

MINUTES OF A COMMITTEE OF THE WHOLE MEETING

Monday, April 29, 2024
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Angela Skoglund
Councillor Pauline Newbigging

Council Members Absent: Councillor Heather Stewin
Councillor Dusty Smith
Councillor Zachary Wells

Staff Present: John Fortoloczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Corporate Officer

1. CALL TO ORDER

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

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the April 29, 2024 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 April 8, 2024 be adopted, as presented. **CARRIED.**

4. STAFF REPORTS

(a) Report dated April 24, 2024 from the Director of Community Development Re: Small-Scale Multi-Unit Housing Zoning Bylaw Update

Representatives from Stantec Consulting were in attendance to present to Council regarding the Small-Scale Multi-Unit Housing Zoning Bylaw Update. In Fall 2023, the Province passed Bill 44 which aimed to increase housing supply, create more diverse housing choices, and over time, contribute to more affordable housing across BC. To accomplish this, Bill 44 aims to speed up approvals for housing,

increase housing supply and diversity through optimization of land, and increase density in areas close to transit hubs and along transit corridors. This includes:

- Requiring two to four units per lot in existing single-family and duplex zones, known as “Restricted Zones” that are not subject to frequent transit.
- Providing housing in a range of different building typologies.
- Applying local municipal context to zoning bylaw updates.
- Providing guidelines for the implementation of additional housing.
- Encouraging a more permissive approach to zoning in Restricted Zones.

What is a Restricted Zone:

- A zone restricted to only single and duplex housing, including secondary suites and additional dwelling units.
- Does not include multi-residential zones.
- A zone within a Regional Growth Boundary or Urban Containment Boundary.
- Serviced by District water and sanitary services.

Exemptions for Restricted Zones:

- Agricultural Land Reserve density restrictions.
- Hazard areas where the hazard cannot be practically mitigated.
- Heritage protection.
- Lack of connections to District water or sewer services.
- Zone with a minimum subdivision requirement larger than 4,050 m².
- A parcel of land that is larger than 4050 m².

Effects in the District of Hope:

- The District has seven Restricted Zones which are now required to allow a minimum of three to four units per lot, subject to size considerations and any exemptions:
 - Single Family Residential (RS-1)
 - Single Family Residential with Secondary Dwelling (RS-1S)
 - Single Family Residential with Secondary Suite (RS-1T)
 - Compact Single Family Residential (RS-2)
 - Compact Single Family Residential with Secondary Suite (RS-2T)
 - Two Family Residential (RT-1)
 - Comprehensive Zone 3 (CD-3)
- The District does not have frequent transit and therefore the requirement for six units per lot does not apply.
- The District is not required to amend any zones that are not deemed to be Restricted Zones, and therefore will only need minor housekeeping changes to these other zones.

Other Requirements:

- By January 1, 2025, the Housing Needs Reports must be updated to include the 20-year total number of housing units using a standard method to anticipate local housing needs.
- By December 31, 2025, the Official Community Plan must plan for housing over a longer timeframe of 20 years, and include policies that address a broader range of housing types. As well, the plan must be updated every five years with public engagement.
- By December 31, 2025, the Zoning Bylaw must be updated to align with the Housing Needs Report and the Official Community Plan by accommodating the 20-year total number of housing units.

Bill 44 Implementation in Hope:

- Provincially Mandated Requirements:
 - Restricted Zone definition
 - Minimum dwelling units per “Restricted Zone”
 - No Public Hearings for Bill 44 implementation
 - Timeline requirements for Bill 44 implementation
 - Requirement to consider Provincial guidelines
 - List of exemptions that can be applied
- Flexibility for the District of Hope:
 - Building typology.
 - Building heights
 - Setbacks
 - Lot coverage
 - Parking requirements
 - Landscaping
 - Conditions of use
- The District must not use zoning powers to create overly prohibited requirements which could jeopardize the implementation of Bill 44, including the implementation of minimum units per lot, housing tenure, and development benchmarks.
- The District’s Development Permit Areas will remain in effect and dictate what types of development may occur, but cannot be used to restrict development where an identified hazard can be practically mitigated.

Proposed Restricted Zones:

- Small-Scale Multi Unit Housing (RS-1) Zone
 - Consolidation of existing RS-1, RS-1S, RS-1T, RS-2, RS-2T and RT-1 zones.
 - Three dwelling units on parcels equal to or less than 280m², four dwelling units on parcels greater than 280m².

- Requires lots to be fully serviced to benefit from dwelling unit minimums.
- One and two family residences and townhouse forms are permitted.
- Secondary suites and detached accessory dwelling units are permitted.
- 50% building lot coverage and 70% impervious surface lot coverage is permitted.
- Maximum principal building height of 10 meters and 6m for detached accessory dwelling units.
- 4 meter front and rear yard setbacks, with 1.2 meter side yard and 2.5 meter exterior side yard setbacks.
- A maximum of one principal building is permitted on a parcel.
- Parcels serviced by a sewer system, but not a water system, are restricted to a maximum of two units, including a one family residence and a secondary suite or detached accessory dwelling.
- Parcels serviced by a water system, but not a sanitary sewer system, are restricted to a maximum of two units, including a one family residence and one secondary suite.
- Comprehensive (CD-3) Zone:
 - Updated to allow for 3 to 4 units without changing development parameters.

Council was presented with four lot layout scenarios outlining potential options for homes with secondary suites and detached accessory dwellings, a duplex with secondary suites, and four townhouse units. Council inquired as to where townhouse units would place their garbage for collection given the limited space available on a parcel with four units. The consultant advised that the District is responsible for providing the parameters for developers to work in, and that the developer is ultimately responsible for ensuring services such as garbage collection can be accommodated in their designs.

Council inquired as to whether parking will be an issue as many households have multiple vehicles, as well as concerns regarding fire access and snow plowing for parcels that have laneway access that will be the primary entrance for some units. The consultant advised that all parking must meet the requirements and be functional, noting that there will be visual impacts with regards to parking. The Director of Community Development added that many of these issues already exist in the District's zoning.

Council inquired as to how these changes will affect current non-conforming duplexes and secondary dwellings in the District. The Director of Community Development advised that these units would be in compliance with the zoning bylaw with the proposed changes. He also noted that illegal secondary suites will still be non-conforming as they require building permits and inspections, but that this change will make it easier to become legal.

Council inquired as to what changes the community may see in the short-term. The Director of Community Development advised that changes will likely be incremental at first with empty lots seeing the biggest change, and noted that most calls are for

duplexes, secondary suites, and carriage homes.

Moved / Seconded

THAT Council receive the report regarding the Small-Scale Multi-Unit Housing Zoning Bylaw update, as information. **CARRIED.**

5. QUESTION PERIOD

There were no questions raised.

6. CLOSE

Moved / Seconded

THAT the April 29, 2024 Committee of the Whole Meeting adjourn at 7:55 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Committee of the Whole meeting held on April 29, 2024 in Council Chambers of the District of Hope, British Columbia.

Original Signed by Victor Smith
Mayor

Original Signed by Donna Bellingham
Director of Corporate Services