Staff Report to Council

Planning & Development

FILE: 13-6480-20/25

REPORT DATE:	October 20, 2025	**MEETING DATE:**	October 28, 2025
TO:	Mayor and Council		
FROM:	Christine Carter, Manager of Strategic Initiatives		
SUBJECT:	Official Community Plan 2025 Update: Amendment Bylaw No. 3034, 2025		

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

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
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.

PURPOSE

To introduce proposed amendments to the Official Community Plan (OCP) to satisfy *Local Government Act* requirements by incorporating the Interim Housing Needs Report with supportive policies and confirmed capacity to meet 20-year housing need; aligning OCP policies with Small-Scale Multi-Unit Housing (SSMUH) legislation; and including administrative and housekeeping updates to improve clarity and consistency. These OCP amendments are required to be adopted by December 31, 2025 under provincial legislation.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

As part of the Government of British Columbia's Homes for People Action Plan, a series of legislative changes were introduced in 2023 requiring local governments to prepare bylaws and an Interim Housing Needs Report (IHNR) to support the delivery of new housing across the Province. Pursuant to the *Local Government Act* (LGA), the City has prepared an amending bylaw to update the OCP to reflect recent legislative requirements, along with other minor amendments that are not legislative in nature but are intended to improve the usability and effectiveness of the OCP as a guiding policy document.

On March 11, 2025, Council received an introductory overview of proposed updates to the City's OCP and Regional Context Statement (RCS) and considered the early and ongoing consultation requirements of the LGA. As part of this process, letters of invitation to provide information and input were sent to both School District 42 and q̓icə̓y̓ (Katzie) First Nation, and a meeting was subsequently held with School District 42 to discuss a range of issues, including the OCP amendment.

Under the LGA, the RCS must show how the OCP aligns with the Regional Growth Strategy by referencing specific OCP policies that demonstrate this consistency. Given the need for these detailed references, it was determined that the OCP and RCS should proceed as separate bylaws, with the OCP amendments prepared and adopted first to ensure that all references within the RCS are accurate and up to date. Work on the RCS is currently underway and will be presented following adoption of these 2025 OCP amendments.

Relevant Policy, Bylaw or Legislation:

- Province of BC, Proactive Planning Guidance.
- Province of BC, Policy Manual and Site Standards: Small-Scale, Multi-Unit Housing.
- Province of BC Provincial Policy Manual: Transit Oriented Areas.

- LGA sections 481.3 and 788: Required pre-zoning for Small-Scale Multi-Unit Housing (SSMUH) by June 30, 2024, and temporarily waived the requirement for zoning to comply with the OCP until December 31, 2025.
- LGA section 473.1 requires that by December 31, 2025, OCP's incorporate the IHNR, including a statement of housing need, policies addressing each class of housing need, and confirmation of capacity to meet identified housing need.
- LGA section 481.7 requires Council, following receipt of a Housing Needs Report, to review zoning and ensure zoning accommodates the required IHNR housing capacity.

Analysis - Description of Amendments

OCP Amending Bylaw No. 3034, 2025, introduces a series of updates to ensure compliance with recent provincial housing legislation, Council direction, and amendments intended to improve clarity and consistency throughout the plan. Provincial legislation requires that this OCP update be completed by December 31, 2025.

Key amendments are summarized below.

<u>Interim Housing Needs Report (IHNR)</u>

Bill 44 required local governments to prepare an Interim Housing Needs Report (IHNR) and update OCPs to include a statement of housing need and policies addressing each class of need. Council received the Pitt Meadows IHNR on November 5, 2024, which identified a requirement for 5,195 new housing units over the next 20 years. The OCP amendments incorporate the Statement of Housing Need, confirm that existing designations provide more than sufficient capacity, and include new and clarified policies that recognize all classes of housing need.

Key IHNR-related policy updates include:

- Insert IHNR Table 13 (5- and 20-year housing need) into the OCP as Figure 8.
- Clarify that housing policies extend across the housing continuum, and include affordable, rental, special-needs, and family housing.
- Introduce new policies to encourage rental housing with a diverse mix of unit sizes and bedroom types, and to recognize and protect mobile home parks as an important source of attainable housing. (5.3.12 and 5.3.13).
- Insert the IHNR statement related to transportation:
  "The City of Pitt Meadows supports the development of market, affordable and non-profit residential housing close to public transit, that allows residents of all ages and abilities to meet most of their daily needs by walking, bicycling, public transit or other alternative forms of transportation."
- Include updates to the Transportation chapter to reinforce the benefits of housing near transit by improving accessibility, reducing vehicle dependence, lowering household costs, and enhancing community completeness.

- Confirm that the OCP Land Use Maps provide capacity for identified housing need and include policies that support a wide range of housing forms and densities.

Small-Scale Multi-Unit Housing (SSMUH)

As part of the Home for People Action Plan, the LGA required local governments to pre-zone lands for Small-Scale Multi-Unit Housing (SSMUH) by June 30, 2024. To enable this, the LGA temporarily waived the requirement that zoning bylaws be consistent with an OCP. Council adopted the necessary zoning amendments on June 25, 2024 under this compliance waiver. As part of the current OCP update, that waiver will cease, and the OCP must now be amended to bring the OCP and zoning bylaw into alignment.

Key SSMUH-related policy updates include:

- Include an expanded range of housing forms and densities to provide more diverse and attainable options. For example, single-family homes with secondary suites and garden suites remain supported, while new provisions allow duplexes, townhouses, and small-scale apartments. The number of units permitted (3, 4, or 6) depends on lot size and proximity to a frequent transit bus stop.
- The Residential - Low Density land use designation policies have been updated to align with the SSMUH zoning densities as follows:
  - Lots 280 m^2 or smaller: up to 3 units
  - Lots larger than 280 m^2: up to 4 units
  - Lots larger than 280 m^2 and within 400 m of a frequent transit stop: up to 6 units.

It is noted that the proposed OCP amendment provides for consideration, through a rezoning, of SSMUH densities to eight (8) parcels (see Attachment B) that are currently designated Residential - Low Density, but were not included as part of the SSMUH zoning (because they exceeded one acre in size or were not zoned to permit single-family or duplex use, both prerequisites for inclusion under provincial legislation). With that being said, not all of these properties are likely to pursue these densities due to existing uses, lot configuration, or other considerations. Notably, the Meadow Highlands Mobile Home Co-operative (on the north side of Hamond Rd) already exceeds SSMUH densities (i.e., 6 units in this case), and the proposed OCP amendments include policy to protect mobile home parks as an important source of attainable housing.

Transit-Oriented Areas (TOAs)

Pursuant to Bill 47 – *2023 Housing Statutes (Transit-Oriented Areas) Amendment Act*, Council approved TOA Designation Bylaw No. 2989, 2024 on June 25, 2024. While the OCP does not formally designate Transit-Oriented Areas (TOAs), amendments have been prepared to reference the TOA designation bylaw and introduce policies clarifying where provincially

required minimum density and height entitlements may apply, ensuring consistency, transparency, and alignment with provincial legislation.

Key TOA-related policy updates include:

- Inclusion of references to the TOA Designation Bylaw No. 2989, 2024.
- Clarification that residentially zoned lots within a designated TOA (Bylaw No. 2989, 2024) may be eligible for additional building height and density beyond current OCP land use designations.
- Confirmation that TOA developments are permitted in all land use designations provided they comply with the *Local Government Act*, TOA Regulations, and any conditions established by Council. Unless greater or equal density and height provisions already exist in zoning, such developments remain subject to a rezoning process, with Council retaining discretion to consider applications on a case-by-case basis.

<u>Confirmation of Capacity to Accommodate Housing Need</u>

The *Local Government Act* requires municipalities to ensure that their zoning bylaw and OCP provide sufficient residential capacity to meet the community's projected 20-year housing needs.

- Section 473.1 of the LGA requires local governments to confirm that OCP land use designations provide adequate capacity to accommodate projected housing needs. Capacity calculations for Pitt Meadows indicate that the OCP designations can accommodate approximately 20,000 additional housing units—nearly four times the 20-year housing need of 5,195 units identified in the Interim Housing Needs Report (IHNR).
- Section 481.7 of the LGA requires local governments to ensure that sufficient land is zoned to meet the same 20-year housing need. In Pitt Meadows, this requirement is well exceeded: the adoption of Small-Scale Multi-Unit Housing (SSMUH) zoning created potential capacity for approximately 11,750 additional units, and when combined with all other residential and mixed-use zones, the current Zoning Bylaw provides total capacity for approximately 13,700 additional units—more than two and a half times the identified 20-year need.

Capacity estimates confirm that Pitt Meadows has ample zoned and OCP designated capacity to accommodate projected housing need, and that no further Zoning Bylaw amendments are required.

<u>Council Resolution – Rural Residential</u>

At the October 17, 2023, Council meeting, staff were directed to review rural land use policies for consistency with the Regional Growth Strategy and intent of the OCP. The Rural Residential designation currently allows one unit per net hectare, with Council discretion to permit higher densities. Proposed OCP amendments remove this discretion to provide clarity, prevent

incremental suburban development outside the Urban Containment Boundary, and ensure alignment with the Regional Context Statement and the Regional Growth Strategy.

In keeping with Council's direction, the OCP amendment includes the following change to section 13.1.5 Rural Residential 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~~.*"

<u>Housekeeping and Administrative Amendments</u>

The amending bylaw also introduces several administrative amendments to the OCP. These changes are not legislative in nature but are intended to improve clarity, consistency, and overall usability of the document. Key updates include updating terminology, improving readability, and ensuring that supporting data and designations remain current.

Key housekeeping and administrative updates include:

- Updating population and dwelling unit projections to reflect the latest Metro Vancouver 2025 figures.
- Clarifying Development Permit Area (DPA) applicability, with SSMUH developments of six units or less being subject to DPA 9 – Ground Oriented Residential, and developments within a Transit-Oriented Area, seeking seven or more units, being 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.

Provincial Policy Consideration

In accordance with Section 473(4) of the *Local Government Act*, Council is required to consider applicable provincial policy guidelines when developing or amending an Official Community Plan. As part of this process, the British Columbia "Proactive Planning" Policy Guide, the "Provincial Policy Manual & Site Standards" for Small-Scale, Multi-Unit Housing, and the "Provincial Policy Manual: Transit-Oriented Areas" have been reviewed to ensure that proposed OCP policies and mapping are consistent with current provincial housing legislation and expectations. Council's consideration of these documents satisfies the requirement under Section 473(4) that applicable provincial policy manuals be reviewed when updating the OCP.

Financial Plan and Waste Management Plans

In accordance with Section 477(3) of the *Local Government Act*, following first reading of an OCP amendment bylaw, Council must consider the plan in conjunction with its financial plan, and any waste management plan applicable in the municipality or regional district. As the OCP amendment bylaw primarily incorporates the Interim Housing Needs report findings, aligns OCP

policy with previously adopted SSMUH zoning, and includes amendments intended to improve clarity and consistency, it is recommended that no further consideration of the financial plan and waste management plans is required at this time. It is noted, however, that the Provincial housing legislation and mandated amendments significantly increase residential capacity within the community. This potential densification exceeds earlier capacity estimates and may, over time, result in increased demand on municipal systems and the need for future infrastructure upgrades.

COUNCIL STRATEGIC PLAN ALIGNMENT

☒ Principled Governance ☐ Balanced Economic Prosperity ☐ Infrastructure
☒ Community Spirit & Wellbeing ☐ Corporate Pride ☐ Public Safety
☐ Not Applicable

WORKPLAN IMPLICATIONS

☒ Already accounted for in department workplan / no adjustments required
☐ Emergent issue / will require deferral of other priority(ies)
☐ Other

The Planning Division's Business Plan includes this OCP update as a key initiative for 2025.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

The OCP amending bylaw will be posted on the City's website and forwarded to a public hearing. On March 11, 2025, Council directed that q̓icə̓y̓ (Katzie) First Nation and School District 42 be notified of the anticipated OCP updates and invited to meet with staff. Letters were sent on April 4, 2025, and a meeting was subsequently held with School District 42 staff to discuss a range of issues, including the OCP amendment. No formal comments have been received.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No ☐ Other

The OCP amendments are intended to align the plan with the previously approved Small-Scale Multi-Unit Housing zoning bylaw update, the Interim Housing Needs Report, the Transit-Oriented Area Designation Bylaw, and related administrative updates. No substantive implications for the q̓icə̓y̓ (Katzie) First Nation have been identified at this time. A letter was sent early in the process to provide information and invite input.

SIGN-OFFS

Written by:	**Reviewed by:**
Christine Carter, Manager of Strategic Initiatives	Patrick Ward, Director of Planning & Development

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ATTACHMENT(S):

A. Official Community Plan Amendment Bylaw No. 3034, 2025
B. Map 1: Residential-Low Density OCP Designation and SSMUH Exclusion Properties

CITY OF PITT MEADOWS
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 3034, 2025

A bylaw to amend applicable sections of Official Community Plan
Bylaw No. 2864, 2020

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020.

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Official Community Plan Amendment Bylaw No. 3034, 2025".

2. The City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 is amended as follows:

   a) For clarity and ease of reference, all amendments enacted by this bylaw are shown in bold and underlined text. Formatting is provided for convenience only and does not form part of the bylaw.

   b) Introduction & Vision, Our Community Identity (page 5), is amended by deleting the sentence beginning with "With Pitt Meadows population…" and replacing it with the following:

      With Pitt Meadows population expected to increase **by several thousand** people by **2050**, this growth will bring both opportunities and challenges.

   c) Introduction & Vision, Our Community Identity, Small-Town Character (page 6), is amended by deleting the paragraph and replacing it with the following:

      Small - Town Character

      Our residents enjoy the small-town character of Pitt Meadows, with many local shops and amenities accessible by walking along Harris Road. Distinct neighbourhoods offer charming residential, social and economic pockets featuring boutique shops and services. Growing families seek out our safe and friendly community and local schools that provide enriching education options. Pitt Meadows values its heritage and welcomes citizens to be highly engaged in civic life. The development pattern of the city as laid out in this OCP is intended to support and enhance the small-town character by focusing higher-density development along the Harris Road corridor**; near West Coast Express Stations;** and near the Civic Centre where shops, services,

amenities and transit are located and supporting lower density development in other parts of the urban area.

d) Introduction & Vision, Achieving Our Vision (page 7), is amended as follows:

(i) The paragraph beginning with "This OCP supports the…" is deleted and replaced with the following:

This OCP supports the concentration of higher density residential and commercial development along Harris Road. As a result of the Province of British Columbia's Homes for People Housing legislation, and new requirements for Small-Scale, Multi-Unit Housing (SSMUH), single-family neighbourhoods are anticipated to gradually transition to denser housing forms. These include single family homes with secondary suites and garden suites, plus duplexes, townhouses and smaller-scale apartment buildings with up to three, four- or six-units. This densification is expected to provide housing options for a growing and diverse population. Development along the major corridors of the City utilizes existing roads and infrastructure to the greatest extent possible. It also encourages residents and workers to consider and use public transit.

(ii) The following new call out box is added:

Small-Scale, Multi-Unit Housing refers to residential dwelling units – ranging from 2 to 6 units. Dwelling unit examples include:

- secondary suites in single family dwellings
- garden suites
- duplexes
- triplexes
- townhomes, and
- small apartment buildings

e) Introduction & Vision, OCP Purpose (Page 9), is amended as follows:

(i) The first bullet beginning with "residential development required…" is deleted and replaced with the following:

- residential development required to meet anticipated housing needs over a period of at least 20 years;

(ii) The paragraph beginning with "The Act further specifies…" is deleted and replaced with the following:

The Act further specifies that an OCP must include affordable, rental and special needs housing **policies**, as well as targets, policies and actions to reduce GHG emissions. It also allows for the inclusion of policies relating to social needs and wellbeing, and the preservation, restoration and enhancement of the natural environment.

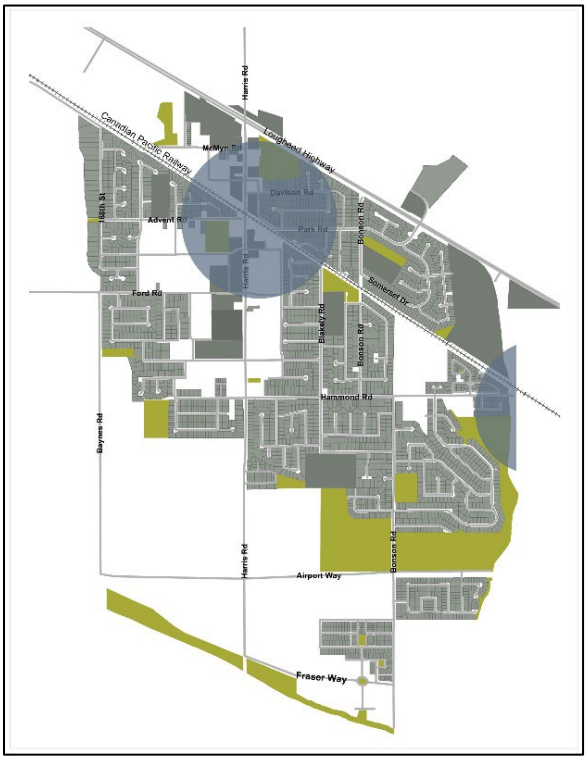
f) The following new section is added to Introduction & Vision, between Engagement (page 12) and OCP Organization (page 13):

2025 OCP Update

As part of the Government of British Columbia's Homes for People Action Plan, legislation came into effect in 2023, mandating that local governments prepare bylaws and an Interim Housing Needs Report to support the creation of new housing in the Province. Pursuant with the *Local Government Act*, the OCP has been updated to reflect the following legislative changes:

- Bill 44 – 2023 Housing Statutes (Residential Development) Act required that local governments pre-zone properties meeting certain criteria to allow a range of Small-Scale, Multi-Unit Housing types and prescribed densities by June 30, 2024. Council adopted the Small-Scale, Multi-Unit Housing Zoning Bylaw amendments on June 25, 2024. The OCP updates reflect these changes and achieve consistency between land use designations and zoning.
- Bill 44 – 2023 Housing Statutes (Residential Development) Act also required that local governments prepare an Interim Housing Needs Report that estimates both 5-year and 20-year housing need in the community by January 1, 2025. Local governments are required to update their Official Community Plans to accommodate the total 20-year housing need, and include policies respecting each class of housing need. Council received the Interim Housing Needs Report on November 5, 2024.
- Bill 47 – 2023 Housing Statutes (Transit-Oriented Areas) Amendment Act, required that local governments designate by bylaw, lands within certain distances around West Coast Express Stations, as Transit-Oriented Areas (TOAs) by June 30, 2024. Pursuant with the legislation, on June 25, 2024 Council

approved TOA Designation Bylaw No. 2989, 2024. The OCP does not designate the TOAs, however, it does reference TOA designation Bylaw No. 2989, 2024 and includes policies identifying where TOA minimum density and height entitlements may be permitted.



This Figure is for information only. For exact boundaries refer to Transit-Oriented Area Designation Bylaw No. 2989, 2024. Not every property within a designated TOA may be entitled to the minimum allowable height and density prescribed in the provincial regulations.

Figure 4, Transit Oriented Areas

g) Chapter 5, Growth, Neighbourhoods & Housing (page 59), is amended by deleting the paragraph beginning with "To achieve a balance…" and replacing it with the following:

To achieve a balance between maintaining close-knit neighbourhoods with quiet streets and open spaces, and accommodating more housing units for a growing population, this OCP originally envisioned locating higher-density residential development along the Harris Road corridor and parts of Lougheed Highway. However, in 2023, Provincial Housing legislation mandated that Small-Scale, Multi-Unit Housing be permitted as-of-right in urban neighbourhoods, plus required the City to designate, by bylaw, lands adjacent to the Pitt Meadows and Maple Meadows West Coast Express Stations as Transit-Oriented Areas, to support high density residential developments in those locations.

At the same time, the Province of British Columbia, required that municipalities prepare an Interim Housing Needs report that estimates five- and 20-year housing need in the community. The Housing Needs report provides data to help identify gaps in the housing supply, understand demographic trends, and assess the affordability of housing in a community.

h) Chapter 5, Growth, Neighbourhoods & Housing, section Growth, Neighbourhoods & Housing Issues (pages 60 and 61), is deleted in its entirety including Figures 4, 5, 6 and 7 and replaced with the following:

According to Metro Vancouver's 2025 Population Projections, Pitt Meadows is expected to experience steady population and housing growth over the next three decades. Between 2025 and 2050, the City's population is projected to rise from an estimated 21,703 residents to 26,074 residents, while dwelling units increase from an estimated 7,967 units to 10,504 units. This projected growth - representing an approximate 4,400 residents - underscores the importance of planning for a diversity of housing forms, supporting infrastructure, and community amenities. Most new homes are expected to be multi-unit dwellings, including apartments and townhouses, while the proportion of single-detached dwellings is anticipated to decline as they are gradually replaced by denser housing types.

Pitt Meadows' population is expected to continue aging over the next few decades, reflecting a broader trend across Metro Vancouver municipalities. The number of residents aged 65 and over is projected to roughly double, while those aged 85 and older are anticipated to more than triple. By contrast, other age groups are expected to grow at a much slower pace.

Pitt Meadows population trends influence how we plan for the future. For example, the preference among seniors to age in place in the community with which they are familiar suggests a need to ensure appropriate housing services are available. These include age-friendly, adaptable, single-level living, more supportive transportation options and accessible services that are conveniently located.

If we wish to encourage a more balanced demographic, Pitt Meadows will need to provide more housing options for younger adults as well as land uses that support the local economy and local employment opportunities.

Pitt Meadows' housing composition is distinct from the Metro Vancouver region, with a significantly larger share of single-detached

homes. This larger share of detached housing has heightened the community's exposure to regional price trends, as detached homes have experienced the most substantial cost increases over the past decade. While townhouses and apartments have also risen in value, they have generally done so at a more moderate pace, offering relatively more attainable options for households seeking entry into the housing market. Together, these trends underscore both the community's unique housing mix and the affordability challenges faced by Pitt Meadows residents within the broader regional context.

Year	Population	Dwelling Units
2025	21,703	7,967
2030	22,791	8,879
2040	24,644	9,778
2050	26,074	10,504

Figure 5, Dwelling Unit and Population Projections

Source: Metro Vancouver 2025 Updates Low Growth Scenario

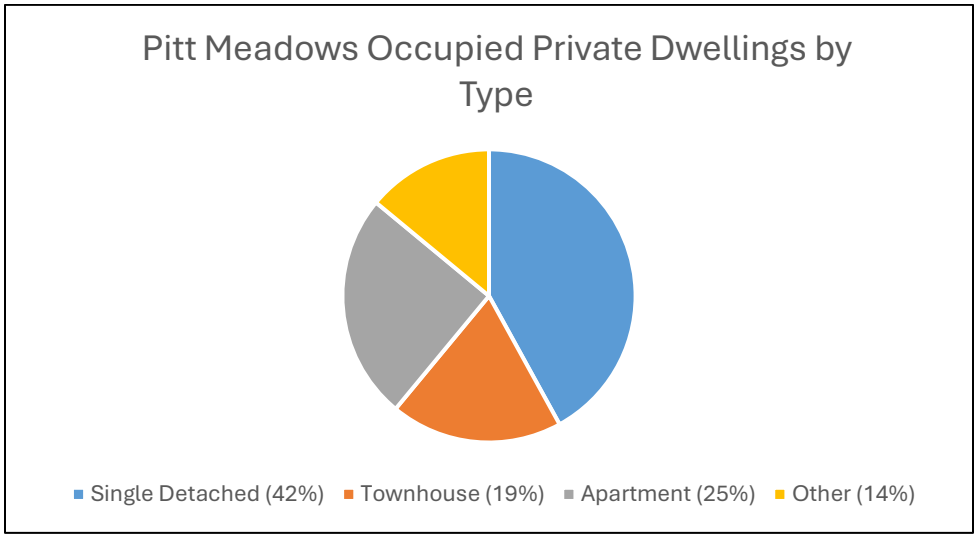


Figure 6, Pitt Meadows Occupied Private Dwellings by Type
Source: Metro Vancouver Housing Data Book 2025

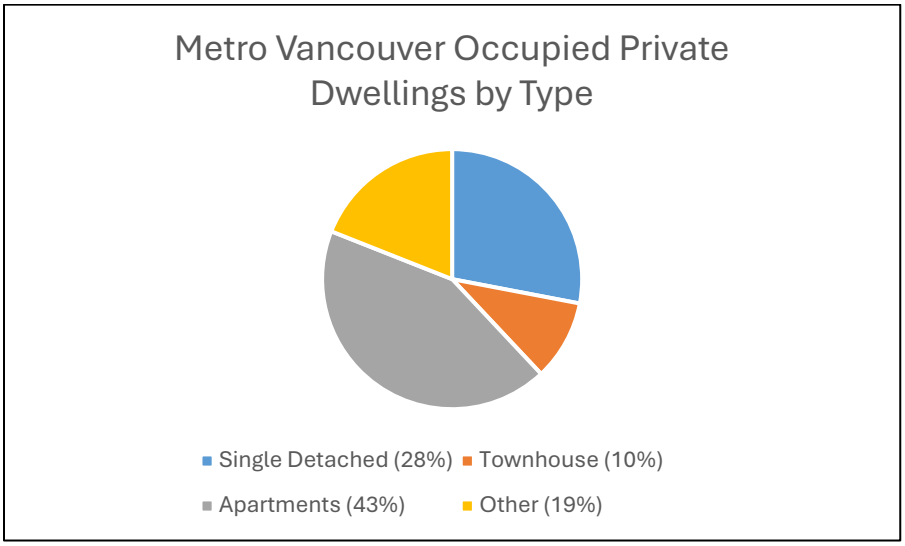


Figure 7, Metro Vancouver Occupied Private Dwellings by Type
Source: Metro Vancouver Housing Data Book 2025

Statement of Housing Need:

The *Local Government Act* requires that OCPs include a statement and map designations for the approximate location, amount, type and

density of residential development needed for the next 20 years, as well as policies respecting certain classes of housing need.

According to the Interim Housing Needs Report (IHNR) received by Council on November 5, 2024, 5,195 new housing units are required over the next 20 years to meet anticipated demand, as determined through provincially prescribed methodology. The Urban and Rural Land Use designation maps in the OCP (see Maps 2A and 2B) provide capacity for an additional estimated 20,500 units - nearly four times the identified need. This ample capacity ensures that Pitt Meadows can accommodate projected growth while also maintaining flexibility to respond to changing market conditions and community priorities. OCP policies further reinforce this capacity by supporting a wide variety of housing forms and densities, ranging from low-density accessory dwellings to higher-density apartments, helping to meet housing needs across different household types and income levels.

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**

Figure 8, Interim Housing Needs Report

Difference between Population Projections and OCP Capacity Estimates:

Population projections - estimate future population and housing growth based on trends in demographics, migration and economic conditions, reflecting the amount of growth that is likely to occur.

Official Community Plan (OCP) capacity - refers to the theoretical maximum number of housing units that can be accommodated if all properties were built to the full density accommodated by the OCP.

i) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.1 (page 62), Policies 5.1.1, 5.1.2, 5.1.3, and 5.1.4, are deleted and replaced with the following:

5.1.1: Ensure that housing units needed over the next 20 years are accommodated, by supporting the development of residential housing consistent with the locations and designations shown on Map 2A, Urban Land Use.

5.1.2: Encourage ground-oriented, multi-family housing within the Urban Containment Boundary, including higher density housing located within the Town Centre.

5.1.3: Give preference to the development of higher-density market and non-market housing close to public transit, that allows residents of all ages and abilities to meet most of their daily needs by walking, bicycling, public transit or other alternative forms of transportation.

5.1.4: Consider allowing buildings higher than four storeys within areas designated for high-density residential and mixed residential, and mixed residential/commercial use in the Town Centre, where publicly accessible open space and other public amenities and community benefits are provided. Property zoned to permit a residential use, and within a designated Transit-Oriented Area (TOA Designation Bylaw No. 2989, 2024) may be entitled to additional height and density.

j) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.2 (pages 63 and 64), is amended as follows:

(i) Figure 8 is deleted;

(ii) The paragraph beginning with "A growing affordability gap…" is deleted and replaced with the following:

A growing affordability gap disproportionately affects low- to moderate-income residents and vulnerable populations, and can exacerbate poverty and food insecurity issues, particularly for children, youth and seniors. Housing costs also impact the community's ability to attract and retain employees to sustain a vibrant economy. Housing is considered affordable when **less than** 30% of a household's **before-tax** income pays for housing costs.

Greater co-ordination **and partnerships between government and non-government agencies is needed to support the creation of affordable, rental and special needs housing across the housing continuum in the community**, and **to** ensure **that** affordable housing creation happens hand in hand with growth.

(iii) Policies 5.2.1, 5.2.3, 5.2.4, 5.2.9 and 5.2.10 are deleted and replaced with the following:

5.2.1: Encourage secondary suite-ready homes for new single-detached **and duplex** construction outside of the floodplain.

5.2.3: Review opportunities for redevelopment of underused/low-density sites for housing, particularly affordable, **rental, special needs housing, and family** housing projects.

5.2.4: **Encourage the provision of residential parking, in all residential and mixed-use projects. Consider** parking requirement relaxations for purpose-built, non-market units on a project-by-project basis, particularly projects in walkable centres and near transit.

5.2.9: Consider transit-oriented inclusionary housing targets for purpose-built rental and housing that would be affordable to low- to very low-income households within 800 metres of the new or existing express bus service stops and within 400 metres of **a** frequent transit **bus stop**.

5.2.10: Identify City lands that present potential opportunities for non-profit housing, housing demonstration projects, and supportive housing for seniors, **families**, and individuals with special needs.

k) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.3 (page 65), is amended as follows:

(i) Paragraphs 1 and 2 are deleted and replaced with the following:

Most new homes built in recent years in Pitt Meadows have been located in apartment buildings and townhouse developments. This represents a significant shift in the housing stock from the single-family homes that previously dominated. This greater diversity in the housing mix accommodates more residents. It provides greater housing choices to meet the needs of a changing population, including a larger proportion of older residents, single people, and smaller families. These choices allow residents the option of staying within the community as their needs change over time. **Also, it is recognized that as housing becomes increasingly expensive, more people may turn to the rental market for their housing needs**

Pitt Meadows has relatively few purpose-built rental buildings. Most rental stock takes the form of secondary suites and strata units that are rented out. **Provincial housing legislation and subsequent amendments to the Zoning Bylaw to allow Small-Scale, Multi-Unit Housing is expected to increase, over time, the construction of a range of units, with a variety of unit sizes, types and tenures.**

According to the IHNR, the **Pitt Meadows** rental vacancy rate **is 1.4%** which is indicative of a stressed rental market — meaning there are fewer rental options available in the community. **The IHNR identifies that additional units are required to increase vacancy rates to a healthy range of 3% to 5%.**

(ii) Policies 5.3.1, 5.3.4, and 5.3.5 are deleted and replaced with the following:

5.3.1: Encourage and facilitate a broad range of housing types (market and non-market) within the urban area **to accommodate 20-year housing need,** and meet the needs of seniors, citizens with special needs, those who require supportive housing, and the urban Indigenous population

5.3.4: Promote family-friendly housing by encouraging multi-family housing options with three or more bedrooms, in market and non-market projects.

5.3.5: Encourage the provision of residential parking, in all residential and mixed-use projects. Investigate reducing parking requirements for purpose-built rental housing (secured rental with a housing agreement) in the Town Centre and along the Frequent Transit Network. (FTN Chapter 14, Development Permit Guidelines, Permit Area 10: Multi-Family Residential is amended by adding the following new section:

(iii) The following new policies are added:

5.3.12: Encourage the construction of rental housing that includes a diverse mix of housing unit sizes and bedroom types.

5.3.13: Recognize and protect mobile home parks as an important source of attainable housing, particularly for seniors, low-income individuals, and those on fixed incomes. Discourage redevelopment that would result in the loss of these communities.

l) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.4 (page 66), Policy 5.4.2, is deleted and replaced with the following:

5.4.2: Demonstrate how the City of Pitt Meadows Housing Action Plan, Housing Needs Report, and OCP policies and initiatives are intended to achieve Metro 2050 housing-demand estimates and accommodate 20-year housing need, recognizing that senior government assistance may be required.

m) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.5 (page 66), is amended as follows:

(i) Paragraph 1 is deleted and replaced with the following:

According to the Interim Housing Needs Report (IHNR), an estimated 11,392 people in the region were unhoused — in their cars, in homeless camps, parks and forests, or in temporary shelters. The IHNR assigns a share of that estimate to the City, which equates to a 20-year need of housing for 83 persons.

Although Pitt Meadows does not have services and shelters for the unhoused, it is nevertheless impacted by this regional challenge.

ii. Policy 5.5.1 is deleted and replaced with the following:

5.5.1: Play an advocacy role in supporting the provincial and federal governments to provide support for the housing needs of the unhoused, <u>or those at risk of becoming unhoused.</u>

n) Chapter 5, Growth, Neighbourhoods & Housing, Objective 5.7 (page 68), is amended as follows:

(i) The following new paragraph is added after paragraph 1:

<u>Parking can significantly impact a neighbourhood, influencing both the physical environment and the quality of life for residents. As a result of the Provincial housing legislation, the City can no longer require that residential parking be provided in certain Small-Scale, Multi-Unit Housing projects, or for eligible residential development in designated Transit-Oriented Areas. A shortage of residential parking can cause congestion, and may result in illegal parking on the street and frustration among residents and visitors.</u>

(ii) Policies 5.7.2 and 5.7.3 are deleted and replaced with the following:

5.7.2: Request noise <u>analysis</u> and noise-reduction strategies for new residential developments adjacent to major highways, the CP Rail mainline and industrial areas, or in areas where Transport Canada's Noise Exposure Forecast for Pitt Meadows Regional Airport exceeds what is considered an acceptable level for such developments.

5.7.3: <u>Encourage the provision of residential parking in all residential and mixed-use projects. For townhouse and multi-family developments,</u> interior tandem parking spaces <u>are not preferred,</u> so that residents will be more likely to fully utilize all of the parking spaces allocated to their unit if needed.

o) Chapter 7, Community Wellbeing, Community Wellbeing Issues, Objective 7.1 (page 81), policy 7.1.1, is deleted and replaced with the following:

7.1.1: <u>Support the identification, removal and prevention of barriers for persons with disabilities</u>

p) Chapter 9, Transportation (page 97), is amended by adding a new paragraph following the sentence "Pitt Meadows is also home to a general aviation satellite airport, Pitt Meadows Regional Airport, specializing in flight training, aircraft maintenance businesses and commercial charter operations, and is surrounded by rivers that also serve as transportation routes." as follows:

In 2023 and 2024, the Government of British Columbia, passed Bill 44 Housing Statutes (Residential Development) Amendment Act, and amended Housing Needs Report Regulation 90/2019, requiring that Local Governments prepare an Interim Housing Needs Report by January 1, 2025. Amongst other things, Interim Housing Needs Reports were required to include a statement that demonstrates the recognition and support for locating housing in close proximity to transportation. Below is the statement from the Interim Housing Needs report:

> The City of Pitt Meadows supports the development of market, affordable and non-profit residential housing close to public transit, that allows residents of all ages and abilities to meet most of their daily needs by walking, bicycling, public transit or other alternative forms of transportation.

q) Chapter 9, Transportation, Objective 9.1 (page 101), Policy 9.1.1(b), is amended by deleting bullet points 1, 2, 3 and 4 and replacing them with the following:

- impacts to agricultural land are minimized and mitigated against; and
- third party funding can be secured for its design and construction.

r) Chapter 9, Transportation, Objective 9.3 (page 104), is amended as follows:

(i) The following new paragraph is added after paragraph 2:

Supporting the development of housing in proximity to transportation benefits the community. It improves accessibility by making it easier for people to get around; improves affordability by reducing the cost of housing and transportation; provides for equitable access to services, education, employment, and amenities; and helps to create complete, liveable, and sustainable communities.

(ii) The following new policies are added:

9.3.3 Encourage the development of market, affordable and non-market residential housing in close proximity to a variety of transportation modes, that allows residents of all ages and abilities to meet most of their daily needs by walking, bicycling, public transit or other alternative forms of transportation.

9.3.4 Support initiatives that reduce traffic demand and automobile trips by:

a. encouraging residential development within the Urban Containment Boundary; in the Town Centre; and near other commercial centres; and

b. encouraging housing within walking distance to employment areas, and encouraging employment opportunities in proximity to residential development.

s) Chapter 13, Land Use Designations & Map (page 135), is amended by adding a new paragraph and figure following the paragraph beginning with "This section defines the land…" and before the title "Chapter Outline" as follows:

Transit-Oriented Areas:
Lots zoned to permit a residential use and located within a designated Transit-Oriented Area (TOA designation Bylaw No. 2989, 2024) may be eligible for increased building height and density beyond what is permitted under existing land use designations, subject to compliance with the *Local Government Act*, *Transit-Oriented Areas Regulations*, and Council approval. Eligible TOA developments are permitted within all land use designations. Unless permitted under the existing zoning regulations, proposed developments within a TOA are subject to a rezoning process, with Council retaining discretion to consider applications on a case-by-case basis.

Figure 16, Transit-Oriented Area Minimum Allowable Density Framework

Prescribed Distance (metres) from West Coast Express Station	Minimum Allowable Density (FAR/FSR)*	Minimum Allowable Height (Storeys)*
Less than 200	Up to 4.0	Up to 12

Greater than 200 to 400	Up to 3.0	Up to 8

*The Federal Pitt Meadows Airport Zoning Regulations supersede, and may restrict, the minimum allowable density and height.
This table is provided for reference purposes only. Refer to Local Government Transit-Oriented Areas Regulation 263/2023 for additional details. If there is any inconsistency or conflict between this table and the Regulation, the Regulation will prevail.

t) Chapter 13, Land Use Designations & Map, 13.1 Land Use Designations (page 136), is amended as follows:

(i) Part 13.1.2, Residential – Low Density (page 136), is deleted in its entirety and replaced with the following:

13.1.2 RESIDENTIAL – LOW DENSITY

Purpose: to support the residential neighbourhood character and provide for infill development opportunities.

Principal forms and uses: a variety of housing forms, including single family, secondary suites, garden suites, duplex, townhouses and small-scale apartments.

Complementary Uses: home-based businesses, parks, walking/cycling paths, accessory buildings, swimming pools.

Density:

i. The maximum number of dwelling units permitted on a lot shall be determined by the lot area and its proximity to a frequent transit bus stop, as set out below:
   - Lots 280 m² or less: up to 3 units
   - Lots greater than 280 m²: up to 4 units
   - Lots greater than 280 m² and within 400 m of a frequent transit bus stop: up to 6 units

(ii) Part 13.1.3, Residential – Medium Density (page 136), is amended by deleting "Density: 31 to 100 units per net hectare" and replacing it with the following:

Density: up to 100 units per net hectare.

(iii) Part 13.1.5, Rural Residential (page 136), is amended by deleting "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." and replacing it with the following:

Density: Maximum one unit per net hectare.

u) Chapter 14 – Development Permit Areas Guidelines, Permit Area 8, Town Centre Mixed Residential / Commercial (page 166), is amended by deleting 8.1 Purpose and replacing it with the following:

8.1 Purpose

The Town Centre Mixed Residential/Commercial Development Permit Area (DPA) establishes objectives and the provision of guidelines for the form and character of mixed residential/commercial development pursuant to the *Local Government Act*. The Town Centre Mixed Residential / Commercial, Development Permit Area Guidelines also apply to development applications seeking seven or more units and located within a Transit-Oriented Area as identified by the Transit-Oriented Area Designation Bylaw.

v) Chapter 14 – Development Permit Areas Guidelines, Permit Area 9, Ground Oriented Residential (page 170), is amended by deleting 9.1 Purpose and replacing it with the following:

9.1 Purpose

The Ground-oriented Residential Development Permit Area (DPA) establishes objectives and the provision of guidelines for the form and character of intensive residential development pursuant to the *Local Government Act*. The Ground-Oriented Residential Development Permit Area Guidelines also apply to Small Scale Multi-Unit Housing development applications seeking six residential units or less.

w) Chapter 14 – Development Permit Areas Guidelines, Permit Area 10, Multi-Family Residential, 10.3 Designated Area (page 175), is amended by adding a new policy 10.3.2 as follows:

10.3.2 Development Permits in Transit-Oriented Areas

a) The guidelines of DPA 8, Town Centre Mixed Residential / Commercial, will apply to development applications seeking seven or more units, and located within a Transit-Oriented Area as identified by the Transit-Oriented Area Designation Bylaw.

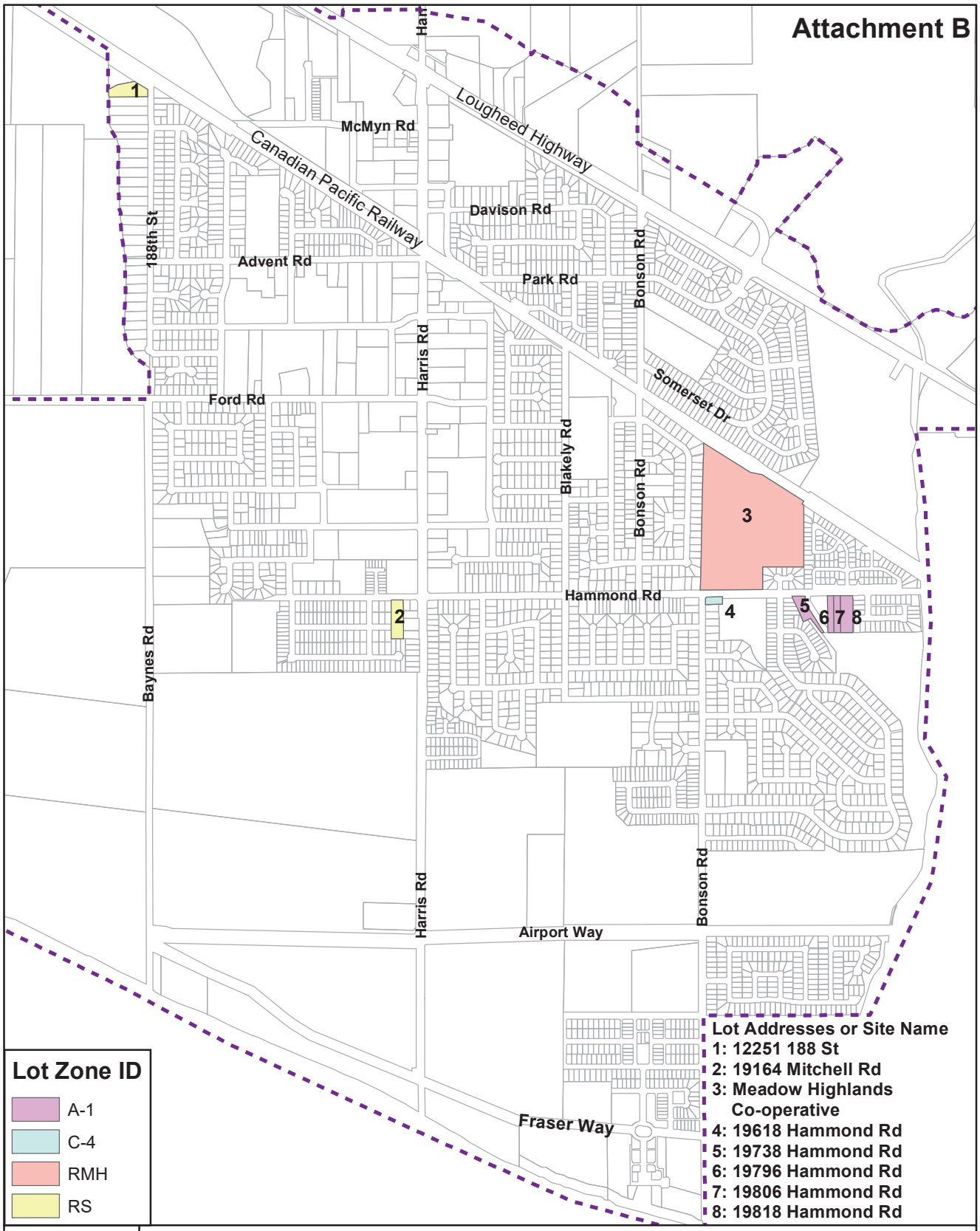
x) All figure numbers and corresponding references are hereby updated to reflect renumbering resulting from amendments contained within this bylaw.

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time and **ADOPTED** on [DATE].

Nicole MacDonald Mayor	Kate Barchard Corporate Officer



City of Pitt Meadows
THE Natural PLACE

Map 1: Residential - Low Density OCP designation & SSMUH Exclusion Properties

0 125 250 500 750 1,000 Meters

Map Created: 2025/10/14