



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW REVIEW AND REWRITE

*Imagining our city's future*

# WHAT WE HEARD REPORT

*Fall 2023*



## Executive Summary

The purpose of this report is to share what we heard during in-person and online community feedback opportunities as part of the first round of engagement from the Official Community Plan (OCP) and Zoning Bylaw (ZB) Review and Re-write project. Community feedback from this round of engagement will inform the updates to the OCP and ZB. This section is a high-level summary of the project, what we did, who we heard from, and what we heard.

### 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 they need to be reviewed to ensure they reflect Greenwood's aspirations for the future, consider emerging trends, and are in alignment with provincial and federal legislation. The review and re-write process will include background review, best practices research, and engagement with the community.

### Engagement Overview

Both online and in-person engagement opportunities were provided during the first round of engagement, including engagement targeted specifically towards Greenwood youth. We heard from 70 participants (including Advisory Committee members) through the engagement opportunities from September 25 through October 22, 2023.

In addition to community engagement opportunities, the City has formed an advisory committee that includes representatives from Council and members of our community to provide direction and advice on key milestones throughout the project. Community representatives were selected for their active participation in local affairs. They encompassed a diverse array of groups and sectors. This included members from the Council, various local businesses and industries, the tourism sector, emergency services, educational institutions, numerous community organizations, groups dedicated to heritage and historical preservation, as well as various service providers.

The following engagement opportunities were available to the community to learn about the project and provide their feedback:

- 1 online community survey (hard copies were available at City Hall and upon request) from September 25 through to October 22, 2023
- Advisory Committee Meeting on September 27, 2023 (before open house event)
- 1 open house event on September 27, 2023
- 1 youth photo and art contest from September 25 through October 22, 2023

## Communications

As part of the communications, several tools were used to promote the project and engagement opportunities:

- Project website (945 total views to date)
- Facebook posts (6)
- Posters around the community
- Postcard maildrop into residents' mailboxes
- Youth photo and art contest at the elementary school
- Direct email invites for Advisory Committee members

## Snapshot of What We Heard

**Community Values** – The top community values identified were economic resiliency, health and well-being, and tied for third place were good governance, affordability/housing choices, and historical preservation.

**Community Strengths** – Many participants mentioned Greenwood's natural beauty, quaint attractions, ease of getting around, sense of community, and affordable and quiet living.

**What's Missing** – Many participants said that Greenwood either lacks or could improve upon recreation facilities, the trail system, better municipal communications and stability at City Hall, economic and local business development (e.g., local tourism and employment), heritage and history promotion, cultural activities, community vision, bylaw enforcement, preservation and restoration of buildings, access to diverse services, and an array of housing options.

**Opportunities and Future Aspirations** – Many participants shared that they see opportunities to improve community well-being, communication and engagement, recreation, and social services (e.g., mental health services, tourism, and economic development, reconciliation work with First Nations, attracting new residents, providing new housing options, and enhancing the overall sustainability of future growth and development.

**City Challenges** – Two main challenges were identified which included risk from impacts from climate change and extreme weather events (e.g., wildfires and flooding) and economic viability due to population and economic decline.

## Next Steps

Thank you to everyone who participated in engagement activities and shared their feedback! Feedback shared will be used to help inform the development of a draft OCP and ZB which will be shared with the community during the next round of engagement.

## Introduction

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

## Project Overview

The community's Official Community Plan and Zoning Bylaw are two of our most important documents that guide how we 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:

- completing best practices research,
- reviewing technical information,
- reviewing existing Greenwood policies and strategies, and
- gathering information and feedback from community members.

For more information about the project, go to [www.greenwoodcityocpz.ca/](http://www.greenwoodcityocpz.ca/)

## Engagement Summary

In Round 1 of engagement, residents were invited to share ideas to guide the future of the city. We asked participants to provide feedback on:

- Three favourite places
- What's loved most about the city
- What's missing
- Current and future challenges
- "Big Things" to do to make Greenwood a great place to live
- Future dreams
- Top three community values

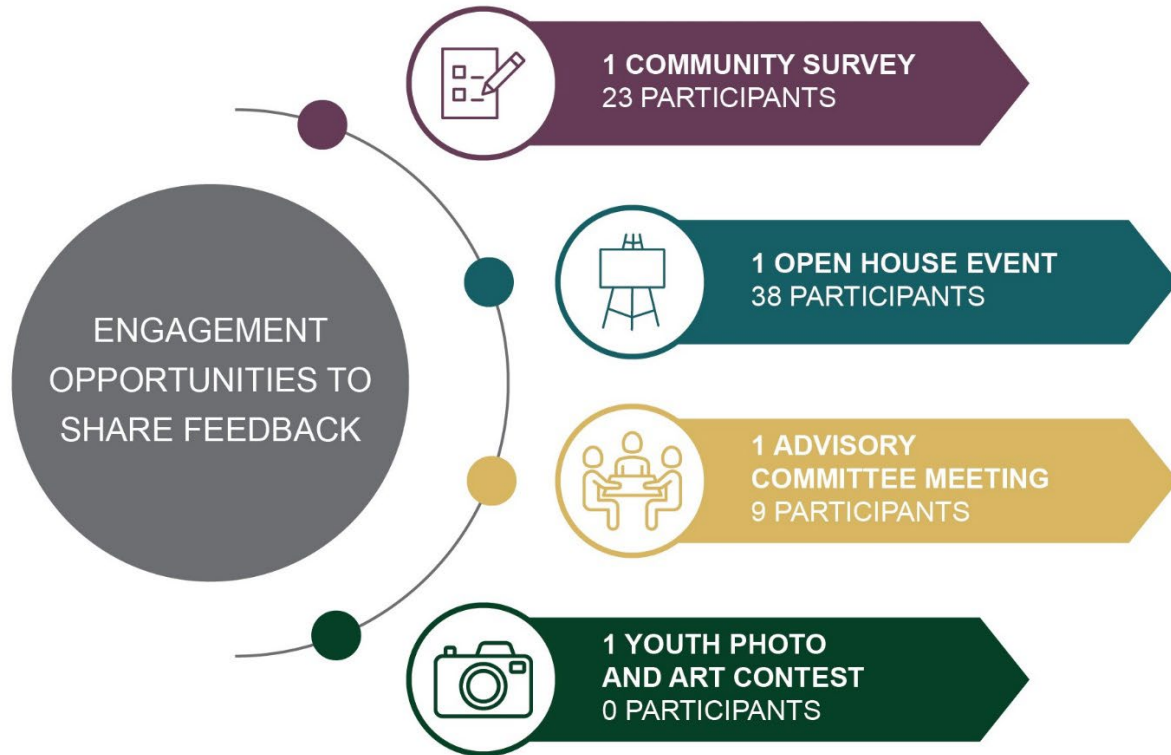
Engagement focused on building awareness of the project and gathering input from the community on what their vision for Greenwood is for the future.

## ENGAGEMENT OPPORTUNITIES

Community input is at the heart of this project, and in Round 1, there were several opportunities for residents to share their perspectives and ideas to help shape the two documents. A community survey and a youth photo and art content were available from September 25 through October 22, 2023. We also hosted a drop-in open house on September 27, 2023, from 4:00 to 6:30 PM at McArthur Community Hall.

In addition to these public engagement opportunities, we hosted the first OCP/ZB Advisory Committee Meeting on September 27, 2023, prior to the community open house. Community leaders were selected based on their involvement in the

community and represented a wide range of organizations and sectors such as City of Greenwood Council, local business/industry, tourism, emergency services, educational services, community organizations, heritage and historical associations, and service providers.



### WHO WE HEARD FROM

We heard from a total of 70 participants through this round of engagement. From the 22 residents that provided a response through the online survey, participants represented a range of ages and backgrounds, all of which were at least 18 years old. Many participants said that they owned a property and live in Greenwood. Some identified that they are a person living with a disability and several participants shared that they were Indigenous or identified as from a racialized group.

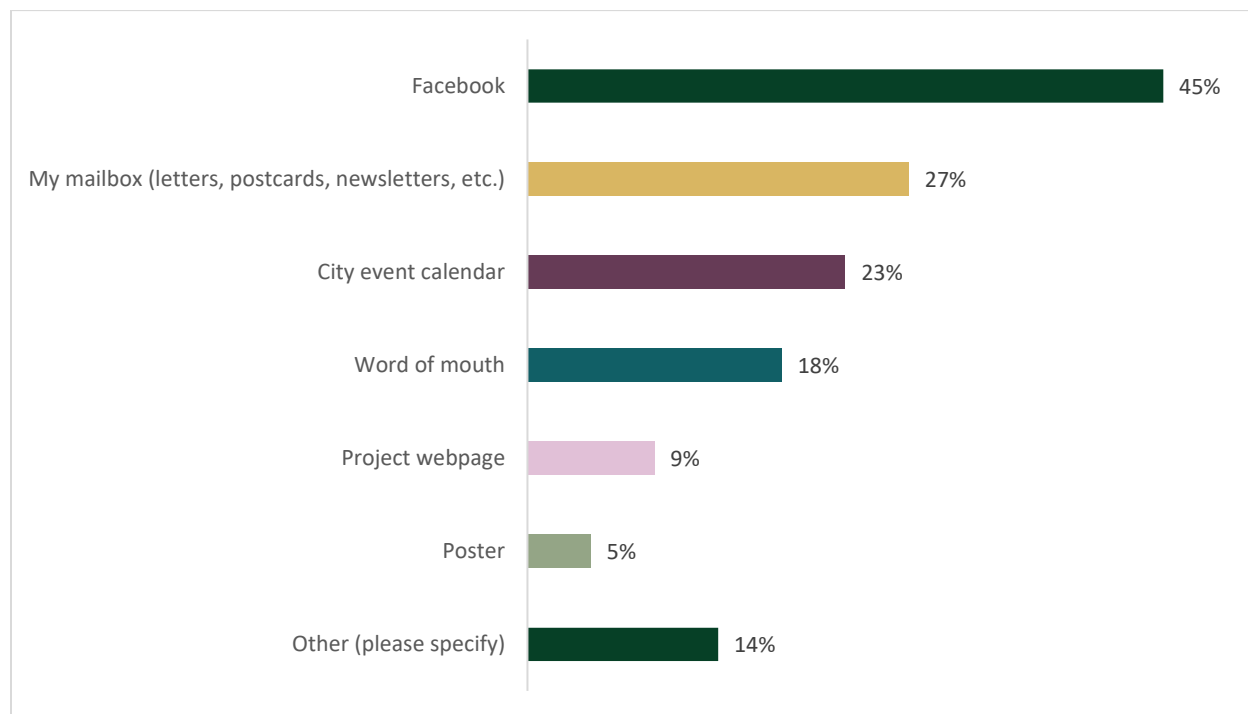
### HOW WE COMMUNICATED

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

 **945** TOTAL VIEWS TO DATE ON THE PROJECT WEBSITE

 **12** SHARES/LIKES ON THE CITY OF GREENWOOD FACEBOOK

We asked people how they heard about the survey. Over half of participants heard about the survey through Facebook and mail.



22 participants

**Other:**

- Some participants heard about the survey through the open house event and email.

## Summary of What We Heard

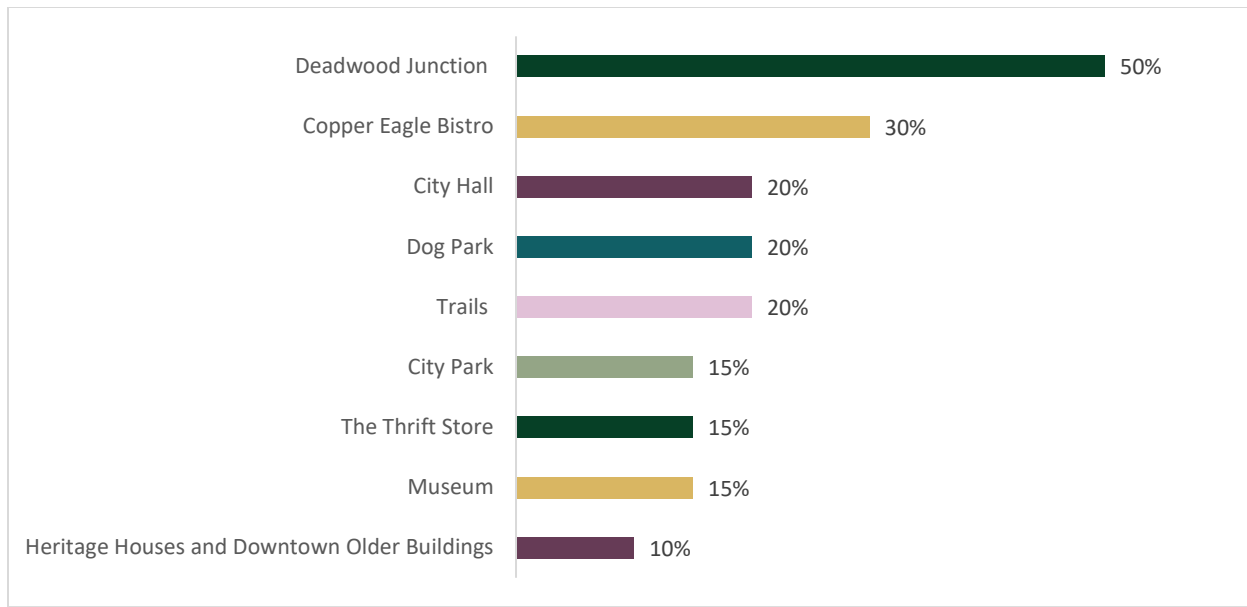
This section provides a detailed summary of what we heard from responses shared in the community survey, the open house event, and Advisory Committee. The feedback we receive from the community in this round of engagement will inform the revisions to the OCP and ZB.

### Community Survey

The community survey results highlight the breadth of feedback received.

#### THREE FAVOURITE PLACES

We asked people to identify their three favourite places in Greenwood. We wanted to know where people go to eat, where they like to hang out, and where they take visitors to understand the places that make Greenwood great. The top three favourite places that participants shared with us were the Deadwood Junction, the Copper Eagle Bistro, and all tied at third place were City Hall, the Dog Park, and local trails.



20 participants

Participants also mentioned many other locations as follows:

- Greenwood Public Library
- Narae (closed) Post Office
- Greenwood Museum & Visitor Centre
- Route 2 Shoppe
- Main Street
- Downtown
- Forested Crown Lands
- Greenwood Buck & Up
- Slag Mountain
- McArthur
- Greenwood Road Tunnel
- Kettle River Art Club
- Restaurants
- Tricycle Shop (closed)
- Court House
- Baseball Park
- Smelter
- Phoenix Graveyard
- The Canco Gas Station
- My home
- Yellow Door Boutique

## WHAT'S LOVED MOST ABOUT THE CITY

We asked people what they love most about their city and what makes it unique for them, their friends and family, and the community. 20 participants shared the following:

- **Greenwood's natural beauty** – Greenwood is loved for its natural environment. For outdoor enthusiasts, there are countless trails to explore and wildlife sightings. The surrounding forests and forest roads offer a unique surrounding wildlife and natural environment without being too far from the city.
- **Quaint attractions** – Due to the city's heritage and natural beauty, Greenwood is a central hub for various attractions for visitors and residents within an hour's drive. People love the quaintness and the beauty of the area.
- **City character from heritage and history** – People take pride in its heritage and history, with stunning heritage buildings that tell the stories of why people came and stayed here.
- **Easy to get around** – One of the city's charms is its smallness, making it safe and easy to get around by active modes of transportation, such as walking.
- **Sense of community** – Greenwood is a tight-knit community with strong social ties and a friendly environment that fosters strong community connections and care. The caring nature of people also shows up in their desire to make improvements to the city. Participants mentioned that active non-profits assist with children's well-being and provide various programs and services.
- **Affordable and quiet living** – The small, cozy environment of Greenwood makes for a quiet living environment. One participant mentioned that the city has affordable living options, such as for retired people.



## WHAT'S MISSING

We asked what is missing in Greenwood and what people wish Greenwood had. 21 participants shared the following:

- **Recreation facilities** - Improve recreational facilities for all ages such as a community beach by the creek in the city park, a small disc golf course, an ice rink, a recreation centre, a gym, pickleball courts, and more defined hiking trails.
- **Trail system development** - Organize community members to help enhance the trail system (e.g., near Highway 3) to attract new residents, outdoor enthusiasts, and visitors.
- **Stability at City Hall** - Advocate for improved stability in municipal matters.
- **Local retail and entertainment** - Encourage local entrepreneurs to consider longer open hours for the grocery store, restaurants, and bars. Promote the idea of an evening entertainment venue, such as a pub and fine dining, to foster a vibrant nightlife. In addition, consider reaching out to fast-food chains to explore the possibility of opening a branch in the area to attract travellers and boost the local economy.
- **Cultural opportunities** - Support cultural initiatives in the community, such as art exhibitions, concerts, and cultural festivals.
- **Community cohesion and sustainable vision** - Advocate for the development of a comprehensive and inclusive vision for Greenwood's vibrant future. Emphasize the importance of preserving and integrating the area's historical heritage.
- **Economic development** - Support initiatives that promote economic development, such as providing storefronts for artisans and creating job opportunities.
- **Fire Smart community** - Advocate for fire mitigation and prevention strategies to make Greenwood a community that is more resilient to wildfires.
- **Bylaw enforcement** - Strengthen bylaws and enforcement in the community.
- **Available buildings for services** - Promote the availability of buildings for lease or building purchase to provide various community services like daycares and youth centers.
- **Affordable housing** - Advocate for affordable housing options to address housing affordability issues in the community.

## CURRENT AND FUTURE CHALLENGES

We asked what, challenges, if any, is Greenwood currently facing or will face in the next 20-30 years. 21 participants shared the following:

- **Climate change, wildfires, and flooding** - Given the concerns about climate change, wildfires, and flooding (e.g., flooding in City Park), it's crucial to incorporate resilient and adaptive strategies in future planning.
- **City sustainability** - Ensuring the long-term sustainability of the city is essential. This includes addressing aging infrastructure, preserving heritage buildings, public safety, and developing a sustainable plan.
- **Collaboration and community** - Building community cohesion and collaboration to overcome personal differences is a challenge but important for the city's progress. Needing to focus on community improvements and not solely focus on what brings about economic growth.
- **Employment opportunities** - Creating job opportunities and business development that attract newcomers (e.g., young families) can contribute to population growth. Additionally, a participant mentioned a need for a focus on what is best for the city rather than just maximizing tax revenue.
- **Infrastructure improvements** - Addressing aging infrastructure such as heritage buildings, underground sewer system, and road upgrades is vital.
- **Healthcare and accessibility** - Improving access to healthcare, especially for an aging population, and ensuring accessibility to grocery stores are essential services.
- **Population growth** - Exploring ways to market the city as an attractive, recreation friendly and affordable place to live for remote workers and professionals can help counter population decline. Shifting the city's focus to become a retirement community could be a unique strategy for growth.
- **Affordable and adequate housing** - Addressing the lack of affordable housing is critical for attracting and retaining residents and working with landlords to renovate older and deteriorated buildings.

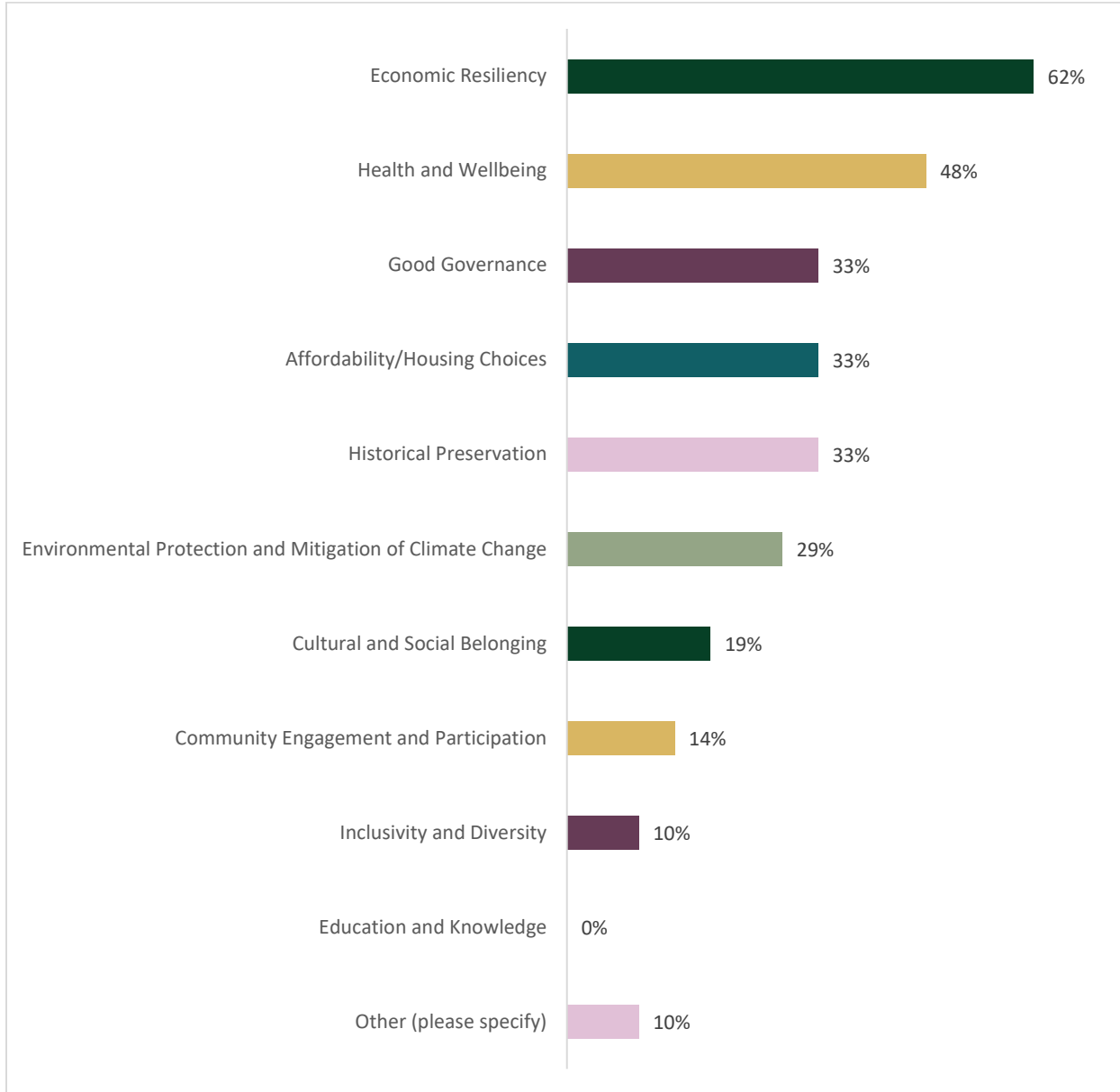
## “BIG THINGS” TO DO TO MAKE GREENWOOD A GREAT PLACE TO LIVE

We asked if people could wave a magic wand, what, if any, are the “Big Things” they would do to make Greenwood continue to be a great place to live. 19 participants shared the following:

- **Community vision** - Creating a vision to improve Greenwood by the following the principles of respect, kindness, and cooperation is needed. Participants suggest creating a distinctive theme for the city to attract visitors.
- **Business development** - Diversify the local economy with new and different businesses (e.g., grocery store). Also, ensuring that there are employment opportunities for youth and other demographic groups. Creating a vibrant business district and address absentee business owners was mentioned.
- **Infrastructure improvement** - Improving general infrastructure, such as heritage buildings, the new fire hall, recreation center, sewer, and water system, is crucial for the city’s development and safety. A key theme of preserving and restoring heritage buildings also emerged through feedback shared.
- **Recreation amenities and trails** - Offering recreational amenities such as the improved development of the City Park, playground, walking paths, public washrooms, and recreation centre, including a youth centre. Developing a trail system can attract visitors and stimulate economic growth.
- **Diversity of housing options** - Providing diverse and affordable housing options (e.g., for seniors and neighbourhoods) is important.
- **Community safety** - Ensuring public safety is essential. For example, the City could consider hiring a bylaw officer.
- **Support for growing families and seniors** - Providing financial assistance and childcare services for families during the early stages of parenthood is a thoughtful way to support population growth and family well-being. Supports and activities to meet the seniors’ needs in the community are required.
- **Fire Smart community** - Enhancing fire safety measures is vital, given the potential risks associated with wildfires. For example, creating a firebreak line near hiking trails and recreational activities and upgrading volunteer fire department facilities and equipment were improvement suggestions.
- **Cultural and community activities** - Diversifying events and activities (e.g., festival, music, tours etc.,) to cater to diverse group could improve the city vitality.
- **Community health** - **Improving** healthcare services, such as a having resident doctor or nurse, would attract new residents and support existing ones.

## TOP THREE COMMUNITY VALUES

We asked what are people’s top three community values that are important for us to consider when thinking about the future of Greenwood. The top three community values selected were economic resiliency, health, and wellbeing, and tied for third place was good governance, affordability/housing choices, and historical preservation.



21 participants

### Other:

One participant mentioned that they value the trail system and recreation for outdoor enthusiasts, including motorists and bikers.

## FUTURE DREAMS

We asked if there was anything else that participants wanted to share with us about their future dreams for Greenwood. 16 participants shared the following:

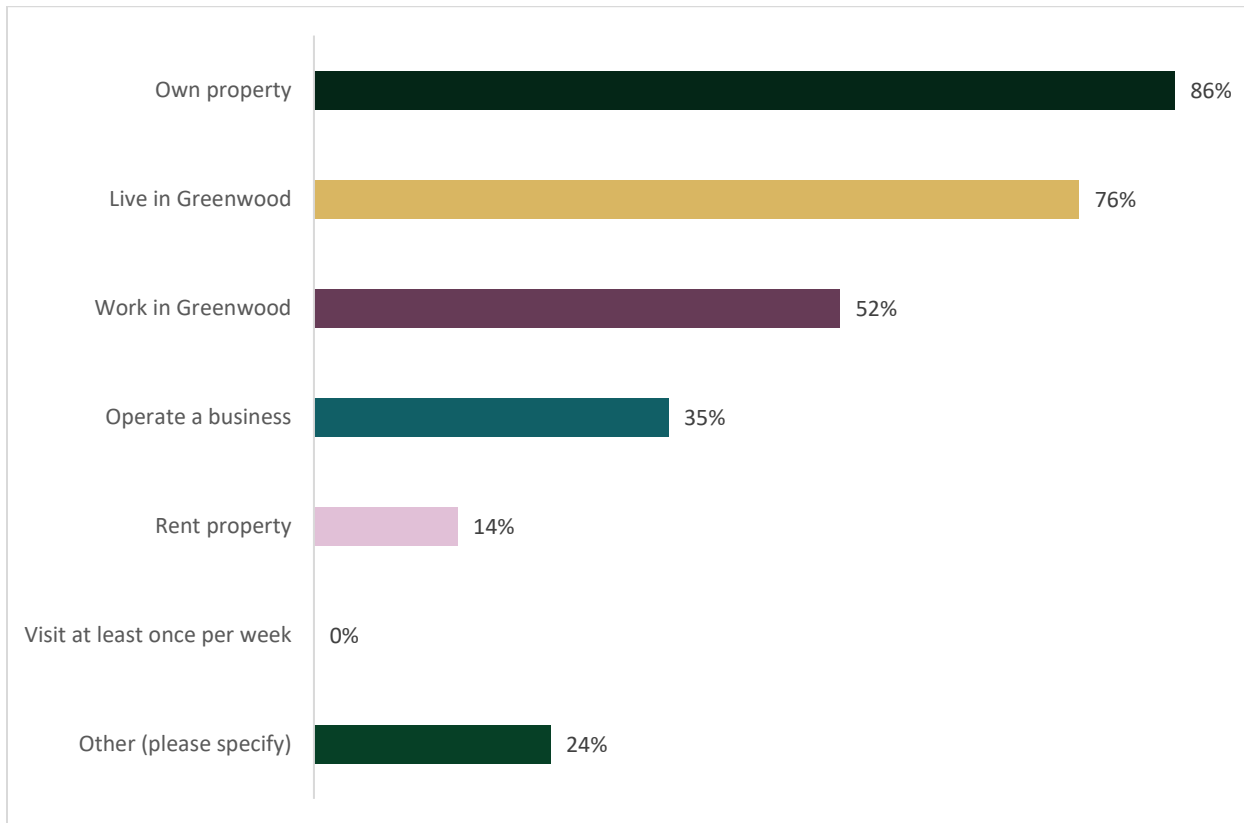
- **Community wellbeing:** Achieving future dreams requires dedication, hard work, and a genuine interest in the community's well-being.
- **Communication and engagement:** Effective communication and knowledge of procedures like Roberts Rules can lead to more respectful and productive meetings.
- **Recreation and mental health:** Investing in recreation centers, youth programs, and mental health services can significantly improve the quality of life.
- **Acknowledgment of First Nations:** Recognizing the history of the land and the needs of the Indigenous community is a crucial step in promoting reconciliation.
- **Attracting remote workers:** Attracting remote workers and promoting the city's natural attractions can help boost the local economy and make it a desirable place to live and visit.
- **Transition from mobile homes:** Transitioning from mobile homes to small houses could be included in the long-term planning and development goals of the city.
- **Transparency and community input:** Transparency and involving community members in planning activities are key to building trust and ensuring that the community's needs are met.

## WHO WE HEARD FROM

We wanted to ensure that we heard from a range of community voices. The following describes more about who we heard in 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.



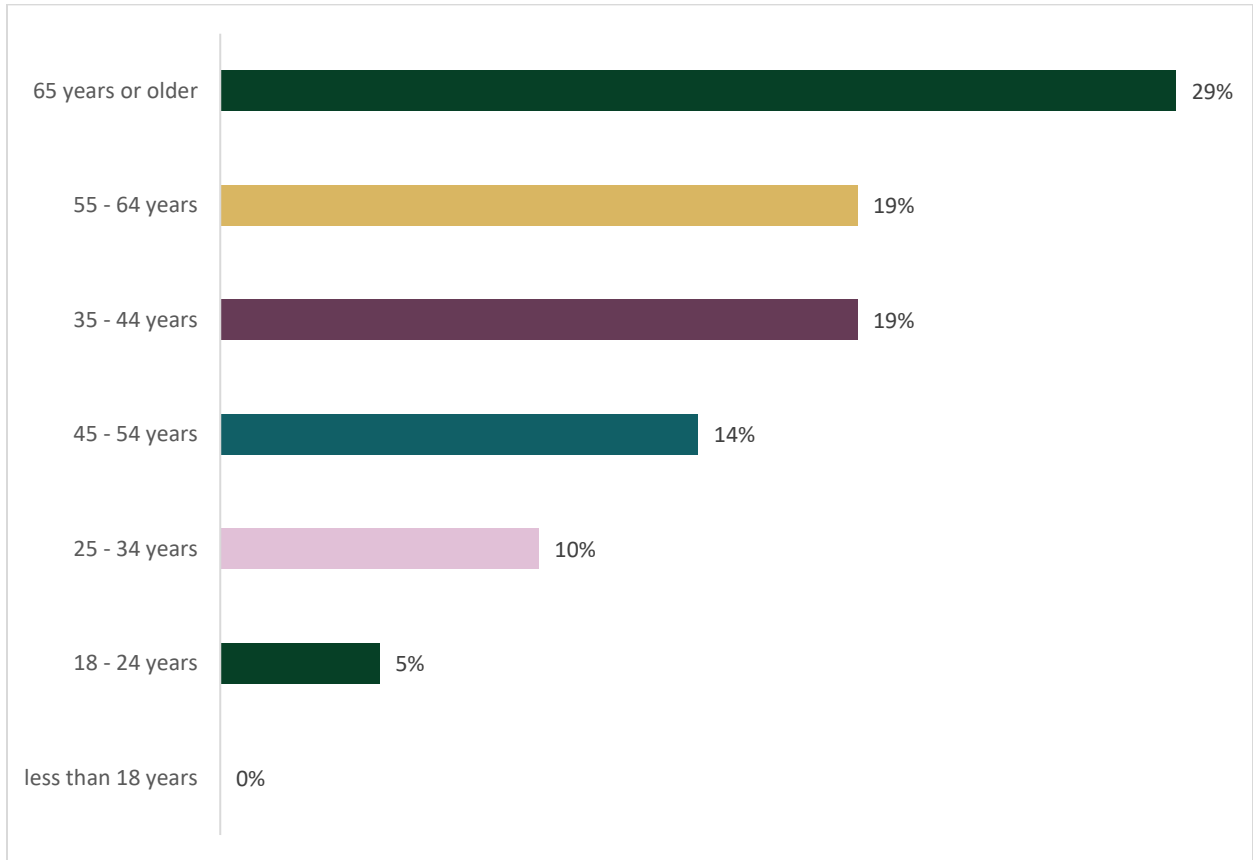
21 participants

### Other:

- Some participants mentioned that they would like to operate a business, have worked in Greenwood in the past, and currently work as an elected official.

## Age

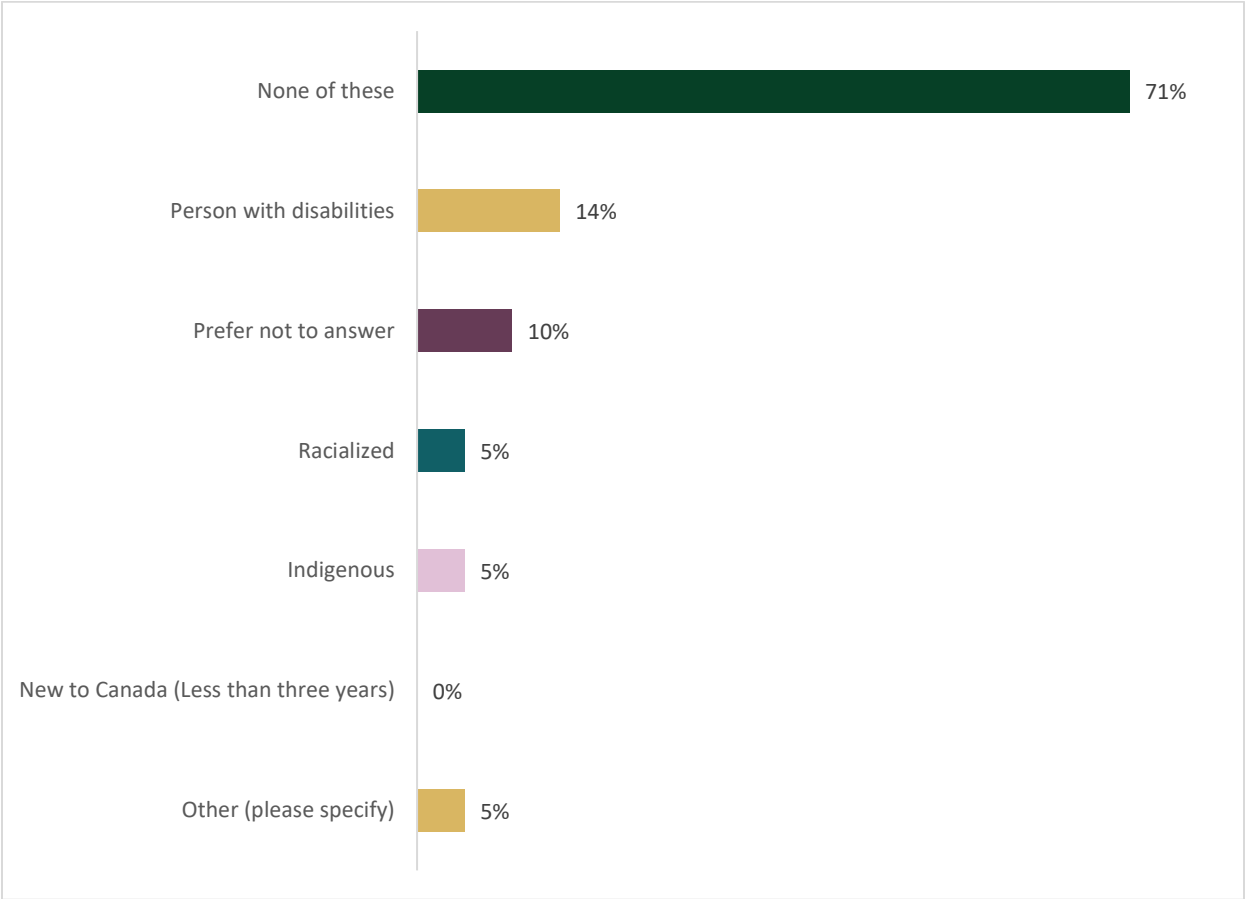
We heard from a range of ages, all of which were at least 18 years old.



21 participants

**Group identities**

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

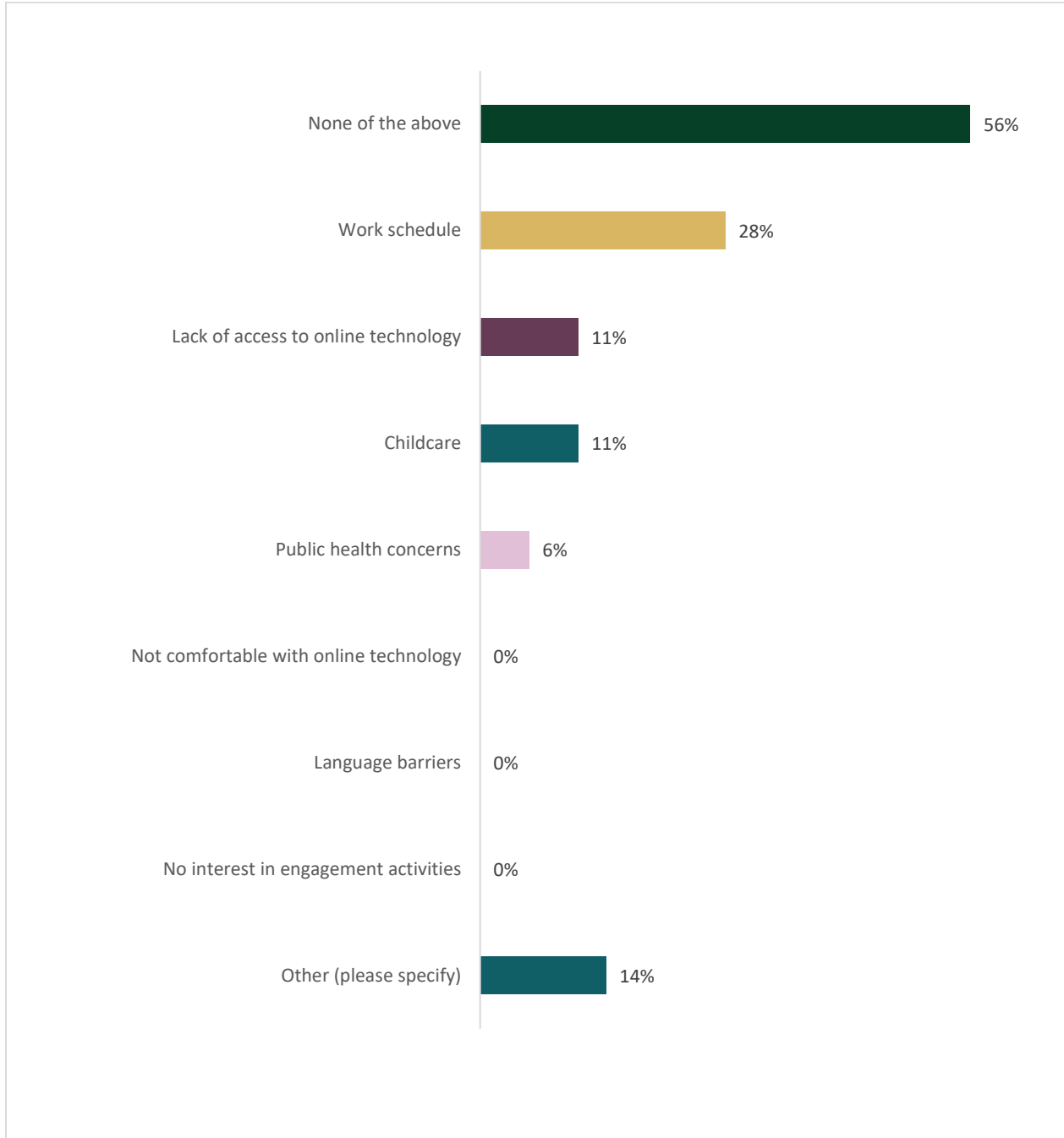


21 participants



## Barriers to participation

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



21 participants

### Other:

- One participant mentioned the need for leadership and management of meetings.

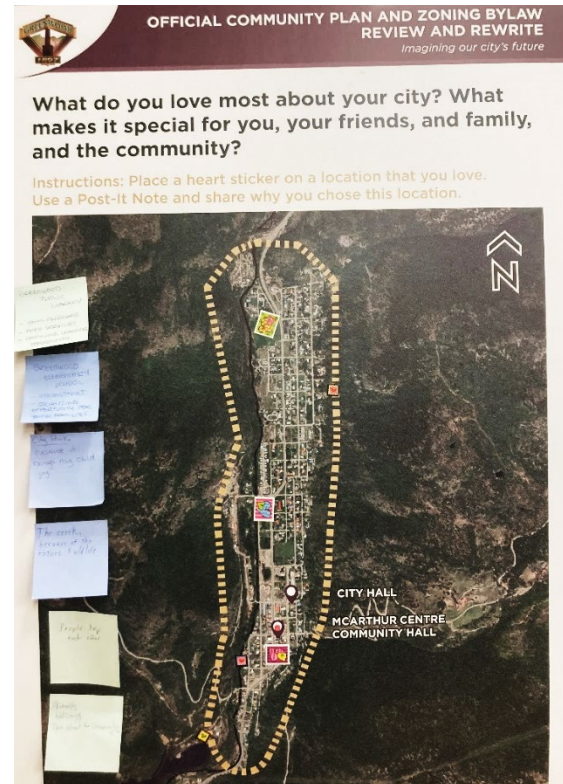
## Open House

This section provides a summary of what we heard from the 38 participants at the open house.

### WHAT'S LOVED MOST ABOUT THE CITY

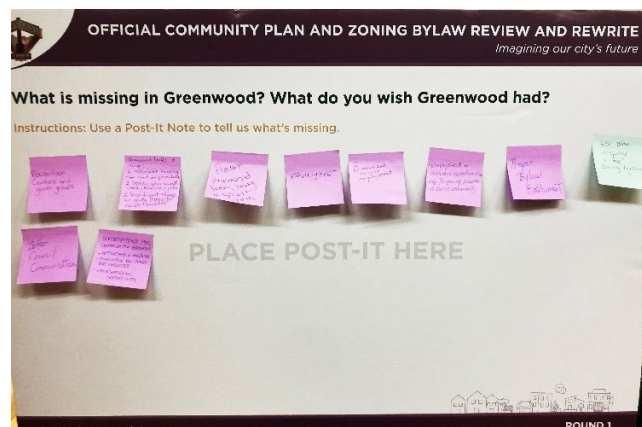
We asked open house participants what they love most about their city and what makes it special for them, their friends, family, and the community.

They said that that the small-town environment, historical identity, Greenwood Public Library, Elementary School, City Park, the creek, and the friendly, welcoming, and caring community are what they love most.



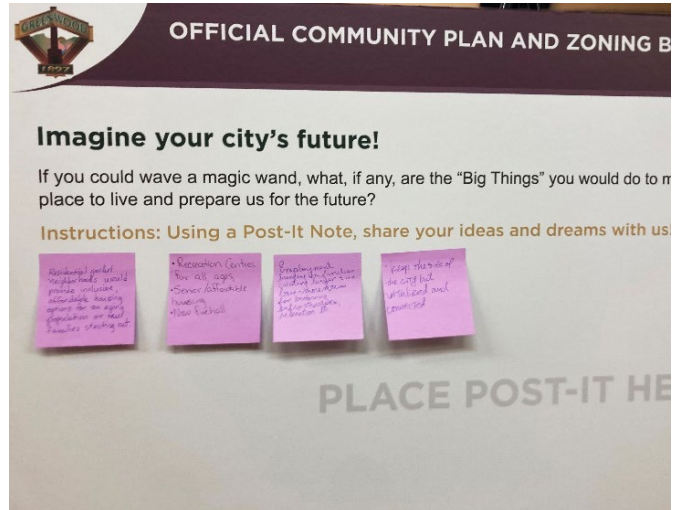
### WHAT'S MISSING

We asked participants what is missing in Greenwood and what they wish Greenwood had. Participants shared that they wish issues were addressed, such as availability of affordable housing options, the ability to use existing buildings to serve community needs, improved bylaw enforcement, bolstering local employment opportunities (e.g., for younger demographic groups) and local economic growth (e.g., tourism and a large grocery store and pharmacy), development of more recreation amenities and activities for youth. Participants saw the need to focus on preventing city decline. Also, participants shared that stability in city government is missing and a there is a need for improved City communications.



## “BIG THINGS” TO DO TO MAKE GREENWOOD A GREAT PLACE TO LIVE

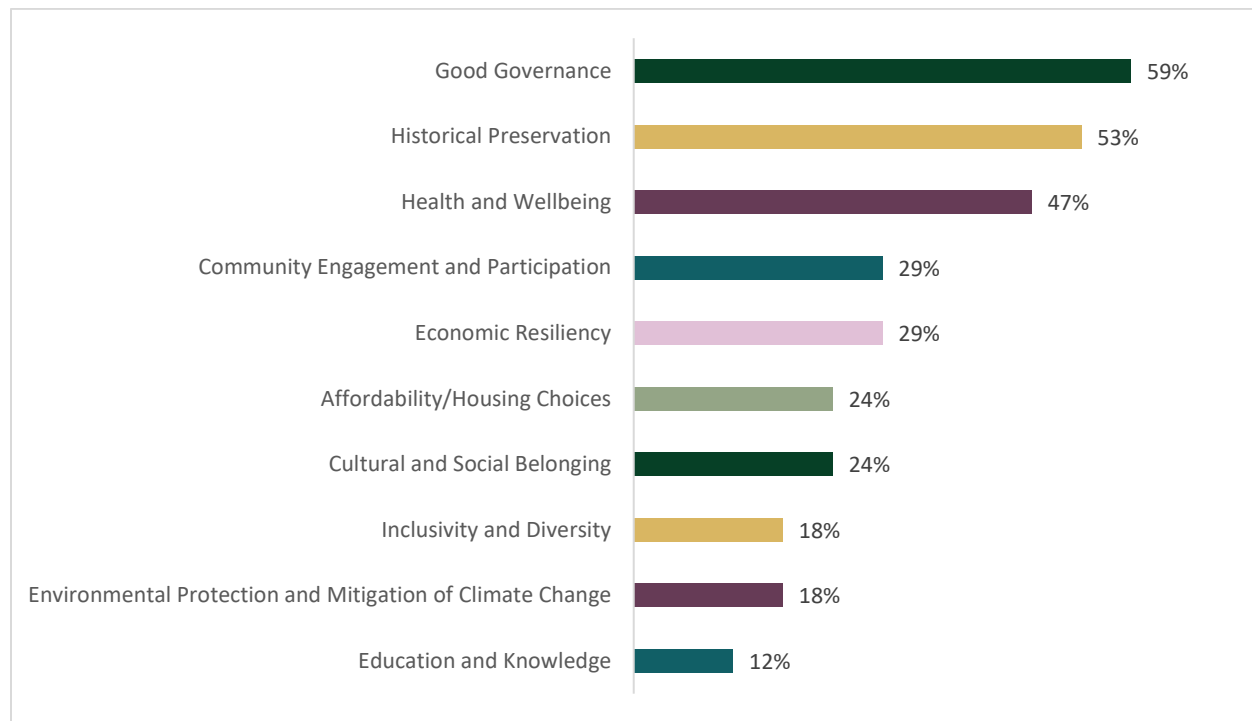
We asked participants if they could wave a magic wand, what, if any are the “big things they would do to make Greenwood a great place to live and prepare for the future. Participants said that creating neighbourhoods with diverse and affordable housing options for both an aging population and young families. There’s a need for enhancing tourism (e.g., a ski hill) and recreation facilities for people of all ages. Participants shared that they would like to see “big things” such as a new fire hall, artisan hub, and renovations to existing buildings.



There was an emphasis on generating employment opportunities to attract families, expanding the tax base, and fund improvements to infrastructure.

## TOP THREE COMMUNITY VALUES

We asked participants what their top three community values are when thinking about the future of Greenwood. The top three community values identified were good governance, historical preservation, and health and wellbeing.



53 participants

## Advisory Committee

Prior to the community open house, the first meeting of the OCP ZB Advisory Committee was held. Committee members participated in a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of the community. The following is a high-level summary of key themes from what we heard in this session.

### STRENGTHS

- **Community and diversity** - Greenwood residents have a strong sense of community and value diversity. Events for seniors, local talent, cultural groups, and respect for all races are a key community strength. Also, the school district supports education about Indigenous history and culture.
- **History and heritage** - The role of the heritage society, the museum, and historical events (e.g., Japanese historical events) showcase Greenwood's history. Also, Greenwood has a rich and interesting downtown history and heritage that people are proud of and want to share with others.
- **Tourism and economy** - Tourism is an important part of the economy. Also, downtown buildings and local businesses bring people into the city.
- **Nature and environment** - Access to water, land, and the outdoors are community assets. The beautiful and diverse natural environment surrounding the city is valued.
- **Health Services** - Greenwood has good medical services and a local ambulance.
- **Community safety** - The low crime rate and sense of safety is a community strong point.
- **Housing** - Housing is relatively affordable compared to other cities in B.C.

### WEAKNESSES

#### *Social:*

- **Youth engagement** - The community lacks youth activities and awareness of what works for youth. The community needs more advertising and promotion of activities, such as soccer, dance, ski hills etc. activities, which would attract diverse groups (e.g., youth and younger families).
- **Communication** - The community faces challenges in communicating effectively with its residents and visitors. Exploring various options for improving communication, such as electronic boards, kiosks, social media, post office message board and radio, is needed.

- **Governance** – There is a lot of turnover in local government.
- **Pool utilization** - Greenwood has a pool which is underused and requires more resources for staffing.

*Economic:*

- **Economic development** – The city needs a major, year-round economic driver to sustain local businesses and create more opportunities for small businesses.
- **Empty buildings** - Greenwood faces a big issue of empty buildings which discourages people from residing in the city or visiting. There is an issue of absentee landlords and high commercial rents.
- **Retail space** – There is concern about the use of valuable spaces for businesses along the downtown corridor that is becoming more residential and less retail.
- **Downtown activity** – The city lacks enough activity in the downtown area. There needs to be more communication about community events and activities.
- **Lack of services** – There is no pharmacy, no large grocery store, and the nearest hospital is in Grand Forks. Lack of services is an issue.
- **Housing** – The city lacks a mix of housing such as tiny homes and adequate flexibility for the development of different types of housing, such as providing enough housing for families. Also, there is a need for bylaw enforcement of zoning.

*Environmental:*

- **Environmental management** – Issues of flooding and wildfires need to be addressed (e.g., flooding and forest management). Participants connected these issues to others, such as economic and tourist decline.
- **Trails and tourism** – The city has trails that attract tourists, especially from Europe, but has lost some of its economic drive due to fires. The community also faces issues with noise and management of e-bikes on the trails. There are declining funds for tourism.

*Cultural:*

- **Streetscape and heritage** – The community wants to keep its streetscape modern looking, but also respects the heritage of its buildings.
- **Heritage advisory committee** – Lack of authority to regulate the preservation of Greenwood’s heritage.

## OPPORTUNITIES

- **Community involvement and transparency** – The City needs community participation and to be transparent about decision-making.
- **Economic development and growth** – There is a need to stimulate economic growth through sustainable tourism, a mix of housing, business development downtown, local employment opportunities, and grant funding for community services.
- **Connectivity and vibrancy** – Need for increased opportunities for the community to come together, connect, and build a vibrant city. Enhancing events and local festivals was identified as an important cultural opportunity.
- **Small town feel and historical identity** – Greenwood is a unique city and residents like the small town feel and heritage. This is seen as an opportunity to leverage this identity.
- **Affordable housing** – Look at opportunities for a mix of housing such as tiny homes and housing for diverse needs (e.g., Senior’s housing and young families).
- **Local owners and artisans** – The potential for local owners and artisans to get set up in Greenwood is a consideration.
- **Regional collaboration and resilience** – Partnerships with other communities to foster regional collaboration and resilience in the face of wildfires and other challenges in the area is an important regional opportunity.

## THREATS

- **Wildfires and flooding** – Flooding and wildfires are an environmental threat.
- **Population decline** – The shrinking population is seen as a key threat.

## Appendices – Verbatim Feedback

The following sections share the verbatim feedback from participants. Comments have been minimally edited for spelling and grammatical purposes and any personal identifying information has been removed.

### Appendix A: Survey Feedback

**Where are your three favourite places in Greenwood (think about where you go to eat, where you like to hang out, where you take visitors)?**

Responses	1	2	3
City Park	3	0	0
Deadwood Junction	4	4	2
Post Office	1	0	0
Greenwood Museum & Visitor Centre	1	0	0
Route 2 Shoppe	1	0	0
Main Street	1	0	0
Trails	2	1	1
Dog Park	1	3	0
Downtown	1	0	0
Forested Crown Lands	1	0	0
City Hall	0	1	3
Copper Eagle Bistro	0	4	2
Greenwood Buck & Up	0	1	0
Slag Mountain	0	1	0
McArthur	0	1	0
Greenwood Public Library	0	1	0
Museum	0	2	1
Narae (closed)	0	1	0
Greenwood Road Tunnel	0	0	1
Kettle River Art Club	0	0	1
Restaurants	0	0	1
Tricycle Shop (closed)	0	0	1
Court House	0	0	1
Baseball Park	0	0	1
Smelter	0	0	1
Phoenix Graveyard	0	0	1
Heritage Houses and Downtown Older Buildings	1	0	1
The Canco Gas Station	0	1	0
The Thrift Store	0	1	2
My home	1	0	0
Yellow Door Boutique	0	0	1

## What do you love most about your city? What makes it special for you, your friends and family, and the community?

- The beauty of the natural surroundings.
- Friendly people, walkable, feeling of community
- Greenwood's Heritage and History. The heritage buildings are the greatest attraction and the history of the people, how they came here, why they came here and why they stayed.
- Trails, thousands.
- The history is fascinating, both in the town, and the surrounding areas. This history is maintained and celebrated through the heritage buildings that are still in use
- The kind people in the community, and the non-profit organizations that help the children stay physically active.
- The historical buildings, the smallness of the city, the tightknit community and the forest and rocky surroundings.
- The heritage character of the city and the wonderful friends I've made here.
- Small city where it is safe (aside from the bears and cougars) to walk alone
- How it is small but a centre point to so many things within an hour.
- I love the quaintness, the people and downtown is so pretty- need more restaurants and businesses
- Quiet living environments. Easy accessibility to programs/services provided in the area. "Affordable" living
- The surrounding forests and forest roads. Greenwood provides a unique escape into wilderness terrain without ever being far from civilization. Feeling like you're the only person for 100s of Kilometers, but never too far from a good muffin.
- Great low-cost retirement destination.
- There are many interesting and caring people in Greenwood who want to make our city a better place.
- Greenwood is beautiful. Most of the people I meet are friendly, helpful, and caring. I love the diversity of experience, opinions, and ideas that I encounter in the community. The history that Has been lived and preserved makes our city unique and opens vast opportunities for economic growth and development
- The big sky, the valley, and the back trail
- Small town living country lifestyle with close proximity to many major cities (5 cities within 2-hour drive) fewer bylaws regulations access to clear water/air, friendly atmosphere where everyone knows each other. Heritage.
- People. They are friendly and caring.
- Small town feel
- I can walk and bicycle without using a vehicle to get into the region around town. I moved here for the Phoenix Mountain Ski Area and proximity to Mt Baldy is a bonus. The Trans Canada Trail runs through the region on the Kettle Valley Rail Trail.



- I am a member of the Greenwood Volunteer Fire Department, the Greenwood Improvement Society, the Greenwood Heritage Society. There is good volunteerism opportunities.
- Small town feel in a natural setting with culture and history. The downtown core is an attraction for both visitors and residents. It's between the West Boundary and Grand Forks
- Residents who live here are friendly and most work towards being good neighbours to one another. There is a "live and let live" attitude here and a lot of creative people who are willing to share their talents.

### **What is missing in Greenwood? What do you wish Greenwood had?**

- I think the city park should have a community beach put in for playing in the creek. It would be nice to have more defined hiking trails, and maybe a small disc golf course.
- Stability at City Hall
- Pickleball courts
- A restaurant or restaurants (one with fine dining that was once here) that stay open 7 days a week and are open later into the evening. Evening entertainment in a local bar or the Legion.
- High culture
- community cohesion, we currently lack a strong, inclusive sustainable vision of what this place could be in the future. We also need to figure out how to incorporate the past history into this vision of a vibrant future
- Recreation centre
- I wish Greenwood was a fire smart community.
- Lack of will for economic development. Storefront for artisans to display their wares.
- Pub with food. Place for young adults to hang around. More job opportunities
- Stronger bylaws that are enforceable. Ice rink, even if it's outdoors.
- A full grocer and some shops open late at night
- Grocery store. Available buildings for services to rent/lease/buy - daycare, gym, youth centres etc. Emergency services building. Recreation activities for adults.
- Greenwood is missing an organized community of recreationally minded people to build and promote a system of trails that would attract active people to live in this amazing place. A great trail system with easy access to and from hwy 3 would cause more travelers to stop for longer and spend more money in more places. (Midway attempted this, but their system is not "great" by British Columbia standards and is not promoted effectively) Look to the Comox Valley, Pemberton, Rossland etc. for proper examples of towns that experienced huge increases in population directly related to recreational opportunities.
- A mini fast-food restaurant (e.g., McDonalds). The major aim would be to stop thru-traffic at a familiar eatery, while the city enjoys an expanded tax base.
- Missing more places for vegetarians/vegans to eat (Naere was a perfect place). More affordable housing. A true grocery store.

- Water park and better playground. Recreation centre. Food hub/security (Food Co-op), processing for meat cutting (preserve canning, baking, public area)
- Income more people out of debt, addiction and building a future, really more dreaming and growing
- Greenwood needs affordable housing. Year-round employment/business, engaging opportunities for youth/teens
- Business creating employment. Attracting new residents.
- Restaurants
- The average traffic flow along highway 3 is averaged between 3-4,000 vehicles/day. The highway bisects the neighbourhood and is dangerous to people and wildlife. People drive their trucks and vehicles over the speed limit through the community. No recognition that this land was home to Silyx and Sinxt people prior to white settlement. Decisions are not made via a “climate or environmental lens” – there is continued methane gas hookups, and the City Council should be adopting the Zero-Carbon step code standard early instead of waiting until 2030 implementation. We have an aging population and affordable housing for people is required. Investment in the area is required in order to build infrastructure to serve public needs. We have a very small range of housing options for people to allow for the service industry or younger people to start sustainable business propositions. Fibre optic internet for people and business recruitment working online. People live in park model dwellings which are unsafe and crowded for emergency services. Also there need to be no more development of land on the Boundary Creek floodplain due to the warming climate. Zoning should not allow for floodplain development, and it sure ensure that all housing and buildings in the future are built to fire safe/fire smart standards. A decent tax base to pay for the necessary services for emergency services, water and sewage and provide opportunity to hire talented staff at City Hall.

**What, challenges, if any, is Greenwood currently facing or will face in the next 20-30 years?**

- I believe greatest challenges will be resilience and adaptation through climate change and weathering any socioeconomic instability that may be on horizon. Wildfires should be of great concern for this city. I believe that as a small city, we have an advantage in being more flexible with creative solutions to modern problems.
- Keeping alive as a City
- Leadership
- Employment opportunities that will attract young families. Aging infrastructure. Attracting the right people to run for city council. Councillors that put Greenwood first before personal agendas. Preserving our heritage buildings.
- Financial, social, criminal, substance abuse, infrastructural
- For the past decade we totally suck at leaving personal differences aside for the betterment of the community. WE NEED HELP

- Sewer problems, we aren't using our sewer fully and have no back up if it fails. We also have old pipes under ground that need to be updated.
- unknown other than climate change and fire risk.
- Cleaning up buildings owned by absentee landlords. A sustainable economic development plan.
- Lack of jobs Failing historical buildings
- Aging population having to travel long distances for things like cancer treatment, probably wildfire threat at some point, flooding. Access to food.
- Population growth, and need more business in town
- Future need for additional electric vehicle charging stations. Aging/unkempt buildings. Accessibility to grocery stores. Street repair - repaving. Flood mitigation for City Park.
- Population decline seems inevitable unless Greenwood can be marketed as a desirable place for people to live. With the rise of remote working opportunities, many young professionals are able to live wherever they want. Greenwood is well positioned to market to these people and offer a unique combination of affordable living, a quiet place to live, and easy access to amazing recreation opportunities. (If you build it, the mountain bikers and dirt bikers will come!)
- "Growth" is often seen as the benchmark of progress; but it isn't. Rather, our city should make & market itself as a retirement community magnet.
- Lack of jobs in the area. Lack of affordable housing. Currently, a City Council that doesn't seem to do much. Need to focus on what is best for Greenwood not what will bring in the most tax money.
- A ghost town as a dwindling population
- Funding issues. Not a strong enough tax base. Repair on old city buildings. Replacement of fire safety equipment. Concerns over fire safety, implementation of fire smart program. Food Security. Water/draught concerns.
- Water. Flood mitigation.
- No employment for new residents
- The biggest challenge is affordable housing. Our population is aging and there is no affordable "downsizing" option for our seniors. The lack of affordable housing to rent or purchase also discourages young families from moving here and followed closely by lack of work.

**If you could wave a magic wand, what, if any, are the “Big Things” you would do to make Greenwood continue to be a great place to live and prepare us for the future?**

- I would cut a Firebreak line in the forest around the city, and keep it maintained every year. I would also use the firebreak line in other ways, like having hiking trails through it, and maybe setup a disc golf course or other shared use. I would have a fee for vacant business units (commercially zoned units) that have been left empty, and without renovations, for a period of 6 months. After 6 months of remaining idle, the owner must pay a monthly tax (some small percentage of the assessed value). This will help fill up all the vacant business spaces around town, and possibly reduce rents for business

owners. I would establish a fund to offset the travel and lodging costs associated with having a baby, to help growing families who live in town. They do a simple application to the city, and can submit receipts totalling up to \$2,000, for food, gas, and lodging expenses incurred up to two weeks prior and two weeks after the child's birth. I would do a thorough review of the soil quality in the city, and make remediation plans as needed. This is historically a smelter and mining town and the contaminants from that are likely still in the ground and pose threats to health. If remediation is needed, then hire a remediation liaison to handle the process with the BC Environmental protection and sustainability department. I believe the costs of remediation are covered by them. I would find a way to get a child daycare in town. Families in cities with access to affordable, subsidised childcare have an advantage in the workplace over the families living here.

- My magic wand would find the money to improve our infrastructure, preserve our heritage buildings and attract a variety of businesses that would employ young people.
- Total loving kindness
- SOMEHOW develop a cohesive community, with members that: listen respectfully, quit undermining and backstabbing and are willing to work hard to attain a sustainable future for all
- New fire hall, recreation centre, a back up sewer, and new water pipes.
- First and foremost, I wish Greenwood was a fire smart community. Second, I wish that Greenwood's had a Statutory Building Scheme for properties fronting the highway to maintain the historical look of Greenwood.
- Restore heritage buildings and create a true 1897 atmosphere. Year-round festivals like Christmas festival, festival of lights, Oktoberfest, and music.
- Community center not focused on drinking or seniors. Restaurants who care about cross contamination for people with food allergies
- Flourishing businesses on Main St, as opposed to random down and out squatters in commercial buildings. Absentee owners and landlords addressed.
- Ability to have a tiny home on owned land as a primary dwelling (anything under 645sqft) - abolish the minimum mandatory build sizes for primary residence. An in-town doctor or nurse practitioner.
- Increase buildings available for rental options. Available recreation programs. Addition of a grocery store. Development of city park - finish play structures, walking paths, washrooms, add spray park. Youth centre/ rec centre
- A well designed, well promoted trail system would attract prospective residents and give travelers another reason to stop here. Greenwood has an older population, and many homes could be end up empty if there is no specific draw to bring new energy to the city. Mountain Bikers and Dirt Bikers dream about having an affordable place to live with the sort of terrain that surrounds Greenwood. Build them trails and they will come here! Trails systems bring innumerable economic benefits including the jobs they directly create as well as jobs for the business that could grow peripherally. Mountain bikers love spending money on Food and Beverages, and some will need a place to stay for the night.

- As "the" place to retire (weather, skiing, low-costs, small homes...) it will need, due to lack of any police presence, a full-time Bylaw officer. Retirees, with choices and money, move to orderly communities.
- Choose a "theme" for Greenwood. Leavenworth, WA is committed to a Bavarian theme and people are always going there. Motels are solidly booked almost year-round. Greenwood should perhaps focus on a mining/late 1800's theme and have the downtown really embrace the idea.
- Seniors housing
- Do restoration on all city heritage buildings. Preserve all heritage sites. Create sustainable long term competitive wages, business/jobs. Create a trail/tour system to see communities. Mining/ruin sites.
- I would like to create jobs, maintain cleanliness, organization, and productivity.
- 1. Affordable housing - residential pocket neighbourhoods 2. Youth/teen drop-in centre or rec centre 3. I would look into available grants to. A upgrade our volunteer fire department building and equipment b. restoration and upkeep of our historical treasures (buildings, landmarks)
- Employment or business opportunities to vitalize community. A whisky or beverage factory.
- Walk and bicycle friendly with the ability to have multi-model transit connecting it to other population centres. We need more public places where the public and visitors can interact other than the busy highway 3 corridor. Traffic calming needs to happen on North Kimberley We have in-migration to the region largely due to it's relative affordability, however housing is a huge issue for people who grew up here because they cannot afford property any longer. Housing should be built denser so that people don't feel like they should need a vehicle to get around. Solar panels should be widely used for electricity production. There will be more willingness for people helping other people since we can't rely on other people doing things for us as the community ages. It would be great to see multi-family residential development that could accommodate affordable and supportive housing. All land use and development planning should be done to minimize risks of climate change disasters - flood and fire in particular. Air quality needs to be improved with wood-stove replacements, alternatives to burning slash piles and backyard burning and increase awareness of idling of trucks and automobiles. We need to work towards growing tree cover- canopies to respond to the warming climate and reduce the amount of asphalt in our city. Water supply will be a problem with increasing drought years and there will need to be cooperation to conserve. Rainwater harvesting should be a consideration. The relationship of the West Boundary Community Forest to the City of Greenwood is suspect. Cumulative loss of forest cover in the region is a problem and a lot of the local recreation trails and area have been logged, leading to higher heat indices and are the areas actually going to grow back in our changing climate. The city depends too much on this income and it is unclear that the Council is able to manage it.

## Is there anything else you want to share with us about your future dreams for Greenwood?

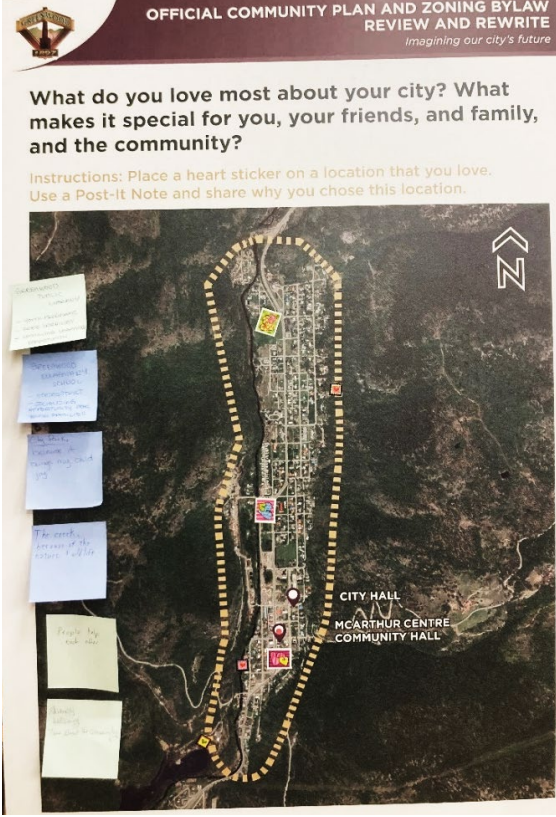
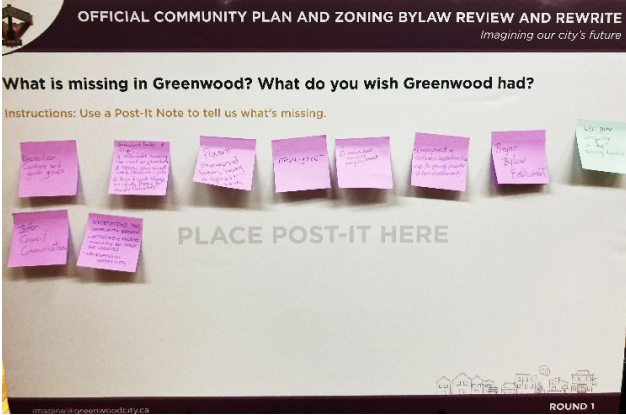
- Future dreams are only attainable through a desire to make these dreams become a reality. Hard work, an actual interest in the City, professional development, cooperation, and sincere good will.
- Pave the C&W and prohibit motor vehicles on it.
- That we all get counselling in effective communication and learn Roberts Rules so that we can actually have a respectful productive meeting and get on with growing this community.
- Recreation Centre, youth programs, mental health/ safe spaces.
- no.
- Explore why we keep losing CAO people.
- Would like to see the community come together as a whole and not have 'sides' on council. To have an effective communication to the residents
- Acknowledgement of First Nations and Colonialism. Founders Day, while being a wonderful celebration, can be very insulting to our indigenous community. Speaking with the Métis representative at Founders Day when I asked her how she felt about this celebration she said that reconciliation goes both ways, but the land had already been founded. Something to think about when focusing on updating Greenwood's image.
- Can't wait to make Greenwood my home
- Maintain our current drinking water system. No chlorination.
- I see Greenwood going in a sad direction if the population declines. It's so hard to find a job here and the business owners need more people to serve. Remote work changes the game for people looking for an affordable way to live a good life in Canada. If Greenwood can attract remote workers and promote the surrounding wilderness and recreational opportunities, the city could become a very desirable place to live and visit. Many towns in BC have shown that catering to mountain bikers (and the whole spectrum of outdoor enthusiasts) can create a boom. We're lucky to be located between two heavily visited areas and the target market is driving through here constantly. We just need to encourage more of them to stop more often, and for longer.
- Slowly, but surely, see any/all mobile homes replaced by small houses. Allow no mobile homes in the future.
- There needs to be transparency in all planning activities and respect for the input of citizens.
- I know we have a dwindling population so youth is a vital part of our future so... clean, organize and maintain the land if not we will suffer
- The Biggest thing is will there be a place for everyone in the future of Green or just some...
- It annoys me no end that people who obviously hate Greenwood (and life in general) live here and feel it is okay to run down our City, our community, our government. Focus on developing/maintaining the history and the claim of our city.
- I know that this is not what people are ready for but we need to be thinking about being climate resilient and climate ready for the future of Greenwood.

I'm not interested in continuing to live in a community that is going to ignore this.

**Do you have any questions for us about this project and process?**

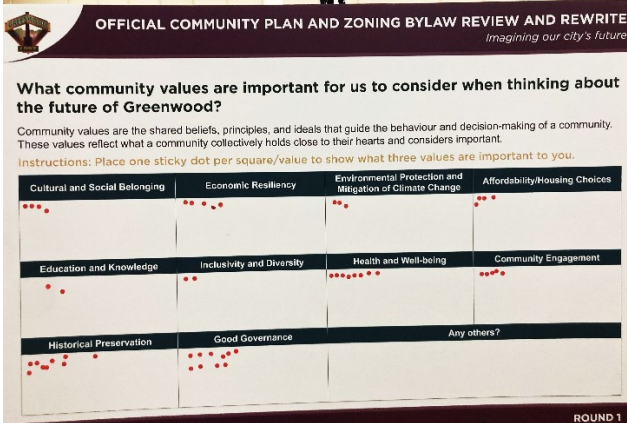
- Thank you for this online survey. I won't attend public discussions because of my disability.
- The project should always be a work in progress and changes will occur over time. The process of encouraging participation of the citizens is most important.
- What is your experience? Do you have examples of your work in developing these OCP's and how successful was that work?
- How frequently will there be opportunities for community discussion? Will there be working groups formed to help fulfill desired outcomes - i.e. neighbourhood associations?
- Will a collated summary of this project be available for public viewing?
- No
- No
- No
- No not at this point
- What provision are being put in place to preserve historical buildings/culture. Are we putting long term building requirements as a heritage theme? Are we choosing any housing rules to allow for infill suites, basement rentals?

## Appendix B: Open House Feedback

Verbatim Feedback	Image of Feedback activity
<ul style="list-style-type: none"> <li>• Greenwood Public Library               <ul style="list-style-type: none"> <li>- Youth Programs</li> <li>- Free Services</li> <li>- Continued Learning Opportunities</li> </ul> </li> <li>• Greenwood Elementary School               <ul style="list-style-type: none"> <li>- Strong Start</li> <li>- Socializing opportunity for young families</li> </ul> </li> <li>• City Park because it brings my child joy</li> <li>• The creek because of nature and wildlife</li> <li>• People help each other Friendly, welcoming, care about the community</li> </ul>	 <p>The image shows an aerial map of Greenwood, British Columbia, titled "OFFICIAL COMMUNITY PLAN AND ZONING BYLAW REVIEW AND REWRITE" with the tagline "Imagining our city's future". The map is outlined in a dashed yellow line. Several colorful Post-it notes are stuck to the map, primarily along the left side and near the center. A north arrow is in the top right corner. Labels on the map include "CITY HALL" and "MCARTHUR CENTRE COMMUNITY HALL".</p>
<ul style="list-style-type: none"> <li>• Recreation centres and youth groups</li> <li>• Greenwood lacks three things: Affordable housing for rent or purchase; steady year-round work/business/jobs; Significant things for youth/teens to occupy themselves</li> <li>• Prevent Greenwood from becoming a ghost town</li> <li>• Employment</li> <li>• Business causing employment</li> </ul>	 <p>The image shows a wall with the title "OFFICIAL COMMUNITY PLAN AND ZONING BYLAW REVIEW AND REWRITE" and the tagline "Imagining our city's future". Below the title is the question "What is missing in Greenwood? What do you wish Greenwood had?" and the instruction "Instructions: Use a Post-It Note to tell us what's missing." Several pink Post-it notes are stuck to the wall. A large grey box with the text "PLACE POST-IT HERE" is visible. At the bottom right, there is a small graphic of houses and the text "ROUND 1".</p>



Verbatim Feedback	Image of Feedback activity
<ul style="list-style-type: none"> <li>• Employment or business opportunities esp. for young people to serve communities</li> <li>• Proper bylaw enforcement</li> <li>• Use plain language in the zoning bylaw</li> <li>• Better council communication</li> <li>• Opportunities for community growth</li> <li>• Affordable housing</li> <li>• Available buildings for services</li> <li>• Recreational opportunities</li> </ul>	
<ul style="list-style-type: none"> <li>• Residential pocket neighbourhoods would provide inclusive, affordable housing for an aging population or new families starting out</li> <li>• Recreation centres for all ages</li> <li>• Senior/affordable housing</li> <li>• New firehall</li> <li>• Employment bringing in families creating a larger tax base more monies for bettering infrastructure, recreation etc.</li> </ul>	

Verbatim Feedback	Image of Feedback activity												
<ul style="list-style-type: none"> <li>• Cultural and Social Belonging (4 responses)</li> <li>• Economic Resiliency (5 responses)</li> <li>• Environmental Protection and Mitigation of Climate Change (3 responses)</li> <li>• Affordability/Housing Choices (4 responses)</li> <li>• Education and Knowledge (2 responses)</li> <li>• Inclusivity and Diversity (3 responses)</li> <li>• Health and Wellbeing (8 responses)</li> <li>• Community Engagement and Participation (5 responses)</li> <li>• Historical Preservation (9 responses)</li> <li>• Good Governance (10 responses)</li> </ul>	 <p><b>OFFICIAL COMMUNITY PLAN AND ZONING BYLAW REVIEW AND REWRITE</b> <i>Imagining our city's future</i></p> <p><b>What community values are important for us to consider when thinking about the future of Greenwood?</b></p> <p>Community values are the shared beliefs, principles, and ideals that guide the behaviour and decision-making of a community. These values reflect what a community collectively holds close to their hearts and considers important.</p> <p>Instructions: Place one sticky dot per square/value to show what three values are important to you.</p> <table border="1" data-bbox="797 428 1403 667"> <tr> <td>Cultural and Social Belonging</td> <td>Economic Resiliency</td> <td>Environmental Protection and Mitigation of Climate Change</td> <td>Affordability/Housing Choices</td> </tr> <tr> <td>Education and Knowledge</td> <td>Inclusivity and Diversity</td> <td>Health and Well-being</td> <td>Community Engagement</td> </tr> <tr> <td>Historical Preservation</td> <td>Good Governance</td> <td colspan="2">Any others?</td> </tr> </table> <p style="text-align: right;">ROUND 1</p>	Cultural and Social Belonging	Economic Resiliency	Environmental Protection and Mitigation of Climate Change	Affordability/Housing Choices	Education and Knowledge	Inclusivity and Diversity	Health and Well-being	Community Engagement	Historical Preservation	Good Governance	Any others?	
Cultural and Social Belonging	Economic Resiliency	Environmental Protection and Mitigation of Climate Change	Affordability/Housing Choices										
Education and Knowledge	Inclusivity and Diversity	Health and Well-being	Community Engagement										
Historical Preservation	Good Governance	Any others?											