



## REGULAR MEETING OF COUNCIL AGENDA

**Monday, February 22, 2021 at 6:30 pm**  
Council Chambers (via Zoom video conference)  
325 Wallace Street, Hope, British Columbia

### 1. CALL TO ORDER

### 2. RESOLUTION TO PROCEED TO CLOSED MEETING

THAT the meeting be closed to the public to consider matters pursuant to the *Community Charter* Section 90(1)(e) [the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality] and for the purpose of receiving and adopting closed meeting minutes.

### 3. RETURN TO OPEN MEETING

**Mayor to reconvene the Regular Council Meeting at 7:00pm.**

### 4. APPROVAL OF AGENDA

THAT the February 22, 2021 Regular Council Meeting Agenda be adopted as presented.

### 5. ADOPTION OF MINUTES

#### (a) Regular Meeting of Council – February 8, 2021 (1)

THAT the Minutes of the Regular Council Meeting held February 8, 2021 be adopted as presented.

### 6. DELEGATIONS

#### (a) Hope Mountain Centre (9) Re: 2020 Trail Construction and Maintenance

Mr. Kelly Pearce, from Hope Mountain Centre, will be in attendance to provide Council with an overview of the 2020 accomplishments on trail construction and maintenance.

#### (b) Enbridge Pipeline Operations Update (64)

Mr. Mark Amundrud, Senior Advisor, Community & Indigenous Engagement for Enbridge Pipelines Inc. will be in attendance to provide Council with an annual update of the company's operations within Hope and the surrounding area, as well as to update Council on the 400m pipeline replacement and class upgrade Enbridge is looking to conduct within the community in 2021.

**(c) Coalition for the Preservation of the Hope Station House (79)**

Coalition members will be in attendance to present possible solutions to achieve the preservation of the Station House.

**7. STAFF REPORTS****(a) Report from the Chief Administrative Officer dated February 18, 2021 (98)  
Re: Coquihalla River Flood Risk Project Grant Application(s)**

THAT Council receives and endorses the Coquihalla River Flood Project work plan and grant application budget, preparation budget, for both the Gardner Drive Riverbank Protection and Rotary Trail Dike Projects; and

FURTHER THAT Council authorize the amount of \$120,000 to come from the Reserve for Future Expenditures; and

FURTHER THAT Council directs staff to prepare and submit the respective application(s).

**(b) Report dated February 16, 2021 from the Director of Finance (104)  
Re: 2021 Annual Grant-in-Aid Applications**

Staff is seeking Council's direction on how to proceed with distribution.

**(c) Report dated February 10, 2021 from the Director of Corporate Services (106)  
Re: Letter of Support for Care Transit's Submission for CN Community Board Funding**

THAT Council ratify the February 10, 2021 telephone poll:

THAT Council issues a letter of support for Care Transit's submission to the CN Community Board for a \$5,000 grant to be used for their Cancer Ride Program.

**8. COMMITTEE REPORTS**

There are no Committee reports.

**9. MAYOR AND COUNCIL REPORTS****(a) Hope Station House**

At the February 8, 2021 Regular Council Meeting, Council directed that this item be brought forward.

Discussion related to the following points:

- Is a stay of demolition even a possibility? It was noted that the District has until May 31<sup>st</sup> to have the building removed from the property. This is part of the District's Agreement with the Province. It will have to be up to the volunteer group to approach the Province to inquire.
- Can the May 31<sup>st</sup> date be extended? The Chief Administrative Officer reported that the Licence to Occupy ends May 31<sup>st</sup> and the Province has already indicated they have no interest in extending. The Director of Operations added that the deadline for the Request for Proposals (RFP) for the demolition work is February 12, 2021 with demolition tentatively slated to be completed by April, 2021. As the RFP has not closed there would be an opportunity to possibly postpone demolition as the District has not entered into a contract.
- There are costs associated with the building being allocated to the District. Would the volunteer group be willing to take on those costs while the delay is undertaken?

## 10. PERMITS AND BYLAWS

**(a) Report dated February 16, 2021 from the Director of Community Development (108)**  
**Re: Rezoning Application – 419 5<sup>th</sup> Avenue**

THAT *District of Hope Zoning Amendment Bylaw No. 1498, 2021* be given first and second readings in order to rezone the property legally described as Lot 19 Section 16 Township 5 RGE 26 W6M YDYD Plan 6064; PID 010-230-181; 419 5<sup>th</sup> Avenue, from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T); and

FURTHER THAT the residents and the public be notified of the Public Hearing to consider this Bylaw in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93*, the *Local Government Act* and the *Community Charter*.

**(b) Report dated February 16, 2021 from the Director of Community Development (116)**  
**Re: Geotechnical Hazard Development Permit – 21437 Lakeview Crescent**

THAT a Geotechnical Hazard Development Permit be prepared for the property legally described as Lot 24 Section 14 TWP 5 RGE 26 W6M YDYD Plan 9082; PID 001-612-522; 21437 Lakeview Crescent to enable the owner to proceed with the placement of a single family dwelling; and

FURTHER THAT upon the District of Hope receiving an acceptable certified report from a qualified professional confirming a site-specific safe building envelope for the property at 21437 Lakeview Crescent, authorize the Director of Community Development to endorse the Geotechnical Hazard Development Permit and the required covenant document; and

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 22, 2023; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the *Local Government Act* “*substantially start of construction*” shall mean the completion of the foundation for the single family dwelling.

**(c) Report dated February 16, 2021 from the Director of Community Development (121)**  
**Re: Intensive Residential Development Permit with a Variance**  
**21196 Kettle Valley Road**

Recommendation #1

THAT an Intensive Residential Development Permit be prepared for the property legally described as Lot A Section 14 TWP 5 RGE 26 W6M YDYD Plan EPP19077; PID 028-888-685; 21196 Kettle Valley Road for the development of a thirteen (13) lot RS-1 Single Family Residential Bare Land Strata Subdivision; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Development Permit; and

FURTHER THAT for purposes of the Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on February 22, 2023; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the *Local Government Act* “*substantially start any construction*” shall mean registration of the strata subdivision.

### Recommendation #2

THAT Council approves the preparation of a Development Variance Permit in order to relax the minimum lot depth requirement of 30 metres (~98.4 feet) to 22.6 metres (~74.15 feet) for anticipated proposed lot ten (10) in order for the applicant to subdivide the land; and

FURTHER THAT in accordance with the *District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw*, the *Local Government Act* and the *Community Charter* authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners.

## 11. FOR INFORMATION CORRESPONDENCE

### (a) For Information Correspondence

(138)

THAT the For Information Correspondence List dated February 22, 2021 be received.

## 12. OTHER PERTINENT BUSINESS

## 13. QUESTION PERIOD

Due to the COVID-19 Pandemic, Council Meetings are closed to the public; however, the public can email questions and/or comments to the Director of Corporate Services, [dbellingham@hope.ca](mailto:dbellingham@hope.ca)

## 14. NOTICE OF NEXT REGULAR MEETING

Monday, March 8, 2021 at 7:00 p.m.

## 15. ADJOURN REGULAR COUNCIL MEETING



## MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 8, 2021  
Council Chambers (via Zoom video conference)  
District of Hope Municipal Office  
325 Wallace Street, Hope, B.C.

**Council Members Present:** Mayor Peter Robb

**Via Zoom Conference:** Councillor Bob Erickson  
Councillor Scott Medlock (*arrived at 7:05 p.m.*)  
Councillor Dusty Smith  
Councillor Victor Smith  
Councillor Heather Stewin  
Councillor Craig Traun

**Staff Present:** John Fortoloczky, Chief Administrative Officer  
Donna Bellingham, Director of Corporate Services  
Tammy McLaren, Confidential Executive Assistant

**Via Zoom Conference:** Jas Gill, Director of Community Development  
Kevin Dicken, Director of Operations  
Tom DeSorcy, Fire Chief (*Zoom Operator*)

**Others Via Zoom Conference:** Arlene Webster (*for item 4a*)  
April Webster (*for item 4a*)  
Brian LaCas, LaCas Consultants Inc. (*for item 5a*)  
S/Sgt. Travis H. DE COENE, NCO i/c Hope/ BB RCMP

### 1. CALL TO ORDER

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

### 2. APPROVAL OF AGENDA

Addendum:

- i) Additional correspondence items received February 5, 2021 regarding the Hope Station House request for stay of demolition.
- ii) TELUS request for a letter of support to expand wireless cellular coverage.

Moved / Seconded

THAT the February 8, 2021 Regular Council Meeting Agenda be adopted, as amended, to include addendum to item 4(a) additional letters regarding the Station House request for stay of demotion, and to add 5(b) request from TELUS for a letter of support.  
**CARRIED.**

### 3. ADOPTION OF MINUTES

#### (a) Regular Meeting of Council – January 25, 2021

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held January 25, 2021 be adopted, as presented.  
**CARRIED.**

**(b) Record of Public Hearing – January 25, 2021**

Moved / Seconded

THAT the District of Hope Record of the Public Hearing, held January 25, 2021 be received.

**CARRIED.**

**4. DELEGATIONS**

**(a) Coalition for the Preservation of the Hope Station House**

**Re: Request for Stay on the Demolition of the Hope Station House**

Ms. Arlene Webster and Ms. April Webster, on behalf of the Coalition for the Preservation of the Hope Station House, addressed Council to request a 6-month stay of demolition of the Hope Station House, in order to allow time to explore alternative uses and locations in an effort to preserve the building.

Ms. Arlene Webster noted that there is an initial group of 13 volunteers committed to this cause and others that have inquired about how to get involved. She added that the Hope and District Historical Society has recently been revived so there is a non-profit society that is in place to be able to apply for grant monies, etc. and referenced some of the funding streams that have been made available to non-profits and municipalities.

Ms. April Webster reported on discussions with Heritage BC regarding grant funding available under the Heritage Legacy Fund. This would be one of the streams they would start working towards right away, but they first need a decision from Council.

Ms. April Webster referred to the 2017 LTA Consultants report on renovation costs for the Station House building, and her conversation with the architect on what is required to bring the building up to code. Ms. Arlene Webster added that they have spoken with Nickel Bros. who has confirmed that the building is moveable. Before the group goes much further on this, they would like to request from Council the opportunity to look inside the building to see its current state.

Ms. Arlene Webster stressed that this is an effort to save the Station House building. Their request for a stay of demolition is to explore every avenue available to acquire the building and make it useful for the community. They want no burden to the taxpayer.

Discussion related to the following points:

- Is a stay of demolition even a possibility? It was noted that the District has until May 31<sup>st</sup> to have the building removed from the property. This is part of the District's Agreement with the Province. It will have to be up to the volunteer group to approach the Province to inquire.
- Can the May 31<sup>st</sup> date be extended? The Chief Administrative Officer reported that the Licence to Occupy ends May 31<sup>st</sup> and the Province has already indicated they have no interest in extending. The Director of Operations added that the deadline for the Request for Proposals (RFP) for the demolition work is February 12, 2021 with demolition tentatively slated to be completed by April, 2021. As the RFP has not closed there would be an opportunity to possibly postpone demolition as the District has not entered into a contract.
- There are costs associated with the building being allocated to the District. Would the volunteer group be willing to take on those costs while the delay is undertaken?

Staff was asked to bring this item to next meeting with information on the points raised.

## 5. STAFF REPORTS

### (a) Verbal report of the Chief Administrative Officer

#### Re: Coquihalla River Flood Risk, Flood Mapping and Flood Mitigation Planning Study – Selection of Project(s)

Further to Council's review of the Study last meeting, the Chief Administrative Officer provided an overview of two additional reports to assist Council with regard to the key flood mitigation project(s) to pursue: Cost and Risk Report, and Project Complication Assessment Report with ranking of the risk and complication of each project, along with estimated costs.

The Chief Administrative Officer stated that staff recommends starting with the Gardner Drive Riverbank Protection Works as this one is rated high risk; secondly, the estimated cost is \$1Million and would be a good candidate for \$750,000 in grant funding; and lastly this project should not involve easements nor interfere with landowners as there is no one that sits atop the land.

Council reviewed the components of each of the projects with the following input:

- Based on the evaluative scoring, the first project should be the Campground Enhanced Flood Channel & Dike Relocation Project, followed by the Riverview Enhanced Flood Channel Project, and then followed by the Rotary Park Dike Improvement Project. Mr. Brian LaCas noted that with all three of these projects having a fisheries component, there is greater likelihood of grant funding approval.
- Currently there are high level grant funding opportunities available that should be pursued as they might not be offered again in the near future.
- Can these three projects be completed within the applicable timeframes? Why has staff not recommended these works? It was noted that the Rotary Park Dike would involve easement and negotiations with adjacent property owners. The Campground project would require operator contract re-negotiations and is the most complex and expensive project proposed.
- Concern was raised about undertaking the Campground Project with the new campground operator just taking over.
- The Glenhalla Dike Extension along Highway 3 and the Gardner Drive Riverbank Protection works ought to be the first priorities, given the greater damage to resident property and the town in the event of overland flooding.
- Regarding the Glenhalla Dike Extension along Highway 3, is there a chance that this could be tied in with the Trans Mountain pipeline works? The Chief Administrative Officer will inquire.

Moved / Seconded

THAT Council supports staff's recommendations to proceed with grant submissions to undertake flood mitigation works for the following projects identified by order of priority:

- 1) Gardner Drive Riverbank Protection Works;
- 2) Campground Enhanced Flood Channel & Dike Relocation;
- 3) Rotary Park Dike Improvements.

**CARRIED.**

**Opposed: Councillor Erickson**

**(b) Verbal report of the Chief Administrative Officer**

**Re: TELUS Request for Letter of Support to Expand Wireless Cellular Coverage**

The Chief Administrative Officer reviewed a request from TELUS seeking a letter of support for their application for funding, under the Government of Canada's Universal Broadband Fund, to expand their wireless cellular coverage in the District and to upgrade their local infrastructure to bring high-speed Internet up to 50 megabits (Mbps) per second from the current 10 Mbps.

Moved / Seconded

THAT Council approves the draft letter of support for TELUS' application for funding under the Universal Broadband Fund to expand their wireless cellular coverage to the community and upgrade their local infrastructure, as presented.

**CARRIED.**

**6. COMMITTEE REPORTS**

There were no Committee reports.

**7. MAYOR AND COUNCIL REPORTS**

**Mayor Robb reported:**

- He attended the FVRD Board meeting. There was nothing to report back to Council from this meeting.
- He participated in the monthly Mayors' call with the Minister of Municipal Affairs. Much of the discussion related to COVID economic recovery. The Mayor asked the Minister for more notice from the Province regarding closures of parks, lakes and tourist attractions in order that when communities are ready to welcome back guests, knowing what provincial amenities remain closed and which have re-opened would be helpful.
- He attended the Hope and Area Healthy Communities Committee meeting. Discussion was focused on the revised COVID vaccination rollout plan. The public will be informed once the new plan is confirmed. The Mayor noted that there is a large portion of residents in the community that are over the age of 80 and Fraser Health is working out the logistics to get the vaccination to these seniors.
- The Mayor reminded the public to help neighbours with snow and ice removal from sidewalks and driveways.
- The Mayor thanked Pastor Jeff Kuhn for opening the Grace Baptist Church to provide extreme weather shelter. The Church will remain open for the duration of this stretch of extreme cold weather.

**Councillor Medlock reported:**

- He received an email from a resident inquiring about the District's snow removal policy and pointing out that some of the information found in the policy on the District's website is outdated. Staff was asked to confirm the information and to bring the policy forward to the front page of the website for ease of reference at this time.
- He expressed concern of pedestrians walking on the highway along Old Hope Princeton Way as the sidewalks are impassable due to snow berms.

- He asked what level of enforcement is being done regarding snow removal from sidewalks. The Director of Corporate Services advised that Bylaw works in conjunction with the Operations department if there are areas of concern, adding that nothing has been brought to the attention of bylaw enforcement.
- He has accepted an invitation to represent the business community on the Community Action Committee, which is in regard to the Supportive Housing Project. He is looking forward to being able to sit on this committee and provide feedback from local businesses.

**Councillor Stewin reported:**

- She attended the Purple Lights Committee meeting. The meeting focused on a review of last year's activities and modified events as a result of the pandemic. The Committee was pleased how the live streamed official kick-off event was so well received in the community. They are looking forward to putting a great presentation forward for October, 2021.
- She participated in the Local Government Leadership Academy (LGLA) Virtual Leadership Forum "*Leading in Unprecedented Times*", February 3-4, 2021. She commented on the plenary workshop: Building Constructive Council/Board Relations and noted that now is a great time for members of the public that may be thinking of running for office in the next election, to ask questions of sitting Council members regarding the role of a Councillor in public office.

**Councillor Victor reported:**

- He attended a Community Futures training session on Legal Responsibilities of Boards.
- He participated in the Hope Action Response Table meeting.
- Hope Communities in Bloom has been busy with the cleanup of the wood from the removal of danger trees at the lower end of the Rotary Trail. A layer of crush has been placed on one half of the trail and the rest will be completed as weather permits.
- He also participated in the LGLA Leadership Forum, and highlighted, in particular, the presentation by CBC host Nora Young about data buyers, and new ruling on people's privacy and communications. Another major topic discussed was the importance of health care with our aging population.
- Residents will have an opportunity to showcase their snow art creativity in a snowman building contest put on by Communities in Bloom and AdvantageHOPE with Hope Panago Pizza donating pizza gift certificates for the winning entries. Judging will take place on February 9<sup>th</sup>.

**Councillor Erickson reported:**

- He did not have anything to report at this time.

**Councillor Dusty Smith reported:**

- He did not have anything to report at this time.



**Councillor Traun reported:**

- He has received calls inquiring about the priority routes for snow removal and is pleased that this information will be made available on the front page on the District's website.
- Over the past few days, he has observed many residents out helping their neighbors with snow removal and thanked people for paying it forward and helping others.

**8. PERMITS AND BYLAWS**

**(a) District of Hope Zoning Amendment Bylaw No. 1494, 2020**

**Re: 546 Yale Street**

Moved / Seconded

THAT *District of Hope Zoning Amendment Bylaw No. 1494, 2020* to rezone the property legally described as Lot A District Lot 14 YDYD Plan 27518; PID 004-827-431; 546 Yale Street, from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T) be adopted this 8<sup>th</sup> day of February, 2021. **CARRIED.**

**(b) Report dated February 1, 2021 from the Director of Community Development  
Re: Development Variance Permit – 546 Yale Street**

The Director of Community Development noted that this is the return report respecting the Development Variance Permit to optimize the building envelope for the proposed two-lot subdivision of the property. The Director of Community Development added that the District has not received any further submissions from the public other than what was received at the Public Hearing for the rezoning of the property.

Moved / Seconded

THAT Council approves the issuance of a Development Variance Permit in order to relax the exterior side lot line setback of the new dwelling to be constructed on future lot 1 at the corner of Yale and Rupert Streets from 3.5 metres (~11.5 feet) to 1.5 metres (~5 feet) on the property legally described as Lot A District Lot 14 YDYD Plan 27518; PID 004-827-431; 546 Yale Street; and

FURTHER THAT the Director of Community Development be authorized to endorse the Development Variance Permit; and

FURTHER THAT for the purposes of Section 504 of the *Local Government Act*, “*substantially start*” shall mean the successful registration of the two-lot subdivision of the property at 546 Yale Street. **CARRIED.**

**(c) Report dated February 3, 2021 from the Director of Community Development  
Re: Re-application for a Temporary Use Permit for Fraser View Ventures,  
21415 Trans Canada Highway**

The Director of Community Development reported that following Council's comments last meeting regarding the number of sites proposed, the applicant is wanting to re-apply for a Temporary Use Permit for a temporary campground/holiday park at 21415 Trans Canada Highway, but with a modified proposal reducing the number of pads on the site. The applicant has not submitted another application at this time pending Council's direction with regard to the twelve-month waiting period for re-application, which may be waived or varied by an affirmative vote of at least 2/3 of the members of Council.

Council discussion related to the comments that were raised last meeting *after* the motion to allow out-of-town workers to live in their RV or park model units on the property was defeated. Those comments related to the number of sites proposed by the applicant with some members of Council expressing at that time that the 20 pads proposed were too many, and the applicant was not provided an opportunity to address the concern.

Council members supported waiving the waiting period and encouraged the applicant to canvass the neighbourhood, as opposition there was strong, and to come back with another application in a form that is more amenable.

Moved / Seconded

THAT Council waives the twelve-month waiting period for re-application by Fraser View Ventures for a Temporary Use Permit for the property legally described as Lot A Section 17 TWP 5 RGE 26 W6M YDYD Plan KAP47823; PID 017-871-719; 21415 Trans Canada Highway. **CARRIED.**

**(d) Report dated February 2, 2021 from the Director of Community Development  
Re: Geotechnical and Flood & Erosion Hazard Development Permit  
66572 Summer Road**

The Director of Community Development advised that this application is for the placement of an accessory shop on the property at 66572 Summer Road.

Moved / Seconded

THAT a Geotechnical and Flood & Erosion Hazard Development Permit be prepared for the property legally described as Lot 32 District Lot 56 YDYD Plan 17267; PID 008-426-309; 66572 Summer Road to enable the owner to proceed with the placement of a shop on the property; and

FURTHER THAT upon the District of Hope receiving an acceptable certified report from a qualified professional confirming the requirements in order to safely place the shop on the property at 66572 Summer Road, authorize the Director of Community Development to endorse the Geotechnical and Flood & Erosion Hazard Development Permit and the required covenant document; and

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 8, 2023; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the *Local Government Act* “*substantially start of construction*” shall mean the issuance of the required building permit for the placement of the shop on the property at 66572 Summer Road. **CARRIED.**

**9. FOR INFORMATION CORRESPONDENCE**

**(a) For Information Correspondence**

Moved / Seconded

THAT the For Information Correspondence List dated February 8, 2021, be received. **CARRIED.**



**(b) Accounts Payable Cheque Listing**

Moved / Seconded

THAT the Accounts Payable Cheque Listing for the period of January 1 to 31, 2021 be received. **CARRIED.**

**10. OTHER PERTINENT BUSINESS**

There was no Other Pertinent Business.

**11. QUESTION PERIOD**

Due to the COVID-19 Pandemic, Council Meetings are closed to the public; however, the public can email questions and/or comments to the Director of Corporate Services, [dbellingham@hope.ca](mailto:dbellingham@hope.ca)

**12. NOTICE OF NEXT REGULAR MEETING**

Monday, February 22, 2021 at 7:00 p.m.

**13. ADJOURN REGULAR COUNCIL MEETING**

Moved / Seconded

THAT the Regular Council Meeting be adjourned at 8:13 p.m.

**CARRIED.**

*Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 8, 2021 in Council Chambers, via Zoom video conference, District of Hope, British Columbia.*

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**Mayor**

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**Director of Corporate Services**

# Summer Trail Crew, 2020



**HOPE MOUNTAIN CENTRE**  
*for outdoor learning*

**HOPE**  
BRITISH COLUMBIA



# SUMMER TRAIL CREW, 2020

## FINANCIAL CONTRIBUTIONS, 2020:

DISTRICT OF HOPE .....	\$29,166
CASCADE LOWER CANYON COMMUNITY FOREST .....	\$44,860
CANADA SUMMER JOBS WAGE SUBSIDY .....	\$8,176
HOPE MOUNTAIN CENTRE	
CASH .....	\$3,500
IN-KIND (TOOLS, VEHICLES) .....	\$2,000
VOLUNTEERS (848 HOURS) .....	\$12,720
 TOTAL VALUE OF ALL CONTRIBUTIONS .....	 \$ 100,422



**HOPE MOUNTAIN CENTRE**  
*for outdoor learning*



# SUMMER TRAIL CREW, 2020

## TRAILS IMPROVED:

- 1 – HOPE BIKE PARK
- 2 – COQUIHALLA DIKE
- 3 – THACKER MOUNTAIN
- 4 – DISC GOLF PARK
- 5 – HOPE LOOKOUT
- 6 – TIKWALUS TRAIL
- 7 – HBC TRAIL
- 8 – HOPE MOUNTAIN SUMMIT
  
- 9 – DRAGON'S BACK TRAIL  
(NEW TRAIL!)

## RANGE OF WORK:

- CLEARING BRUSH
- CLEARING LOGS
- STAIRCASE REPAIR
- FOOT BRIDGE REPAIR
- BENCHES
- TOILETS
- WATER BARS
- TRAIL TREAD REPAIR
- DIRECTIONAL SIGNS
- INTERPRETIVE SIGNS
- PAINTING, STAINING
- RAKING
- GARBAGE REMOVAL



**HOPE MOUNTAIN CENTRE**  
*for outdoor learning*

**HOPE**  
BRITISH COLUMBIA





Angus  
Stromquist

Nick  
Kamp

Rebecca  
Arrowsmith

# Hope Bike Park





Thacker Mountain





Hope Lookout



# Hope Lookout





# Hope Lookout















Tikwalus Trail





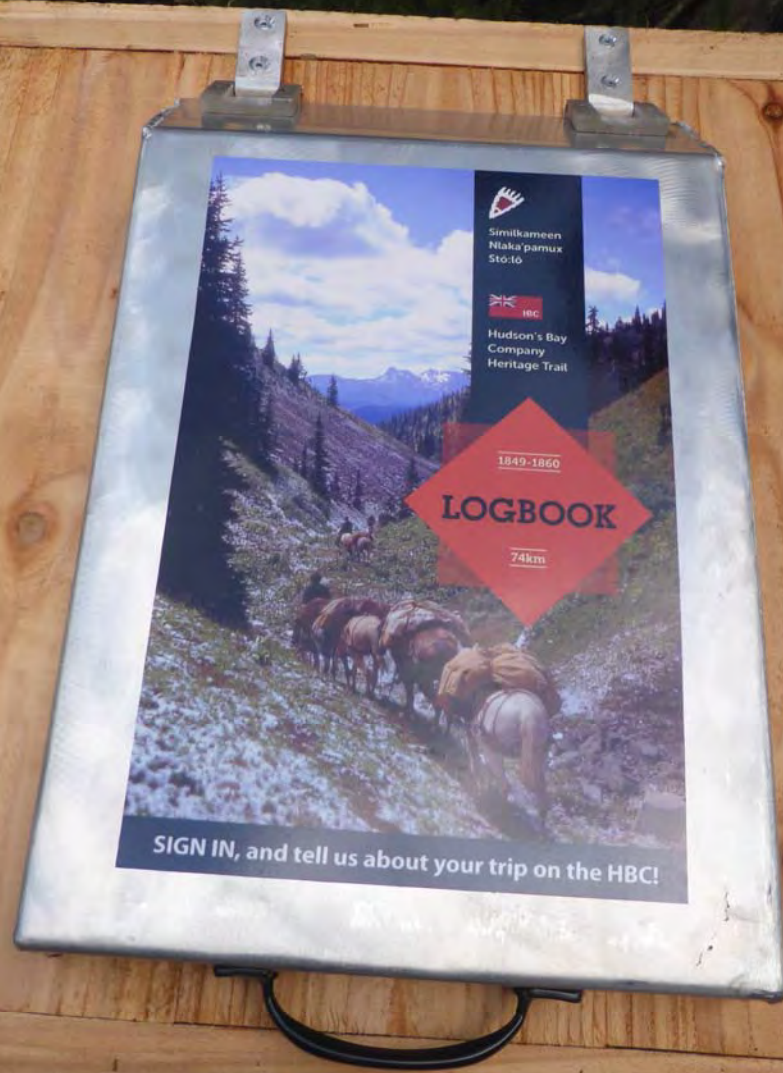
# Tikwalus Trail





HBC Trail









HBC Trail





HBC Trail





HBC Trail





# Hope Mountain Summit





Hope Mountain Summit





# Hope Mountain Summit





# Hope Mountain Summit





Hope Mountain Summit



A photograph of a wooden sign mounted on a tree trunk. The sign is rectangular and light-colored, with the text "BAKER-VIEW LOO" written in black, uppercase letters. The sign is secured to the tree with two blue screws. The background consists of a dense forest of evergreen trees with green needles and thick, greyish-brown trunks. The lighting is bright, suggesting a sunny day.

BAKER-VIEW LOO

Hope Mountain Summit





# Hope Mountain Summit



# Dragon's Back Trail

*Kw'okw'echíwel Stl'álegem* -- "Lookout of the Two-Headed Serpent"











































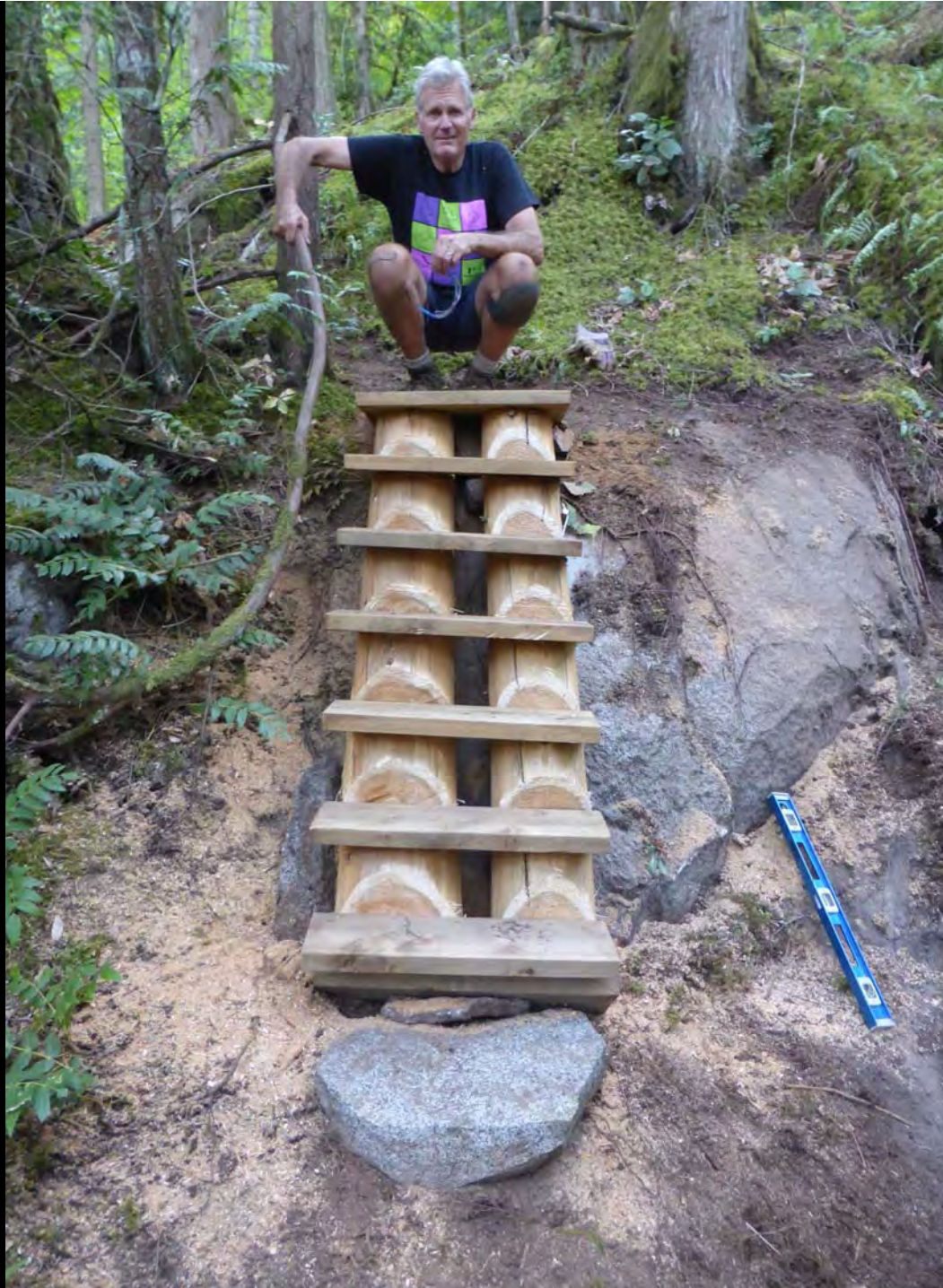




















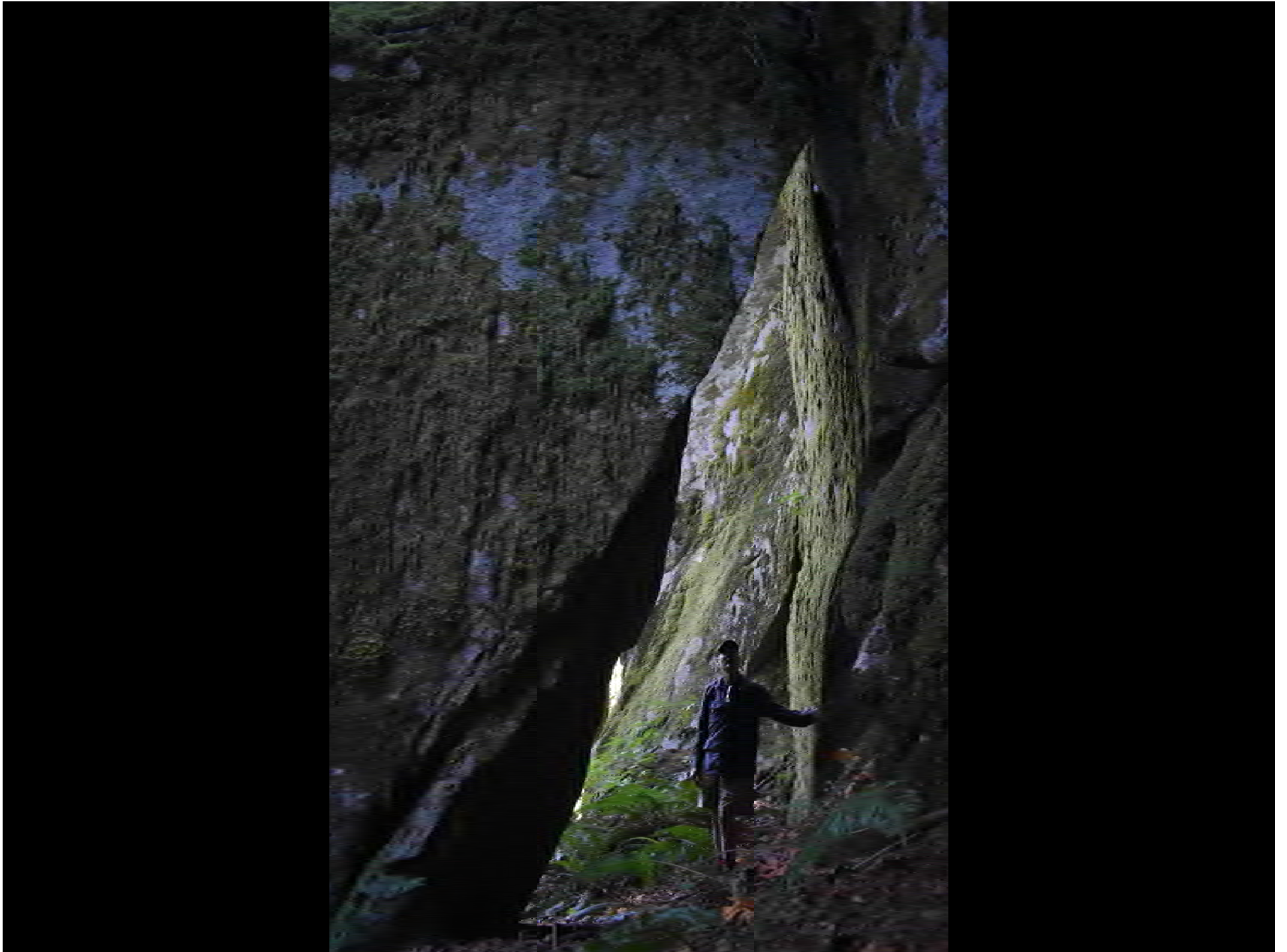


























































# LOOKING AHEAD TO 2021

## GOALS:

- CONTINUE MAINTAINING LOCAL TRAILS
- COMPLETE PARKING LOT AND INTERPRETIVE SIGNS FOR DRAGON'S BACK
- BUILD THE NEW PEERS CREEK SECTION OF THE HBC TRAIL (7.5 KM)



**HOPE MOUNTAIN CENTRE**  
*for outdoor learning*

**HOPE**  
BRITISH COLUMBIA



# Enbridge Regional Update

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Hope

February 23, 2021



Mark Amundrud



# Presentation Overview

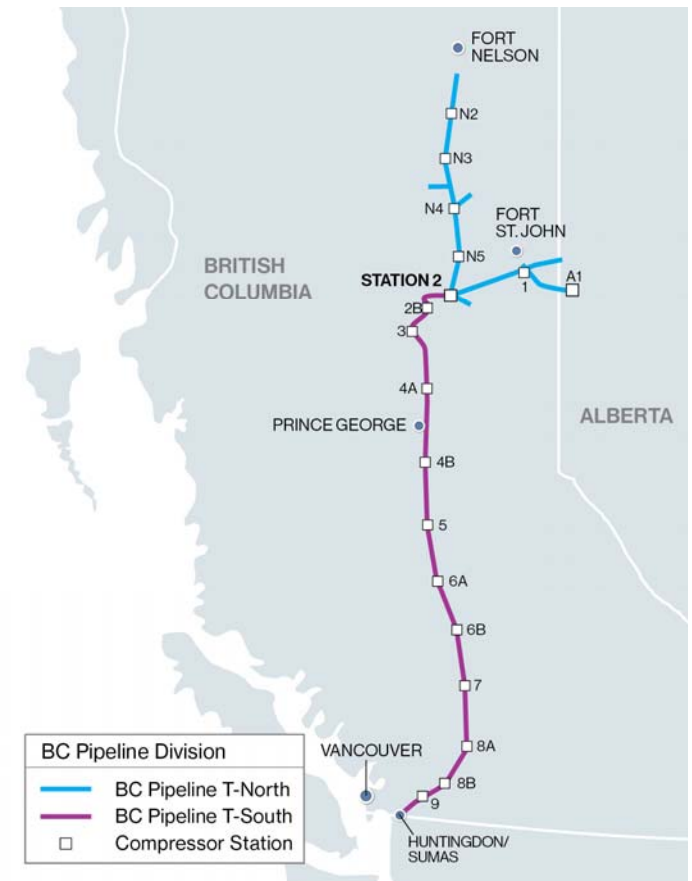
- Introductions
- Operations in B.C.
- Safety and Monitoring
- Integrity Program
- Mainline Class Upgrade Project in Logan Lake
- COVID-19
- Corporate ESG
- Q & A





# The BC Pipeline System

- Enbridge owns and operates the major natural gas transmission system in B.C., which transports processed **natural gas** to consumers throughout the province, Alberta and the Pacific Northwest.
- Stretching from Fort Nelson, and from Gordondale near the B.C.-Alberta border, south to the Canada-United States border at Huntingdon/Sumas, this gas is used to heat homes, businesses, hospitals and schools.
- It is also used for electric power generation and is a staple in a number of industrial and manufacturing processes that produce hundreds of products that improve our lives.



We help connect people with the energy they need to live their lives.



# Economic Impacts to B.C.\*



## Jobs

- Enbridge employees 231 permanent and temporary employees, and provisioned contractors.
- More than \$21.7 million in base salary paid to permanent and temporary employees – much of that injected directly into the provincial economy.

## Tax and Economic Benefits

- \$73.9 million in property tax across for our pipelines and related facilities including 1,673,000 (2020) to District of Hope.
- \$79.9 million in other taxes (including carbon tax, payroll tax, fuel tax, and excise tax).
- \$571.3 million on capital expenditures on such items as pipe steel, equipment purchases, system integrity-related investments, and capital leases.
- \$182 million on operating and administrative expenditures, such as maintenance costs, equipment leases, power consumption, and field personnel salaries and wages.

Enbridge is committed to supporting and strengthening the communities near our pipelines and facilities

\*at end of 2019. Source: <https://www.enbridge.com/projects-and-infrastructure/economic-benefit-pages/british-columbia>



# Safety 24/7/365



## • Eyes in the sky

We regularly fly all 27,000km of our pipeline rights-of-way, including the 2,858km of our BC Pipeline natural gas transmission system.



## • Talking to our Neighbors

We regularly communicate with neighbours and customers about how to stay safe around our pipelines and facilities.



## • Eyes on the Ground

We monitor and respond to any potential problems along our rights-of-way.



## Prevention Practices

- Aerial Patrols
- Public Awareness Programs and Emergency Preparedness
- Community Engagement



# Annual Integrity Program

- Supported by our Savona and Hope BC offices, local crews conduct annual maintenance inspections (digs).
- Inspections are completed during the heating season from April to October.
- Enbridge evaluates each site based on its unique characteristics and will conduct an environmental screening prior to starting work to develop measures to minimize or eliminate environmental impacts.



*Integrity crew in action – Hihium Lake, BC*



# Mainline Class Upgrades

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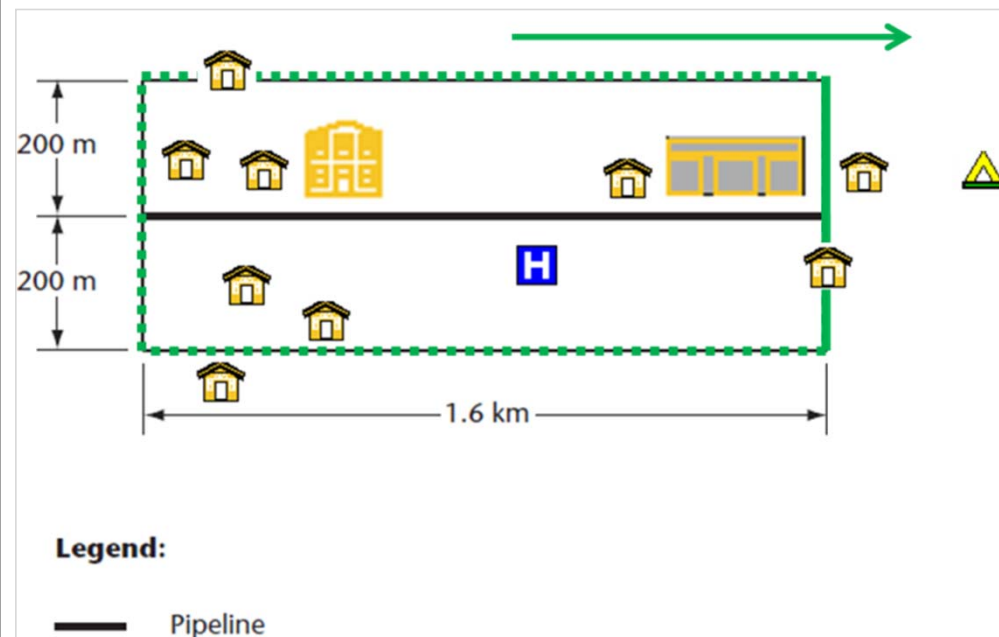




# Mainline Class Location and Community Planning



- As population increases near the transmission system, a class location change may be triggered by the Canadian Standards Association (CSA).
- Class locations are determined based on assessment areas that are 400 m wide by 1.6km long. They consider all buildings, dwelling units, places of public assembly and industrial installations contained within this area.



Class Location Assessments are required by the Canada Energy Regulator and the Canadian Standards Association to identify areas of potential upgrade to a pipeline due to population density growth.



## Mainline Class Project – Hope

- We are planning to replace a 400m section of the 30” & 36” transmission pipelines within Hope
- Early tree clearing planned for later this month require municipal permit
- Environmental and archaeological studies were completed in 2020 and site specific Environmental Protection Plans will be implemented as they are at all our worksites
- Construction is expected to last 3-4 months



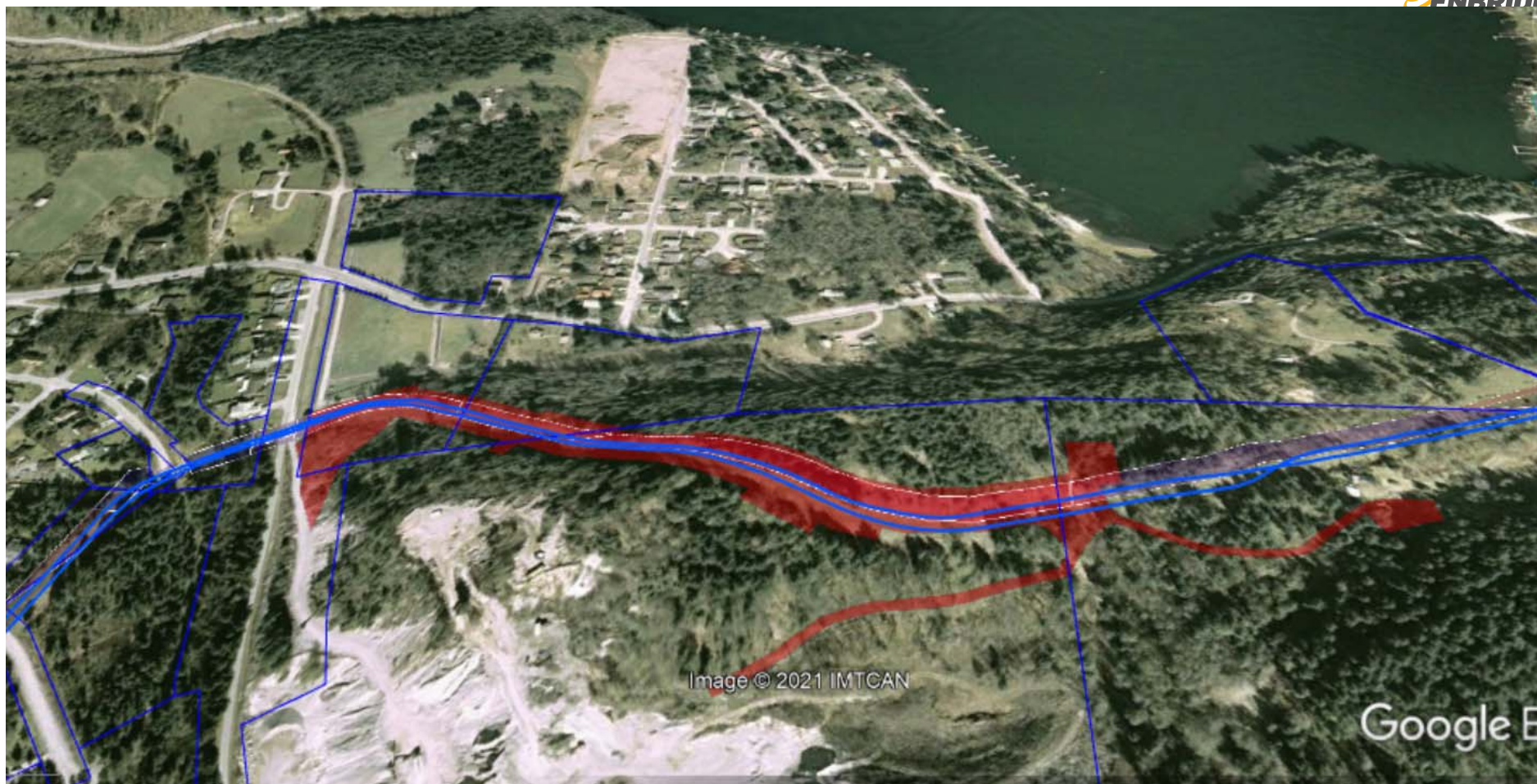


## Potential Construction Planning

- Enbridge has a well-established process when undertaking construction activities on its natural gas pipeline system to help reduce negative construction impacts.
- Local communities can expect to see construction activities and additional traffic on local roads as we stage equipment and resources to support the work.
- Disruptions to normal traffic will be supported by a traffic management plan where required.
- Increased workforce in town.
- We will work with City staff and planners and conduct local advertising to inform the public of upcoming works.







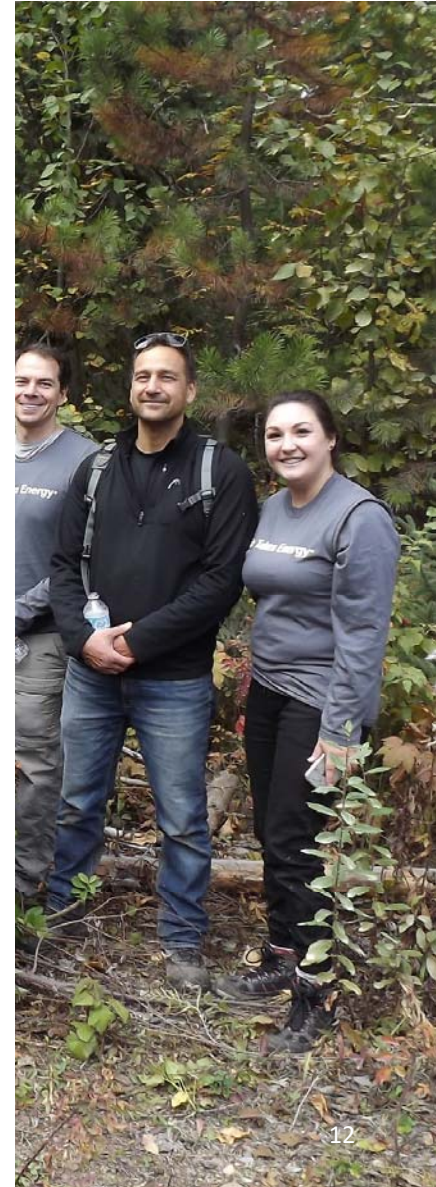


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## Community Investment Initiatives

Every year across North America, we support thousands of not-for-profit agencies whose initiatives align with one or more of our three focus areas: health and safety, environment, and community.

- Over \$400,000 in corporate community donations in BC
- Our employees with corporate matches donated over 400,000 dollars to the United Way
- We supported local and Indigenous cultural events, volunteer fire departments, youth initiatives, recreational space, health and social services.
- In Hope we made two donations to the food bank as well as a donation to buy two new beds in the Hope Hospital





# Commitment to communities during COVID-19



- Enbridge provides an essential service to maintain and operate safe and reliable energy infrastructure, to ensure the transportation of natural gas consumers.
- We're doing our part to help prevent the spread of COVID-19; your community's health and safety, and that of our employees and contractors is our number one priority.
- All contractors working on our Projects must have a project safety plan and a pandemic plan in place.
- Some of the management measures in place include:
  - Strict protocols around Personal Protective Equipment (PPE)
  - Cold and flu precautions (hand washing, sanitizing)
  - Daily temperature testing at all sites of all contractors and employees
  - Increased physical distancing
  - Increased site hygiene and deep cleaning protocols
  - Active monitoring of the above activities by dedicated personnel.





# Enbridge's Sustainability Goals



Enbridge's commitment to strong Environment, Social and Governance (ESG) practices and performance has long been core to how we do business. Our new ESG commitments reinforce our priorities in the areas of GHG emissions, diversity and inclusion and safety.

## Environment

Net **zero** emissions by 2050

Reduce emissions intensity **35%** by 2030

Continuous improvement towards a goal of **zero** incidents

## Social

**10%** fewer employee and contractor **injuries** at work over previous 3-year average

**6%** **People with disabilities** included in our workforce by 2025

**100%** of workforce to complete **unconscious bias and anti-racism training** by end of 2021

**28%** **racial and ethnic representation** in our workforce by 2025

Workforce comprised of **40%** **women** by 2025

**7%** workplace representation of **U.S. Veterans** by 2025

**Increase procurement** from diverse suppliers

**100%** of all employees to complete **Indigenous awareness training** by end of 2022

**3.5%** representation within our workforce of **Indigenous people** by 2025

## Governance

**Sustain leading ESG reporting standards** and evolve with best practices

**Representation on the Board of**  
**40%** **women** and **20%** **racial and ethnic groups** by 2025

**Advance effective cyber defense programs** to protect information and services

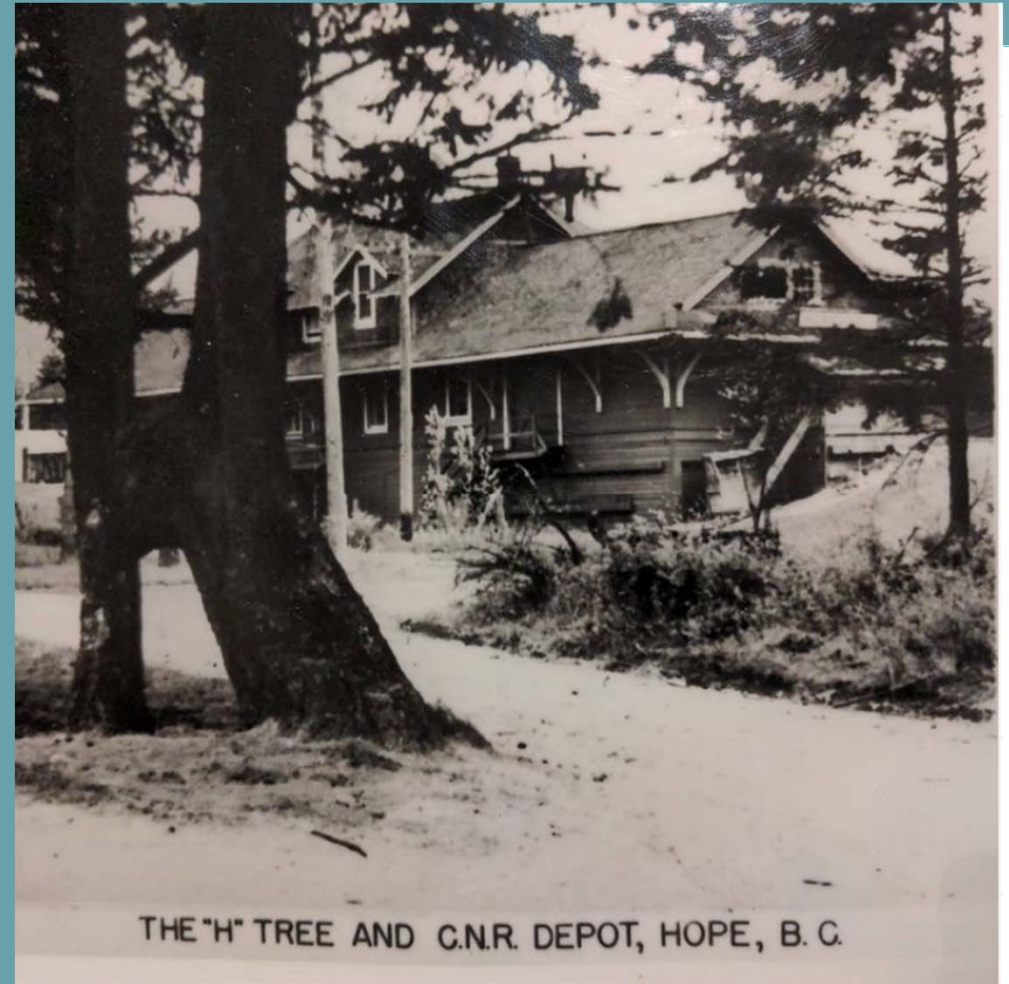




# Q&A



**C**oalition for the  
**P**reservation of the  
**H**ope  
**S**tation  
**H**ouse



THE "H" TREE AND C.N.R. DEPOT, HOPE, B. C.





Sharon Blythe



Kay Boutin



Mike Stuart



Ron Wort Janet Wort



Marja Losier Emili Losier



Barry Stewart



Christian Ward Erica Ward



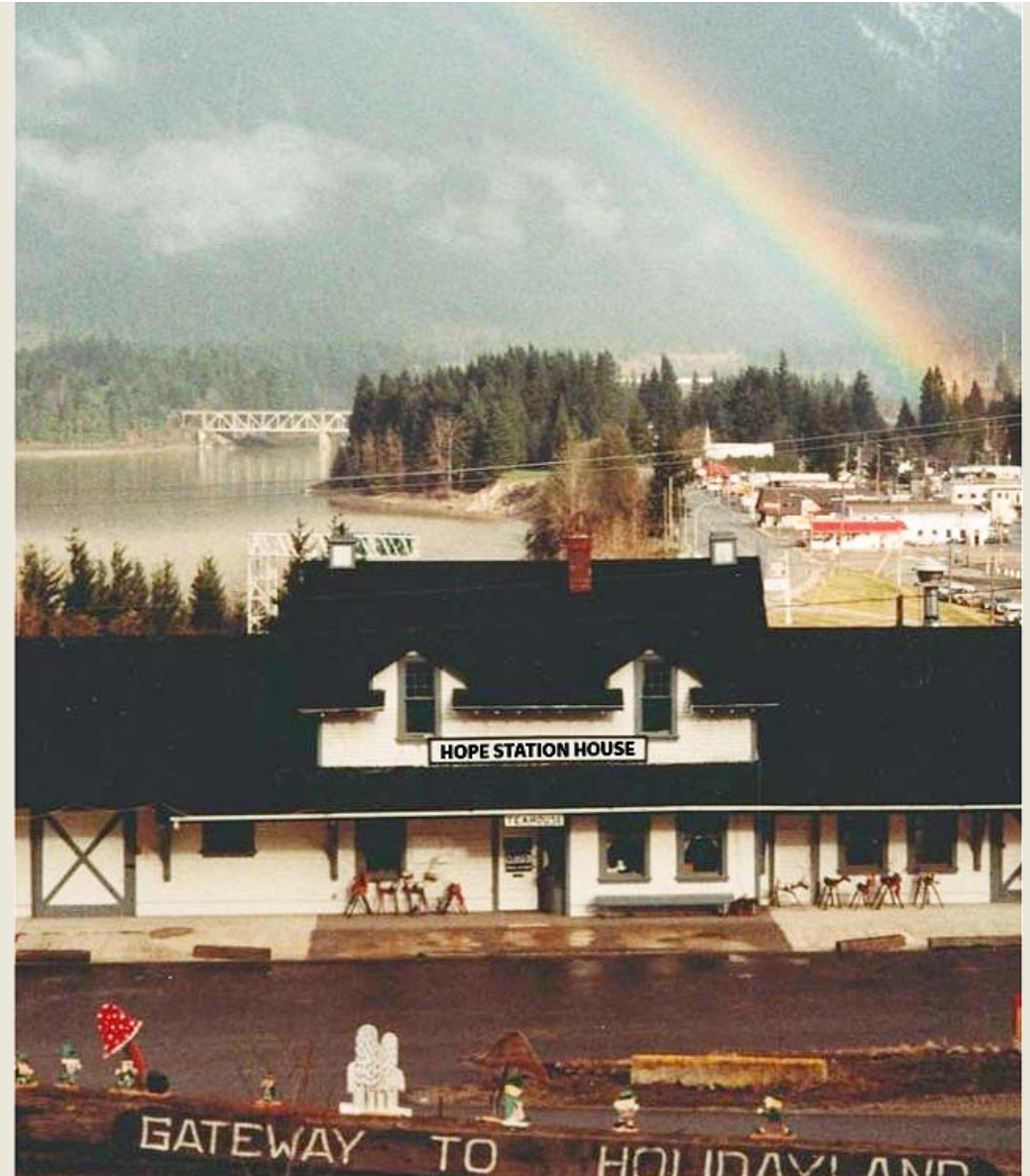
April Webster Arlene Webster

Rene MacDonald (nee Thacker) missing from photos



# Safeguard our future + preserve our past by...

- Creating ties within the **community**
- Reaping the long term **financial benefits** of investment in heritage
- Building a promising **economic future**







# Our friend, **the Station House**, needs...

**a HOME**

#homesweethome  
#theresnoplacelikeHOPE

**some TLC**

#showmethemoney  
#facelift





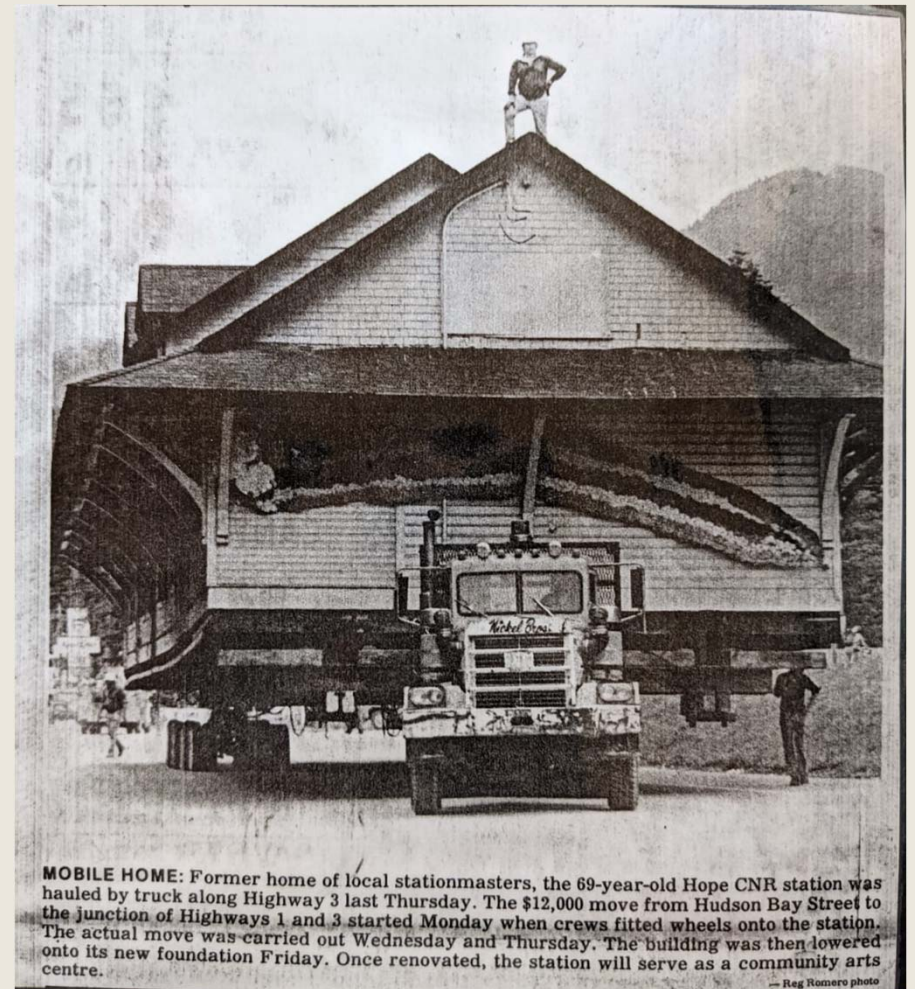
## We've laid the foundation

- Researching and drafting **grants** and exploring fundraising options
- Exploring potential **locations** and relocation logistics
- Activating the local and broader **communities**



# A hope filled future

- Museum
- Info Center
- Artisan Gallery
- Gift shop
- Outdoor entertainment space
- Cultural, arts and music events





## Next steps...

On behalf of the thousands of community members who we represent, we ask that the District of Hope

- Delay awarding the demolition contract for 1+ month
- Meet with us to discuss next steps
- Join us in conversation with MOTI to get a short extension on the lease
- Are there possibilities for the use of the Station House we haven't considered?
- Tell us what you need from us to save this grand old lady!



Get 17/21

# WE ALL LOVE THE STATION HOUSE

To whom it may concern, as it concerns me & the whole town of Hope.

The Station House has been in Hope since 1916. It is a very important building and can have many uses all beneficial to the community of Hope. This building could be used as a **COMMUNITY CENTER**. To think it could bring the **MUSICIANS** together like it did before only more so, with the right like minded people running behind it. Any and all musicians can be appreciated here with positive people and respect. It did have a **FULL KITCHEN** good food lifts peoples spirits. It should be used to bring the many talented **ARTISTS** together, they should have a venue so local people and **TOURISTS** can appreciate the beauty of their work. **SPECIAL GROUPS** can meet in the Station House, for instance hiking groups, support groups, book clubs, a place for people to meet.

Hope needs a place the whole community can rally behind. This building can really bring the town of Hope together. It would be a real **SHAME** to tear a building of this magnitude down. It would be a **DISGRACE**.

It is not the only voice behind saving the Station House. There are many influential people trying to save this very historical building. No other building in Hope has the potential that this building has. Be sure the whole community & beyond would chip in and support whatever has to be done to save it and keep it in Hope. It the current



location is not suitable, a friend of mine suggested the old visitor center where the old mining exhibit used to be. What a momentous occasion it would be to see that building on the move. Even if it had to be taken apart and rebuilt and resurrected.

All I am asking is that you not be in a hurry to tear this monumental building down. During these times we need all the positiveness we can get. Keeping this old building that has seen Hope go through many changes is VERY, VERY, VERY important. Please consider a six month stay, so all sides of this decision can debate all avenues. Where there is a will there is always a way. If it comes down to it & worse comes to worse at least I'll have six months to say goodbye. If you give this special building a chance to know in my heart it can be saved. I will be praying very hard to save it.

I am just a person that cares about this town, the people that live here, and the Station House. They all have a special place in my heart.

Hoping you will give this letter serious consideration.

A proud citizen of Hope







April Webster <[redacted]>

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**I do believe to save this old train station would greatly benefit the town of Hope by preserving a piece of history that at one time not one but Three rail stations were in Hope which I believe no other town can boast this old Building can be used for so many different things to benefit the township of Hope yours truely David Charles Kipp**

1 message

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Dave Kipp <[redacted]>

Thu, Feb 11, 2021 at 9:29 AM

To: "[redacted]" <[redacted]>

Sent from my Huawei tablet



## From the Desk of Gerry Landsman

February 7, 2021

District of Hope City Council  
PO Box 609  
Hope, B.C. V0X 1L0

Re: Planned Demolition of the Hope Station House in March 2021

Dear Mayor Robb and Councillors:

I would like to respectfully request a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. I propose that the community, in partnership with the District of Hope, use this time to explore alternative uses, locations and funding for preserving this important part of Hope's history and cultural identity.

I can speak from experience regarding the success of a similar project in Fort Langley, B.C. where I am a volunteer and have been for 20 plus years. The Fort Langley Canadian Northern Station is the jewel of the community and has attracted crowds since its restoration and opening in 1983. Many come to rediscover the history of train travel, others come to have their wedding pictures taken and many others just to sit and enjoy the ambiance of the site.

I recommend you contact the Langley Heritage Society who I am sure are willing to share their story as to how the business planning and development plans for the site came about and are currently being successfully executed.

The process will and can be a success with a team of dedicated and committed individuals. Please also consider contacting the persons responsible for the Agassiz and Port Moody railway station historic sites.

Thank you for your thoughtful consideration of my request and for giving me the opportunity to tell you why the Hope Station House should be saved.

Sincerely,

Gerry Landsman

[REDACTED]  
Surrey B.C. V4N 5A1

[REDACTED] cell; [REDACTED]

cc: John Fortolockzy



Darla Dickinson

Hope, BC  
VOX 1L2

Feb. 11, 2021

District of Hope City Council  
PO Box 609  
Hope, B.C.  
VOX 1L0

Re: Planned Demolition of the Hope Station House in March 2021

Attn: Mayor Robb and Councillors:

I do know if anyone can truly appreciate the position that you, the mayor and council of Hope, find yourselves in in regards to the Station House; I can understand that the cleanest solution is demolition. But, the cleanest solution is not always the right one.

As you are aware, Hope's story is the story of transportation in BC. The Station House is an ideal venue to showcase the history of transportation in BC! Let us put our mark and claim a space of repute within the heritage tourism industry – and we have the means and the fortitude in this community to make it happen.

So, yes, I am respectfully requesting a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. But, I am asking for more – I am asking the Mayor and Council to think beyond their term, to take the time to envision the potential of this building to be an interactive exhibit that showcases to the world BC's story, and the role we played in it!

In this, I will be a dedicated asset, offering my knowledge, training and expertise in heritage preservation and revenue generation within the heritage sector.

I assure you, decisions made today are remembered by historians of tomorrow; so, I ask you Mayor and Council - how do you want your story to be told? I implore you, take a stand and create a legacy, the decision rests in your hands, use the power wisely.

Yours in history,

Darla Dickinson





Community Archives & Telephone Museum  
3190 271 Street Aldergrove BC V4W 3H7 • 604.857.0555 [learn@aldergroveheritage.ca](mailto:learn@aldergroveheritage.ca)

*If you are a member of the community now, you will be part of its history in the future*

7 February 2021

District of Hope City Council  
PO Box 609  
Hope, B.C. V0X 1L0

Re: Planned Demolition of the Hope Station House in March 2021

Dear Mayor Robb and Councillors

The Alder Grove Heritage Society would like to add its voice in respectfully request a stay of demolition of the Hope Station House for a period of at least six months from its currently proposed demolition date of March 2021. We encourage council and staff to investigate and fully exhaust all avenues of possibilities for the building's future before making an irreversible decision that will erase another piece of built history from your community's past forever.

Built history is of interest to many – not just local and area residents. Please give careful consideration to the educational and heritage tourism opportunities that would benefit your city and its residents, with the restored station at its centre. These stations played an important part in the building of our nation and our province; it would be a shame to reward Hope's station with being reduced to rubble and hauled away in a demolition bin as happened to one of Aldergrove's oldest commercial buildings in 2020.

I implore Hope City council and staff to please work openly and honestly with those who wish to preserve the building. I was in Hope in 2019, and took the opportunity to peek in the windows of the station – to me it looked like there had been some work underway to restore the building, and that gave me hope that the building was going to be re-opened to visitors. I am still hopeful that one day soon this will be true.

Thank you for taking the time to read my letter. I hope that the many letters and responses you have received in regards to the station building will result in your giving careful and thorough consideration to preserving the building for present and future generations of residents and visitors to enjoy.

Best regards,

[REDACTED]  
Tami Quiring  
President  
Alder Grove Heritage Society  
3190 271 Street  
Aldergrove BC V4W 3H7  
Direct: [REDACTED]  
Museum: 604.857.0555



District of Hope City Council  
PO Box 609 Hope, B.C.  
V0X 1L0

Re: Planned Demolition of the Hope Station House in March 2021

Dear Mayor Robb and Councillors:

I would like to respectfully request a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. I propose that the community, in partnership with the District of Hope, use this time to explore alternative uses, locations, and funding for preserving this important part of Hope's history and cultural identity.

It would be a shame to lose such an old and beautiful building. Please think of relocation and rebuilding as an option, rather than demolition.

Thank you for your thoughtful consideration of my request and for giving me the opportunity to tell you why the Hope Station House means so much to me and why I think it should be saved.

Sincerely,

Norm Losier  
PO Box 2342  
Hope BC  
V0X 1L0







April Webster &lt;[REDACTED]&gt;

**Fw: LETTER IN SUPPORT OF SAVING THE HOPE STATIONHOUSE**

1 message

Michael Gibbs <[REDACTED]> Sat, Feb 13, 2021 at 6:17 AM  
To: April Webster <[REDACTED]>, helen williams <[REDACTED]>, MP John Aldag  
<[REDACTED]>

— Forwarded Message —

**From:** Michael Gibbs <[REDACTED]>  
**To:** sue bryant <[REDACTED]>  
**Sent:** Saturday, February 13, 2021, 06:05:54 a.m. PST  
**Subject:** LETTER IN SUPPORT OF SAVING THE HOPE STATIONHOUSE

The SURREY HISTORICAL SOCIETY urges you to support the saving of the Hope Stationhouse from possible demolition. This society also urges the building be considered an asset for revitalization and repurposing as a much needed community space in Hope. The community has rallied to this cause with close to 1500 signing a petition and many letters of support from individuals, community leaders and heritage organizations. The SHS is proud to join this effort.

As one of Surrey's oldest heritage organizations, the SHS has worked with all levels of government to preserve, interpret and promote historical heritage. The society was an integral part of the establishment of the city's first museum and its members saw the benefit of recognizing and preserving historical heritage from using its 1881 town hall as the museum to making sure the petroglyph at Crescent Beach was respectably preserved and protected. The SURREY HISTORICAL SOCIETY has continued to embrace the importance of broadening and diversifying a community's heritage profile and connecting its history and cultural heritage to those whose perspective are not always shared.

A community's history is the sum of its parts. Hope's history is one of thousands of years of continual First Nation settlement due to its geographic location on a river rich in salmon and the connections to surrounding life giving resources. Hope has also witnessed the results of colonization from fur trading to goldrush to the development of railways. The last 150 years have not been positive ones for First Nations and the Stationhouse will no doubt be seen by some as a reminder of the loss of river access and the destruction of salmon habitat resulting from railway construction. Demolition of the building will not change these facts but could offer a valuable space for the telling of this history and its effect on the original inhabitants. In addition, it would be a much needed community space. Our historical heritage must reflect its entirety, warts and all.

The preservation and repurposing of this building will require financial and community support. The SHS agrees with the 1500 plus supporters, who also see the possibilities of community building and reconciliation that will result, that it is a heritage property that must be saved.

sincerely,

Michael Gibbs, past president  
SURREY HISTORICAL SOCIETY



DATE District of Hope City Council  
PO Box 609 Hope,  
B.C. V0X 1L0

**Re: Planned Demolition of the Hope Station House in March 2021**

**Dear Mayor Robb and Councillors: We would like to respectfully request a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. We propose that the community, in partnership with the District of Hope, use this time to explore alternative uses, locations, and funding for preserving this important part of Hope's history and cultural identity.**

**Thank you for your thoughtful consideration of our request and for giving us the opportunity to tell you why the Hope Station House means so much to us and why we think it should be saved.**

Sincerely,

[Redacted]

[Redacted]

Ray & Pat Daws, Residents,  
[Redacted] PO Box 1474  
Hope, B.C. V0X 1L0

[Redacted]

cc: John Fortoloczky, Chief Administrative Officer





April Webster &lt;[REDACTED]&gt;

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**(no subject)**

1 message

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**Losier** <[REDACTED]>

Thu, Feb 11, 2021 at 3:31 PM

To: April Webster &lt;[REDACTED]&gt;

February 11, 2021

District of Hope City Council

PO Box 609

Hope BC

V0X 1L0

RE: Planned demolition of the Hope Station House in March 2021

Dear Mayor Robb and Councillors,

I would like to respectfully request a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. I propose that the community, in partnership with the District of Hope, use this time to explore alternative uses, locations, and funding for preserving this important part of Hope's history and cultural identity.

My husband and I have resided in Hope for 33 years and had the privilege of bringing up three children in this wonderful little town. This small community embodies historical growth of British Columbia. The Station House is a well deserved historical building that has endured for a century and thus strengthened its presence as a must keep for future generations. My fondest memories are a warm cup of coffee and friendly conversation while listening to musicians. The building has such long and sturdy roots in this community. It would be a great loss if we severed these roots, life of all the folks who have passed and those yet to come.

Thank you for your thoughtful consideration of my request and for giving me the opportunity to tell you why the Hope Station House means so much to me and why I think it should be saved.

Sincerely,

Marja Losier (Resident)

PO Box 2342

Hope BC V0X 1L0



2/16/2020

Gmail - (no subject)

[Redacted]

[Redacted]



February 22, 2021

District of Hope City Council  
PO Box 609  
Hope, B.C. V0X 1L0

Re: Planned Demolition of the Hope Station House in March 2021

Dear Mayor Robb and Councillors:

I would like to respectfully request a stay of demolition of the Hope Station House for at least six months from its currently proposed demolition date of March 2021. I propose that the community, in partnership with the District of Hope, use this time to explore alternative uses, locations, and funding for preserving this important part of Hope's history and cultural identity.

It would be a shame to start destroying Hope's history. Once this history is destroyed, you can not bring it back. I am sure that I am not the only resident of Hope who wishes to keep all that we can preserve.

Thank you for your thoughtful consideration of my request and for giving me the opportunity to tell you why the Hope Station House means so much to me and why I think it should be saved.

Sincerely,

Mrs Wendy Vick

[REDACTED]  
Hope, B.C V0X 1:1  
[REDACTED]





# REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** 18 February 2021

**FILE:** 5225-07

**SUBMITTED BY:** Chief Administrative Officer

**MEETING DATE:** 22 February 2021

**SUBJECT:** COQUIHALLA RIVER FLOOD RISK PROJECT GRANT APPLICATION(S)

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**PURPOSE:**

The purpose of this report is to seek Council’s authority to undertake one or two of the high priority projects they have previously selected for action.

**RECOMMENDATION:**

THAT Council receives and endorses the Coquihalla River Flood Project work plan and grant application budget preparation budget for both the Gardner Drive Riverbank Protection and Rotary Trail Dike Projects;

AND THAT Council authorize the amount of \$120,000 to come from the Reserve for Future Expenditures;

AND THAT Council directs staff to prepare and submit the respective application(s).

**OCP PUBLIC CONSULTATION:**

Not applicable.

**ALTERNATIVES & IMPLICATIONS:**

Council has indicated their desire to move ahead and undertake mitigation and preventative works. After further analysis, it was determined that there is the ability to combine both the Gardner Drive Riverbank Protection Works and the Rotary Trail Dike projects to make best use of new funding being made available.

Council could direct that only one be proceeding with now which would reduce the combined budget down from \$120,000. This would reduce the amount required from Reserves however this may not take best advantage of funding opportunities.



**ANALYSIS:**

**A. Rationale:**

The rationale for this Report is to follow-on and execute the wishes of Council regarding addressing flooding and erosion risks along the Coquihalla River. Council had previously received and endorsed the District of Hope, Flood Risk, Flood Mapping and Flood Mitigation Planning (on 25 January 2021), as prepared by the LCI Engineering Group. Subsequently, on 8 February 2021, Council moved the following:

THAT Council supports staff's recommendations to proceed with grant submissions to undertake flood mitigation works for the following projects identified by order of priority:

- 1) Gardner Drive Riverbank Protection Works;
- 2) Campground Enhanced Flood Channel & Dike Relocation; and
- 3) Rotary Park Dike Improvements.

**B. Attachments:**

LCI prepared work plan and budget.  
Enlarged draft engineering diagrams for both projects.

**C. Strategic Plan Objectives:**

These projects further the District goals of providing for public safety and economic development.

**D. Policy (Existing/Relevance/None):**

Not applicable.

**E. For OCP Amendments only**

Not applicable.

**F. Relevant History:**

The issue surrounding floodplain flooding, riverbed raising by aggradation, and overall flood and erosion risk to the public, habitable areas, and infrastructure, has existed for some time. Floodplain issues have been dealt with in the past via development permits for flood vulnerable areas adjacent the Coquihalla River, which were halted and/or required significant supplementary flood control engineering and works to meet Provincial standards for development.



On 26 August 2020, the Director of Community Development submitted a report regarding the Lower Coquihalla River Flood Hazard Assessment and Gravel Deposition, during a Committee of the Whole. Council received this report and presentation from Mr. Brian LaCas, FEC, P.Eng., Sr. Hydrotechnical Engineer (LCI, LaCas Consultants Inc.) and Council officially received this report as a prelude to further flood mitigation efforts. As a result, and in an effort to share costs, the District presented this topic to the Minister of Public Safety and Solicitor General during the 2019 Union of BC Municipalities Convention.

Subsequently, and in accordance with the Minister's recommendations, applying for the Community Emergency Preparedness Fund for a study. This in turn will further support our future applications to this fund for structural flood mitigation (i.e., works).

On 13 January 2020, as a result of a Chief Administrative Officer Staff Report, moved the following resolution;

*THAT The District of Hope flood mitigation planning funding application proposal is intended to secure essential funding needed strengthen and enhance flood mitigation works across the District of Hope and associated communities; at risk from flood related events.*

*AND THAT Council directs staff to prepare and submit the District of Hope Community Emergency Preparedness Fund (CEPF) 2020 flood mitigation planning proposal and Grant Application.*

It was noted at that time that the grant opportunity applied for was for \$150,000 with no contribution required from the District. Initially the District did not make the cut for approval. However, after significant lobbying and influence, extra funding was identified, and we were notified of being approved on 17 September 2020. Shortly thereafter work began and producing the Report.

On 25 January 2021, Council received and endorsed the Report along with a list of ten potential projects addressing the issues identified within the Report. Later, on 8 February 2021, Council was presented with updated floodplain modelling resulting in further detailed analysis and ranking of the proposed projects. On February 8, 2021, council resolved to have three potential projects addressed as soon as possible (see above in Rationale in Paragraph A.).

The two of the three respective project's costs, which upon subsequent staff review, would be relatively easier to advance to funding application processes at this time, are estimated as

1. Gardner Drive Riverbank Protection Project - \$1,000,000; and
2. Rotary Trails Dike Project - \$2,500,000.



**G. Committee/Commission/Board Recommendations:**

Not applicable.

**H. Resources:**

Staff time to coordinate with LCI Consultants.

**I. Budget Implications**

As per the proposed resolution: \$120,000 to come from the Reserve for Future Expenditures.


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Prepared by:

*Original Signed by John Fortoloczky*

Chief Administrative Officer



	DISTRICT OF HOPE, BC	Professional and Technical Services						Total Hours	Personnel Cost	
	Lower Coquihalla River - Structural Flood Control Funding Application	Preferred Client								
		\$265	\$185	\$135	\$160	\$165	\$85			\$265
	TWO PROJECTS: Gardiner Drive Riverbank Protection Works and the Rotary Park Dike	B. LaCas	M.Lau	S. Pinkney	J. Armstrong	B. Wright	M. Richard			N. Skermer
		Sr. Hydrotech Eng.	Hydrotech Eng.	Sr. Technician	Sr. Env. Engineer	Sr. Biologist	Biologist	Geotech Engineer		
1	<b>CLIENT RELATIONS AND MANAGEMENT</b>	20	0	0	12	0	12	8		
1.1	Project initiation, planning and development	4							4	\$1,020
1.2	Project Progress Zoom Meetings (two)	4			4			4	12	\$2,000
1.3	Project Management/Site Visits (one)	12			8			8	36	\$7,140
2	<b>GRANT APPLICATION</b>	50	76	88	54	16	86	26		
2.1	Coordination of land survey including field visit with land surveyors	8		8					16	\$3,120
2.2	Final design hydraulic modelling of proposed dike alignment and flood/fisheries channel and river widening at Gardiner Ave with gravel bar channel.	12	26	12		4	14	10	78	\$13,950
2.3	Preparation of Engineering Construction Drawings and Specifications	8	18	44			4	8	82	\$13,770
2.4	River Engineering & Environmental Design Report	8	16	10			24	8	66	\$10,510
2.5	Preparation of DFO, and Provincial Environmental Applications					8	36		44	\$4,300
2.6	Cost Estimates for Flood Mitigation Works Project	6	12	14					32	\$5,640
2.7	Preparation of engineering and environmental services budget for construction and post-construction completion reports and monitoring	8	4			4	8		24	\$4,080
2.8	Consultation with First Nations Partners				36				36	\$5,760
2.9	Preparation of Gant Char and Detailed Cost Breakdown for execution of the projects				18				18	\$2,880
3	<b>Preparation of Gant Char and Detailed Cost Breakdown for execution of the projects 1</b>	8	4		48		8			
3.1	Preparation of the Grant Application including all support documentation.	8	4		48		8		68	\$11,140
	<b>LCI Hours</b>	78	80	88	114	16	106	34	516	
	<b>LCI Fees</b>	\$19,890	\$14,800	\$11,880	\$18,240	\$2,480	\$9,010	\$9,010		\$85,310
	LCI Lump Sum Disbursements at 8% of Personnel Cost									\$6,825
	Land Survey Cost for Gardiner Ave Cliff and Rotary Park Dike/Flood Fisheries Channel									\$27,700
	<b>Total Estimated Cost Not Including Applicable Taxes</b>									<b>\$119,835</b>

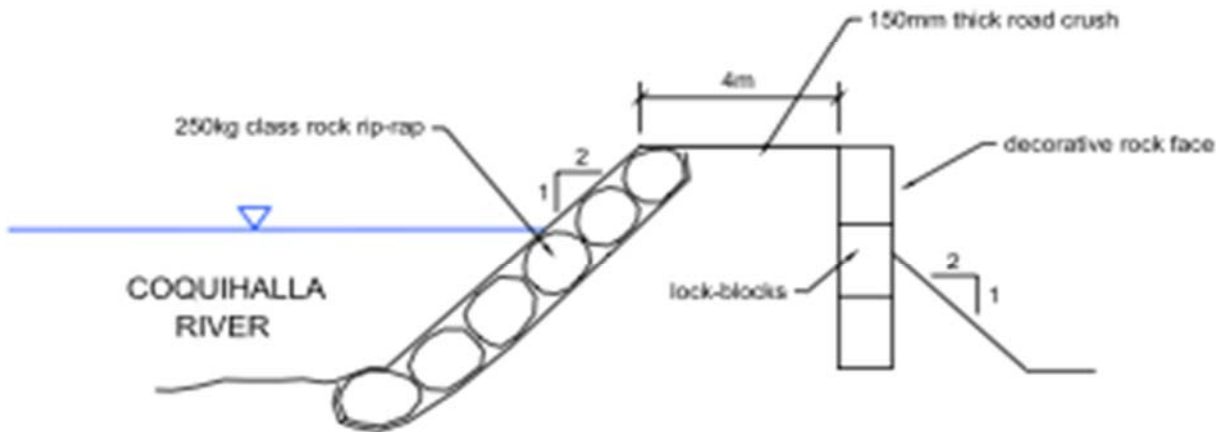
LCI Engineering Group, LaCas Consultants Inc.

**Notes:**

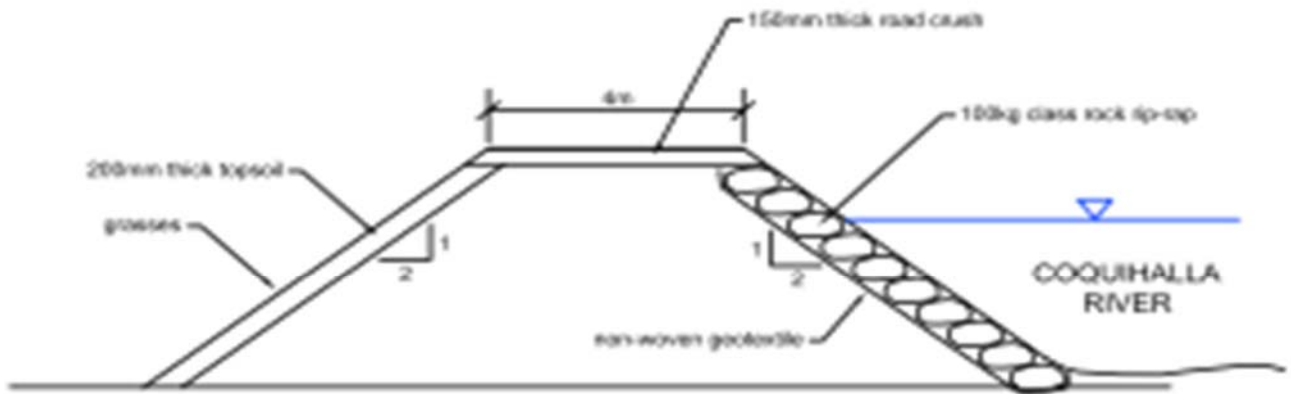
- The breakdown of the budget and the estimated level of effort for each task in the work plan is an estimate. Invoices will be issued monthly, based on actual hours worked. 2. Geotechnical Borehole Drilling is not included in this estimate Feb 17, 2021



DRAFT ENGINEERING DIAGRAMS



Above: Gardner Drive Riverbank Protection Works



Above: Rotary Trails (Park) Dike Improvements



**DATE:** February 16, 2021

**FILE:** 1850-30

**SUBMITTED BY:** Director of Finance

**SUBJECT:** 2021 Annual Grants-In-Aid Applications

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## **PURPOSE:**

The purpose of this report is to provide Council with information on the annual Grants-in-Aid Program.

The District advertises annually for Grant-In-Aid Applications. The District advertised in October 2020 as per the Grant in Aid Policy and received only one application. Council subsequently decided to re-advertise in early 2021. In this round of applications, the District received an additional five (5) applications for the 2021 budget for Council to consider. In November 2020 the Hope Community Choir was successful in the \$500 application, leaving \$9,500.00 to be allocated. The Grant-In-Aid Policy states that the District will budget a maximum of \$10,000 for 2021.

For Council's information, Fraser Canyon Hospice Society was ineligible to apply for a 2021 Grant for Camp Skylark as in 2020 they had requested to keep the 2020 grant they received and use it for 2021. Camp Skylark was cancelled in 2020 due to COVID-19.

Staff is seeking Council direction on exactly how to proceed with distribution.

## **ANALYSIS:**

### **A. Rationale:**

The District has received the following application:

- 1. Hope Association for Community Living – Tillicum Centre**  
Request from District: \$1,500.00  
Purpose: Ability to purchase supplies for activities, games and updated technology e.g. Ipads, laptops and computerized games.
- 2. Fraser Canyon Hospice Society**  
Request from District: \$4,000.00  
Purpose: Cost of Shaw Cable/Wifi for clients to enjoy



3. **Fraser Inclusive and Supportive Housing Society**

Request from District: \$3,000.00

Purpose: Seed Grant, to contribute to the “Start Up” costs of the Society and the housing project, including registration fees, transfer of land fees, lawyer’s fees, administration fees and District fees.

4. **Hope Mountain Centre for Outdoor Learning**

Request from District: \$2,050.00

Purpose: For two trail amenities on the newly established Dragon’s Back hiking trail. Amenity #1 is for tree/branch removal by an arborist and Amenity # 2 is to add a staircase over a section of granite boulders.

5. **Canyon Golden Agers Society**

Request from District: \$2,500.00

Purpose of Grant: Due to COVID and the loss of revenue, grant is to cover the cost of utilities on hall.

**B. Policy:**

Grant-in-Aid Policy.

**C. Relevant History:**

In 2020 the Grants-in-Aid were paid to the following organizations:

Hope Mountain Centre for Outdoor Learning	\$1,800
Hope Community Choir	500
Hope Association for Community Living	1,500
Fraser Canyon Hospice Society	4,000
Mount Hope Senior Citizens Housing Society	<u>2,000</u>
	<u>\$9,800</u>
Hope and District Arts Council	5,000
Hope Care Transit Society	5,000
Hope Crime Prevention Society	<u>5,000</u>
	<u>\$15,000</u>

Prepared by:

Approved for submission to Council:

Original Signed by Dale Courtice

Dale Courtice, CPA, CGA  
Director of Finance

Original Signed by John Fortoloczky

John Fortoloczky  
CAO





# REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** February 10, 2021

**FILE:** 550-01

**SUBMITTED BY:** Director of Corporate Services

**MEETING DATE:** February 22, 2021

**SUBJECT:** Care Transit's Submission for the CN Community Board Funding

---

## **PURPOSE:**

The purpose of this report is to ratify the February 10, 2021 Telephone Poll of Council which authorized the District to issue a letter of support to Care Transit for their submission to receive grant funding from the CN Community Board.

## **RECOMMENDATION:**

That Council ratify the February 10, 2021 telephone poll:

THAT Council issues a letter of support for Care Transit's submission to the CN Community Board for a \$5,000 grant to be used for their Cancer Ride Program.

## **BACKGROUND:**

The CN Community Board directs funding to smaller, community-based organizations across the province, focusing in particular on communities that host CN Rail infrastructure. Their average donation has ranged from \$5,000 - \$10,000 for each organization. The range of groups they have supported is broad - building bike trails, rehabilitating cemeteries, supporting hospice, and funding for women's shelters, among many others.

Care Transit would like to seek funding for their *Cancer Ride Program*, which services residents of Hope in assisting Cancer patients seek their necessary treatments.

## **Attachments:**

Letter of Support

Prepared by:

Approved for submission to Council:

*Original Signed by Donna Bellingham*

Donna Bellingham  
Director of Corporate Services

*Original Signed by John Fortoloczky*

John Fortoloczky  
Chief Administrative Officer



## *Office of the Mayor*

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File No. 0230-20

February 10, 2021

To Whom It May Concern:

This letter is in support of Hope Care Transit's application for grant funding, through Canadian National's British Columbia Community Board, to be used to support their Cancer Ride Program.

Care Transit is a pillar in our community. This volunteer-run, transportation program provides door-to-door transportation services for residents of Hope as well as the Fraser Canyon, who may have no means of getting to medical appointments or other health-related services in the lower mainland.

Care Transit ridership and demand for their program and services continues to increase. They are the only organization in Hope to provide one-on-one transportation for resident's appointments and they provide a bus and van that are wheelchair accessible. Their efforts greatly contribute to the well-being of our residents, and the community as a whole.

We are pleased to provide this letter of support for Care Transit as they seek grant funding to be used to support their Cancer Ride Program to assist cancer patients to attend their necessary medical treatments.

Sincerely,



Peter Robb,  
Mayor

cc: Council





# REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** February 16, 2021

**FILE:** LDP 5/21  
Bylaw 1498

**SUBMITTED BY:** Jas Gill, Director of Community Development

**MEETING DATE:** February 22, 2021

**SUBJECT:** Rezoning Application; 419 – 5<sup>th</sup> Avenue – Chan Sandher

---

## **PURPOSE:**

To obtain authorization for staff to proceed with the process to rezone the property at 419 -5<sup>th</sup> Avenue in order to construct a new single family dwelling with a permitted secondary suite.

## **RECOMMENDATION:**

THAT District of Hope Zoning Amendment Bylaw, No.1498, 2021 be given first and second readings in order to rezone the property legally described as Lot 19 Section 16 Township 5 RGE 26 W6M YDYD Plan 6064; PID 010-230-181 from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T); and

FURTHER THAT the residents and the public be notified of the Public Hearing to consider this Bylaw in accordance with the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw No. 13/93, the *Local Government Act* and the *Community Charter*.

## **ANALYSIS:**

### **A. Rationale:**

**Proposal** – The applicant would like to rezone the property from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T) in order to build a legal suite in the new dwelling he is constructing.

**Background** – The property is currently zoned Single Family Residential (RS-1). The property is 557 square metres (6000 square feet) in size. According to the Single Family Residential with a Secondary Suite (RS-1T) zone, the property must have an area of 460 square metres (~4,950 square feet). This parcel meets the requirement. Currently, vehicular access to the dwelling is from the lane at the rear of the property; however, the applicant has indicated that he will be applying to the District for vehicular access off 5<sup>th</sup> Avenue. The property has sufficient frontage for two driveways and there is sufficient area to meet the parking requirement of four stalls (2 per dwelling unit). The property is not subject to any hazard related Development Permits.

**Rezoning / Official Community Plan (OCP) Bylaw** – The proposed rezoning from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T) is supported in the District of Hope OCP therefore a change in the OCP Land Use Designation for this site is not required in order for this rezoning to occur. The current Urban/Suburban Land Use Designation for this parcel supports the proposed new zone.



**B. PUBLIC CONSULTATION:**

Signs, ads in the local newspaper, and a public hearing will be conducted according to the *Local Government Act* and the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw. Public notification within a 30 metre radius of the subject property is required as per the District of Hope's bylaw.

**B. Official Community Plan Bylaw 1378**

As per the Official Community Plan adopted by Council, the three questions to be consistently asked in all levels and types of decision are:

1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?

*Yes, it touches on the following:*

- *To concentrate and mix compatible land uses to enable cost-effective and economically sustainable maintenance of public infrastructure.*
- *To support a variety of housing types, lot sizes and densities to meet the changing needs of current and future residents.*
- *To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial and open space needs.*
- *To promote and facilitate the development of market and non-market affordable housing.*
- *To encourage proposals that integrates affordable housing throughout the community, rather than segregates or concentrates it in specific areas.*

2. Is it a flexible platform for future steps towards our vision, goals and objectives?

*This platform is rigid but a must-do as it requires following the Local Government Act.*

3. Will it provide a good return on investment?

*From a residential tax base perspective, it will provide a return on investment once the contemplated new single family dwelling with a secondary suite is constructed on the lot.*

**C. Attachments:**

1. Zoning and Location Map Excerpt.
2. Existing Dwelling
3. Proposed New Dwelling
4. Zoning Amendment Bylaw 1498, 2021.



**D. Property Information:**

- |                             |   |
|-----------------------------|---|
| 1) Civic Address:           | 419 – 5 <sup>th</sup> Avenue                  |
| 2) Legal Description:       | Lot 19 Sec 16 TWP 5 RGE 26 W6M YDYG Plan 6064 |
| 3) PID Number:              | 010-230-181                                   |
| 4) Current Zoning:          | Single Family Residential (RS-1)              |
| 5) Current OCP Designation: | Urban Suburban Residential                    |

Prepared by:

Approved for submission to Council:

*Original Signed by Jas Gill*  
Director of Community Development

*Original Signed by John Fortoloczky*  
Chief Administrative Officer

S:\Planning\_Building\Land Development Projects\2021\419 Fifth Ave - Chan Sandher RZ from RS-1 to RS-1\Feb 22\_21 Report to Council.docx





**419 - 5th Avenue**

**Applicant: Chan Sandher**

**Location & Zoning Map Excerpt**





**419 - 5th Avenue**  
**Applicant: Chan Sandher**

**Existing Single Family Dwelling**





***419 - 5th Avenue  
Applicant: Chan Sandher***

***Proposed New Single Family Dwelling with a Secondary Suite***



# THE DISTRICT OF HOPE

## BYLAW NO. 1498

*A bylaw to amend the District of Hope Zoning Bylaw 1324*

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WHEREAS pursuant to Section 479 of the *Local Government Act*, a local government may adopt a Zoning Bylaw;

AND WHEREAS the Council of the District of Hope deems it appropriate to amend Zoning Bylaw 1324, 2012 by rezoning a certain parcel of land;

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. 1498, 2021***”.

### ENACTMENT

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

**Lot 19 Section 16 Township 5 Range 26 West of the 6<sup>th</sup> Meridian Yale  
Division Yale District Plan 6064 ; PID 010-230-181**

with the civic address of **419 – 5<sup>th</sup> Avenue** as shown on Schedule “A” attached to and forming part of this bylaw is hereby rezoned from Single Family Residential (RS-1) to Single Family Residential with a Secondary Suite (RS-1T) and the Zoning Map Schedule “B” of the District of Hope Zoning Bylaw 1324, 2012 is hereby amended to reflect this rezoning.

Read a first time this XX day of XXXXX, 2021.

Read a second time this XX day of XXXXX, 2021.

Advertised in the Hope Standard Newspaper on the XX day of XXXXX, 2021 and the XX day of XXXXX, 2021.

Public Hearing was held this XX day of XXXXX, 2021.

Read a third time this XX day of XXXXX, 2021.

Received authorized signatory for the Ministry of Transportation & Infrastructure this XX day of XXXXX, 2021.

Adopted this XX day of XXXXX, 2021.

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Mayor

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Director of Corporate Services

DISTRICT OF HOPE  
BYLAW NO. 1498  
SCHEDULE "A"  
ZONING AMENDMENT MAP



PROPERTY TO BE REZONED: ★  
FROM: Single Family Residential (RS-1)  
TO: Single Family Residential with a Secondary Suite (RS-1T)

This is Schedule "A" attached to and forming part of the ***"District of Hope Zoning Amendment Bylaw No. 1498, 2021"***

\_\_\_\_\_  
Mayor

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





# DISTRICT OF HOPE

## REPORT/RECOMMENDATION TO COUNCIL

**REPORT DATE:** February 16, 2021 **FILE:** LDP 1/21

**SUBMITTED BY:** Jas Gill, Director of Community Development

**MEETING DATE:** February 22, 2021

**SUBJECT:** Geotechnical Hazard Development Permit – 21437 Lakeview Crescent (Gregson)

---

### **PURPOSE:**

To obtain Council's approval to prepare a Geotechnical Hazard Development Permit in order for the owners to proceed with the construction of a single family dwelling.

### **RECOMMENDATION:**

THAT a Geotechnical Hazard Development Permit be prepared for the property legally described as Lot 24 Section 14 TWP 5 RGE 26 W6M YDYG Plan 9082; PID 001-612-522; 21437 Lakeview Crescent to enable the owner to proceed with the placement of a single family dwelling; and

FURTHER THAT upon the District of Hope receiving an acceptable certified report from a qualified professional confirming a site specific safe building envelope for the property at 21437 Lakeview Crescent, authorize the Director of Community Development to endorse the Geotechnical Hazard Development Permit and the required covenant document; and

FURTHER THAT for purposes of the Geotechnical Hazard Development Permit validity period, the conditions of the Development Permit shall expire on February 22, 2023; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the Local Government Act "*substantially start of construction*" shall mean the completion of the foundation for the single family dwelling.

### **ANALYSIS:**

#### **A. Rationale:**

##### Development Permits

As per the Official Community Plan Bylaw 1378, the property is identified as being in the Uncertain Geotechnical Hazard Development Permit Area. The owners have retained the services of a geotechnical engineer to prepare a report identifying a safe building site and to provide recommendations for the development of this site.

The property is zoned Single Family Residential (RS-1) which permits a single family dwelling on the property. An old mobile home is currently situated on the land; however, in order to conform to the zone on the property, the owner is aware that the mobile will have to be removed prior to the final Occupancy Certificate for the new dwelling is issued.

**B. Official Community Plan (OCP) Bylaw 1378**

As per the Official Community Plan, the three questions to be consistently asked in all levels and types of decision are:

- 1. Does the development move Hope toward our vision and goals for success and sustainability? Is it aligned with our OCP objectives and policies?

*This development on a very micro-level moves Hope towards our vision and goals for success and sustainability as it is a goal to manage to protect people and property from natural hazard. The objective is to regulate development in areas with natural hazards in order to mitigate risk and this is achieved through the prescribed Geotechnical Development Permit Guidelines.*

- 2. Is it a flexible platform for future steps towards our vision, goals and objectives?

*This platform is rigid but a must do as it mitigates risk and liability.*

- 3. Will it provide a good return on investment?

*From a residential tax base perspective, it will provide a return on investment once the contemplated new dwelling is placed on this bare parcel of land.*

**C. Attachments:**

- Zoning & Location Map Excerpt
- OCP Land Use Map Excerpt
- Geotechnical Hazard Map Excerpt

**D. Property Information:**

- 1) Civic Address: 21437 Lakeview Crescent
- 2) Legal Description: Lot 24 Sec 14 TWP 5 RGE 26 W6M YDYG Plan 9082
- 3) PID Number: 001-612-522
- 4) Current Zoning: Single Family Residential (RS-1)
- 5) Current OCP Designation: Urban/Suburban Residential

Prepared by:

Approved for submission to Council:

*Original Signed by Jax Gill*  
Director of Community Development

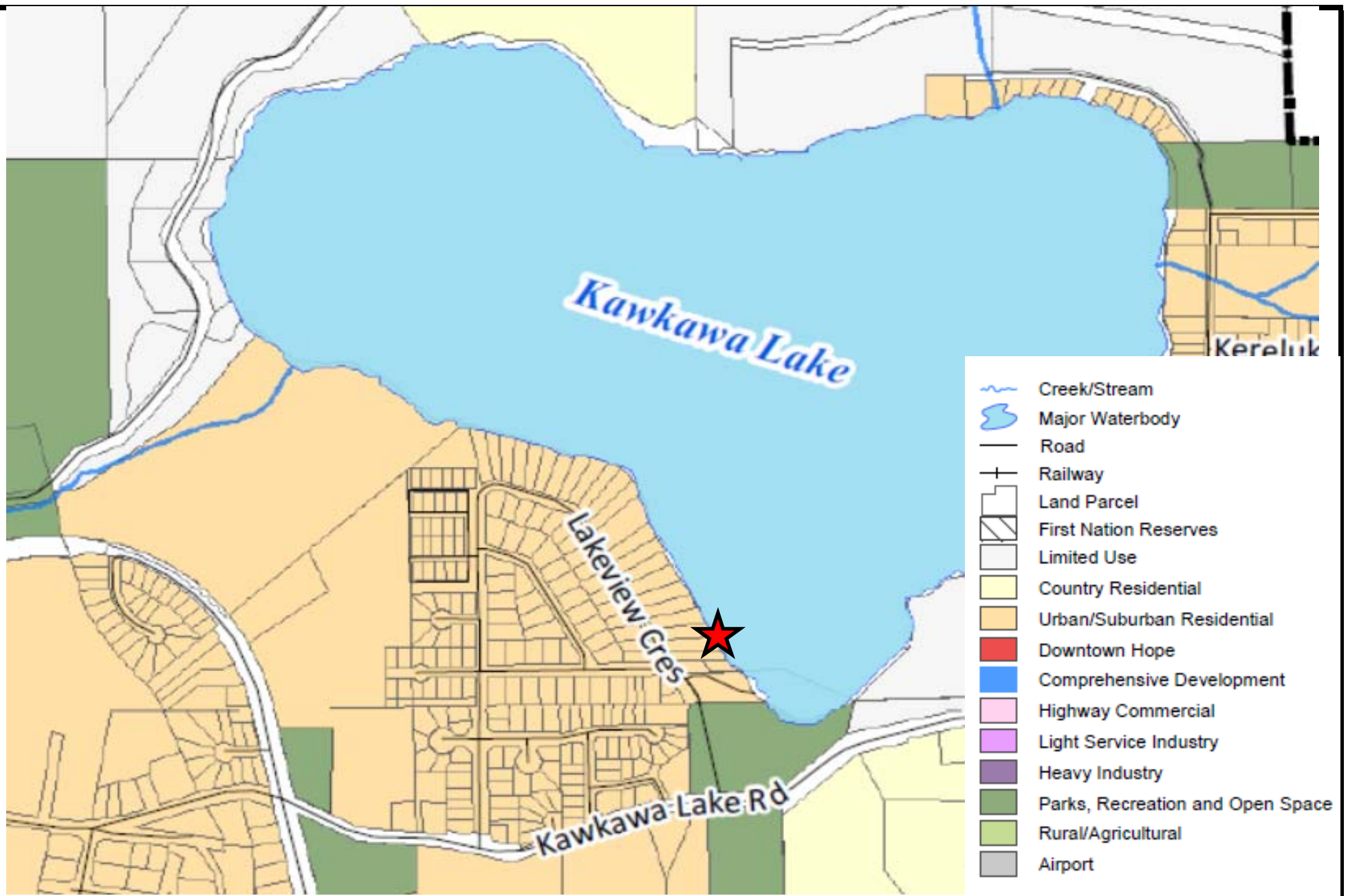
*Original Signed by John Fortoloczky*  
Chief Administrative Officer





**21437 Lakeview Crescent**  
**Applicant: Gregson**

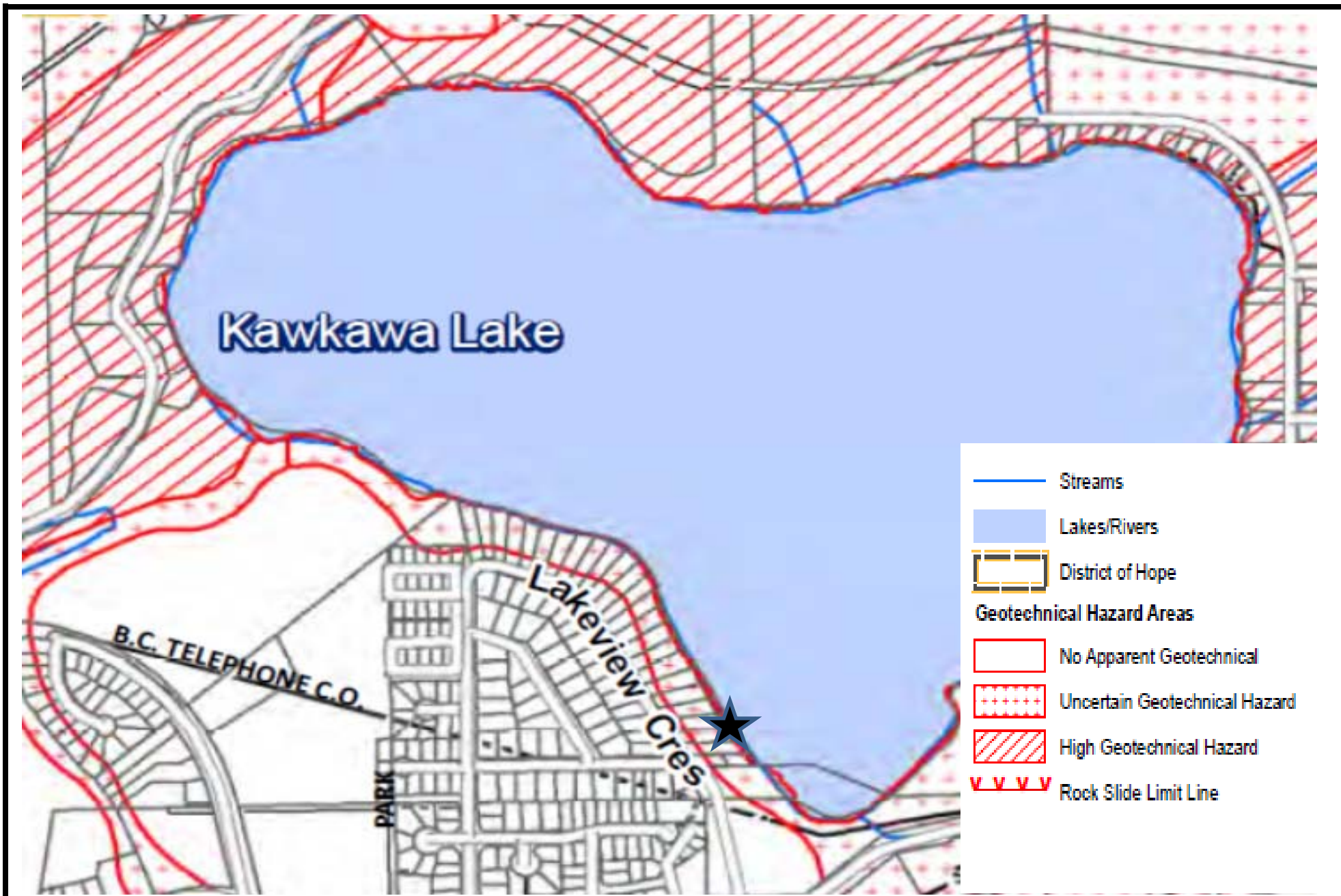
**Location & Zoning Map Excerpt**



**21437 Lakeview Crescent**  
**Applicant: Gregson**

**OCP Land Use Map Excerpt**





**21437 Lakeview Crescent**  
**Applicant: Gregson**

**Geotechnical Hazard Map Excerpt**



**DISTRICT OF HOPE**  
**REPORT/RECOMMENDATION TO COUNCIL**

**REPORT DATE:** February 16, 2021

**FILE:** LDP 8/21

**SUBMITTED BY:** Jas Gill, Director of Community Development

**MEETING DATE:** February 22, 2021

**SUBJECT:** Intensive Residential Development Permit with a Variance for 21196 Kettle Valley Road – Kellton Contracting

---

**PURPOSE:**

To obtain Council's approval to prepare an Intensive Residential Development Permit for the property at 21196 Kettle Valley Road in order to proceed with a strata subdivision. Further, to proceed with the legislative requirement in order for Council to consider the approval of a Development Variance Permit for the minimum lot depth requirement for proposed lot ten (10).

**RECOMMENDATION #1:**

THAT an Intensive Residential Development Permit be prepared for the property legally described as Lot A Section 14 TWP 5 RGE 26 W6M YDYD Plan EPP19077; PID 028-888-685; 21196 Kettle Valley Road for the development of a thirteen (13) lot RS-1 Single Family Residential Bare Land Strata Subdivision; and

FURTHER THAT the Director of Community Development be authorized to approve minor changes to the Development Permit; and

FURTHER THAT for purposes of the Intensive Residential Development Permit validity period, the conditions of the Development Permit shall expire on February 22, 2023; and

FURTHER THAT for purposes of any associated building permit, as per Section 504 of the Local Government Act "*substantially start any construction*" shall mean the registration of the strata subdivision.

**RECOMMENDATION #2:**

THAT Council approve the preparation of a Development Variance Permit in order to relax the minimum lot depth requirement of 30 metres (~98.4 feet) to 22.6 metres (~74.15 feet) for anticipated proposed lot ten (10) in order for the applicant to subdivide the land.

FURTHER THAT in accordance with the District of Hope Application Procedures and Public Hearing/Information Meeting Procedural Bylaw, the *Local Government Act* and the *Community Charter* authorize staff to issue a notice of intent to consider the approval of the Development Variance Permit to the neighbouring property owners.



## **ANALYSIS:**

### **A. Rationale:**

Background – The applicant is going through the subdivision process to subdivide close to a two (2) acre parcel of land into thirteen (13) bare land strata lots including an internal strata road (common property). The subject property is zoned Single Family Residential (RS-1) and the land use designation in accordance to the Official Community Plan (OCP) is Urban/Suburban Residential.

Intensive Residential Development Permit (DP) – Attached is an excerpt from the OCP which outlines the criteria for granting such a DP. Also attached is the developer's proposal as to how each one of the items will be addressed. Normally, staff would provide an analysis of each item of a proposal but in this case, staff worked in consultation with the developer to come up with a mutually acceptable product. The applicant also has adapted their proposal to include a front location for a commercial garbage pick-up area. Council should note that the requirement for the Hope Intensive Residential Development Permit comes into play when eleven (11) or more lots are being proposed. The intent of the proposed development is to meet the intended residential character regime in the area in accordance with the RS-1 zone.

Development Variance Permit (DVP) – The DVP is specific to proposed lot ten (10), located in the north east corner of the development. The lot area for proposed strata lot 10, is 617 square metres (~6641 square feet) and the minimum lot requirement for the RS-1 zone is 460 square metres (~4951 square feet). Within the RS-1 zone, there are also dimensional requirements for subdivision that also need to be met like frontage and a minimal lot depth requirement of 30 metres.

The parent parcel is an irregular shape that is caused by both the east (rear) and south (interior) property boundary being on a diagonal or skew. The developer's proposal is attempting to maintain a grid pattern but those two boundaries have an effect on the design. Due to this, proposed strata lot ten (10) is not able to meet the required lot depth since there is the shortening of the south boundary. The lot is to front the nearby private lane way which would also serve strata lot eleven (11). The average lot depth of lot 10 is approximated at 26 metres, but the variance must be to the shortest point of 22.6 metres. The variance can be supported since the lot is large enough to maintain a building envelope when the required setbacks are applied.

Other Requirements – A Preliminary Letter of Assessment (PLA) is anticipated for this subdivision. Subdivision will only be approved if all requirements are satisfied including items such as provincial/federal regulations, detailed civil infrastructure improvements, development cost charges, parkland dedication, etc. Successfully obtaining an Intensive Residential Development Permit and a Development Variance Permit is required for the PLA.

### **B. Official Community Plan (OCP) Bylaw 1378**

As per the Official Community Plan, the three questions to be consistently asked in all levels and types of decision are:

1. Is it a flexible platform for future steps towards our vision, goals and objectives?

*This platform is flexible; however, this proposal is very aligned with the goals and objectives of the community vision.*

- *To concentrate and mix compatible land uses to enable cost-effective and economically sustainable maintenance of public infrastructure.*
- *To support a variety of housing types, lot sizes, and densities to meet the changing needs of current and future residents.*
- *To ensure that Hope has a suitable land base to meet its future residential, commercial, industrial, and open space needs.*
- *To prioritize development in the District’s urban areas.*

2. Will it provide a good return on investment?

*From a residential tax base perspective, it will provide a return on investment once the contemplated development is built. Furthermore, it will provide some much needed housing supply.*

3. Is it a flexible platform for future steps towards our vision, goals and objectives?

*This platform is a regulatory requirement.*

4. Will it provide a good return on investment?

*From a residential tax base perspective, it will provide a return on investment once the contemplated strata subdivision is built.*

**C. Attachments:**

- Location & Zoning Map
- OCP Land Use Map Excerpt
- Preliminary Subdivision Concept
- OCP on Intensive Residential DP Area #3
- Applicant’s Development Permit Submission

**D. Property Information:**

- 1) Civic Address: 21196 Kettle Valley Road
- 2) Legal Description: Lot A Sec 14 TWP 5 RGE 26 W6M YDYD Plan EPP19077
- 3) PID Number: 028-888-685
- 4) Current Zoning: Single Family Residential (RS-1)
- 5) Current OCP Designation: Urban/Suburban Residential

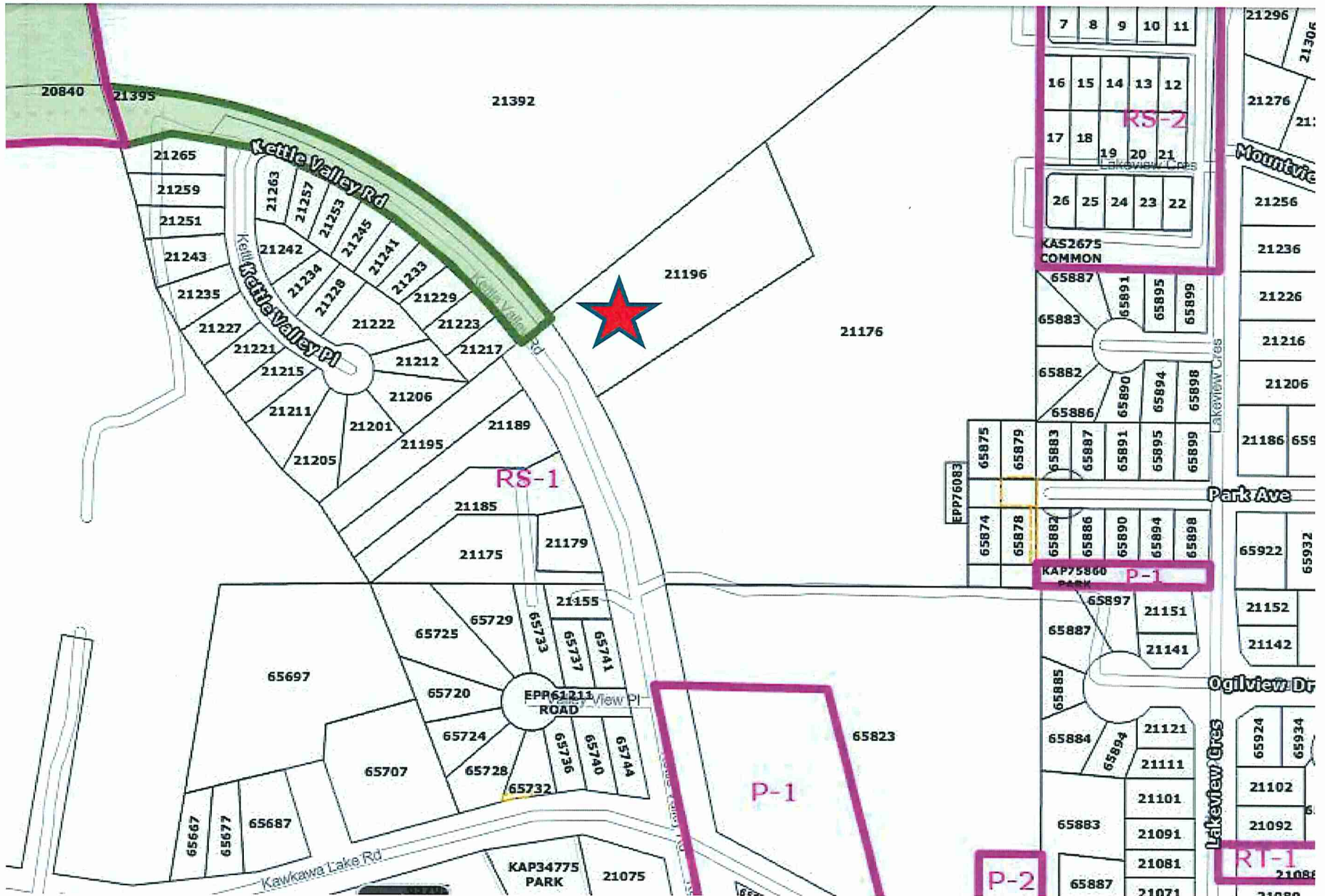
Prepared by:

Approved for submission to Council:

*Original Signed by Jas Gill*  
Director of Community Development

*Original Signed by John Fortoloczky*  
Chief Administrative Officer

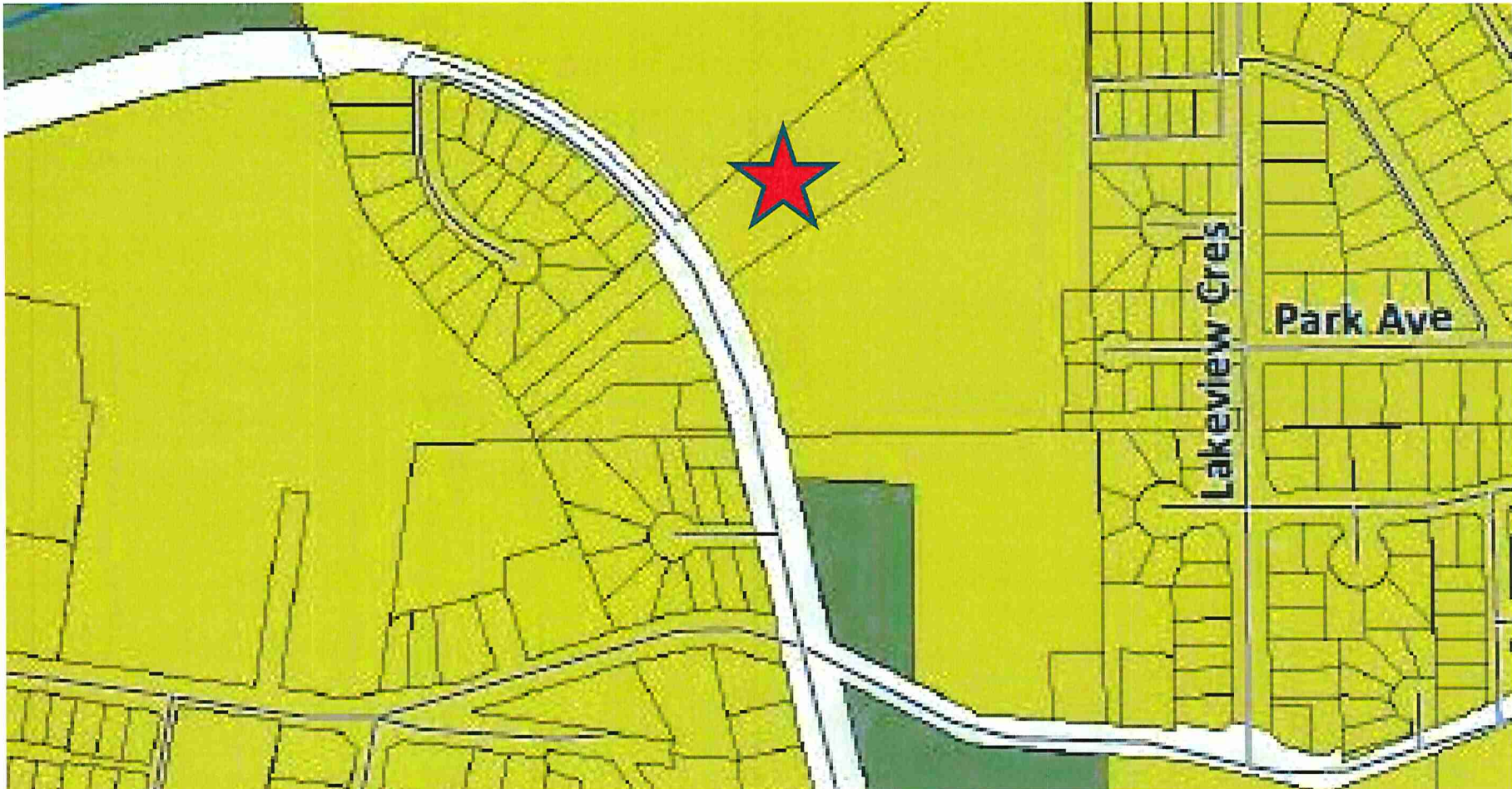
















21196 Kettle Valley Road  
 Applicant: Kellton Contracting

Location & Zoning Map Excerpt





Landuse Designations					
	Comprehensive Development (CD)		Highway Commercial (HC)		Rural/Agricultural (RAG)
	Country Residential (CR)		Parks, Recreation and Open Space (P)		Airport (AIR)
	Urban/Suburban Residential (USR)		Light Service Industry (LSI)		Limited Use (LU)
	Downtown Hope (DT)		Heavy Industry (HI)		Indian Reserve (IR)

**21196 Kettle Valley Road**  
**Applicant: Kellton Contracting**

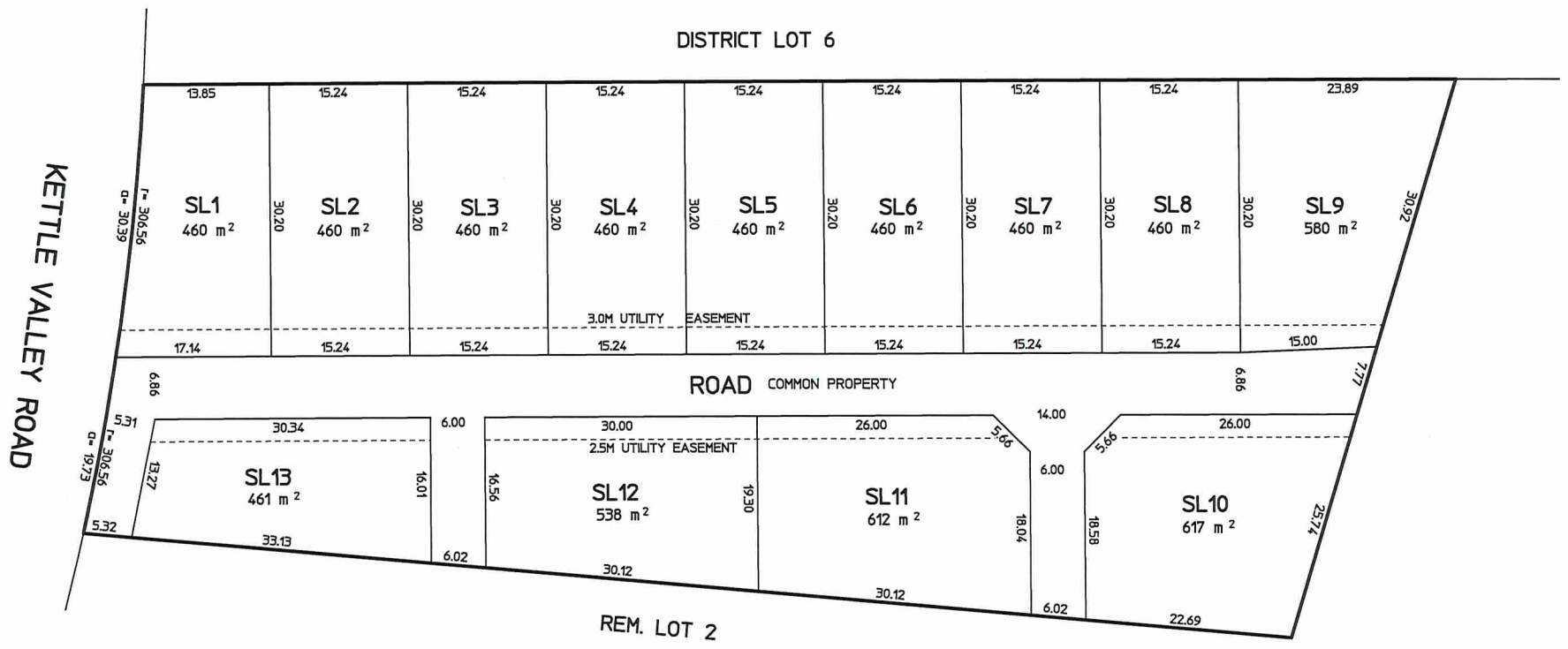
**OCP Land Use Map Excerpt**



PROPOSED BARE LAND STRATA PLAN ON:  
 LOT A SECTION 14 TOWNSHIP 5 RANGE 26 WEST OF THE 6TH MERIDIAN  
 YALE DIVISION YALE DISTRICT PLAN EPP19077

PID#: 028-888-685  
 21196 KETTLE VALLEY ROAD, HOPE, BC

SCALE 1:500



VALLEY SURVEYS  
 GEOMATICS TECHNOLOGISTS  
 HOPE, B.C.  
 PH. (604)869-7518  
 Email: valley-surveys@telus.net  
 FILE: S976.PR2  
 JANUARY 27, 2021

NOTE:  
 DIMENSIONS AND AREAS  
 ARE BASED ON LAND TITLE RECORDS  
 AND MAY VARY UPON COMPLETION  
 OF FINAL SUBDIVISION PLAN

## Hope Intensive Residential Development

### Form & Character Development Permit Area #3

#### Purpose

The Form and Character Development Permit Area (DPA) is designated under Section 488 of the *Local Government Act R.S. 2015* for the purposes of:

- Ensuring high quality residential development, especially in large **ground oriented** residential projects, planned unit developments, or strata developments; and
- Ensuring compatibility between residential developments and adjoining land uses and projects.

#### Area

The Hope Intensive Residential DPA #3 is defined as all areas designated Urban/Suburban Residential or Downtown Hope, as shown in Schedule B, where the project is intended to have more than 10 dwelling units and is a strata development or a planned unit development.

#### Justification & Objectives

Proposed residential developments of more than 10 dwelling units, strata developments, and residential planned unit developments require a higher order of design due to the increased densities, preservation of environmentally sensitive areas, planned unit nature of the project, and in the case of strata projects, the mixture of common and private ownership of lands within the development.

The objectives of the Hope Intensive Residential DPA #3 are:

- To ensure that the design and execution of these projects is of a high quality; and
- To give future residents confidence in the quality of development.



## Exemptions

The following development type is exempt from a Development Permit, unless there is any variance from the guidelines:

- Where at least 45% of the dwelling units (rounded to the nearest unit) are adaptable in accordance with the BC Building Code. A covenant identifying the adaptable dwelling units must be registered.

This exemption shall not apply to proposed residential developments of more than 20 dwelling units.

## Requirements

### Minor Development Permit

There are no Minor Development Permits for this area.

### Development Permit

A Development Permit shall be required for all other development and for variances from the Development Permit Guidelines.

## Guidelines

Development Permits for this area shall be in accordance with the following guidelines:

- 1) **Comprehensive Plan Compatibility.** The development density and design shall be consistent with the goals, objectives, and policies of this IOCP.
- 2) **Density.** The overall density of the project shall not exceed the maximum permitted development density of the zone in which the project is proposed. The density from non-developable areas may be applied elsewhere on the site.
- 3) **Preservation of Natural Features.** Critical areas and other significant and desirable natural features, such as steep slopes, drainage courses, unique stands of vegetation, riparian areas, and water bodies, are to be retained and integrated into the site design, within applicable geotechnical, environmental, and flooding hazard requirements.

- 4) **Adjoining Land Use Compatibility.** The project site design shall be laid out in a manner that ensures compatibility and harmony with adjoining land uses exterior to the subject project. Lot sizes along common boundary lines with other residential uses shall be at least 75% of the minimum lot size of the underlying zone.
- 5) **Common Architectural Theme.** All buildings and structures in the project site area are to share a common architectural theme that ensures compatibility among interior land uses, and that encourages variety, visual interest, and distinctive character. This theme shall also be compatible or complementary with adjacent development, or shall be adequately screened or buffered from adjacent development.
- 6) **Buffering and External Linkages.** The master site plan shall include provisions for buffering the property from major highways and roads through the use of berms, landscaping, and/or sound dampening walls. All buffering shall be planted and designed as part of the landscape plan. Walkways and trails may be required at the discretion of the District.
- 7) **Professional Assurance.** All researches, investigations, analyses, plans, and documentation required in the preparation of a project under this DPA shall be required to have the stamp of registered or certified professionals attesting to the competency, reliability, accuracy, and appropriateness of the statements and proposal made.
- 8) **Master Site Plan Required.** No property shall be developed under the provisions of this DPA unless a master site plan has been reviewed and approved by the District. The master site plan shall include the following, at minimum:
  - a) The boundaries of the project site area;
  - b) A context or neighbourhood plan indicating how the proposed project will fit within or extend the road system and pattern of development in the surrounding area;
  - c) Significant natural features, including critical areas, topographical contours, forested areas and/or significant trees, and water bodies. Topographic information should also indicate preliminary grading contours;
  - d) The gross land area of the development, the zoning classification thereof, and the zoning classification and land use of the area surrounding the proposed development, including the location of structures and other improvements;



- e) A development site plan identifying the location, number, and types of uses to be included in the development;
- f) The location, dimensions, and improvement characteristics of all proposed streets, trails, open areas, water and sewer systems, street lighting, other services, and parking facilities;
- g) The identification of at least 5 dwelling units that are adaptable, in accordance with the BC Building Code, for proposed residential developments of more than 20 dwelling units;
- h) Plans and elevations of buildings and structures sufficient to indicate the architectural style, building materials, and construction standards;
- i) Specific development standards to be applied to the project including building heights, yard setbacks, and individual lot sizes, widths, length, and shapes;
- j) A preliminary landscaping plan;
- k) Proposed development phasing, if applicable;
- l) Open space calculations for common and private open space;
- m) Such other information as may be required to enable complete analysis and appraisal of the planned development as well as its presentation to Council and the public, and the proposed zoning bylaw accommodation; and
- n) The stamp of the coordinating qualified design professional, community planner, architect, member of the Canadian Nursery Landscape Association (CNLA), and/or engineer indicating their assurance that the master plan has been properly prepared and meets relevant standards.
- o) A covenant identifying the adaptable dwelling units must be registered on title.

Echo Developments and Kelton Contracting

# **FUTURE STRATA PLACE**

## **21196 Kettle Valley Road**

### **Development Permit**

### **Background**

*January 2021*





# Development Permit

## Background

### 21196 Kettle Valley Road

#### Background

This is Kellton Contracting Ltd/ Echo Development's response for the required Development Permit for the new single family project on Kettle Valley Road in the District of Hope. We have completed a larger development than this to the north known as "Kettle Valley Place" and a similar 13 lot known as "Valley View Place" to the south west therefore, we are presenting this information in a similar fashion that previous approvals were given on.

#### Introduction

The **Hope Intensive Residential Development Form & Character Development Permit Area No. 3** is designated "Urban/Suburban Residential" (USR) in the **Official Community Plan Bylaw No. 1378, 2016**, where the project is intended to have more than 10 dwelling units. The suggestion is that developments over 10 dwelling units require a higher order of design.

The objectives of the Hope Intensive Residential DP ise to ensure that the design and execution of the project is of a high order and quality and future residents are assured of a project on which they can depend.

The purpose of this package is to present a development scheme for the Kettle Valley Road property that:

- (1) Responds to the existing established development in proximity to the site;
- (2) Considers the cultural, historic and natural features of the site and the general community;
- (3) Conforms to the policy framework and objectives of the District of Hope and respects the desires of the neighbouring residents;
- (4) Incorporates design features and view opportunities offered by the site's unique location in the Fraser Valley;
- (5) Considers the natural environmental features and topography of the site, and incorporates low impact development standards to harmonize the development with the environment; and
- (6) Creates a mixed-density (lots of varying sizes), unique and sustainable residential enclave that has its own high quality and livable identity while also being integrated into the existing and future developments in the vicinity through transitions in density and good pedestrian linkages and access.

This proposal also provides information pertaining to the vast successful past experiences of the development proponents, the commitment of the proponents to service and building the project in a timely fashion, a project schedule that involves transparency, and expedited approvals and project construction.

## 1.0 Context

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### 1.1 Site Context

The site is located near Kawkawa Lake on the corner West Kettle Valley Road and north of Kawkawa Lake Road. The site is approximately 1.92 acres (0.776 hectares) in size, all of which is relatively flat towards Kettle Valley. The property does have a short slope on the boulevard towards the west property boundary. The area is predominantly residential.



*Kawkawa Lake which is adjacent to the lands under application*

### 1.2 Policy Context

The subject property is designated as USR in the OCP, which is in keeping with the predominant residential land use of the subdivision. The site is currently zoned RS-1 Single Family Residential, **Zoning Bylaw No. 1324, 2012**. A property rezoning is not required. The proponents are moving forward with the development with the existing zone and development permit applications, seeking for approvals to market the lots as soon as possible under the current market conditions.

The District of Hope's OCP contains a number of policies pertaining to the nature and form of residential housing, with provisions for additional low and medium density housing in the community.

## 2.0 The Kettle Valley Road Development Master Plan

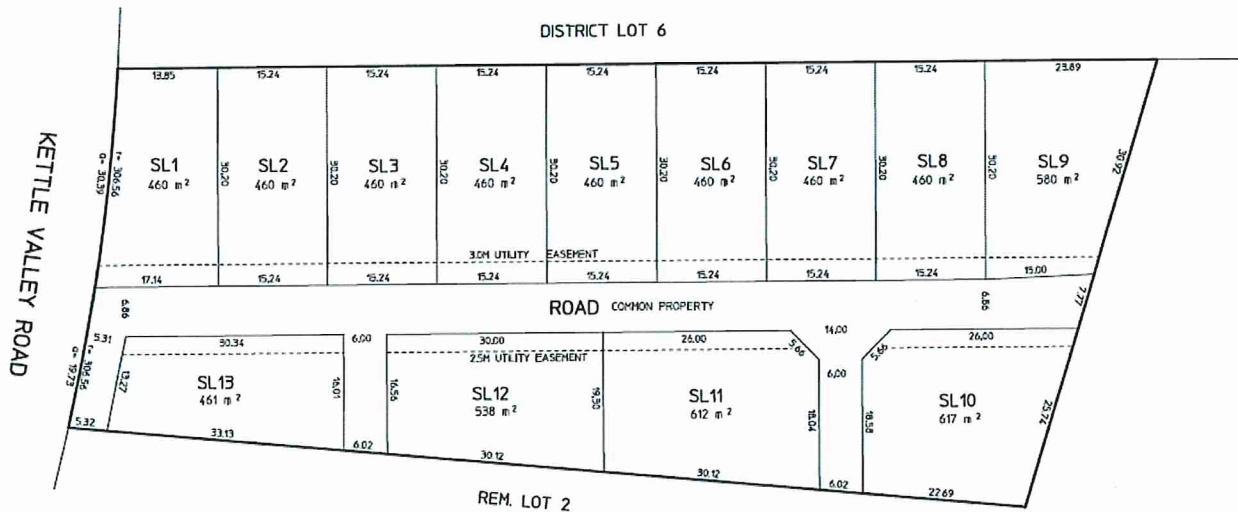
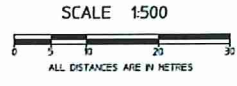
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The proponents for this development have had years of experience in the development industry and have completed many projects in the District of Hope. The proposed project has been developed with the following guidelines:



- (1) **Comprehensive Plan Compatibility:** The site has been laid out with due consideration to the location and topography of the site.
- (2) **Density:** The site has been designed with lots that meets or exceed the current requirements in the zoning bylaw, and takes into account the topography and terrain.

PROPOSED BARE LAND STRATA PLAN ON:  
 LOT A SECTION 14 TOWNSHIP 5 RANGE 26 WEST OF THE 6TH MERIDIAN  
 YALE DIVISION YALE DISTRICT PLAN EPP19077  
 FID# 078-888-685  
 21196 KETTLE VALLEY ROAD, HOPE, BC



VALLEY SURVEYS  
 GEOMATICS TECHNOLOGISTS  
 HOPE, B.C.  
 PH: (250) 869-7518  
 Email: valley-surveys@telus.net  
 FILE: 5976.PR2  
 JANUARY 27, 2021

NOTE:  
 DIMENSIONS AND AREAS  
 ARE BASED ON LAND TITLE RECORDS  
 AND MAY VARY UPON COMPLETION  
 OF FINAL SUBDIVISION PLAN

- (3) **Preservation of Natural Features:** The proponent(s) has proposed to build two story homes on the lots on the north side which back on the heavily wooded natural forest on the north property boundary, and to build single story low roof pitch homes along the south side lots to preserve the south facing view-scape.







- (5) **Common Architectural Theme:** All buildings and structures in the project will share a common architectural theme that ensures compatibility within the new residential development. To date, the exact details have not been finalized. However, the proponent(s) are proposing to apply current trends in color and massing of buildings and structures. All buildings and structures will have an urban presence.

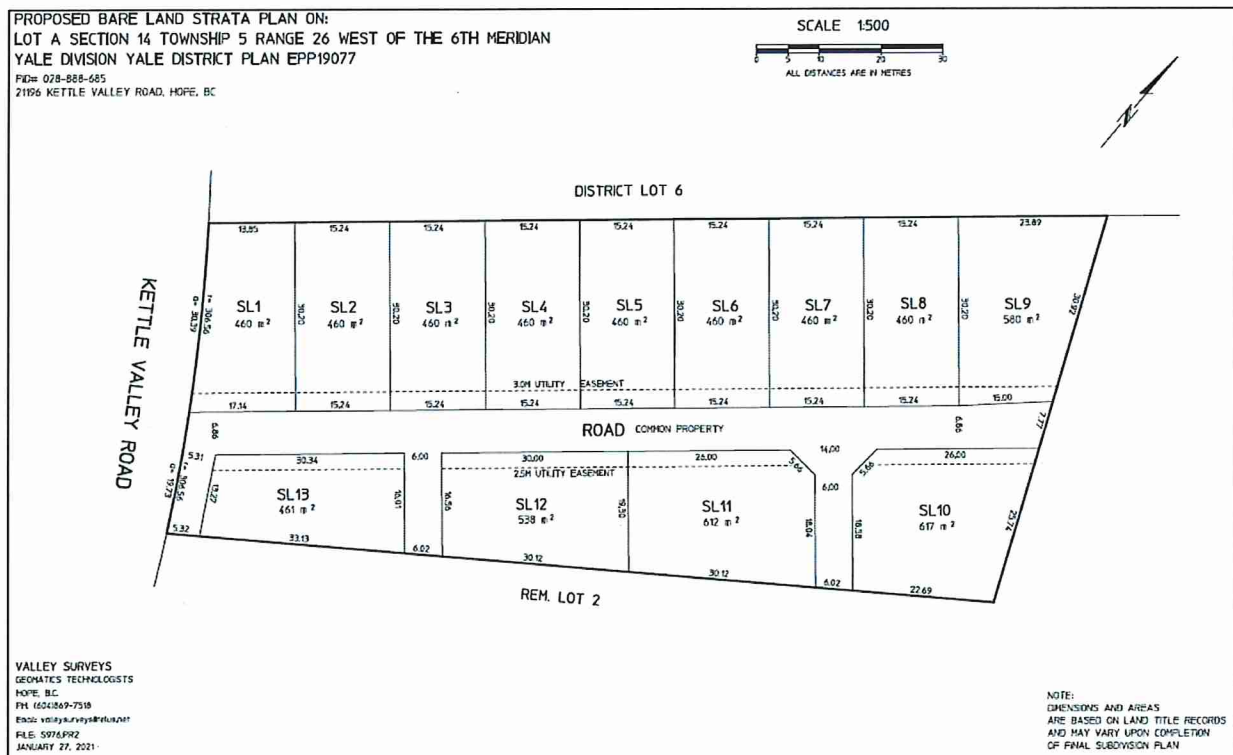


(6) **Buffering & External Linkages:** Due to the geophysical feature to the west, the subject property sits higher than the homes west and along Kettle Valley Road, acting as a natural buffer. The proposed development's accessibility to main roads makes the short single road design ideal for pedestrian and vehicular traffic to the external linkages.

(7) **Professional Assurance:** The proponents have retained the services of:

- Wedler Engineering for civic design and construction inspection;
- Fraser Valley Engineering for Geotechnical Assessments';
- Valley Surveys for site plans and site survey information.

All the firms and groups are all qualified professionals.



**Infrastructure and Servicing:** The development proposed is a bare land strata development so all on-site roads and services will be built by the developer and owned and maintained by the future strata. The site has access to all municipal and private utility services (to the lot line). The development proponent will be responsible for the costs of all construction and connections for water, sewer, storm-water, hydro and gas, as well as for road and within the development.

The proponent will also contribute Development Cost Charges (“DCCs”) payable to the District of Hope and other municipal fees as required. Any off-site improvements will be identified through an engineering study commissioned by the proponent in consultation with the Engineering and Operations Department of the District of Hope. The development proponent has had considerable experience with the application of low impact development standards such as on-site drainage facilities, soil and tree retention, green building techniques and geothermal heating/cooling systems. These more “sustainable” development measures will be incorporated in the development and will be designed to be acceptable to the District of Hope and integrate with its existing servicing strategies for the area.



1. News Release dated February 4, 2021 from the Ministry of Attorney General re: “New Abbotsford Law Courts open” 0400-30/GEN
2. Joint Statement dated February 4, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC’s COVID-19 response, latest updates. 7130-16
3. Letter of support for The Corporation of the City of Vernon dated February 4, 2021 from the Regional District of Kootenay Boundary, to Premier Horgan, Minister Dix, Minister Robinson, and Katherine Conroy, MLA Kootenay West regarding support for universal no-cost access to all prescription contraception available in BC under the Medical Services Plan. 0400-50/GEN
4. News Release dated February 5, 2021 from the Ministry of Advanced Education and Skills Training re: “Re-skilling program helps British Columbians return to work.” 0400-30/GEN
5. News Release dated February 5, 2021 from the Ministry of Agriculture, Food and Fisheries Re: “Mandatory Premises ID regulation on its way.” 0400-30/GEN
6. Minister’s Statement dated February 5, 2021 from the Ministry of Jobs, Economic Recovery and Innovation re: “Minister’s statement on January Labour Force Survey results.” 0400-30/GEN
7. Joint Statement dated February 5, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC’s COVID-19 response, latest updates. 7130-16
8. News Release dated February 8, 2021 from the Ministry of Mental Health and Addictions Re: “RNs begin prescribing addiction treatment medications, a Canadian first.” 0400-30/GEN
9. News Release dated February 8, 2021 from the Ministry of Environment and Climate Change Strategy re: “Cleanup nets tonnes of plastics, marine gear, polystyrene and more.” 0400-30/GEN
10. News Release dated February 8, 2021 from the Ministry of Advanced Education and Skills Training re: “Micro credentials fast track to high-demand jobs.” 0400-30/GEN
11. News Release dated February 9, 2021 from the Ministry of Mental Health and Addictions Re: “New addictions treatment, recovery beds coming.” 0400-30/GEN
12. News Release dated February 9, 2021 from the Ministry of Municipal Affairs re: “New funding for conservation, public safety boosts community programs.” 0400-30/GEN
13. Joint Statement dated February 9, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC’s COVID-19 response, latest updates. 7130-16

14. Joint Statement dated February 10, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC's COVID-19 response, latest updates. 7130-16
15. News Release dated February 11, 2021 from the Ministry of Public Safety and Solicitor General, BC Coroners Service re: "More than 1,700 lives lost in 2020 due to toxic illicit drugs." 0400-30/SOL
16. Statement dated February 11, 2021 from the Ministry of Mental Health and Addictions Re: "Minister's statement on BC Coroners Service illicit drug toxicity deaths report." 0400-30/SOL
17. Joint Statement dated February 11, 2021 from the Ministry of Jobs, Economic Recovery and Innovation and the Ministry of Agriculture, Food and Fisheries re: "Ministers' statement on blueberry investigation ruling." 0400-30/GEN
18. News Release dated February 11, 2021 from the Ministry of Energy, Mines and Low Carbon Innovation re: "Dormant well clean-up program supports jobs, environment." 0400-30/GEN
19. Joint Statement dated February 11, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC's COVID-19 response, latest updates. 7130-16
20. Information Bulletin dated February 12, 2021 from the Ministry of Attorney General Re: "Legal costs to be reduced and motor vehicle claims sped up." 0400-30/GEN
21. Information Bulletin dated February 16, 2021 from the Ministry of Agriculture, Food and Fisheries re: "Improved training supports local meat supply in rural communities." 0400-30/GEN
22. Information Bulletin dated February 16, 2021 from the Ministry of Transportation and Infrastructure re: "Highway 1 widening through Langley goes to public engagement." 0400-30/GEN
24. News Release dated February 16, 2021 from the Ministry of Public Safety and Solicitor General Emergency Management BC re: "State of emergency extended to continue B.C.'s COVID-19 response." 7130-16
25. Information Bulletin dated February 17, 2021 from the Ministry of Attorney General and Responsible for Housing re: "Changes to allow emailed documents between landlords and tenants." 0400-30/GEN
26. News Release dated February 17, 2021 from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development re: "Province helping rural British Columbians." 0400-30/GEN
27. Statement dated February 17, 2021 from the Office of the Provincial Health Officer Re: "Provincial health officer's statement on court decision." 7130-16
28. Joint Statement dated February 17, 2021 from the Ministry of Health and the Office of the Provincial Health Officer regarding BC's COVID-19 response, latest updates. 7130-16