



**AGENDA FOR THE PUBLIC HEARING**  
Council Chambers, District of Hope Municipal Office  
325 Wallace Street, Hope, British Columbia

**Monday, September 25, 2023 at 6:30PM**

**Mayor to call the Public Hearing to order.**

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the District of Hope Ratepayers Association is recording these meetings and hearings. 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.

The purpose of the Public Hearing is to hear input on amendments to the ***District of Hope Official Community Plan Bylaw No. 1378, 2016 and District of Hope Zoning Bylaw No. 1324, 2012.***

Chairperson Statement to be read.

- **District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023:**  
To re-designate the property legally described Lot 26 Block 1 Sec 16 TWP 5 RGE 26 W6M Yale Division Yale District Townsite of Hope Suburban Except: (1) Parcel K Plan A128 (2) Plan B5277 (3) that Part Lying to the North and East of Parcel K (Plan A128); PID 012-871-362; with a civic address of **455 Coquihalla Street** from Urban/Suburban Residential to Comprehensive Development.
- **District of Hope Zoning Amendment Bylaw No. 1559, 2023:**  
To rezone the property legally described Lot 26 Block 1 Sec 16 TWP 5 RGE 26 W6M Yale Division Yale District Townsite of Hope Suburban Except: (1) Parcel K Plan A128 (2) Plan B5277 (3) that Part Lying to the North and East of Parcel K (Plan A128); PID 012-871-362; with a civic address of **455 Coquihalla Street** from Multiple Family Residential (RM-1) to a site specific Comprehensive Development (CD-12) zone.  
The Director of Community Development to provide a brief summary of the proposed bylaws.  
**Public Submissions:** as of 4 p.m. Thursday, September 21<sup>st</sup>, four public submissions have been received.

**CALL FOR INPUT FROM COUNCIL AND ANY LATE SUBMISSIONS**

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***Declare the Public Hearing closed and note that no further submissions, either verbal or written, regarding the proposed bylaws can be made to Council.***

**DISTRICT OF HOPE**  
**BYLAW NO. 1558**

*A Bylaw to amend the District of Hope Official Community Plan Bylaw No. 1378*

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Whereas the Council of the District of Hope deems it appropriate to amend Official Community Plan Bylaw No. 1378 by re-designating certain lands;

Now therefore the Council of the District of Hope, in open meeting assembled, enacts as follows:

**CITATION**

1. This Bylaw may be cited for all purposes as the “***District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023***”.

**ENACTMENT**

2. That a certain parcel of land situated in the District of Hope, British Columbia, and described as:

Lot 26 Block 1 Section 16 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Townsite of Hope Suburban Except: (1) Parcel K Plan A128 (2) Plan B5277 (3) That Part Lying to the North and East of Parcel K (Plan A128); PID 012-871-362 with the civic address of 455 Coquihalla Street

as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-designated from Urban/Suburban Residential to Comprehensive Development (CD-12) and Map 3 of the District of Hope Official Community Plan Bylaw 1378 is hereby amended to reflect this re-designation.

Read a first time this 14th day of August, 2023

Read a second time this 14th day of August, 2023

Advertised in the Hope Standard Newspaper the 15th and 22nd day of August, 2023

Public Hearing was held this XX day of XXXXX, 2023.

Read a third time this XX day of XXXXX, 2023.

Received Ministry of Transportation & Infrastructure approval this XX day of XXXXX, 2023.

Adopted this XX day of XXXXX, 2023.

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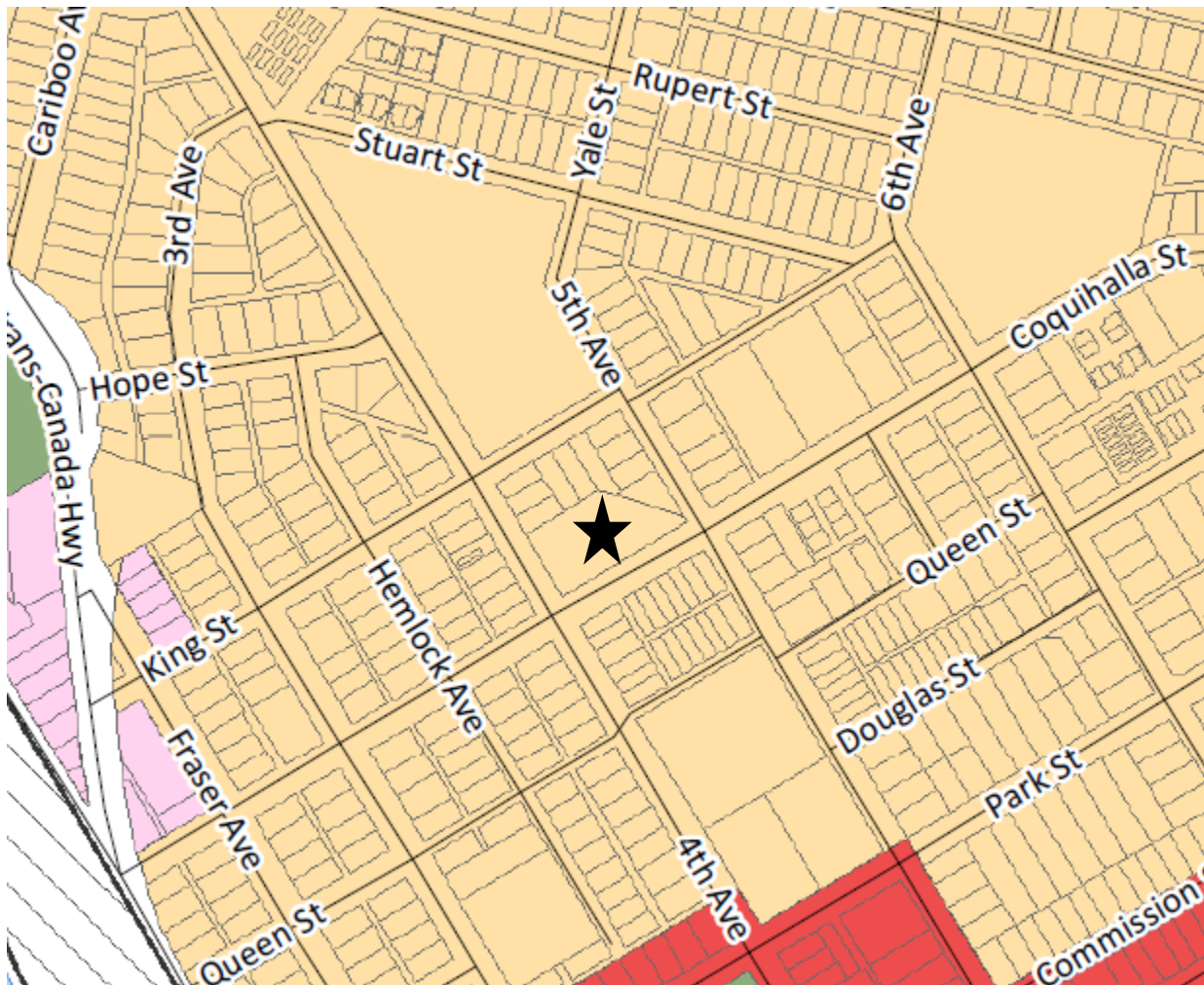
**Mayor**

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**Director of Corporate Services**

DISTRICT OF HOPE  
BYLAW NO. 1558  
SCHEDULE "A"

OFFICIAL COMMUNITY PLAN AMENDMENT MAP



SUBJECT PROPERTY TO BE RE-DESIGNATED: ★  
FROM: URBAN/SUBURBAN RESIDENTIAL  
TO: COMPREHENSIVE DEVELOPMENT (CD-12)

This is Schedule "A" attached to and forming part of the "District of Hope Official Community Plan Amendment Bylaw No. 1558, 2023"

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Mayor

\_\_\_\_\_  
Director of Corporate Services

Whereas the Council of the District of Hope deems it appropriate to amend *Zoning Bylaw No. 1324* by rezoning a specific parcel of land to a site-specific comprehensive use;

Now therefore the Council of the District of Hope, in open meeting assembled, enacts as follows:

### **CITATION**

1. This bylaw may be cited for all purposes as the **“District of Hope Zoning Amendment Bylaw No. 1559, 2023”**.

### **ENACTMENT**

1. That a certain parcel of land situated in the District of Hope, British Columbia, and described as:

Lot 26 Block 1 Section 16 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Except (1) Parcel K Plan A128; (2) Plan B5277; (3) That Part Lying to the North and East of Parcel K (Plan A128); PID 012-871-362 with the civic address of 455 Coquihalla Street as shown on Schedule “A” attached to and forming part of this bylaw is hereby re-zoned from Multiple Family Residential (RM-1) to a Comprehensive Development (CD-12) zone and the Zoning Map Schedule “B” of the *District of Hope Zoning Bylaw 1324* is hereby amended to reflect this rezoning.

2. That the following new section to be added to the *District of Hope Zoning Bylaw 1324*:

#### **15.12 COMPREHENSIVE DEVELOPMENT (CD-12) ZONE (455 COQUIHALLA STREET)**

##### **15.12.1 PURPOSE**

- .1 This Comprehensive Development (CD-12) zone is site specific and applies only to Lot 26 Block 1 Section 16 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Yale Division Yale District Townsite of Hope Suburban Except: (1) Parcel K Plan A128 (2) Plan B5277 (3) That Part Lying to the North and East of Parcel K (Plan A128); PID 012-871-362.
- .2 The purpose of the CD-12 zone is to accommodate specified residential uses (apartments and townhomes) on the property legally described above and is designed to minimize conflicts with the surrounding areas.
- .3 The proposal is to create a four (4) story forty-two (42) unit apartment building and eight (8) townhomes with suites in four (4) units as per the plans attached as Schedule “B”.
- .4 To minimize the impact on the community, the developer is proposing a 36 stall underground parking garage.

### 15.12.2 PERMITTED USES

- .1 The following *principal uses* and no others shall be permitted:
  - a) *Apartment*; and
  - b) *Townhouse*.
- .2 The following *accessory uses* and no other use shall be permitted:
  - a) *Accessory buildings or structures*;
  - b) Common or private amenity areas;
  - c) *Day care*;
  - d) *Home based business*;
  - e) *Off-street parking area*;
  - f) *Preschool*.

### 15.12.3 CONDITIONS OF USE

- .1 A common amenity area of not less than 100 square metres (~1,076 square feet) and minimum dimension of not less than 6 metres (~20 feet) shall be provided for all *buildings* containing 10 or more *dwelling units* on a *parcel*. Such a common amenity area may include, without limiting the generality of the foregoing, a swimming pool, sauna, exercise room, tennis courts, *playground*, courtyard, craft and games room, meeting room and similar recreational/social oriented facilities.
- .2 An outdoor amenity area of not less than 15 square metres (~161 square feet) and having minimum dimension of not less than 3 metres (~10 feet) shall be provided for and contiguous to each *townhouse*.
- .3 An amenity area of not less than 5 square metres (~54 square feet) and minimum dimension of not less than 1.5 metres (~5 feet) shall be provided for and contiguous to each *dwelling unit* in an *apartment*.
- .4 Amenity areas within a *apartment* may include, without limiting the generality of the foregoing, a patio, sun deck, balcony or terrace.
- .5 All *accessory buildings or structures* shall be subject to Accessory Buildings and Structures General Regulations of this Bylaw.
- .6 A *day care* shall not be located in any *dwelling unit* of an *apartment*.
- .7 All *home based businesses* shall be subject to the Home Based Business Use Regulations of this Bylaw.
- .8 *The use of off-street parking areas* for the storage of contractor's equipment or commercial *vehicles* exceeding 3,000 kg GVW is prohibited in this *zone*.

#### 15.12.4 REQUIREMENTS FOR SUBDIVISION

- .1 This parcel cannot be subdivided.

#### 15.12.5 SITE COVERAGE, BUILDING HEIGHT AND SETBACKS

- .1 *Site coverage, building height and setbacks* shall be provided in accordance with the following table:

**Site Coverage, Building Height and Setbacks for CD-12 Zone**

	<b>Multiple Principal Uses (Apartments and Townhomes)</b>	<b>Accessory Building or Structure</b>
<b>Maximum Site Coverage</b>	Total 50%	
<b>Maximum Density</b>	54 Units (as proposed)	
<b>Maximum Building Height (Apartments)</b>	16 metres (~52.5 feet)	5 metres (~16.5 feet)
<b>Maximum Building Height (Townhomes)</b>	10 metres (~32.8 feet)	
<b>Setback Required from:</b>		
<b>Front Lot Line</b>	7.5 metres (~25 feet)	7.5 metres (~25 feet)
<b>Rear Lot Line</b>	6 metres (~20 feet)	1.5 metres (~5 feet)
<b>Interior Side Lot Line</b>	3.5 metres (~11.5 feet)	1 metre (~3.5 feet)
<b>Exterior Side Lot Line</b>	4.5 metres (~15 feet)	4.5 metres (~15 feet)

#### 15.12.6 OTHER REQUIREMENTS

- .1 All *off-street parking requirements* shall be provided in accordance with the proposed plans attached as Schedule "B". All other requirements shall be provided in accordance with the Off-Street Parking and Loading Regulations of this Bylaw.
- .2 All *landscaping, screening and fences* shall be provided in accordance with the Landscaping, Screening and Fencing Regulations of this bylaw.

Read a first time this 14<sup>th</sup> day of August, 2023

Read a second time this 14<sup>th</sup> day of August, 2023

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Adopted this XX day of XXXXX, 2023

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**Mayor**

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**Director of Corporate Services**

**DRAFT**

**DISTRICT OF HOPE BYLAW NO. 1559  
ZONING AMENDMENT MAP  
SCHEDULE "A"**



THE SUBJECT PROPERTY: ★

FROM: Multiple Family Residential (RM-1)

TO: Comprehensive Development (CD-12)

This is Schedule "A" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1559, 2023"

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**Mayor**

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**Director of Corporate Services**



# DISTRICT OF HOPE BYLAW NO. 1559 DEVELOPMENT PLANS SCHEDULE "B"



<p><b>1981 ARCHITECTURE</b> ARCHITECTURE</p> <p>401 Coquitlam Street North Vancouver, B.C.</p>	<p><b>PROFESSIONAL SEALING</b> REGISTERED ARCHITECT NO. 12345</p>	<p><b>DATE:</b> 2023-01-01</p> <p><b>SCALE:</b> 1:100</p>	<p><b>PROJECT:</b> 4th Ave Development</p> <p><b>CLIENT:</b> ABC Corp.</p>	<p><b>REVISIONS:</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th> <th>Description</th> </tr> <tr> <td>1</td> <td>Initial Issue</td> </tr> <tr> <td>2</td> <td>Revised Permits</td> </tr> </table>	No.	Description	1	Initial Issue	2	Revised Permits
No.	Description									
1	Initial Issue									
2	Revised Permits									

This is Schedule "B" attached to and forming part of the "District of Hope Zoning Amendment Bylaw No. 1559, 2023"

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Mayor

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Director of Corporate Services

**From:** Bon Graham <[REDACTED]>

**Sent:** September 20, 2023 1:54 PM

**To:** Sheeja Vimalan <[svimalan@hope.ca](mailto:svimalan@hope.ca)>

**Subject:** REZONE LOT 26 SEC 16 - PLEASE STOP!

Good afternoon;

My name is Bonny Graham. A lifetime resident and our family has lived in my small 1943 home for almost 60 years located on 5<sup>th</sup> Avenue in Hope BC. I am a home-owner, resident and passionate about our town and its future.

I saw on social media today that there are plans in motion to build a 54 unit apartment building in the literal heart of our downtown core. The planning (or lack of planning) on this has me ignited to email my utmost disapproval of such a development in this location. There are better options in our surrounding area that would make much better sense for this proposal.

The traffic to dangerous levels that would ultimately develop, the size and mass of its structure is destructive to all the surrounded homes built with respect to the land, yards, developed surrounding neighbourhoods, the foot traffic of school children and the strain on our first line workers as they exist now.

In the past several years I have witnessed several single-level, single family homes being torn down in the name of 'progress' and being replaced with massive multi-level homes, built with no yards or regard for the integrity of the surrounding neighbourhood or neighbour. There are homes that will never have the sunshine in their backyard again due to the multi-level monstrous homes being erected next door in our downtown core.

**THERE MUST BE A PLAN PUT IN PLACE TO STOP THIS IMMEDIATELY! Please!**

I understand these new development movements to larger massive housing is being done in other communities and government at higher levels are saying this is the way of the future, but we do have alternate locations that are better suited for these new homes and apartment buildings and leaving our downtown residential core of Hope respectful to every neighbour and neighbourhood is essential to the very spirit and heart of our community and environment.

I ask that this development be stopped in its tracks and ask that plans such as these and other monstrous home developments in Hope's downtown residential core be stopped and deeply considered on application to prevent the destruction of what makes our town unique in its historic community fold spanning generations.

Thank you for your time and consideration. Please if you can acknowledge receipt I would appreciate it.

Bonny Graham

Concerned Hope resident.

[REDACTED]

**From:** Serina Badiali <[REDACTED]>  
**Sent:** September 20, 2023 12:53 PM  
**To:** Sheeja Vimalan <[svimalan@hope.ca](mailto:svimalan@hope.ca)>  
**Subject:** Rezoning application on Coquihalla Street

Good afternoon,

I am writing to object to the proposed rezoning of the old Community Garden on Coquihalla Street.

This neighbourhood is made up of single and 2 storey properties. 4 storey buildings of 54 new homes is entirely out of keeping with the neighbourhood. Homes will be overshadowed, privacy will be lost, and traffic will become a nightmare. Already the 4 way stop on the corner of 5th and Coquihalla is a safety concern for those living in this area. Vehicles regularly shoot through without stopping. Adding more than a hundred vehicles (+) to this direct area will make it so much worse.

The area should be used and housing is in need but can we please display some courtesy to the current residents and general common sense. The schools are not expanding, the hospital, fire department and police are not expanding, yet 54 new homes are being planned. Not homes for individuals but multiples. Two car families are the norm and many have more vehicles again. This busy thoroughfare will become a safety nightmare. Add in visitors and the area will become a slalom. No longer will children be able to walk to the 2 schools in town situated within blocks of the site, no longer will children be allowed to visit with friends independently without serious safety concerns.

Please, consider the character of the area, the loss of safety, privacy, and the strain on public resources. Keep the norm of 2 storey buildings and limit the impact of multiple new vehicles to the area.

Thank you for your time,  
Serina Dillon  
[REDACTED] 5th Ave.

**From:** Rose Dennison <[REDACTED]>  
**Sent:** Wednesday, September 20, 2023 11:52 AM  
**To:** Richard Zerr <[rzerr@hope.ca](mailto:rzerr@hope.ca)>; Donna Bellingham <[dbellingham@hope.ca](mailto:dbellingham@hope.ca)>  
**Subject:** 455 Coquihalla Street proposed rezoning application

Dear Mr. Zerr and Ms Bellingham

My name is Rose Dennison and my husband, Sid, and I own property at [REDACTED] Coquihalla Street [REDACTED] [REDACTED] from the property at 455 Coquihalla Street that has submitted a rezoning proposal to the District of Hope.

Hope is a beautiful town. As residents, we love our unobstructed mountain views and beautiful vistas. It is what attracts people to our town and I've always considered Hope to be the Banff of BC. This 4 storey, 42 unit condo building that is being proposed by the Centrum Group will be absolutely incongruent with the surrounding residential neighborhood. This exceeds the maximum allowable height of 12 metres and will destroy the views and living conditions of this neighbourhood. This is the sunny side of town and a solid building of this height and size will block the sun from many of the neighbours. These changes will undoubtedly have a negative impact on our property values and our living conditions.

Centrum uses the Riverstone development at 755 Old Hope Princeton Way and the Anhart building on Ryder St. as comparisons. These are hardly 'comparisons' of neighbourhoods. Riverstone was not developed in an established residential neighbourhood. It has a gas station and convenience store on one side, Riverside Manor on the other and the hospital grounds at the back of it with the Hope Princeton Highway in front. Across the street is a motel. **Hardly residential!** The Anhart building was built on the former funeral home location, and is 3 stories high. It is backed by a slope with only the Seventh Day Adventist church behind it. There's one home down a bit and across the street from that structure and 4 or 5 homes further down the street and facing a different direction from that development. There is a condo development further down the slope and a fair distance away from the Anhart building. **Hardly an established residential area surrounding it.** These are not useful comparisons at all. King's Court on 5th Avenue is 2 stories high. The units developed at 548 Park Street are 2 stories high. The Sto:lo building across the street from these on Park St. is 2 stories high. These are both in much more comparable neighborhoods to the Coquihalla Street location.

The height and size of the entire proposal will devalue our property. Traffic and parking will become issues. I know the proposal says it has conformed to the legal requirements for parking, but people bring RV;s, utility trailers, work trucks etc. to their homes. 42 condo units and 8 townhouses means a lot of people will be crammed into one section of a town block. There is not enough street parking for all of the 'extras' that large numbers of people bring with them. And Hope has not been able to effectively deal with 'permanent' street parking 'extras'. Street parking will become an issue, especially in winter when snow winrows are piled in the middle of Coquihalla Street. We could not access our lane to park in our carport during heavy snowfalls because of the narrow, one-way, one-lane traffic confined by the large winrows one side and parked vehicles on the other. This is a serious issue.

In closing, we are not against development but a structure half the size and half the height of this proposal would be much better suited to this neighbourhood. This proposal **concentrates** affordable housing, rather than **integrates** it into the community. The other units I have mentioned do effectively

integrate denser living spaces with single family, residential homes. Half the number of units and half the height would be a much better fit for the integration into this neighborhood.

Respectfully submitted,  
Rose and Sid Dennison

**From:** Teresa Williams <[REDACTED]>

**Sent:** Thursday, September 21, 2023 3:24 PM

**To:** Richard Zerr <[rzerr@hope.ca](mailto:rzerr@hope.ca)>

**Subject:** Public hearing 455 Coquihalla St

On behalf of Doris Nazer who lives at [REDACTED] Coquihalla, I wish to object to the size of the proposed complex. It's too high and there won't be sufficient parking. There is too much traffic on Coquihalla already. We have so many buses, trucks and trailers going by and I do not want people parking in front of my house. Most families have two vehicles. Over 100 parking spots will be needed.

I am not objecting to a complex but just not so many units.

Yours truly,

Doris Nazer

Via Teresa Williams