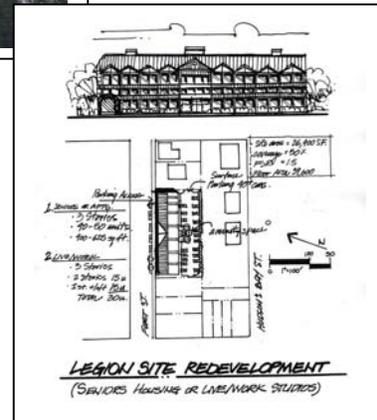
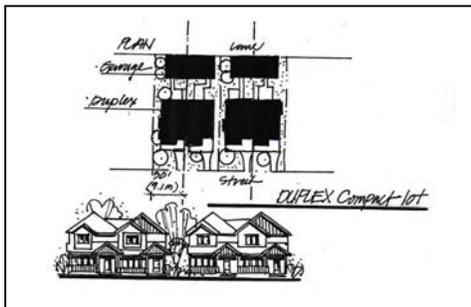


# The District of HOPE



## **NEW HOUSING STRATEGIES:** **Creating Policy and Streamlining Bylaws** Building Blocks for Hope's Sustainable Community

**FINAL Report: February 2, 2005**



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In association with

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## Acknowledgements and Vision

This “built in Hope” study was completed with the help and dedication of many hands. The study and recommended strategies would not have been possible without the help of the dedicated builders, developers, realtors, residents, and businesses of Hope.

Planning Manager Graham Murchie helped direct the study with assistance of Chris Woolgar, a student planning intern who did much of the necessary leg work for the case studies. In addition, Scott Misumi, Director of Community Development, was also very helpful in providing current information and facts. District Council, under the leadership of Mayor Gordon Poole, provided support and guidance throughout the process.

Finally, this project could not have been financially possible without the support of an Affordable Choices Today (ACT) grant from the Federation of Canadian Municipalities (FCM) and Canada Mortgage and Housing Corporation (CMHC).

The process and results of this study are intended to set the seeds for a **New Hope Housing Strategy** that combines affordability strategies with housing design and policy innovations. This vision integrates a supportive and proactive housing development environment created by the District of Hope with the initiative of the private sector and other community partners. Additional provincial and federal partners will play a role as support programs become available.

# 1.0 EXECUTIVE SUMMARY

## 1.1 Findings

- **Housing and Economic Development:** Hope's economic situation can be improved if the District attracts a portion of the empty-nester, retirees and recreation market that is sustaining growth in the Lower Mainland and Vancouver Island. To do this, the District needs a broader range of housing types, forms, and quality.
- **Housing Market Directions:** Over the past year, the demand for housing in Hope has experienced a significant turn around in the market where increased housing demand will be sustained by the prospects of low interest rates. Along with Hope's more affordable housing prices, as compared to other Fraser Valley municipalities, there is growing interest in Hope from retirees and households commuting to work in Chilliwack and Abbotsford.

However, while the prospects for demand are improving, there appears to be a limited supply of building lots and a geographic limitation for longer-term new lot supply due to hazard and environmentally sensitive land, and a lack of municipal servicing.

Steps that can be taken to accommodate the demand for housing in Hope include expanding the supply of developable lands, permitting a variety of "affordable" market housing types and forms, creating flexible land use regulations to optimize quality and affordable housing development, and exploring the feasibility of alternative approaches to servicing.

- **Support Innovation and Needs:** Housing projects in the downtown and other areas have no incentives to do things differently and the policies are not in place to support innovations like small lot housing, suites, and coach houses/granny flats.
- **Housing and Lot Prototype Case Study Results:** Results from this study's case analysis illustrates that approximately 16% of the lots in the "Peninsula" area surrounding the downtown have potential opportunities for subdivision for an additional housing lot or are large enough to provide for a Coach House off of a lane.
- **Development Guidelines and Standards:** There are no specific sustainable design and development guidelines (or performance standards) to direct new innovative housing especially in the downtown. Recent work in policy and amendments has provided guidance in sensitive area development and a Development Permit Guideline for intensive housing as well as a new RS-2 zone.
- **Potential Cost Savings:** The results of this study are intended to produce effective policies, standards, and guidelines that could decrease both short-term and long-term costs for the District of Hope and developers. These include infrastructure costs of roads and other services. Adding progressive policies to support housing that is more efficient will help create more affordable housing and a greater variety of housing. The District of Hope may also choose to take a more active role in supporting non-market housing by providing land or other supportive contributions to prospective projects.

## 1.2 Hope Smart and Sustainable Housing Strategy

With significantly decreased Federal and Provincial “Affordable” housing programs, municipalities have to turn to local and more efficient methods of delivering housing to diverse needs. The basis of this “Made in Hope” strategy is a “Smart” and “Sustainable” Strategy which has two directions:

- **Smart:** Hope will look to its existing developed lands and create ways to “intensify” housing in the Central Business District (CBD) and the “Peninsula” area surrounding the downtown so that more people are close to existing services;
- **Sustainable:** Hope will only develop those lands outside the CBD and “Peninsula” that are appropriate for develop using the innovative “Cluster” zoning to minimize impacts on environmental sensitive areas and hazard lands and other new zones to encourage intensification where appropriate.

This housing strategy creates four geographic areas of housing:

1. **The Central Business District** will permit a new mixed use zone to encourage mixed housing and commercial uses;
2. **The Peninsula area** surrounding the downtown will permit new coach house, and small lot (infill) zoning and townhouse zoning to encourage intensification close to downtown on underutilized lots or parcels;
3. **The Urban Edge area** (East of the Coquihalla River and South of Old Princeton Way) will permit new small lot housing and coach houses;
4. **The Urban Fringe areas** (East of the Kettle Valley Road and Kawkawa Lake, North of the Fraser River; and West of Downtown, South of the Fraser River) will provide for some small lot infill but generally primarily cluster development where appropriate.

**Comprehensive Development (CD) zoning** may also be considered for any of these areas, in cases where existing zoning does not accommodate the mix of uses nor the customized development standards required for the development. Normally, this CD zone is reserved for larger mixed-use developments. It is recommended that the CD zone and the Residential Cluster zone (R-C) applications require also use the **General Sustainable Site Development Guidelines in Appendix A** as a method to ensure a adequate quality of development with the increase in density in addition to the Intensive Development Permit Guidelines as appropriate.

## 1.3 Next Steps

This study recommends that four new zoning categories be finalized and reviewed by legal counsel for approval and adoption by Council to the Zoning and Development Bylaw. These new zones or existing zoning amendments include in accordance with zoning templates outlined in Appendix B:

- Permit Coach Houses and Granny Flats within the RS-1 zone on lots with a minimum lot area and lane access (see Chilliwack CD-10 zone in Appendix C for an example).
- RS-3 small lot zoning to permit special infill lots on large urban lots;
- RM-2 zoning to encourage mixed use in the Central Business District; and
- CD zone to permit special exceptions in larger developments that do not fit other zones but introduce different housing in a more customized design that best fits the site.
- Sustainable Development Guidelines for “intensive developments” and CD zones (see Appendix A).

## 2.0 INTRODUCTION

### 2.1 Project Goal and Objectives

The intent is to develop planning and design alternatives for AFFORDABLE MARKET AND ALTERNATIVE HOUSING in the District of Hope resulting in a “New Housing Strategy”.

*Affordable Market Housing is defined as providing housing choice for various age groups that is less expensive than conventional housing.*

*Alternative Housing is defined as housing that explores housing types that Hope currently does not include in its zoning bylaw that could attract empty-nesters and retirees.*

*The objectives are to:*

- *Increase the supply and variety of land for housing;*
- *Decrease the regulatory barriers to housing innovation; and*
- *Provide incentives to create more affordable housing.*

### 2.2 Assumptions and Study Scope

With reduced Provincial support programs, the study will specifically examine regulatory and build-form alternatives that provide more efficient land use and building designs to reduce costs in a rural mountain environment that fit with market opportunities. Study recommendations include Bylaws’ review and revisions to permit innovative housing and more housing choice. In addition, the recommendations include incentives that further reduce costs through regulatory provisions.

### 2.3 Process

The New Housing Strategies process included two phases:

#### **Phase 1 - GETTING PUBLIC STAKEHOLDER BUY-IN**

##### **Problem Definition, Data Analysis and Opportunities**

The project team first reviewed innovative alternatives, local challenges, recommended solutions, and detailed requirements for appropriate residential developments. This part of the study included market analysis, land use policy, regulations review, and design alternatives. Consultation with the housing industry and other key stakeholders was important to create a supportable and realistic “New Housing Strategy”. A housing industry workshop included builders, developers, members of housing societies, and other stakeholders.

#### **Phase 2: EXPLORING THE PROBLEM AND DRAFTING SOLUTIONS**

##### **Developing Realistic Alternatives and Revisions of Regulations and Guidelines**

The new zones and residential sustainable development guidelines were completed in Phase 2. The MVH Team worked closely with District staff, and consulted with the housing/building industry to craft new housing zones and other strategies. A builder/developer workshop was held on January 24, 2005 to review options. A presentation to Council on the results was made later that day.

## 3.0 STAKEHOLDER VOICES: FEEDBACK FROM THE WORKSHOP

On February 27<sup>th</sup>, 2004 a number of house builders, developers, and housing advocates attended a workshop at City Hall hosted by the District of Hope. The two-hour workshop discussed the opportunities and issues facing Hope. The following is a brief summary of the issues and opportunities that emerged from the discussion.

### 3.1 Opportunities

- **Housing:**
  - Provide zoning to support small lots
  - Infill opportunities on existing lots
  - Obtain long term leases on Provincial land for recreation housing to increase supply
  - Need for seniors housing and smaller units
  
- **Economy:**
  - Alternative work environment
  - Focus on empty nesters and retirees as two potential markets
  - Proximity to Chilliwack, Abbotsford Airport, and Vancouver
  
- **Ecology:**
  - Unique and pristine environment
  - Magnificent natural landscape
  - Wildlife
  
- **Culture:**
  - Recreation opportunities
  - Healthy mountain environment
  - Rural setting
  - Arts and crafts community

### 3.2 Challenges

- **Hazard:**
  - Erosion, rock fall, and flooding
  - Steep slopes and orientation
  - Climate
  - Limiting land supply for building
  
- **Servicing:**
  - Availability and reliability of services (capacity)
  - Potable Water
  - Waste Water
  - Storm Water
  - Other services

- **Access:**
  - Roads
  - Slope
  - Distance
  
- **Market Demand, Costs and Other Implications:**
  - Limited employment in Hope
  - Distance and proximity to jobs and major services
  - Existing demand is small and therefore risk is higher
  - Lot size and availability of lots
  - Do not want to attract undesirables
  - Housing type and limited supply
  - Cost of servicing especially in areas outside downtown
  - Construction costs and housing affordability
  - Development Cost Charges (DCC's) for replacement housing
  - Taxes on land

## 3.0 FACTORS SHAPING THE HOPE HOUSING MARKET

A review of housing market trends, housing product on the market and household ability to acquire housing demonstrate the nature of housing affordability in the District of Hope.

### 3.1 The Economy, Population Growth, and Housing Starts

There are a number of important factors shaping the Hope housing market that need to be addressed in detail to fully appreciate the opportunities and challenges facing the community:

- 1) Hope's resource based sector, centered on forestry and mining, has been struggling for decades and severely limited economic and housing growth<sup>(1)</sup>. While resource sectors will remain important sectors of Hope's economy, the service, retail, education and public administration sectors will be greater sources of economic growth in the future.
- 2) As a result of a struggling economy plus its location at the eastern end of the Fraser Valley, Hope's population growth has been very low. Recent BC Stats figures indicate that population has grown from 6,184 in 2001 to 6,431 in 2004, an annual increase of 1.3% compounded per annum.
- 3) Reflecting low population growth, the growth of housing in Hope has also been low as illustrated by building permits over the past five years:
  - a) 2000 - 15 single family units
  - b) 2001 - 15 single family units
  - c) 2002 - 22 single family units
  - d) 2003 - 18 single family units
  - e) 2004 - 30 single family units

No townhouse or apartment development has occurred in the District for more than a decade.

- 4) Over the past year, the Hope housing market has strengthened as a result of:
  - a) Hope providing affordable housing for households working in and commuting to and from Chilliwack and Abbotsford.
  - b) The continuing strength of the Lower Mainland housing market which is attracting retirement households and others buying investment properties in Hope.
  - c) Quality housing in Kingman's Kettle Valley single family development was available for existing households to upgrade their housing.
  - d) Continuing low interest rates
- 5) Reflecting a stronger market, real estate prices have increased approximately 15% over the past year. Examples of product prices include:
  - a) Average new single family lot = \$60,000 to \$65,000
  - b) Kettle Valley single family home prices at \$190,000 to \$200,000.
  - c) Kawkawa Lakeside strata homes, 1,240 to 1,540 sq.ft. with prices of \$225,000 to \$330,000.

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<sup>1</sup> Refer to Appendix A, Socio-Economic Profile of District of Hope, for a community profile based on the 2001 Census.

- d) Typical 10 year old, two level single family home = \$170,000 to \$200,000
- 6) There is a severe shortage of rental accommodation in Hope. Rents range from \$600 to \$850 per month depending upon type, age, size, and condition of units.
- 7) Over the next several years, it is expected that housing demand will rise from the current 30 units per year to 50 - 75 units per year.
  - a) However, there is a shortage of developable land in the District and it is unlikely that this level of demand could be sustained for more than 5 years without the District increasing the supply of developable land.
  - b) Should the supply of developable land not be increased, new construction past 5 years will fall off dramatically and new home prices will increase substantially.
  - c) New housing will increasingly be affordable primarily by those moving to Hope, not existing households whose incomes will often not be sufficient to afford single family homes of \$200,000. This will create opportunities for developers to pursue more affordable multiple family housing, primarily townhomes, but also strata apartment units<sup>2</sup>.

### **3.2 Housing Affordability in Hope**

In spite of being able to provide some of the Lower Mainland's most affordable housing, there are housing affordability issues in Hope:

- a) There are lower income households of all age groups not able to afford to own housing. By way of illustration, the following illustrates housing prices afforded by households with varying incomes and able to make a 10% down payment:
  - i) \$250,000 home requires annual income of \$75,000
  - ii) \$225,000 home requires annual income of \$68,000
  - iii) \$200,000 home requires annual income of \$62,000
  - iv) \$180,000 home requires annual income of \$56,000
  - v) \$160,000 home requires annual income of \$51,000
  - vi) \$100,000 home requires annual income of \$51,000
- b) The loss of higher paying resource sector and government jobs and the growth of lower paying service sector jobs have worsened the housing affordability problem in Hope. Worst affected are the unemployed, those on welfare, seniors, and single parents.
- c) Government programs to address housing affordability have been cut dramatically and government can no longer be counted on to resolve housing affordability problems.
- d) As will be demonstrated in the several case studies presented in this study, private developers have limited ability to solve housing affordability problems. While they are able to provide smaller and less expensive housing for home ownership, they are not able to provide rental units for those most in need. The job of providing affordable housing for lower income households is best provided by housing advocacy and non-profit groups sometimes in partnership with local government who are able to provide low cost or free land.

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<sup>2</sup> The potential greater affordability of multiple family versus single family housing is demonstrated in the following Section 5.0, Case Studies.

Accordingly, even though Hope has some of the Lower Mainland's most affordable housing, by virtue of Hope's lower household incomes<sup>3</sup>, there is a housing affordability problem for many of its existing residents. Recognizing the problem, this study examines the role that the private sector could play in pursuing innovative forms of housing development for Hope as well as discusses initiatives that could be pursued by the District of Hope to assist in increasing the supply of affordable housing.

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<sup>3</sup> Current median income of single person households is only \$18,500 while median income of 2+ person households is approximately \$50,000.

## **5.0 HOUSING CHOICES AND OPPORTUNITIES**

### **5.1 Exploring Unique Development Challenges and Opportunities**

Seven case studies have been prepared to illustrate innovative ways for the private sector to introduce new market affordable housing choices to the Hope housing market. These case studies explore coach houses, granny flats, small infill lots, small lots, duplex lots, townhouses, stacked townhomes, strata lots, and cluster housing.

In each instance, assumptions regarding policy and design are outlined in detail with the summary financial implications following. Further detailed financial analyses of five of these concepts are contained in Appendix D - Case Study Financial Analyses.

These financial analyses provide preliminary estimates of the cost of pursuing alternative standards.. Detailed costing to provide new housing has not been undertaken and is based on a review of comparable developments plus discussions with the District of Hope, contractors, developers and realtors.

The case study costs are in 2004 dollars and provide a general context for further detailed feasibility work. Five of the seven case studies were looked at in financial detail. Cases six and seven do not have detailed financial analysis as they had commonalities with the first five – using innovations like smaller lots and strata as part of their development program. The final case study- case six, exploring the feasibility of Cluster Residential development, requires further study regarding costs and implications associated with on-site sewage treatment facilities and community wells as alternative infrastructure and servicing.

## 5.2 Housing Choices and Solutions: Case Studies

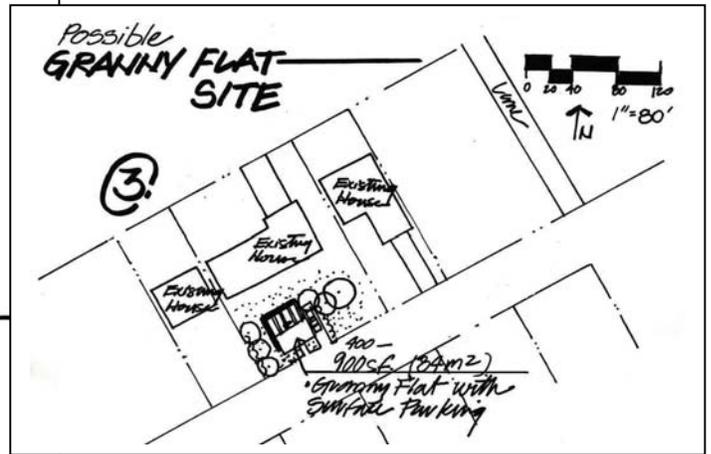
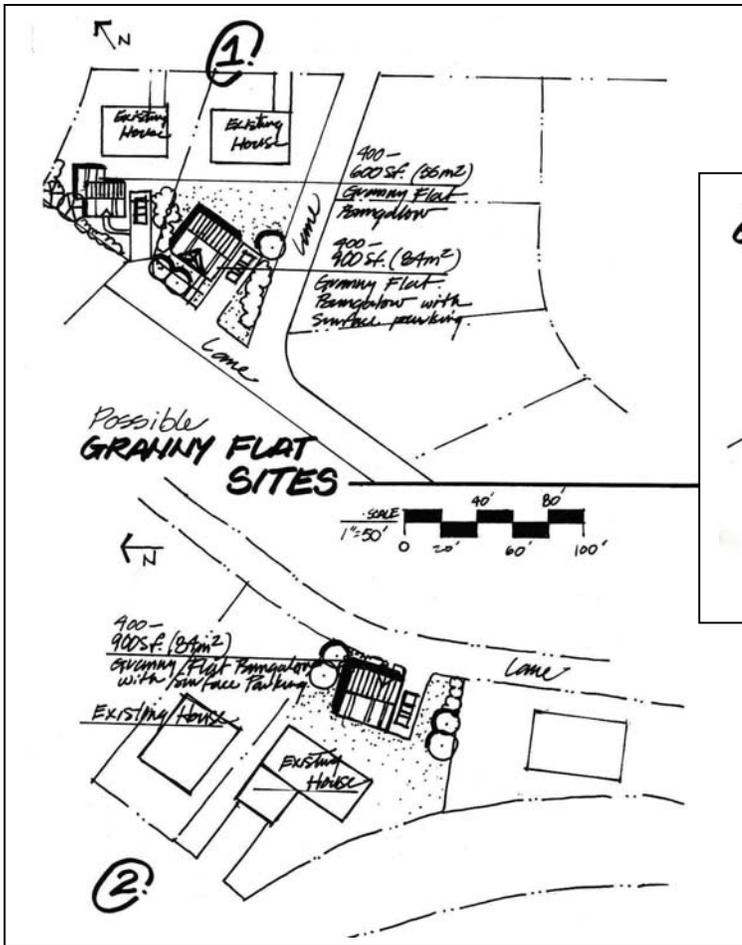
### Case Study 1: Downtown and Peninsula “Infield Innovations”

#### RS-1 Special Provision for Granny Flat or Coach House and Secondary Suites

##### Conditions:

- Single family lot having lane access with minimum lot area of 464.5m<sup>2</sup> (5000 s. ft.) with community water and sanitary sewer provided, and this lot cannot be further subdivided with a coach house or a granny flat.
- A **Coach House** is defined as a residential unit above a two car garage/carport. A Coach House shall be located in the rear yard with lane access and have a minimum habitable area of 34m<sup>2</sup> and a maximum floor area of 84m<sup>2</sup>
- A **Granny Flat** is defined as a ground-oriented unit with adjoining surface parking or enclosed parking, located in the rear yard with lane access and have a minimum habitable area of 34m<sup>2</sup> and a maximum floor area of 84m<sup>2</sup>
- A **Secondary Suite** shall not be permitted on a lot with a Coach House or Granny Flat and shall have the same lot size and servicing requirements with off-street parking provided for the additional residential unit. Other regulations including building code upgrades and associated improvements are required
- The lot shall have a minimum depth of 30 m and a frontage of 15.29 m or 10% of the perimeter of the lot, whichever is greater
- Provision for standard side yards and minimum distance between house and additional unit of 4m with 1.5 m setback from lane (1.5m interior and 3.5 m exterior side yard)
- Provision for at least one parking space on site per dwelling unit, each for the granny flat or coach house adjoining or under residence
- Lot coverage should not exceed an additional 20% of lot area
- Height not to exceed normal house height of 10m





The illustrations show four different sites that provide opportunities to build a Granny Flat or a Coach House.

**The Granny Flat** is more compact and less expensive as it has parking on grade adjacent to the flat rather than under the unit as illustrated in the **Coach House** example.

## Financial Implications of Case 1: Granny Flats and Coach Houses

- 1) Case #1 illustrates the economics of a homeowner building a two level 1,800 sq.ft. coach house (two car garage below, 900 sq.ft. two bedroom rental unit above), with the homeowner aspiring to generate a positive cash flow from a rental apartment, the coach house, to help reduce his existing housing costs.
- 2) Refer to **Appendix D**, Case Study Financial Analyses, Case #1, for details of the financial analysis.
- 3) A typical coach house would cost approximately \$100,000 (no land cost is required).
- 4) A monthly rental of \$800 is required to produce a positive cash flow for the homeowner. With existing hope rents in the range of \$650 to \$850 per month, this is on the high side, but with a severe shortage of rental units in Hope there will be some households able and willing to pay \$800 per month.
- 5) Renter households would need an income of approximately \$40,000 to afford a rental coach house unit<sup>(4)</sup>.
- 6) Smaller granny flat units would be affordable by households with a much lower income.
- 7) RS-1 infill as demonstrated by Case #1 provides an excellent strategy for the District to encourage the development of affordable housing. The strategy should be encouraged due to:
  - a) The critical shortage of rental accommodation in Hope.
  - b) The incidence of low income households in Hope (20% to 25% of all households are considered by Statistics Canada to be low income households).
  - c) Potential financial incentives for RS-1 households to create such housing (mortgage helpers).

This form of housing would be well received by a wide diversity of lower income households and particularly assist younger households, service and resource sector workers plus seniors households to secure affordable housing.

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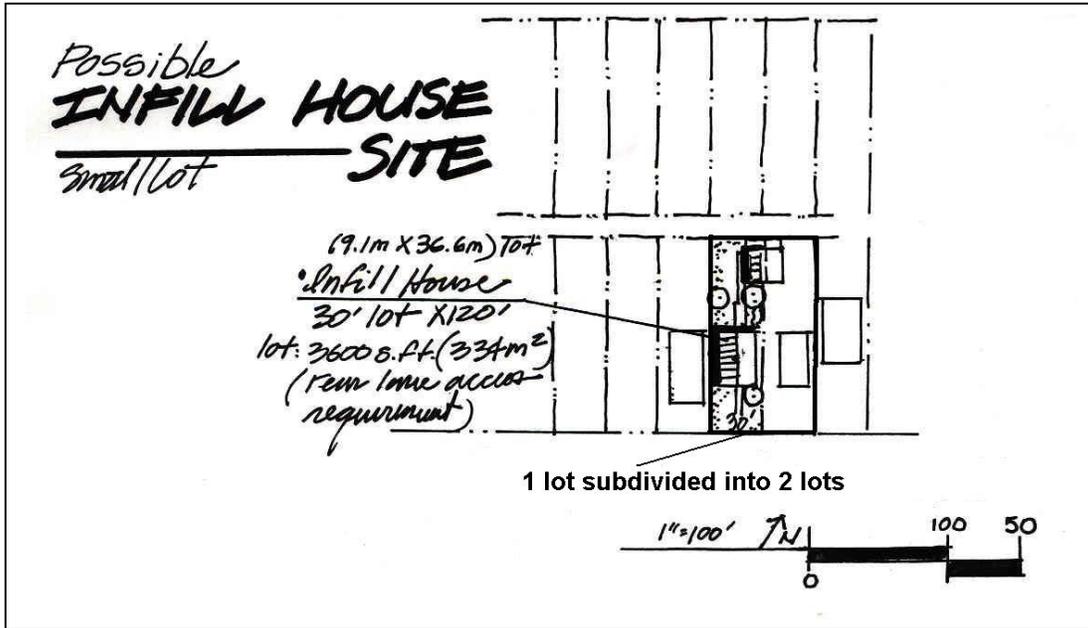
<sup>4</sup> CMHC and Canadian lending institutions providing mortgage financing state that households should not spend more than 30% of their gross income on housing costs (the total of mortgage payments, utilities and properties tax).

**Case Study 2: Downtown and Peninsula “Infield Innovations”**

**RS-3 New Zone for Infill Housing and Narrow Lot Housing (Small Lot Housing)**

**Conditions**

- Existing lot can be subdivided (minimum frontage 18.3 m) with rear lane access only
- Other infill or subdivisions need approval by approving officer and notification to adjoining neighbours (residual land or other subdivision)
- Proposed lot to be 9.1 m minimum
- Side yards to conform to RS-1 zoning
- Height and other yard requirements standard to RS-1 zoning



**Infill lots** provide additional intensification opportunities in and adjoining the downtown. The infill lots provide additional smaller homes in the community that are more affordable than larger homes on larger lots. Access from the rear lane provides an opportunity to create an attractive front facade as illustrated in the adjacent sketch.

A new **RS-3 zone** could also provide for **compact** or **small lots** as part of larger subdivision planning and cluster residential housing.



## **Financial Implications of Case 2: Small Lots**

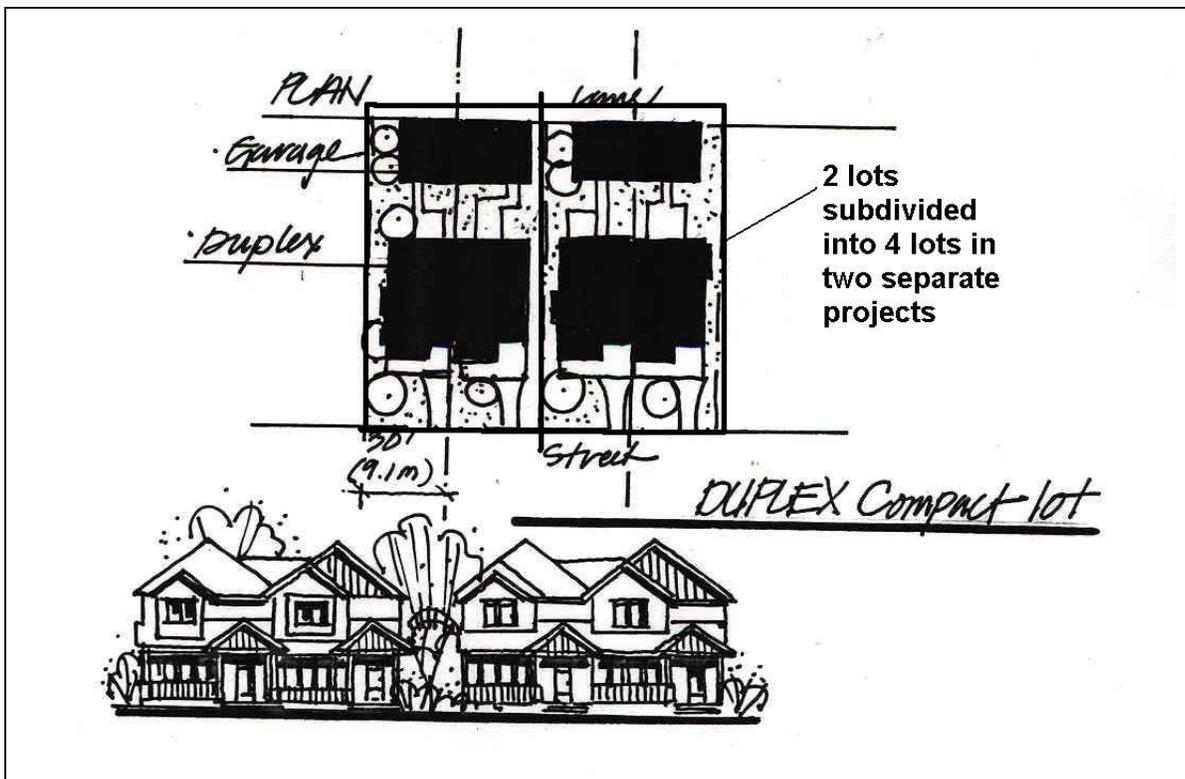
- 1) Homeowners with RS-3 lots subdivide their lots to create two lots, one in which they would continue to reside and the other being sold to contractors and others to build a new single family home. In most cases, existing homes would have to be moved to facilitate the subdivision.
- 2) Refer to **Appendix D**, Case Study Financial Analyses, Case #2, for details of the financial analysis.
- 3) The required selling price of the new home on a typical 30' frontage lot would be \$188,000.
- 4) The annual household income required to purchase the home would be approximately \$55,000.
- 5) Encouraging RS-3 small lot infill development, as demonstrated by Case #2, is an excellent strategy for the District of Hope to pursue to increase Hope's supply of affordable housing.

### Case Study 3: Downtown and Peninsula “Infield Innovations” RS-3 New Zone Infill and Duplex Compact Housing

The following is another example of infill housing on narrow (9.1m) lots that are a result of subdividing existing lots or another alternative for subdivision planning on small lots. The duplex are two units on single family lots with a common wall and side yards on one side.

#### Conditions:

- Existing lot can be subdivided (minimum frontage 18.3 m) with rear land access only
- Other infill or subdivisions need approval by approving officer and notification to adjoining neighbours (residual land or other subdivision)
- Proposed lot to be 9.1 m minimum
- Side yards to conform to RS-1 zoning with exception of no side yard on one side as a result of the common wall
- Height and other yard requirements standard to RS-1 zoning



#### Financial Implications of Case 3: Duplex Development

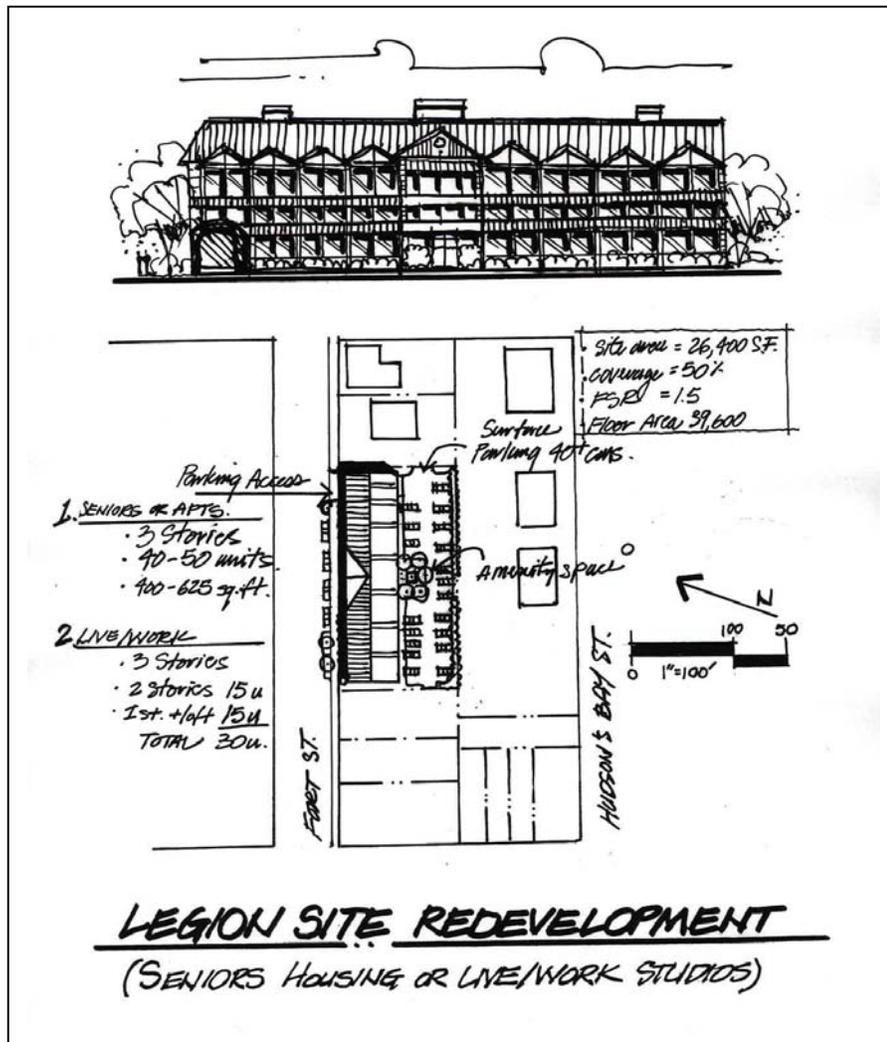
- 1) An RS3 lot is rezoned for duplex development, i.e. accommodating 2 units of 1,400 sq.ft. each.
- 2) The existing homeowner sells the lot to a contractor/developer who demolishes the existing home and builds 2 units of 1,400 sq.ft. each.
- 3) Refer to **Appendix D**, Case Study Financial Analyses, Case #3, for details of the financial analysis.
- 4) The required selling price of each duplex unit would be in the order of \$142,000.

- 5) The annual household income required to purchase the home would be approximately \$50,000.
- 6) Duplex units would be able to be priced at prices well below prices of new single dwelling homes being offered on the market and would be a welcome addition to the supply of affordable housing in Hope. These units would be of particular interest to young families with children, and many other households not able to afford the typical \$200,000+ single-dwelling housing units current on the market.

**Case Study 4: Downtown and Peninsula “Infield Innovations”**  
**RM-2 New Zone for Apartment Housing, Seniors Housing and Live Work Housing**

**Conditions**

- Existing lot with redevelopment potential at 344 Fort Street owned by the Legion
- No side yard and minimum 1.5 m front yard setback for landscape strip
- Parking requirements to be .75 per unit for Seniors and 1 per unit for live work studios
- Height not to exceed 4 stories or 15 m and building coverage not to exceed 50%
- Maximum density 1.5 FSR (85 u/hectare)



**LEGION SITE: Opportunities for Apartments, Seniors Housing or Live Work Units in Hope’s Downtown.** The Legion site, at 344 Fort Street in the downtown area offers an opportunity redevelopment potential on the downtown core. Specifically, the concept replaces the existing Legion building with a 3 or 4 story **Apartment , Seniors or Live/Work** complex. The complex yields approximately 40 units depending on size, while the Live Work option yields approximately 30 units.

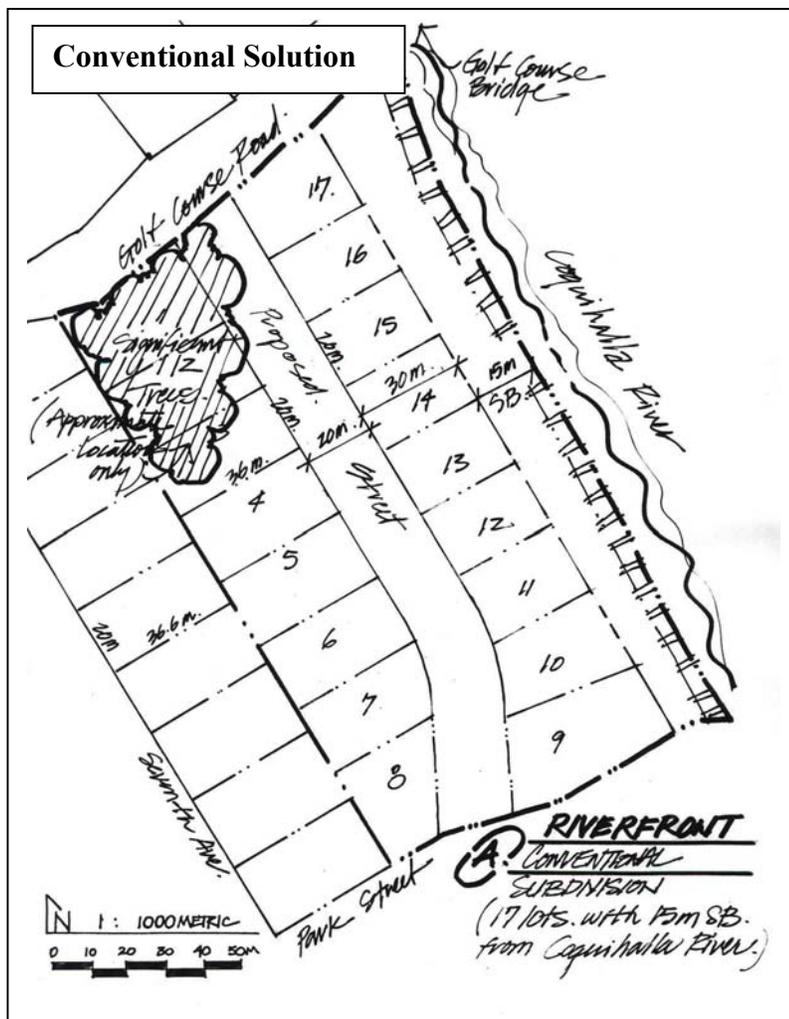
### **Financial Implications of Case 4: Downtown Apartment Building**

- 1) A 40 unit four storey wood frame strata apartment building is developed in or near downtown Hope. Typical units comprise 960 sq.ft. of usable area.
- 2) Refer to Appendix B, Case Study Financial Analyses, Case #4, for details of the financial analysis.
- 3) The average selling price of each apartment unit required selling price of each duplex unit would be \$161,000.
- 4) The annual household income required to purchase the home would be approximately \$53,000.
- 5) While strata apartment units can provide affordable housing units, the market for these units is small and it is risky for developers to pursue such development. While the market for strata apartment units may be premature today, a demand for this form of housing will continue to emerge over the next several years creating opportunities for developers to pursue small apartment projects.
- 6) By way of comparison, rental apartment development cannot be economically developed by the private sector.
  - a) This is not unique to Hope and is typical of rental development throughout BC and across Canada.
  - b) The only form of rental apartment housing that could be considered for Hope is subsidized housing developed by non-profit organizations such as the Legion (currently exploring the potential for rental income for seniors housing in downtown Hope).
  - c) There currently are no significant federal and provincial rental housing programs to increase the supply of rental housing for communities such as Hope. While there is increasing interest at the federal level to provide additional funds for affordable rental housing, it is unlikely to materialize in the near future to benefit communities such as Hope.

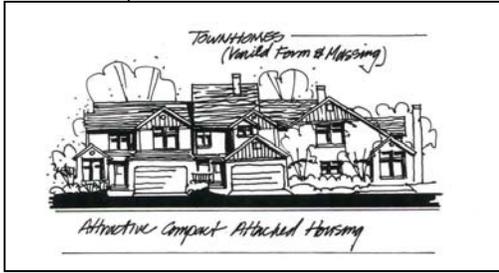
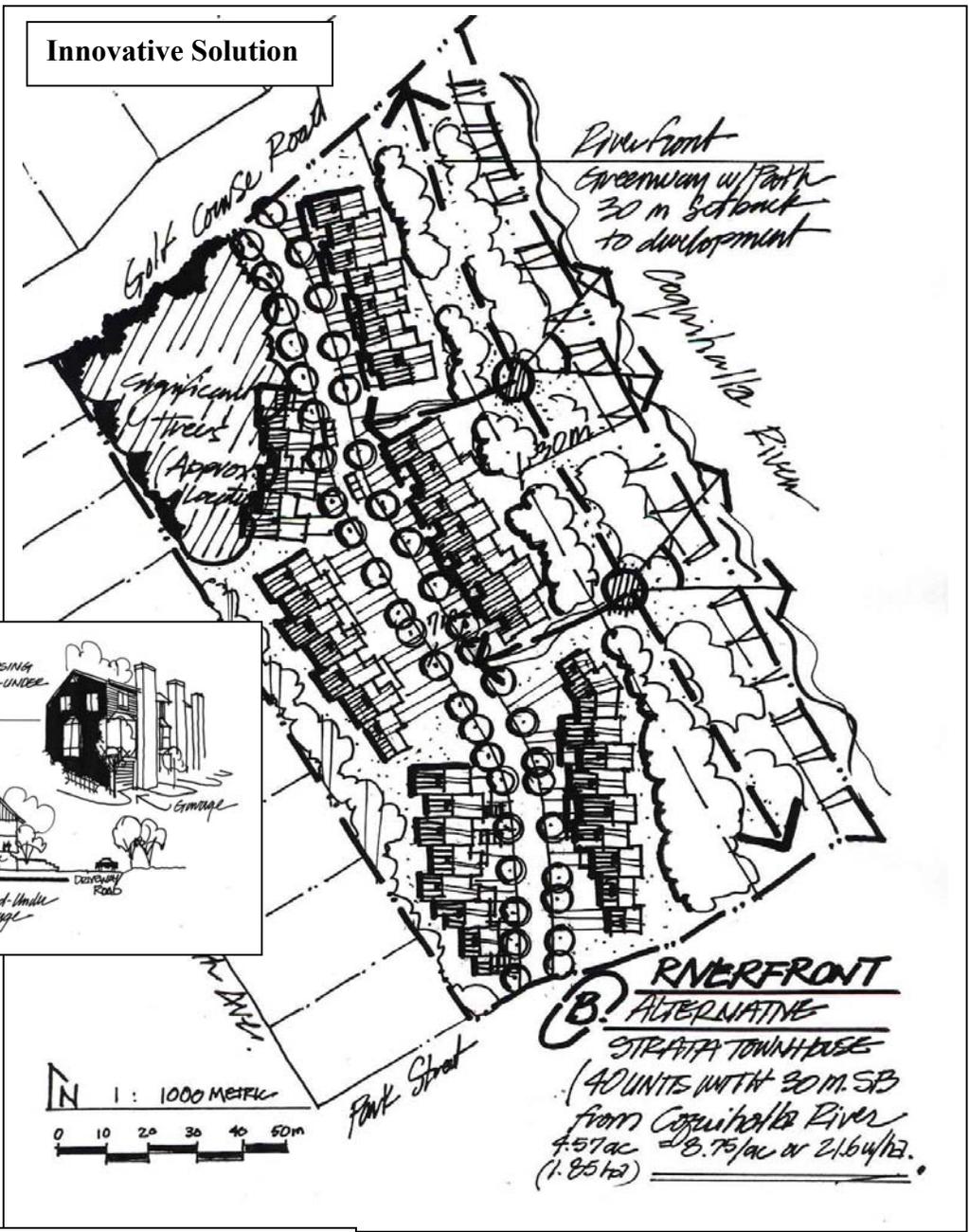
**Case Study 5: Urban Edge Greenfield Development “Outfield Innovations”**  
**CD New Zone for Comprehensive Development**  
**Riverfront Conservation Development**

This 1.80 ha (4.5 acre) property owned by the District of Hope requires significant setbacks from the Coquihalla River as part of the Ministry of Environment and Coquihalla Flood Management Study. The setbacks can range in the order of 15 to 30 m from the high water mark. As illustrated on the first concept below, a conventional large lot subdivision can provide an inadequate setback of 15m but with no possibility for a recreational pathway for the public along the water nor conservation of a significant tree grouping on the northwest corner of the lot. If the road right of way is reduced to 10 m and one set of lots is reduced to a 31m depth, then a setback of 30 m from the high water mark could be achieved. Single dwelling lots could also be reduced to 10m widths in some cases to allow for **23 lots** instead of the conventional **17 lots** with 20 m frontages. Further, the single dwelling housing units could also be doubled to **34 lots** if all the lots are reduced to 10m frontages.

The second alternative on the following page provides a setback of 30m with a recreational pathway and a customized strata lot design that also saves the majority of the significant trees on the northwest corner of the property. Almost 40% of the site is saved as open space or conservation area. The illustration shows **40 conventional lower density townhomes** but was increased in the financial calculation to **80 stacked townhomes** to permit more affordable housing.



**Case Study 5: Urban Edge Greenfield Development "Outfield Innovations"**  
**CD New Zone for Comprehensive Development**  
**Riverfront Conservation Development**



### **Financial Implications of Case 5: Small Lot and Townhouse Development**

The following summarizes the financial feasibility of each of the three alternatives examined, ranging from a small lot subdivision to a higher density stacked townhouse proposal.

- (1) Case #5a: 23 single family units
- (2) Case #5b: 34 single family housing units
- (3) Case #5c: 80 townhouse units, for details of the financial analyses.

Selling prices needed to create viable development and household incomes to afford single family housing and townhomes are in the order of:

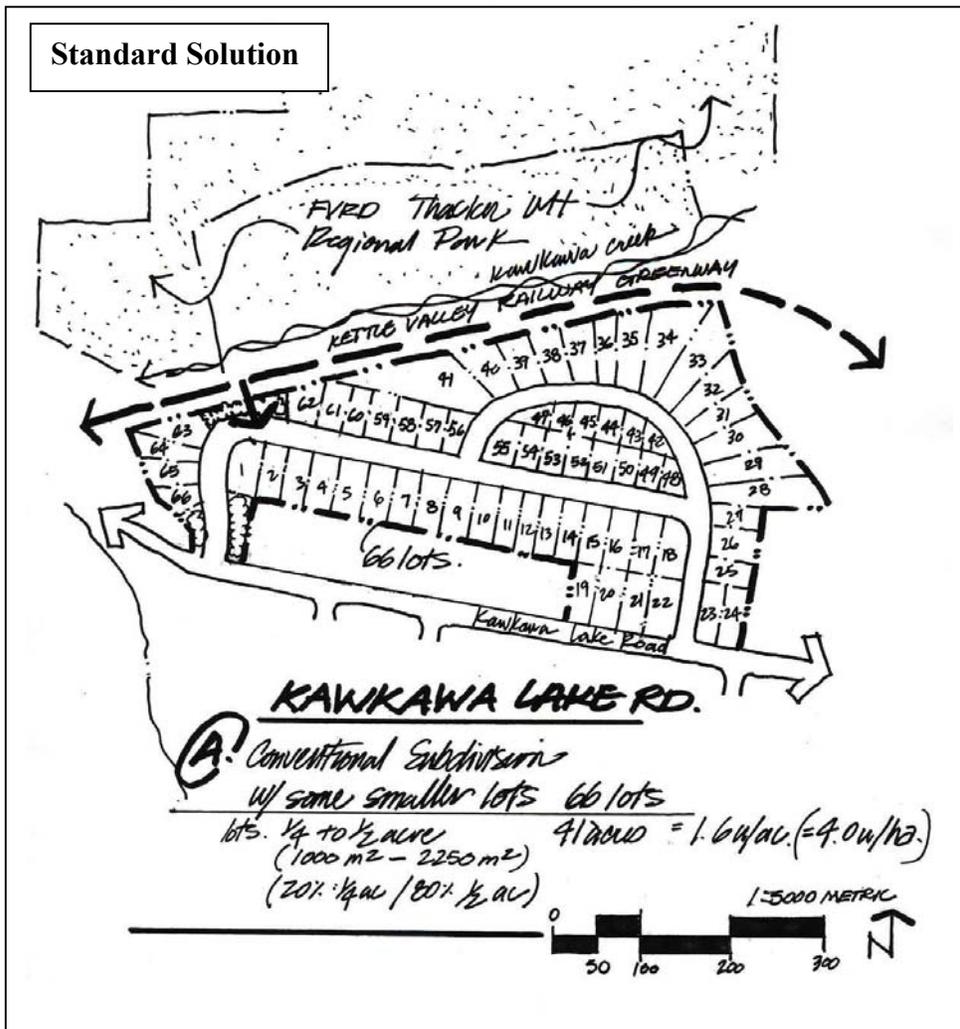
- (1) Case #5a: \$250,000 selling price and \$81,225 annual household income.
- (2) Case #5b: \$220,000 selling price and \$73,000 annual household income.
- (3) Case #5c: \$170,000 selling price and \$57,000 annual household income.

Townhouse development is much more affordable than lower density single dwelling housing and should be supported by the District as a means to make home ownership available to Hope households. Refer to **Appendix D** for detailed case study financial analyses:

**Case Study 6: Urban Edge Greenfield Development “Outfield Innovations”**  
**CD New Zone for Comprehensive Development**  
**– Kawkawa Lake Road Strata Development**

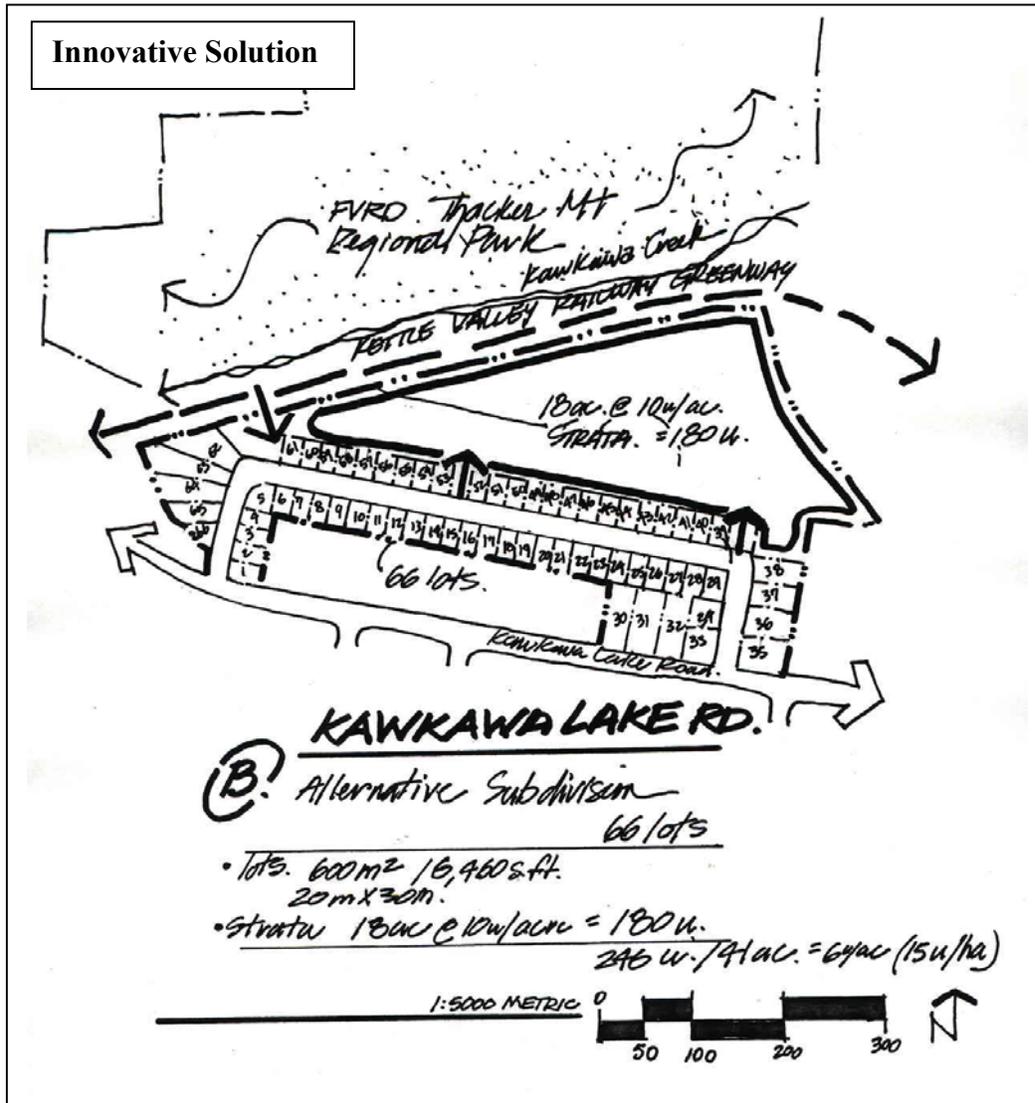
**Conditions:**

- A special development application on a larger site offers the potential to mix densities and land uses that meet specific community objectives of housing diversity, environmentally sensitive land conservation or employment/services
- The development application requires special conditions for approval and normally requires higher design and approval standards because of the mixed use or mixed densities within one development
- The first illustration (**Standard Solution**) shows the majority half-acre lots that extend more of the same existing patterns of development without any provision for more efficient land use
- The second illustration on the following page (**Innovative Solution**) shows the potential for a variety of housing for families and seniors by offering more compact lots and an area set aside for strata housing (seniors housing or empty nesters) adjoining sensitive lands and recreation resources (Fraser Valley District Regional Park)



**Case Study 6: Urban Edge Greenfield Development “Outfield Innovations”**  
**CD New Zone for Comprehensive Development**  
**Kawkawa Lake Road Strata Development**

The following illustrates an innovative **Comprehensive Development (CD)** alternative that mixes more compact lots with an area designated for strata lots to yield more lots and a greater variety of housing possibilities.



**Financial Implications of Case 6: Innovative CD Zone**

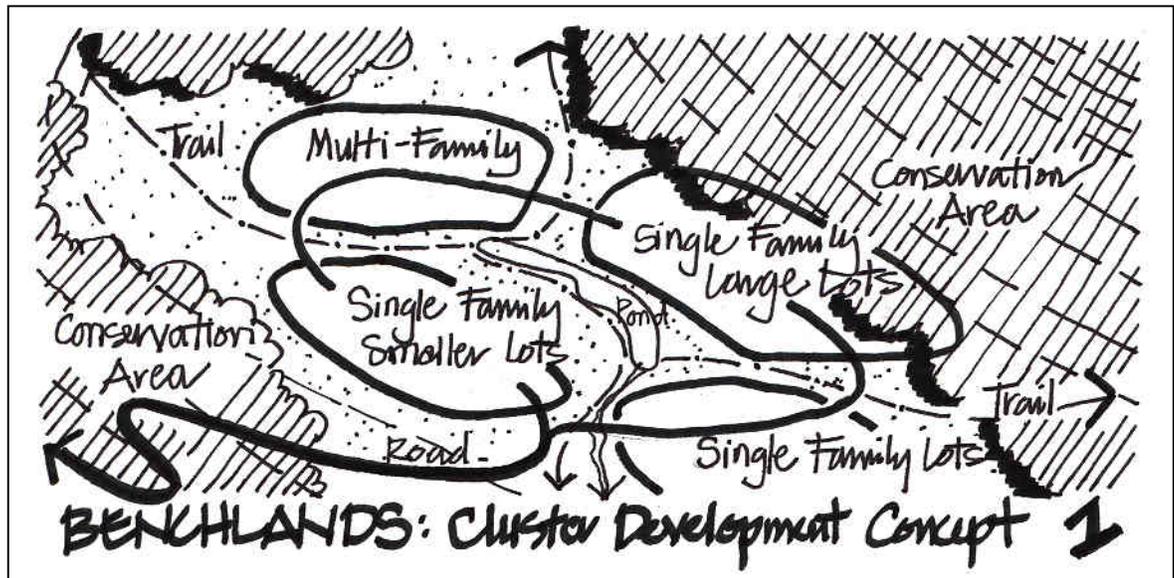
- The potential to provide more affordable housing is enhanced by providing for higher density (small lot and townhouse development) and the resulting lower servicing and construction costs per unit.
- In addition, the innovative concept provides for a greater diversity of housing types and sizes to cater to households with varying incomes and housing needs.
- The larger size of the parcel also provides for flexibility in phasing, thus providing more ways to respond to changing market demands.

**Case Study 7: Urban Edge Greenfield Development “Outfield Innovations”  
CD New Zone for Comprehensive Development  
Kettle Valley Ranch Conservation Development**

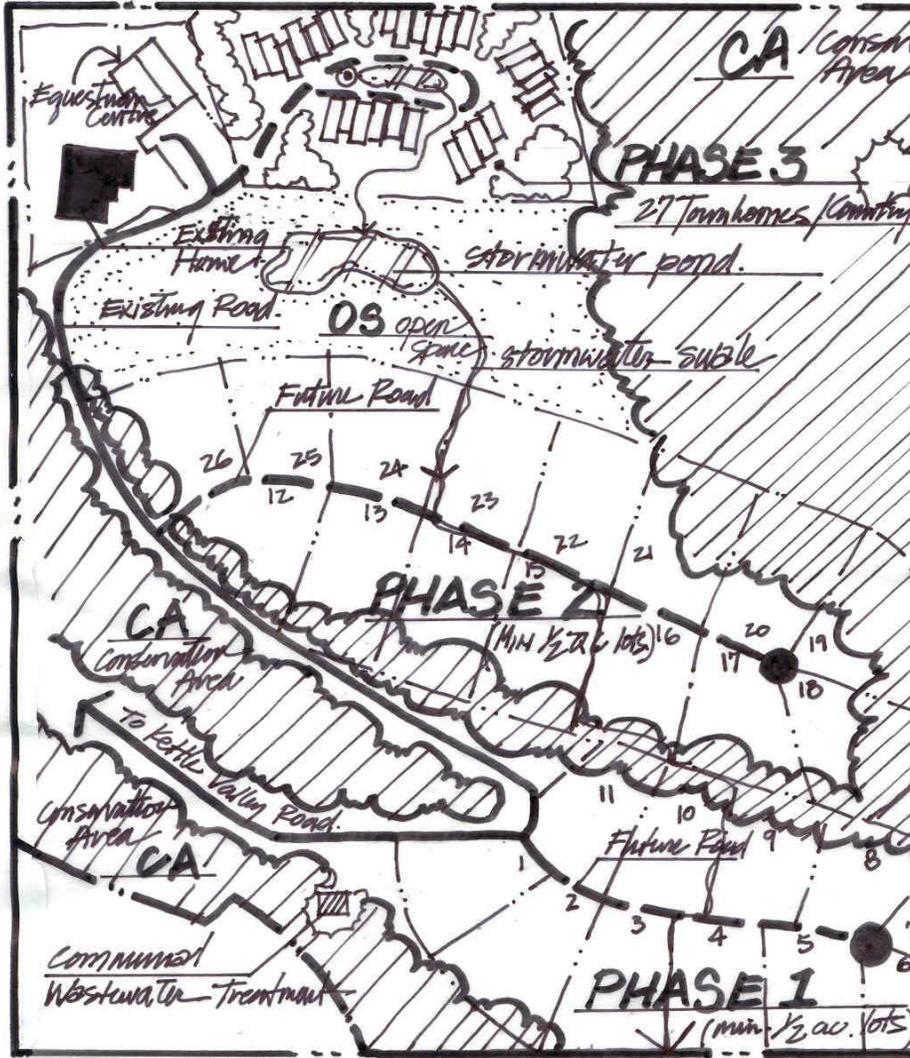
The Kettle Valley Ranch lands are situated up on a bench east of the downtown area. The proposed concept saves at least 50% of the site as open space and conservation area as a condition to transfer density to the balance of the 16 hectares (see Appendix B – Cluster Development Guidelines for further details).

Conditions:

- Existence of environmentally sensitive areas and hazard areas
- Significant community benefit in conserving visually sensitive lands and the trees associated with those lands
- Providing significant open space and an associated trail system to link to regional recreation resources
- Provide a variety of housing in a sensitive site planning configuration that retains views, vegetation and minimizes site disturbance
- Provide water from wells on site and provide wastewater treatment through a community wastewater facility that serves all the community members
- Provide a surface stormwater management system that collects the water through a series of ponds and swales and drains naturally off site when necessary, otherwise recharges the groundwater on site.



The Cluster Concept shown above illustrates the conservation of a variety of environmentally sensitive lands and the provision of a variety of housing. The detailed concept on the following page shows how the cluster concept can be applied to the Kettle Valley Ranch property with the same objectives.



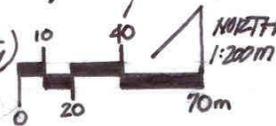
**Financial Implications of Case 7: Innovative Cluster Zone**

- The potential to provide more affordable housing is enhanced by providing for higher density in clusters (smaller lots and townhouse development) and the resulting lower servicing and construction costs per unit.
- In addition, this cluster concept provides for a greater diversity of housing types and sizes to cater to households with varying incomes and housing needs.
- The parcel size also provides for flexibility in phasing, and servicing provisions thus providing more ways to respond to changing market demands.
- The more isolated location provides the opportunity for “greener” infrastructure that is more environmentally friendly and could reduce costs over the longer term (e.g., surface water run-off and recharge, community water wells)

**KETTLE VALLEY RANCH**

**CD Comprehensive Development Concept**  
(modified Cluster/Residential Mixed Density)

MVHT/July 2004



## 6.0 CONCLUSIONS AND NEXT STEPS

### 6.1 Housing Affordability and Challenges

The table below summarizes the results of the financial analyses of five case studies undertaken in this study. It represents the cross-section of challenges, opportunities, and innovations that face Hope in addressing a fresh new housing strategy of increased affordability through innovation.

**Table 1**  
**Results of Case Study Financial Analyses**

<u>Case #</u>	<u>Description</u>	<u>Site Size (sq.ft.)</u>	<u>Type of Development</u>	<u># Units</u>	<u>Unit Size</u>	<u>Owned or Rented</u>	<u>Price (ex. GST)</u>	<u>Household INCOME</u>
1	RS1 Infill	RS1 Lot	Coach House	1	900	Rented	\$800 (mo. rent)	\$40,000
2	RS3 Small Lot	RS3 Lot	SF Home	1	1300	Owned	\$187,601	\$54,408
3	RS3 Duplex	RS3 Lot	Duplex	2	1400	Owned	\$142,346	\$49,691
4	Downtown Multifamily	24,240	Apartment 4 story	40	960	Owned	\$161,264	\$53,369
5a	Riverfront Low Density	196,020 (4.5 acres)	Single Dwelling Homes	23	1,400	Owned	\$250,000	\$81,225
5b	Riverfront Medium Density	196,020 (4.5 acres)	Single Dwelling Homes	34	1400	Owned	\$220,000	\$72,946
5c	Riverfront Townhouses	196,020 (4.5 acres)	Townhomes	80	1,200	Owned	\$170,000	\$57,148

Major conclusions of the analyses and implications for Hope policies and strategies for creating more affordable market housing include:

- Housing affordability is an issue in the District of Hope. There are many households unable to afford owned housing and many that are unable to find and afford rental housing.
- With scarce resources available at federal, provincial and local levels for affordable housing, governments have had to rely on the private sector to provide affordable housing alternatives. However, as demonstrated in the case studies, private sector housing solutions can provide

owned housing for households with annual incomes as low as \$50,000 to \$55,000 with the innovative housing forms investigated in this study. Rental strategies such as pursuing granny flats and coach houses can assist households whose incomes are in the \$20,000 (granny flats) to \$40,000 (coach house) range. However, there is resistance in pursuing these alternatives in Hope given the small size of the market, reliance on traditional single family solutions, unwillingness to experiment with unconventional approaches, uncertainty surrounding rising costs, and other factors.

- The Hope housing market is still firmly grounded in single dwelling housing solutions. Innovative (unconventional), well designed, and affordable housing alternatives must be pursued if the District is to increase the supply of affordable housing in Hope. Educating developers to the market opportunities, the public to the quality of neighborhoods and housing that could be created and helping households see the financial merits of pursuing these and other innovative housing solutions is the key to ensuring that a place for these housing forms is found in Hope.
- With the limitations on the private sector in providing more affordable housing for Hope, there is a need for the District to become involved in creating a more favourable environment for developers to produce more affordable housing.

## **6.2 Toward More Affordable and Innovative Housing**

The following summarizes some of the strategies that the District could pursue to help support more affordable and innovative housing forms in Hope:

- Develop an affordable market housing strategy to ensure continued community focus on objectives, issues and strategies to provide affordable housing for Hope residents.
- The District, through its Planning Department, should raise the level of awareness as to the merits of pursuing affordable market housing forms including:
  - 1) Educating contractors and developers as to the market opportunities and financial incentives to pursuing innovative forms of housing.
  - 2) Educating households looking to buy or rent as to the financial merits of more affordable housing alternatives.
  - 3) Educating realtors as to the need for affordable market housing and the solutions that a range of innovative forms of housing can provide.
  - 4) Educating the public as to how affordable market housing alternatives can help to create good neighborhoods.
- Dialogue with contractors and developers to identify ways to remove policy and regulatory obstacles to facilitate the provision of affordable market housing.
- Promote the development of more affordable market housing by:
  - 1) Permitting development of a full range of housing types.
  - 2) Encouraging secondary suites, e.g. granny flats, coach houses, and basement suites.
  - 3) Investigating innovation in subdivision design.

- 4) Promoting development of a range of lot size, particularly smaller lots.
  - 5) Excluding affordable housing from growth management systems.
  - 6) Creating an infill and housing replacement program.
  - 7) Attracting manufactured homes on small lots.
  - 8) Encouraging more multiple family development, primarily townhouse but also apartment development.
- Consider exemptions of City fees for production of some forms of affordable market and non-market housing.
  - Promote perpetually affordable housing on District lands:
    - 1) District lands are made available to developers at lower than market value.
    - 2) Developers provide single or multiple family housing and agree to lower than market but reasonable profits.
    - 3) Units are sold with covenants requiring that owners are Hope residents and that future sales prices of the units are tied to a consumer or housing index.
  - Assist non-profit groups by providing lower cost lands.
  - Provide financial assistance, e.g. loans for secondary suites.
  - Maximize the use of existing senior government housing programs and advocate for increased funding for more affordable housing.
  - Increase the amount of developable land in Hope by:
    - Investigating Crown Land holdings and release strategies for at least recreation homes or cluster development; and
    - Examining ways of increasing land holdings for housing development such as zoning for mixed uses, converting land zoned for other uses to residential uses, and exploring District boundary expansion opportunities

## 6.3 Recommended Zoning and Policy Framework

<b>LIMITS OF EXISTING ZONING BYLAW AND SUGGESTED AMENDMENTS (*bold)</b>		
<b>Summary of Current Residential Zone Requirements, District of Hope</b>		
<b>Zone</b>	<b>Description</b>	<b>Units/acre (Units/hectare)</b>
<b>L-1 Limited Use</b>	Difficult site features, hazards, servicing problems, limited access, or location in a watershed, or Crown land in provincial forest has limited development potential <b>*(Cluster provision recently introduced in CR-1 and L-1 areas)</b>	Subdivision min 39.5 acres (16 ha)
<b>RU-1 Rural</b>	Land suited for low density rural uses, resource potential, agricultural or recreational uses: large parcel size, arability, isolation from urban devt, freedom from hazardous conditions	Subdivision min 9.9 acres (4 ha)
<b>CR-1 Country Residential</b>	Rural residential & limited agricultural, with adequate drainage, potable water, adequate sewage disposal, proximity to urban services, freedom from hazardous conditions <b>*(Cluster provision recently introduced in CR-1 and L-1 areas)</b>	Subdiv min: 1 acre (0.4 ha) if approved community water 2.47 acres (1.0 ha) if no AC water
<b>RS-1 Single Family Residential</b>	Accommodate one family residential development on land currently or soon to be on AC water & AC sewer <b>*(Add a provision within RS zones to permit a Coach House or a suite on a lot with specific minimum lot dimensions (18m) and lane access; a suite and coach house can not be located on the same lot)</b>	Subdiv min: 0.11 ac (464.5 sq. m.) with AC water & sewer 0.23 ac (925 sq. m) with AC water but no AC sewer 1.97 ac (0.8 ha) neither AC water or sewer
<b>RS-2 Single Family Residential</b>	Accommodate one family residential development on land currently or soon to be on AC water & AC sewer <b>*(These smaller lots were introduced recently)</b>	<b>(375 sq. m.) with AC water &amp; sewer maximum lot coverage 45%</b>
<b>*NEW ZONE RS-3 Single Family Residential (Infill Lots)</b>	Accommodate additional one family residential infill development by subdividing existing lots on serviced land or utilizing residual lots of awkward dimensions (street end and sliver lots)	<b>(300 sq. m.) with AC water &amp; sewer maximum lot coverage 50%</b>

<b>RT-1 Two Family Residential</b>	One family and two family development because of location and currently or soon to be on AC water & AC sewer	<p>Subdivide for one-family du:  0.11 ac (464.5 sq. m.) with AC water &amp; sewer  0.23 ac (925 sq. m) with AC water but no AC sewer  1.97 ac (0.8 ha) neither AC water or sewer</p> <p>Subdiv for two-family du:  0.17 ac (695 sq. m.) with AC water &amp; sewer  0.28 ac (1,125 sq. m.) with AC water but not sewer  2.47 ac (1 ha) with no AC w&amp;s</p>
<b>RM-1 Multiple Family Residential</b>	Multiple family development in areas near downtown on lots fully serviced by AC water, sewers and paved highways	<p>10 or more du's requires common amenity area of &gt;100 sq. m.; private amenity areas of &gt;15 sq. m. for each townhouse or ground oriented du, or &gt;5 sq. m. for each apartment.</p> <p>Subdiv size:  &lt;4 du's: 900 sq. m.  &gt;5 du's: 1000 sq. m.  Maximum density in triplex or fourplex: 35 du's/ha and &lt;40% coverage  Maximum density for apartment or seniors housing &lt;70 du's/ha &amp; &lt;60% coverage</p>
<b>* (NEW ZONE) RM-2 Multiple Family Residential</b>	Multiple Family development <u>mixed use development</u> in areas in and near the downtown on lots fully serviced by AC water, sewers and paved highways	10 or more development units with other requirements as RM-1 <u>with the provision for a bonus density of 10 development units residential development over commercial development or live/work units.</u>
<b>*(NEW ZONE) CD (Comprehensive Development Zone)</b>	Comprehensive Development to permit mixed use development on larger parcels that require specific customized development standards (e.g., commercial office and retail, residential seniors and special needs housing, sensitive development area conservation etc.)	Minimum lot size of 5 acres with specific rationale for development program in conformance to Intensive Development Permit Guidelines and Sustainable Development Guidelines

## 6.4 Next Steps

This study recommends that four new zoning categories be finalized and reviewed by legal counsel for approval and adoption by Council to the Zoning and Development Bylaw. These new zones or existing zoning amendments include in accordance with **zoning templates outlined in**

### **Appendix C:**

- Permit Coach Houses and Granny Flats within the **RS-1** zone on lots with a minimum lot area and lane access (see Chilliwack CD-10 zone for an example).
- **RS-3** small lot zoning to permit special infill lots on large urban lots;
- **RM-2** zoning to encourage mixed use in the Central Business District; and
- **CD zone** to permit special exceptions in larger developments that do not fit other zones but introduce different housing in a more customized design that best fits the site.
- **Sustainable Development Guidelines** for “intensive developments” and CD zones (see Appendix A).

# **APPENDIX**

**A. General Sustainable Site Development Guidelines**

**B. Cluster Development Guidelines in Sensitive Areas Summary**

**C. Suggested New Zone Templates**

1. Infill Lot prototypes - RS-3 zone
2. Mixed Use Commercial Residential Zone
3. Comprehensive Development - CD zone

**D. Financial Analysis of Five Case Studies**

**E. Hope Socio-Economic Profile**

## **APPENDIX A:**

### **General Sustainable Site Development Guidelines**

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The goal is to provide additional housing opportunities and maximize housing choice, protect the environment, reduce costs, and maximize the quality of development. These guidelines are intended to be used with “intensive development” and Comprehensive Development applications.

#### **Principles**

##### **1. Create a Variety of Housing Types and Forms**

- Provide a broader choice of housing types and forms;
- Include housing types that include empty-nesters, and other potential market segments that are not included in the Hope market;
- Expand more efficient and affordable housing types including suites, coach houses, small lots, and townhouses that provide alternative entry-level housing.

##### **2. Fit the Context and Go with the Flow of the Land**

- Create a unique site signature,
- Fit with the natural lines of the land forms, and
- Reduce any physical impacts on the site.

##### **3. Cluster Development**

- Minimize ecological footprint and maximize amenity,
- Create cost efficiencies, and
- Reduce visual, storm water, vegetation, and wildlife impacts.

##### **4. Manage Resource Use Locally**

- Use local potable water sources,
- Create a local community waste water management plant,
- Manage storm water on site, and
- Minimize energy use.

##### **5. Design to a High Standard that Fits with the Rural Context**

- Minimize road design intrusion on the natural setting or in the urban areas,
- Create water and waste water systems that serve the resident population in a cost effective and visually unobtrusive manner, and
- Devise innovative storm water management methods that translate to water feature amenities, reduce erosion, and provide ground water recharge.

##### **6. Create Flexible Land Use Regulations to Optimize Quality Land Development**

- Encourage innovative development through performance standards rather than single use regulations,
- Encourage high quality site planning and building design through helpful development permit guidelines and subdivision standards that encompass a variety of circumstances, and
- Create incentives to improve the local environment, provide housing choice, and contribute to the longer-term growth of the District.

## **Sustainable Development Guidelines**

The following guidelines include environmental, social, and economic elements that provide reference for future development in the District of Hope. Proponents are also required to conform to any municipal, provincial, or federal regulations or guidelines regarding the development.

### **1. Trees and Vegetation: Retention, Relocation and Replacement**

- a. Existing trees and vegetation should be retained and protected where possible and incorporated into site planning.
- b. Groups of trees should be retained to protect against potential isolated tree hazard situations and preserve the associated understory vegetation for minimum disturbance of existing conditions.
- c. If tree retention is not possible, as a second alternative the trees should be relocated to other parts of the site.
- d. As a third alternative, tree replacement with the appropriate tree species (native if possible) and location in keeping with the site's development should be considered.
- e. Where trees are removed (in excess of 20cm in diameter), they should be replaced in another location on site if possible (statement of compensation is required that indicates the replacement target as a percentage of original disturbed area or number of trees.)
- f. A variety of native trees and vegetation should be provided to minimize maintenance, water use, and integrate the planting design into the traditional landscape character as much as possible.
- g. Existing planting patterns and connections to adjoining properties should be extended and reinforced where possible.

### **2. Water: Surface and Groundwater Protection**

- a. Permeable surfaces should be maximized to reduce the stormwater runoff and recharge groundwater in the following priority order: First, grass; then gravel on sand and, third, paving stone on sand.
- b. Provide on-site stormwater storage by incorporating ponds or similar recreation/amenity features that have multiple functions. These stormwater storage ponds and associated drainage areas will be vegetated with appropriate plant species to help cleanse the water.
- c. Streams should be retained or replaced (compensation) and supported by the District of Hope Engineering Department as well as the Department of Fisheries and Oceans.
- d. Ditches or swales should be created, where appropriate, to carry, filter, and reduce surface runoff as well as minimize underground infrastructure.
- e. Grey water should be recycled on site, if possible, for irrigation purposes to reduce water use, wastewater, and runoff.

### **3. Wildlife Habitat: Retention, Replacement, and Enhancement**

- a. High value wildlife habitat areas (i.e. wetlands and riparian areas), should be retained. Where it is not possible to retain this habitat a replacement of equal or greater habitat (ponds and water features) is required;
- b. Moderate Value Wildlife Habitats will be conserved where possible. The goal is to create a net environmental gain so that the area is more environmentally rich after development than before.
- c. Biodiversity should be provided in vegetation type, water features, and other characteristics of habitat in any restoration or conservation plans for the site.

### **4. Soils: Retention, Cleansing, and Replacement**

- a. Topsoil should be retained to provide a rich basis for site planting and landscape development.
- b. Soil quality should be improved where necessary by remediation on site or relocate soil where appropriate.
- c. Contaminated soils should be replaced with quality soil to enhance plant growth and water quality.

### **5. Air Quality and Transportation: Proximity and Land Use**

- a. Walking and bicycling should be encouraged by linking development to adjacent bikeways, greenways, and other pathways.
- b. Convenient, safe, and accessible pedestrian and bicycle connections should be provided to major public transit routes.
- c. Land uses should be connected or integrated with neighbourhood services, including shopping, and other parks.

### **6. Energy: Conservation and Efficiency**

- a. Buildings should be oriented to maximize solar orientation, taking into consideration building placement and planting design.
- b. Building materials, systems and construction methods should be used to conserve energy, and reduce long-term operating (life-cycle) costs.

### **7. Solid Waste: Reuse and Recycle**

- a. A waste management plan is required that can provide recycling and reuse in close proximity by different users where appropriate.

### **8. Construction: Protection and Conservation**

- a. Sensitive area protection fencing, sedimentation ponds, staging areas, and other site protection measures will be in place before construction commencement.
- b. Grading and clearing should be undertaken during dry periods if possible to reduce potential soil disturbance and surface water impacts. Clearing should occur close to commencement of construction to reduce the exposure of soils and associated erosion.
- c. If any soil is stockpiled for more than a week, ensure that it is covered with polyethylene to prevent run-off and erosion.

- d. Drainage design will include sediment control and spill prevention. Drainage design will include sediment fencing, interception ditches, and sedimentation ponds.
- e. Storage of materials will be limited to designated areas that will not affect protected trees and other sensitive areas.
- f. Protected trees will be tagged with florescent tape and protected areas will be signified by fencing with designated signs.
- g. A specific construction staging areas will be located at least 30 meters from ephemeral drainage channels and perimeter ditches and bermed to contain any liquid spills. This area will include at risk activities such as refueling, mixing concrete or maintenance.
- h. Construction equipment and vehicles will be limited to specific areas and will not disturb any sensitive areas unless with special construction requirements specified in supplemental construction guidelines.
- i. Inspect the construction site fencing and other protection measures regularly to ensure that they are in place.
- j. After construction, revegetate disturbed sites as soon as possible.

**9. Heritage Resources: Conservation and Recognition**

- a. The significant natural and built assets on the site including trees and building structures will be conserved.
- b. An educational program will recognize these heritage assets (e.g., sign displayed with explanation and significance).

**10. Revenue Generation: Direct and Indirect**

- a. The development requires economic benefits including:
  - i. Direct revenue from facility operations; and
  - ii. Potential economic spin-offs that will benefit the District of Hope.

**11. Other Economic Benefits: Direct and Indirect**

- a. The development should consider potential economic benefits including tax benefits and other potential (direct and indirect) economic benefits (jobs, revenues etc) to the District of Hope.

**12. Financial: Risk and Adaptability**

- a. The development proposal should minimize financial risk to the District of Hope;
- b. The development should also be adaptable to changing markets and demands for enduring success (e.g., phase development to allow for different uses).

## **APPENDIX B:**

### **Residential Cluster Planning and Design Guidelines Summary**

#### **Intent**

The primary intention of the *Residential Cluster Zone* is retain the beauty of the Hope mountain and streamside landscapes while encouraging high quality developments that allow Hope to grow in a way fitting to its sensitive mountain environment.

Applicants should realize that a significant amount of useable public open space will be required in return for a substantial increase in development density. There must be a fair and measurable public benefit in return for the additional density.

These development permit design guidelines are to be used to evaluate and guide development for the *Residential Cluster (R-C) Zone* within the District of Hope. Specifically, these design guidelines apply to those areas outside the downtown area along the mountainsides, in hazard areas, and floodplain areas where a *Residential Cluster Zone* may be considered and the approving officer is satisfied that the application has fulfilled the minimum standards (outlined below) necessary for consideration.

#### **Application to Official Community Plan and Zoning Bylaw**

The *Residential Cluster (R-C)* designation within the Official Community Plan is not a site-specific designation and **will only be considered** in areas that are zoned either:

1. *Country Residential (CR-1)*; or
2. *Limited Use (L-1)*.

#### **Minimum Standards Criteria**

To be considered for a *Residential Cluster (R-C)* designation, the following five minimum standards are required before an application will be accepted:

1. **Parcel Size:** The parcel is a minimum of 5 acres (2 ha);
2. **Geotechnical Study:** A geotechnical study is completed if the parcel is located within a designated Hazard Area;
3. **Land Use, Open Space, and Lot Size:** A dedication of at least 50% open space is being considered in the form of recreation and conservation area (covenanted in specific cases to ensure protection), in addition to the individual residential lots and roads. The open space dedication must be in whole, or at least a significant portion, part of a continuous open space system or conservation area that extends, or has the potential to extend, off-site as part of a larger local or regional system.

Open space will generally not be accepted that is non-developable and has no recreation value unless it is deemed a significant natural feature or has measurable ecological significance.

## RESIDENTIAL CLUSTER ZONE REQUIREMENTS MATRIX

LAND USE	OPEN SPACE % (note 1)	Minimum LOT SIZE
1. Single Family	50%	SF 7,500 sq. ft. 700 sq. m.
2. Single Family/Duplex	70%	Duplex 4,000 sq. ft. <b>(note 2)</b> 372 sq. m.
3. Single Family/ Duplex/Ground-Oriented Multiple Unit Residential Buildings	80%	Ground-oriented multiple residential buildings ½ acre lot <b>(note 2)</b> 2,000 sq. m
<b>Notes:</b>		
1. Publicly accessible open space to be determined by the District of Hope.		
2. Duplex and Ground-oriented multiple residential buildings may be granted to category 1, and Ground-oriented multiple residential buildings to category 2, at the discretion of the Approving Officer and the District of Hope Council.		
3. The overall gross density may not exceed 2 units/acre (5 u/g/ha) or ½ acre gross density.		

4. **Fit:** The parcel is considered an appropriate choice for cluster residential development in terms of its location along the mountainside or waterfront, and that the cluster concept fits in with the adjoining patterns of development.
5. **Servicing:** The site is in an area that can be accessed by a road in accordance with District of Hope standards, and other services such as potable water, sanitary sewer, and storm water can be managed on site or be readily available to the District of Hope and the Ministry of Health standards.

### **Design and Development Goals**

These design guidelines are used to:

- Create a high quality residential development by coordinating site development, servicing, open space conservation, and residential unit construction;
- Establish design standards that are relevant to the community and the specific mountain and floodplain setting;
- Reduce the visual impacts of development within and from outside the site;
- Protect the residents from potential hazardous situations associated with rock fall, land slides, flooding and other associated impacts of extreme mountain environments;
- Conserve the rural setting and natural environment, so highly regarded by local residents and visitors; and
- Reduce private and public costs associated with servicing, development, and maintenance of these special areas.

The result of comprehensive development review and consideration in accordance with these guidelines should be an appropriate development solution to difficult development challenges. The associated thoughtful design will integrate with the surroundings and provide for the growth of Hope in an efficient, and sensitive manner.

## APPENDIX C: ZONING TEMPLATES FOR PROPOSED ZONES

### Residential Zone (Infill Lot)

The purpose of this zone is to permit single dwelling units on small lots.



#### Principal Uses

- single dwelling unit

#### Accessory Uses

- home occupation.

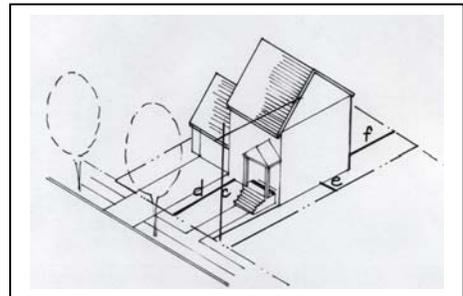
#### Development Regulations

##### Subdivision Regulations

- a) minimum lot width 8.0 m on cul de sac or 11.0 m on road
- b) minimum lot area 325 m<sup>2</sup> (panhandle lot area 450m<sup>2</sup>)

##### Site Development Regulations

- a. Maximum density: 1 building per lot; maximum 0.5 Floor Space Ratio
- b. Maximum site coverage: 50%
- c. Maximum height: 9.0 m; accessory 5.0 m
- d. Minimum front yard: 4.5 m for single family dwellings
- e. Minimum side yard: 1.5 m to one side and 3.0 m to the other
- f. Minimum rear yard: 4.5 m for single dwellings and 1.0 for other uses



#### Other Specific Restrictions

- Minimum driveway length 6.0 m
- Where a rear lane is available, access is only permitted from the lane and only one garage or carport shall be allowed per lot

## Mixed Use Commercial Residential Zone

The purpose of this zone is to permit mixed-use commercial and residential uses with residential uses above ground floor commercial uses.



### Principal Uses

### Accessory Uses

#### Commercial

- retail uses such as show rooms and wholesale outlets;
- food and beverage processing;
- personal services;
- printing and publishing
- public assembly uses including; business and vocational instruction;
- civic uses;
- transportation terminal
- neighbourhood pub
- veterinary clinic/animal hospital
- computer research and development

#### Residential

- multiple unit dwelling

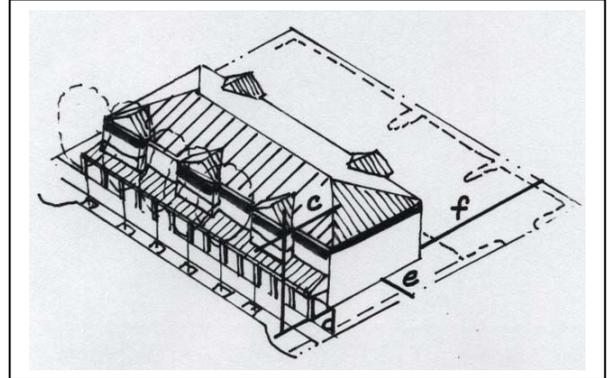
### Development Regulations

#### Subdivision Regulations

- a) minimum lot width: 15 m
- b) minimum lot area: 600m<sup>2</sup> with water and sewer

## Site Development Regulations

- a) **maximum density:** 1.5 FSR
  - b) **maximum site coverage:** 50%
  - c) **maximum height:** 12.0 m for principal buildings; 5.0 m for accessory buildings.
  - d) **minimum front yard:** 1.2 m for commercial; 3.0 m for residential
  - e) **minimum side yard:** 0.0 m except 1.5 m if adjacent to a residential lot
  - f) **minimum rear yard:** 3.0 m, except 4.5 m if commercial is adjacent to a residential lot
- (Please review these regulations so that they are consistent with current policies)**



## Other Specific Restrictions

- Residential uses must be above the ground floor of a building containing the primary use
- The minimum floor area of an accessory residential dwelling is 32.0 m<sup>2</sup> for a bachelor dwelling and 50 m<sup>2</sup> for all other dwellings.
- Off street parking for residential uses is prohibited between the front lot line and the front face of the building.
- Ten percent (10%) of the lot must be walkways, plazas or landscaped areas (DNC)

## Comprehensive Development Zone

(See CD-10 in Appendix for example)

The purpose of this zone is to provide for a comprehensive development zone that permits a variety of uses specific to the needs of the site.



### Principal Uses

- As specified

### Accessory Uses

## Development Regulations

### Subdivision Regulations

- a) minimum lot width:
- b) minimum lot area:

### Site Development Regulations

- a) maximum density:
- b) maximum site coverage:
- c) maximum height:
- d) minimum front yard:
- e) minimum side yard:
- f) minimum rear yard:

## 15.1. 5 Other Site Restrictions

**CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE**  
**CITY OF CHILLIWACK, GARRISON CROSSING NEIGHBOURHOOD EXAMPLE**

(1) DESCRIPTION

The CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE consists of 62.12 hectares (153.50 acres) of land on the former Chilliwack Canadian Forces Base (Parcel A), located north of Keith Wilson Road at Vedder Road, where a residential/commercial development plan has been considered and approved by Council.

(2) PERMITTED USES

(a) ONE FAMILY RESIDENTIAL

(i) Single family detached dwelling

(b) TWO FAMILY RESIDENTIAL

(i) Duplex

(c) MULTI FAMILY RESIDENTIAL

(i) Townhouse

(ii) Apartment Block

(d) CONGREGATE LIVING HOUSING

(e) SECONDARY SUITE (subject to Special Regulation)

(f) COACH HOUSE (subject to Special Regulation)

(g) MIXED USE (subject to Special Regulation)

(h) URBAN ANCILLARY USES (subject to Special Regulation)

(i) OFF STREET PARKING

(j) BOARDING

(k) ACCESSORY HOME OCCUPATION (subject to Special Regulation)

(3) LOT SIZE (Residential lots as follows)

(a) Residential 240 m<sup>2</sup> (Duplex lots only, maximum 10%)

300 m<sup>2</sup> (maximum 40% of lots)

Balance of lots to be greater than 300 m<sup>2</sup>

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

- (4) LOT DIMENSIONS (Residential lots as follows)
  - (a) Duplex lots to be a minimum average width of 8m with a depth of 30m.
  - (b) Single Family lots to be a minimum average width of 10m with a depth of 25m.

(5) DENSITY

- (a) The total number of residential units shall range from a minimum of 1000 units to a maximum of 1500 units, including the following:
  - (i) A minimum of 800 Single Family and Duplex dwellings of which 10% may include Coach Houses; and
  - (ii) A minimum of 200 Multiple Family dwellings, which may include Townhouses, Apartments, and Congregate Living Housing.

The minimum number of 200 Multiple Family dwellings shall be built on the following parcels as illustrated in the accompanying CD-10 Zone illustration.

PARCEL 1:	90 (Phase 1)
PARCEL 2:	NONE
PARCEL 3:	68
PARCELS 4-8:	42
<hr/>	
TOTAL:	200 Multiple Family Dwellings

- (b) The total floor area of new Mixed Use development shall not exceed 2.0 FAR and include residential units to the ranges specified in (5) (a) above.

14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE (continued)



(6) LOT COVERAGE

- |     |                              |                                     |
|-----|------------------------------|-------------------------------------|
| (a) | Residential Use              | 50%                                 |
|     | (Covered Off-Street Parking) |                                     |
| (b) | Commercial Use               | 60%                                 |
| (c) | Institutional Use            | 60%                                 |
| (d) | Urban Ancillary Use          | 30 m <sup>2</sup> per dwelling unit |

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

(7) FLOOR AREA RATIO (maximum)					
(a)	Single Family/Duplexes	.75			
(b)	Townhouses	1.0			
(c)	Apartments	2.0			
(d)	Mixed Uses	2.0			
(8) SETBACKS		<u>FLL</u>	<u>RLL</u>	<u>ISLL</u>	<u>ESLL</u>
(a)	Single Family/Duplexes	3.0	6.0	1.2	3.0
	(i) Front porches	2.0			
	(ii) Garages	4.5			
(b)	Townhouses	6.0	6.0	6.0	6.0
	(i) Balcony	4.8	4.8	4.8	4.8
	(ii) Indoor Amenities	3.0	3.0	3.0	3.0
	(limited to a height of one floor and roof)				
	(iii) Entry Features	2.0	2.0	2.0	2.0
	(limited to a height of one floor and roof)				
(c)	Apartments	6.0	6.0	6.0	6.0
	(i) Balcony	4.8	4.8	4.8	4.8
	(ii) Indoor Amenities	3.0	3.0	3.0	3.0
	(limited to a height of one floor and roof)				
	(iii) Entry Features	2.0	2.0	2.0	2.0
	(limited to a height of one floor and roof)				

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

(d)	Congregate Living Housing	6.0	6.0	6.0	3.0
	(i) Balcony	4.8	4.8	4.8	4.8
	(ii) Indoor Amenities	3.0	3.0	3.0	3.0
	(limited to a height of one floor and roof)				
	(iii) Entry Features	2.0	2.0	2.0	2.0
	(limited to a height of one floor and roof)				
(e)	Urban Ancillary Use	3.0	1.4	0.0	2.0
	(not permitted in front yard)				
(f)	Mixed Use	2.0	6.0	0.0	3.0
	(i) Weather Protection	0.0			
	(including support structure)				

(9) SITING

- (a) Where more than one building is located on a single parcel, then a minimum of 9m distances are required when the buildings are located face to face or year yard to rear yard. In cases where buildings are located side-by-side, this setback distance does not apply.

(10) BUILDING HEIGHT

(a)	ONE FAMILY RESIDENTIAL	10.0 m
(b)	TWO FAMILY (Duplex)	10.0 m
(c)	MULTI FAMILY RESIDENTIAL	
	(i) Townhouses	13.0 m
	(ii) Apartment	15.0 m
(d)	CONGREGATE LIVING FACILITY	15.0 m
(e)	URBAN ANCILLIARY	4.0 m
(f)	COMMERCIAL USE	15.0 m
(g)	MIXED USE	15.0 m

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

(h) INSTITUTIONAL 15.0 m

(11) OFF STREET PARKING (minimum)

(a) Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW;

(b) Shall provide at least the following minimum number of spaces:

- (i) 2 spaces per one family or townhouse dwelling unit with a number not exceeding 50% of the total number of parking spaces for townhouse use permitted as tandem parking
- (ii) 1.5 spaces per apartment dwelling unit
- (iii) 1 space per 5 dwelling units (accessible to the public and designated as “visitor parking”), where an equivalent number of on-street parking spaces are unavailable on a road abutting the property
- (iv) 0.50 spaces per congregate living unit
- (v) one space per 40 m<sup>2</sup> office or sales
- (vi) one space per 16 m<sup>2</sup> restaurant or assembly

(12) OFF STREET LOADING

(a) Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW;

(b) Shall provide at least the following number of spaces:

- (i) 1 space per 1000 m<sup>2</sup> gross floor area

(13) AMENITY AREA (minimum)

(a) Shall be developed in accordance with the requirements of Section 5.02 of this BYLAW.

(b) A private amenity area not less than 15 m<sup>2</sup> in area and having a minimum dimension of not less than 4.5 m shall be provided for and contiguous to each ground oriented dwelling unit.

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

- (c) Excluding CONGREGATE LIVING HOUSING, a private amenity area not less than 5 m<sup>2</sup> in area and having minimum dimensions of not less than 1.5 m shall be provided for and contiguous to each dwelling unit that is not ground oriented.
- (d) A common amenity area of not less than 200 m<sup>2</sup> and a minimum dimension of not less than 6 m shall be provided for all multi family uses with more than 10 units.
- (e) A storage locker developed in accordance with Section 5.02(5) of this BYLAW shall be provided for each multi family dwelling unit.
- (f) For CONGREGATE LIVING HOUSING development, at least 20 percent of the total residential building space shall be devoted to Common Facility Use and indoor common amenity area.

(14) FENCING, SCREENING & LANDSCAPING

- (a) Fencing, screening, and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. The Commercial development to be in compliance with the standards of the C2 Zone, Townhouses in compliance with the R4 and R4-A Zones, Medium Density Multiple Family Residential in compliance with the R5 Zone, Congregate Care Facility in compliance with the R6 Zone, as identified in Section 5.05 of the BYLAW.
- (b) Where a COMMERCIAL use adjoins a RESIDENTIAL use, screening of 2.0 m in height shall be provided along the common property line.

(15) SIGNS

- (a) Shall be located and constructed in accordance with the CITY SIGN BYLAW, in force from time to time.

## 14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE (continued)

### (16) SPECIAL REGULATIONS

- (a) The RESIDENTIAL dwelling units and MIXED USE space shall be in conformity with agreements with the City pertaining to the CD-10 Zone.
- (b) COACH HOUSES shall be located on residential lots with a minimum width of 13.4 m. They also shall be located in the rear yard with lane access and have a minimum habitable area of 40 m<sup>2</sup>. Coach Houses are not permitted on lots with Secondary Suites.
- (c) SECONDARY SUITES shall be located on residential lots with a minimum width of 13.4 m. A minimum of 2 covered parking spaces shall be provided as well as 2 additional parking spaces. Access to the basements shall be by the side yards only. Secondary Suites are not permitted on lots with Coach Houses.
- (d) MIXED USE may include RESIDENTIAL DWELLINGS (as specified in (2) Permitted Uses), COMMERCIAL USES permitted under the GENERAL COMMERCIAL zone under Section 6.03, and INSTITUTIONAL USES specified under Section 6.05.

Where RESIDENTIAL DWELLINGS are developed in conjunction with COMMERCIAL USES, the COMMERCIAL regulations shall apply to the density and setback regulations.

MIXED USE shall specifically exclude:

- (i) A night club
  - (ii) An Adult Entertainment Facility within 1 km of any school as regulated by the City Business License Bylaw, in force from time to time.
- (e) A trade waste container shall not be located within 6.0 m of a RESIDENTIAL use.
  - (f) An ACCESSORY HOME OCCUPATION, in association with a MULTI-FAMILY RESIDENTIAL USE shall be limited to the “office of a self-employed person excluding a doctor, dentist or medical professional”.
  - (g) Except in association with ONE FAMILY RESIDENTIAL USE, URBAN ANCILLARY USES shall be limited to:
    - (i) Gardening and recreational activities;
    - (ii) Household storage and maintenance;

**14.10 CD-10 (COMPREHENSIVE DEVELOPMENT – 10) ZONE** (continued)

- (iii) The keeping of household pets in accordance with the current zoning bylaw standards;
  - (iv) The off-street parking of licensed motor vehicles in association with the RESIDENTIAL USE.
- (h) The qualification of a residential development as a ADULT CARE FACILITY Use as opposed to the proposed CONGREGATE LIVING FACILITY shall be conditional upon the property owner entering into a housing agreement with the City of Chilliwack under Section 905 of the *Local Government Act*.