

WELCOME

Thank you for your interest in the District of Hope Official Community Plan (OCP) and Zoning Bylaw (ZB) update project.

PROJECT OVERVIEW

This District of Hope (DoH) is undertaking a renewal of the Official Community Plan (OCP) and Zoning Bylaw (ZB) to guide the future of Hope.

This project can foster positive social, economic, and environmental impact on how Hope grows and changes over time.

WHY IS THE DISTRICT UPDATING THE OCP AND ZB?

- The BC provincial government requires all municipalities to update their OCP and ZB by the end of 2025 to accommodate their identified 20-year housing needs.
- The DoH’s Interim Housing Needs Report was completed in November 2024 and identified a need for 2,123 additional housing units over 20 years.
- New BC provincial regulations now requires municipalities to update their OCPs every 5 years to plan enough homes for the next 20 years. This will involve public engagement.

HOW CAN YOU BE INVOLVED?

Share your thoughts! Your feedback will continue to shape the policies and regulations within the OCP and the Zoning Bylaw. Themes from Round 1:

- [Attracting New Residents and Businesses](#)
- [Creating Downtown Vibrancy and Sense of Place](#)
- [Supporting Community Well-being](#)
- [Reinforcing Multi-modal Connectivity](#)
- [Preserving and Enhancing Community Character](#)
- [Promoting Compact Land Use](#)

PROJECT TIMELINE

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1. Project Kick-Off and Background Review

✓

2. Engagement Round 1
Visioning and Priority Setting
(February – March)

✓

3. Draft OCP and ZBL Amendments
(March – July)

4. **Engagement Round 2**
Review of the Draft OCP and ZB Amendment Ideas
(September)

5. Revising and Finalizing the OCP and ZB (September – October)

6. Council Adoption Process with Public Hearing
(November – December)



Learn more and share your feedback at hope.ca/p/ocp-zb



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

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.

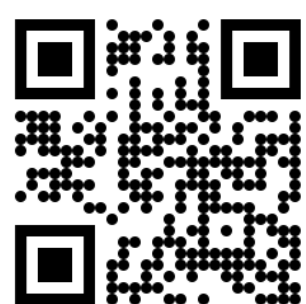
CONTENT

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;
 - the maintenance and enhancement of farming on land in a farming area or in an area designated for agricultural use in the plan;
 - 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 the local government's vision works within a regional planning framework..



Learn more and share your feedback at hope.ca/p/ocp-zb



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

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.

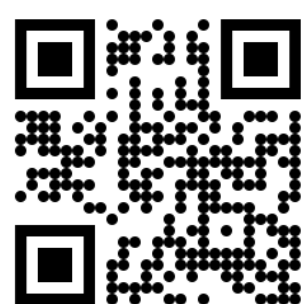
CONTENT

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

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

KEY POINTS

- 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 that parcel
- Must be updated to remain in alignment with the OCP



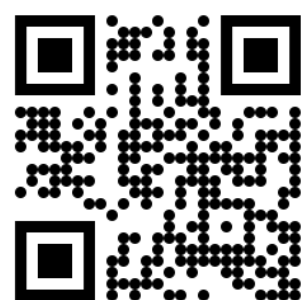
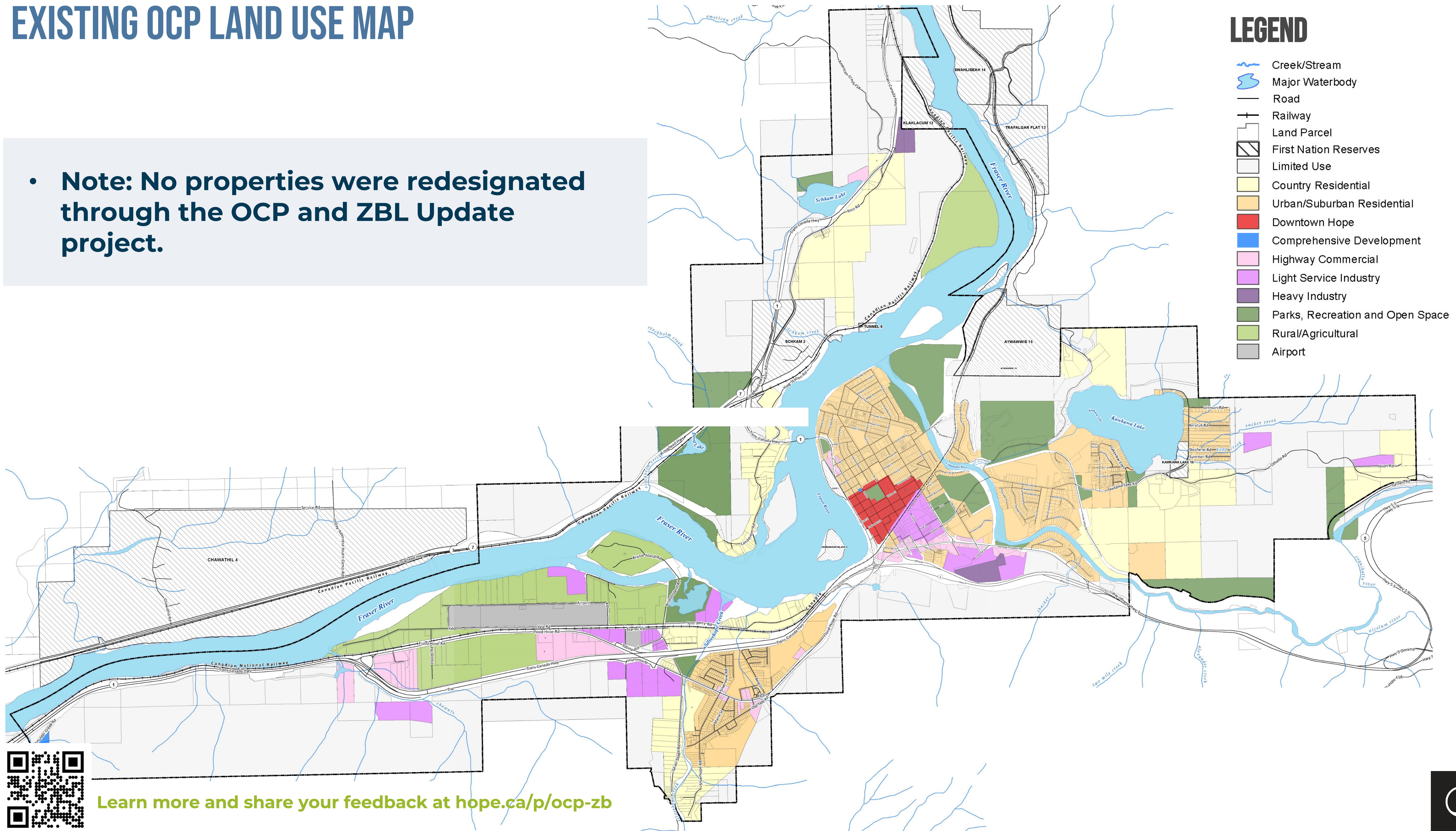
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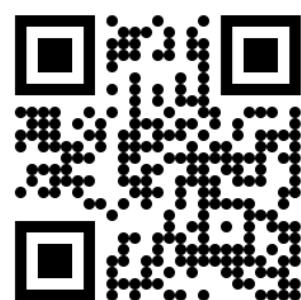
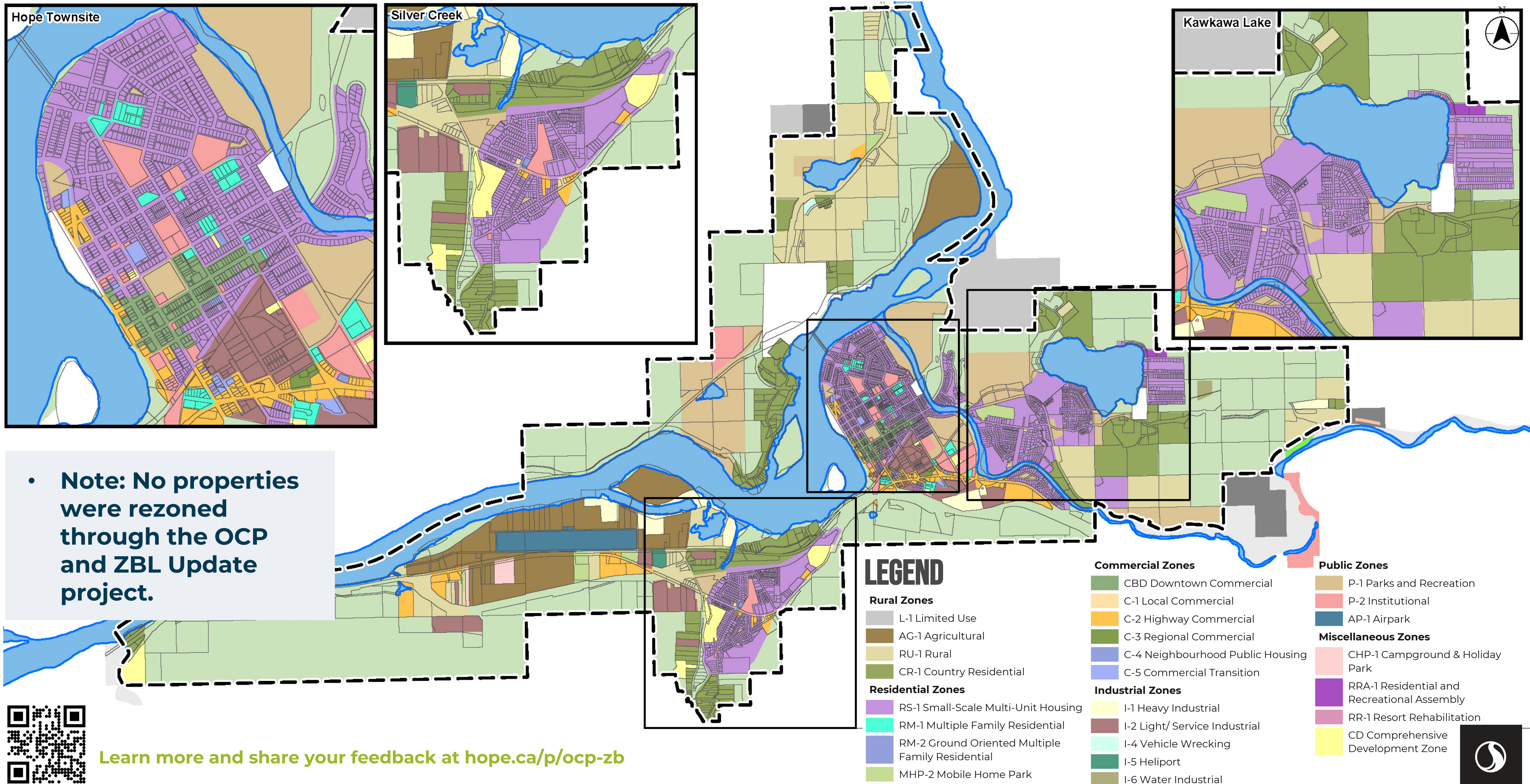
EXISTING OCP LAND USE MAP

- Note: No properties were redesignated through the OCP and ZBL Update project.**



OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING ZONING BYLAW MAP



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OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT WE HEARD AND WHAT WE'RE DOING

Attracting New Residents & Businesses: Employment

Desire to see an increase in variety and types of businesses in Hope.

- Emphasis on diversifying Hope's economy, including commercial and light industrial that fits the community.
- Address the concerns relating to downtown business vacancy
- Prioritize growing tourism and attracting new businesses

Creating Downtown Vibrancy & Sense of Place

Would like to see more support for enhanced tourism.

- Focus on economic development, mixed-uses and more consistent building aesthetic to support a vibrant downtown
- Encourage businesses to locate in downtown
- Create a charming and walkable core with a mix of commercial, civic, cultural, and residential opportunities

Attracting New Residents & Businesses: Housing

Desire to see an increase in new residents and families in Hope.

- Address the concerns relating to affordable housing options
- Increasing housing diversity to provide options across the entire housing spectrum

Supporting Community Well-Being

Residents expressed wanting to continue supporting the community's health-related amenities and services.

- Integrating First Nations history and culture into guiding policy documents and the community
- Addressing impacts of climate change
- Improving healthcare access across the community

Reinforcing Multi-Modal Connectivity

Desire to expand capacity and connectivity between trails and pedestrian networks.

- Expanding multi-modal transportation connectivity to improve accessibility and safety
- Encourage increasing active transportation and cycling infrastructure

Preserving & Enhancing Community Character

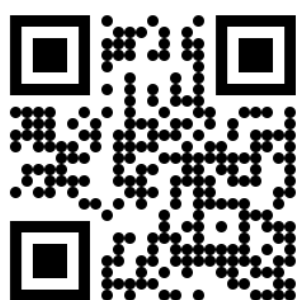
Residents expressed a desire to preserve the existing community character through thoughtful development and environmental protections.

- Strengthening environmental protections for natural areas, riparian areas, and environmentally sensitive areas
- Enhancing and protecting viewscales
- Prioritize trail connectivity and ensure sufficient parks to enable recreation opportunities

Promoting Compact Land Use

Residents expressed concerns about future growth in Hope.

- Support growth in urban areas and the downtown core
- Integrated principles of growth management to promote more efficient use of land and optimizing infrastructure
- Encouraging infill and redevelopment of vacant and underutilized lots



Learn more and share your feedback at hope.ca/p/ocp-zb



Key Elements of the OCP Update

Preserve & Enhance Community Character

- Protect the natural environment and enhance mountain community character
- Enable missing middle housing to increase housing options for residents

Support Community Well-being

- Integration of First Nations culture and history
- Policies to encourage healthcare services
- Policies addressing climate change

Attract Residents & Businesses

- Enable growth of tourism industry
- Focus on quality of life and economic diversity

Downtown Vibrancy

- Policies focussed on developing downtown as a mixed use and cultural hub
- Enhance aesthetics of downtown identity

Promote Compact Land Use

- Policies to direct growth in urban areas, optimize infrastructure, and utilize vacant lots

Multi-modal Connectivity

- Enable active modes of transportation
- Increase accessibility and safety of transportation network

General Updates to the OCP & ZB

- Align OCP and Zoning Bylaw to provincial legislation
- Create a clear relationship between the vision, land use designations, and policies in OCP

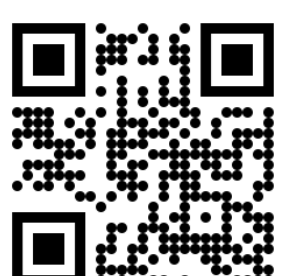
Proposed Vision

Hope is a progressive mountain community with plentiful amenities and scenic beauty that offers a high quality of life, connecting people and families to nature, each other, and themselves. Anchored by a thriving downtown, Hope is a vibrant, healthy, and active community grounded in socially and environmentally responsible economic development. Hope's economic and cultural activities continue to evolve to attract new residents and visitors of all ages.

Are you excited about the future vision of the community?

Do the draft OCP and Zoning Bylaw resonate with you?

Is there anything that was missed?



Learn more and share your feedback at hope.ca/p/ocp-zb



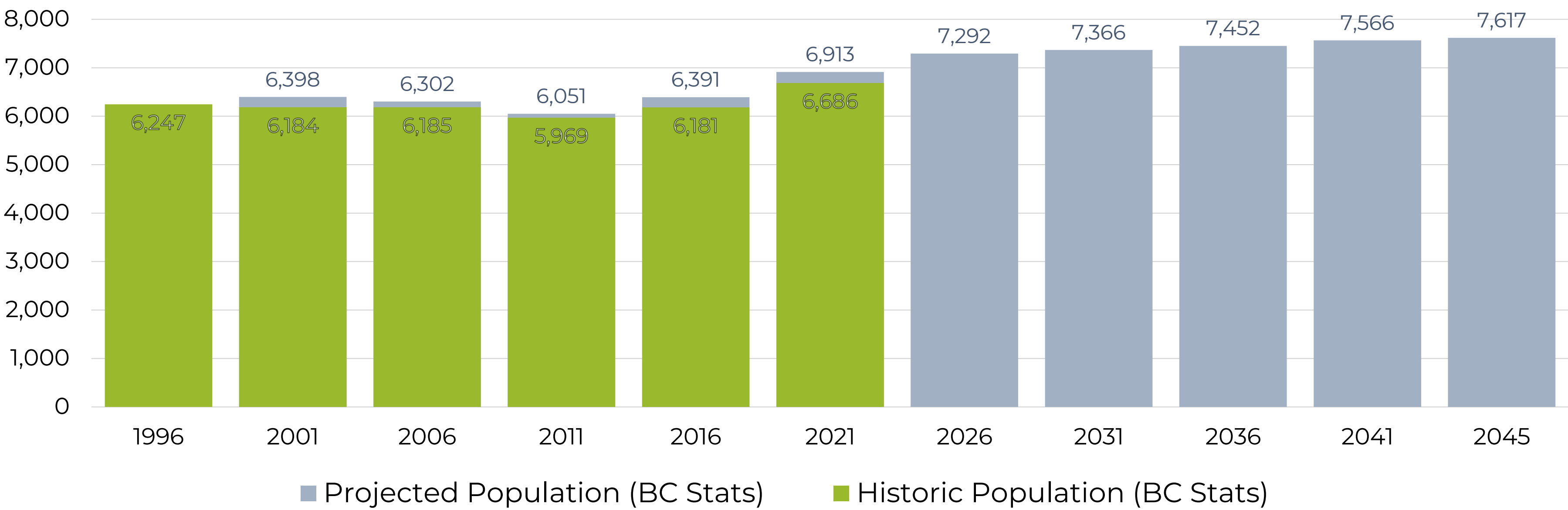
RESULTS OF THE HOUSING NEEDS REPORT

	Additional Housing Units Needed	
	5-year	20-year
A. Extreme Core Housing Need (Living in unsuitable housing due to size, age, or condition)	23.8 units	95.4 units
B. Persons Experiencing Homelessness	22.6 units	45.1 units
C. Suppressed Household Formation (Living with others because they cannot find alternative housing)	59.1 units	236.3 units
D. Anticipated Growth	446.1 units	1,208.9 units
E. Rental Vacancy Rate Adjustment (Housing needed to achieve a 3% vacancy rate)	2.5 units	10.1 units
F. Additional Local Demand (Demand buffer)	131.9 units	527.5 units
Total	686 units	2,123 units

Results of the Housing Needs Assessment were calculated using the guidelines and standards set by the BC Government.

POPULATION AND HOUSING

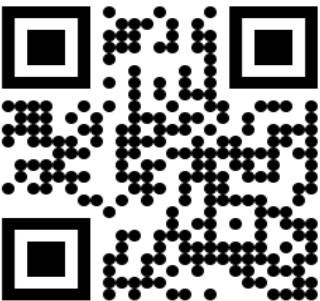
HISTORIC AND PROJECTED POPULATION



Since 2021, the District of Hope has taken several steps to address identified housing needs, including:

- Adopting Small-Scale Multi-Unit Housing Zoning (2024).
- Issuing building permits for 149 residential dwelling units between 2021 and 2024.
- Approving residential Form and Character Development Permits (2022–2024) for four multi-family buildings, adding 60 dwelling units across 4 sites.
- Completing the Hope Downtown Action Plan (2023) to promote infill within the downtown area.

How would you like to see housing options expanded to meet the community’s needs?



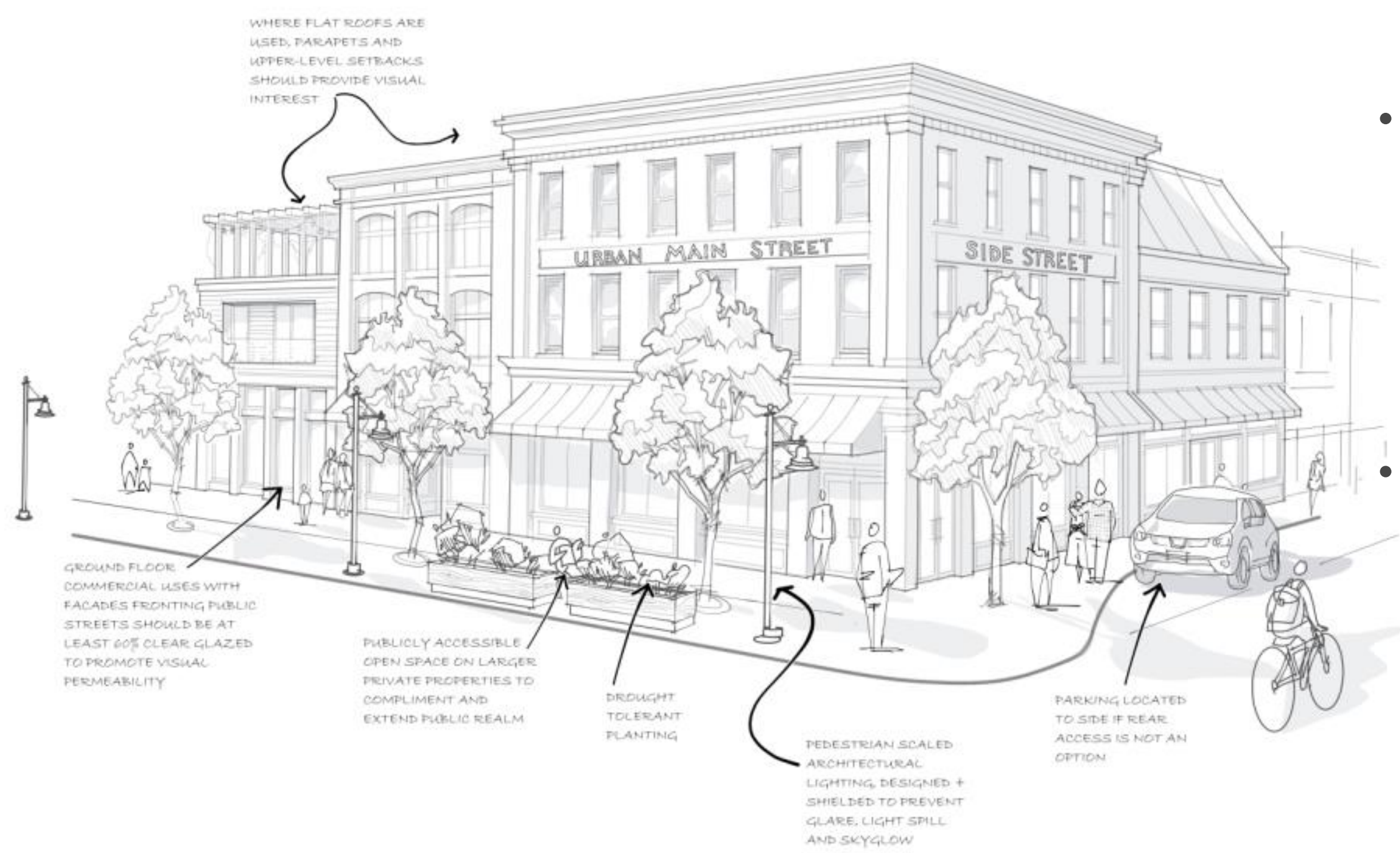
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FORM AND CHARACTER DEVELOPMENT PERMIT AREA

The guidelines aim to preserve Hope’s unique small-town character while promoting a vibrant, walkable, and economically viable downtown. The goal is to balance growth with heritage preservation, integrating new development respectfully within the built and natural environment of Hope.

Vision for Downtown



- The current pedestrian-oriented scale of Wallace Street will be maintained by encouraging lower scaled buildings (2 – 3 storeys) across from Memorial Park.
- Taller buildings (4+ storeys) will be encouraged away from Wallace Street and on corner lots.

Wallace Street Colour Palette Guidelines

Primary Colours	Secondary Colours	Accent Colours	Trim / Detail Colours	Metal / Roofline / Other
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Example Images



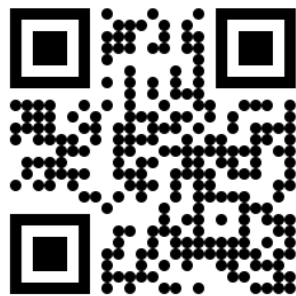
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WHAT DID WE MISS?



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