

# Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025



Council Meeting  
October 28, 2025



1

## City Response to Provincial Housing Legislation



Public  
Hearing  
Amends

TOA  
Des'n  
Bylaw

SSMUH  
Zoning  
Bylaw  
Amends

OCP:  
DP Area  
Amends

ACC  
Bylaw  
&  
Policy

IHNR

OCP  
2025  
Updates  
Dec. 31,  
2025

April 30 '24

June 25 '24

Nov 5 '24

We are here



2

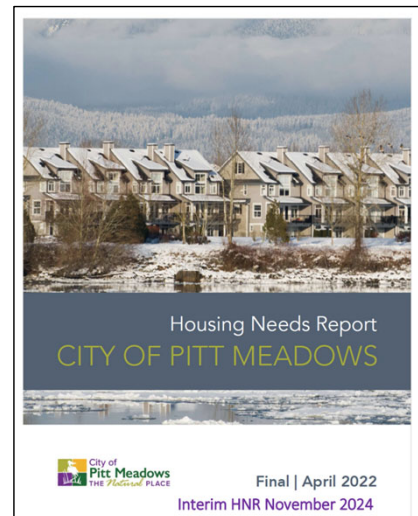
## OCP Amendment Bylaw No. 3034, 2025

- Introduces a series of amendments to:
  - ensure compliance with provincial legislation;
  - respond to Council direction; and
  - improve clarity and consistency.
- Key amendments are shown in bold and underlined font in the Bylaw and are highlighted in the Council report.



## Interim Housing Needs Report (IHNR)

- Bill 44 required that municipalities prepare an IHNR by January 1, 2025.
- IHNR was prepared using a prescribed HNR Method to identify 5- and 20 years housing need.
- Council received the IHNR November 5, 2024.
- LGA requires the OCP to be updated to accommodate 20 year housing need by December 31, 2025.



# IHNR- Related Policy Updates:

- Insert IHNR table and transportation statement.
- Introduce new policies to encourage rental housing, diverse unit sizes, and protection of mobile home parks.
- Enhance policies to reinforce the benefits of locating housing near transit.
- Confirm that OCP provides capacity to address projected housing need.

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
<b>Total New Units - 5 years</b>	<b>1,521</b>	
<b>Total New Units - 20 years</b>		<b>5,195</b>



# Small-Scale, Multi-Unit Housing (SSMUH)

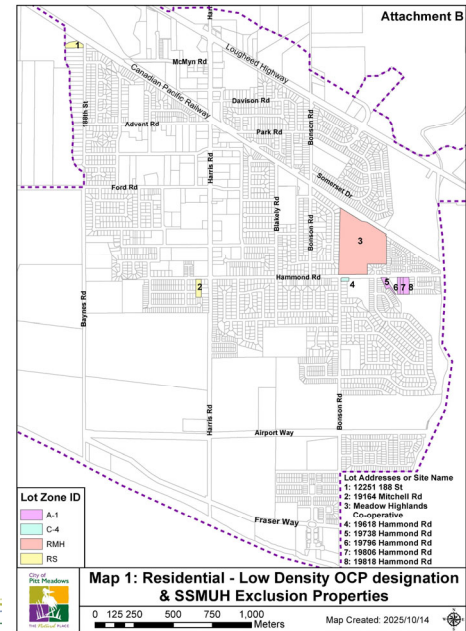
Key amendments include:

- LGA waived requirement for SSMUH zoning to comply with OCP and now requires the OCP to be brought into compliance with new zoning.
- OCP policies have been amended to include expanded range of uses, including duplex, townhouses and small-scale apartments.



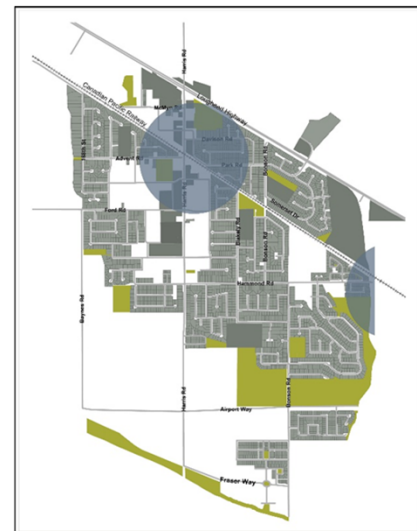
## SSMUH Zoning & Residential - Low Density Designation

- Amended to align with SSMUH zoning and allow 3-, 4- or 6- units.
- Includes eight additional parcels:
  - Rezoning is required.
  - Unlikely that all parcels would pursue rezoning due to existing use or density.
  - Council has discretion to consider each application on a case-by-case basis.



## Transit Oriented Areas (TOAs)

- OCP updates do not designate TOAs and refer to TOA Designation Bylaw No. 2989, 2024.
- Amendments clarify:
  - Where additional TOA density and height may be permitted.
  - That TOA developments are allowed in all land use designations.
  - When greater entitlements do not exist under current zoning, TOA developments require rezoning and Council approval.



## Confirmation of Capacity

LGA requires the OCP and Zoning Bylaw to provide enough capacity to meet identified 20-year housing needs for 5,195 units.

OCP:

- Total capacity for approximately 20,000 additional housing units - nearly four times the 20-year housing need.

Zoning Bylaw:

- SSMUH zoning alone creates potential capacity for approximately 11,750 additional units.
- Total capacity for approximately 13,700 additional housing units - more than 2.5 times the 20-year housing need.



9

## Council Resolution

- October 17, 2023 staff were directed to review Rural land use policies for consistency with Regional Growth Strategy and the intent of the OCP.
- Proposed Amendment to Rural Land Use Designation:
 

*"Density: Maximum one unit per net hectare. Council may consider greater density within the Rural Residential land use designation area on a case-by-case basis."*



10

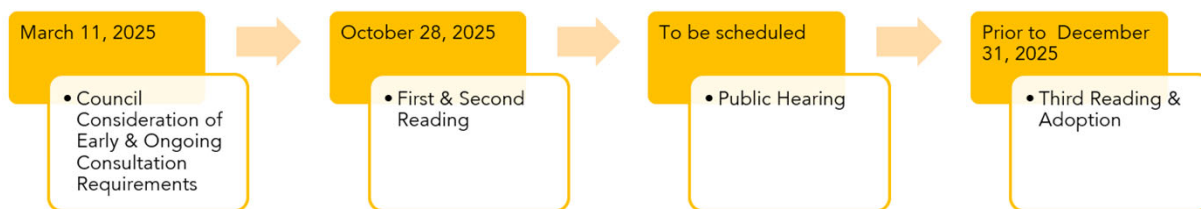
# Housekeeping & Administrative

To improve clarity, consistency, and overall usability of the document:

- Updating population and dwelling unit projections.
- Clarifying Development Permit Area (DPA) applicability:
  - SSMUH developments of six units or less: subject to DPA 9 – Ground Oriented Residential; and
  - Developments within a Transit-Oriented Area, seeking seven or more units: subject to DPA 8 – Town Centre Mixed Residential / Commercial guidelines.
- Minor edits to correct typos, update cross-references, and improve formatting and readability throughout the OCP.



# Process and Next Steps



\* We are here



## Recommendation:

THAT Council:

- A. Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Province of British Columbia's Proactive Planning Guidance; the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing; and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the "Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025" report presented at the October 28, 2025 Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3034, 2025; AND



13

## Recommendation:

- C. Has, pursuant to Section 477(3) of the *Local Government Act*, considered Official Community Plan Amendment Bylaw No. 3034, 2025 in conjunction with the City's financial plan and waste management plans, as outlined in the "Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025" report presented at the October 28, 2025 Council meeting, and, in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; AND
- D. Direct Staff to schedule a public hearing for an upcoming meeting of Council; OR
- E. Other



14