



## COMMITTEE OF THE WHOLE AGENDA

**Monday, May 12, 2025**  
**to follow the Regular Council Meeting**  
**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 May 12, 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 March 24, 2025, be adopted, as presented.

### 4. STAFF REPORTS

#### (a) Report dated April 30, 2025 from the Planner III Re: Official Community Plan and Zoning Bylaw Update – Engagement Summary (3)

Recommended Resolution:

THAT Council receive for information the staff report summarizing the first round of engagement activities for the Official Community Plan and Zoning Bylaw update project.

#### (b) Airbnb Discussion

### 5. QUESTION PERIOD

### 6. CLOSE COMMITTEE OF THE WHOLE

## MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, March 24, 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  
Councillor Angela Skoglund

**Council Members Absent:** Councillor Dusty Smith

**Staff Present:** Kevin Dicken, Director of Operations/Deputy CAO  
Donna Bellingham, Director of Corporate Services  
Mike Olson, Director of Finance  
Christian Parr, Planner II  
Danielle Laporte, Communications/IT

**Others Present:** 10 member of the public and 1 media

### 1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:00 p.m.

### 2. APPROVAL OF AGENDA

**Moved / Seconded**

THAT the March 24, 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 March 3, 2025, be adopted, as presented. **CARRIED.**

### 4. OTHER PERTINENT BUSINESS

#### (a) Report dated March 17, 2025 from the Director of Operations/Deputy CAO Re: Integrated Transportation Master Plan

Mr. Kevin Dicken, Director of Operations/Deputy CAO advised Council that after the presentation from TRUE Consulting on March 10, 2025, and time for Council to review the Integrated Transportation Master Plan (ITMP), Council can now provide direction to staff on how they would like to proceed. The Director of Operations noted that this is an overarching document that is usually reviewed and updated every five to ten years. The plan is not meant to address specific areas/projects.

Council inquired if the results of the sidewalks and crosswalk survey from the Accessibility Committee can be incorporated into the plan. The Director of Operations noted that this would likely require an update to the plan once the final results are in and recommendations come forward.

The Director of Operations also noted that this plan was based on the current Official Community Plan (OCP), now that the OCP is undergoing an update it may drive updates to the ITMP.

**Moved / Seconded**

THAT the Committee recommend Council adopt the Integrated Transportation Master Plan, as presented. **CARRIED.**

**5. QUESTION PERIOD**

There were no questions from the public.

**6. CLOSE**

**Moved / Seconded**

THAT the March 24, 2025 Committee of the Whole Meeting adjourn at 7:11 p.m. **CARRIED.**

*Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on March 24, 2025 in Council Chambers of the District of Hope, British Columbia*

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**Mayor**

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**Director of Corporate Services**

# REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** April 30, 2025

**FILE:** 6480-20  
2025 OCP Update

**SUBMITTED BY:** Julie Mundy, Planner III

**MEETING DATE:** May 12, 2025 – Committee of the Whole

**SUBJECT:** Official Community Plan and Zoning Bylaw Update – Engagement Summary

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## **PURPOSE:**

To provide an update on what we heard during the first round of engagement for the Official Community Plan and Zoning Bylaw update project.

## **RECOMMENDATION:**

THAT Council receive for information the staff report summarizing the first round of engagement activities for the Official Community Plan and Zoning Bylaw update project.

## **BACKGROUND:**

District of Hope has identified an update to the Official Community Plan as a priority project for 2025. Key reasons for the update include addressing provincial legislative changes related to housing demand and updating environmental and hazard information.

Staff have provided the following reports to the Council on the project:

- January 13, 2025 Project introduction
- February 24, 2025 Outline of the proposed engagement

Work to update the Official Community Plan and Zoning Bylaw is actively underway. The project team has completed the first round of engagement.

Key purposes of engagement during the development of an OCP are to:

- gain insight into the needs and preferences of the community,
- strengthen relationships, and
- build buy-in for future decision-making.

## **ANALYSIS:**

The first round of engagement is now complete. This engagement included

- 3 community pop-up events
- 2 open house events



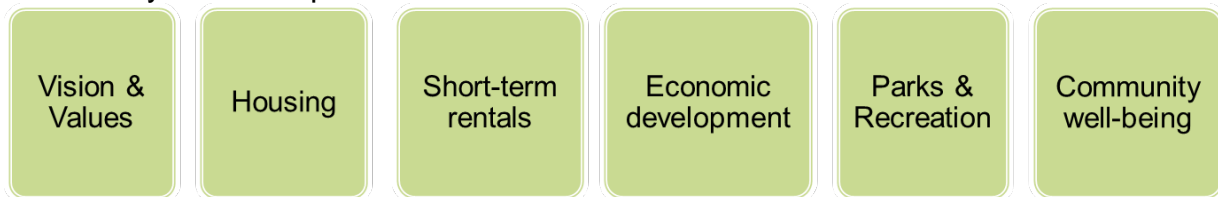
- 4 working sessions with community and First Nation groups
- 1 Council workshop
- 1 public survey with 128 responses

Input and feedback from the engagement were summarized into key themes of:

- Preserving & enhancing community character
- Supporting community well being
- Attracting new residents & businesses
- Creating downtown vibrancy and a sense of place
- Promoting compact land use, and
- Increasing multi-modal connections

## Survey

The survey included questions about:



Findings about short-term rentals were noteworthy.

- Approximately 1/3 of respondents opposed short-term rentals, 1/3 were neutral, and 1/3 supported them
- There was strong support for short-term rentals located in a secondary unit (e.g. basement suite, coach house) when the primary unit is owner-occupied
- There was less support for short-term rentals when the use occupied the entire dwelling

The full 60 page summary of what we heard during the first round of engagement is attached. This will also be posted on the OCP project page.

## Next steps

Staff and the Stantec project team will develop the OCP vision, objectives, and supporting policies based on what we heard. We will then bring the draft plan back to the community for further discussion to ensure we got it right. The next update will provide details about round 2 engagement.

## Budget Implications

The OCP and Zoning Bylaw update is a priority project for 2025. Sufficient funds have been allocated to complete this work.

## Attachments

- Summary – What We Heard – Engagement Round 1

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Reviewed by:

Approved for submission to Council:

Original Signed by Robin Beukens  
Director of Community Development

Original Signed by John Fortoloczky  
Chief Administrative Officer

# Official Community Plan Update

What We Heard Summary –  
Engagement Round 1

# Engagement – Round 1

- 1 public survey
- 3 pop-up events at cafes
  - Blue Moose, Hope Mountain Cafe
- 2 open houses
  - Townhall, Rec Centre
- 4 working sessions
  - Advantage Hope & Chamber of Commerce
  - Hope Mountain Centre
  - School District 78
  - Chawathil First Nation
- 1 council workshop

# Survey

- ▶ Open for 2 weeks in March
- ▶ 128 responses received
- ▶ Questions about
  - Vision & Values
  - Housing
  - Short-term rentals
  - Economic development
  - Parks & Recreation
  - Community well-being

# Survey – Visioning

2. What three words best describe what you love about Hope?





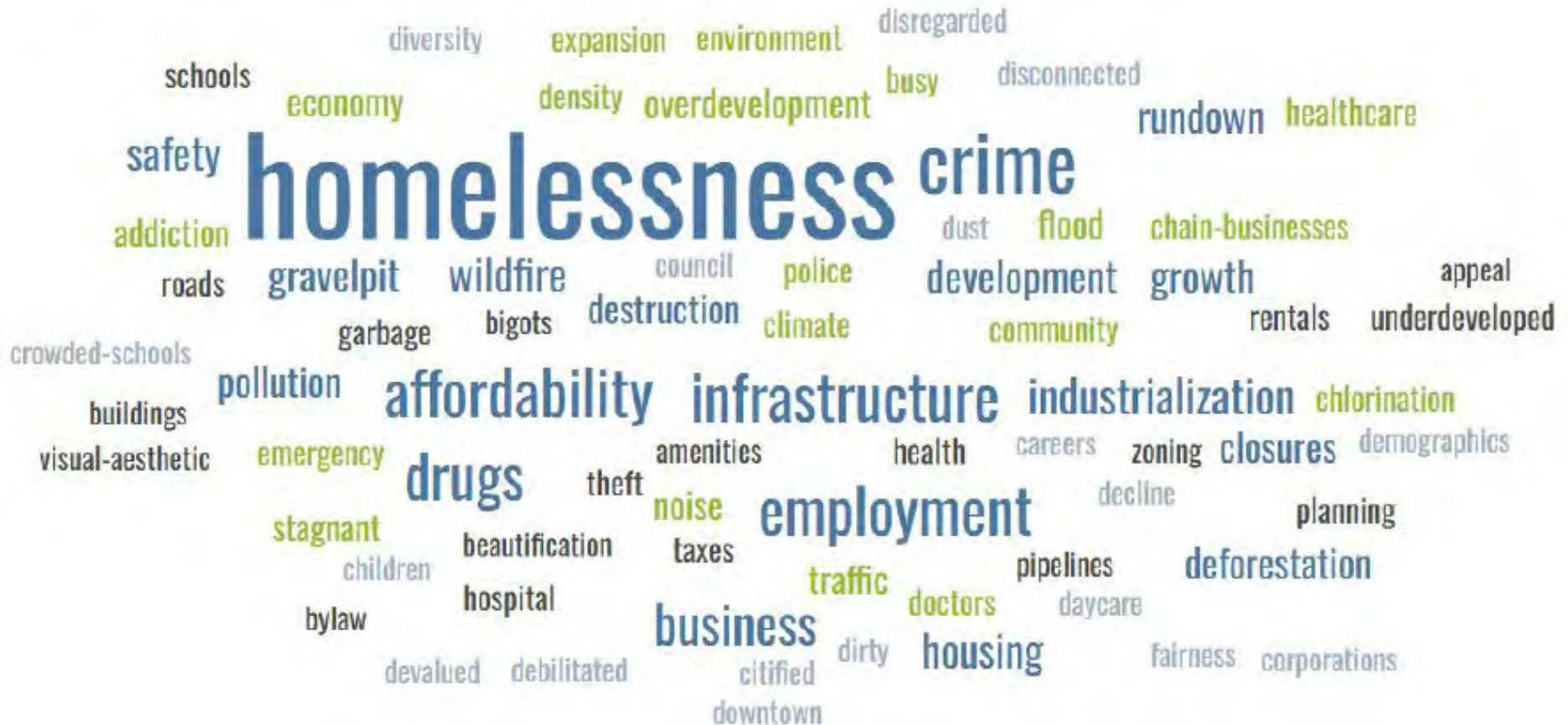
# Survey – Visioning

3. What three words best describe how you'd like to see Hope in the future?



# Survey – Visioning

4. What are three things you worry about for Hope's future?



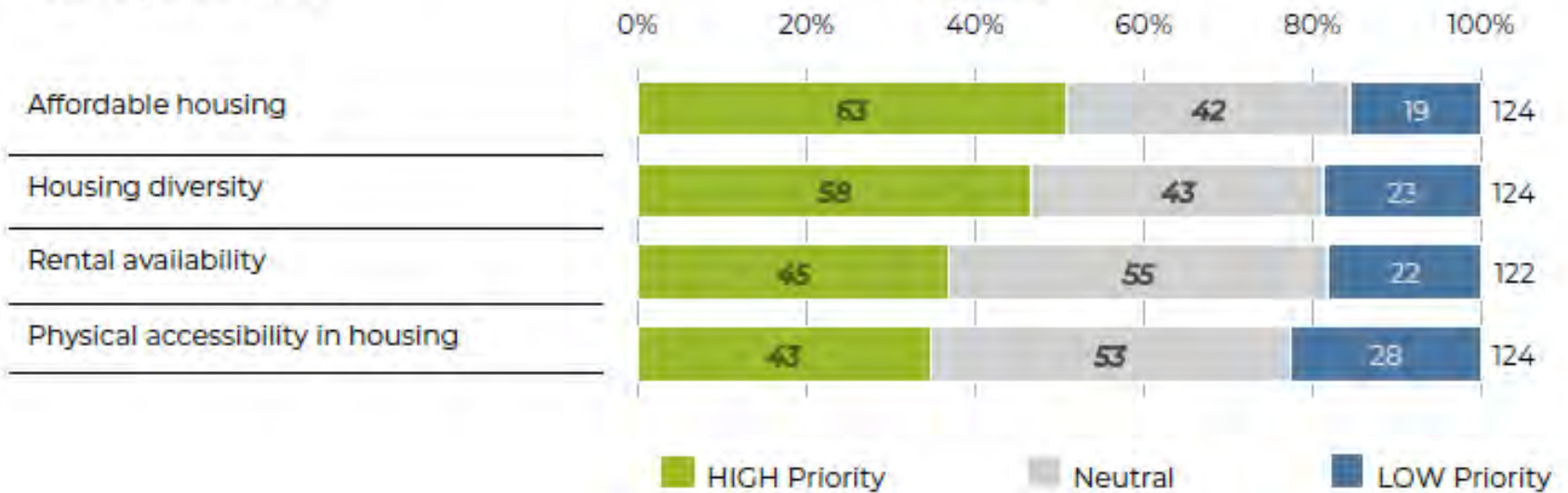


# Survey – Housing

## 6. How important are the following housing issues to you?

Total respondents: 124

Skipped: 36



- ▶ More housing options for seniors wishing to age in place
- ▶ More apartments & townhouses
- ▶ New homes in areas with infrastructure

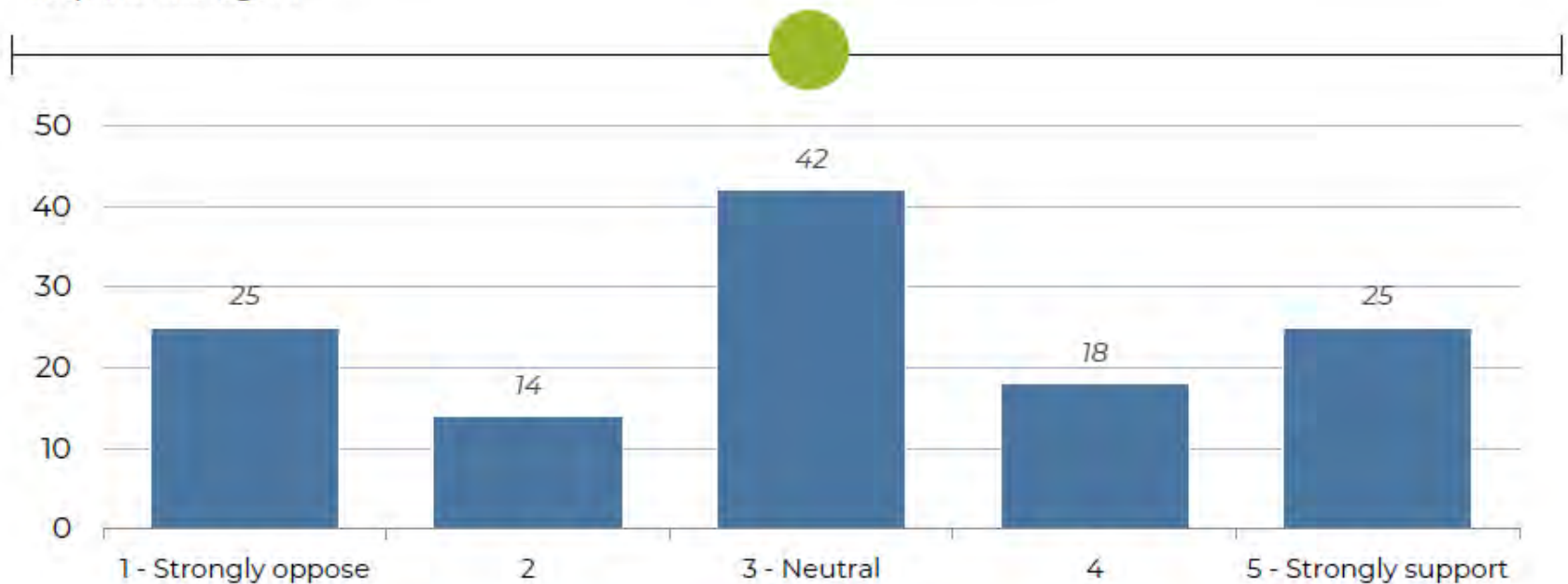
# Survey – Short Term Rentals

## 7. What is your level of support for short-term rentals (e.g., AirBNB, VRBO, etc.)?

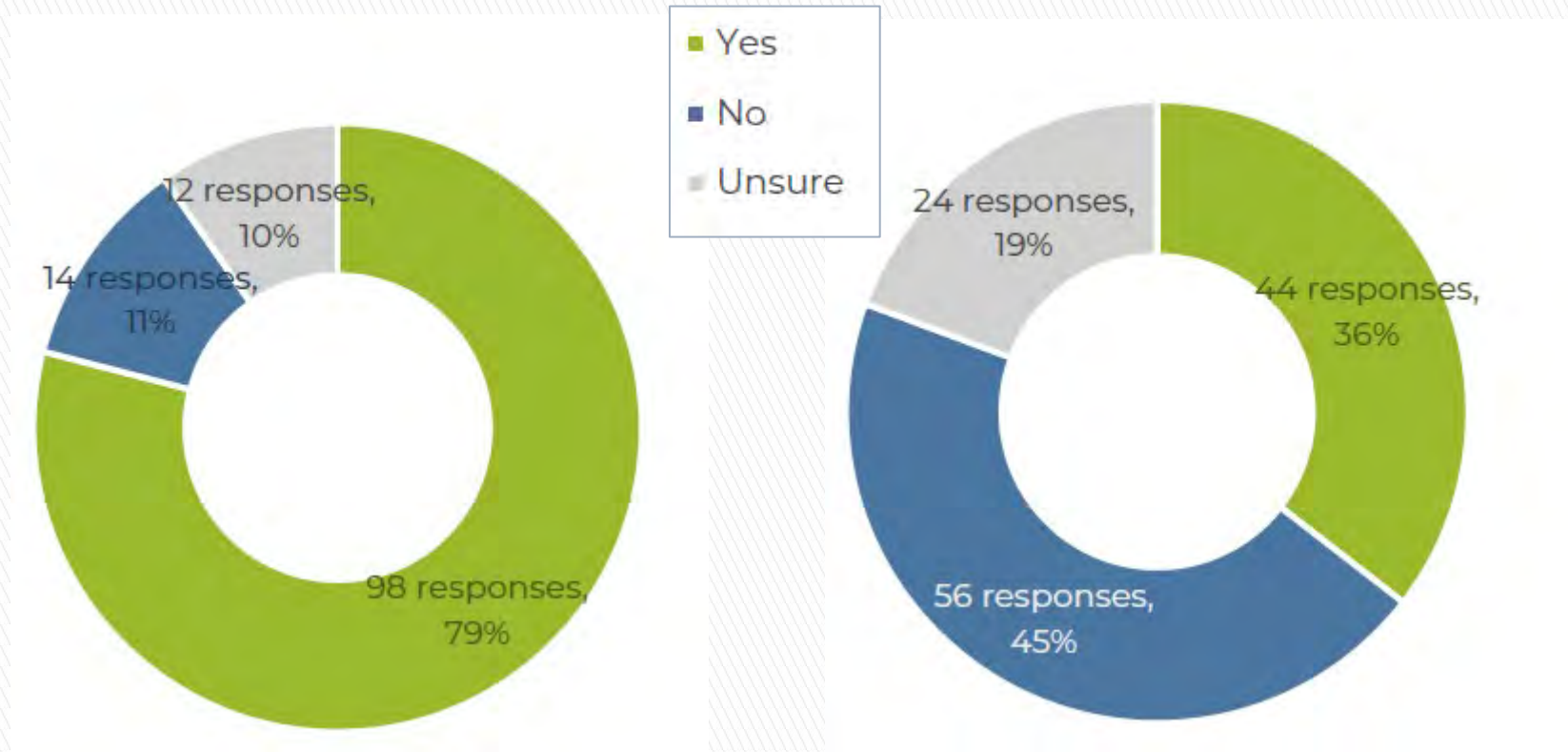
Total respondents: 124

Skipped: 36

Response average: 3



# Survey – Short Term Rentals



Do you support short-term rentals in a secondary unit if the main unit is owner-occupied?

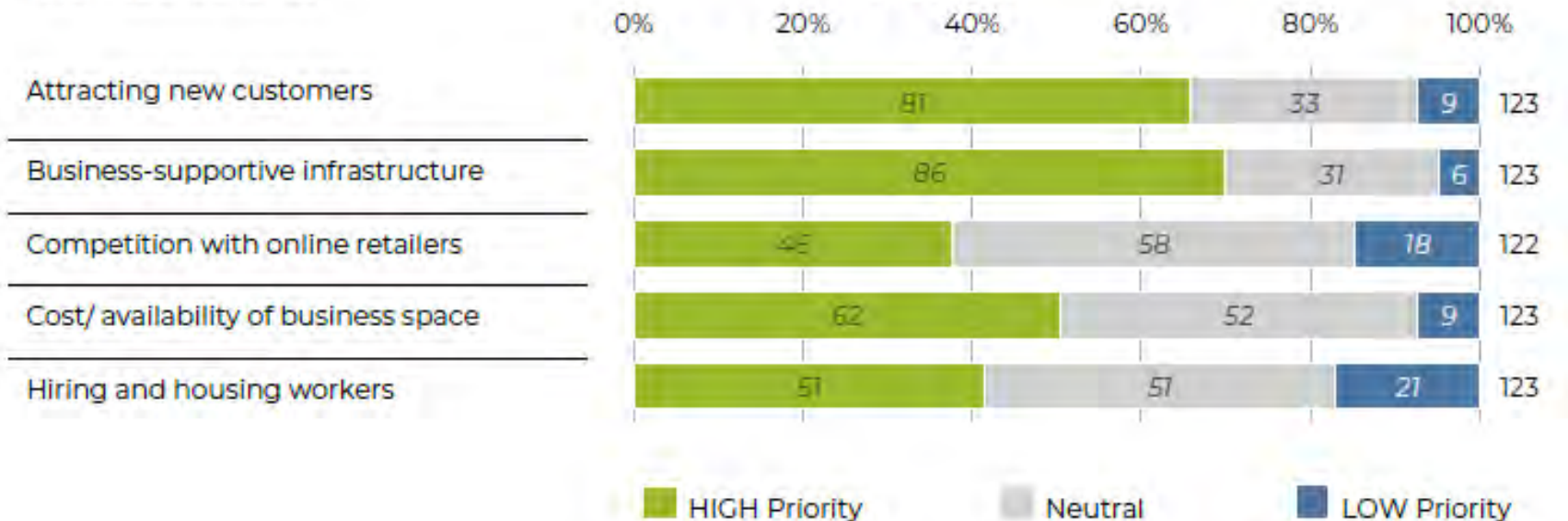
Do you support short-term rentals as a stand alone use (e.g. no permanent residents on site)?

# Survey – Economic Development

## 11. How important are these economic development issues to you?

Total respondents: 123

Skipped: 37



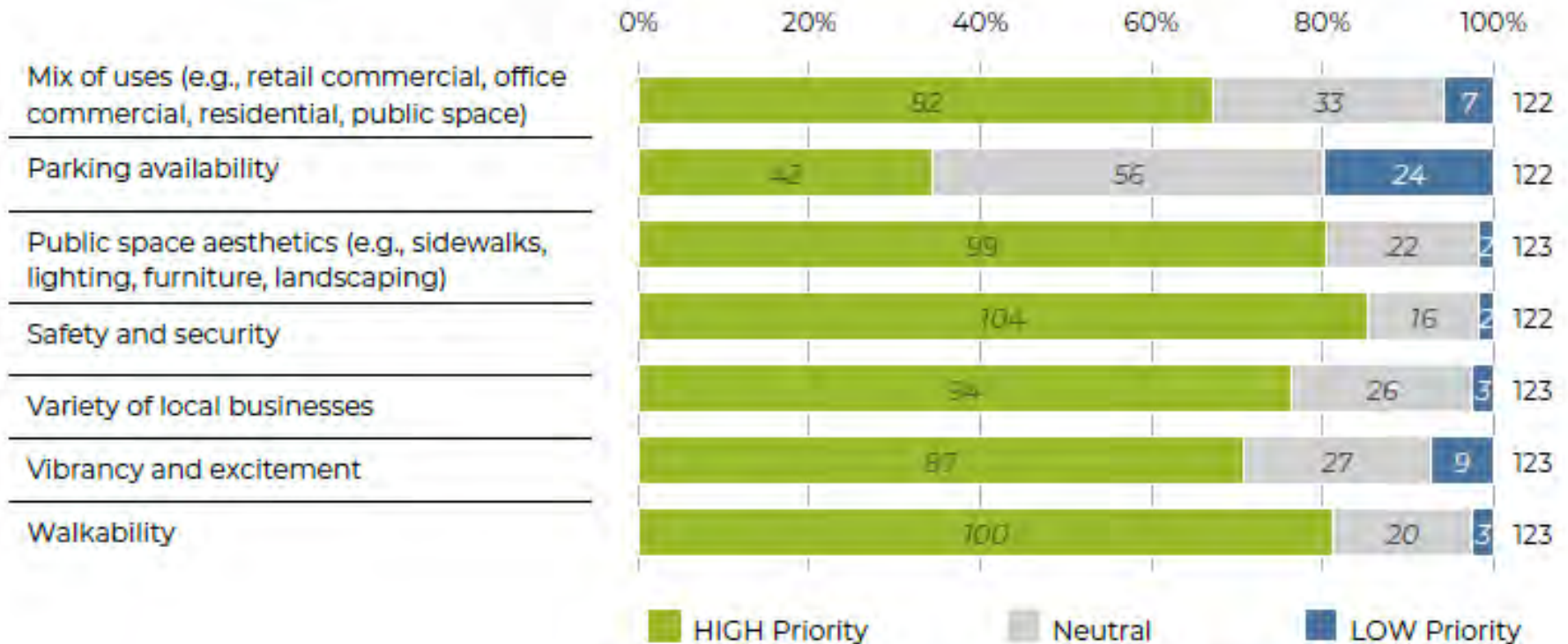


# Survey – Downtown

## 12. How important are these Downtown Revitalization issues to you?

Total respondents: 123

Skipped: 37

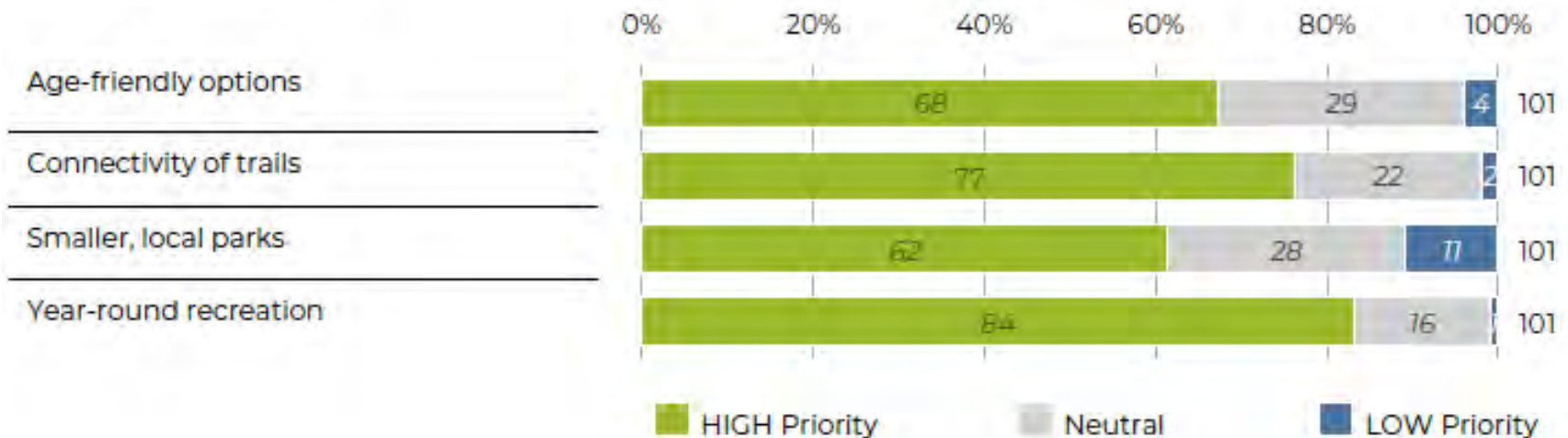


# Survey – Parks

## 14. How important are these parks and recreation issues to you?

Total respondents: 101

Skipped: 59

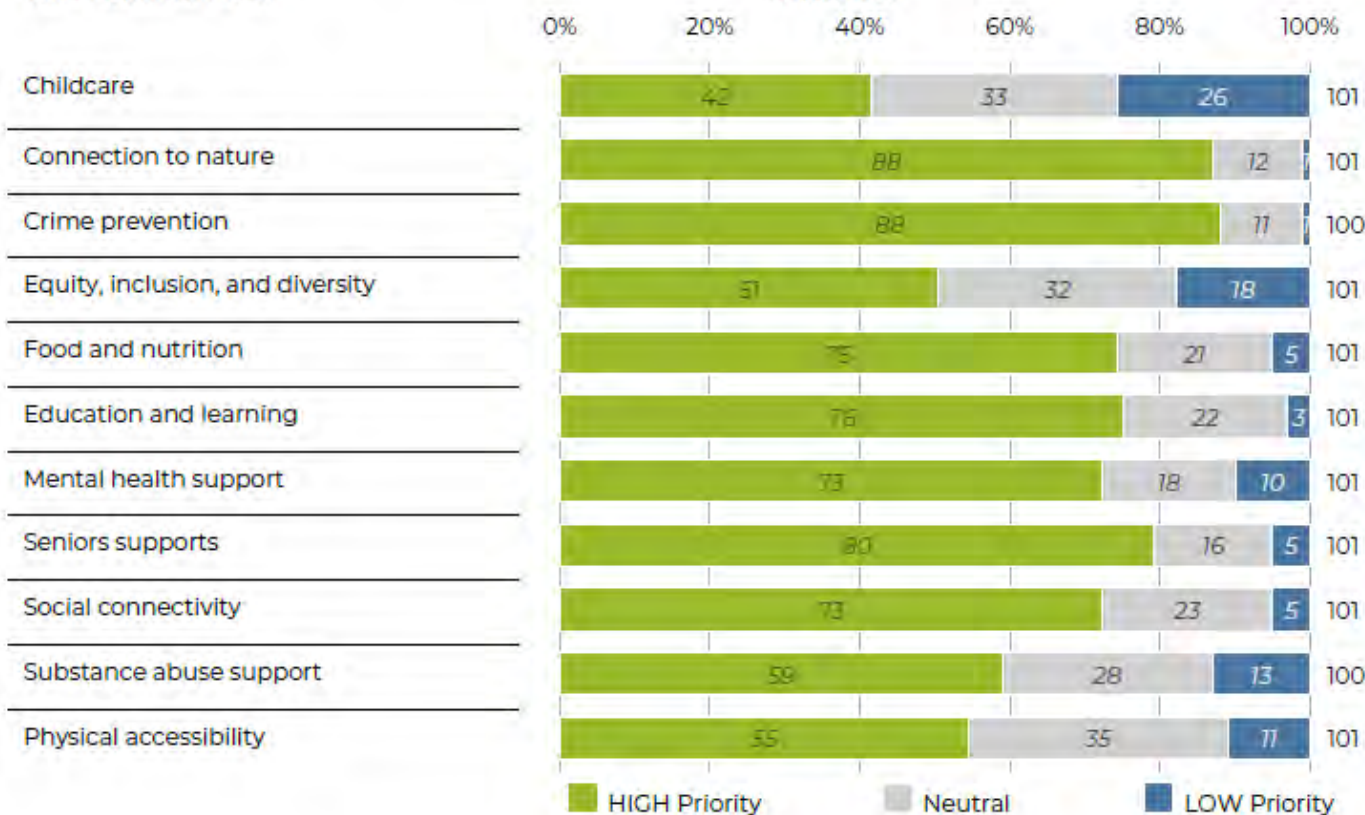


# Survey – Community Well Being

## 16. How important are these community well-being issues to you?

Total respondents: 101

Skipped: 59

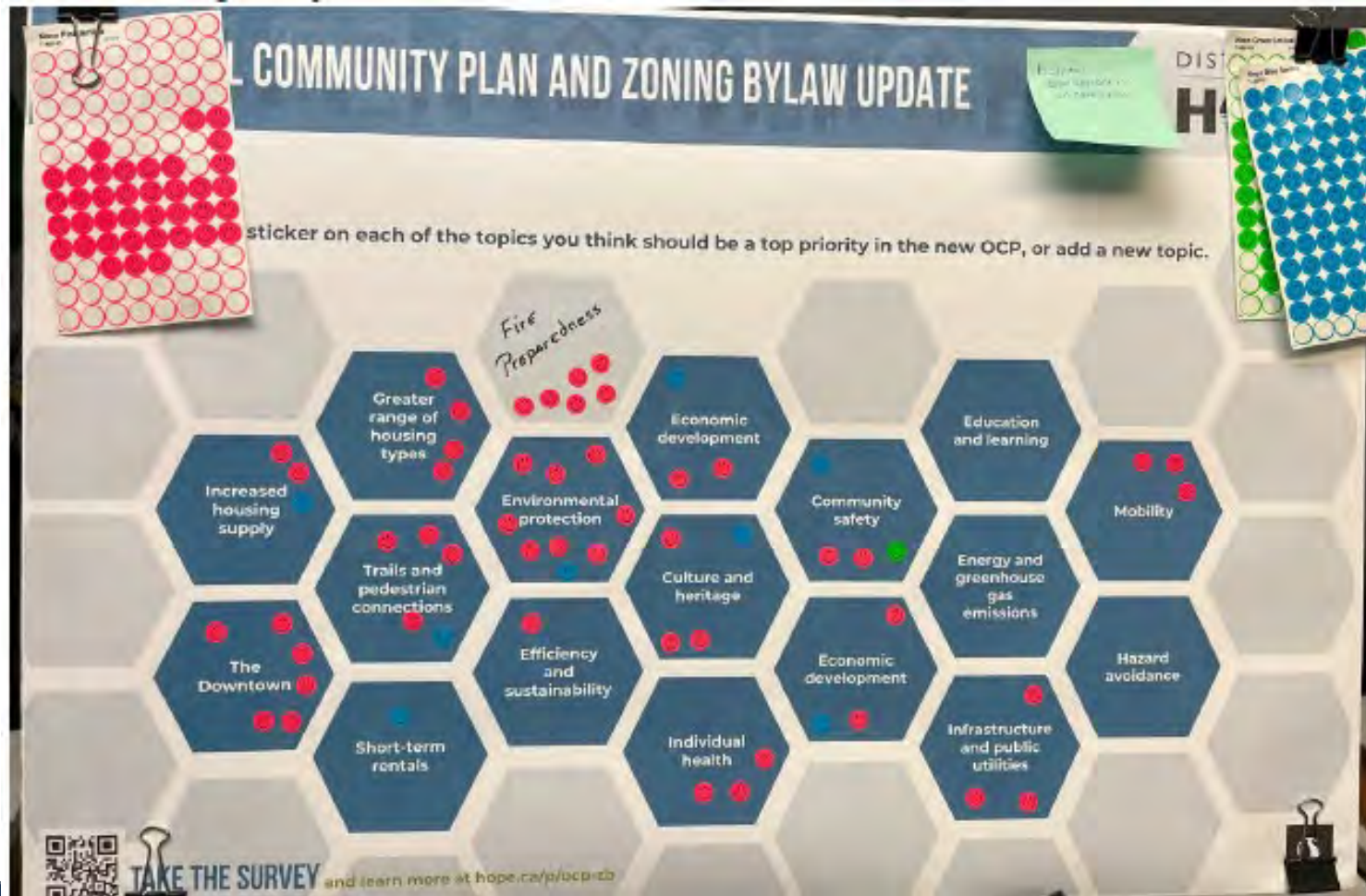


# Open House – Boards





# Open House – Boards



# Engagement – Key Themes

## Preserve community character

- Quiet, small town, community identity
- Ties to nature and views

## Support community well being

- Ways to be active in all stages of life
- Support for the homeless population
- Support for mental health (youth & seniors)

## Attract residents & businesses

- Housing affordability & type
- Revitalize the downtown streetscape
- Support & increase diversity of businesses

# Engagement – Key Themes

## Downtown vibrancy & sense of place

- Focus on architecture, streetscape & furniture
- Higher density near downtown may support economic growth

## Compact land use

- Focus growth and density in the downtown areas

## Increase multi-use connections

- Trail connections, bike paths and sidewalks
- Universal accessibility for scooters, wheelchairs, & strollers

# Next Steps

- ▶ Use what we heard to create the draft OCP
- ▶ Engagement round 2
  - First Nation engagement
  - Public events
  - Community partners

# DISTRICT OF HOPE

## OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

### WHAT WE HEARD

DURING ENGAGEMENT ROUND 1  
MARCH 2025

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## TABLE OF CONTENTS

1	INTRODUCTION .....	1
2	PROCESS .....	2
3	KEY THEMES FROM ROUND 1.....	3
4	NEXT STEPS.....	9
	APPENDIX A DISPLAY BOARDS.....	A-1
	APPENDIX B ONLINE SURVEY RESULTS.....	B-1
	APPENDIX C DISPLAY BOARDS WITH COMMENTS .....	C-1



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 1 INTRODUCTION

This What We Heard report provides the District of Hope with insights from the first round of the community engagement undertaken as part of the District's Official Community Plan (OCP) and Zoning Bylaw (ZB) update project. In-person engagement was conducted in Hope from March 3 through March 5, 2025, and was supplemented with an online project webpage and survey. This report provides an overview of the key themes that emerged during engagement and outlines the wider engagement process and next steps. A summary of all comments received, and full analysis of survey results can be found in the appendices, along with a copy of the display boards used during the engagement.

### 1.1 ABOUT THE PROJECT

The District of Hope is undertaking an update of the OCP and ZB in line with BC provincial legislative requirements. The OCP and ZB update is required to demonstrate sufficient capacity to accommodate Hope's 20-year housing needs which was identified in the District's Interim Housing Needs Report (IHNR) published in November 2024. The IHNR shows a 5-year housing need of 686 new units and a 20-year housing need of 2,123 new units. The OCP and ZB update will review the community's vision and goals and update the District's land use framework and supporting policies to guide future development in Hope over the next 20 years.

#### What is an OCP?

- Legislated under the *Local Government Act*, the OCP articulates the community vision and priorities, and establishes supporting policies and guidelines to inform future development and land use within a municipal boundary. Following recent BC provincial legislation, a municipality is now required to update their OCP every five years. The District's existing OCP (2016) can be accessed at this [link](#).

#### What is a ZB?

- The ZB sets out regulations for lands and development within a municipal boundary. Unlike an OCP, a ZB provides more specific regulations that govern land use at the individual property level. They are not designed to be high-level or conceptual, but to provide the specific parameters that existing and future development must meet. They are a key tool in implementing the community's vision outlined in the OCP. The District's existing ZB (2012) can be accessed at this [link](#).

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 2 PROCESS

### 2.1 ROUND 1 IN-PERSON COMMUNITY ENGAGEMENT

Community engagement for the OCP and ZB project is broken into two rounds. Round 1 was designed to raise awareness about the project and to gather feedback on community goals and priorities. Round 2 will present the draft OCP and ZB and invite discussion and feedback prior to making final edits before the Council adoption process.

Round 1 community engagement comprised of the following meetings and events, supplemented by an online survey (see Appendix B). Advertising for the public events comprised of individual mail-outs, posters, social media posts, and District message boards. In addition, local First Nations, and different community groups, businesses, and organizations were emailed directly by the District and encouraged to participate.

A total of 40 people attended the Community Pop-Up events and Open Houses.

#### **March 3, 2025**

- Community Pop-Up event at the Blue Moose Coffee House (1 hour)
- Working session with Advantage Hope
- Working session with Hope Mountain Centre and the Chamber of Commerce
- Council workshop

#### **March 4, 2025**

- Community Pop-Up event at the Blue Moose Coffee House (1 hour)
- Public Open House at Municipal Hall (2 hours)

#### **March 5, 2025**

- Public Open House at Hope Recreation Centre (2 hours)
- Community Pop-Up event at Hope Mountain Café (1 hour)
- Working session with Chawathil First Nation

#### **March 11, 2025**

- Working session with School District 78 (online)



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 2.2 ROUND 1 ONLINE SURVEY

In addition to in-person community events, an online survey was posted on the District's project website to give an opportunity for interested parties to provide additional feedback. This survey was live from March 3 through March 17, 2025 with paper copies of the survey available at the in-person events and District office for those who preferred. Display boards used during the in-person events also included QR codes directing community members to the online survey.

A total of 128 people completed the survey, with two of the responses submitted after the survey was closed. All results and comments received are captured in Appendix B.

## 3 KEY THEMES FROM ROUND 1

The following section summarizes some of the key themes that emerged from round 1 of community engagement. The list is not exhaustive and does not intend to assign priority; it is simply some of the most prominent themes discussed which can be used to shape the OCP and ZB amendments. The themes identified are derived from input gathered during both in-person and online engagement as captured in Appendix B and C.

### 3.1 PRESERVING & ENHANCING COMMUNITY CHARACTER

A central theme that emerged was the importance of preserving and enhancing Hope's character and connection to nature. For many it was the reason they moved to Hope, and for others, it is the reason they continue to stay in Hope. Preserving and enhancing was not suggested to mean that some managed change would not be welcomed, it is more a desire to have whatever change does occur not result in a loss of Hope's identity as a quiet, community-focused, small town with close ties to nature and picturesque mountain views.

- Development should respect Hope's adjacency to natural beauty. This includes strengthening environmental protections; building heights, tree-clearing, or other blasting projects that do not detract from the mountain views; and buildings and streetscapes which reflect Hope's history as a logging community in an alpine setting.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- Environmental protection was identified as very important, including identifying and focusing future development away from environmentally sensitive areas, and strengthening environmental development permit area guidelines.
- Focus should be placed on improving trail connectivity and looping trail networks. This includes addressing challenges relating to access through private lands, preserving future rights-of-way, creating linkages along the rivers, and capturing developer contributions such as land dedications and trail enhancements.
- There was a desire to see a greater focus on all-year round recreation opportunities, whether through more park programming, or new parks and amenities. This comment had a link to tourism but was also viewed as a way to promote a healthy lifestyle that supports aging in place, is family-friendly, and makes the most of the area's nature-based amenities.

## 3.2 SUPPORTING COMMUNITY WELL-BEING

The sense of community was evident during round 1, with many identifying Hope's friendly, small-town community spirit as one of its main strengths. However, many expressed a desire for interventions to be made to strengthen community amenities and services, and to reinforce crime prevention strategies.

- Integrating and increasing the visibility of the local First Nations' history and culture within the community was seen as an opportunity to advance reconciliation, improve community well-being and inclusivity, strengthen Hope's sense of place, and enhance Indigenous tourism. Suggested methods of doing this were through street furniture, art, Indigenous language on signage, festivals, historic monuments or interpretive structures at important historic locations such as along the waterfront, etc.
- Opportunities to maintain physically active during all stages of life was viewed by many as central to the community's well-being. Some of the suggestions expressed included a desire to create more opportunities for seniors to remain active through walking or taking part in recreation programs, maintaining safe walking routes to help residents access daily needs on foot, improving trail connectivity, expanding biking routes, and improving the diversity of recreational programming in Hope's parks. There was also a desire to create smaller pocket parks for closer-to-home recreational places rather than relying solely on natural areas on the outskirts of the community; this was seen as a good option for youth, older people, and those with dogs.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- Concerns about the presence of Hope's homeless population was raised which was often linked in the comments to perceptions of drug abuse, increased crime, physical danger to other residents, risks of wildfire through accidents at encampments, and loss of tourism. While there was much support expressed for the supportive housing initiatives recently introduced, there was a desire for more to be done including introduction of additional support programs or services – specifically for those struggling with mental health and substance issues, periodic encampment clean-ups, monitoring parks and playgrounds for dangerous materials, and crime prevention through environmental design measures.
- Mental health challenges were seen as a large risk for community with many respondents expressing concerns about loneliness, isolation, and addictions. Two of the most vulnerable populations for these issues were noted as being seniors and youth. Particularly as expressed by the School District, youth in Hope have notably high rates of various home life struggles –having to take care of relatives, contribute to their family incomes, running away, and facing food insecurity. When surveyed by the School District, 25% of students rated their own mental health as Poor in 2023, over 30% had self-harmed, and 21% had a relative or close friend attempt or die by suicide.
- Opportunities to advance personal or community-based food security were also brought up frequently. Permitting personal keeping of food-producing animals and the development of community gardens were two ideas that emerged; although there was some awareness about risks associated with attracting bears and other large animals. Despite which methods of food security were chosen, residents suggested creating greater awareness about food security to be important, and that community gardens were also a good way of activating underutilized areas of the downtown, even if proposed as a temporary use.

## 3.3 ATTRACTING NEW RESIDENTS & BUSINESSES

### Housing

An important emerging theme identified during round 1 was the desire to see younger families move into Hope, with a general recognition that housing diversity and affordability are key components of attracting these families.

- Respondents noted that the last five years has seen a notable increase in house prices in Hope. This coupled with a predominantly single-family housing profile, has raised concerns that more needs to be done to promote the supply of affordable housing options, whether that be through secured below-market



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

housing, or through a greater diversity of housing typologies that offer different budgetary entry points.

- Many suggested that single-family housing can often be cost prohibitive, particularly for young professionals and families. Feedback received showed support for greater housing diversity in and around the centre of Hope to make the town more attractive to new residents. Attracting new residents was also seen as a way to increase patronage to local and downtown shops and services, increasing the range of amenities available and overall community vibrancy.
- When asked specifically about short-term rentals, there was a general willingness to consider them in all areas of Hope, particularly in secondary and accessory dwelling units where the property owner lives in the primary dwelling.

## **Employment**

An important part of retaining existing residents, and attracting new, was identified as providing employment opportunities. An emerging trend identified during engagement was the need to create greater capacity to support new businesses coming to Hope. This includes the revitalization of the commercial offering in downtown and supporting select industrial uses. Employment uses which are considered to reduce Hope's character and living standards, were not supported, including the proposed gravel pit expansion<sup>1</sup>.

- As a result of many businesses in the downtown recently closing, respondents noted the area felt very run-down and vacant; no longer showcasing a sense of pride for the community that they associate with a vibrant and healthy community. Improvements to the streetscape design and shop frontages on Wallace Street were viewed by many respondents as a way to improve the attractiveness and vibrancy of commercial activity in the downtown. Opportunities to redevelop vacant lots or buildings were also identified as a priority, if only through temporary measures like pop-up events, food trucks, or window murals.

## DISTRICT OF



<sup>1</sup> \* Many comments were received throughout the engagement process regarding the potential gravel pit extension on Kettle Valley Road as there had recently been a public open house about it. This review and approval process is outside of the scope of the OCP and ZB update project; however, the concerns surrounding the application, such as Council's adherence to the community vision and OCP directions when reviewing applications, preservation of mountain views, and roadway safety, have been considered for their application to the OCP and ZB.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- There was a strong desire to support local businesses; however, the duplication of some businesses (e.g., pizza shops) was seen as detracting from other potential opportunities that could diversify the range of options available.
- When discussing tourism, there was consistently a concern about the quality of accommodations available in Hope, specifically the hotels and motels which were identified as in need of renovation, repair, or replacement. Not having high-quality accommodation for visitors was seen as a major setback in attracting guests to seasonal guiding activities (e.g., fishing excursions) as well as limiting the amount of patronage visitors would do in the community if they ended up staying in a surrounding community. The need for new hotels and conference facilities was brought up as a way of enabling Hope to attract greater economic development and visibility.
- During conversations with those who had recently applied for various business-related development permits, miscommunications through the process were identified as a barrier. It was suggested that there needs to be a greater focus on supporting economic development through enhancing regulatory efficiencies, providing more flexibility, and guiding applicants along in a clearer way.

## 3.4 CREATING DOWNTOWN VIBRANCY & SENSE OF PLACE

The vibrancy of downtown was viewed by many as important to the economic and cultural well-being of Hope. It is also the first impression many tourists get when visiting Hope. It was raised by many respondents, that downtown needs a stronger sense of place that is better articulated through its architecture, streetscape, and furniture.

- Many felt that the downtown was underwhelming and fails to create a distinct sense of place that captures the essence of Hope. This coupled with the shops on Wallace Street closing around 4pm, left several respondents noting a lack of vibrancy in downtown and a desire to see a greater focus on economic development, mixed-uses, and a more consistently applied building design and streetscape aesthetic.
- When asked about the preferred visual aesthetic desired for the downtown, respondents suggested adherence to wood-based forms, a nod to the community's logging-based past, and incorporation of mountain-elements such as stone. Incorporation of First Nations' art was also identified as a way to off-set and complement the existing collection of wood carvings.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- As Wallace Street is within a 15-minute walk of all residential uses between the railway tracks and Fraser River, it was noted that focusing future growth in and around downtown would create more foot traffic that could support economic development and wider vibrancy. Improving pedestrian connections over the bridges, across the railway, and along the highway were also identified as a priority.
- Some comments received noted a need to improve the wayfinding and signage in downtown, both in terms of directional, and in respect of Hope's heritage and cultural markers.

## 3.5 PROMOTING COMPACT LAND USE MANAGEMENT

There was concern that future growth would be dispersed across Hope, particularly in areas where there are existing servicing constraints. It was felt by many respondents that this would undermine Hope's existing low-density suburban character and adversely impact municipal servicing in certain neighbourhoods. A desire to see a more focused approach to growth was noted.

- Many felt that focusing growth in and around the downtown core would be advantageous and would reduce development pressures and impacts on Silver Creek and Kawkawa Lake neighbourhoods. Benefits to this approach was noted as the downtown area is flatter, has less environmentally sensitive areas, and already accommodates a mix of uses, services, and amenities.
- There was a concern that existing municipal servicing is unable to support higher residential densities in the Silver Creek and Kawkawa Lake neighbourhoods, and that Hope's future land use framework should avoid any increase in density in these areas. Making most efficient use of existing services in the downtown area was viewed as more sustainable.
- There was support for reducing the impacts of development on environmentally sensitive areas. Many noted that focusing future development in the downtown core would reduce these impacts.
- It was acknowledged that Hope has limited opportunities to grow laterally due to environmentally sensitive areas, topographical challenges and the Fraser and Coquihalla rivers. A clear growth management plan was encouraged that supported infill opportunities in the downtown area.
- Sensitive introduction of increased densities in existing residential areas was brought up as a concern, with issues noted about new larger homes creating



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

shadows on those existing, and more modern building styles changing the character of the neighbourhoods.

## 3.6 REINFORCING MULTI-MODAL CONNECTIVITY

Many of the respondents expressed how important trail access is to their enjoyment of Hope, with the active component of mobility is viewed as part of Hope's attraction, and healthy lifestyle. However, there was a concern that multi-modal connectivity across the urban and suburban areas of Hope to trails, and also services and amenities, was sometimes challenging with a lack on consistent connectivity.

- There was a desire to see greater connectivity between trails and established multi-use paths through Hope. The lack of dedicated bike lanes, and sidewalks in some parts of Hope was seen as an area for improvement; as well as connections through existing private lands to create looping connections and avoid trespassing or unsafe short-cuts.
- Most respondents considered Hope to be easy to navigate by car. Notably, on-street parking capacity was not raised as the key mobility concern. Many commented that there was sufficient publicly available parking on or close to Wallace Street, including around Memorial Park. There are some seasonal fluctuations, but many felt there was sufficient parking.
- Universal accessibility was expressed as a weakness in Hope. Many felt more could be done to improve scooter, wheelchair, and stroller mobility across Hope with respondents suggesting limited infrastructure, particularly adjacent to services and amenities, was something that should be addressed through future design standards.

## 4 NEXT STEPS

The feedback received and the emerging themes identified from community engagement round 1, will be used to inform the OCP and ZB update drafting process, including across areas such as the community vision and goals, land use policies and allocations, and design guidelines. The following are the project's next steps and timeline, including community engagement round 2. Review meetings will be held with District staff throughout the remainder of the project.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 4.1 DEVELOP THE DRAFT OCP AND ZB

APRIL - JULY

The next step in the project is to develop a draft update to the OCP and ZB. This will incorporate community feedback, identify growth opportunities and policy gaps, revise the land use framework, and update design guidelines. It is anticipated that the draft OCP and ZB update will be complete by July.

## 4.2 ENGAGEMENT ROUND 2

JULY

Another round of community engagement will be conducted following completion of the draft update to the OCP and ZB, to showcase how community feedback has been used and to invite further discussion and comment. Community engagement will be a mix of in-person and virtual formats with Council, the public, local First Nations, and other interested parties.

## 4.3 FINALIZE OCP AND ZB UPDATE

AUGUST - OCTOBER

Feedback gathered during community engagement round 2 will be used to inform the final drafting of the updated OCP and ZB. It is anticipated that the final draft of the OCP and ZB update will be completed by the end of October. There will be periodic District staff reviews of the draft OCP and ZB during the final drafting process.

## 4.4 COUNCIL ADOPTION PROCESS

NOVEMBER - DECEMBER

The final phase of the project is the Council adoption process. This includes a Public Hearing where the community and interested parties will have the opportunity to provide feedback on the updated OCP and ZB to Council, prior to any adoption of the bylaws. Public notifications will be sent to community members in advance of the Public Hearing in line with the provisions of the *Local Government Act*.



# **APPENDIX A**

## **DISPLAY BOARDS**

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## APPENDIX A DISPLAY BOARDS

The following are the presentation boards used at the public open houses and pop-up events. They provide an overview of the project and its context, introduce the OCP and ZB, and enable comment capture. The content of the online survey which supplemented in-person engagement materials is shown in Appendix B, while the display boards with sticky notes capturing the comments received, can be found in Appendix C.

### OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF HOPE

#### WELCOME

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

#### PROJECT OVERVIEW

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

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

#### WHY IS THE DISTRICT UPDATING THE OCP AND ZBL?

- 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 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 enable us to use the community's vision to determine what the priorities are for how policies and regulations can be updated.

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

Learn more and share your feedback at [hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)

#### PROJECT TIMELINE

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 ZBL Amendment Ideas (July – August)
5. Revising and Finalizing the OCP and ZBL (September – October)
6. Council Adoption Process with Public Hearing (November – December)

### OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF HOPE

#### 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
<b>Total</b>	<b>686 units</b>	<b>2,123 units</b>

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

Year	Projected Population (BC Stats)	Historic Population (BC Stats)
1996	6,300	6,300
2001	6,308	6,308
2006	6,302	6,302
2011	6,308	6,308
2016	6,308	6,308
2021	6,308	6,308
2026	7,292	7,292
2031	7,336	7,336
2036	7,402	7,402
2041	7,566	7,566
2045	7,607	7,607

#### 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.

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



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE



### 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.



**TAKE THE SURVEY** and learn more at [hope.ca/p/ocp-zb](https://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

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 to updated to remain in alignment with the OCP



**TAKE THE SURVEY** and learn more at [hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)





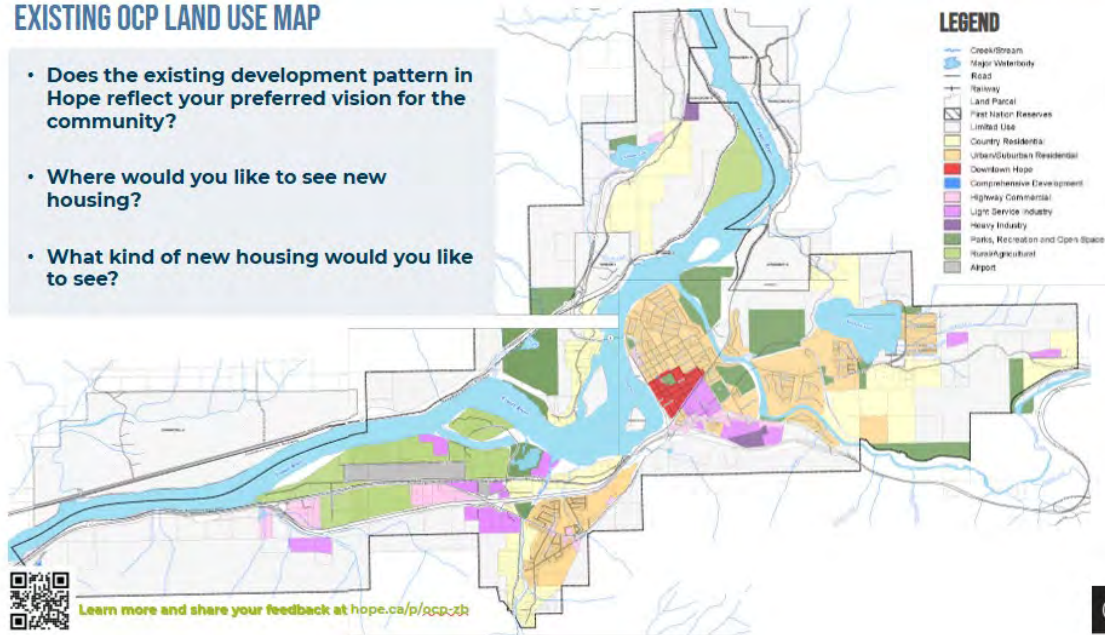
# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF  
**HOPE**

### 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?

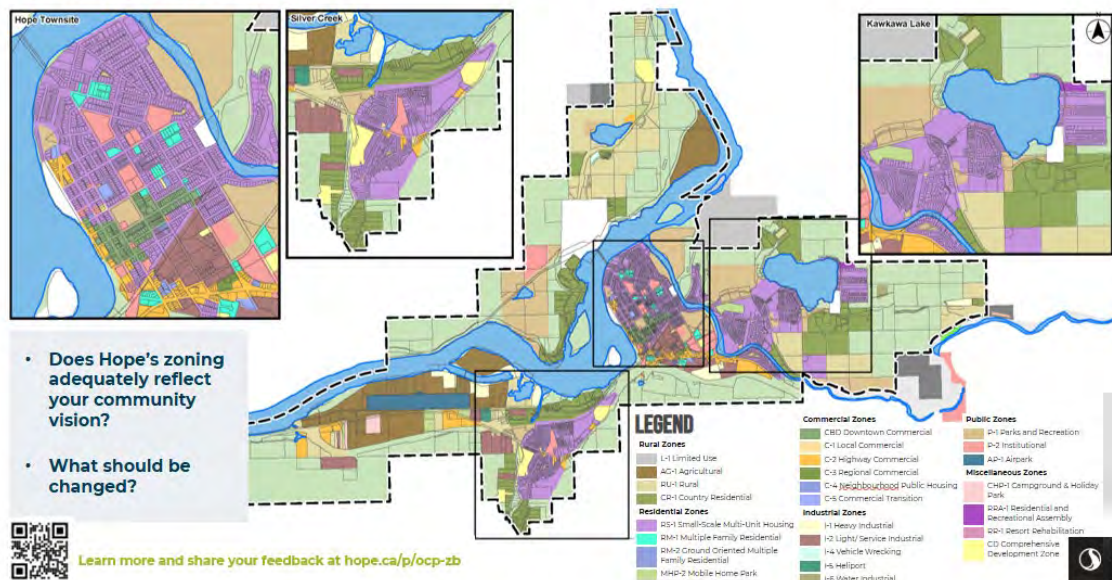


## OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

DISTRICT OF  
**HOPE**

### EXISTING ZONING BYLAW MAP

- Does Hope's zoning adequately reflect your community vision?
- What should be changed?





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 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?



**TAKE THE SURVEY** and learn more at [hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)



## 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?



**TAKE THE SURVEY** and learn more at [hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)





# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 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.

A survey grid consisting of a honeycomb pattern of hexagons. Some hexagons are dark blue and contain text, while others are light blue and are empty. The topics listed in the dark blue hexagons are: Greater range of housing types, Increased housing supply, The Downtown, Trails and pedestrian connections, Short-term rentals, Environmental protection, Efficiency and sustainability, Individual health, Economic development, Culture and heritage, Community safety, Economic development, Education and learning, Energy and greenhouse gas emissions, Infrastructure and public utilities, Mobility, and Hazard avoidance. At the bottom left, there is a QR code and the text "TAKE THE SURVEY and learn more at [hope.ca/p/ocp-zb](https://hope.ca/p/ocp-zb)". At the bottom right, there is a small black square icon.

# **APPENDIX B**

## **ONLINE SURVEY RESULTS**

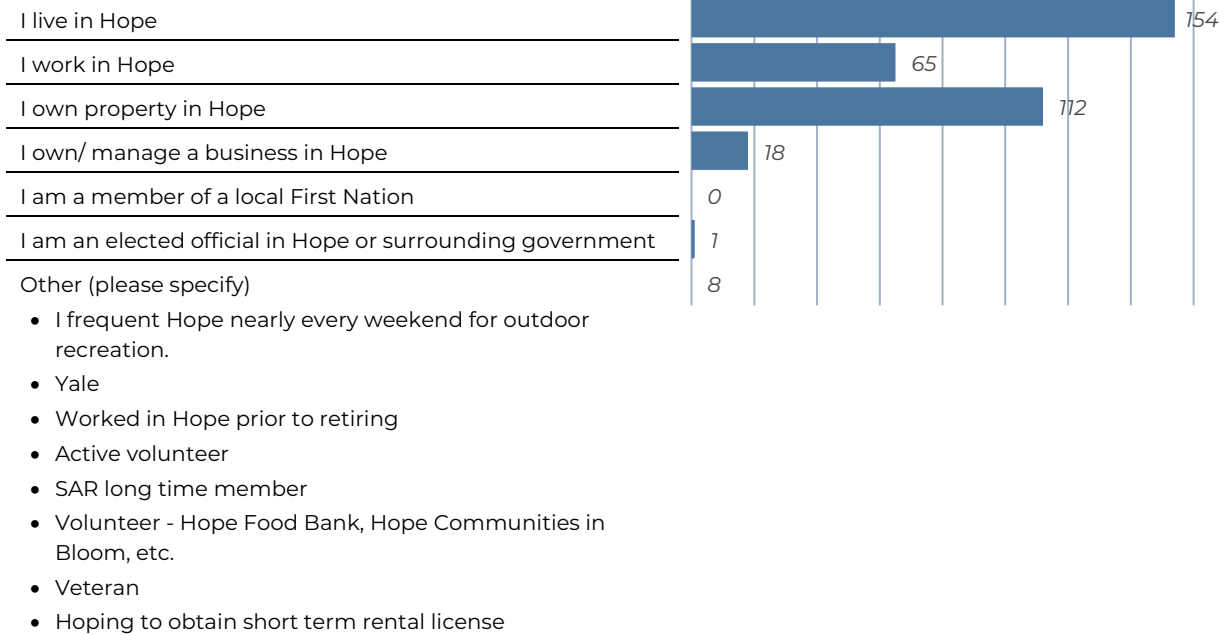
# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## APPENDIX B ONLINE SURVEY RESULTS

### 1. Select all that apply:

Total respondents: 126

Skipped: 34



*Note: The comments are unedited.*

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 2. What three words best describe what you love about Hope?



Word	Count	Word	Count	Word	Count
Access	2	Convenient	2	Peaceful	14
Accessibility	2	Cycling	1	People	11
Adventure	1	Environment	2	Potential	1
Affordability	3	Events	1	Proximity	3
Air	1	Family	3	Quaint	2
Air quality	4	Friendly	20	Quiet	21
Beautiful	18	Friends	1	Recreation	1
Business	1	Fun	1	Relaxed	2
Caring	1	Greenspace	1	Restaurants	1
Clean	2	Hiking	1	River	7
Climate	1	Low traffic	3	Rural	2
Close-knit	1	Mountains	29	Safe	3
Community	37	Nature	55	Small	1
Compact	1	Opportunity	1	Trees	1
Compassion	1	Outdoors	10	Water	1
Connection	1	Parks	1		

Similar words have been grouped together for frequency counting (e.g., accessible, accessibility).



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

3. What three words best describe how you'd like to see Hope in the future?



Word	Count	Word	Count	Word	Count
access	1	equality	1	modern	1
accessible	3	events	4	more	1
accommodations	1	expanded	2	mountain-biking	1
accountability	1	fairer	1	museum	1
active	1	families	6	nature	19
activities	1	festivals	1	neighbourhoods	1
adult-sports	1	film-industry	1	nightlife	1
adventure	1	forward-thinking	1	non-industrial	2
affordable	14	freedom	1	open-minded	1
agriculture	1	friendly	3	opportunity	2
AirBNB	1	genuine	1	orderly	1
air-quality	1	green	1	original	2
amenities	3	growth	6	outdoors	4
banks	1	healthy	3	parks	3
beautiful	4	Highish Hotel	1	peaceful	6
busier	1	historic	1	pedestrian-friendly	1
business	6	homeless	1	power	1
bylaws	1	hotels	2	pre-planned	1



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Word	Count	Word	Count	Word	Count
caring	1	housing	4	preserved	1
character	2	inclusive	4	price	1
clean	17	industry	3	profitable	1
climate-resilient	1	infrastructure	4	progressive	4
community	11	innovative	3	prosperous	4
connection	1	integrated	1	protected	1
conservation	2	invested	1	quaint	1
convention	1	jobs	2	quiet	6
costs	1	kid-friendly	1	rambo-free	1
culture	1	kindness	1	recreation	5
cycling	1	leadership	1	renovated	1
desirable	2	less developed	1	rental	1
destination	4	less homeless	4	restaurants	2
developed	6	less-houses	1	retail	1
dining	2	less-pizza	1	revamp	1
diverse	2	lighting	1	revitalization	5
doctors	2	lively	1	roads	3
downtown	2	live-music	1	robust	1
drug-free	3	local food	1	safe	9
eclectic	1	lower	1	support	1
ecotourism	1	maintenance	1	tourism	1
efficient	1	management	1	trails	2
entrepreneurship	1	medical	1	transit	2

*Note: Similar words have been grouped together for frequency counting (e.g., tourists, tourism).*

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 4. What are three things you worry about for Hope's future?



Word	Count	Word	Count	Word	Count
addiction	3	development	6	infrastructure	14
affordability	14	dirty	1	intolerance	1
amenities	1	disconnected	1	investment	1
appeal	1	disregarded	1	lacking	1
beautification	1	diversity	1	littering	1
bigots	1	doctors	2	local food	1
buildings	1	downtown	1	maintenance	1
business	11	drugs	14	mayor	1
busy	2	dust	1	mental health	1
bylaw	1	economy	4	mismanagement	1
careers	1	emergency	2	nature	1
chain-businesses	2	employment	14	NIMBYism	1
changing character	1	environment	2	no-growth	1
children	1	expansion	2	no-immigration	1
chlorination	1	fairness	1	noise	4
citified	1	families	1	oppressed	1
climate	2	flood	4	outdated	1
closures	4	food	1	overcrowded	1
community	2	garbage	2	overcrowding	1

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

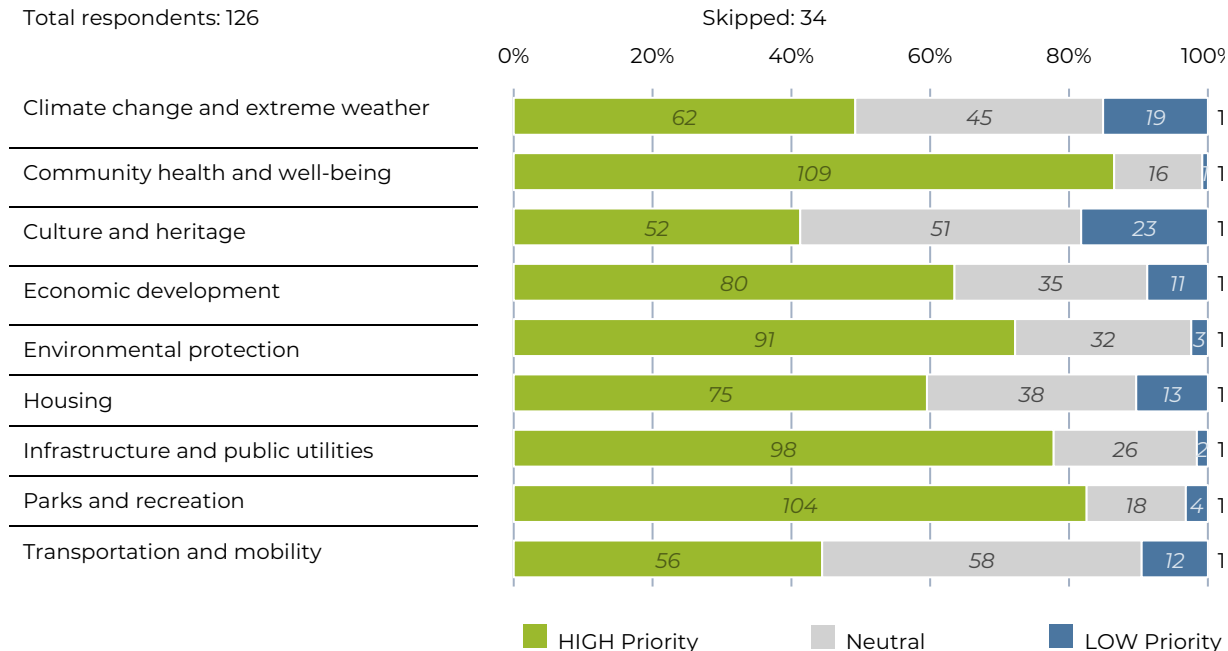
Word	Count	Word	Count	Word	Count
corporations	1	gravel pit	6	overdevelopment	4
council	1	groceries	1	panhandling	1
crime	22	growth	6	pipelines	1
crowded schools	1	health	2	pit	1
daycare	1	healthcare	3	planning	2
debilitated	1	homelessness	41	police	2
decline	1	hospital	2	pollution	2
deforestation	4	housing	7	rundown	5
demographics	1	industrialization	8	taxes	1
density	2	infringing	1	visual aesthetic	1
destruction	4	inflation	1	wildfire	6
devalued	1	influx	1	zoning	1

*Note: Similar words have been grouped together for frequency counting (e.g., fire, forest fire, wildfire).*

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 5. Rate each topic based on its importance to you.

Total respondents: 126



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- Agriculture, food security.
- Beautiful Architecture.
- Better restaurants and shops.
- Careers outside of hospitality.
- Downtown Revitalization Plan.
- Drug addicts walking around will damage tourism in turn damaging the entire town. Stop enabling and providing for them, our town isn't built or developed enough to support this.
- Fix the roads.
- Focus on young families! Not the retired.
- Having more of community transportation and road maintenance.
- Homelessness.

- Hope needs a north cascade institute where education and work training takes place.
- Human-powered transportation needs to be higher priority.
- I want Hope to stay small scale and quaint. Not new builds and high rises.
- Improvement of Yale into a mini-Baskerville. Good for Hope.
- Inclusivity with neighbouring First Nations.
- Keep things the same.
- Less low income housing more policing.
- Littering and illegal dumping needs to stop.
- Losing small town feel. Lack of diverse business. Do we

really need more hairdressers, pizza places, and thrift shops??? When u owned a small business, I found there to be very little support as far as promotion. I see it has gotten a bit better with online promotion. We have lost some great small businesses along the way.

- More development, more incentives for new business, improve maintenance on streets and public areas, zero tolerance on criminals.
- Overcrowding in schools.
- Park benches property maintenance beautify businesses.
- Preserving trees, views, soundscape.



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

- Proactive city planning.
- Quality of life when living in Hope is important to me. This means to be able to live peacefully, without noise, pollution and degradation of the natural beauty that surrounds us. Also, to have properties increase in value.
- Regular transport to Chilliwack.
- Removing slums from the natural spaces in our community.
- The lack of community infrastructure but the high cost to look after infrastructure catering to highway business hasn't improved the people of towns ability to build business there's nothing to do here. Putting more money towards tourists won't improve the town build bike and walking paths to share.
- The pit expansion should not happen.
- Peaceful neighbourhoods, zoning and re-zoning residential areas to industrial.
- Tree protection and replanting policies.
- The police need more funding. Better maintained roads. More street lighting. Other supports for addiction besides cedar strong.
- The tranquility of Hope should be a high priority.
- This is a terribly written public survey. Lacking all nuance.
- Town Aesthetics (removing abandoned/unsafe buildings, and defunct business signs).
- Unhoused population polluting and deforesting our natural environments, Allowing green space when building subdivisions.
- What is important to me is working on tourism and fostering the vision of a mountain town offering access to an amazing park such as Manning, and all the smaller parks around HOPE. The mountain biking the fishing on the Fraser River. There are so many special things. It is a different environment from Whistler. We should build on that. Small mountain town. Keep taking steps in that direction. Do not get diverted. Don't take any mis steps off that path and eventually we will get there.
- Worried about homeless camps, drugs. High density developments, losing nature spaces, should be putting parks into developments.
- Youth programs and activities.

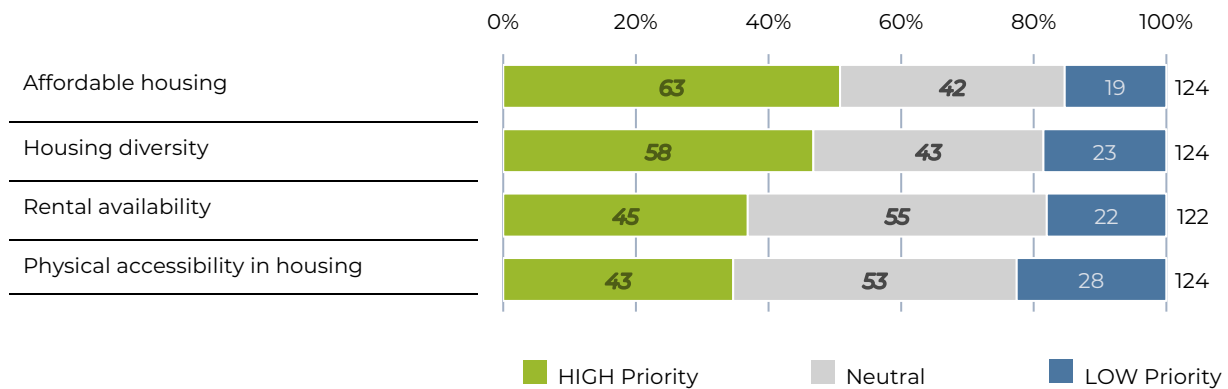


# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 6. How important are the following housing issues to you?

Total respondents: 124

Skipped: 36



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- Airbnb.
- All kinds of housing should be going up in HOPE. Expensive, medium, priced and affordable. Just build housing!
- Build tasteful buildings.
- High density should ensure personal access to outdoors. Lack of housing options for seniors wishing to leave family home. High density should not be the only consideration.
- Higher end homes to attract higher end clientele. We need more condos/townhouses I. Hope that are not rentals and are higher end and geared to 50+.
- Rezoning residential properties to industrial and forcing long term residents to relocate, instead of keeping residential land is irresponsible.
- Limit high density, improve homelessness.
- Housing too close to sensitive environment, and industry surrounding housing.
- Increased density and types of housing. More apartments and townhouses.
- Moderate density, keep large lot sizes with yards and outside space.
- More affordable home ownership NOT rentals.
- Need to bring more tourists to the area.
- No barrier housing is a concern. Proven not to work. What is needed is mental health and addiction facilities to support those in need.
- Prioritize single family dwellings as opposed to homeless shelters.
- Seniors housing should be a priority, not drug housing.
- Stop building so many new homes without supplying infrastructure.
- Stronger bylaws for residential yards and home maintenance.
- Too many low-income dwellings being built.

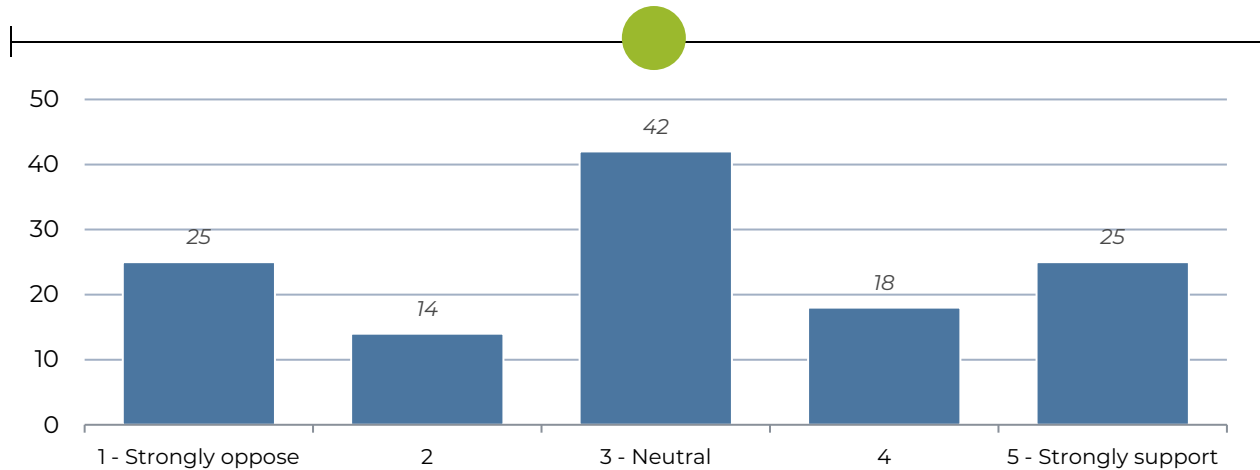
# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 7. What is your level of support for short-term rentals (e.g., AirBNB, VRBO, etc.)?

Total respondents: 124

Skipped: 36

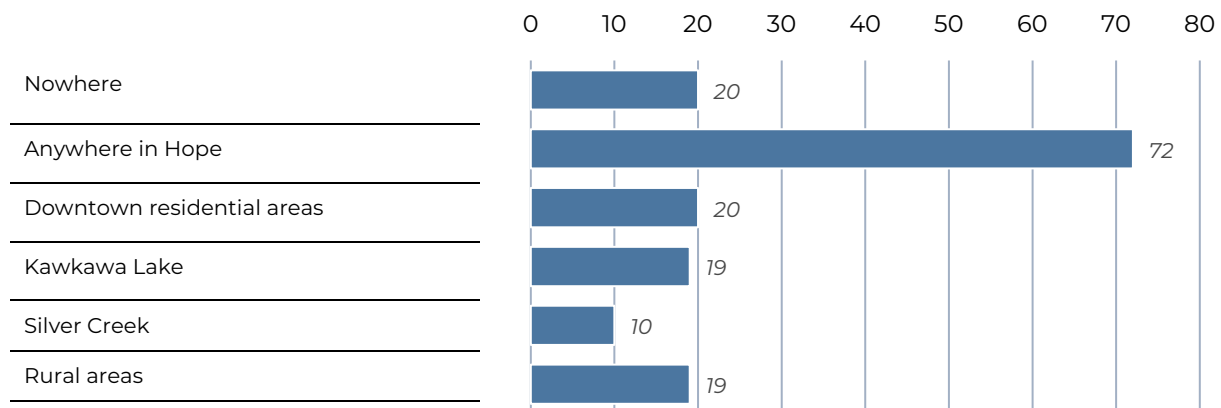
Response average: 3



## 8. If allowed, where should short-term rentals be permitted? Select all that apply.

Total respondents: 123

Skipped: 37

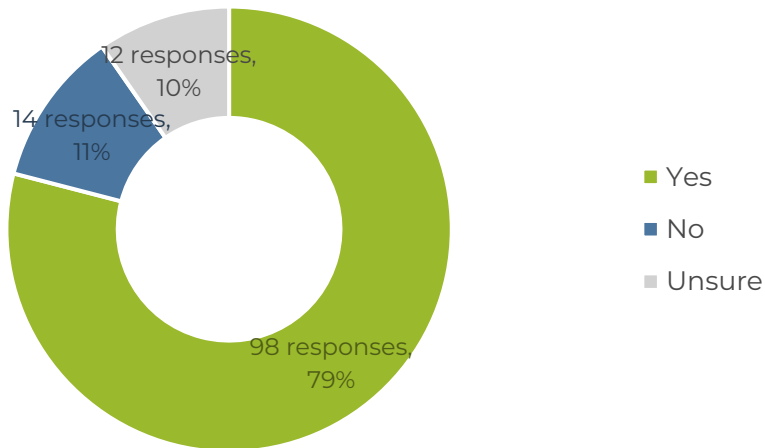


# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 9. Would you support short-term rentals in a secondary unit (e.g., basement suite, coach home), if the primary unit is owner-occupied?

Total respondents: 124

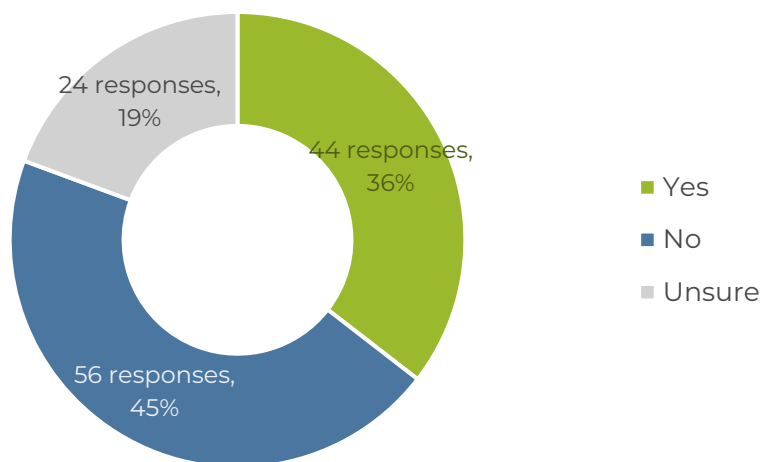
Skipped: 36



## 10. Would you support short-term rentals as the only use in a unit (e.g., there are no permanent residents in the home)?

Total respondents: 124

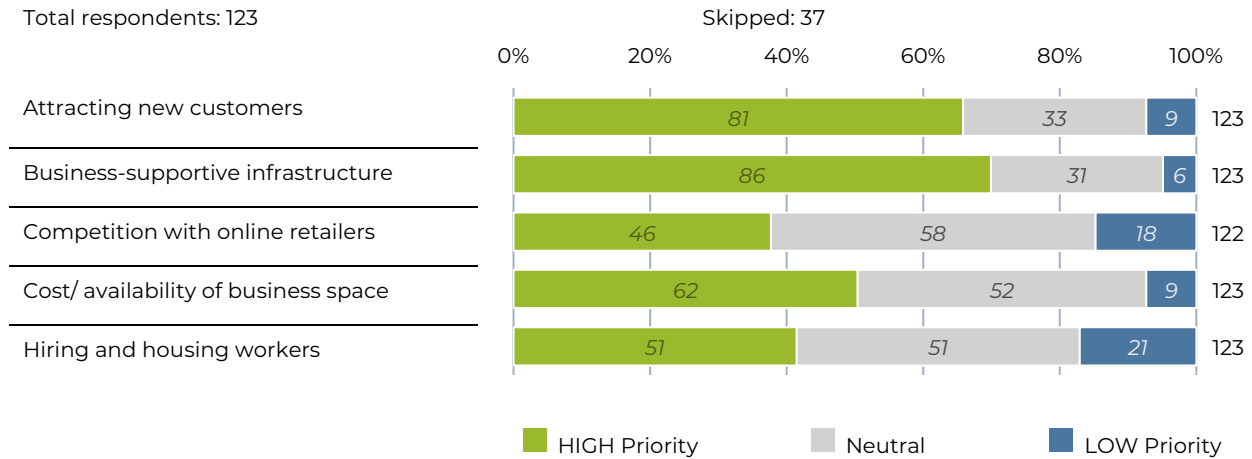
Skipped: 36



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 11. How important are these economic development issues to you?

Total respondents: 123



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- Am not familiar with issues.
- Attract big box retailers to the area to better foster tourism and livability. Healthcare clinics for pop. Increase.
- Build it and they will come.
- CAREERS OUTSIDE OF HOSPITALITY.
- Develop Yale to increase Hope's business.
- Faster development approval process.
- Sustainable business = important.
- Hope needs to become a stronger tourist destination area.
- If you have housing in the community, you will have retention of workers.
- It's not your decision if someone should build a business. Your main town is a disgrace for economic development. That's why you
- have the business you have here.
- Maintain clean, enviro-friendly industry.
- More downtown businesses.
- Support businesses that support our community plan. Build and maintain business districts that are away from homes for bigger businesses.
- Time to revamp Wallace.
- We need a sidewalk the entire length of Kawkawa lake road

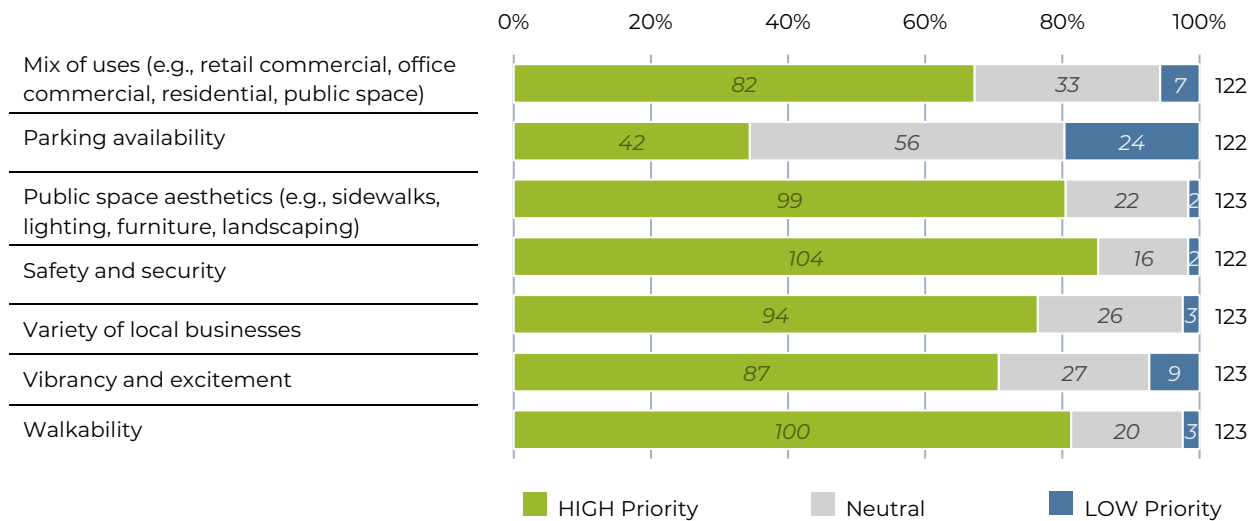


# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 12. How important are these Downtown Revitalization issues to you?

Total respondents: 123

Skipped: 37



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- Attracting business that are USEFUL to locals or draw significant tourism. We have enough pizza and weed shops. Please limit these kinds of things to incentivize diversity!
- Build infrastructure that's what you're supposed to do. Not creating vibrant places. Build!
- BUSINESSES OUTSIDE OF HOSPITALITY
- Consider closing Wallace to cars May-August
- Development of Yale will bring many people to Hope restaurants and stores.
- Getting things in that people would want come and stay take it not just drive thru
- How about just giving downtown a facelift so it looks appealing
- Let's make it stand out from other municipalities or districts.
- Make Wallace one way. Build Fort St
- More downtown benches Colourful businesses awnings etc.
- More presence of RCMP, More variety of business. Safety/walkability has to factor in homelessness, addicts and mental health issues
- More safe bike lanes or bike routes and bike racks it's very dangerous on our roads with angled street parking and busy narrow main roads and not enough sidewalks
- Panhandling and our homeless need more assistance
- Removal of condemned buildings
- The downtown core needs to be cleaned up. Loitering/panhandling should not be allowed. We need things to attract tourism including having a new hotel built

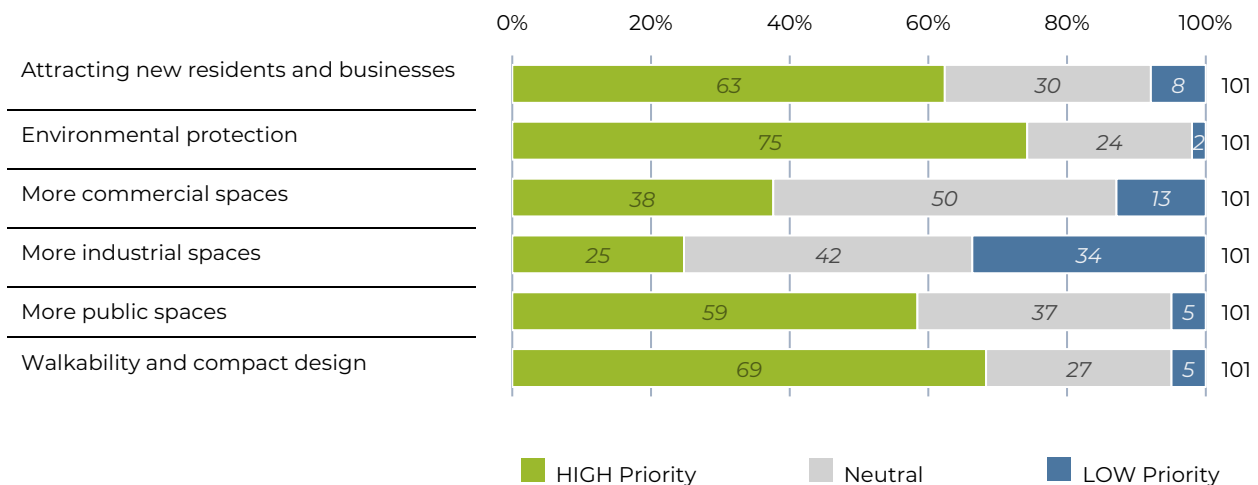


# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 13. How important are these land use management issues to you?

Total respondents: 101

Skipped: 59



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- A folk music festival sponsored event 2x per year.
- Allowing certain destructive industrial businesses destroy everything and shouldn't be allowed.
- Attracting industry is important, but not in town. I.e. no gravel pit in town.
- Bring Hope to Hope... don't let it deteriorate.
- Clean up the current eye sores.
- FACILITIES TO KEEP PEOPLE HERE.
- Forest management; coordinated community emergency plan.
- Hope needs to become a destination area. It is not that far from Vancouver to attract tourists for a day trip or weekend.
- If we have big business wanting to come to hope there needs to be land available. What do you have to offer? How could I know if we need it? Is the town going to spend money to prepare the land ??
- Industry needs to be in the right place, not to the detriment of our town.
- More dense housing will need more public spaces. Are our industrial/commercial spaces underutilized?
- More higher-level jobs needed, no more fast food chains.
- Protect what little ALR we have. Discourage further removal of mature trees on private and public areas, or incorp. Some into land use planning of new builds
- Regulate residential properties to appearance, excessive vehicles, commercial limited to business core and industrial zone.
- Restaurants with a view.
- Sidewalks really need attention like people walking from the north side of the river across highway 1.
- The DOH does not follow the previous OCP and the area zoning, they do whatever they want even with ample opposition to rezoning applications. The neglect the residence of the areas and their concerns regarding peace at their own expense.
- Streets badly need maintenance and resurfacing. Many unsafe for walkers and wheelchairs alike.
- The district doesn't even follow the current community plan what faith do we have in this new one. They will go and do what they please regardless of any plan put in action. Vase in point zoning industrial up silver Skagit road and the rock pit at KVR.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

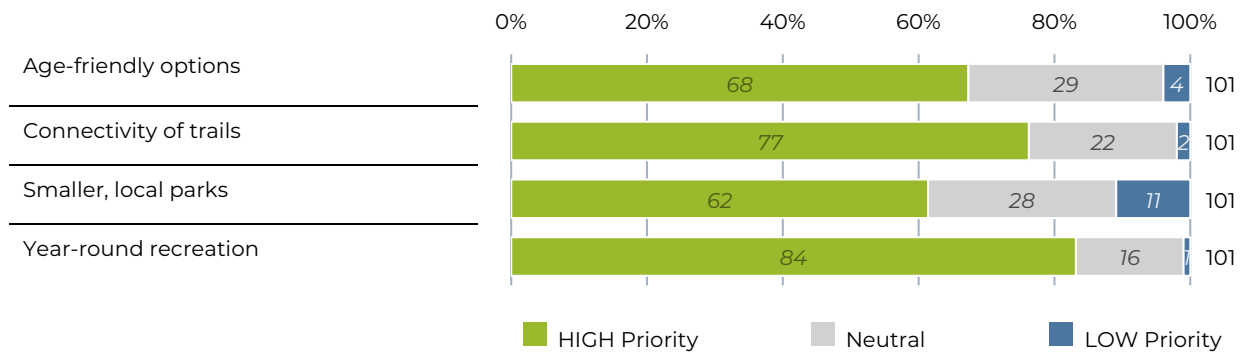
- We are trying to build a mountain community, with a focus on outdoor recreation, therefore land use decisions should be based on that plan. Everything should be looked at in terms of our plan to build that vision here in HOPE. As I said before, if you do not veer off that path, then eventually we will get there. This recent question about making a gravel pit in the middle of the recreation area. 2/3 bigger is an example of very bad thinking! Elected officials need to do everything they can to stop that from going ahead. It should not rest on the backs of citizens to try to stop it. Otherwise, you are making our community plan seem like a lie.
- WE don't need more space - there are so many empty or defunct storefronts. We need the existing buildings to be filled with useful, thriving businesses!

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 14. How important are these parks and recreation issues to you?

Total respondents: 101

Skipped: 59



### OTHER, PLEASE SPECIFY

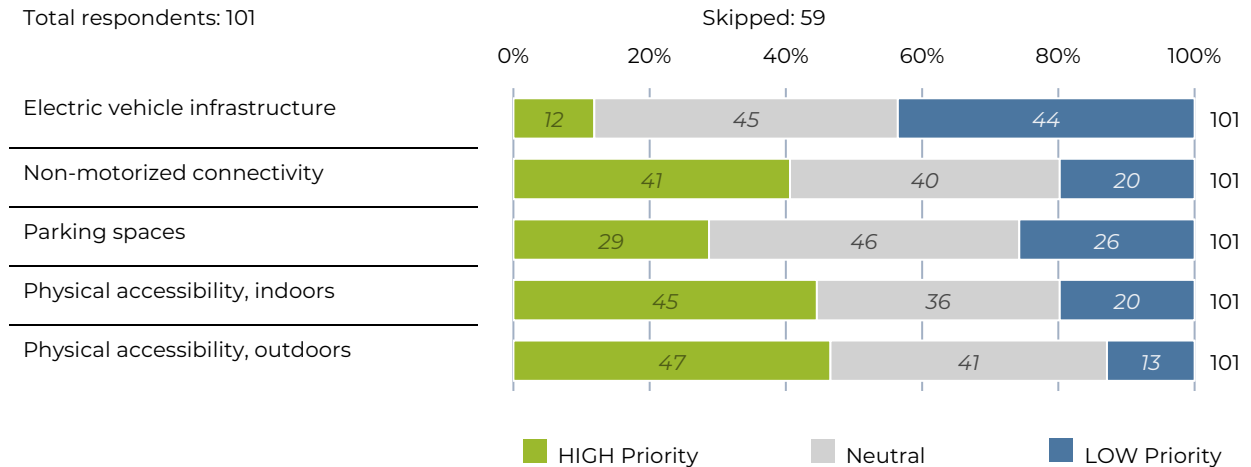
*Note: The comments below are unedited.*

- A park in the new Steele development neighborhood.
- Eco tourism brings \$.
- Hope is a recreational paradise and should be marketed as that. We need to stop industrial activities in residential areas such as the gravel pit. Property should NOT be pulled out of CR 1, RS1, zoning for industry.
- HOPE NEEDS SUPPORT OF SPORTS GROUPS.
- Keep homeless out of living in parks and green spaces.
- Parks and building them, expanding trails. These are what make up one of the components of the community plan. Of course they are important.
- Paved wheelchair friendly trails. Connected trail from silver creek to downtown, rental bike for visitors you can pick up anywhere.
- Proper forest management
- Scarring the land turns away people.
- The facilities currently offered are reasonably accommodating my needs.
- There are nowhere near enough playgrounds in residential areas (a failure for families). And despite being surrounded by mountain, no ski resort in close proximity (an abysmal failure for tourism).
- What does connectivity mean?? Developers of high density should provide greenspace or money for greenspace.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 15. How important are these mobility issues to you?

Total respondents: 101



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

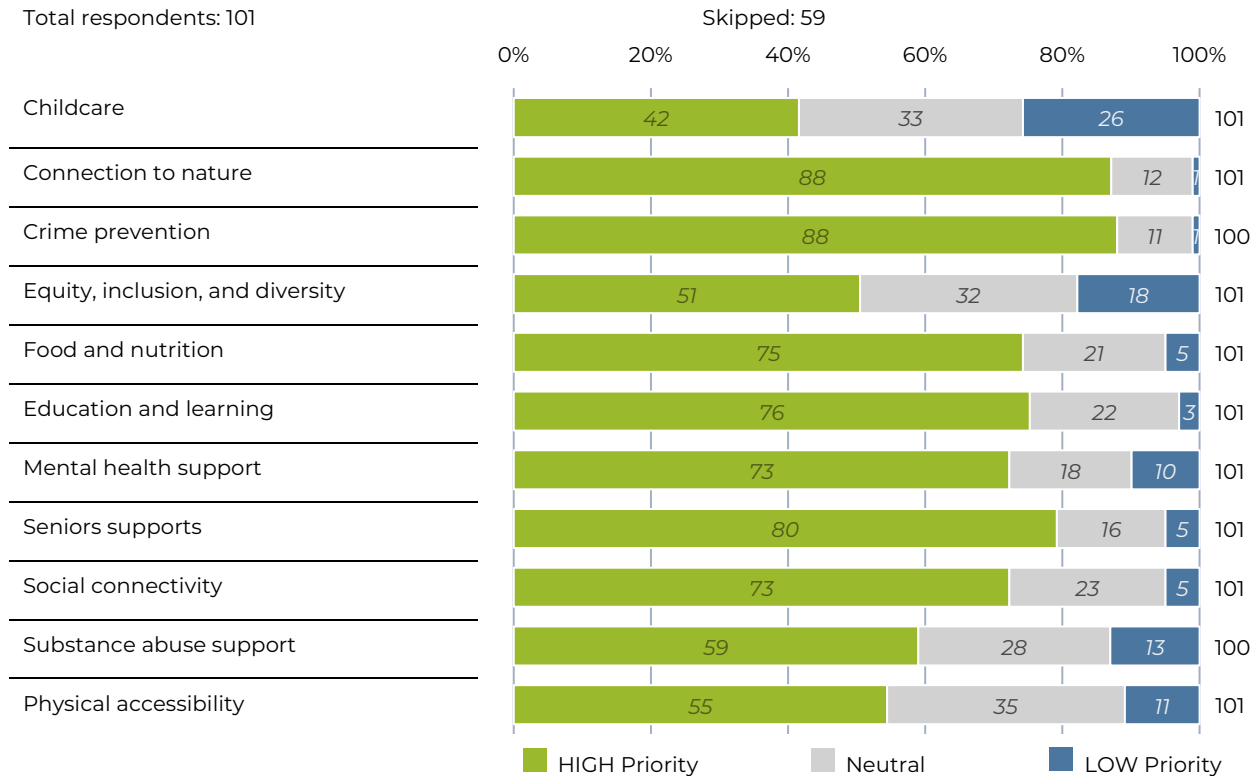
- Aging population may increase use of electric scooters, need parking for them.
- Current state unsafe to bike! Need lanes with medians
- It seems to me. We have a lot of parking in HOPE. There are so many residential streets with a great deal of paving in the downtown area. Lots of room for cars.
- Many of our road and side walks are deteriorating, the maintenance and upkeep are not the best and it makes it very difficult to get a wheelchair (outside of downtown).
- Make access easier for everyone.
- Provide accessible parking when blocking off streets for special events/filming.
- Restaurants are outdated not wheelchair friendly bathrooms are too small or have curbs or no ramps. Taxis are expensive it would be nice to have uber or better bus routes. It would be nice to have some parks in silver creek we are left in the dust. Better street lighting.
- Retired take, they don't give. We need families.



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 16. How important are these community well-being issues to you?

Total respondents: 101



### OTHER, PLEASE SPECIFY

*Note: The comments below are unedited.*

- Community wellbeing is one thing but bringing in housing for addicts that will come from other places is a no.
- CONSEQUENCES FROM PROPERTY CRIME.
- Keep drugs out of my yard and out of parks!
- Low-income housing for low income, institutions for drug depending individuals and professional help for all.
- Need more infrastructure in Yale. Needs to be a car drop off centre for Vancouver. Ride assist.
- Support tax paying families.
- The entire planning department is involved in a secret [word redacted] cult. Just look at their socks.
- There is some lacking of the above but our town must have one of the highest densities of non for profits offering services to many different issues. Why would the town need to offer more.
- Want mental health and substance use services available to existing community members, not to attract people to the community to access them. Don't import homeless to Hope.
- Utilize underused areas for gardens. Provide support for LOCALS needing assistance. Better sidewalk, less potholes in crosswalks.
- Want to offer mental health and substance abuse support services to existing community members in need, but not to attract people to Hope to access these.
- Worried about forest fires from homeless camps. It would be nice to have bylaw rules to be enforced and bylaw for animal control.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 17. Are there any other issues you think should be addressed in the OCP or ZB?

Total respondents: 48

Skipped: 112

*Note: The comments below are unedited.*

Comment	Key Issues
Alcoholics shouldn't be allowed to drink and do drugs next to the downtown park where kids play. They should be tossed in the slammer for 48hrs like the rest of us who wouldn't be caught dead walking down the main drag with a tall boy. I'm not daft to the whole situation as I've lived here for 10 years and know the locals, but it's simply unacceptable. And it ain't the police's fault... forget defund the police, let's re-fund the police and take the cuffs off of them. They're hardworking, honest men and women and we've hog tied them so they can't do their job. Let's put an end to that. P.s. I'm not a cop, I'm a father of young kids and I have to sweep the playground for needles before I let my kids play. Thank you.	<ul style="list-style-type: none"> <li>• Substance abuse</li> <li>• Public safety</li> <li>• Bylaw enforcement</li> </ul>
Attracting independent businesses...no more fast food or pizza.	<ul style="list-style-type: none"> <li>• Limit over-represented businesses (e.g., pizza restaurants).</li> </ul>
Cemetery gravel pit and trucks do not fit into community goals. Better options for unhoused people than at our trail heads.	<ul style="list-style-type: none"> <li>• Adherence to OCP and community vision</li> <li>• Homelessness</li> <li>• Public safety</li> <li>• Parks and open space protection</li> </ul>
Community Plan should have buffer areas between different zones. Height restrictions, both for single family and high density. Green space minimums, not just blacktop surfaces. Spot zoning does not make for easy planning of services/utilities required. Our town, neighbourhoods should be esthetically pleasing, not hodge podge.	<ul style="list-style-type: none"> <li>• Land use buffers</li> <li>• Height restrictions</li> <li>• Parks dedication</li> <li>• Visual aesthetics</li> </ul>
Concerned about the unhoused populations in Hope polluting and deforesting our beautiful green spaces. Ensure our natural spaces are protected and well managed. Proper tree hazard assessing for parks, not done by the tree removal company, which is a conflict of interest. Want to have a plan for growth, ensuring there is green space in subdivisions, such as greenways for people and animals to pass through, and park space. Quality amenities/activities for young families We have amazing water and would hate to see our water system be chlorinated. Ensure any industry is environmentally responsible, supports community. Enforcement of bylaws, for example, dumping waste and yard waste in vacant areas.	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Parks and open space protection</li> <li>• Drinking water</li> <li>• Environmental protection</li> <li>• Wildlife corridors</li> <li>• Amenities for young families</li> </ul>

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment	Key Issues
Council including the mayor and management team for the town will disregard the OCP no matter what why bother.	<ul style="list-style-type: none"> <li>Adherence to OCP and community vision</li> <li>Respect of residents by Council</li> </ul>
Development in Yale.	<ul style="list-style-type: none"> <li>More development</li> </ul>
Encampments.	<ul style="list-style-type: none"> <li>Homelessness</li> </ul>
<p>Enforce bylaws on industrial operatives (e.g., gravel pit) --the bylaw enforcement on garbage has been very nicely addressed! Congratulations!</p> <p>[Regarding short-term rentals:] From what I have seen in the East Kawkawa area is an out-of-town owner rent to transient workers who park an excess of vehicles on the property and do not follow bylaws related to garbage pick-up. Another owner who temporarily rents out, same issues. Out of town rentals more prone to noisy, inconsiderate partying.</p>	<ul style="list-style-type: none"> <li>Adherence to OCP and community vision</li> <li>Bylaw enforcement</li> </ul>
Gotta cleanup the fire hazard hotels, the old chicken place, lakeway market and build on the Wallace vacant lots.	<ul style="list-style-type: none"> <li>Rundown properties</li> <li>Vacant lots</li> </ul>
Hope has the beautiful surroundings to be a destination town with the population of the lower mainland so close for a day or weekend visit. Bring tourist dollars to Hope with a major attraction. Make the downtown core vibrant and colourful. Letter those tourist dollars pay to make and keep Hope a beautiful want to come to place for a visit rather than a gas stop. Set a limit to duplication of services. Enough pizza joints in town.	<ul style="list-style-type: none"> <li>More tourism</li> <li>Downtown beautification</li> <li>Support local businesses</li> <li>Visual aesthetics</li> </ul>
<p>I would like to see the OCP and ZB support the taxpaying citizens of Hope. I would like to see more support for the lives of families in Hope, rather than supporting or facilitating the homeless epidemic. Would love to see more connectivity for walkers and bike paths in the town of Hope, separate from vehicle traffic (not cycling lanes beside roads). Park infrastructure around the waterways of Hope. Want to ensure high standard of water quality in town without chlorination (i.e. upgrade infrastructure if necessary). Ban on two-stroke motors and adapted motorized bikes within town that cause noise pollution. Enforcement of bylaws if already in place. Rather than removing all trees in wooded areas and vacant lots to prevent people from camping in them, enforce the rules that they may not camp there. Rather than removing services from citizens due to abuse, remove the source of the abuse (i.e. locking public bathrooms early, or putting fences up). We are turning into a low-trust community. We need to improve trust by enforcing rule of law.</p>	<ul style="list-style-type: none"> <li>Homelessness</li> <li>Amenities for young families</li> <li>Active mobility connections</li> <li>Bylaw enforcement</li> <li>Drinking water quality</li> <li>Noise pollution</li> </ul>
In land use planning questions no reference to agriculture or food sustainability.	<ul style="list-style-type: none"> <li>Agriculture and food security</li> </ul>



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment	Key Issues
Lack of oversight of rental property and enforcing bylaws. In the last 3 years many houses in our neighbourhood have become rentals. They are not well-kept and police activity has increased. Unsightly property along Highway 1 is ignored. People with multiple vehicles on their property are ignored like at the boat ramp on Rupert Street.	<ul style="list-style-type: none"> <li>• Bylaw enforcement</li> <li>• Rundown properties</li> <li>• Nuisance bylaw</li> </ul>
Large houses/buildings being built that shadow their neighbours and are out of character for the neighbourhood.	<ul style="list-style-type: none"> <li>• Shadows from new development</li> <li>• Maintaining character of existing neighbourhoods</li> </ul>
Make downtown Hope a place people want to visit by revitalizing Wallace Street. Renovate storefronts so they are all similar. Offer tax breaks or incentives so they can accomplish this. Abbotsford did this for its DT core and it's thriving.	<ul style="list-style-type: none"> <li>• Downtown beautification</li> <li>• Visual aesthetics</li> <li>• Development incentives</li> </ul>
Make sure what is in the OCP is protected. No gravel pits in the middle of town. Light industrial would be very appropriate development. Good jobs for locals.	<ul style="list-style-type: none"> <li>• Adherence to OCP and community vision</li> <li>• Employment opportunities</li> </ul>
More ethnic food restaurants. Farmers markets. Stricter rule around no camping zones and no fires. More fun events. Indoor rock-climbing wall maybe by the brewery like in Chilliwack. A good ice cream shop with good ice cream that is not commercialized. A nice long bike route trail grid like the Vedder trail. Or route off the main roads where you can be safe from traffic.	<ul style="list-style-type: none"> <li>• More restaurants</li> <li>• Bylaw enforcement</li> <li>• Amenities and events</li> <li>• Active mobility connections</li> </ul>
New Fire Hall needs to be prioritized.	<ul style="list-style-type: none"> <li>• Fire hall</li> </ul>
No.	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
No refining of the residential area near the gravel pit. This area should be for nature, tourism and residential.	<ul style="list-style-type: none"> <li>• Against the gravel pit</li> <li>• Parks and open space protection</li> </ul>
Owning a Pub bowling alley and selling off your parking lot.	<ul style="list-style-type: none"> <li>• Parking</li> </ul>
Please protect the beauty of Hope. It has a great potential to be a place where tourism could flourish. Beautification of downtown, updating run down buildings, etc. is important to help Hope flourish. Please do not allow gravel pit expansions and other like- proposals to destroy the quality of life for today's residents and residents of the future. Make Hope vibrant, not industrial.	<ul style="list-style-type: none"> <li>• Parks and open space protection</li> <li>• Support tourism</li> <li>• Downtown beautification</li> <li>• Against the gravel pit</li> </ul>
Population density targets for neighbourhoods. Green spaces. Access to walkable areas on DOH land.	<ul style="list-style-type: none"> <li>• Parks dedication</li> <li>• Active mobility connections</li> </ul>



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment	Key Issues
Quit cutting down trees without getting proper assessment (parks and recreation wildlife hazard tree assessment).	<ul style="list-style-type: none"> <li>Parks and open space protection</li> </ul>
Say NO to the mining expansion near the Grave Yard!	<ul style="list-style-type: none"> <li>Against the gravel pit</li> </ul>
Short term rentals and the need to enhance visitors “tourism” experience. The motels in Hope are outdated and without a variety of unique dwellings, Hope will not be able to capture people who will just continue to pass through.	<ul style="list-style-type: none"> <li>Support tourism</li> <li>Increase the range of housing</li> <li>Better accommodation options</li> </ul>
Something to attract more working families.	<ul style="list-style-type: none"> <li>Attract new residents</li> </ul>
Stop pushing industry in residential areas.	<ul style="list-style-type: none"> <li>Against the gravel pit</li> <li>Adherence to OCP and community vision</li> </ul>
Stop the expansion of the Cemetery Pit into our residential neighborhoods. Enforce proper bylaws around residential versus industrial thoroughfares.	<ul style="list-style-type: none"> <li>Against the gravel pit</li> <li>Bylaw enforcement</li> <li>Adherence to OCP and community vision</li> </ul>
Stop the gravel pit. More tourism investment.	<ul style="list-style-type: none"> <li>Against the gravel pit</li> <li>Support tourism</li> </ul>
Street maintenance to facilitate mobility for all modes of transportation.	<ul style="list-style-type: none"> <li>Roadway maintenance</li> <li>Active mobility connections</li> </ul>
Support for trails, keep local businesses over big box style, keep nature and green spaces, get parks and recreation wildlife hazard tree assessments before cutting trees in green spaces, allow rental units in basements, etc.	<ul style="list-style-type: none"> <li>Active mobility connections</li> <li>Support local businesses</li> <li>Parks and open space protection</li> <li>Increase housing range</li> </ul>
The consideration of the tax paying residents of this town should be a priority over industrial zoning.	<ul style="list-style-type: none"> <li>Against the gravel pit</li> <li>Respect of residents by Council</li> </ul>
The official community plan guides us into the future. Zoning bylaws support or should support the official community plan. There is a proposal that has gone to the ministry of mines regarding the gravel pit expansion. If that expansion goes ahead, it will be at great detriment to the official community plan. Many people in the community cannot understand why we were not more clearly informed about the chance to have input into the process before the mayor and town council submitted their comments to the ministry of mines. It all seemed like it was done on the quiet, including the	<ul style="list-style-type: none"> <li>Against the gravel pit</li> <li>Adherence to OCP and community vision</li> <li>Parks and open space protection</li> <li>Support tourism</li> <li>Respect of residents by Council</li> </ul>

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment	Key Issues
signage that was put on the road about the possible expansion. It seems like it was done behind the communities' back, and we only found out about it at the last minute. This gravel pit expansion in no way supports the community plan. Does that mean that the Mayor and council do not support the community plan? Does it mean they are not intelligent enough to see the problem? I don't know. I do know that it really shows mistrust in our elected representatives. If that gravel pit expansion goes ahead and the rezoning is done to support it. I give up. I have owned a home out in the Kawkawa Lake area for 23 years. I will sell and move. We have believed in the town of HOPE and it's slow but steady progress towards being a small mountain community. We have always thought its location next to Manning is fantastic. We love the way the campground fills up in the summer and Kawkawa lake becomes this lovely playground. How could the mayor and council think that a 2/3 bigger gravel pit in that area with double axle gravel trucks is a good idea? It does not support our official community plan. Please do not do any kind of rezoning to support it. Please.	
The private water supply on Summer road is failing, unhealthy and unsafe with no fire protection. This needs to be replaced with district water supply ASAP. It is inexcusable to have residents with unsafe substandard drinking water.	<ul style="list-style-type: none"> <li>• Drinking water quality</li> <li>• Water supply capacity</li> </ul>
The proposed Gravel Pit expansion.	<ul style="list-style-type: none"> <li>• Against the gravel pit</li> </ul>
The raising amount of homeless, I am starting to get worried about it. I am nervous about our wellbeing. I am afraid that they will destroy our town. I am afraid that I won't feel safe soon.	<ul style="list-style-type: none"> <li>• Homelessness and public safety</li> </ul>
The train is a huge safety risk in this town, non-full controlled gates between the school and rec centers. This should be a priority. Protect the future generation.	<ul style="list-style-type: none"> <li>• Train crossing safety</li> <li>• Parks and open space protection</li> </ul>
The trucks going down Kawkawa lake road from the pit are dangerous and leave the road a mess.	<ul style="list-style-type: none"> <li>• Roadway safety - conflicts with industrial traffic</li> <li>• Against gravel pit</li> </ul>
There's nothing to keep young people here. Limited career options. Should use our geographical position to capitalize on heavy equipment maintenance and training programs to support Ministry of Transportation and highways needs and give people good paying careers instead of fast food.	<ul style="list-style-type: none"> <li>• Employment opportunities</li> </ul>
This town badly needs cleaning up. Homeless camps need to be addressed. Too many dogs running loose. Road surfaces atrocious and overall look of the town is tired and unkempt. Not very appealing for tourism which we heavily rely on. Needs better variation of stores and	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Bylaw enforcement</li> <li>• Visual aesthetics</li> </ul>

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment	Key Issues
not fast food places which don't encourage tourists to stay but instead to eat and run. We have beautiful waterfront, how about a nice hotel and restaurant. Attractive "neighborhood" pub. Look at character towns for inspiration like Fort Langley, Nelson, Fernie.	<ul style="list-style-type: none"> <li>• Rundown properties</li> <li>• Downtown beautification</li> <li>• Limit over-represented businesses (e.g., pizza restaurants)</li> </ul>
Walkability and bike-friendliness are extremely important - we should strive to ensure that everyone, including children, can feel safe getting around in these ways.	<ul style="list-style-type: none"> <li>• Active mobility connections</li> </ul>
Will this raise our property taxes again? They're already too high.	<ul style="list-style-type: none"> <li>• Property tax</li> </ul>
With the provincial mandate being more housing, no properties should be pulled from CR1 or RS1 zoning for industry. Kawkawa lake area should be protected. No industry there period. No gravel pit.	<ul style="list-style-type: none"> <li>• Adherence to OCP and community vision</li> <li>• Against the gravel pit</li> </ul>
Yes accountability and complete shut downs to destructive non law abiding businesses that have no District permits to destroy the environment on Country residential lands.	<ul style="list-style-type: none"> <li>• Bylaw enforcement</li> <li>• Parks and open space protection</li> <li>• Homelessness</li> </ul>
Yes all the people that live in the forest a trash the nature. The city needs to do something about it before the place turn out like another east Hastings area. No resident of Hope wants to see that.	<ul style="list-style-type: none"> <li>• Homelessness</li> <li>• Bylaw enforcement</li> <li>• Parks and open space protection</li> </ul>
Zoning should somehow LIMIT the number of repetitive businesses in town. There are so many cannabis stores and fast food (the number of pizza shops is ridiculous) that don't serve the greater wellbeing of the community, nor does the excess provide valuable services to locals.	<ul style="list-style-type: none"> <li>• Limit over-represented businesses (e.g., pizza restaurants)</li> </ul>
Addressing gravel pit expansions that destroy our landscape.	<ul style="list-style-type: none"> <li>• Gravel pit</li> </ul>
Environmentally sensitive areas being re-zoned industrial. Having very old geotechnical reports of areas that the district has allowed rock quarry. Not following the OCP and council re-zoning whatever they want, disregarding the residence and community around the area.	<ul style="list-style-type: none"> <li>• Environmental protection,</li> <li>• Industrial lands,</li> <li>• Adherence to the OCP</li> </ul>



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## 18. Any additional comments or suggestions.

Total respondents: 43

Skipped: 117

*Note: The comments below are unedited.*

Comment
<p>1. Council needs to listen to the people that elected them.</p> <p>2. Tourism (recreation) need to be the town focus.</p> <p>3. Downtown revitalization.</p> <p>4. No homeless housing. Hope does not have the services needed to support this. We already need more policing.</p>
<p>1. Residential protection from light industry and mining. Council needs to support its citizens.</p> <p>2. Preserve what greenspace is left for wildlife; the citizens have enough areas to develop in. Identify wildlife spaces and don't turn them into parks, walkways, etc. Leave them access to water, corridors to get past towns, etc. Prevent beaver[s] from entering culverts --use wire beaver barriers --avoid need to catch and kill.</p> <p>3. Colour the town. Promote businesses and buildings to paint with more definitive colours; don't tone everything down with gray. Look at 6th Ave across from the Rec. Centre --beige BORING BORING BEIGE.</p> <p>4. Put Rambo and the Sheriff over by the Visitor Centre --he's HISTORY. There are people who are sick of looking at an American soldier and police officer in the Town Centre. He is not all that defines this town. Stop spending money on acquiring more carving and use the money on maintaining the ones we have.</p> <p>5. You have three large groups of artists in your midst: the Hope Arts Gallery, Artists at Work, and the Art Council Group. Only ONCE has this group been prompted by use of their talent for the town banners. One other resource is the students of Hope --many communities use kids' art on their banners. I don't wish to denigrate the current design as it tops another valid design sources, the Indigenous community, but the pale green background renders it invisible. When I ask people how they like the banners, they say, "what banners?" A shame and waste. The OCP colours are a poor choice, they do not stand out. The signage, again beautiful design at 6th/ OHP Way, but not noticeable. It stands out at Silver Creek because there is nothing around it. No big signage at 3rd or Water (one tiny) to direct traffic to town. The lovely beak carving at Water/ Wallace, again not noticeable until you are past him/ her. Passing people only give signage SECONDS to be noticed. Primary colours stand out: RED-BLUE-YELLOW. Simple, big designs. Put zoning map on Hope website!!</p>
Action.
Build infrastructure, get tough on the drunks who discourage people from the main town. Push CN to improve the dump of a train area, open your eyes and visit the small towns on the island. Which business on the hwy is good for health and wellness?
Continue expanding trail access of all kinds and recreation areas. This will allow people of all ages to access one of Hope's best assets.



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment
Downtown needs to improve drastically to compete with Old Hope Princeton Way.
enforce the bylaws, police the streets with RCMP 24/7.
Ethnic food, thrift stores, mom and pop shops.
Get a better survey, protect the green spaces that we have, don't let Hope get too big. Allow more multi-unit housing.
Get the encampments out of Hope! It is destroying the environment!
Go Hope Go! To be blessed.
Hope should encourage business to have a bowling alley and theatre. Also expansion of the Gravel pit goes against the existing OCP.
Hope will continue to be a tourist spot. Tourism industry will thrive. Too much attention gets put there. The first couple of questions asked me about what I enjoy the most about hope. The mountains – scenic. This mining project will ruin that for myself and all who love it. Dust will get blown around this summer. The homeless population is growing in rural areas and you are showing concerns in this questionnaire about the tourism industry. The government has funding for tourism etc.
Housing starts should not only be done for those who do live here but also for the type of people you want to entice to this community.
Housing, housing, housing! all kinds. The days of only single-family homes are over. Up and coming families and workers need more affordable options. Seniors too!
How can we create more jobs centred around the environment?
I love what is happening in Hope as we slowly progress as a community. I would love to see a more vibrant / diverse main street - the core of our community.
Keep all properties the same.
Let's be proud of our town, not just for us but for visitors and let's encourage them to stay awhile. Another grocery store to bring in some price competition would be good. Clothing stores too.
Look at the incredible work they have done in Chilliwack in the 5 corners/district 1881 area, completely revitalizing that run down area with an aesthetic and economic vision. Find whoever planned that - and get them planning a future for Hope! Hope could be a very cute, beautiful, attractive town for tourism and film, but it is plagued by failing infrastructure and run down, ugly buildings. There needs to be funding, zoning, and incentives put into place to push Hope in a new direction!
OCP should prioritize the road improvements. We need strong bylaws that prevent landlords from neglecting their properties especially in downtown areas.
Pave the parking at Kawkawa Lake and have proper lines for boat trailers and autos.
Please address the issue that I mentioned above.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment
Please ask schools to clean up trash in school yard it's horrible. Maybe more city garage bins around the outskirts of Hope. There is lots of garbage out town looks trashy and dirty. Clean up old abandoned buildings and replace. A better visitor center / museum maybe.
Please do something about the homeless issue especially people living in their Campervan by the highway, on the Skagit. This is not normal and it shouldn't be permitted to live like this on crown land
Please fix the grammatical errors in the dive deeper questions. The word "would" should not be there.
Please think of the plan for Hope with great consideration and time and develop a vision that enables Hope to thrive and be a place that attracts people, not a place where people wouldn't dare consider living.
Sar building needs an upgrade.
See above. Protect support what we have.
Thanks for sending out a survey to hear what is important to the people of Hope.
The Memorial Park playground bathrooms are closed very early (before 3pm in winter), which doesn't help when children need it! We have a beautiful community and love living here.
The people are coming. Its inevitable. Protect the important heritage like station house, cinema, churches but its time to build tasteful conforming housing for affluent young families. Gotta cleanup the eyesores. Hope town looks scary in a place of natural beauty. You gotta do something where the stationhouse was. The focal point entrance looks frightening and impoverished.
The water supply on Summer road should be available for both Provincial and Federal grants lowering the cost to the district and residents who are mostly seniors.
There needs to be a plan that will pay for or help pay for yard and home maintenance at many residential properties in Hope. Clamp down on the residential home with multiple cars and junk in their yards. I personally put up with this on both sides of my well-maintained property.
This is a chance for community to come together, including Major and Council, and all that work to build a better community. Let's all work together.
Too much reliance on old tourism traps (Rambo etc), Othello tunnels are not reliable anymore, so many downtown vacant storefronts, nothing to keep people here, flowers and planters are nice but there's no consistency in building upkeep and no standards for uniform appearance of the town. Bylaws seem to be complaint based instead of proactive. Too many major streets with no sidewalks, curbs, gutters, causing so much dust in town it's a health issue never talked about.
We have far too many pizza places and fast food restaurants. It would be nice to have a few more regular restaurants.
We must keep Hope clean bC and CB peaceful in residence areas. Protect our nature and wildlife. This is where the future is. A gravel pit expansion would destroy Kawkawa Lake and Othello Tunnels.
We need to support NEW housing developments, including higher-end homes to encourage new residents from out of town which then support business growth. To do that we also need to enable both short term and long term rentals as a strategy for mortgage helpers.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

Comment
With the incredible views in a hope, there is not one restaurant or motel with a view or on the riverfront. This would be a huge tourism draw. Several patios and restaurants along the riverfront instead of that underused campground.
Would love to see Wallace St fixed up and made to be an even greater tourist attraction.
District of Hope chooses what bylaws to enforce and does not rectify the zoning use issues in public concern forms. Industry is pushing out long term residents that have always been in a residentially zoned area. Allowing industrial companies to operate for 15 years and not address the zoning concerns and they just re-zone to industrial to "bring it into compliance" is lazy and a total disrespect to residents.
Yeah, place GPS locators on all township worker vehicles and note how many km's they put on their trucks. 10% of the city employees do 90% of the work, the other 90% pound the pooch all day long and make the whole lot look bad. Accountability and leadership is desperately needed and leadership starts at the top, it's the only proven "trickle down economics" I know of. I think our mayor leads by example, communities in bloom leads by example, and I'm sure there are others who fly under the radar do as well, but they aren't the ones I'm worried about. Thank you.

# **APPENDIX C**

## **DISPLAY BOARDS WITH COMMENTS**



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## APPENDIX C DISPLAY BOARDS WITH COMMENTS

### C.1 DISPLAY BOARDS WITH COMMENTS

The following comments were captured during the in-person engagement sessions by facilitators or participants, or through the online comment form which asked the same questions. All comments listed below have been transcribed as written with only minor edits included for clarification purposes.



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## OPPORTUNITIES

- HWY 1 and HWY 7 pedestrian crossing.
- Thacker Mountain Regional park with marsh protection.
- Attracts retirees and younger families.
- Downtown visual aesthetic guidelines
- Town needs to adopt a theme as part of the design guidelines.
- The whole community is one big playground.
- TransCanada Trail.
- Better wayfinding signage in town.
- Steel property – ensure public access continues.
- Activities for teens, day camps.
- More for kids to do.
- Connectivity to nature and the outdoors is good for health.
- Connecting pathways and playgrounds.
- Growing developers maintain trail access and also bring other benefits (e.g., infrastructure).
- Creating more access to rivers.
- BIA – Business Improvement Association.
- Consider more uniform rooflines in design guidelines.
- Teltiat was original Chawathil site.
- GMC lot along Water Avenue in between river had long houses.
- Would like to see clear direction where future development is proposed.
- Access to the river.
- Explore sponsorship opportunities for kids' activities.
- More use of wood and natural materials in new constructions.
- More street furniture -benches, on trails/ access roads
- Any options to make more housing available and affordable is great.
- Driveway accesses onto the highway.
- Activities and dancing for seniors and Elders.
- Movies being filmed here.
- Local harvest vs. Chilliwack example.
- Zoning should allow for backyard chickens.
- Vacant land should be used for community gardens.
- Food security – look at raised beds.

## CHALLENGES

- Access to daycare is challenging.
- “Station house property” as a new hotel/café.
- You used to be able to walk wherever you had to go.
- Walkability away from traffic.
- Access to the river – improved connections and funding.
- Enhance access to outdoors for those not able to be on trails.
- Outdoor land-based daycare.
- Seniors' transportation options – stop at Ross Road.
- Some people want to see things stay the same, thought development wouldn't follow them.
- Shops need greater opening time consistency on Wallace Street.
- Reflect on the history of the land in the community.
- K Street – lefthand turn without access.
- Multi-use trails with cycling.
- resource exploitation, more protection of our environment is needed.
- Gravel pit expansion would be a huge problem and not a challenge we should have to be facing – please
- Business Improvement Association to enhance aesthetics.
- Nature integration.
- Mental health for youth a priority – activities, counselling.
- Homelessness crisis.
- Downtown closes at 4.
- Revitalization Fraser Canyon with goldrush interest.
- Having another grocery store option – aka Walmart, Superstore, Costco.
- Fancier, local restaurants.
- Pedestrian safety.
- Incorporation of culture into public art (committee).
- Hotels are lacking.
- Visual integration of Indigenous culture into the community.
- Design of pedestrian networks to be wider for strollers, bikes, etc.
- Affordable summer programs for youth.
- On-street parking in the summer is a challenge.
- Pedestrians on the highway and bridge.
- Winter activities to fight seasonal depression.
- Lack of industry.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## OPPORTUNITIES

- Protecting its important ecology and beautiful natural environment = beneficial for community, future generations, tourism, economy.
- Developer's accountability
- Standards/guidelines – playground amenities.
- Incorporate community garden space in new design guidelines.
- Development style.
- Playgrounds in new subdivisions.
- Walkability between neighbourhoods, lighting.
- Trails Master Plan, OCP.

## CHALLENGES

- support residents' concerns in having the application rejected.
- Lack of communication from District.
- Economic (jobs) growth to encourage new families.
- Moving Hope into a more sustainable economic base – less



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## b. Hope – Love, Strengths and What is Missing

**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."

**SHARE YOUR THOUGHTS**

What do you love about Hope?

- Nature, mountains, beautiful views
- Quality of life (old back, wildlife, scenery, etc.)
- Proximity to major centres, airports, etc.
- Safety, security
- Local shops & restaurants

What are Hope's biggest strengths?

- Notification process for controversial developments
- Most recent to wooden facades, like work building along process
- Nicer hotels
- Visual design appeal & landscaping for new development
- Housing is an issue - new one here to good
- Department store type access to downtown

As a community, what is Hope missing?

- Tourism development
- Should be like Squamish, less industrial, more of a resort town!
- Nicer hotels
- Visual design appeal & landscaping for new development
- Housing is an issue - new one here to good
- Department store type access to downtown

**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."

**SHARE YOUR THOUGHTS**

What do you love about Hope?

- It's small town charm
- Proximity to nature, wildlife, natural beauty
- Public Green Spaces
- The Small Town Charm

What are Hope's biggest strengths?

- Proximity to nature, wildlife, natural beauty
- Public Green Spaces
- The Small Town Charm

As a community, what is Hope missing?

- Downtown bus routes
- Infrastructure in Silver Creek & Hwy 100
- Wildlife protection (e.g. riparian land, etc.)
- Chances to work on landscaping & planting street - it's very late
- Good paying jobs for young people

**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."

**SHARE YOUR THOUGHTS**

What do you love about Hope?

- Strengthening the Christmas lights
- Beautiful environment
- Nature (mountains, lakes, rivers, forests)
- Safe, friendly people, kindhearted

What are Hope's biggest strengths?

- More unique events & festivals
- Cheerful competition is awesome
- Outdoor-based tourism
- Park & signage look more established

As a community, what is Hope missing?

- Activities for young families
- Want more young families
- Better accommodations
- Are buses are critical to existing tourism
- Need more supportive services for addictions
- More visual interest
- Downtown facade improvements
- Less trash, homelessness, graffiti
- More parks, playgrounds, outdoor pool

**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."

**SHARE YOUR THOUGHTS**

What do you love about Hope?

- The Peace & Quiet!
- Community Connections
- Scenic Surroundings
- Small town feeling

What are Hope's biggest strengths?

- natural beauty, hospital, great community engaged organizations
- small town feeling

As a community, what is Hope missing?

- downtown unification 'planned visual appeal'
- Environmental protection

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT DO YOU LOVE ABOUT HOPE?	WHAT ARE HOPE'S BIGGEST STRENGTHS?	AS A COMMUNITY, WHAT IS HOPE MISSING?
<ul style="list-style-type: none"> <li>• Wildlife protection.</li> <li>• Must love mountains.</li> <li>• Local shops and restaurants.</li> <li>• Nature, mountains, boating, trails.</li> <li>• Proximity to major centres, airports, etc.</li> <li>• Safety, security.</li> <li>• Stringing the Christmas lights.</li> <li>• Beautiful environment.</li> <li>• Nature, mountains, lakes, rivers, forests.</li> <li>• Mountains, trails, access to river, fishing.</li> <li>• Friendly, supportive.</li> <li>• Safe, friendly, people are kind-hearted.</li> <li>• Small community, friendly.</li> <li>• Rafting and fishing tourism.</li> <li>• Scenery and mountains.</li> <li>• Wildlife, bears, beavers, birds, bobcat, coyotes.</li> <li>• It's small town charm.</li> <li>• Walkability.</li> <li>• Proximity to nature, wildlife, natural beauty.</li> <li>• Proximity to beautiful natural environment.</li> <li>• Welcoming local residents and diverse community.</li> <li>• Walking trails.</li> <li>• Enough local amenities to get by and easy access to other amenities in larger communities.</li> <li>• The peace and quiet!</li> <li>• Friendly people, great volunteers</li> <li>• I think the existing vision is excellent.</li> </ul>	<ul style="list-style-type: none"> <li>• Quality of life: laid back, wildlife, aesthetics of nature (view).</li> <li>• More unique events and festivals.</li> <li>• Othello Tunnels are awesome.</li> <li>• Chainsaw competition is awesome.</li> <li>• Rambo is still very popular with tourists.</li> <li>• Outdoor-based tourism.</li> <li>• Parks and signage looks more established.</li> <li>• Public green spaces.</li> <li>• The small town charm.</li> <li>• Natural environment is beautiful to live in but also attractive to tourists, and tourism is important to Hope. Eco-tourism is vital so we need to keep the environment as unspoiled as possible.</li> <li>• Involved Council and Mayor.</li> <li>• The existing OCP vision.</li> <li>• Natural beauty.</li> <li>• Hospital.</li> <li>• Great community.</li> <li>• Engaged organizations.</li> <li>• "Small town" feeling.</li> </ul>	<ul style="list-style-type: none"> <li>• Bristol Island isn't a park. Might be Agriculture</li> <li>• Open gravel pit in the middle of residential development.</li> <li>• Illegal dumping.</li> <li>• Too much industrial.</li> <li>• Notification process for controversial developments.</li> <li>• Main Street with wooden facades, live/work buildings along primary roads.</li> <li>• Habitat protection from new development.</li> <li>• Housing is an issue – new shelter is good.</li> <li>• Tourism development should be like Squamish, less industrial mining or forestry, do tourism!</li> <li>• Nicer hotels.</li> <li>• Visual design appeal and landscaping for new residential development.</li> <li>• "Department store" type grocer so you don't have to travel elsewhere.</li> <li>• Activities for young families</li> <li>• Pet-friendly travel and activities.</li> <li>• Logging – based theme for architecture.</li> <li>• Don't support private, servicing infrastructure.</li> <li>• Food security, community gardens on vacant land, fruit trees, communal kitchen for canning and preserving food.</li> <li>• Want more young families.</li> <li>• Strata vs. subdivision rules.</li> <li>• Need for many different industries.</li> <li>• Safety cycling and pedestrians on the railway bridge.</li> </ul>

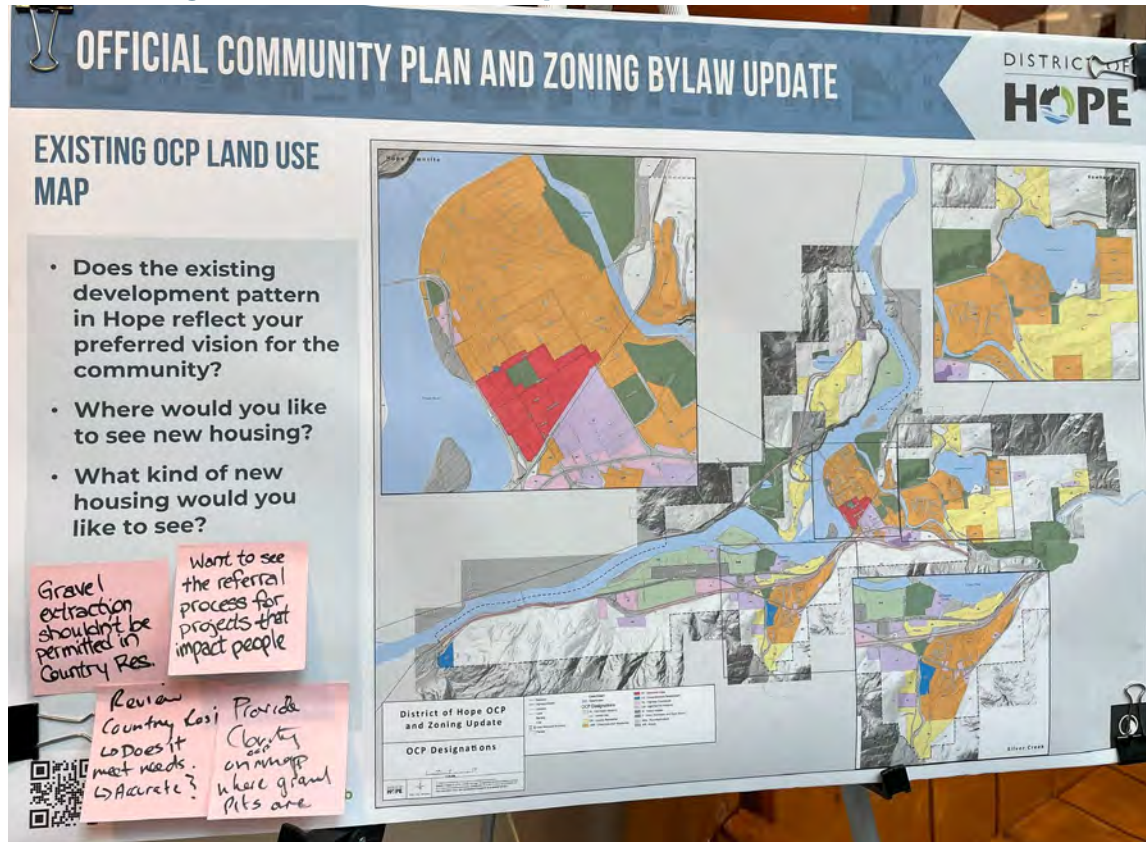


# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

WHAT DO YOU LOVE ABOUT HOPE?	WHAT ARE HOPE'S BIGGEST STRENGTHS?	AS A COMMUNITY, WHAT IS HOPE MISSING?
<ul style="list-style-type: none"> <li>• Community connections.</li> <li>• Scenic surrounding.</li> </ul>		<ul style="list-style-type: none"> <li>• Food security – backyard food production.</li> <li>• Accessible trails for strollers.</li> <li>• A movie theatre.</li> <li>• Better accommodations.</li> <li>• Airbnb are critical to existing tourism.</li> <li>• Need more supportive services for addictions.</li> <li>• More visual interest. Down façade improvements.</li> <li>• Less theft, homelessness, garbage.</li> <li>• More parks, playground, outdoor pool.</li> <li>• Downtown businesses and high density housing</li> <li>• Enforce zoning before lodging and mining start and its too late.</li> <li>• Good paying jobs for young people.</li> <li>• Infrastructure in Silver Creek and East Kawkawa.</li> <li>• Communication with District – no radio or TV, minimal paper. Lots of people not on Facebook.</li> <li>• Wildlife protection at Kawkawa Lake.</li> <li>• Too much “development”.</li> <li>• Industry [?] will only [?]up if we don't get some.</li> <li>• Downtown unification – “planned visual appeal”.</li> <li>• Positive community use for our amazing, beautiful cinema.</li> <li>• More committed protection of our beautiful natural environment and sensitive ecology.</li> <li>• Downtown ‘fabric’ improvements to make our town appear (and be) better cared for</li> <li>• Environmental protection.</li> </ul>

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## c. Existing OCP Land Use Map Comments

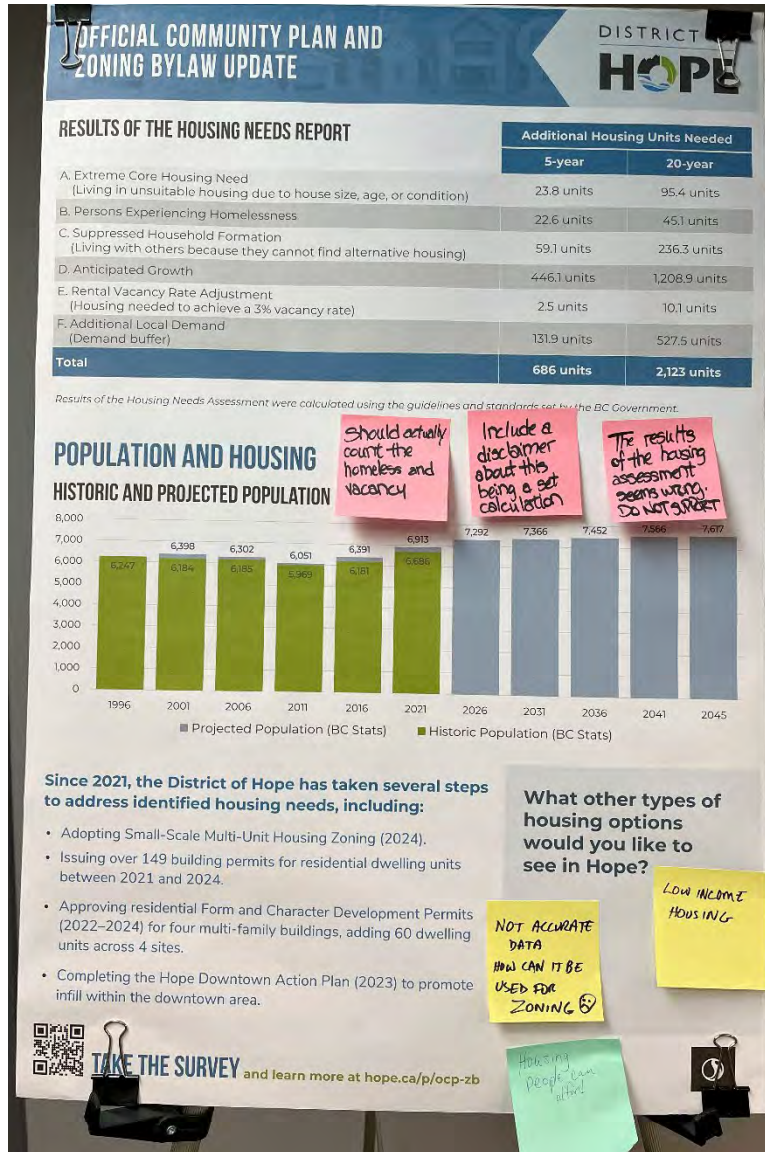


- Gravel extraction shouldn't be permitted in Country Residential
- Review Country Residential – does it meet needs? Accurate?
- Want to see the referral process for projects that impact people.
- Provide clarity on map where gravel pits are.



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## d. Population and Housing Comments



- Should actually count the homeless and vacancy.
- Include a disclaimer about this being a set calculation.
- The results of the housing assessment seem wrong. Do not support.
- Not accurate data. How can it be used for zoning?
- Housing people can afford.
- Low income housing.

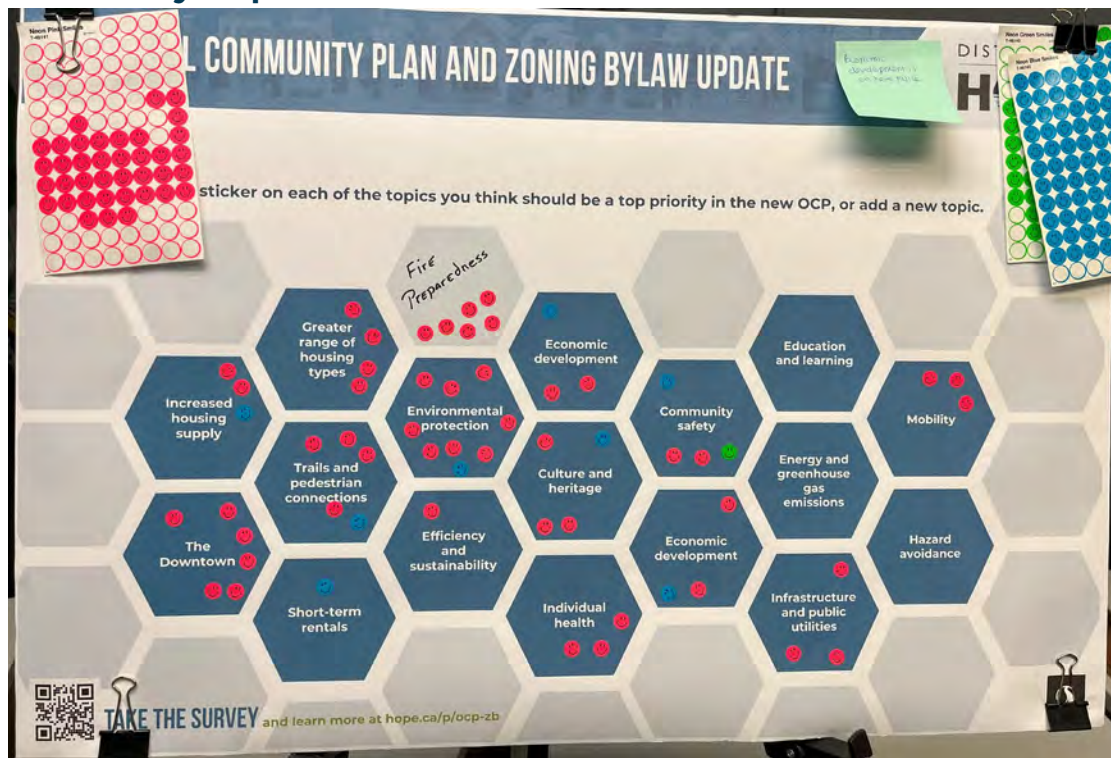
# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## e. General Comments

- Everything they have, have been invested in Hope.
- Keep a method open for ongoing public comment.
- Speed up permitting process.
- Lots of empty buildings.
- It's embarrassing visually – quite sad still.
- Intersection safety and site lines to avoid accidents.
- Maintaining the character of neighbourhoods.
- Notification process for controversial developments.
- Enforcement of heavy traffic on specific routes.
- Development has unintended consequences with water springs.
- Protect natural environment and important ecology, plus [?] (health and well-being).
- Free dump to eliminate garbage all over.
- Shoe and clothing store and increase shops – small ones.
- Competitive grocery store.
- Don't want industrial traffic on residential roads.
- Requiring pre-development stormwater flows are maintained.
- Evacuation out during an emergency.
- Large development that creates share to smaller ones existing.
- More colour houses and businesses. "Streets" are gray.
- Fix the town clock!
- The public's trust in Council to uphold their values has been eroded.
- Aggregate should require an environmental assessments.
- Protection of private water sources.
- Often times development risks don't outweigh the benefits.
- Surface run-off from adjacent properties due to fill/grading.
- Dust, noise, traffic, blasting, quality of life.
- Ensuring higher density housing isn't permitted everywhere
- Water protection including possible risk from cemetery expansion.
- Ongoing comment form.
- Fire fighters stay seasonally.
- Make Memorial Park Safe – decrease drugs.
- People look you in the eye and say hello.
- Wallace Street is looking better.
- Work remotely
- Retirement.
- Live in the outdoors.
- Amenities – ice rink, pool, tennis courts.
- Wildlife protection.
- Preservation of key public views.
- Another grocery store to increase competition.
- Protection of the tourism/economy sector.
- Fibre optic connections were appreciated.
- Easy to get to the big city.
- Local shops and restaurants.
- Perfect distance from Vancouver.
- Slowly pace of life.
- Access to healthcare.
- Alignment of mountain community identity.

# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE

## f. Priority Topics for the new OCP



Topics	Votes	Topics	Votes	Topics	Votes
Increased housing supply	3	Environmental protection	9	Community safety	4
The Downtown	6	Efficiency and sustainability	1	Education and learning	0
Greater range of housing types	4	Economic development	5	Energy and greenhouse gas emissions	0
Trails and pedestrian connections	5	Culture and heritage	4	Infrastructure and public utilities	3
Short-term rentals	1	Individual health	3	Mobility	3
Fire preparedness (new topic added)	6	Hazard avoidance	0		



# OFFICIAL COMMUNITY PLAN AND ZONING BYLAW UPDATE