

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



Public Hearing
November 18, 2025



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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



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OCP Amendment Bylaw No. 3034, 2025

Introduces amendments to:

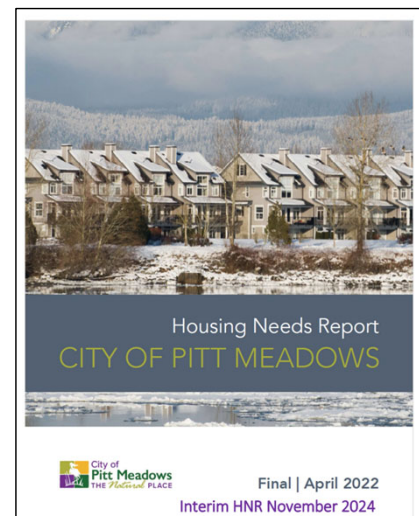
- ensure compliance with provincial legislation;
- respond to Council direction; and
- improve clarity and consistency.



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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.



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IHNR- Related Policy Updates:

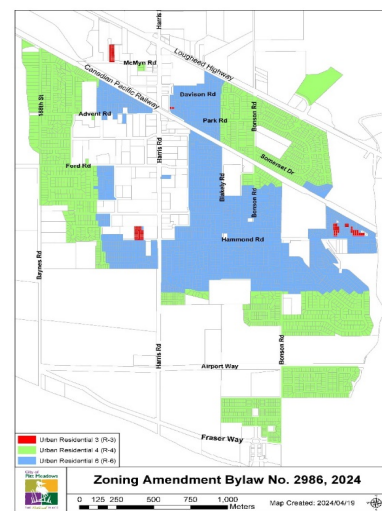
- Insert IHNR table and transportation statement.
- Introduce new policies to encourage rental housing; a mix of unit sizes and bedrooms; and recognize and protect mobile home parks.
- Enhance policies to reinforce the benefits of locating housing near transit.
- Confirm that OCP provides capacity to 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
Total New Units – 5 years	1,521	
Total New Units – 20 years		5,195



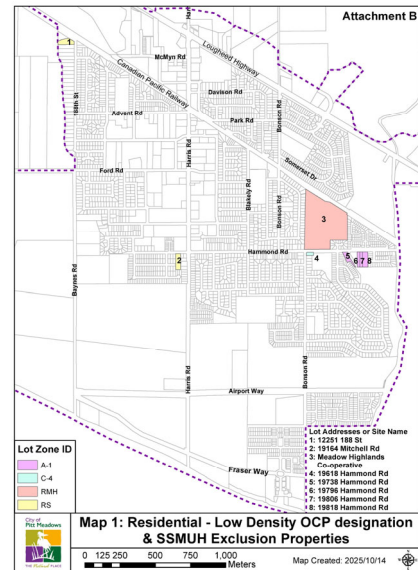
Small-Scale, Multi-Unit Housing (SSMUH)

- LGA waived requirement for SSMUH zoning to comply with OCP.
- LGA now requires the OCP to be brought into compliance with new zoning.



SSMUH Related OCP Updates

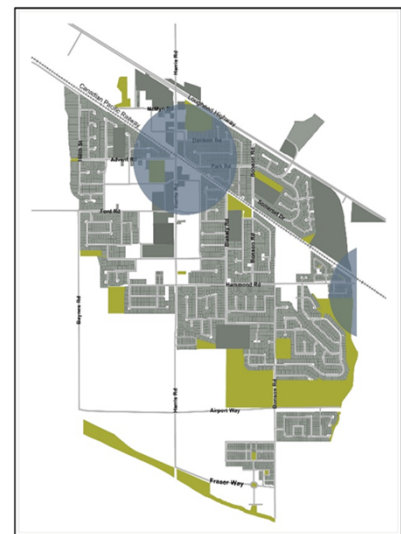
- Expands policies to include single-family, accessory dwelling units, duplexes, townhouses and small-scale apartments.
- Residential Low-Density Designation is aligned with SSMUH zoning and allows 3-, 4- or 6- units.
- Includes eight additional parcels:
 - Rezoning is required; and
 - Council discretion remains.



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Transit Oriented Areas (TOAs)

- OCP updates do not designate TOAs and refer to TOA Designation Bylaw.
- 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, rezoning and Council approval is required.



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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.



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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."~~



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Housekeeping & Administrative

To improve clarity, consistency, and overall usability of the OCP, including:

- Adds text explaining history of Provincial housing legislation.
- Updates population and dwelling unit projections.
- Clarifies Development Permit Area (DPA) applicability.
- Minor edits to correct typos, update cross-references, and improve readability of the OCP.

