



COMMITTEE OF THE WHOLE AGENDA

Monday, March 3, 2025 at 7:00 p.m.

Council Chambers

325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings, please be advised that the Hope Ratepayers Association is recording these meetings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the March 3, 2025, Committee of the Whole Meeting Agenda be adopted as presented.

3. ADOPTION OF MINUTES

(a) Committee of the Whole Meeting

(1)

Recommended Resolution:

THAT the Minutes of the Committee of the Whole Meeting held February 10, 2025, be adopted, as presented.

4. OTHER PERTINENT BUSINESS

(a) Official Community Plan and Zoning Bylaw Update – Council Workshop (3)

Representatives from Stantec Consulting will be in attendance to present to Council and seek input regarding the Official Community Plan and Zoning Bylaw Update Project.

5. QUESTION PERIOD

6. CLOSE COMMITTEE OF THE WHOLE

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, February 10, 2025
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Heather Stewin
Councillor Pauline Newbigging

Council Members Absent: Councillor Angela Skoglund
Councillor Dusty Smith

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Thomas Cameron, Fire Chief
Branden Morgan, Deputy Corporate Officer
Danielle Laporte, Communications System Analysis Advisor

Others Present: 11 members of the public and 1 media

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:05 p.m.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the February 10, 2025 Committee of the Whole Meeting Agenda be adopted, as presented. **CARRIED.**

3. ADOPTION OF MINUTES

(a) Committee of the Whole

Moved / Seconded

THAT the Minutes of the Committee of the Whole Meeting held February 3, 2025, be adopted, as presented. **CARRIED.**

4. STAFF REPORTS

(a) Report dated February 4, 2025 from the Chief Administrative Officer Re: Museum Artefact Deaccessioning and Disposal Policy

The Chief Administrative Officer (CAO) provided a summary of the draft policy. Council inquired as to how fair market value of an item is determined, and the format of the auction process. The CAO advised that staff could conduct research on individual items, and that auctions can take place at the storage facility or at an external location for larger quantities. He added that the policy allows for some flexibility in determining the format and location of the auction.

Council inquired as to how the auctions will be advertised to the public. The CAO advised that the District and AdvantageHOPE will be able to advertise through their websites, social media, and the newspaper. Council inquired as to the status of item “005.15.1 a-b” that was removed from the January 8th Museum Artifact Deaccession list. The CAO advised that the item remains in the museum collection and noted that if the Museum Artefact Deaccessioning and Disposal Policy is approved, the item would follow the disposal process if deaccessioned in the future.

Moved / Seconded

THAT the Committee receives the draft Museum Artefact Deaccessioning and Disposal Policy for consideration;

AND THAT the Committee endorses the draft Policy; and

FURTHER THAT Council directs staff to bring this Policy forward to a Regular Meeting of Council for endorsement. **CARRIED.**

5. QUESTION PERIOD

6. CLOSE

Moved / Seconded

THAT the February 10, 2025 Committee of the Whole Meeting adjourn at 7:15 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on February 10, 2025 in Council Chambers of the District of Hope, British Columbia.

Mayor

Director of Corporate Services

District of Hope: **Official Community Plan** **& Zoning Bylaw Update**

Project Introduction and **Priority Setting**





Photo: Adobe Stock

Agenda

1. Why Are We Here?

- Provincial Legislative Context
- Provincial Timeline Expectations
- District of Hope 20-Year Housing Needs
- Project Plan

2. The Role of an OCP and Zoning Bylaw

- Planning Hierarchy
- What is an OCP
- What is a Zoning Bylaw
- District of Hope's Existing Policy Framework

3. Engagement Strategy Overview

4. Council Vision and Priorities

Homes for People – The Province Acts



Speeding up delivery



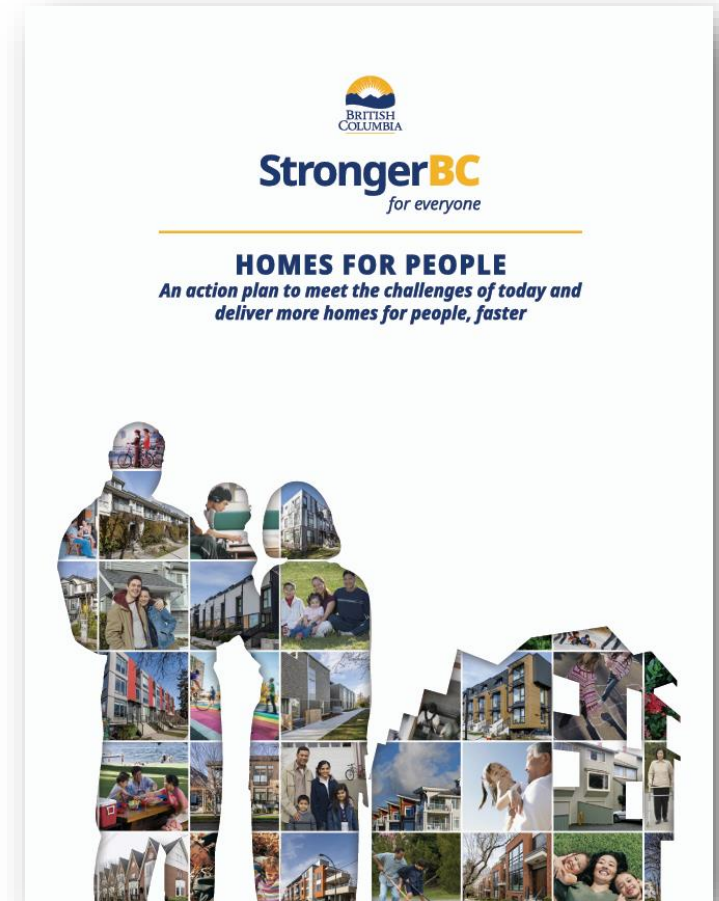
Increasing the supply of attainable small scale, multi unit housing



Helping those who need it the most



Fighting speculation and profiteering





Delivering Homes Faster & Homes for Everyone



- More small scale, multi-unit housing
- Make it easier and affordable for people to rent out secondary / basement suites
- Speed up permitting / approvals to build homes faster
- Deliver more homes & services near transit



- New income tested renter's tax credit
- More homes for people experiencing homelessness
- Partner to redevelop single room occupancy units
- Revitalize and expand aging BC Housing properties



- More social housing units
- Additional campus rooms for post-secondary students
- Protect affordable rental units
- Deliver housing via partnerships with Indigenous communities



- Implement a "Flipping Tax"
- Stricter enforcement on short-term rentals
- Solve renter/landlord disputes faster and get tougher on bad-faith evictions
- Offer more protections for renters displaced by redevelopment



Provincial Legislative Context

Bill 16: Inclusionary Zoning (IZ)

- Affordable Housing

Bill 35: Short-Term Rental

- Short-Term Rental Regulations

Bill 44: Residential Development

- Small-Scale Multi-Unit Housing
- Proactive Planning

Bill 46: Development Financing

- Expanded Development Cost Charges (DCC)
- New Amenity Cost Charges (ACC)

Bill 47: Transit-Oriented Areas

- More density around frequent transit services

Bill 44: Proactive Planning

- Housing Needs Report (HNRs) to identify 20-year housing needs
- OCP and Zoning Bylaw updated to accommodate identified 20-year housing needs.
- OCPs to be updated every 5 years (including public engagement)
- HNRs to be updated every five years (first regular by December 31, 2028)
- Public Hearings prohibited for OCP compliant projects

Why?

- Address inconsistencies and ensure better upfront long-term planning
- Standardize housing needs reports
- Speed up permitting process
- Ensure adequate housing in OCP
- Align Zoning Bylaw with OCP
- Moveaway from site-by-site rezoning or spot zoning



Provincial Timeline Expectations

Housing Needs Reports

All local governments must update HNRs using a standard method, for a more consistent, robust, understanding of current and anticipated local housing needs – the 20-year total # of housing units.

**Interim HNR update:
Jan 1, 2025**

Official Community Plans

Municipalities must:

- Update OCP every 5 years (with public engagement)
- Ensure OCP provides for the 20-year total # of housing units.

All Local Governments must:

- Plan for housing over a longer timeframe (20 years, not 5)
- Include policies that address a broader range of housing types (e.g. family housing, seniors housing, housing for those at risk of homelessness)

**OCP update: December 31, 2025
Municipalities Only**

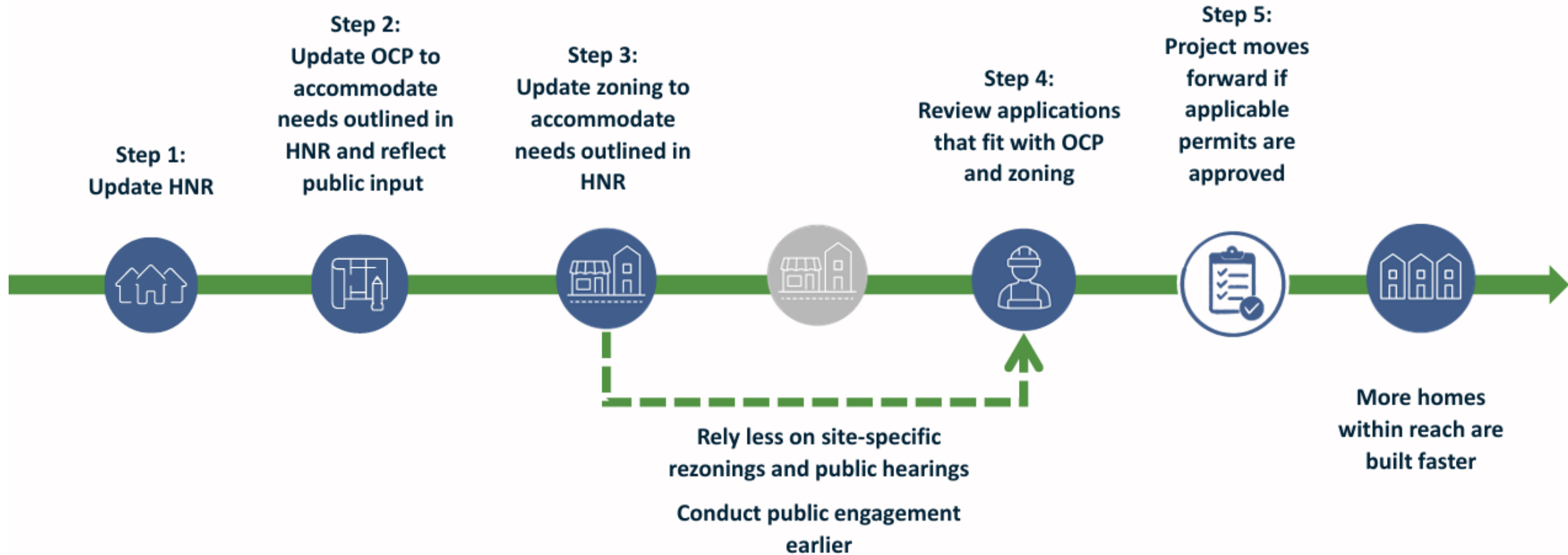
Zoning Bylaws

Municipalities must align zoning bylaws with HNR and OCP by accommodating (pre-zoning) the 20-year total # of housing units.

**Zoning bylaw update:
Dec 31, 2025**



Provincial Process Expectations





District of Hope – 20-Year Housing Needs

	Additional Housing Units Needed	
	5-year	20-year
A. Extreme Core Housing Need <i>(Living in unsuitable housing due to size, age, or condition)</i>	24 units	95 units
B. Persons Experiencing Homelessness	23 units	45 units
C. Suppressed Household Formation <i>(Living with others because they cannot find alternative housing)</i>	59 units	236 units
D. Anticipated Growth	446 units	1,209 units
E. Rental Vacancy Rate Adjustment <i>(Housing needed to achieve a 3% vacancy rate)</i>	2 units	10 units
F. Additional Local Demand <i>(Demand buffer)</i>	132 units	528 units
Total	686 units	2,123 units

- Hope population projected to be 7,617 in 2046 (BC Stats)



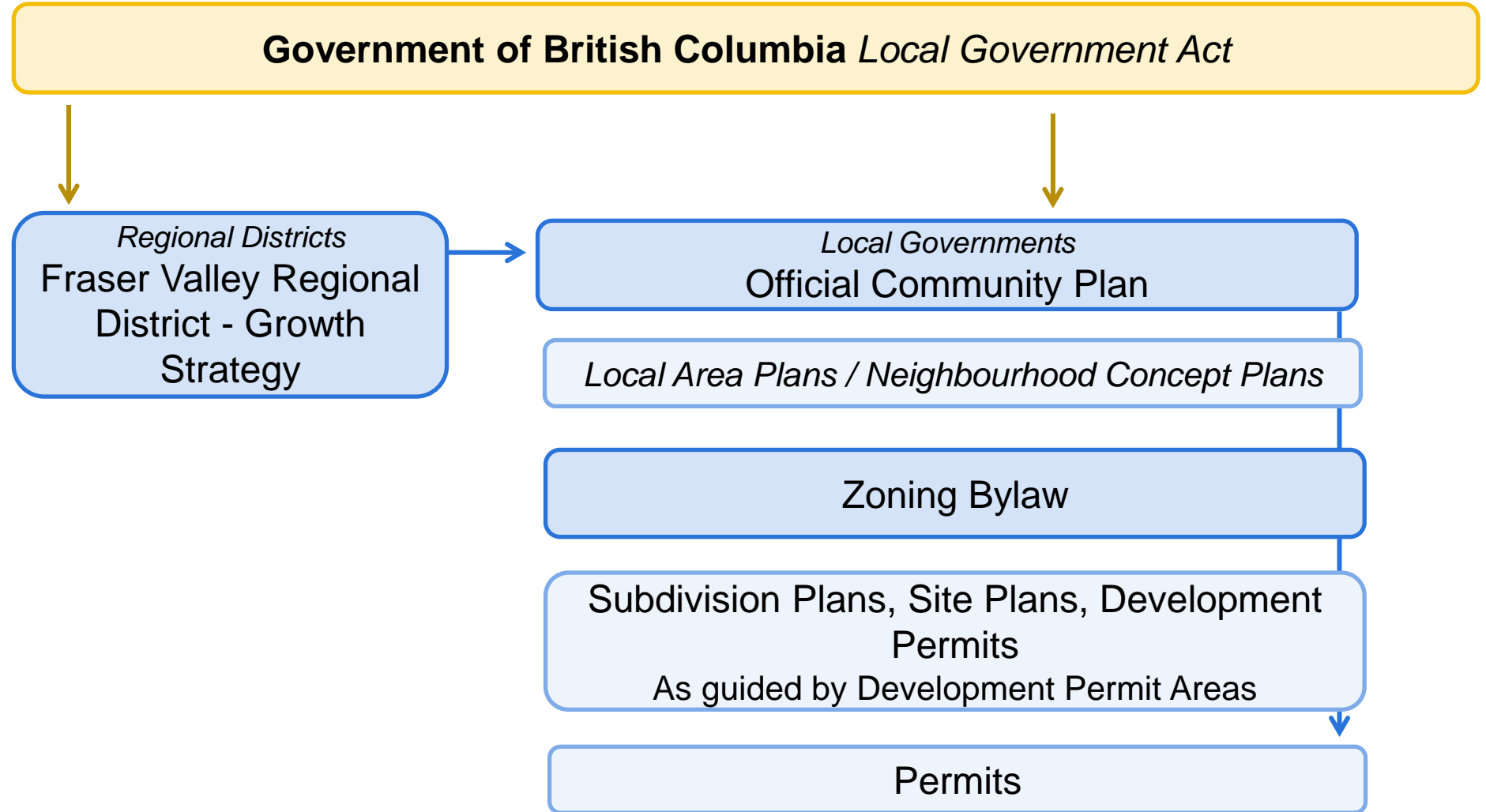
OCP and Zoning Bylaw Update – Project Plan

Key Tasks	Est. Timeline
Phase 1: Background Research <ul style="list-style-type: none">• Project kick-off and scope clarification• Development Engagement plan• Background review• Forecasting and Geospatial Model	Jan – Mar 2025
Phase 2: Concept Engagement <ul style="list-style-type: none">• Staff and Council Workshops Round 1• In-Person and Virtual Community and Stakeholder Engagement Round 1• Development of OCP Concepts and Themes	Jan – Mar 2025
Phase 3: Create the Plan <ul style="list-style-type: none">• Draft OCP and Zoning Bylaw Revision 1 and Staff Workshop• Draft OCP and Zoning Bylaw Revision 2 and Staff and Council Workshop• In-Person and Virtual Community and Stakeholder Engagement Round 2• Draft OCP and Zoning Bylaw Revision 3 and Staff Workshop• Finalization of OCP and Zoning Bylaw and Council Adoption	Mar – Dec 2025 March - June June - July July - August August - September September - December



Planning hierarchy

High Level
Concepts



More
Detailed



What is an Official Community Plan

Role

Intended to guide decisions on planning and land use management, by describing the long-term vision of a community.

Content

As outlined in the *Local Government Act*, an OCP must include:

- Statements and map designations addressing:
 - The approximate location, amount, type, and density of **residential development** required to meet anticipated housing needs over a period of at least 20 years;
 - the approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
 - the approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
 - restrictions on the use of **land** that is **subject to hazardous conditions or that is environmentally sensitive to development**;
 - the approximate location and phasing of any **major road, sewer and water systems**;
 - the approximate location and type of present and proposed **public facilities**, including schools, parks and waste treatment and disposal sites;
 - other matters that may, in respect of any plan, be required or authorized by the minister.
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Targets for the reduction of greenhouse gas emissions** in the area covered by the plan, and policies and actions of the local government proposed with respect to achieving those targets.

...and may include:

- *policies relating to:*
 - *social needs, social well-being and social development;*
 - *preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity;*
 - *alternative forms of transportation;*
 - *transportation demand management*
- *a regional context statement, consistent with the rest of the plan, of how [required content] and other matters dealt with in the plan, apply in a regional context;*
- *respecting the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;*

Key features of an OCP

- Articulates the community's long-term vision by reflecting local views and perspectives.
- Provides a framework for decision making by outlining goals, policy priorities and land use designation.
- Identifies land subject to Development Permit Areas and outlines associated guidelines.
- Includes maps to direct future growth.
- Integrates other planning-related initiatives and master plans.
- Provides information to the public, developers, other governments, and anyone interested in working in or with the District.
- Should resonate with Council, staff, residents, and local First Nations.

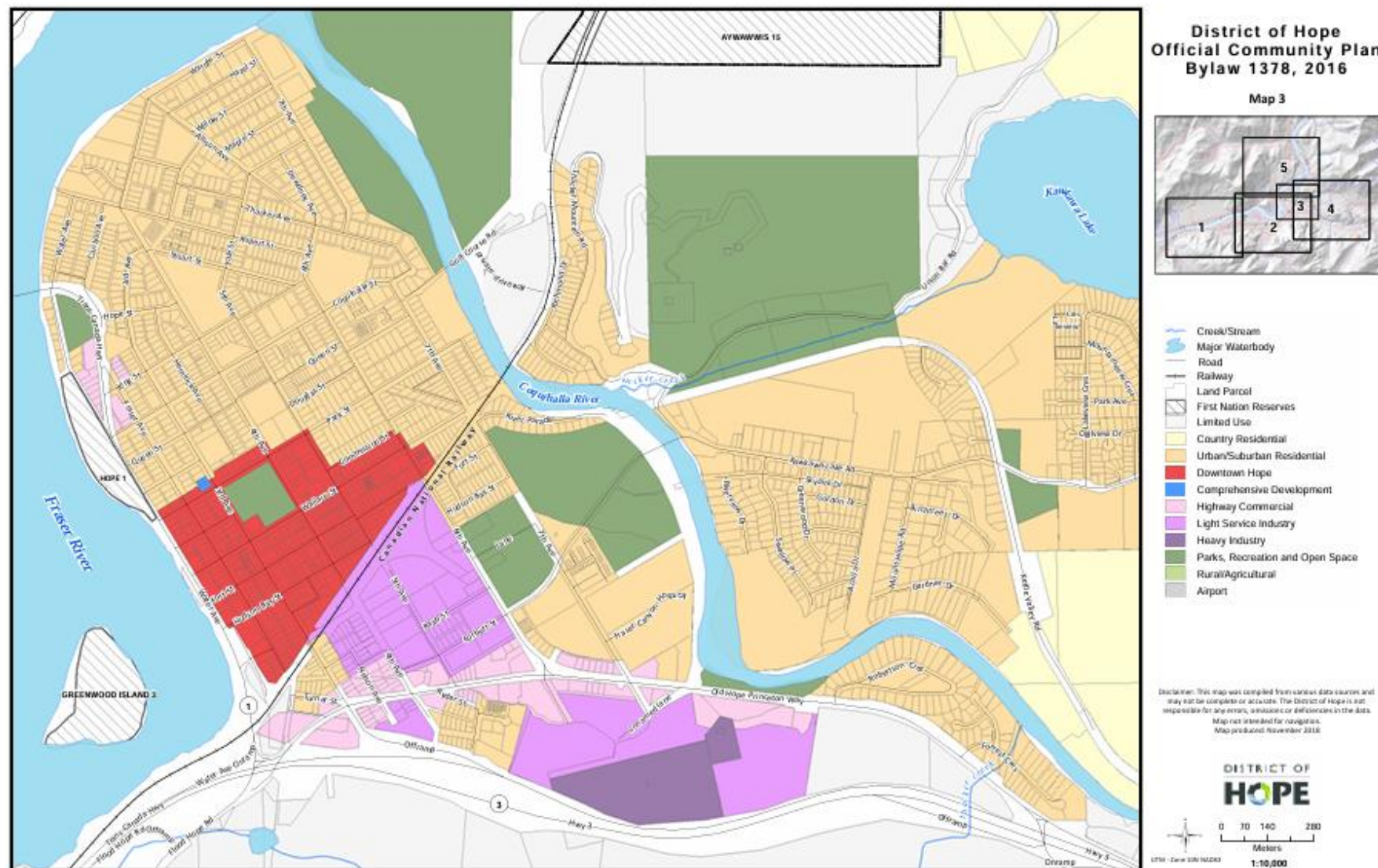


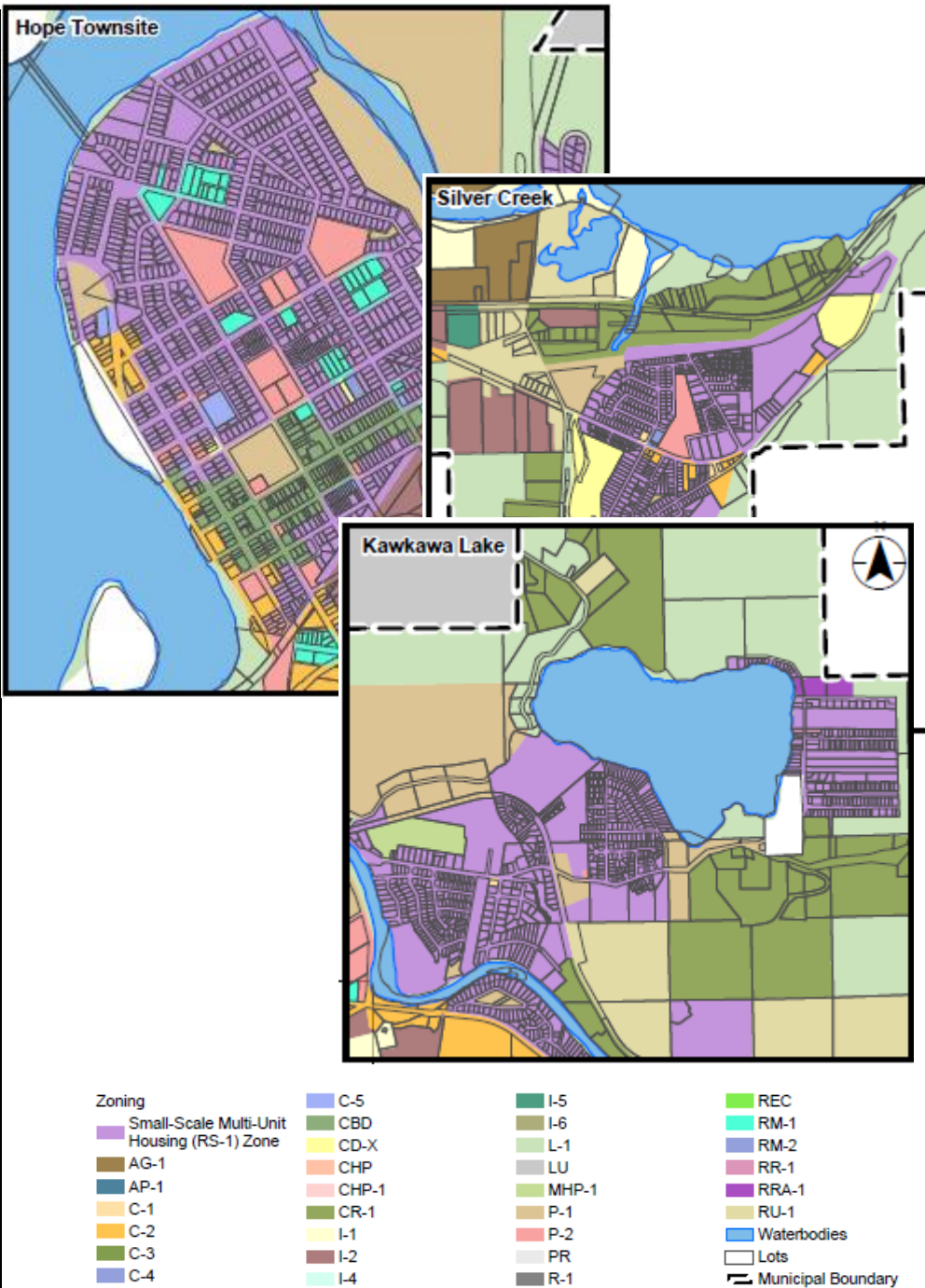
Photo: Adobe Stock

Future land use map

Land Use Designations

- Country residential
- Urban / suburban
- Downtown
- Comprehensive development
- Highway commercial
- Light service industry
- Heavy industry
- Parks, recreation, and open space
- Rural / agricultural
- Airport





What is a Zoning Bylaw

Role

A Zoning Bylaw is the key implementation tool of the OCP. It is intended to reflect the vision of the community and regulate how land, buildings, and other structures are used.

Should be specific, reflect existing conditions, consider every legal land parcel, and identify only what is currently approved.

Content

As outlined in the *Local Government Act*, a Zoning Bylaw divides the community into zones, with established boundaries, and regulates:

- Use and density of land, buildings, and other structures
- Siting, size and dimensions of buildings and other structures and permitted uses
- Shape, dimensions and area of all parcels of land created by subdivision (this can include establishing minimum and maximum parcel sizes)
- Location of uses on the land and within buildings and other structures



Key Differences between an OCP and Zoning Bylaw

OCP

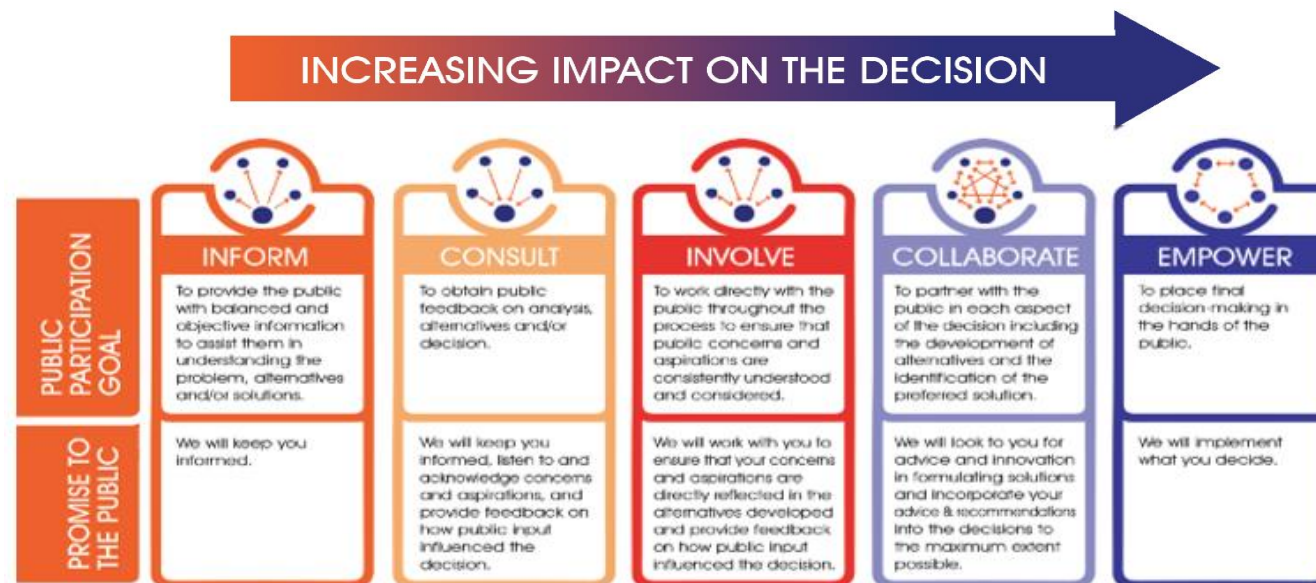
- Should be **general**, identifies areas to accommodate the community's land use needs
- Used as a **guide for future development**
- Land uses are identified at a higher-level (designations)
- Not intended to be totally reflective of existing development

Zoning Bylaw

- Should be **specific**, defined boundaries of each zone
- Used to **regulate existing development**
- Each zone has detailed regulations that are applied per legal parcel
- Should identify only what is currently approved for development on a specific parcel



Engagement Strategy Overview



Goals

- Inform participants about the roles of the OCP and Zoning Bylaw and how they are used by municipal staff.
- Implement flexible engagement tools, such as community pop-ups, to promote equitable access and inclusion.
- Showcase the progress that has been made since adoption of the last OCP.
- Build and improve relationships with local First Nations, government agencies, community members, businesses, and other organizations operating in Hope.
- Provide several, on-going opportunities for participants to share their opinions about the future of Hope.



Engagement schedule

Engagement Round 1 (in-person / virtual) – Winter 2025

Introduce the project, gather visioning information, and identify priorities:

- Council workshop
- In-person public information sessions (2)
- Online survey
- Pop-up events at local gathering spots (3)
- Meetings with other governments
- Meetings with community representatives

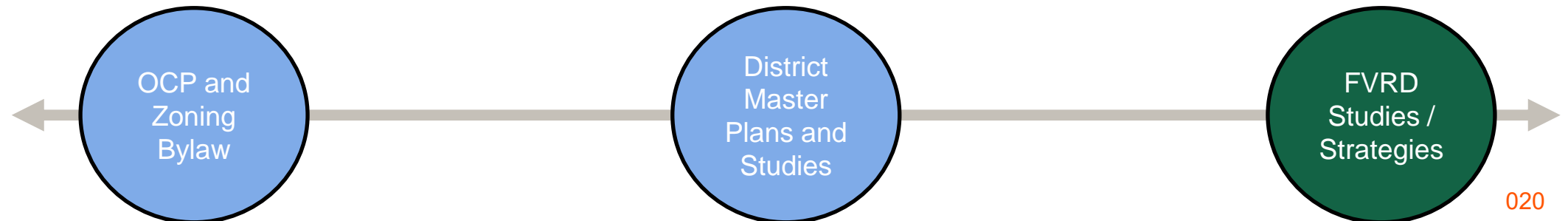
Engagement Round 2 (in-person / virtual) – Summer 2025

Showcase how the vision and priorities from Round 1 have been used to shape the OCP and Zoning Bylaw:

- Council workshop
- In-person public information sessions (2)
- Online survey
- Pop-up events at local gathering spots
- Meetings with other governments
- Meetings with community representatives



District OCP, Zoning Bylaw, and Supporting Plans





What has changed since the last OCP update?

Hope Population

- Over 8% population increase in Hope between 2016 and 2021. The 2016 population was **6,181** compared to **6,686** in 2021 (census).
- This growth contrasts with Hope's population decline between 2006 and 2011, where it shrank by 3.5%. There was little population change in the 30 years preceding 2006.

Hope Housing and Income

- The median price for a detached home in Hope was **\$308,000** in 2016. The median price in January 2025 was **\$702,561** (houseful). This is a 128% increase.
- The median total household income in Hope was **\$51,226** in 2015. This increased to **\$62,400** in 2020 (Census).

Broader events impacting Hope

- Covid impacts - urban retreat and home working. 57% (1,209) of Hope's identified 20-year housing needs is categorized as 'anticipated growth' which is defined as movement within the regional district.
- Atmospheric river impacted Hope and Fraser Valley in 2021.
- Forest fire in 2022.

District of Hope Actions

- Master Plans and Studies (i.e. Servicing Master Plans (2019-2022), Hope Downtown Action Plan (2023)).
- Introduced SSMUH zoning to transform single-family zones.
- Interim Housing Needs Report – 2,123 more units required over 20 years.
- FVRD Regional Growth Strategy (2024).
- The District has approved 149 housing permits since 2021.
- The District has issued residential form & character development permits for 60 dwelling units in multi-family buildings since 2022.



Existing OCP Structure

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What is Hope

Situated at the east end of the lush Fraser Valley, Hope offers many of the amenities of a large centre, while at the same time preserving the lifestyle of a small mountain community. Previously, Hope was a resource-focused community relying on forestry, transportation, and mining. Now, Hope is transitioning to a service-based economy, providing an inviting place for young families and retirees with plenty of opportunities for outdoor recreation and tourism.

Existing Vision

In 2040, Hope will be a progressive mountain community offering a high quality of life, connecting people to nature, each other, and themselves. With its natural amenities, and scenic beauty, Hope will be a vibrant, healthy, and active community based on socially and environmentally responsible economic development.

- Is this still accurate or has the vision changed?
- What are the priority areas?
- Where should future growth be directed in Hope?



Questions for you – Council Vision

- What defines Hope as a community?
- What do you love about Hope?
- What are the biggest opportunities the community faces?
- What are the biggest challenges the community faces?
- What do you want Hope to be known for in 20 years?



Questions for you – Council Priorities

- What are your priorities for future community growth in Hope?
- What is working in the OCP and Zoning Bylaw that should be kept?
- What is not working in the OCP and Zoning Bylaw?
- What is missing in the OCP and Zoning Bylaw that would support your strategic vision for Hope?
- What does success look like in an updated OCP and Zoning Bylaw?



Questions for you – Council Implementation

- What characteristics define Hope?
- What are your key design priorities in Hope?
- What is missing in Hope which would improve its character and completeness?
- Are there any regulatory barriers you encounter when making decisions to implement your vision for Hope?