

WELCOME

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

PROJECT OVERVIEW

The District of Hope (DoH) is renewing the Official Community Plan (OCP) and Zoning Bylaw (ZBL) to guide the future of Hope over the next 15-20 years.

These updates will include guidance for housing, the provision services, and hazard avoidance in the community.

WHY UPDATE THE OCP AND ZBL NOW?

- The BC provincial government requires all municipalities to update their OCP and ZBL 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 new housing units over 20 years.
- New BC provincial regulations require municipalities to update their OCPs every 5 years to plan for enough homes for the next 20 years. This will involve public engagement.

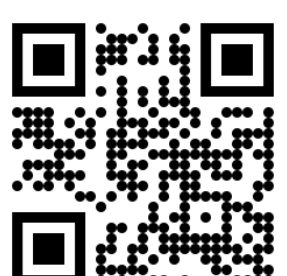
HOW CAN YOU BE INVOLVED?

Share your thoughts! Your feedback will help us to understand the community's vision and determine priorities for the OCP.

- **What is your vision for Hope?**
- **What do you love about Hope?**
- **What do you think could be better?**
- **Where would you like to see growth located?**
- **What worries you for the future living in Hope?**

PROJECT TIMELINE

1. Project Kick-Off and Background Review
2. **Engagement Round 1**
Vision and Priority Setting
(February – March)
3. Draft the Updates
(March – July)
4. **Engagement Round 2**
Present and Review the Draft OCP and ZBL
(July – August)
5. Finalize the OCP and ZBL
(September – October)
6. Council Adoption Process with **Public Hearing**
(November – December)



TAKE THE SURVEY and learn more at hope.ca/p/ocp-zb



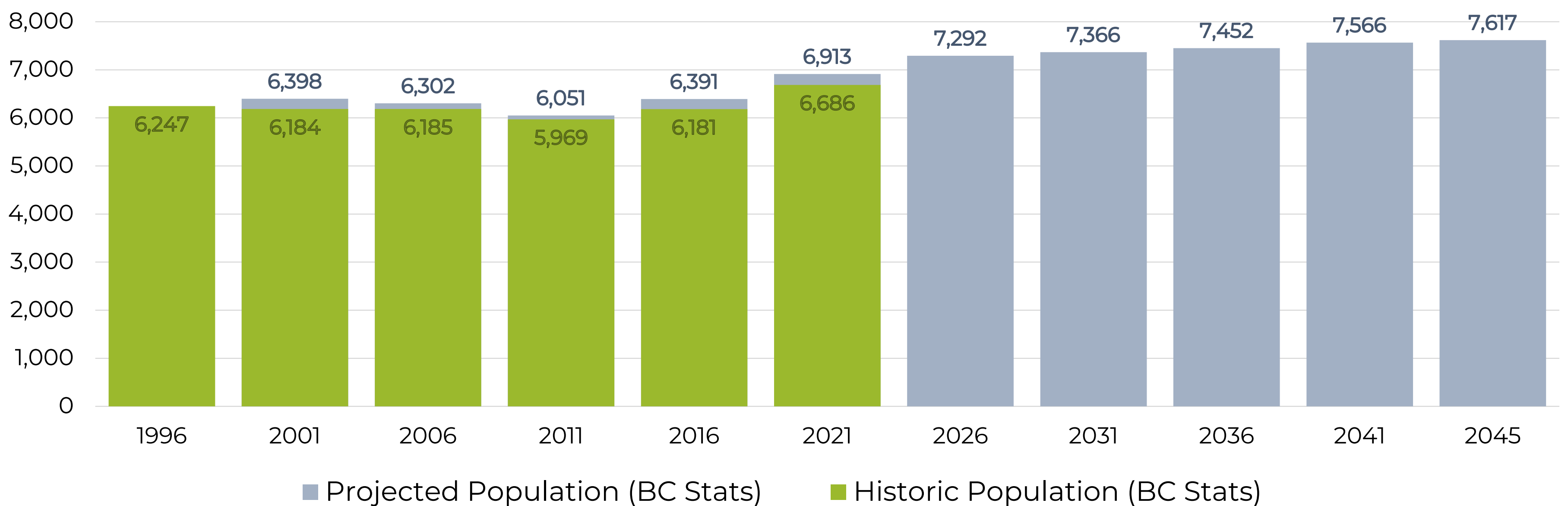
RESULTS OF THE HOUSING NEEDS REPORT

	Additional Housing Units Needed	
	5-year	20-year
A. Extreme Core Housing Need (Living in unsuitable housing due to house 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

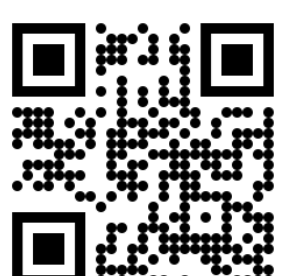
HISTORIC AND PROJECTED POPULATION



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 over 149 building permits for 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.

What other types of housing options would you like to see in Hope?



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WHAT IS AN OFFICIAL COMMUNITY PLAN?

ROLE

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

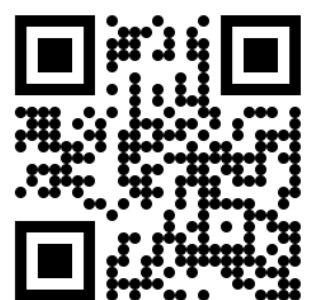
CONTENT

The Local Government Act, states an OCP **must include:**

- Statements and map designations addressing:
 - **Residential development** – the approximate location, amount, type, and density of residential development to meet anticipated housing needs over a period of at least 20 years;
 - **Commercial, industrial, institutional, agricultural, recreational and public utility land uses** – the approximate location, amount and type of present and proposed;
 - **Sand and gravel deposits** – the approximate location and area suitable for future sand and gravel extraction;
 - **Hazardous / Environmentally sensitive areas** – restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
 - **Major road, sewer and water systems** – the approximate location and any phasing;
 - **Public Facilities** – the approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- **Housing policies** respecting affordable housing, rental housing and special needs housing.
- **Greenhouse gas emissions** – Targets to reduce greenhouse gas emissions, and policies and actions to achieve those targets.

...and **may include:**

- Policies relating to:
 - **social needs**, social well-being and social development;
 - **Farming** - the maintenance and enhancement of farming;
 - **Natural Environment** - preservation, protection, restoration and enhancement of the natural environment, its ecosystems and biological diversity;
 - **Transportation** - alternative forms of transportation and 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.



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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.

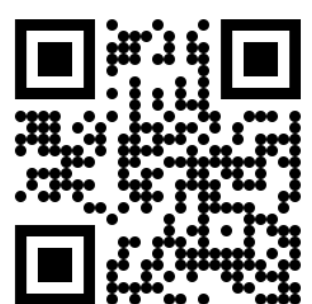
CONTENT

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
- **Residential tenure** - The form of tenure (e.g., rental, ownership)
- **Parcel size** – Shape, dimensions and area of all parcels of land created by subdivision (including minimum 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



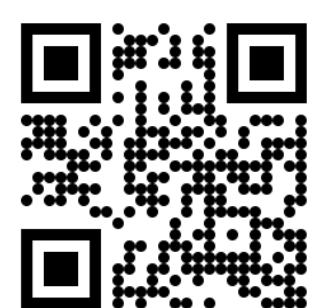
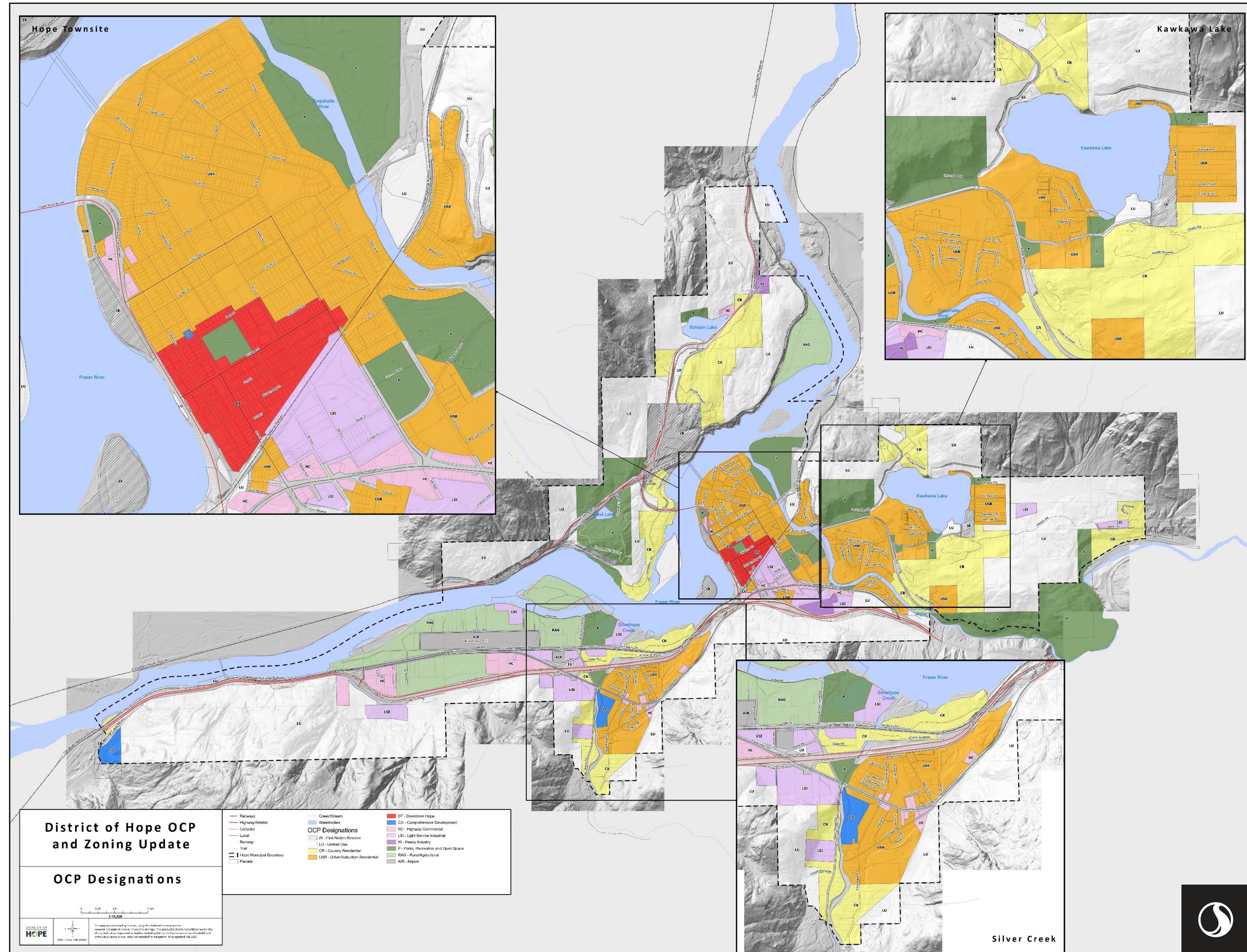
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OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING OCP LAND USE MAP

- Does the existing development pattern in Hope reflect your preferred vision for the community?
- Where would you like to see new housing?
- What kind of new housing would you like to see?



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OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

EXISTING OCP 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.”

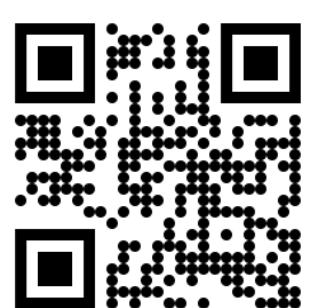
- Does this vision reflect your current values?
- Does it identify your priorities for the future?

SHARE YOUR THOUGHTS

What do you love about Hope?

What are Hope’s biggest strengths?

As a community, what is Hope missing?



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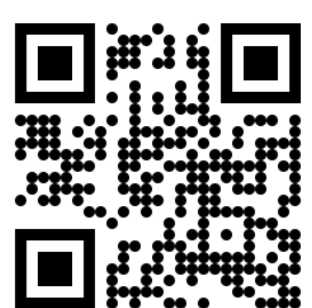
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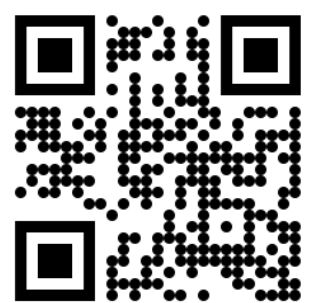


OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

OPPORTUNITIES AND CHALLENGES

What are the opportunities Hope should explore in the OCP?

What do you think are the biggest challenges Hope is facing?



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OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

PRIORITIES

Please place one sticker on each of the topics you think should be a top priority in the new OCP, or add a new topic.

Increased
housing
supply

Greater
range of
housing
types

Environmental
protection

Economic
development

Education
and learning

Mobility

Trails and
pedestrian
connections

Culture and
heritage

Community
safety

Energy and
greenhouse
gas
emissions

Hazard
avoidance

The
Downtown

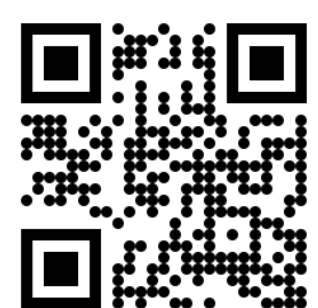
Efficiency
and
sustainability

Economic
development

Infrastructure
and public
utilities

Short-term
rentals

Individual
health



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