

Minutes of the Regular Council Meeting - July 23, 2019

Minutes of the **REGULAR MEETING** of Pitt Meadows City Council held on Tuesday, July 23, 2019 at 7:00 p.m. in the Council Chamber of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

PRESENT

Elected Officials: Mayor B. Dingwall
Councillor M. Hayes
Councillor N. MacDonald
Councillor B. Meachen
Councillor T. Miyashita
Councillor G. O'Connell
Councillor A. Simpson

Staff: M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
C. Gemperle, Building Inspector II
L. Grant, Director of Community Services
S. Maki, Director of Engineering and Operations
K. Turtle, Deputy Corporate Officer
A. Wallace, Manager of Community Development

A. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

B. LATE ITEMS

It was **MOVED** and **SECONDED**, THAT the following late item be added to the agenda:

D.1 Ridge Meadows Pride U10 Provincial Champs.

CARRIED.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED**, THAT the agenda for the July 23, 2019 Regular Meeting of Council be approved as amended.

CARRIED.

must be monitored at all times during fill activities, and any debris removed right away; AND

- A.3 Filling activities are prohibited on Saturdays, Sundays and statutory holidays and restricted to the hours between 7:00 a.m. to 5:00 p.m. on weekdays; AND
- A.4 Truck logs must be provided to the City on a monthly basis and levies paid each month.

CARRIED.

1.2 Pitt Meadows 2040: Official Community Plan Review Update (FILE 6480-20-2019)

A. Wallace, Manager of Community Development, gave a verbal overview of the staff report, including a PowerPoint presentation which is included as Attachment 3 and forms part of the original minutes.

It was **MOVED** and **SECONDED**, THAT Council:

- A. Receive the report entitled "Pitt Meadows 2040: Official Community Plan Review Update", dated July 3rd, 2019 for information.

CARRIED.

1.3 2019 Second Quarter Management Report (FILE 04-1470-01/19)

M. Roberts, Chief Administrative Officer, gave a verbal overview of the 2019 Second Quarter Report.

It was **MOVED** and **SECONDED**, THAT Council:

- A. Receive for information the 2019 Second Quarter Report highlighting the City's work and accomplishments between April 1, 2019 and June 30, 2019.

CARRIED.

I See Pitt Meadows Official Community Plan Review - Council Update

Regular Council Meeting
July 23, 2019



Have Your Say!

Have Your Say, Pitt Meadows!

Welcome to Have Your Say Pitt Meadows, the City's new online civic engagement platform. Follow and participate in a variety of ways to help shape projects, policies and initiatives that affect how you live, work and play in your community. Register for your account and check back often!

Register for Updates!

Key Dates

- Jun Housing and Community Growth Council Workshop
- Jul North Loughheed Study Area Engagement Events

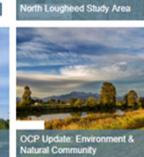
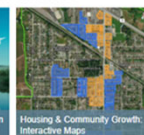
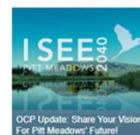
Important Links

pittmeadows2040.ca

News List

- OCP Review Update: What We've Been Hearing From You...

City Tweets



Have Your Say - OCP Discussion Papers

Have Your Say - OCP Discussion Papers cont.



Agriculture

Agriculture continues to play a primary role in Pitt Meadows. Large sectors of land are utilized in the production of berries, horticultural products, greenhouse crops, grazing, dairy farming, and other farming activities. Pitt Meadows continues to work with the Agricultural Land Commission (ALC) to confirm its commitment to agriculture as a land use.

Current Trends

- Pitt Meadows ranks sixth amongst BC's municipalities for agriculture production, fourth within the Greater Vancouver area and contributes to 20% of BC's overall blueberry production.
- Farm cash receipts are in the excess of \$60 million, with over 1500 people employed by farming activities.
- Over 78% of Pitt Meadows is agricultural land.
- Pitt Meadows agricultural lands consist of both small and large acreage parcels, with extensive large parcels located in the southwest and northeast portions of the City.
- Over 4000 hectares of land are farmed in

What does the current OCP say?

- Continue to update agricultural regulations and policies that support and encourage farming.
- Buffer agricultural lands from urban uses that could have negative impacts on farming activities.
- Work with the ALC to ensure the protection of natural resources.
- Update agricultural regulations and policies that support and encourage farming.
- Support the retention of large land holdings, the consolidation of small parcels of land and the creation of long-term land leases to enable investment, and establish economically viable farm units.

OCP Update: Agriculture



Please read the Discussion Paper and then provide your feedback in the survey below.



Do you think that this paper adequately summarizes agricultural issues in Pitt Meadows?

- Yes
- No

If no, please add what is missing below:

Please limit answer to 255 characters Maximum characters 255

How important are the following issues to you?

	Very important	Important	Other issues are more important	Not at all important
Conflicts between residential, commercial and agricultural uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Development pressure and real estate speculation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Many layers (federal, provincial and municipal) of regulation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Aging infrastructure serving farms	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Feel free to add your comments here.



Pitt Meadows Day!



Housing and Community Growth Forum - June 15, 2019



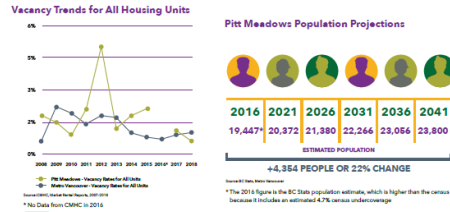
Housing and Community Growth Forum - June 15, 2019

What Has Changed Since 2008?

RENTAL VACANCY RATE 2008: 1.8% → 2018: 0.6%	AVERAGE RENT (ALL UNITS) 2008: \$882 → 2018: \$1279	NUMBER OF PURPOSE-BUILT RENTAL UNITS 2008: 326 → 2018: 323	TOTAL PRIVATE DWELLINGS 2006: 6,149 → 2016: 7,356
MEDIAN HOUSEHOLD INCOME 2006: \$64,748 → 2016: \$86,912	HOUSING AFFORDABILITY (PROPORTION OF INCOME ON HOUSING COSTS) 2006: 24% → 2016: 25%	MEDIAN AGE OF POPULATION 2006: 38.6 → 2016: 42.3	AVERAGE RESALE PRICE 2006: \$437,000 → 2016: \$912,000 Townhouses: \$307,000 → \$636,200 Apartments: \$231,000 → \$89,000

The following statistics provide a sense of how Pitt Meadows has changed since 2008, when the current OCP was adopted.

1 HOUSING SUPPLY AND AFFORDABILITY HAVE BECOME MORE CHALLENGING



2 TO DEMONSTRATE FUTURE HOUSING NEEDS AND SCENARIO ANALYSIS TO INFORM GROWTH MANAGEMENT



3 TO INFORM THE OCP REVIEW WITH EVIDENCE-BASED INFORMATION RELATED TO RESIDENTIAL DEVELOPMENT



Housing and Community Growth - Council Workshop

Scenario One: The Concentrated Transit-Oriented Development (TOD) Scenario

This scenario contemplates alternative housing forms in areas close to transit.

Concentrate density in transit-oriented areas i.e. West Coast Express, along Harris Road.

Dwelling Type	Scenario One: Net New Units
Townhouse	2,351
Apartment	1,857
Mixed-use	927
Single-detached	595
Duplex	57
Secondary Suites	0
TOTAL	5,797

- Residential development increases in transit-oriented areas (West Coast Express, along Frequent Transit Network) and in existing higher density areas.
- 1.2 FAR for existing single-detached dwelling and duplexes.
- 2.4 FAR for townhouses.
- 3.0 FAR for apartments.

Definition of FAR: Floor Area Ratio is a measurement of density, and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area).

Scenario Two - The Distributed TOD Scenario

This scenario contemplates alternative housing forms within existing residential neighbourhoods.

Distribute density throughout the City including intensive infill in mature neighbourhoods

Dwelling Type	Scenario One: Net New Units
Mixed-use	1,453
Townhouse	1,300
Secondary Suites	1,123
Single-detached	1,116
Apartment	679
Duplex	57
TOTAL	5,728

- Residential development increases within 400m of the FTN, with apartment buildings along Harris Road, and medium density development (duplexes, triplexes, townhouses, garden suites) up to 45 Units Per Hectare (UPH) within neighbourhoods.
- 3.0 FAR for apartments along Harris Road.

Definition of FAR: Floor Area Ratio is a measurement of density, and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area).

Housing and Community Growth Online Engagement – Have Your Say

Townhouses

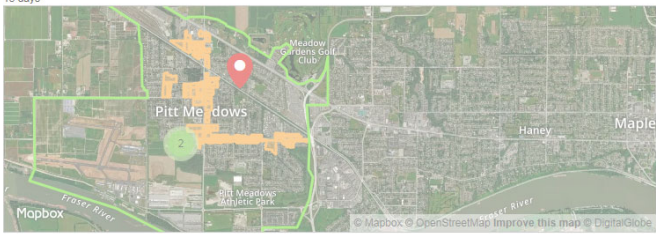


Look at the above picture and tell us whether you agree or disagree with the following statements

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
This would be a good housing option for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This would be a good place for families with kids	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would want to live here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would want this house on my street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This would be affordable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Housing Scenario #1: The Concentrated Transit-Oriented Development (TOD) Scenario

15 days



Place pins on the interactive map and provide area specific comments on this scenario to concentrate density in transit-oriented areas i.e. West Coast Express, and along Harris Road and Hammond Road. This scenario would support apartment buildings in the orange highlighted area.

[Go to Map](#)



Next Steps

- Housing analysis returns to Council
- Stakeholder consultation continues
- Drafting plan and land use map
- Drafting Development Permit Areas
- Present draft OCP bylaw
- Start referral period and public consultation of OCP draft

