City of Kelowna Regular Council Meeting AGENDA



Monday, April 20, 2015 9:00 am Knox Mountain Meeting Room (#4A) City Hall, 1435 Water Street

1. Call to Order

2. Confirmation of Minutes

2 - 6

Pages

Regular AM Meeting - April 13, 2015

3. Reports

3.1 Development Planning

90 m

7 - 69

To provide Council with information regarding the Kelowna Model for processing development applications.

3.2 Engage Policy and Program

30 m

70 - 89

To provide an update on the City's Engage Policy and supporting program.

4. Resolution Closing the Meeting to the Public

THAT this meeting be closed to the public pursuant to Section 90(1) (i), (j) and (k) of the *Community Charter* for Council to deal with matters relating to the following:

- Legal Advice;
- Third Party Information; and
- Provision of a Municipal Service.
- 5. Adjourn to Closed Session
- 6. Reconvene to Open Session
- 7. Issues Arising from Correspondence & Community Concerns
 - 7.1 Mayor Basran, re: Issues Arising from Correspondence

5 m

8. Termination



City of Kelowna Regular Council Meeting Minutes

Date:

Monday, April 13, 2015

Location:

Knox Mountain Meeting Room (#4A)

City Hall, 1435 Water Street

Council Members

Present:

Mayor Colin Basran and Councillors Maxine DeHart, Ryan Donn, Gail Given, Tracy Gray, Charlie Hodge, Brad Sieben, Mohini Singh and

Luke Stack

Staff Present:

City Manager, Ron Mattiussi; Deputy City Clerk, Karen Needham; Deputy City Manager, Paul Macklem*; Divisional Director, Infrastructure, Alan Newcombe*; Cultural Services Manager, Sandra Kochan*; Director, Regional Services, Ron Westlake*; Regional Programs Manager, Jerry Dombowsky*; Regional Planning Manager, Rafael Villarreal Pacheco*; Director, Financial Services, Genelle Davidson*; and Legislative Systems Coordinator, Sandi Horning

(* denotes partial attendance)

1. Call to Order

Mayor Basran called the meeting to order at 9:05 a.m.

2. Confirmation of Minutes

Moved By Councillor Stack/Seconded By Councillor DeHart

R251/15/04/13 THAT the Minutes of the Regular AM Meeting of April 13, 2015 be confirmed as circulated.

Carried

3. Reports

3.1 Purchase of Gift for presentation by City of Kelowna to City of Veendam

Moved By Councillor Hodge/Seconded By Councillor Given

R252/15/04/13 THAT Council receives, for information, the Report dated April 13, 2015 from the Cultural Services Manager regarding the presentation of a formal gift from the City of Kelowna to the City of Veendam;

AND THAT Council approves the purchase and presentation of the limited edition sculpture 'Freedom' by Kelowna artist Geert Maas as an official gift from the City of Kelowna to the City of Veendam in recognition of the 70th Anniversary of the liberation of The Netherlands from World War II occupation and 35 years of friendship between the cities of Kelowna and Veendam;

AND FURTHER THAT the purchase price of \$1,050 and any necessary expenses associated with preparing the sculpture for shipment and customs clearance be paid from the 2015 Sister Cities budget pursuant to Policy 355.

Carried

Councillor DeHart:

Advised that she is unable to travel to Veendam as part of the City delegation.

Mayor Basran:

Confirmed that he will be representing the City during the trip.

3.2 Kelowna Regional Transit

Staff:

- Displayed a PowerPoint presentation summarizing the Kelowna Regional Transit Service governance structure and funding model.
- Advised that the Provincial Government funds 47% of the cost of the Kelowna Regional Transit Service and has frozen transit funding for the next 3 years.
- Advised that the City is progressive in making route recommendations; however any route changes require the Province's approval.
- Advised that the Regional Smart Transit Plan was established in 2005, the UPass for UBC-O
- was established in 2007; and the RapidBus Project commenced in 2009. Advised that the local governments came up with the RapidBus initiative, with each jurisdiction paying its costs.

Responded to questions from Council.

Advised that it is BC Transit's contract with First Bus.

- Advised that the handyDART service has been combined with First Bus and the overall BC Transit contract. Transit pays more towards handyDART then regular bus service (67%).
- Advised that the conventional service is 100% accessible and costs less than using handyDART.
- The City has focused on capital and infrastructure the past few years and will now focus on increasing ridership in the future.
- Commented on how the various routes are operating and what can be done to improve service.
- Noted that the Sustainable Transportation Partnership of the Central Okanagan (STPCO) governance model is better than the provincial model.

City Manager:

Provided comment on how BC Transit operates.

Commented on the rationale for creating the STPCO.

Deputy City Manager:

Provided comment on advertising revenue.

Moved By Councillor Sieben/Seconded By Councillor DeHart

<u>R253/15/04/13</u> THAT Council receives, for information, the Report of the Director, Regional Services dated April 7, 2015 with respect to the Kelowna Regional Transit system.

Carried

3.3 Okanagan Basin Water Board's Water Stewardship Council, Draft Resolution

Deputy City Clerk:

Clárified that this is a technical appointee and confirmed that Councillors are also appointed.

- Clarified that the City of Kelowna's representative has been on the OBWB Stewardship Council since 2008.

Moved By Councillor Hodge/Seconded By Councillor Gray

<u>R254/15/04/13</u> THAT Council appoints the <u>Utility Planning Manager</u> as the City of Kelowna's representative on the Okanagan Basin Water Board's Stewardship Council;

AND THAT Council appoints the Design Technician, Utility Planning, as the City of Kelowna's alternate representative on the Okanagan Basin Water Board's Water Stewardship Council.

Carried

3.4 Strategic Planning Sessions, Draft Resolution

Mayor Basran:

- Confirmed that the Strategic Planning sessions are Committee-of-the-Whole meetings and will be held in-camera.

Moved By Councillor Given/Seconded By Councillor Sieben

R255/15/04/13 THAT a Special Meeting of the Committee-of-the-Whole of Council (Strategic Planning Session) be held on Friday, April 17, 2015 at 12:00 p.m.;

AND THAT the April 17, 2015 Strategic Planning Session be held at another location other than City Hall, being the Kelowna International Airport, Airport Administration Boardroom, 5533 Airport Way, Kelowna, BC;

AND FURTHER THAT the May 12, 2015 Strategic Planning Session be held at another location other than City Hall, being the Kelowna International Airport, Airport Administration Boardroom, 5533 Airport Way, Kelowna, BC.

<u>Carried</u>

4. Resolution Closing the Meeting to the Public

Moved By Councillor Singh/Seconded By Councillor DeHart

R256/15/04/13 THAT this meeting be closed to the public pursuant to Section 90(1) (b), (c) and (e) of the *Community Charter* for Council to deal with matters relating to the following:

- Municipal Award;
- Labour Relations; and

Acquisition, Disposition, or Expropriation, of Land or Improvements.

Carried

5. Adjourn to Closed Session

The meeting adjourned to a closed session at 10:46 a.m.

6. Reconvene to Open Session

The meeting reconvened to an open session at 12:14 p.m.

Issues Arising from Correspondence & Community Concerns 7.

Councillor Donn, re: BC Transit Workshop 2015 7.1

Councillor Donn:

Would like to attend an upcoming BC Transit Workshop and requires Council's approval to attend.

Deputy City Clerk:
- Advised that the cost to attend is approximately \$700.00 including registration and accommodation.

Moved By Councillor Sieben/Seconded By Councillor Singh

R257/15/04/13 THAT council authorizes Councillor Donn to travel to attend the BC Transit Workshop 2015 - Driving Excellence scheduled for April 27 - 29, 2015 in Harrison Hot Springs, BC, with expenses paid in accordance with Council Remuneration and Expense Bylaw No. 7547.

Carried

Councillor Sieben, re: Request from URBA - Tent Rental for 2015 May Days 7.2 Event

Councillor Sieben:

Advised that URBA has requested that the City waive the cost of the tent rental (approximately \$670.00) for the 2015 May Days event.

Council:

- Agreed to pay the cost of the tent rental from Council Contingency and that this is a onetime only commitment.
- Would like to have a staff presence at the event to promote the investment by the City in
- Inquired what the City's role is with respect to big events.

City Manager:

Advised that he will have staff report back to Council on the City's role in larger community events.

Moved By Councillor Sieben/Seconded By Councillor Gray

R258/15/04/13 THAT Council authorizes the sum of up to \$700.00, to be paid from Council Contingency, to offset the costs of the Uptown Rutland Business Association for the rental of the City's tent for use during the 2015 Rutland May Days event.

Carried

7.3 Councillor Stack, re: Caban Property

Councillor Stack:

Commented on the state of the Caban property at the corner of Lakeshore and Richter and inquired as to what was being done to clean it up.

City Manager:
- Advised that he will have staff report back to Council on the current status of the property.

8. **Termination**

The meeting was declared terminated at 12:27 p.m.

Deputy City Clerk Mayor /slh

Report to Council



Date: April 16, 2015

File: 0160-20

To: City Manager

From: Urban Planning Manager

Subject: Development Planning

Recommendation:

THAT Council receives, for information, the Report from the Urban Planning Manager dated April 16, 2015 with respect Development Planning.

Purpose:

To provide Council with information regarding the Kelowna Model for processing development applications.

Background:

See attached PowerPoint presentation.

Submitted by:

R. Smith, Urban Planning Manager



DEVELOPMENT PLANNING

The Kelowna Model - Processing Development Applications





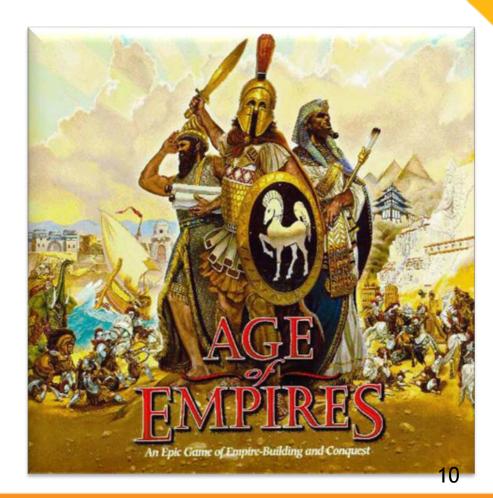


INTRODUCTION & HISTORY



CITY PLANNING 1.0

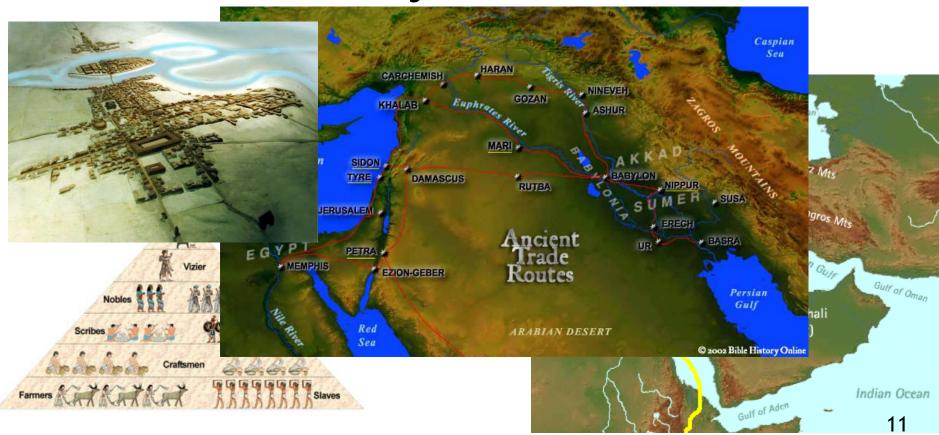
- Organic
- Age of Empires
- Planning by authority/necessity not democracy

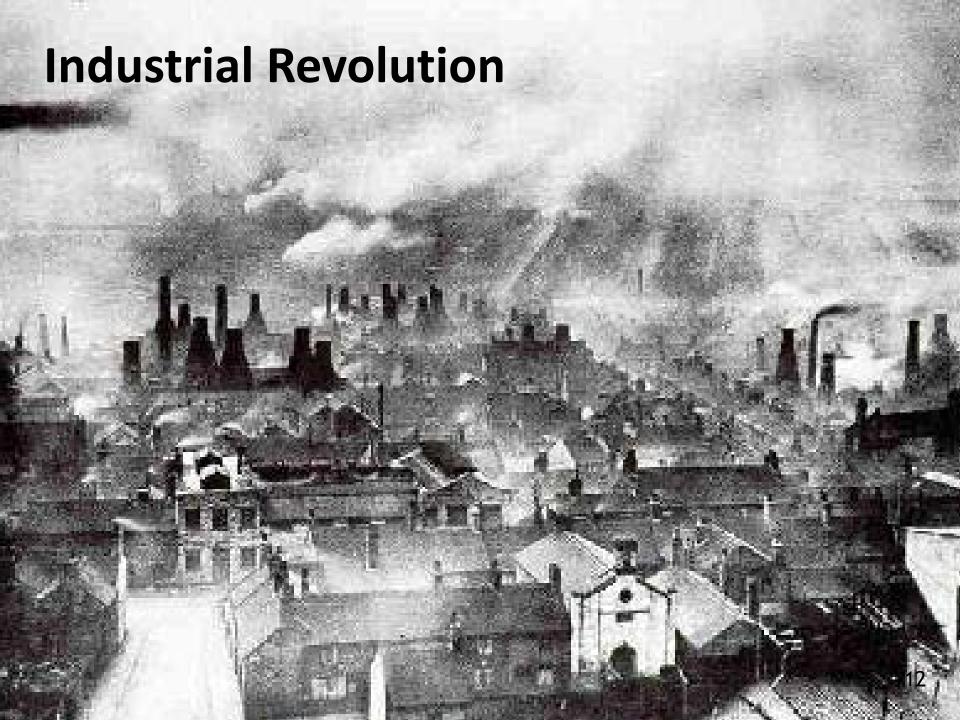




CITY PLANNING 1.0

▶ Resources, Military, Trade





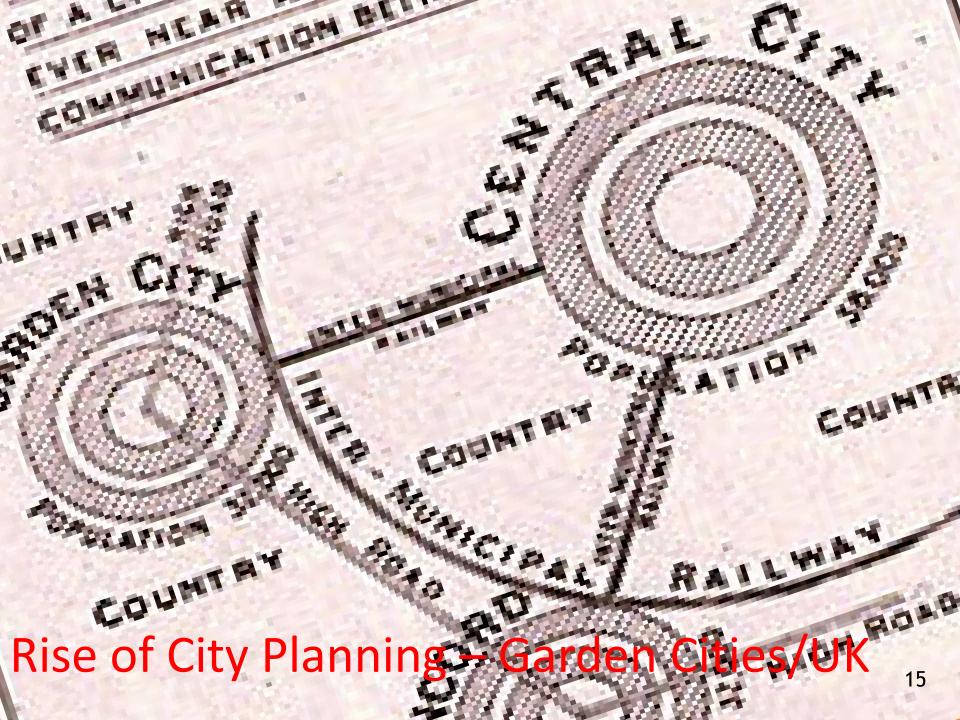




CITY PLANNING 2.0

- Beautiful City
 - Public Health
 - City Planning
- Reform
 - Council- City Manager
 - Professional Admin
- Professional Bureaucracy
- Make no Small Plans







EUCLIDEAN ZONING - 1926

Single Family

Multifamily

Commercial

Industrial



CITY PLANNING 2.0 ENGINEERED SOLUTIONS : THE CITY AS A SYSTEM





PLANNING IN CONTEXT



SENIOR GOVERNMENT LEGISLATION

- Local Government Act
- Community Charter
- Transportation Act
- Land Title Act
- Strata Title Act
- BC Building Code





SENIOR GOVERNMENT CONTEXT

- Ministry of Transportation and Infrastructure
- Agricultural Land Commission
- Ministry of Environment

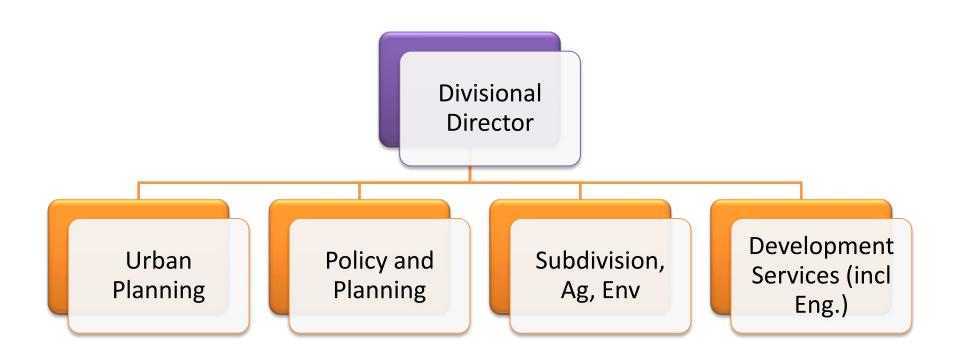




PLANNING IN KELOWNA



HOW IS THE CITY OF KELOWNA ORGANIZED TO DO COMMUNITY PLANNING?





COMMUNITY PLANNING: THE KELOWNA MODEL

Public Consultation

Planning: Transportation,
Neighborhood, Social,
Environmental,
Industrial, Commercial,
Agricultural, Heritage

Official Community Plan







KELOWNA'S OCP

- Primarily Development and Growth Oriented (from a policy perspective)
- Contains Development Permit Areas to guide development in a variety of conditions
 - What commercial, industrial, multi-family development looks like
 - Impacts of hillside development
 - Impacts of development in environmentally sensitive areas



OCP IMPLEMENTATION





ZONING BYLAWS AND RE-ZONING APPLICATIONS



WHAT IS A (RE)ZONING

- Every parcel of land in Kelowna has a zone
- Zones control land use
- Zones specify development regulations and subdivision regulations
- The blunt instrument of planning

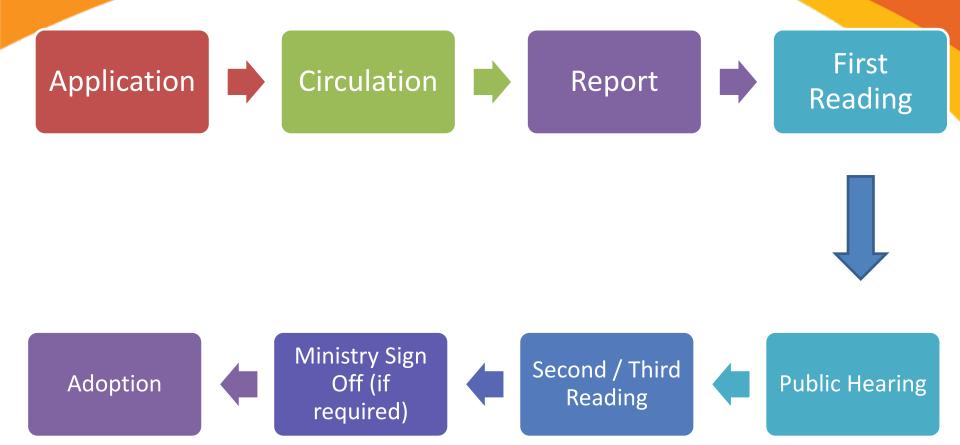


REZONING APPLICATIONS

- To facilitate a use not permitted by existing zoning
- Must comply with OCP or will trigger an OCP amendment

"The process of rezoning allows Council to consider potential impacts and any changes to land use of subsequent development that may influence the present and the long term goals of the community."







DEVELOPMENT PERMITS AND PROCESS



WHAT IS A DEVELOPMENT PERMIT?

- Controls the form and character of a development or;
- Regulates development in environmentally sensitive areas and areas with identified hazardous conditions
- Implements guidelines contained in the Official Community Plan



FORM & CHARACTER DEVELOPMENT PERMITS

- What is Form and Character?
 - Form and Character refers to the exterior design, landscaping, siting, building finishes and sensitivity to existing buildings. Includes the relationship to the street, neighbourhood context, privacy, building massing, parking, landscaping, building form and finish, and accessibility."



AGRICULTURAL PROTECTION DEVELOPMENT PERMITS

Agriculture is a prominent land use in Kelowna and a vital component of the local economy. As growth continues in the City, the potential for land use conflicts within and adjacent to agricultural areas increases, necessitating the application of guidelines with respect to subdivision design, site layout, landscaping, and buffering.



NATURAL ENVIRONMENT DEVELOPMENT PERMITS

▶ The development permit process will be used to determine how adverse environmental impacts can, or cannot be abated using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance.



HAZARDOUS DEVELOPMENT PERMITS

Hazardous conditions (including but not limited to: flooding, mud flows, debris torrents, bank instability, erosion, groundwater seepage, land slip, rock falls, subsidence, avalanche or wildfire) may in some cases be abated by using appropriate precautionary measures as part of site and building design, construction, and long-term maintenance.



SOME DEVELOPMENT PERMITS ARE DELEGATED TO STAFF

Examples:

- Commercial development that is not direction adjacent to residential areas
- Some industrial development
- ► Carriage Houses, 2nd dwellings, duplexes
- Heritage Alteration Permits, Revitalization Development Permit



COUNCIL DEVELOPMENT PERMITS

- Mixed Use (residential component)
- Adjacent to residential
- Multi-family
- Major Commercial



PROCESS

Application

Circulation

Report

Authorization

Issuance



EXCEPTIONS TO ZONING BYLAWS



VARIANCES AND TEMPORARY USES

- Development Variance Permits allow Council to vary Zoning Bylaw, Sign Bylaw and/or Subdivision and Development Servicing Bylaw
- Board of Variance may also vary bylaw, in limited circumstances
- Temporary Use Permits allow uses contrary to bylaw



COUNCIL CONSIDERATION

- All variances and temporary use permits are considered by Council at a Tuesday Evening public hearing (after the public meeting)
- Both require advertising, signage and public consultation



CONSIDERATIONS

- Zoning Bylaw is a very blunt tool, without nuance
- Zoning Bylaw intended to prevent bad development
- DVPs and TUPs are nuanced tools
- Intended to allow good development that is outside of Zoning Bylaw



CONSULTATION AND PROCESS



COUNCIL POLICY 367 - NEIGHBOR CONSULTATION

Scale of consultation increases with size/complexity of applications





Public/Neighbour Consultation



Public Info Session



DEVELOPMENT APPLICATION PROCESSES

Pre-Application File Set-Up and Circulation

Public Consultation Review, Revision, Report Writing

Council and Public Process Permit
Issuance /
Bylaw
Amendment

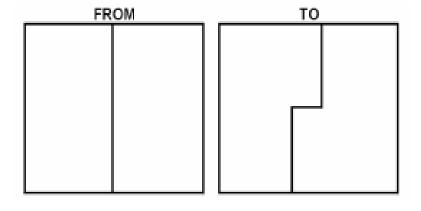


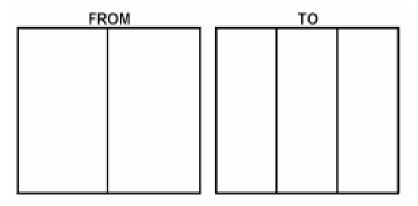
SUBDIVISIONS



WHAT IS A SUBDIVISION

- Consolidates lots
- Realigns lot lines
- Creates new lots







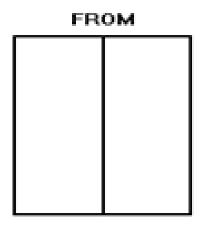
SUBDIVISION APPROVING OFFICER

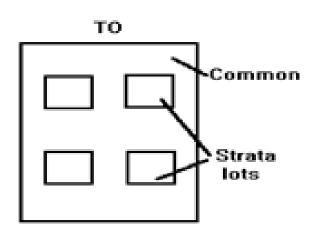
- Autonomous, semijudicial role
- Functions under Land Title Act, Strata Property Act, Local Government Act
- Authority to approve or deny subdivision based on legislation
- Must also consider and abide by local bylaws (including OCP)



BARELAND STRATA SUBDIVISION

- Common property and strata lots
- Less common







Rezoning/ zoned land

SUBDIVISION



Development
Permit –
Grading/Enviro



Preliminary Layout Review Letter



Final Subdivision Approval



WHAT DOES YOUR PRELIMINARY LAYOUT REVIEW LETTER TELL YOU?

- Conditions for subdivision
- Costs for subdivision
- What to submit for final subdivision
- Restrictions on subdivision



HOW TO GET A FINAL SUBDIVISION APPROVAL?

- Submit one (1) package containing all of the requirements listed in your PLR letter
- Include plans from surveyor and legal documents from your lawyer
- Include all fees required in PLR
- City Approving Officer reviews and signs subdivision plan and returns to application for registration at Land Title Office



TIMING

- ► Simple project: 2-4 weeks
- Complex project: 3 months 1 year



TIMELINES AND OBSTACLES



MULTI-FAMILY RES/COMMERCIAL DEVELOPMENT

Step 1

Application for Rezoning,
 Development Permit and
 Variance Permit



Step 2

- Public Hearing
- Rezoning and OCP
 Amendment Applications to 3rd reading



Step 3

 All Site Civil Servicing Requirements are met by applicant



Step 5

 DP issuance subject to landscape performance bond



Step 4

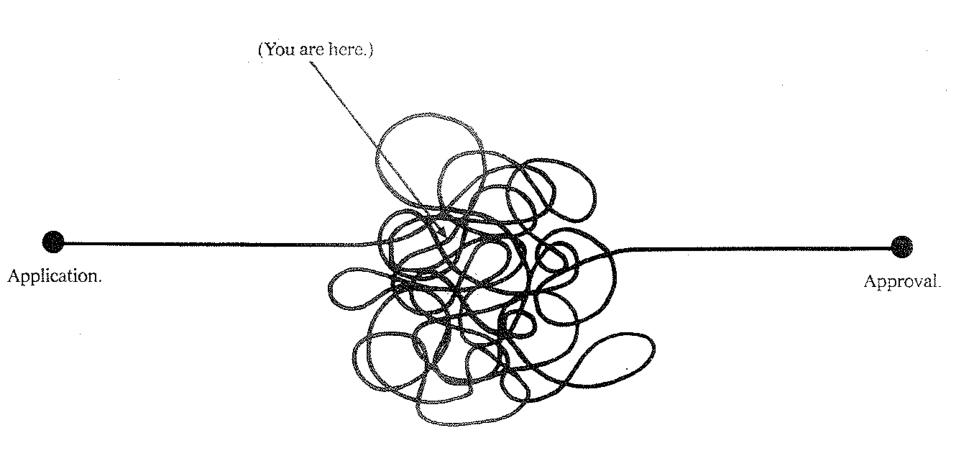
- Development
 Permit/Variance Permit to
 Council for approval
- Rezoning gets 4th reading



WHAT HOLDS UP DEVELOPMENT PROJECTS?

- 1. Servicing Issues (applicant)
- 2. Financing (applicant)
- Confusion over roles/responsibility (applicant/staff)
- 4. Ministry of Transportation Approval







APPLICANTS, THE COMMUNITY AND DEVELOPMENT

- More sophisticated
- More Tech savvy
- Often too busy to attend standard public open houses
- Seek more than token engagement
- Untapped resources
- Greater resources
- Renewed focus on urban design and the pedestrian





CITIES 3.0

Past

Present

Future??





WHAT'S NEXT?

- Connecting people to government through data to solve problems
- Website Improvements Planning/Development content
- Mobile App to track development
- Program for early citizen input on future development sites or neighborhood planning initiatives



City in Action



Back to school Now that class is back in session, why not consider taking transit.



Volunteer Fair

On Saturday, Sept 7, find out how you can help out a local, non-profit organization.



Bernard Ave. Revitalization

Phase 3a has begun between St. Paul & Ellis streets. Businesses are open!



Arts & Culture Budget Bylaws Official Community Plan Parks Police Services/RCMP Property Taxes

Activity & Program Guide



Active Transportation **Bidding Opportunities** Calendar City Projects Get Involved Property Development Sustainability Volunteer Opportunities Water Quality









Request



Council





Online







Emergency



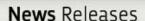




Feedback







Public Service Announcement

Revising the schedule for Phase 3

Opportunities await at the Volunteer Fair

venue road closures

Bernard Ave revitalization to see additional phase

Join the conversation

Get Connected













Sport & Recreation

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Email Address

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More News



E-SUBSCRIBE - CURRENT DEVELOPMENTS



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Building Permits
☐ Business Licences
Current Developments
☐ Rental Properties
⊕ □ Careers
⊞ □ City Council
⊞ □ City News & Updates
⊞ □ City Projects
⊞ □ City Publications

□□ Business

☐ Bidding Opportunities

⊞ □ Environment

From: City of Kelowna [cityofkelowna@public.govdelivery.com]

To: Ryan Smith

Cc:

Subject: Current Developments





Current Developments

The following development proposal(s) is currently under consideration. Click on the development number to view the map and more information.

DVP13-0148

09/10/2013 08:57 AM PDT

File: DVP13-0148

Application Development Variance Permits

Type:

Application 2013-09-10

Date:

Location: 3935 Lakeshore Rd

Proposal: Application for a Development Variance Permit to allow side yard setback

from 2m to 0.2m; vary parking setback from 1.5m to .2m and vary landscape

buffer from Level 3 to Level 1 are proposed



MAPPING ACCESS TO CURRENT DEVELOPMENTS



> Home Page > City Hall > City Maps

Bylaws

Calendar

City Departments

City Manager's Office

City Maps

Open Data Catalogue

Map Sheets

Council

Financial Services

Municipal Flections

Official Community Plan

Docuitmon

Maps / Geographical Information Services

Interactive Map Services

Kelowna Map Viewer
Cemetery Map Viewer
Drawing Access Map Viewer
Park Map Viewer
Road Report Map Viewer
Water Providers
Electricity Providers

Open Data Catalogue

General Interest Maps

General Zoning Historical Municipal Boundaries

Official Community Plan 2030

Official Community Plan 2030

Google Maps Applications

Capital Projects
Current Developments
Heritage Register
Approved Building Permits





Current Developments



Refine Results

Street:

Search

Zoom to sector:

Show All

Show sectors:

Г

Application types:

□ T ALR

☐ ▼ Area Structure Plan

✓ Development Permits

□ P Development Variance Permits

□ Liquor License

□ V Land Use Contract Discharge

□ ♥ OCP Amendments

□ P Rezoning

□ P Soil

□ **Subdivision**

□ ▼ Temporary Use Permits

□ ▼ Text Amendments

Select All Clear

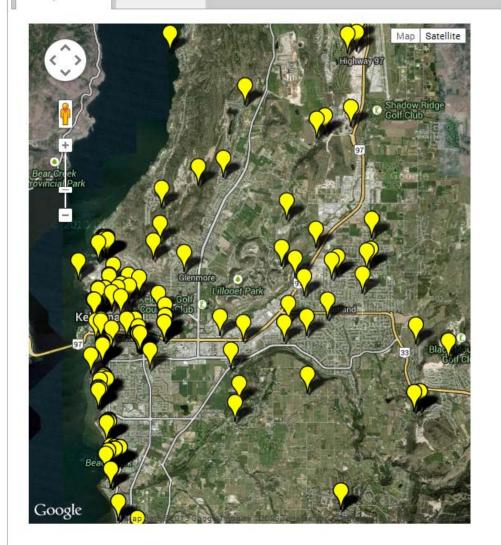
Search Tips: Select application type(s), and/or specify a street name.

Enter the street name only (ie. Raymer) without street type (ie. Rd or Ave) if you are not sure of our street type abbreviations.

In list view, open applications are returned with most recent first. Note that although an application is open, it may be at a point past the chance for public input.

Map View

List View





Current Developments



DP13-0131

File: DP13-0131

Application Type: Development Permit

Application Date:

2013-08-12

Applicant: Meiklejohn Architects Inc

Location: 555 Buckland Ave

550 Rowcliffe Ave

Proposed 3 storey / 42 room

Supportive Housing Complex

featuring: Level 1: 2

townhouses (6 bedrooms total) and support/counciling services Level2: Group home with 18

rooms and suport

services/common living & dining areas Lever3: 10 Apartment style units (18 bedrooms toatl)

and roof deck

Documents: DP13-0131 - Drawings.pdf

City Contact: ALEC WARRENDER

250-469-8776

New Search





Questions?





SUCCESS STORIES

- Development Process Review
- Improved communication and foundational practices
- Advisory Planning Commission replaced by Public engagement/consultation policy
- Development Review Team
- 2 time winner BC Open For Business Award

Report to Council



Date: April 16, 2015

File: 0160-20

To: City Manager

From: Kari O'Rourke, Community Engagement Consultant

Subject: Engage Policy and Program

Recommendation:

THAT Council receives, for information, the Report from the Community Engagement Consultant dated April 16, 2015 with respect to the Engage Policy and Program.

Purpose:

To provide an update on the City's Engage Policy and supporting program.

Background:

See attached PowerPoint presentation.

Submitted by:

K. O'Rourke, Community Engagement Consultant

cc: Carla Weaden, Communications & Information Services Div. Director

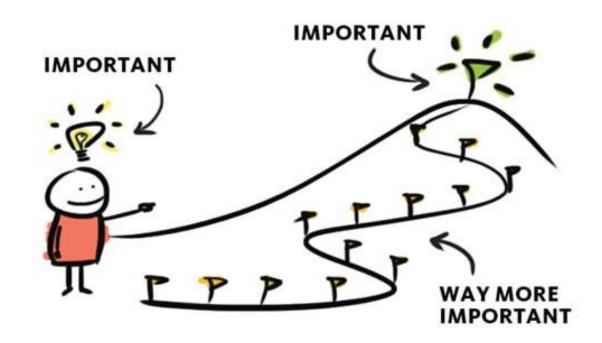
ENGAGE POLICY INVOLVEMENT MATTERS







PURPOSE





WHAT DOES IT ACHIEVE?













HOW DID WE GET HERE





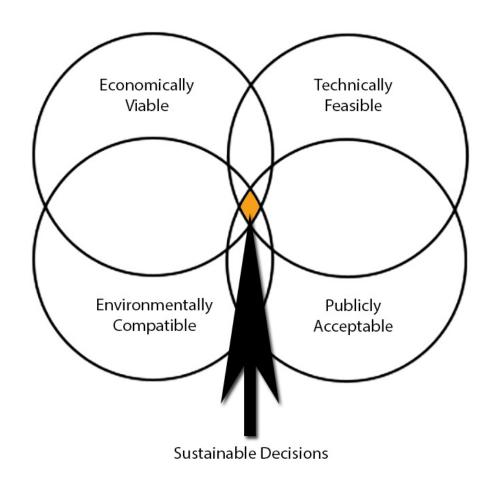
COMMUNITY INPUT OUTCOMES



^{*}Qualitative results based on 588 responses

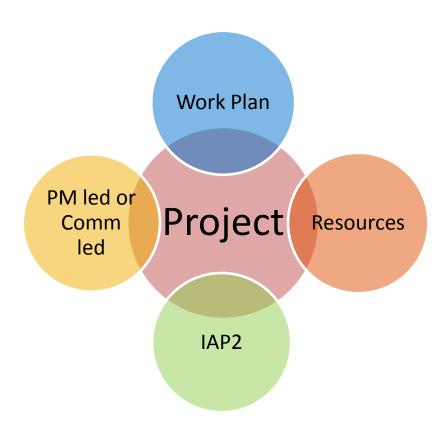


POLICY & RESOURCES





COMMUNICATIONS WORK PLANNING





ENGAGE PROCESS

2

Identify Appropriate Goals of Public Engagement







Inform

Consult

Involve





Collaborate

Empower

Develop Public Engagement Plan

Define project, business & engagement goals

Identify risks and

Assess audiences and stakeholders

Develop key messages

Select engagement tactics and tools

> Develop action plan

Implement monitor, feedback,

Moderate impact on group/ neighbourhood/business district

Assess Level of Community Impact

High impact city wide

High impact on select area

and or defined group(s)

Moderate impact city wide

LEVEL

LEVEL

LEVEL

78



COUNCIL RESOLUTION

► THAT Council direct staff to solicit community input on the implications on priorities and sequencing of other Mission DCC Road Improvements should the Gordon Drive Extension and South Perimeter Road proceed in the near future.



DETERMINING THE PUBLIC PROCESS

- South Perimeter Road
 - Level 2 (high impact to geographical area)
 - Assess the issue or the problem we are trying to solve
 - Seek input from the community to determine level of support of delaying future Ok Mission road improvements to accommodate the acceleration of SPR



ENGAGEMENT GOALS

- Consult directly impacted
 - Residents adjacent to SPR and surrounding neighbourhoods
 - Bellevue Creek park users
 - Residents Association(s)
 - Developers
 - General public





- Complex
- Diverse opinions
- Sensitivity



Objectives

Inclusive

Clear and transparent

3. Quality data



INCLUSIVE PROCESS

- Bringing people together
- Collection of information
- Allow enough time



CLEAR AND TRANSPARENT

- Present information in clear language
- Create awareness of decision to be made and consequences



QUALITY DATA

- Statistically valid survey
 - Sample / quotas across the Ok Mission and SE Kelowna areas
 - Identify area road network priorities unaided
 - Proposal for consideration and consequences
 - Gauge level of support



CLOSING THE LOOP

- Decision
- Next steps
- Timelines



SET UP FOR SUCCESS

- -In-house training
- -Guide to help staff
- -Templates
- -Worksheets

To come:

Case Studies and Evaluations





CONCLUSION

- Knowing from doing
 - past experiences
- Understanding our citizens
 - Accessing information
 - Preferences for engagement