

Timeline Station House conservation efforts

(*) Indicates that this document was not part of the FOI request. Since I have located some District of Hope Council minutes online that do not appear within the FOI documentation, I am still checking the online document library and other sources in case there are more to add. This also includes some press releases, which I have located and added to provide additional context.

Date	Provenance / Description	Points of Note / Questions to follow up
(*) June 24 th 1982	Town of Hope Bylaw 633	<ul style="list-style-type: none"> - 'The Building known as the Hope Canadian National Railway Station is hereby designated as a municipal heritage site...passed pursuant to the provisions of Section 11 of the Heritage Conservation Act'.
August 25 th 2014	Minutes of a Committee of the Whole Meeting, District of Hope	<ul style="list-style-type: none"> - The Station House Business Case proposal was presented by Tammy Shields of Advantage Hope, which included a 'proposal for the Station House to have the ownership transferred to the District of Hope and enter an agreement with the Provincial Government to occupy the land and building. Advantage Hope also provided a recommendation analysis for them to take over the management of the site, as well as relocate the Visitor Centre and Museum to this location.' - 'Mr. Deryck Forrest, Vice-President of the Station House Society, advised that some members of the Executive are not in favour of this proposal, but it is generally accepted that something needs to be done in order to prevent the building from falling into a further state of disrepair.'
(*) August 28 th 2014	Hope Standard online 'New plan proposed for Hope Station House'	<ul style="list-style-type: none"> - Reporting of the proposal made at the August 25th Council meeting (see above). - Quotation from the then mayor Susan Johnston 'the possibility of the Station House being Hope's welcome mat is very exciting'.
September 29 th 2014	Letter from Advantage Hope to Mayor & Council entitled Hope Station House	<ul style="list-style-type: none"> - Includes an updated action plan 'that formed part of the Business Case I shared with you on August 25 2014' [see above] - It also shares – and encourages the District to accept – an agreement from the Hope Station House Community Arts & Heritage Society to hand over the Station House building to the District on the following conditions: - 'That in accepting stewardship over the Station House property the District agrees to adhere always to the following core principles in future decisions regarding management and/or development: <ul style="list-style-type: none"> o a) Preservation of the Building o b) Celebration of the Station's legacy o c) Benefitting the whole community

Timeline Station House conservation efforts

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		<ul style="list-style-type: none"> - 'That the District of Hope ratify the Business Case and Action Plan developed by Advantage Hope and presented to Council on August 25 2014, for the relocation of the Visitor Centre & Museum Complex to the Station House; and - 'That the District of Hope agree to contribute \$10,000 to the Society immediately upon notification of such resolution in order that the Society have the funds to discharge all outstanding debts and officially wind down'.
(*) October 1 st 2014	Hope Standard online 'Society supports Station House plan: Members ready to hand over the building to the district of Hope'	<ul style="list-style-type: none"> - 'Hope Station House Community Arts & Heritage Society held a special meeting on Friday night to discuss the building's future. 14 of the 17 members in attendance signed a letter of intent...to bring forward and support a resolution to turn over control and operation of the Station House building to the District of Hope by Jan 5th 2015.' - 'The Provincial government declined to renew the Society's operating license until repairs and deficiencies dating back to at least 2010 are completed.' - 'Advantage Hope is currently lobbying the district to assert ownership over the building and enter into a new agreement with the Province to occupy the property. The district would provide a \$100,000 initial contribution, which would be offset by the relocation of the Hope Visitor Centre & Museum Complex to the Station House.' - 'The Society has agreed to vacate the Station House as long as the district adheres to three principles in readapting the property – preservation of the building, celebration of the Station House legacy, and future use benefitting the whole community'.
October 14 th 2014	The District of Hope Minutes of a Regular Council Meeting	<ul style="list-style-type: none"> - 'Moved/Seconded that Council declassify the September 29 2014 In-Camera motion; - 'That Council direct staff to work with the Province to confirm District ownership of the Station House and undertake the repairs required and operate the Station as the Tourism Centre and Museum; - 'And further that staff include the estimated \$114,000 for repairs in the 2015 Capital Budget and \$8000 annually from 2015 onwards in the Operations Budget;

Timeline Station House conservation efforts

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		<ul style="list-style-type: none"> - 'And further that Council authorize District staff to engage in further detailed studies to best estimate the actual costs of initial repairs and annual maintenance required to operate the Station as the District's Tourism Centre and Museum; - 'And further that Council direct staff to report back by December 31 2014 these refined cost estimates to best inform future decisions moving forward with the repair and operation of the Station as the Tourism Centre and Museum.'
November 2014	<p>Licence of Occupation between the BC Transportation Financing Authority (BCTFA) as the owner of the Land, and the District of Hope ('the Licensee') as the owner of the Station House building occupying the land</p> <p>Sets out the terms of the lease and process by which the District of Hope will ultimately acquire ownership of the Land from the BCTFA</p>	<p>'Whereas:</p> <p>A The BCTFA is the registered owner in fee simple of the land</p> <p>B The building known as the 'Hope Station House' is owned by the Licensee and has been situate on the land since 1985, pursuant to a former lease to the Licensee and subsequent licences of occupation granted to the Licensee and the Rainbow Junction Arts Society, which operated out of Hope Station House</p> <p>C The Licensee intends to acquire the land from the BCTFA on terms to be agreed by the parties</p> <p>D Until such time as it acquires the Land, the Licensee wishes to use, occupy and maintain the Hope Station House on the Land, and the BCTFA has agreed to permit it to do so in accordance with the terms and conditions of this Agreement.</p> <p>2.1 On the terms and conditions set out in this Agreement, the BCTFA grants the Licensee a licence of occupation over the Land for the purpose of operating a tourism information centre in the Hope Station House, and the Licensee acknowledges that this Agreement does not grant it the exclusive use and occupancy of the Land.</p> <p>2.2 'The Term of this agreement commences on the Commencement Date [November 1 2014] and terminates on October 31 2019, or such earlier date as provided for in this Agreement.</p> <p>4.1 The Licensee must...(d) keep the Land, Improvements, and the Hope Station House in a safe, clean and sanitary condition satisfactory to the BCTFA.</p> <p>(n)(i) On termination of the agreement peaceably quit and deliver to the BCTFA possession of the Land and, subject to paragraphs (ii) and (iii) the Improvements, and the Hope Station House in a clean, safe and sanitary condition</p>

Timeline Station House conservation efforts

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		<p>(ii) within 60 days remove from the Land any Improvement owned by the Licensee or placed on or made to the Land by or for the Licensee, unless the BCTFA provides its written consent for the Improvement to remain on the Land, and</p> <p>(iii) restore the surface of the Land as nearly as may reasonably be possible to the same condition as it was on the Commencement Date, to the BCTFA's satisfaction.</p>
November 24 th 2014	District of Hope Regular Meeting Minutes	<ul style="list-style-type: none"> - 'Council direct staff to apply to have the municipal taxes and utilities written off in regard to the Station House Society (approx.. \$3,709.37)' (Carried)
(*)January 5 th 2015	Resolution from the Hope Station House Community Arts & Heritage Society, to turn over the Station House to the District of Hope (sets out conditions etc).	<ul style="list-style-type: none"> - '...in accepting stewardship over the Station House property, the District agrees to adhere always to the following core principles in future decisions regarding management and/or development: <ul style="list-style-type: none"> o Preservation of the Building o Celebration of the Station's Legacy o Benefitting the Whole Community - 'That the District of Hope ratify the Business Case and Action Plan developed by Advantage Hope and presented to Council on August 25 2014, for the relocation of the Visitor Centre & Museum Complex to the Station House; and - 'That the District of Hope agree to contribute \$10,000 to the Society...in order that the Society have the funds to discharge all outstanding debts and officially wind down'.
January 8 th 2015	District of Hope – Report / Recommendation to Council from the Chief Administrative Officer re. Repairs and Development of the Station House	<ul style="list-style-type: none"> - Presents a 'proposal from Advantage Hope regarding repairs and development of the Station House in order to have it operating as the District Tourism Centre and Museum as soon as possible'. - It recommends that 'Council...call for a decision at the 26 January 201 Regular Council Meeting regarding approval to contract with Advantage Hope to undertake the repair of the Station House and develop the Station House for use.' - Details relevant background from the move of the Station House to the current location, its operation by the Station House Community Arts & Heritage Society, and states 'in the last few years, membership in the Society declined and it had difficulty

Timeline Station House conservation efforts

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		<p>maintaining the building. Significant repairs and upkeep proved to be a financial challenge. As a result for the desirability of the building and location of the Station House, Advantage Hope entered into a conversation regarding the future of the building. In 2013 the Society approached Advantage Hope with the purpose of exploring options to relinquishing control while safeguarding the preservation of the building’.</p> <ul style="list-style-type: none"> - ‘Concurrently the land owner, the Provincial Transportation Finance Authority (TFA), aware of the physical state of the building continued to remind the Society of the need for adequate building upkeep in order to abide by the License of Occupation Lease Agreement between the Society and the Province. - ‘The Ownership issue has been addressed and the District is confirmed as the owner and has duly signed a lease with the TFA. - ‘An engineer’s report was completed and attached.’ - ‘Two studies have be[en] conducted as to the level and cost of repairs that are likely required to ensure safe occupation and use of the Station House. The first is the report produced for the TFA which indicated up to \$91,482 worth of repair costs with no change to the operational use of the Station House from the Society. The second report, which Council directed staff to obtain, was from a qualified structural engineer and identified certain structural, code, building envelope and maintenance concerns. However they were unable to estimate a cost to repair any deficiencies without a much more detailed (and costly) study.’ - ‘...Envisions the District of Hope contracting with Advantage Hope to undertake a request for proposal process (RFP) and repair project management agreement.’ - Attached: <ul style="list-style-type: none"> o Report by Kerkhoff Engineering Limited December 2014 o Inspection Report West Coast Home Inspections c/o the TFA June 2014
January 21 st 2015	Letter from the then Mayor Wilfried Vicktor to Mr Ron	<ul style="list-style-type: none"> - ‘Realizing the public interest in maintaining the Station House as an asset, Council has directed staff to apply to have municipal taxes and municipal utilities written off. In addition Council has approved to settle the outstanding account with Timbro

Timeline Station House conservation efforts

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	Bennett, Rainbow Junction Community Arts Society	Roofing...Council has sought legal advice regarding the debts incurred by the Society and its individual members. As a result, Council is acting upon this advice to not cover any of those debts.'
October 7 th 2015	Amenity Contribution Agreement between BCTFA ('The Developer') and District of Hope ('The District')	<ul style="list-style-type: none"> - 'Subject to the terms and conditions of this Agreement, the Developer covenants and voluntarily agrees to transfer to the District the Lands free and clear of all charges and encumbrances...on the terms provided herein within 30 days'. - Sets out terms for transfer of the Station House land from the BCTFA to the District (includes rezoning)
January 11 th 2016	District of Hope Minutes of the Regular Council Meeting	<ul style="list-style-type: none"> - Report dated January 6th 2016 from the CAO Re. Station House Project – Repair Contractor. That Council endorse staff's recommendation that Barclay Fletcher be engaged to undertake the repair/modification work on the Station House' (Carried)
January 29 th 2016	Amendment to Amenity Contribution Agreement between BCTFA ('The Developer') and District of Hope ('The District')	<ul style="list-style-type: none"> - Extends the date by which all conditions must be met from March 31st 2016 to September 30th 2016
(*) January 23 rd 2017	District of Hope Minutes of a Committee of the Whole Meeting	<ul style="list-style-type: none"> - Station House Project Update Carried 'That the Committee recommend that staff and the architect proceed with obtaining costing for building plan option #6, to include site works and legal survey update. - 'Further that the Committee recommend that the Council resolve to allocate \$25,000 of 2017 Capital Funding to Station House, to allow staff to proceed with the project ahead of the 2017 approved budget; - Further that staff proceed with obtaining costing for the installation of a sprinkler system'. <p>These minutes mention a Station House Project Update that we do not have a copy of.</p>
April 23 rd 2018	District of Hope Minutes of the Regular Council Meeting	<ul style="list-style-type: none"> - Mayor Vicktor reported 'The Station House project is not continuing at this time. Unfortunately, there may have been an oversight of the Province of BC, as they did not undertake the required aboriginal consultation; therefore, the land is not able to

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		be transferred to the District...The Ministry appears interested in reimbursing the District for monies spent on the Station House.'
(*) April 23 rd 2018	Hope Standard article 'Ministry "fumbled the ball" on Station House: Hope mayor'	<ul style="list-style-type: none"> - 'The District of Hope will not take possession of the Station House any time soon, as the Ministry of Transportation and Infrastructure have failed to undertake consultation with First Nations. The failure to consult effectively stopped the transfer of the property on which the Station House sits from the ministry to the district'. - 'Steve Patterson, who oversees consultations, natural resources and economic development at the Yale First Nation, said the town of Hope is generally regarded as the ancestral lands of the Chawathil First Nation...In this case, as the land is developed, the consultation would likely take the form of a letter sent as a courtesy to let the First Nations know and to double check that the transfer would not impact their rights and title. Around 20 First Nations would need to be consulted, Patterson said.'
October 2 nd 2018	Letter from Claire Trevena (then Minister of Transportation & Infrastructure) to then Mayor Wilfried Vicktor	<ul style="list-style-type: none"> - 'I have asked Assistant Deputy Minister Silas Brownsey and his staff to continue to work with the District to find a resolution to the matter of the Hope Station House property'.
November 1 st 2019	<p>Licence of Occupation between the BC Transportation Financing Authority (BCTFA) as the owner of the Land, and the District of Hope ('the Licensee') as the owner of the Station House building occupying the land</p> <p>(+ covering letter to John Fortoloczky CAO District of Hope from Kevin House Land Project Manager Ministry of Transportation & Infrastructure dated November 3rd 2014)</p>	<ul style="list-style-type: none"> - Background information describes that the building has been on the land since 1985. - 'The Licensee has agreed to demolish or remove the Hope Station House from the Land, or to transfer the Hope Station House to another party acceptable to the BCTFA'. - The Licence expires on 31st May 2021 (apparently this includes some kind of extension, since the original expiry would have been 14 months from the start date of 1st November 2019 i.e. 31st December 2020). - 'The BCTFA acknowledges receipt from the Licensee of \$1.00 as the fee for the Term'. - 'The Licensee must keep the Land, Improvements, and the Hope Station House...in a safe, clean and sanitary condition satisfactory to the BCTFA.'

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		<ul style="list-style-type: none"> - 'The Licensee must prior to the termination of this Agreement, at the Licensee's sole expense, demolish or remove the Hope Station House from the Land, unless the BCTFA agrees in writing, that the Hope Station House may remain on the Land after the termination of this Agreement, provided that the BCTFA agrees to consult with the Province and the Chawathil First Nation to determine if either wishes to assume ownership of the Hope Station House on the understanding that the Licensee would agree to transfer the Hope Station House for nominal consideration'.
November 4 th 2019	Minutes of the Special Regular Council Meeting (District of Hope)	<p>'Moved / Seconded: That Council declassify the September 30, 2019 In Camera resolution; That Council direct Staff to accept the Province's offer of \$650,000 for the Station House property and that the District retain ownership of the building and option the demolition by December 31 2020.'</p> <p>How do we view the declassified In Camera resolution? This must be where the \$650,000 offer was discussed and agreed with the Province.</p>
(*)July 31 st 2020	Hope Standard 'District settles with province for \$650,000, ownership of Station House transfers'	<ul style="list-style-type: none"> - 'Hope's Mayor Peter Robb confirmed the district has settled with the province after negotiations with the BC Ministry of Transportation & Infrastructure (MOTI) with the district receiving \$650,000 "for them holding us up and not dealing with the station house." - 'The District came out "way ahead" in the funding they received from the province, Robb said...These funds are put aside and could go towards a new museum and visitor's centre.' - 'The ministry declined an interview with the Hope Standard about their plans for the station house and the property, yet in a statement said engagement had been ongoing with Chawathil First Nation about operating the station house. "The ministry and the District of Hope have been engaging with the Chawathil First Nation to discuss their potential interest in the future operation of the Hope Station House", the ministry said. Due to the pandemic, consultation...has been put on hold.' - 'Chawathil First Nation has the station house on their agenda to discuss at a council meeting next week, Chief Rhoda Peters confirmed.'

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(*)December 14 th 2020	Hope Standard 'Hope's historic station house coming down in 2021'	<ul style="list-style-type: none"> - 'Hope Mayor Peter Robb confirmed that the district will be going out with a request for proposals for demolition of the building in January. The demolition was part of the settlement with the province that saw the district receive \$650,000 after plans to transfer the land to the district failed due to a lack of First Nations consultation.' - 'Media Relations person with MOTI Danielle Pope said that the ministry "engaged with the Chawathil First Nation to determine their interest in the future operation of the Hope Station House, and have learned the Chawathil First Nation is not interested in doing so. As neither the district or Chawathil are interested in future operations of the station house Pope said, the district will proceed with plans to remove it.' - 'The ministry stated they are working with the district and Chawathil First Nation to explore "other viable uses" once the site is cleared.'