Excerpt of the Minutes of October 20, 2020

Minutes of the **SPECIAL (Public) Meeting** of Pitt Meadows City Council held on **Tuesday, October 20, 2020** 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 G. O'Connell Councillor A. Simpson
Staff:	M. Roberts, Chief Administrative Officer K. Barchard, Corporate Officer T. Barr, Deputy Corporate Officer A. Berry, Director of Planning & Development T. Hupka, Clerk II C. O'Byrne, Project Manager, Community Development (by Video Conference) D. Parr, Planner II A. Wallace, Manager of Community Development
ABSENT	Councillor T. Miyashita

A. CALL TO ORDER

The meeting was called to order at 7:01 p.m.

B. LATE ITEMS

None.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the October 20, 2020 Special (Public) Meeting of Council be approved.

Before the question was called, there was general consent amongst Council to consider the bylaws referenced in section L of the agenda before item K.1.

The question was then called on and the main motion and it was:

CARRIED.

Item J (1) was pulled for discussion.

After discussion, it was MOVED and SECONDED THAT item J (1) be received into the record, and it was:

CARRIED.

K. STAFF / OTHER REPORTS

1. City of Pitt Meadows Official Community Plan Review – Council Workshop (File 13-6480-20/20)

Dana Parr, Planner II, provided an overview of the Staff Report including a PowerPoint presentation which is included as Attachment 1 and forms part of the original minutes.

Council participated in a round table discussion of preliminary comments related to the OCP:

- Concerns regarding the requirements for Option 3 in the rural residential land use designation;
- Support for further discussion on rural residential;
- Inclusion of a vision statement in the introduction;
- Removal of demographics from introduction to 'People' chapter;
- Removal of survey content from introduction and placed as an addendum;
- Would like to see a 25% reduction in size of document (sharpen wording to be more concise);
- Would like an edited version back to council before engaging a graphic designer;
- Introduction should be inspirational/aspirational;
- Engagement process taken should be separated from the introduction and highlighted as its own section;
- Content that is of interest but not directly related to the bylaw itself, should be moved to a section for addendums.

There was general consent amongst Council:

A. To have the introduction be a simple preamble to the OCP reflecting on what the City aspires to be;

B. To have content that is of interest but not part of the outcome of the OCP, be compiled in a section for addendums;

C. To request Staff bring an updated, shorter version of the OCP to Council at second reading prior to engaging with a graphic designer.

Ms. Parr's presentation continued with an overview of the workshop outline and the first three topics based on land use designations.

1.1 Rural Residential Land Use Designation

Highlights of the presentation included:

- Overview of current rural land use properties such as Sheridan Hill, Swan-E-Set and eastern hillsides;
- Overview of current and proposed OCP content;
- Consideration of land issues; and
- Options for consideration.

Council participated in a round table discussion with the following points being raised:

- Innovative solutions allow for updated fire, water and septic systems and services;
- Address individual desire and rights to own a large home;
- Would like the OCP to be less prohibitive than previous;
- Need for diverse housing in the community;
- Land is not in the ALR or flood plain;
- Driving families east rather than accommodating single family housing;
- Clarification on tax rate classification;
- Housing needs assessment and inclusion of rural residential land use;
- Multi-generational families combining in order to afford housing;
- Consideration of ALR restrictions on home size (potential to limit house sizes);
- Increases diversity from urban core;
- Less restrictive;
- Supportive of affordability for all housing types;
- Allow Council freedom to entertain development opportunities on case by case basis.

Attachment 1

City of Pitt Meadows Official Community Plan Review – Council Workshop

October 20, 2020

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Workshop Outline

1. Rural Residential land use designation
2. Hammond Road proposed Residential – Medium land use designation
3. Hammond and Blakely Road proposed Village (mixed commercial and residential) land use designation
4. Results from Katzie / City of Pitt Meadows collaboration
5. External Agency Referrals
6. Parking – Tandem spaces
7. Other OCP Discussion Items

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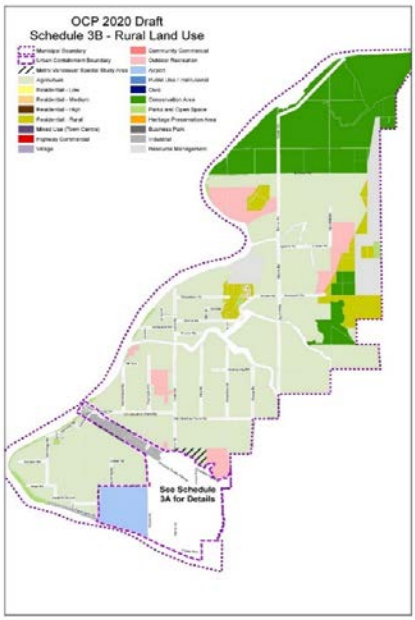
Rural Residential Land Use Designation



Measured Area	Number of Parcels	Total Area Designated Rural Residential
Sheridan Hill	41	80.99 ha
Eastern Hillsides	17	209.96 ha
Swan-E-Set	2	43.68 ha

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Existing vs. Draft OCP

Existing	Draft
Lands in the rural area that are not within the floodplain and generally are rock outcrops. The minimum lot size is one unit per net hectare. Innovative and environmentally sensitive cluster development is encouraged to ensure the preservation of vegetation and the protection of slopes. Special stormwater management and innovative sewage disposal systems are required.	**Purpose:** to provide residential development in the rural areas of Pitt Meadows that are not within the floodplain and are outside of the Agricultural Land Reserve. **Principal forms and uses:** single-family homes potentially with secondary suites or garden suites. **Complementary uses:** home-based businesses, utilities, small parks, open space, conservation areas, walking paths, and accessory buildings. **Density:** further subdivision of these lands is not supported.

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Rural Residential Lands - Issues

- Vehicle-dependent development
- No local amenities
- Lack of housing diversity and unaffordability
- Slope hazard
- Interface fire hazard
- Emergency response times
- Drainage
- Impacts on surrounding farmland
- Environmental impacts
- Services

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Options for consideration:

1. Retain proposed OCP policies
2. Retain the current density of one lot per net hectare, carried over from the current OCP.
3. Include additional policies indicating that the City will support the development of lands in the rural residential land use designation, under particular circumstances, including:
    - the provision of a clear and direct community benefit,
    - the protection of natural features,
    - no requirement for the extension of public sanitary sewage collection,
    - water pressure analysis
    - receipt of a third party independent fiscal analysis environmental and geological reports
    - archaeological survey,
    - submission of a proposed lot and road layout
    - any other information needed as identified through the development application review process

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Discussion

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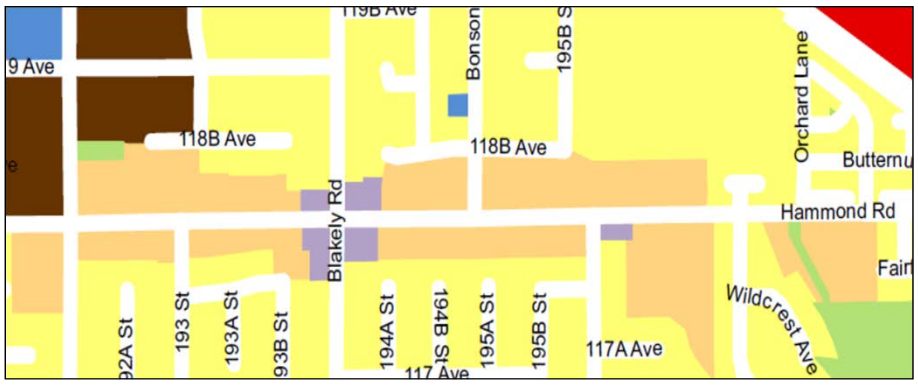
Hammond Road proposed Residential – Medium Land Use Designation



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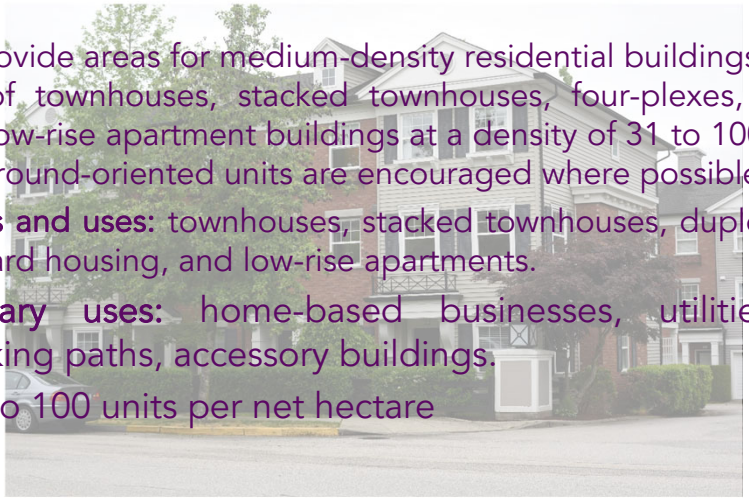
Residential – Medium Density Definition, Draft OCP:



Purpose: to provide areas for medium-density residential buildings generally in the form of townhouses, stacked townhouses, four-plexes, courtyard housing, and low-rise apartment buildings at a density of 31 to 100 units per net hectare. Ground-oriented units are encouraged where possible.

Principal forms and uses: townhouses, stacked townhouses, duplexes, four-plexes, courtyard housing, and low-rise apartments.

Complementary uses: home-based businesses, utilities, small parklets, walking paths, accessory buildings.

Density: 31 to 100 units per net hectare

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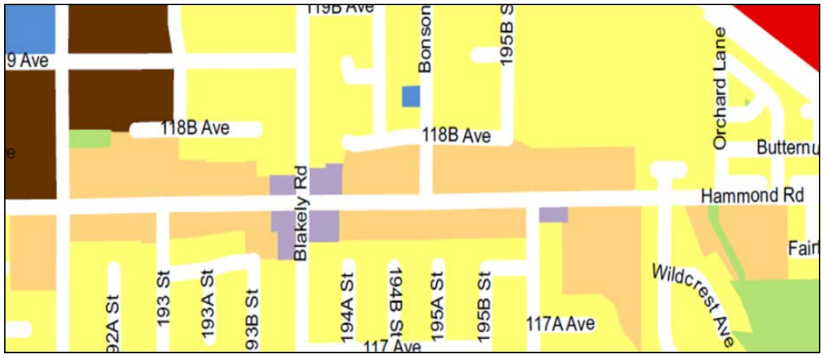
Options

1. Retain the proposed Residential-Medium Density designation as currently shown in the Draft OCP



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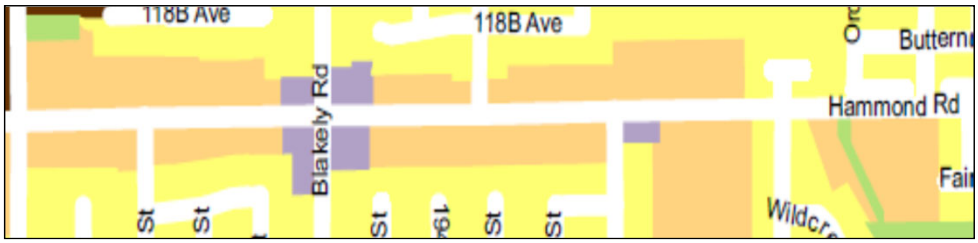
Options

2. Limit the area of the proposed Residential-Medium Density designation to those lots fronting directly on Hammond Road



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Discussion

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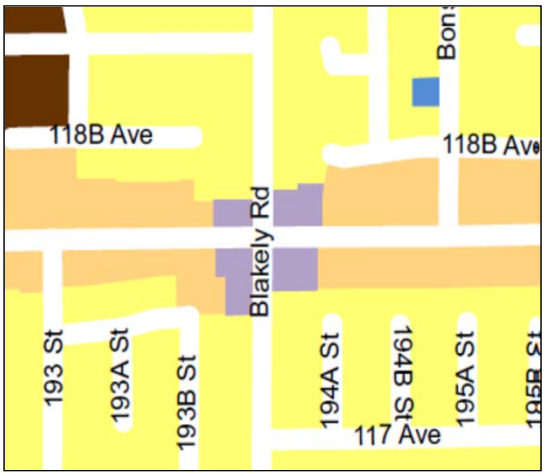
Hammond and Blakely Road Proposed Village (mixed commercial and residential) Land Use Designation



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Village Land Use Designation Definition, Draft OCP

Purpose: to provide mixed commercial and residential uses appropriate to the scale and character of the surrounding neighbourhoods.

Principal forms and uses: medium-density residential uses and small-scale commercial uses generally in the form of townhouses, tri-plexes, courtyard housing and low-rise apartments. Commercial uses should be located on the ground floor and oriented towards the main fronting street.

Complementary uses: home-based businesses, utilities, parks, open space and community facilities (e.g., child care).

Density: 31 to 100 units per net hectare.

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Options for consideration

1. Retain the proposed Village Designation at the intersection of Blakely and Hammond Roads, as currently shown in the Draft OCP as shown below.

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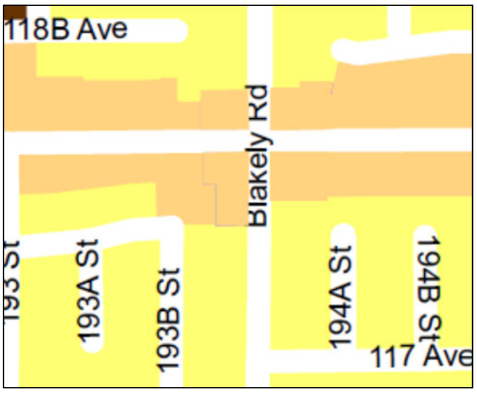
Options for consideration

2. Replace the visual Village map designation with policy language supporting mixed-use development at the corner of Blakely and Hammond Road, but limiting this type of development to not more than two corners



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Discussion

City of Pitt Meadows/Katzie OCP Collaboration

- United Nation Declaration on the Rights of Indigenous Peoples (UNDRIP)
- Collaborating with Katzie to ensure that the new Official Community Plan will accurately reflect Katzie, its history, culture and legacy with special emphasis on the City's relationship with the Katzie First Nation.
- Recommended policy additions from Katzie are broad and are focused on the relationship between the municipality and the First Nation, and includes suggestions for collaboration in the future, as well as the continuation and support of current collaborative efforts.

External Agency Feedback

Translink

- Alignment with the Maple Ridge / Pitt Meadows Transportation Plan.
- Request for continued engagement and discussion regarding the North Lougheed Connector Road proposal
- Clarification regarding concentration of growth along the Frequent Transit Network.

Metro Vancouver

- Land use designation of Codd Island from Agricultural to Conservation and Recreation

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Parking

- OCP = Broad, general policies on parking
- Development Permit Areas = guideance on parking design
- Zoning Bylaw = required parking spaces and dimensions

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Options for consideration

1. Include guidelines in the residential development permit areas that discourages tandem parking or;
2. Other.

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Discussion

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Other issues for discussion?

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Thank-you

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Housing / Population Projections and Housing Development Potential

- Population Projections = Births, deaths, migration
- Housing projections are based on population projections and help to determine what types of housing will be needed in the community

	2016	2041	Net Change
Population	19,447	23,800	4,353
Number of Housing Units	7,195	9,520	2,325
Average Household Size	2.7 people/ household	2.5 people / household	-0.2 people per household

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Pitt Meadows Population Projections

Urban Futures Projections, completed in 2013

Year	2012	2017	2022	2027	2032	2037	2042
Total	18,511	19,265	20,431	21,444	22,331	23,117	23,867

Metro Vancouver RGS, Pitt Meadows, 2011

Year	2011	2021	2031	2041
Total	18,300	20,000	22,000	23,500

Pitt Meadows Census

Year	2011	2016	2020 (est)
Total	17,736	18,573	19,728

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Housing Development Potential

- Housing potential is determined through examining the current use of properties in the City, and the age and condition of buildings on the properties, as well as their development potential.

Housing Type	Potential Additional Housing Units
Apartment Units (within mixed use and apartment land use designations)	2,165
Ground Oriented Units (townhouses, stacked townhouses, four-plexes or courtyard housing)	1,070

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