACEBOOK

We asked respondents how they heard about the survey. Most participants heard about the survey through Facebook and word of mouth.



12 responses

OTHER:

- Council Meeting Minutes

Summary of What We Heard

This section provides a detailed summary of what we heard from participants in the community survey and the open-house event. The feedback we receive in this second phase of engagement will inform the revisions to the OCP and ZB.

Community Survey

The community survey results highlight the span of feedback gathered.

DRAFT VISION STATEMENT

An OCP vision statement (Official Community Plan vision statement) is a big-picture idea of what a community should look and feel like in the future. It's meant to guide decisions about things like housing, transportation, parks, and businesses. We created a vision statement based on community feedback from the first engagement phase.

Greenwood is a vibrant and resilient community where residents experience an exceptional quality of life and a deep sense of belonging. Driven by transparency, kindness, and inclusivity, we honour our rich history and cultural diversity while embracing innovative solutions. We promote economic growth and offer diverse housing options and community services, creating a nurturing environment where all residents can flourish. Through proactive environmental stewardship and open, forward-thinking planning, we address climate challenges like floods and wildfires, positioning Greenwood as a model of sustainability and cohesive community living.

We asked people what they liked about the vision statement and if it was missing anything. 13 participants shared the following:

- **Community Resilience and Pride:** Some participants mentioned the importance of Greenwood's resilience and the need for residents to take pride and ownership in the City's plans for improvement. Some participants noted that "vibrant", "resilient", and "unity" resonate with the community's history.
- **Environmental Concerns:** Some participants emphasized addressing environmental issues, particularly reducing CO2 emissions and active responses to climate emergencies. Some feel the proposed vision statement may turn away those who are skeptical of climate action efforts (e.g., reduction in CO2 emissions).
- **Economic Growth and Housing:** Some participants shared that economic growth and diverse housing options are recurring themes. However, some participants are skeptical about the City's commitment to these goals, with some feeling that the City lacks the ability to effectively promote economic growth or offer diverse housing options.
- **Transparency and Trust:** Some participants had concerns about transparency and trust in local government. Some question how the City can value transparency when recent Council actions seem contradictory.
- **Inclusivity and Cultural Diversity:** Some participants appreciated the promotion of inclusivity and honouring cultural diversity, but some had concerns about lack of diversity and inclusion of some groups within the community.

- **Community Support and Respect:** Some participants highlighted the need for mutual respect and support among residents. There are concerns about demeaning behaviours.
- **Realism and Practicality:** Some participants felt the vision statement was wordy and ambitious, expressing a preference for more concise, realistic, and practical language. They emphasized the importance of aligning the vision with the real experiences and challenges faced by residents.

DRAFT GUIDING PRINCIPLES

Guiding principles are the foundation for the OCP and reflect the community's shared values. Like the vision statement, they were shaped by feedback gathered during the first phase of engagement.

- **Healthy and Complete Community**
- **Economic Resiliency**
- **Rich Culture and Heritage**
- **Diverse Housing Choice**
- **Environmental Stewardship**
- **Climate Action**
- **Good Governance**

We asked people what they liked about the draft guiding principles and if they were missing anything. 14 participants shared the following:

- **Environmental Stewardship and Climate Action:** Some participants shared support for environmental principles, with a preference for the term "environmental action" over "stewardship." Residents emphasize the need for immediate and proactive measures to address climate change, such as protecting open spaces, planting trees, and providing efficient transit options.
- **Complete Community:** Some participants were not sure about what constitutes a "complete" community. Some suggest that the term be clarified or replaced with more specific goals, such as healthy community. Some participants expressed the importance of balanced land use, with a focus on commercial, industrial, and residential areas. Some participants shared that City should include comprehensive services and amenities such as local businesses, transit, libraries, fire departments, museums, and parks.
- **Healthy Community:** Some participants had concerns about access to healthcare and other municipal services. They felt that the goal statements should address the need for reliable healthcare services and housing.
- **Diverse Housing Choice:** Some participants expressed concerns about the City's ability to effectively provide housing. They called for more realistic and practical language when discussing housing options. Additionally, some highlighted the need for affordable, adequate, and appropriate housing with servicing (e.g., heat and water).
- **Other Feedback:**
 - **Bylaw Enforcement:** Some participants emphasized that achieving the goals requires consistent bylaw enforcement, particularly to address issues such as substance use, neglected buildings, and inadequate services and infrastructure maintenance.

- **Positive Community Values:** Some participants highlighted Greenwood's reputation as a community defined by altruism, action, kindness, and inclusion.
- **Practical Goals:** Some participants expressed a desire for the goals to be attainable. They emphasized the importance of prioritizing safety, ensuring reliable municipal services, and reducing restrictive regulations that hinder business opportunities.

GOALS

Community Wellbeing

We drafted the following goals to address the need to foster a supportive and thriving environment where the physical, mental, and social health of all residents is prioritized. Community wellbeing encompasses a broad spectrum of factors including access to healthcare services, recreational opportunities, social support networks, and inclusive community spaces. By focusing on these aspects of community life, Greenwood aims to enhance the overall quality of life for its residents and support community cohesion.

1. **Expand social services and support programs**
2. **Improve healthcare access (e.g., through advocacy)**
3. **Promote active living and leisure opportunities**
4. **Promote active transportation modes (e.g., walking and biking)**
5. **Expand childcare services and family support programs**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **Social Services and Support Programs:** Some participants emphasized the need for enhanced senior specific services and supportive housing options. Some thought that more awareness of existing services was needed.
- **Healthcare:** Some participants expressed concern about the inadequacy of current healthcare access, describing healthcare access as both insufficient and misleading.
- **Active Living and Leisure Opportunities:** Some participants highlighted the need to improve existing parks and recreation facilities as a key step toward encouraging active living and leisure activities.
- **Active Transportation:** Some participants strongly support promoting active transportation in Greenwood, valuing the convenience of walking, rolling, and cycling and other alternative transportation modes (e.g., ATVs) in a small city.
- **Other:**
 - **Community Safety:** Some participants highlighted the importance of addressing community safety (e.g., neighbourhood block watch). They believe that fostering a secure environment will better position the community to attract services and businesses, contributing to further growth and development.
 - **Community Cohesion:** Some participants view the five goal statements as crucial for promoting community cohesion. They believe these goals are key to bringing the community together.

- **Respect for Indigenous Peoples:** Some participants expressed concern that land statements mention the Métis but do not specify First Nations, feeling this omission is disrespectful.
- **Basic Amenities and Essential Services:** Some participants noted the need for basic amenities, such as a laundromat, emphasizing the importance of providing essential services to the community.

AFFORDABLE AND ADEQUATE HOUSING

We drafted the following goals address the need to support the development and preservation of diverse and affordable housing options that meet the needs of all residents. Fostering a community where everyone has access to safe and affordable housing promotes stability and enhances quality of life. By enabling the availability of housing options that cater to different demographics and lifestyles, Greenwood aims to support a thriving, resilient, and equitable community.

1. **Implement measures to preserve existing affordable housing stock and increase housing diversity (e.g., updates to zoning bylaw regulations)**
2. **Support initiatives that address homelessness and housing insecurity**
3. **Explore opportunities for adaptive reuse of buildings to meet diverse housing needs.**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **Affordable Housing Stock:** Some participants emphasized the need to prevent development in flood plains and to secure investment in affordable housing. Without willing developers, some participants believe progress is hindered. Some participants questioned the condition of existing affordable housing stock, noting that it often requires remediation. Some suggestions included seeking grants and offering City funding to improve housing conditions, as well as making zoning and bylaw adjustments to support development.
 - **Tiny Homes and Subsidized Units:** Some participants suggested allowing tiny homes and providing subsidized units as potential solutions to address the need for affordable housing.
- **Increase in Housing Diversity:** Some participants shared that they would like to see more types of housing in Greenwood.
 - **Senior Housing:** Some participants expressed support for creating senior housing complexes, which they believe would free up homes for families. They cited examples like Parkview Manor in Midway as models for such developments.
 - **Rental Housing:** Some participants emphasized the need for rental units. They expressed frustration with poor rental unit conditions. They called for action to address this issue.
- **Updates to Zoning Bylaw Regulations:** Some participants consider the current Zoning Bylaw's minimum square footage regulations to be inadequate and insist on revising it to allow smaller units. Some concerns were also raised about community safety and social challenges. Some call for improved bylaw enforcement when a violation occurs. Some participants proposed amending the Zoning Bylaw to facilitate construction in Greenwood, including accommodating

innovative housing options like smaller homes. Some participants had the idea of reducing setbacks.

- **Adaptive Reuse of Buildings:** Some participants voiced concerns about the visual impact of people living in commercial buildings downtown, viewing it as detrimental to the business area. Concerns related to disruptive behavior on commercial properties were also noted. Some participants opposed the idea of converting Main Street with tiny storefronts with housing on above, fearing it could harm the downtown core. They also noted the challenges faced by new businesses entering the City.

ECONOMIC RESILIENCY

We drafted the following goals to cultivate a robust and diverse local economy that adeptly responds to change and sustains the livelihoods of residents and businesses alike. In recent years, global and regional economic volatility has underscored the importance for municipalities to foster resilient local economies grounded in their intrinsic strengths. By prioritizing the enhancement of its local economy, Greenwood aims to bolster entrepreneurship and tourism, support sustainability and healthy population growth, and facilitate more widespread access to prosperity.

1. **Enhance local tourism to attract new visitors to the community**
2. **Proactively mitigate the risk of population decline through economic diversification**
3. **Enhance and diversify revenue generation sources**
4. **Provide an environment where entrepreneurs and local businesses can thrive in support of business attraction and retention**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **Local Tourism and Attracting New Visitors:** Some participants identified tourism as a top priority, especially given Greenwood's rich history. They believed that promoting tourism could boost the local economy.
 - **Clean Air Initiatives:** Some participants proposed attracting newcomers by promoting clean air, including taking action against several types of burning (such as slash, brush, backyard burning, and woodstoves), to enhance the community's appeal.
- **Economic Diversification:**
 - **Attractive Downtown:** Some participants called for downtown revitalization and beautification to promote business prospects and attract more visitors.
 - **Environmental Preservation:** Some participants emphasized the importance of maintaining a clean and well-cared-for environment. The Kettle Valley Rail Trail was highlighted as a significant opportunity to diversify the economy, though concerns were raised about motorized vehicles damaging their integrity and causing noise pollution.
 - **Addressing Decline:** Some participants expressed concern about the decline in commercial development, pointing to empty buildings and closed businesses as signs of economic downturn. They called for action to reverse this trend and make Greenwood an attractive place for businesses.
- **Revenue Generation:** Some participants viewed managing unpaid property taxes to help improve Greenwood's economy. Some participants suggested creating a human

resource/skills/talents list to keep money within the community. This idea aims to leverage local talents and resources for community development.

- **Business Attraction and Retention:** Some participants stressed the need to help restaurants and remain in Greenwood and suggested coordinating with landlords to bring in new restaurants. There was also a desire to make it easier for micro-businesses and home-based businesses to thrive in the community by reducing rules, regulations, and taxes.

CULTURE AND HERITAGE

We drafted the following goals to address the need to cultivate an inclusive environment where every resident feels deeply connected to Greenwood's rich cultural heritage. Upholding a strong sense of community pride, Greenwood celebrates its diverse history and traditions while promoting values of equity, diversity, and inclusion. By fostering social connections, Greenwood strives to preserve its cultural identity and enhance community cohesion.

1. **Foster social connections that strengthen community pride and provide a welcoming environment for residents**
2. **Protect and showcase the City's cultural heritage and support local cultural organizations and artists (e.g., signage, downtown beautification)**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **Social Connections:** Some participants highlighted the importance of not only catering to new residents but also integrating the local community of artists and builders. Embracing the diversity of newcomers through cultural activities was seen as a positive step.
 - **Improving Diversity and Inclusion:** Some participants called for progress in improving diversity and inclusion, particularly for marginalized groups in the city. They suggested creating a multicultural group to educate the community.
 - **Welcome Initiatives:** Some participants expressed support for creating a "welcome wagon" or welcome package for newcomers, which would include city information and service coupons. This initiative aims to help newcomers feel welcomed and informed.
- **Cultural Heritage:** While some participants emphasized the importance of preserving heritage, they suggested updating names like "Founders Day" to something more inclusive, such as "Heritage Day." Some participants suggested emphasizing and integrating historically significant points within the city.
- **Local Cultural Organizations:** There was support for the Greenwood Heritage Society, which is run by volunteers.
 - **Signage and Reconciliation:** Some participants proposed updating outdated signage requirements and emphasized the need for reconciliation with Indigenous heritage and peoples. They felt that Greenwood currently lacks sufficient effort in this area.

SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP

We drafted the following goals to emphasize Greenwood's commitment to integrating sustainable practices across all community planning and development efforts to safeguard natural resources and

enhance community resilience. By prioritizing sustainability initiatives, Greenwood aims to mitigate negative environmental impacts of human activity and to involve residents in preserving the city's natural beauty, protecting biodiversity, and ensuring that future generations can continue to enjoy a high quality of life.

1. **Preserve and enhance environmentally significant areas**
2. **Protect watercourses and waterbodies**
3. **Reduce environmental impact and promote resource conservation**
4. **Promote sustainable development and energy-efficiency**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **Environmentally Significant Areas:** Some participants strongly emphasized the need to address environmental issues, such as illegal dumping along trails, roadways, and hillsides. For example, concerns were raised about discarded car parts and waste being dumped down hillsides. Some participants also highlighted the need to control invasive plant species in environmentally sensitive areas and eliminate auto junkyards near Boundary Creek. Additionally, there was a suggestion from some participants to make municipal composting of branches and brush free to help prevent burning.
- **Sustainable Development:** Some participants raised questions about what sustainable development entails. Suggestions from participants included not permitting more Liquefied Natural Gas (LNG) hookups, supporting the creation of a non-motorized rail trail, and encouraging greater community involvement in climate action initiatives.
- **Beautification and Natural Landscapes:** The importance of protecting the environment was a recurring theme, with some participants expressing concerns about unattractive features that detract from the area's natural landscapes.

CLIMATE RESILIENCE

We drafted the following goals to underscore Greenwood's dedication to reducing its impact on climate change while fortifying its resilience against climate-related challenges. By integrating proactive climate adaptation strategies into community planning and infrastructure projects, Greenwood aims to safeguard its residents and enhance infrastructure resilience against climate events and natural disasters.

1. **Reduce greenhouse gas emissions**
2. **Integrate climate adaptation and resilience into community planning and infrastructure management**
3. **Enhance community preparedness for climate-related events such as floods, wildfires, and drought**

We asked what participants liked about the goal statements and if they were missing anything. 11 participants shared the following:

- **General Support:** Overall, the goals received support from most participants. However, some were not supportive of climate initiatives.

- **Greenhouse Gas Emissions:** Some participants stressed the importance of addressing climate concerns, advocating for the reduction of CO2 emissions and reconsidering animal agriculture.
- **Climate Adaptation and Preparedness:** While some participants appreciated the goal of community preparedness, they raised concerns about whether it adequately includes all members of the community, particularly those who may lack access to essential resources.
- **Community Preparedness:** Some participants identified three key goals as top priorities, with a particular focus on the need for cooling centers during the summer and a well-defined plan for large-scale evacuations in the event of floods or fires.
 - **Fire-smart Education:** Some participants suggested taking a proactive approach to educating the community about the Fire-smart program. The town of Argenta was mentioned as a positive example, with some noting that its preparedness played a critical role in saving the town in 2024.

MUNICIPAL SERVICING AND INFRASTRUCTURE

We drafted the following goals address the need to enhance transportation connectivity and accessibility across the community and maintain high standards in municipal servicing. An efficient transportation network is key to facilitate access to essential services and employment centres, while reliable and sustainable water, wastewater, and stormwater services are crucial for community health and environmental stewardship. By integrating these efforts, Greenwood strives to support community well-being, economic resilience, and environmental protection.

1. **Enhance transportation connectivity and accessibility**
2. **Maintain adequate servicing standards, including consideration for current servicing and infrastructure capacity**

We asked what participants liked about the goal statements and if they were missing anything. 11 participants shared the following:

- **General Support:** Overall, the goals received general support, but some participants expressed a desire for more detailed and specific plans to ensure they are realistic and achievable.
- **Transportation Connectivity and Accessibility:** Some participants raised questions about whether the goals are sufficiently connected to climate resilience, expressing a desire for greater clarity on how this aspect is addressed. Some participants emphasized the need for serious investment in public transit by the Province. They also suggested specific transportation improvements, such as adding more crosswalks and controlling speeding of large vehicles. Improved bus services to enhance access to employment opportunities in nearby towns and cities (e.g., Grand Forks) were also highlighted. Some suggested other improvements to transportation such as taxi services.
- **Adequate Servicing:** Some participants viewed upgrading the water treatment system, increasing snow and ice remediation efforts, and addressing deteriorating infrastructure like sidewalks as essential. They called for investments and upgrades to make Greenwood both more attractive and functional.

GOOD GOVERNANCE

We drafted the following goals to address transparency, inclusivity, and effective governance practices that empower residents to actively participate in municipal affairs. By fostering open dialogue, enhancing accountability, and promoting civic engagement, Greenwood aims to strengthen public trust, uphold community values, and ensure equitable decision-making processes that reflect the diverse perspectives of its residents.

1. **Enhance transparency and accountability in municipal governance**
2. **Promote inclusive decision-making processes**
3. **Strengthen enforcement of bylaws and community standards**

We asked what participants liked about the goal statements and if they were missing anything. 12 participants shared the following:

- **General Support and Practical Implementation:** While the goals were generally supported, some participants expressed skepticism about their practical implementation. They want to see concrete actions that align with the stated goals, noting that there is often a gap between what is stated and what is practiced.
- **Transparency and Accountability:** Some participants emphasized that the success of the goals hinges on the integrity of the Mayor and City Council. They believe that leadership should prioritize the greater good of the community over personal interests.
- **Decision-Making Processes:** Some participants expressed concern that those who fear the government will often demand more transparency but may not actively engage in the process, such as by attending meetings. They suggested that simplifying language and making information more accessible could help address this issue.
- **Bylaw Enforcement and Community Standards:** Some participants highlighted the importance of ensuring bylaw enforcement through fines and Provincial Court hearings. There were concerns about the current enforcement practices, and many requested consistent and clear expectations regarding bylaw enforcement. Others emphasized the need for developing neighbourhood watches.

ZONING BYLAW UPDATE RECOMMENDATIONS

We asked participants to reflect on their experience interpreting or working with the Zoning Bylaw and if there are any specific areas you believe warrant further review or consideration. For more information on the Zoning Bylaw Update, read **Appendix A**.

11 participants shared the following:

- **Education and Resources:** Some participants suggested focusing on educating the community and providing the necessary tools and resources to help residents comply with bylaws. They stated that this approach aims to increase compliance.
- **Commercial and Residential Mix:** Some participants raised concerns about individuals using commercial buildings for residential purposes without the intention of operating a business. This situation was seen as disadvantageous to the commercial district and to other businesses.

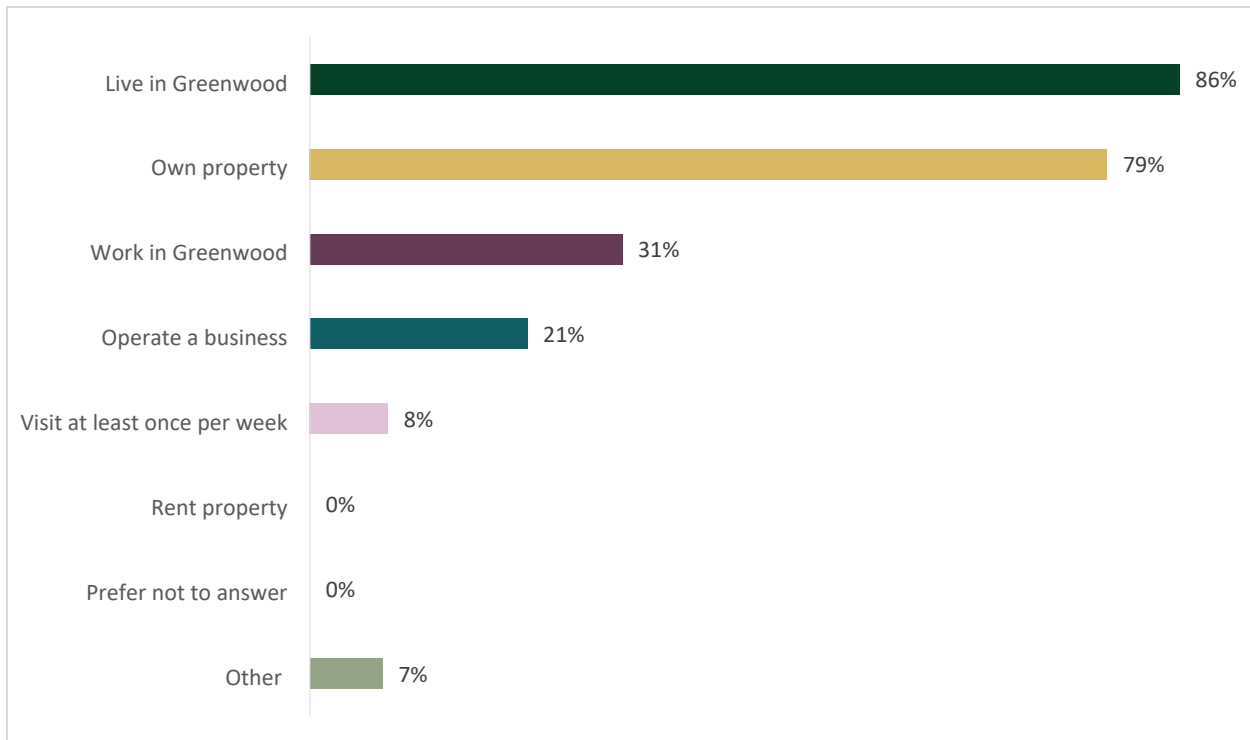
- **Zoning Bylaws and Accessibility:** Some participants emphasized the need for accessible zoning bylaws that are translated for a public audience. Some felt that the downtown core necessitates specific focus for its renovation and upkeep. It was recommended to make zoning bylaws available online and in simple language to ensure they are easily understood and accessible to everyone.
- **Environmental Concerns:** Some participants suggested banning animal agriculture to protect water resources and address climate change. They also proposed zoning areas along Boundary Creek to prohibit vehicles from reducing GHG emissions. Additionally, there was a call to end city support for motorcycles and instead promote non-polluting activities, such as bike parks and skateboard parks.
- **Regulatory Barriers:** Some participants expressed frustration with regulations that create unnecessary barriers and hinder the growth of Greenwood. They called for a review and update of bylaws to align with modern expectations and remove outdated restrictions.
- **Modular Homes and Bylaw Language:** Some participants found the language in the bylaws, especially those regarding what constitutes a "trailer," to be problematic. They felt that modular homes, which are affordable and accessible, should be more accepted and not stigmatized based on outdated perceptions.
- **City Council Responsiveness:** Some participants expressed frustration with the perceived lack of responsiveness from City Council. They felt that Council members should be timelier and more efficient in addressing requests and zoning issues.
- **Zoning Bylaw Reform:** Some participants believed that the current Zoning Bylaw is too restrictive and no longer meets the needs of Greenwood. They called for creative reforms to open opportunities for growth and development, encouraging new construction while preventing the decline of existing structures.

Who We Heard From

The following sections describe more about who responded to the survey.

Community groups we heard from

We asked participants to identify if they were part of any of the following community groups. Most people said that they own a property and live in Greenwood.



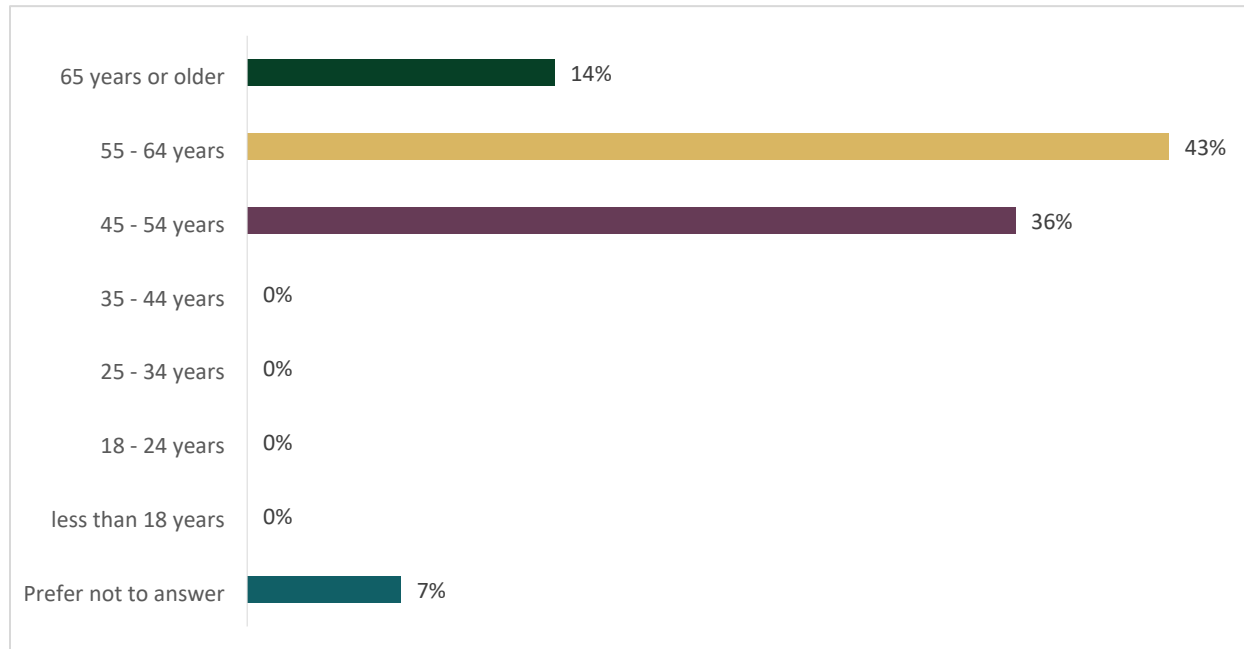
14 participants

OTHER:

- Live outside of Greenwood

Age

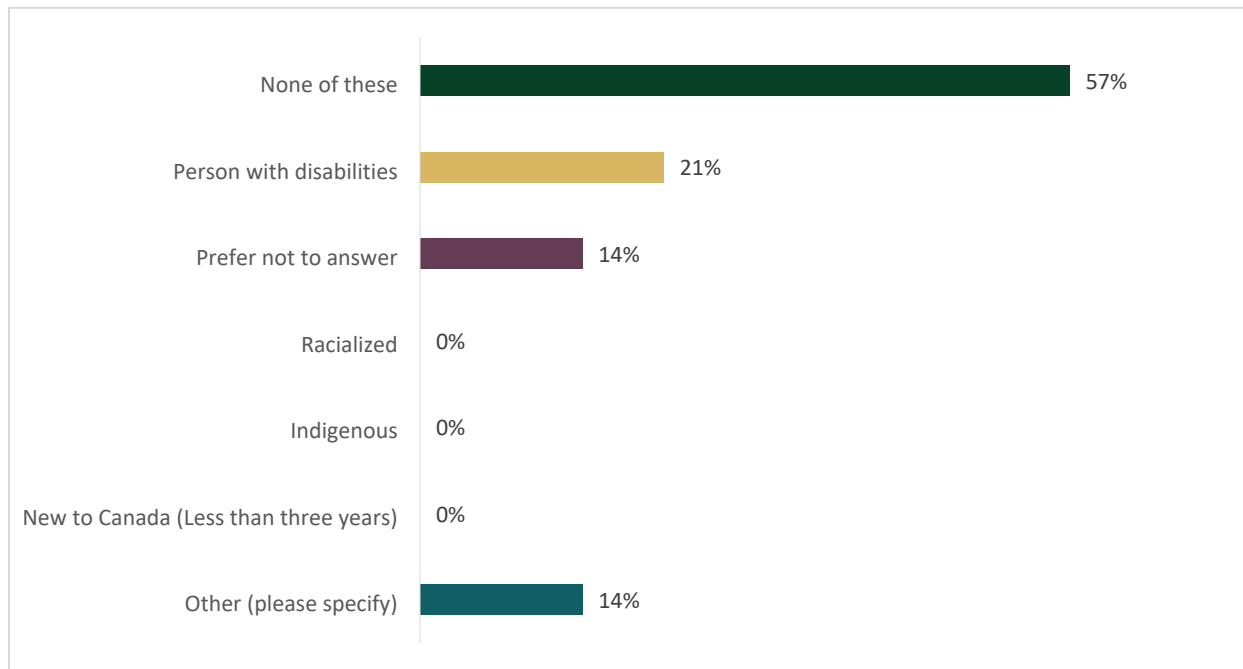
We heard from a range of ages, all of which were at least 18 years old.



14 participants

Group identities

Some survey participants shared that they identified as a person with disabilities, Indigenous, or as a racialized person.



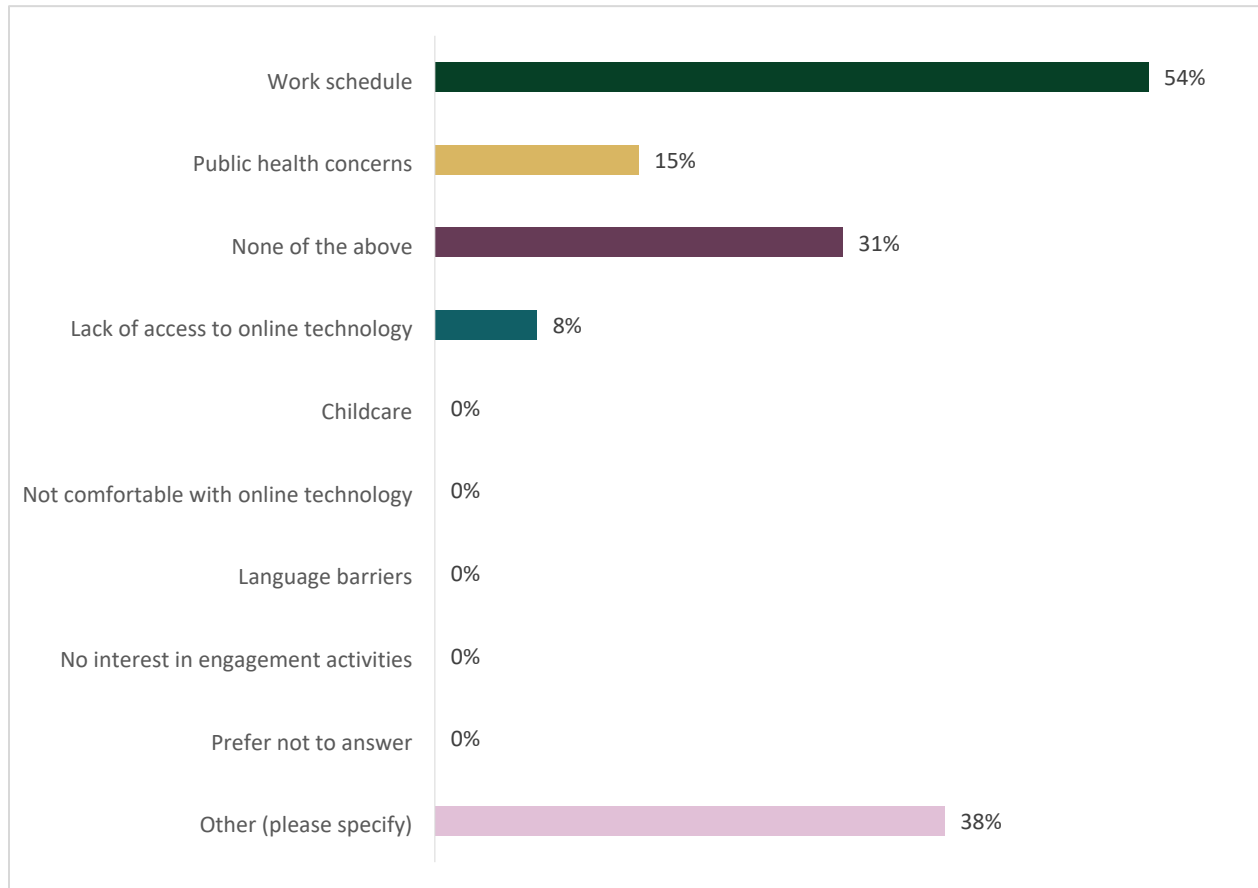
14 participants

OTHER:

- Mixed race
- White immigrant with Canadian citizenship

Barriers to participation

Work schedule was identified as the top barrier to participating in engagement opportunities.



13 participants

OTHER:

- Some participants noted that lengthy surveys discouraged their participation.

Appendices

Appendix A: Zoning Bylaw Update Recommendations

The following highlights the key areas of the current Zoning Bylaw that are being recommended to be reviewed and considered for updating.

- **Education and Resources:** There was a suggestion to focus on educating residents and providing the tools and resources needed to follow the Bylaw. This approach aims to ensure compliance through understanding and support.
- **Commercial and Residential Mix:** Concerns were raised about people using commercial buildings for residential purposes without any intention of running a business. This situation is seen as detrimental to the business area and other businesses.
- **Zoning Bylaws and Accessibility:** The need for an accessible Zoning Bylaw was emphasized. Residents feel that the downtown core needs special consideration to be fixed up and maintained. There is a call for making the Zoning Bylaw available online and in simple terms so it can be easily understood by and accessible to everyone.
- **Environmental Concerns:** Suggestions included banning animal agriculture to protect water and address climate change, as well as prohibiting vehicles in areas along Boundary Creek to decrease GHG emissions. There was also a call to end city support for motorcycles and instead support non-polluting activities like bike parks and skateboard parks.
- **Regulatory Barriers:** Residents expressed frustration with regulations that add unnecessary barriers and restrictions for the growth of Greenwood. There is a desire to review and update bylaws to align with modern expectations and remove outdated restrictions.
- **Modular Homes and Bylaw Language:** Bylaw terminology, particularly related to defining what constitutes a "trailer," was seen as problematic. Residents expressed that modular homes, which are affordable and accessible, should be more accepted and not discouraged based on outdated perceptions.
- **City Council Responsiveness:** There was frustration with the perceived lack of responsiveness from City Council. Residents feel that Council members should be more timely and efficient in responding to requests and addressing zoning issues.
- **Zoning Bylaw Reform:** The current Zoning Bylaw is seen as too restrictive and not serving the needs of Greenwood. There was a call for creative reforms to open opportunities for growth and development, encouraging new building and preventing the decline of existing structures.

Appendix B: Verbatim Feedback

The following sections share the verbatim feedback received from survey participants. Comments have been minimally edited for spelling and grammatical purposes and the removal of all personal identifying information.

SURVEY FEEDBACK

Vision Statement - What do you like about the vision statement? Is it missing anything?

- I like "vibrant and resilient" because Greenwood experienced many ups and downs. The city is currently down rather than up but it will be up again if the residents of Greenwood are proud of the community and take the ownership of its betterment. The statement tells this community is very attractive to live, but I feel it can be said to any today's communities. Can it sound like Greenwood?
- I hope we can strive for that vision!
- It's a bit wordy. My preference is to make a commitment to deal with reduction of CO2 emissions proactively and effectively in addition to responding to the threats of the climate emergency. Drought is a huge risk to GWD as well. The other issue not dealt with this mission statement is people need to be respectful of one another and help each other out instead of being demeaning and nasty. Unfortunately there are a ton of residents who do not believe we need to reduce our CO2 emissions or to pay for climate adaptation. This mission statement is probably quite alienating to those residents
- Economic growth diverse housing
- How can we value transparency when council just voted to remove who seconds motions from the minutes? How can we be environmentally proactive when a councillor burns used engine oil, my neighbour burns her recycling, my other neighbour burns plastic jugs, shoes and everything else, and residents generally burn organic compostables?
- Sounds good if only it were true. The City seems pretty rigid in offering diverse housing options, restoration of a restaurant on Main St. That is not promoting economic growth.
- There are some really great and meaningful statements in this vision, but it is too long and there are a few things that cloud the actual intention. For example, the first sentence would be as impactful without the word deep. In the second sentence the word transparency isn't in line with the rest of the list and the word solution should be practices-- solution implies there are problems. I feel like the word promote is exaggerated because realistically, there are too many conflicting bureaucratic obstacles whether it is for business or home needs. Also take out housing options...we all know there are not many options with the existing real estate market flooded with problematic homes, and again the bureaucracy prevents people of low or fixed incomes to have a quality standard of living. If we exaggerate too much, in our "grabbing" statement, then people who have experience accessing housing in Greenwood will spread enough negativity by word of mouth and more importantly through social media. I
- I love this, but this town has a large amount of racists. I like how it says that Greenwood promotes inclusivity & honours cultural diversity. I think that that was definitely a part of Greenwood's past. I want it to be our present but I have heard more shocking racist comments & rhetoric than I have, living anywhere else in BC. Racism is a problem in Greenwood.
- Ya the kindness and transparency .
- Statement is fine. I was hoping that the sense of belonging would be true. Sadly not for me.
- It sums up the community we need to continue build on.
- Nothing liked... This is a "politically correct" pile of non-sensical BS. Greenwood holds on for dear life while councillors and administration is delusional about "economic growth", "diverse housing options", etc. This statement is testimony to the latest round of BS because Greenwood is not willing to address its hard issues of drugs, condemned buildings and crumbling infrastructure.
- Well-rounded statement of what Greenwood is becoming- we're not there yet. A community whose unity is in the forefront is a desirable goal if most of these goals are enacted we will become an excellent community in the 21st century.

Draft Guiding Principles - What do you like about the draft guiding principles? Are they missing anything? If you have something specific to say about an individual draft guiding principle, please mention it in your comment.

- I like the Environmental Stewardship and Climate Action principles, hopefully they will be taken seriously.
- I want to Greenwood to be known as an altruistic community. One step deeper than transparency, kindness and inclusivity, the consideration of the effect of own conducts to the community and other residents becomes the guiding principles.
- Sounds good
- I don't know what a "complete" community is. I would say environmental "action" rather than "stewardship". We must act on making changes to our community quicker than later. We need to protect our open space and plant deciduous trees for canopy cover and cooling, we need to get people accessible and efficient transit so not everyone needs to own private automobiles, we need people to stop hooking buildings and houses to LNG/natural gas, residents need access to heat pumps for warmth and cooling. I would say "transparent and good governance". Diverse housing choice is rapidly diminishing with rising real estate sales. We need housing for a local work force providing services and affordable housing close to towns. We should limit building in the wildfire urban interface and people should expect to pay for city services such as libraries, fire department, museums, Parks etc.
- Diverse housing choice: this statement sounds like the city provides housing. It's misleading
- Commercial, Industrial and residential land use.
- It's naive to think we can actualise the vision without enforcing bylaws.
- No Comment
- Healthy community makes sense but complete community does not. What is complete? How do we quantify complete? When will we know that complete is accomplished? Who decides the elements of complete? What is diverse when it comes to housing choice? Who decides what is diverse--the poorest in the community? or only those with access to the range of housing options? I can assume that the people that have given input are not the indigent members in the community but likely the wealthiest, most economically stable.
- Looks good.
- Almost like we're trying to sell a used car. I still can't get a doctor here. After a year on the waiting list. Now one doctor left. I feel like the first line is false advertising. There's no housing unless you want to live in the buildings on the downtown strip. Which my friends had no running water or heat in the winter of 2021-2022. The rich culture and history is probably the only one I agree with.
- Pretty good list of principles. Follow through is key.
- Again, a pipe dream... Stick with safety, reliable municipal services, and reducing regulations and bylaws that constrain opportunities. Deal with GREENWOOD'S drug and delapidation and make it easier for people to build and businesses to open and operate (by getting administration focussed on their actual jobs).
- A Main Street that reflects the thoughts of most in the city is a most needed goal housing and environment will be will be an ongoing issue. it seems that governance is becoming less of an issue as those in power are doing a very effective job. keep it simple.

Community Wellbeing - What do you like about the goal statements? Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- I support promoting active transportation. In a city as small as Greenwood, it's easy to walk, roll, and ride places.
- I like it.
- Neighbourhood block watch type programs. I know Greenwood used to have this type of thing but it sounds like shady individuals were involved which left people feeling like it was hopeless.
- These five goal statements are 100% what is required for community cohesion.
- Promote alternative transportation: atv, scooters, side-by-sides Promote senior care and housing

- In order to promote active living and leisure opportunities the city needs to improve existing parks and recreation facilities.1.
- I'm disturbed that land statements mention Metis but do not name specific First Nations. It does not seem respectful.
- Number 2: A laundromat for people to have clean clothes.
- They are all good goals but again, we have to be realistic about what is achievable and how will we know when we have had success?
- There is no health service to people moving to Greenwood?! I feel like it's false advertising! And they won't let me get a doctor in neighboring communities because I live here? Sorry, but that's stupid.
- Get the drugs out of Greenwood. Make it safe to live in Greenwood. Let the community deal with the rest by making it easy to provide services and for businesses to be attracted to Greenwood.
- To make all of those in the community more aware of the fullness of social services here is needed as outreach network to those in our community who are in need of the basic amenities and a healthy living lifestyle is much needed Greenwood needs a cohesion to work together as a community again.

Affordable and Adequate Housing - What do you like about the goal statements? Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- No comments
- I guess my main concern is having a business downtown and other people just living out of the other commercial buildings around us. Bad visually for business area. People getting hammered on the lawn of the commercial property across street.
- We cannot allow building in the flood plain. We need to find investment to build affordable housing. Without a developer who is willing to invest we are hoped.
- Help make a senior complex, freeing up houses for families
- The current housing bylaw has a minimum square footage which is adequate for a small home. Please do not revise this to a smaller square footage. We do not need huts with seacan containers for storage units.
- It's not adequate to live near a drug house with a dozen violations that are not enforced against -- and haven't been enforced against for several years.
- Seniors housing units like Parkview Manor in Midway. They have subsidized units for low income residents. Allow Tiny Homes.
- I have questions about the affordable housing stock as what is affordable is also in need of remediation either by way of upgrade or renovation to make them livable. A mechanism to achieve this affordably is to find grants and even to offer grants from the city in line with our goals and values. Zoning and bylaws changes can help someone like me or someone developing an empty lot for housing (of which there are many) but not necessarily helping to "keep" housing affordable. Also, if we are trying to maintain our values and character there have to be mechanisms to prevent buyers and investor from being hamstrung by bureaucracy at different levels
- I don't think converting our Main Street with tiny store fronts and then housing on top is a good idea. Yes, the more housing we have, the better economy in our community, but what's the point if we end up losing our tiny downtown core to that. I feel like we've lost enough with the out of town building owners making it impossible for new businesses coming in.
- Do something! Greenwood needed rental units built years ago. It makes me sick what horrible conditions landlords expect tenants to live in. And the fact that the tenants put up with it? It's wrong and sad.
- Amend Building bylaws to make it easier to build in Greenwood. Accommodate Innovative housing options such as smaller homes, stop with the crazy setback rules, etc.
- [N/A] land within city limits should be addressed immediately. Thoughts of a senior complex low income housing development is with great demand.

Economic Resiliency - What do you like about the goal statements? Are they missing anything?

If you have something specific to say about a goal, please mention its number in your comment.

- 4 How about creating a human resource/skills/talents list? So the money will stay in the community
- Sounds good to me.
- The best opportunity we have in our region is to maintain a clean and well cared for environment. The Kettle Valley Rail Trail is one of the best opportunity to diversify the economy, however people ruin it by driving motorcycles and other motorized vehicles on it, wreaking the integrity of the rail trail and making noise pollution throughout the valley. Really annoying.
- Help restaurants stay in greenwood, co-ordinate with landlords to bring in restaurants!
- We need downtown revitalization and beautification in order to promote business prospects of engaging in the tourism industry. More business brings more visitors.
- Attract newcomers with clean air: take action against slash, brush, backyard, woodstove and other burning.
- Crack down on unpaid property taxes would sure help the economy of Greenwood.
- These are all good. but how?
- I think the goals are great. Just curious how this will be explained to all the residents who fear government and anything City Hall will bring to them.
- Tourism should be top of mind. Especially with Greenwood's history.
- Make it easy for micro-businesses to be attracted and to flourish in Greenwood. Stop tagetting the business remaining with additional rules, regulations, taxes, etc. There is absolutely to credible reason left for commercial, development in Greenwood... Empty buildings and closed businesses tell the story of decline.
- Bringing people with a home business that could adapt readily to a community is very viable. Thoughts of some type of computer business that would employ a few people uh big thought in my mind.

Culture and Heritage - What do you like about the goal statements? Are they missing anything?

If you have something specific to say about a goal, please mention its number in your comment.

- 1. How about " welcome wagon"? I got a basket of the city info and the coupons of services available in town.
- I like these statements. It's also good to remember the colonial side of things when preserving the heritage. Like maybe an updated name for "Founders Day". Heritage day?
- Continue to support the Greenwood Heritage Society. It's completely run by volunteers.
- Please don't cater to only new residents. Incorporate the local community of artists and builders
- 1. Embrace the diversity of new residents through cultural activities.
- I would like progress on countering existing racism and homophobia in Greenwood.
- Have a welcome package for new residents. Review and update the requirements on signage. They are ancient.
- I don't know if we have an ability to respect all of the cultures and heritage. There has to be reconciliation in some way for our indigenous heritage and people included in the statements--I don't see anything in Greenwood that addresses the idea of reconciliation.
- I love this. We need a multicultural group or something to help educate & maybe lighten up on some of the hate out there. I'm learning that many locals are much more concerned about their own needs before caring about anyone else's.
- Sounds great. My experience watching people try to get along... makes me spend all my time with my dogs.
- The historical significance is somewhat being addressed though the museum and City Hall. And integration of historical significant points in one city could be magnified and addressed

Sustainability and Environmental Stewardship - What do you like about the goal statements?

Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- no comments
- Sounds great. Maybe a focus on the dumping along trails, roadways, hillsides. Chunks of old cars and people dumping down the hillsides.

- What is sustainable development? What not agree to not allow hook up of more LNG? Why not support a non-motorized rail trail? Why not focus on getting residents to be more supportive of climate action initiatives?
- Fine, similar to other communities
- Control invasive plant species in environmentally sensitive areas.
- Eliminate auto junkyards adjacent to Boundary Creek. Make municipal composting of branches/brush free so that residents don't burn them.
- No comment
- Statements are fantastic but are they realistic or how will we know what is in aid of them or how they will be accomplished?
- They're great, sounds good.
- Environment will always be number one for me. Not sure if it is? But that ugly slag pile that goes on for kilometers looks like a toxic eye sore to me.
- Your goal statement seems adequate and all-encompassing hopefully these areas can be maintained and fortified

Climate Resilience - What do you like about the goal statements? Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- How do we achieve it?
- Sounds good!
- I agree with all three goals. These all must be high priority. We need cooling centers in summertime and a plan for major evacuation during flood or fire.
- Fine, similar to other communities
- Take a pro-active approach to educating residents of a Fire-smart program. Hold the town of Argenta up as an example to be followed. Preparation saved the town in 2024!
- Caring about climate means reducing combustion and eliminating animal agriculture.
- No comment
- the third goal, of community preparedness, does that include all members of the community or just the ones with access to resources (ie money) or do we include our indigent community members
- Also sounds great. Especially like the third point.
- Always sounds good. Not sure what actions can be taken?
- Stop with the climate bs.
- Although we are at the mercy of natural disasters these three areas mentioned provide a very formidable counter reaction to combat whatever is to come.

Municipal Servicing and Infrastructure - What do you like about the goal statements? Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- is this connect to Climate resilience #1?
- All great
- The Province needs to be serious about public transit like they are about highway expansion.
- Transportation: more crosswalks, stop the big rigs from speeding through town, crossings for arcs etc.
- Do we not need to improve the current standards?
- Increase snow and ice remediation.
- Upgrading the water treatment system.
- Both of these goals are far to vague. Those are just words, not goals. servicing standards of what and for whom? infrastructure capacity where and why?
- Can't agree more. There are so many more employment opportunities in Granforks. I think it would be wonderful if the city could provide better bussing services so more people can use it to find employment. And if they have easier access to jobs, they will spend more in our community.
- Sounds ok.

- Invest and upgrade a crumbling Infrastructure. Fix the sidewalks... There is so much to do and it is the single biggest difference Administration and Council can make is making it attractive for people to be in Greenwood. It looks like a dump and people think of it as a drug infested dump.
- Transit system and the two further transit areas are a real blessing to our area. Other means of travel bracket car limo taxi bracket could be looked into

Good Governance - What do you like about the goal statements? Are they missing anything? If you have something specific to say about a goal, please mention its number in your comment.

- Transparency in government is good (#1).
- Love this
- Seems like all good aspirations - it really all depends on integrity of the Mayor and City Council in looking out for the greater good of the community instead of their own self interests. I think it's a job for people who like a lot of meetings.
- Stating and practice are two different things.
- 3. Ensure enforcement of bylaws through fines and proceed with Provincial Court hearings if necessary. This non-compliance of bylaws has gone on far too long in Greenwood. Many law abiding citizens are fed up.
- Make all council meetings available for residents to view at their convenience (through server access).
- Sounds good in words, let's see it in action. #1 would be a good start to see action in. #3 if only we had a bylaw officer....
- Strengthening enforcement is not a solution if the expectations are not clear or accessible for everyone. Making bylaw enforcement consistent is what is needed, not stronger enforcement. Until we have clear and consistent expectations and we don't cater to just the loudest and/or most influential community members' complaints we can not expect to have "strong" law enforcement
- I do believe that the City already does okay with this but I worry that it will never be enough. Those who fear government will always scream "not enough transparency" and yet never attend a meeting. Perhaps if you changed some of the language to be easier & made the info shorter, it might help? I am not so sure.
- Best of luck with all three!
- Townhouse meetings are always a valuable means of gathering opinions watches could be redeveloped

Zoning Bylaw Update Recommendations - Reflecting on your experience interpreting or working with the Zoning Bylaw, are there any specific areas you believe warrant further review or consideration?

- How about focusing the educations or providing the tools and resources to follow the bylaw
- Just the aforementioned comments I made about people not having their living rooms and having daily drinking party's in the front of the commercial part of their buildings with no intention of ever having a business. Not great for the other businesses.
- Shouldn't a copy of the zoning bylaws be made available to even answer this question? The downtown core really needs to have special consideration if anything is ever going to get fixed up and maintained. It's simply too bureaucratic for business owners and hard to get anything done from what I understand. People should not be allowed to build on Boundary Creek and it would be nice to zone no vehicles in the area along the creek. City support of the motorcycle should end and support a bike park and skateboard park. Non-polluting makes sense if you want to decrease GHG emissions.
- Links to similar bylaws would be awesome, simple terms!
- Our water is vulnerable and climate change is real: ban animal agriculture, including hens (which attract wildlife) and bees (which outcompete native pollinators).
- Yes, please look at regulations that add unnecessary barriers. Seems to be a lot of those here which restricts the growth of Greenwood.
- Our bylaws are confusing for the following reasons: there are not all accessible online(in other words, to everyone in the era of internet information); they are not regularly reviewed to ensure they are in line with modern expectations--they only get reviewed if someone brings it up but because they are not equally accessible, then there is now way for the average person to bring lack of modernization to light. Language is

important but intent is also important. The bylaw that affects me and frustrates me is the one that describes what is a "trailer" which makes a modular home that is affordable undesired in Greenwood. The "house" that I purchased is considered a trailer by the language of the bylaw. This is from an era where modular homes were derided and mocked and Greenwood decided that the "trailer park" look was not desirable. Modular homes, as we call them now are affordable, accessible and relatively quickly acquired. They look nice from the outside, much nicer than the rundown building I am stu

- I have not had any experience but I sure have heard my fill of vitriol about how hard it is to get City Counsel to respond to requests & to do their part in a speedy & timely manner etc... I get that most City Counsellors have additional careers but if you run for the seat, you take that seat knowing it comes fully loaded with a whole bunch of unpaid time & work. Residents should not be driven to incredible heights of frustrations nor should they lose money waiting for answers about the zoning of their land & property.
- No
- The zoning bylaw does not serve Greenwood. It is a copy of a bylaw applicable to communities that do not suffer from Greenwood's inflections. It is time to be create with the bylaw to open up opportunities for growth and development or the remaining buildings will simply crumble while no one has an incentive to build. It does not encourage development. It is too restrictive.
- [N/A] properties seems to be addressed all areas in which people just obey these parameters must be adequately and quickly be addressed.

Appendix B: Open House Feedback

HEALTHY AND COMPLETE COMMUNITY:

- Expansion of boundary hospital
- Better walking paths around town
- Accessibility
- Safety and law enforcement can we obtain better engagement and enforcement from the RCMP
- Even just an increased presence like officer walking
- Upgrades to trail surface bike walk surfaces
- Limit motorized vehicles in town trails

ECONOMIC RESILIENCY:

- Need to keep properties maintained and looking nice
- Get on board with provincial governments program to bring foreign investment
- How did the city support the two restaurants to stay open, they didn't have power to do anything... right?
- We have economic resilience if we didn't the city would already be gone. We need to "return to economic prosperity" not aiming to merely exist
- Tourism!
- Medium-sized businesses like manufacturing or resource refinement are critical for real growth period how is Greenwood making itself attractive to these sorts of businesses. Bringing medium or large business to Greenwood isn't "changing" it is "returning" to our prior prosperity
- Greenwood is not especially it was decades ago part of a solid future plan will be to return to former vibrancy economic development is paramount vibrant
- Rather than "economic resiliency" perhaps a better term is a return to economic prosperity
- What do your business owners say
- Reach out to movie scouts
- Lit helipad at midway airport

RICH CULTURE AND HERITAGE:

- Phoenix grind BMX races
- Mural festival
- Music festival
- Greenwood has three heritages that each deserves special attention

- Japanese history
- Native History

DIVERSE HOUSING CHOICE:

- #3 is a priority nonexistent now RV's how many are allowed shouldn't live in long term tear down the old neglected dangerous rodent filled structures

ENVIRONMENTAL STEWARDSHIP:

- We cannot have "natural beauty" if residence properties look like garbage
- No chlorination of our water
- Do we have opportunities to develop renewable energy? Wind always blows north or South Creek flows almost year-round we need selective logging to prepare our forests for inevitable fires follow what the residents want not counsel only
- Fire Protection
- Waterway protection
- More woody dear, fish, wetlands, natural spaces, forest trees

CLIMATE ACTION:

- Do we have opportunities to develop renewable energy? Wind always blows north or South Creek flows almost year-round we need selective logging to prepare our forests for inevitable fires follow what the residents want not council only

GOOD GOVERNANCE:

- Specifics on many of these points where do your citizens learn to get your information about