Official Community Plan and Regional Context Statement Update

Council Meeting
March 11, 2025

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Purpose

- To provide Council with an introductory overview of proposed amendments to the Official Community Plan (OCP) and Regional Context Statement (RCS); and
- To provide opportunity to give consideration to the early and ongoing consultation requirements of the *Local Government Act* (*LGA*).

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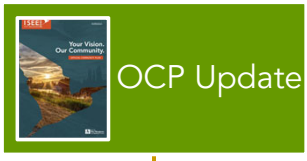

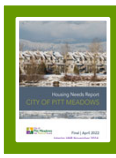

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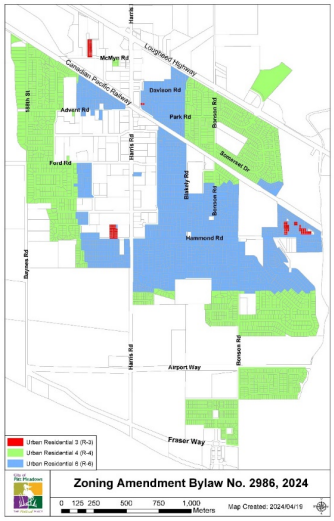
Background: Homes for People Action Plan

- November 2023, Province of BC mandated that local governments (LGs) were to rezone single detached and duplex properties to allow Small-Scale, Multi-Unit Housing (SSMUH) densities
- *LGA* waived requirement for SSMUH zoning to comply with OCP
- June 25, 2024 Council gave final reading to SSMUH zone amending bylaw
- *LGA* requires that OCP be brought into compliance with new zoning by December 31, 2025.



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Background: Interim Housing Needs (IHNR) Report

- In accordance with the *LGA*, Council received the IHNR November 5, 2024.
- *LGA* requires the OCP to be updated to include housing policies respecting each class of housing need and to accommodate 20-year housing need by December 31, 2025.

Pitt Meadows CY (CSD, BC)		
Component	5 Year Need	20 Year Need
A. Extreme Core Housing Need	75.17	300.70
B. Persons Experiencing Homelessness	41.57	83.13
C. Suppressed Household Formation	97.65	390.59
D. Anticipated Growth	1,108.30	3,626.22
E. Rental Vacancy Rate Adjustment	6.36	25.43
F. Additional Local Demand	192.30	769.19
Total New Units – 5 years	**1,521**	
Total New Units – 20 years		**5,195**

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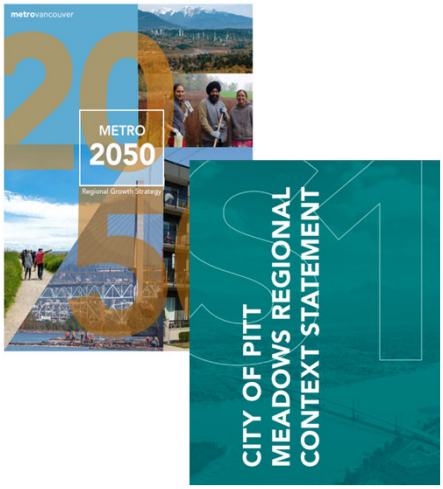
Background: Regional Context Statement (RCS)

- *LGA* requires that LGs have a RCS that identifies the relationship between Regional Growth Strategy (RGS) and OCP.
- In February 2023, Metro Vancouver adopted a new RGS: Metro 2050.
- Following adoption of RGS, LGs are given two years to submit updated RCS.
- RCS review was delayed by Provincial Housing legislation.
- Intention is to submit updated RCS to Metro by the end of the year.



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OCP & RCS Update

Housing Amendments	Regional Context Statement
• comply with SSMUH zoning • reflect IHNR need • IHNR transportation statement • land use designation • analysis to ensure capacity to satisfy 20-year housing need in IHNR	• projections • mapping updates to increase consistency • updates to strengthen policy language and increase clarity • Rural Residential land use designation update to reflect Council Resolution

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Early and Ongoing Consultation Consideration

- *LGA* requires that Council determine whether additional consultation is required, when amending an OCP.
- This OCP update is generally administrative in nature.
- The Bylaw(s) will be posted on the City's website and a public hearing be held.
- No additional consultation is recommended except:
  - that qʼicʼəyʼ (Katzie) First Nation and School District 42 be informed and invited to provide input; and
  - that staff consult with Metro Vancouver staff on RCS update.

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Recommendation:

THAT Council:

A. Has, pursuant to Section 475(2) of the Local Government Act, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
   1. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
   2. The Board of any Regional District that is adjacent to the area covered by the plan;
   3. The Council of any municipality that is adjacent to the area covered by the plan;
   4. First Nations;
   5. Boards of Education, Greater Boards and Improvement District Boards, and
   6. The Provincial and Federal Governments and their agencies;

   and in that regard, considers the consultation described in the "Official Community Plan and Regional Context Statement Update" report presented at the March 11, 2025 Council meeting to be appropriate; AND

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Recommendation:

THAT Council

B. Direct staff to proceed with the Official Community Plan and Regional Context Statement update, as described in the "Official Community Plan and Regional Context Statement Update" report presented at the March 11, 2025 Council meeting; OR

C. Other.

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