

THE DISTRICT OF HOPE RECORD OF A PUBLIC HEARING

Monday, September 25, 2023
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Heather Stewin
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Zachary Wells
Councillor Pauline Newbigging

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Richard Zerr, Acting Director of Community Development
Branden Morgan, Deputy Corporate Officer/EA

Others in attendance: 19 members of the public and 1 media

Mayor Smith called the Public Hearing to order at 6:30 p.m.

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.***

The Director of Corporate Services read the Chairperson's Statement regarding the proceedings and conduct for the public hearing.

• **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 Acting Director of Community Development gave a brief overview of the proposal being heard and introduced Chuck Stam, a representative for the applicant, and invited him to speak regarding the proposal.

Chuck Stam, a representative for the applicant, spoke in support of the proposal stating that many concerns have been raised over the past week and they have been listening. He noted that the intent is to provide an affordable option to the Hope market within walking distance of the downtown area. Due to this proximity, the developer feels that traffic issues will be minimal, and added that a total of eighty six (86) parking spaces are planned, three (3) more than required. Mr. Stam displayed a sixty second video and pictures of the proposed development.

The Director of Corporate Services noted that three late submissions had been received and read them into the record.

Jay Enns, resident of 4th Avenue, opposed the proposal citing concerns regarding views being blocked, the density change in a primarily single-family dwelling area, increased levels of traffic, and parking.

Jacob and Miranda Cowan, residents of 5th Avenue, opposed the proposal citing concerns regarding increased traffic and insufficient street parking, the shadow created by the new building, privacy, affordability of the new units, and alternate locations that would be better for the development.

Wendy Coghill, resident of 4th Avenue, opposed the proposal.

The Mayor called for any questions or comments from the public or members of Council.

Sid Cornelsen, resident of King Street, opposed the proposal citing concerns regarding the disrupted views brought on by the addition of a fourth floor, the density change in an area primarily occupied by one or two story homes, changing the look and feel of the neighborhood, and affordability.

Bonnie Graham, resident of 5th Avenue, opposed the proposal citing concerns regarding developments being built with no regard to neighbors and other property owners, traffic and congestion leading to safety issues, loss of sunlight and mountain views, and environmental impacts.

Bill Cunningham, resident of 4th Avenue, opposed the proposal citing concerns regarding the difference in height and mass with the proposed additional floor, loss of views, impacts to look and feel of the neighborhood, and appeal of the surrounding area.

Scott Penner, resident of 4th Avenue, opposed the proposal citing concerns regarding loss of sunlight, lack of affordability, out of touch ideas, impact to residents living near the development, and confliction with the town's focus.

Chuck Stam, representative of the developer, advised that the eight townhomes would be developed and sold to the marketplace, while the condominium building would be retained in an income trust as a rental building. He added that the developer, Centrum, is in talks with the Canadian Mortgage and Housing Corporation to create a 10-year rental agreement to create affordable rentals.

Rose Dennison, owner of a home on Coquihalla Street, opposed the proposal citing concerns regarding the development's integration into the surrounding area and how it fits into the Official Community Plan, concentration of the units on one property, and the location of other apartment buildings and their proximity to residential.

Sid Cornelsen, resident of King Street, added to his earlier concerns stating that he will lose property value as a result of the development due to his home's proximity to the condominium building.

Eileen Donovan, resident of 4th Avenue, opposed the development citing concerns regarding loss of sunlight and views, loss of property value, and an increase in accidents that frequently occur on the corner which her property is located.

The Director of Corporate Services called for any questions or comments from those in attendance. Hearing none, she called for a second and final time.

The Director of Corporate Services advised that no further submissions, either verbal or written, regarding any of the proposed bylaw this evening can be made to Council. The Mayor declared the Public Hearing closed at 7:16 p.m.

Certified Correct:

Original Signed by Donna Bellingham

**Donna Bellingham,
Director of Corporate Services**