

Welcome!

- The purpose of this open house is to share the outcomes of the Official Community Plan Review thus far and to present the draft land use plan and policies, which you helped to create!
- Tell us what you think by adding a post-it note with your comments to any of the boards. Your feedback today will be used to help us complete the final draft of the OCP before we present it to Council in a bylaw form.

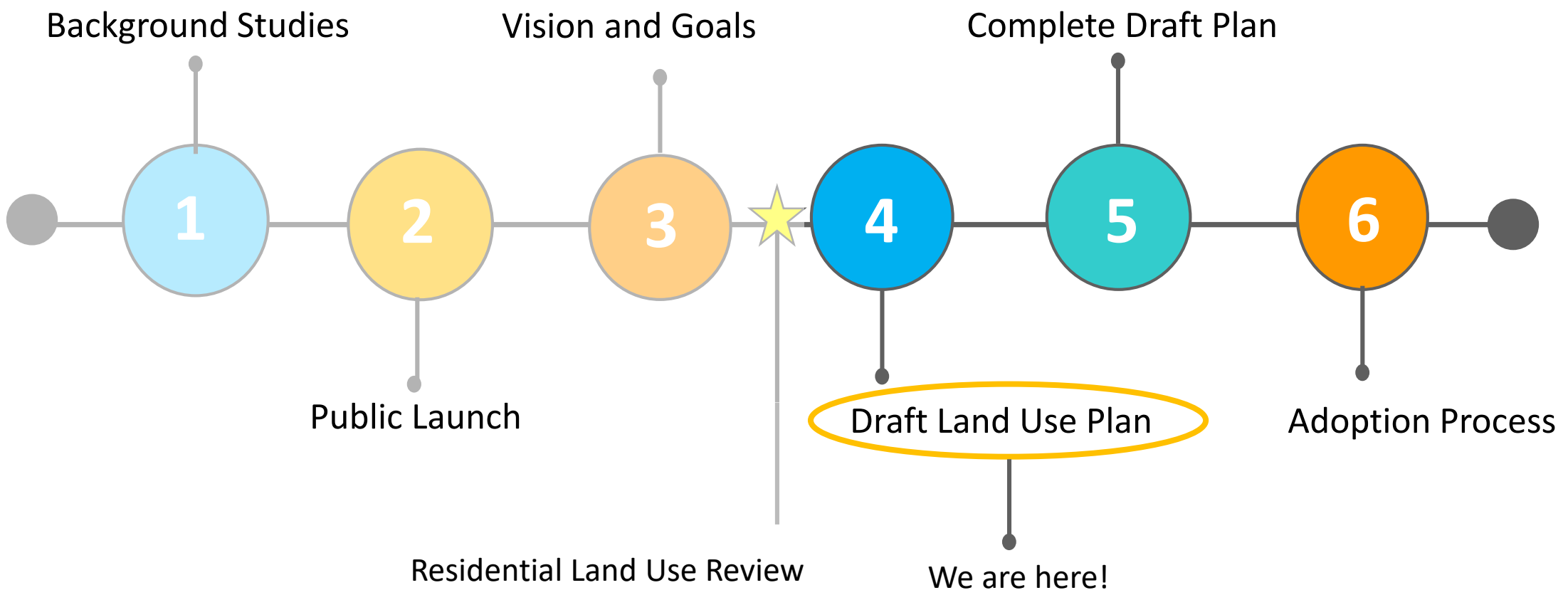


Don't have a lot of time today?

Take the online **SURVEY!**

Your feedback on the draft OCP is important. It will help us refine the document and create the final draft. Take the survey online at www.haveyoursaypittmeadows.ca

OCP Process – Next Steps



Forces Shaping the OCP Review



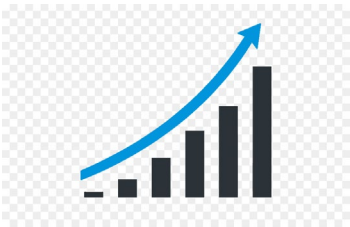
Climate change: Significant impacts are expected in the form of increased precipitation, higher temperatures, rising sea levels, increased extreme weather events and more weather variability.



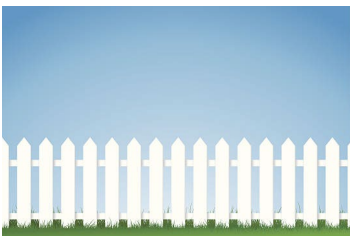
Increasing housing costs: Before 2000, the sale price of a two-storey detached home was around 3.2 times to median household income; by 2015, the cost of an average home was more than 19 times higher than income



Changing Demographics: By 2041 the seniors population (65 +) is expected to triple.



Growing region / growing local population: Metro Vancouver is anticipated to grow by about 980,000 by 2040. Pitt Meadows is expected to grow by 4,354 residents in the same period.

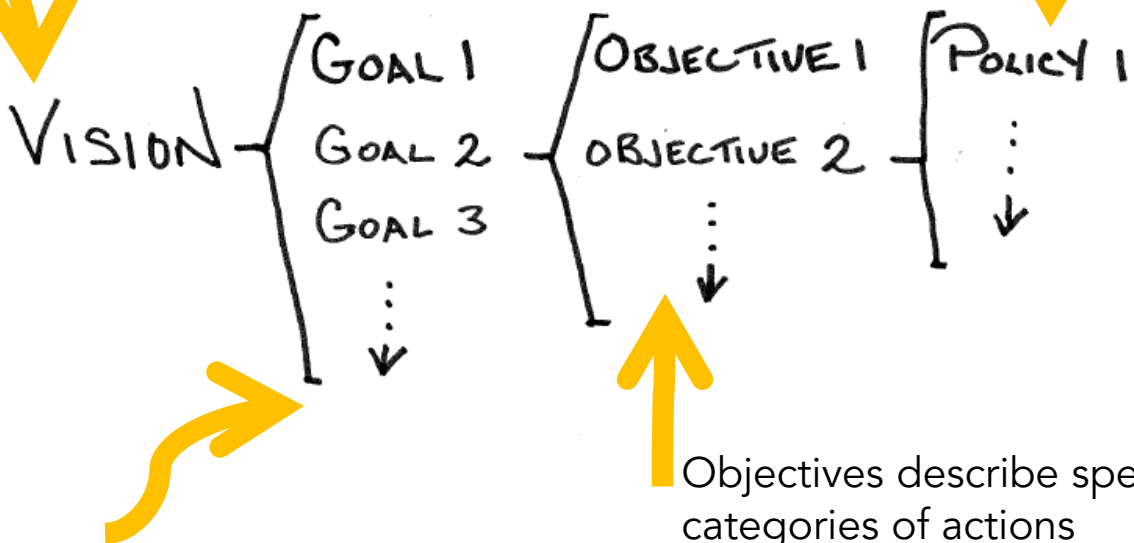


Small town character: One of the most important goals for the town, revealed through public consultation, is protecting Pitt Meadows' small town character.

OCP Policy Framework

The vision is a description of the community's aspirations for the future of the City. It summarizes community ideals as expressed by community members who have taken part in the public consultation process.

Policies are actions that the City needs to undertake or continue to do over time to achieve goals and objectives



The goals are broad statements describing the results that the plan would seek to achieve in relation to the policy areas. They address the community's priorities, as expressed during the public consultation process.

Objectives describe specific categories of actions needed to help achieve the desired results of the goal.

Vision:

Pitt Meadows is a thriving, vibrant, friendly, small city where people are welcomed, and growth for current and future generations is balanced with the protection of our surrounding farmland and natural environment.

Employment and the Economy

Goal: The economy is vibrant, diverse and local businesses are successful

Objectives:

- Recognize that Pitt Meadows' central geographical location in the region makes the City a desirable location for businesses.
- Support commercial and industrial areas as places for local employment opportunities
- Designate and protect industrial and business park uses
- Ensure that commercial and industrial areas are compatible with surrounding uses
- Help existing businesses to thrive in Pitt Meadows
- Recognize the airport as an important economic asset for Pitt Meadows / Maple Ridge
- Support local tourism

Agriculture

Goal: Agriculture is the predominant land use in Pitt Meadows, and farmland is protected for food production.

Objectives:

- Preserve ALR land for productive uses
- Minimize conflicts between rural and urban land uses
- Support the agricultural economy in Pitt Meadows
- Provide safe and reliable infrastructure services for farming
- Support the farmers
- Address the impacts of climate change in the agricultural area of Pitt Meadows and on farming operations to the maximum extent possible
- Ensure that Pitt Meadows has a healthy and resilient food system



Environment and Natural Areas

Goal: The environment and natural areas in and around Pitt Meadows is conserved and enhanced, and enriches the quality of life for all residents.

Objectives:

- Protect and restore shorelines, wetlands and riparian areas
- Minimize disturbances to residents and wildlife resulting from light pollution, light trespass and noise
- Support initiatives to address air quality
- Demonstrate leadership in implementing sustainable environmental practices
- Carefully consider policies, standards, guidelines and regulations regarding environmental protection and enhancement in harmony with other City goals and objectives
- Encourage the community to take a stewardship role regarding the natural environment
- Identify and protect a system of environmentally sensitive areas to the maximum extent possible
- Maintain and improve the long-term ecological health of the city
- Protect and enhance the urban forest
- Protect soil quality

Climate and Energy

Goal: Energy is conserved and used efficiently, and greenhouse gas emissions (GHG) are minimized.

Objectives:

- Prepare to address mitigate and adapt to the effects of climate change
- Reduce GHG emissions from City operations and services and support broad-based community GHG emission reduction
- Enhance carbon sequestration within the City's boundaries

Community Well-Being

Goal: There is a strong sense of place and belonging, and residents are healthy, engaged and feel safe and secure.

Objectives:

- Ensure that the City's parks, trails, facilities and public sidewalks are accessible to people of every age and ability, to the maximum extent possible
- Encourage citizen engagement in the community
- Improve safety in the community
- Foster multi-generational neighbourhoods across the City
- Support schools, libraries, service organizations and places of worship as anchors of community life
- Continue to work towards social and economic equity
- Fulfil municipal commitments to citizens in a fiscally responsible manner

Arts, Culture and Heritage

Goal: Arts, culture and heritage help to define the City's unique identity, and life-long education helps to make the City a great place for families.

Objectives:

- Foster a unique identity for the City
- Celebrate our heritage
- Support art in the community
- Enable life-long learning opportunities
- Honour and respect expressions of Katzie Nation culture and heritage in Pitt Meadows
- Ensure that the City is a good neighbour within the region
- Support, promote, and create festivals and events celebrating arts & culture, music, and local food and drink

Local Systems

Goal: The community has an adequate and secure supply of clean, potable water, and handles sewage, waste and stormwater in an efficient manner that protects public health.

Objectives:

- Ensure a safe and reliable water supply for all users
- Ensure that all properties have a safe and environmentally responsible method of liquid waste disposal for the uses intended
- Provide solid waste management services in an efficient and sustainable manner
- Design the City's drainage and irrigation system so that it meets the public's needs and regional requirements
- Maintain and improve flood protection measures throughout Pitt Meadows
- Meet municipal infrastructure needs efficiently and sustainably while protecting public health, safety and the environment
- Utilize green infrastructure to reduce the burden on city services and contributes to the ecological health of the community
- Protect and enhance ground and surface water quality through best practices for integrated rainwater management

Transportation

Goal: Our community is walkable, it is easy to get around by all modes of transportation, and commercial transport moves freely in and out of the community.

Objectives:

- Mitigate the impact of regional / national transportation routes on our residential, commercial and agricultural areas.
- Increase transit ridership
- Design an environment where people are less dependent on automobiles
- Create a safe, beautiful and accessible walking and cycling environment
- Ensure that the movement of goods through the municipality and to local residents and businesses is safe, reliable and efficient
- Balance the growth of the Pitt Meadows Regional Airport with community livability
- Maximize the utility of the existing road network
- Maintain the navigation and transportation functions of the rivers within the municipality

Parks and Recreation

Goal: Parks, recreation and the public realm contribute significantly to community character and quality of life.

Objectives:

- Design parks and open space to connect people to nature and provide a peaceful respite
- Ensure that parks and recreation facilities are welcoming to everyone
- Design parks and recreational facilities to respond to the needs and demands of a diverse and growing community
- Maintain and enhance the ecological values of parks and open spaces

Hazards and Emergency Management

Goal: Persons, property and landscapes are protected from risk or hazards due to flooding, steep slopes and forest fires.

Objectives:

- Ensure that the municipality continues to be prepared to respond to natural disasters
- Identify natural hazards and adopt mitigation plans, policies and other tools
- Ensure that new development that is located in identified hazard areas is designed to enhance the local environment and respond appropriately and comprehensively to the hazard

Growth, Neighbourhoods, and Housing

Goal: Our community is walkable and compact, offers easy access to nature and amenities and has a range of housing options to suit all needs and through all stages of life.

Objectives:

- Enable development to accommodate anticipated community growth
- Support development that contributes to complete, compact and livable neighbourhoods that maximize efficient use of municipal transportation systems and infrastructure.
- Increase the supply, availability and access to affordable housing units across the local housing spectrum
- Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options.
- Support partnerships with other levels of government and with the development industry for transitional, supported and non-market rental housing
- Work with neighbouring municipalities, agencies and senior levels of government to address regional homelessness
- Ensure that new rural residential development responds appropriately to the terrain, the local environment, hazards and nearby agricultural areas
- Encourage new residential development design that is mindful of the surrounding neighbourhood and buildings

Pitt Meadows Draft Future Land Use Plan

There are two elements that define future land use in the Official Community Plan:

1. Future Draft Land Use Map: illustrates where in the city the land uses designations are located.

2. Land Use Designations: explains the types and location of land uses which the City may encourage over time.

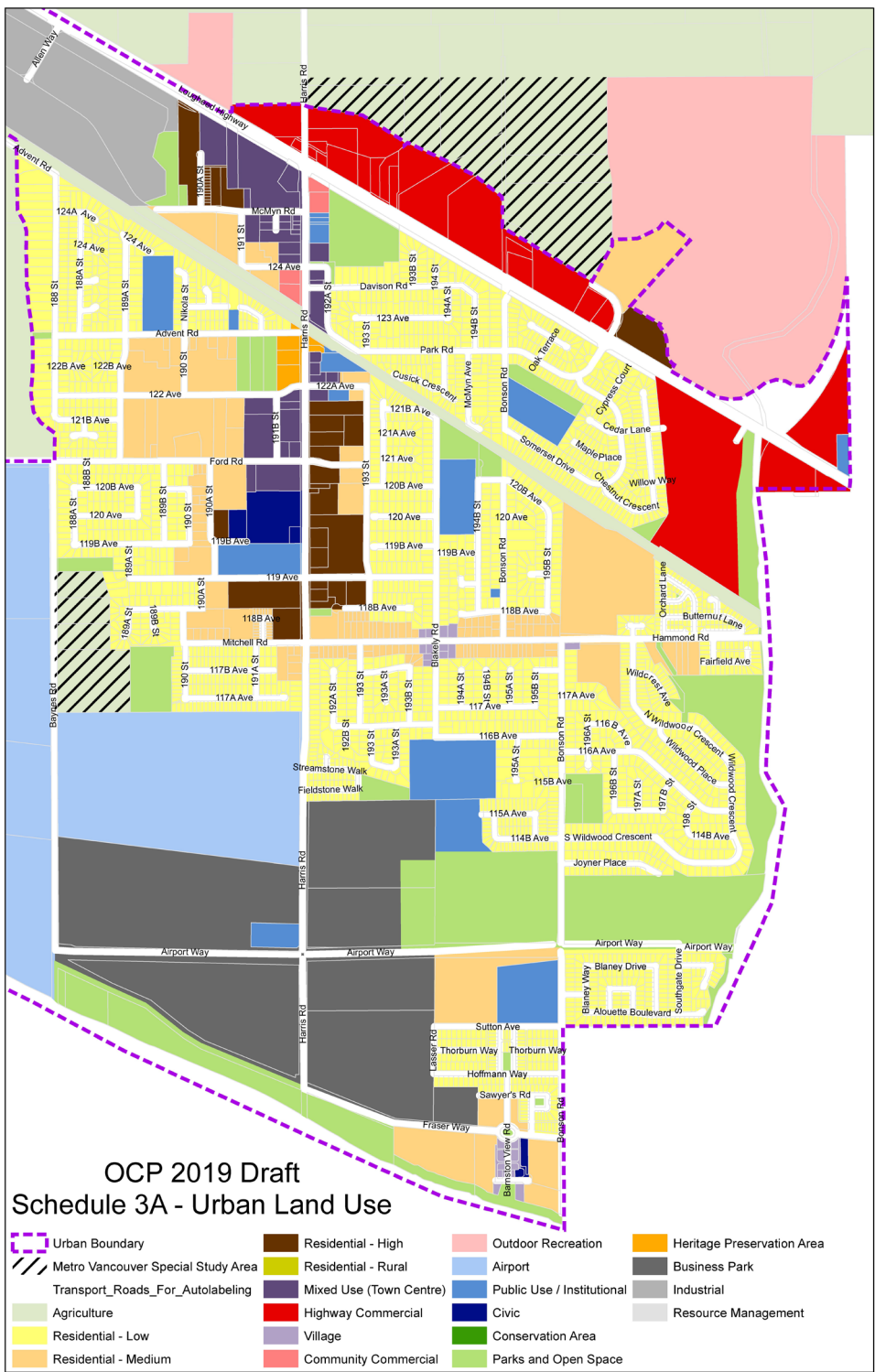
A few notes to keep in mind...

Not all properties will be eligible for all of the permitted uses listed in the land use designations (e.g. due to site size).

A land use designation is different than zoning. The land use designations and map are policy tools that show the type and location of development expected in the future (e.g. medium and high density residential).

The Zoning Bylaw is a regulatory tool that identifies the specific type of development permitted on a property (e.g. single detached dwelling, duplex) and includes more specific requirements that new development must comply with.

Draft Urban Land Use Map



How this land use plan is different from the current land use plan

Hammond Road:

- This draft plan proposes to allow medium density residential development such as townhouses along parts of the Hammond Road corridor. Hammond Road is an arterial route for the community as well as part of Translink’s Frequent Transit Network.
- A “Village” land use designation is proposed to be applied to the corners of Hammond and Blakely Road.

190 and 190 A Streets

- Double fronting lots between 190 and 190A Streets are proposed to be designated medium density residential development such as townhouses.

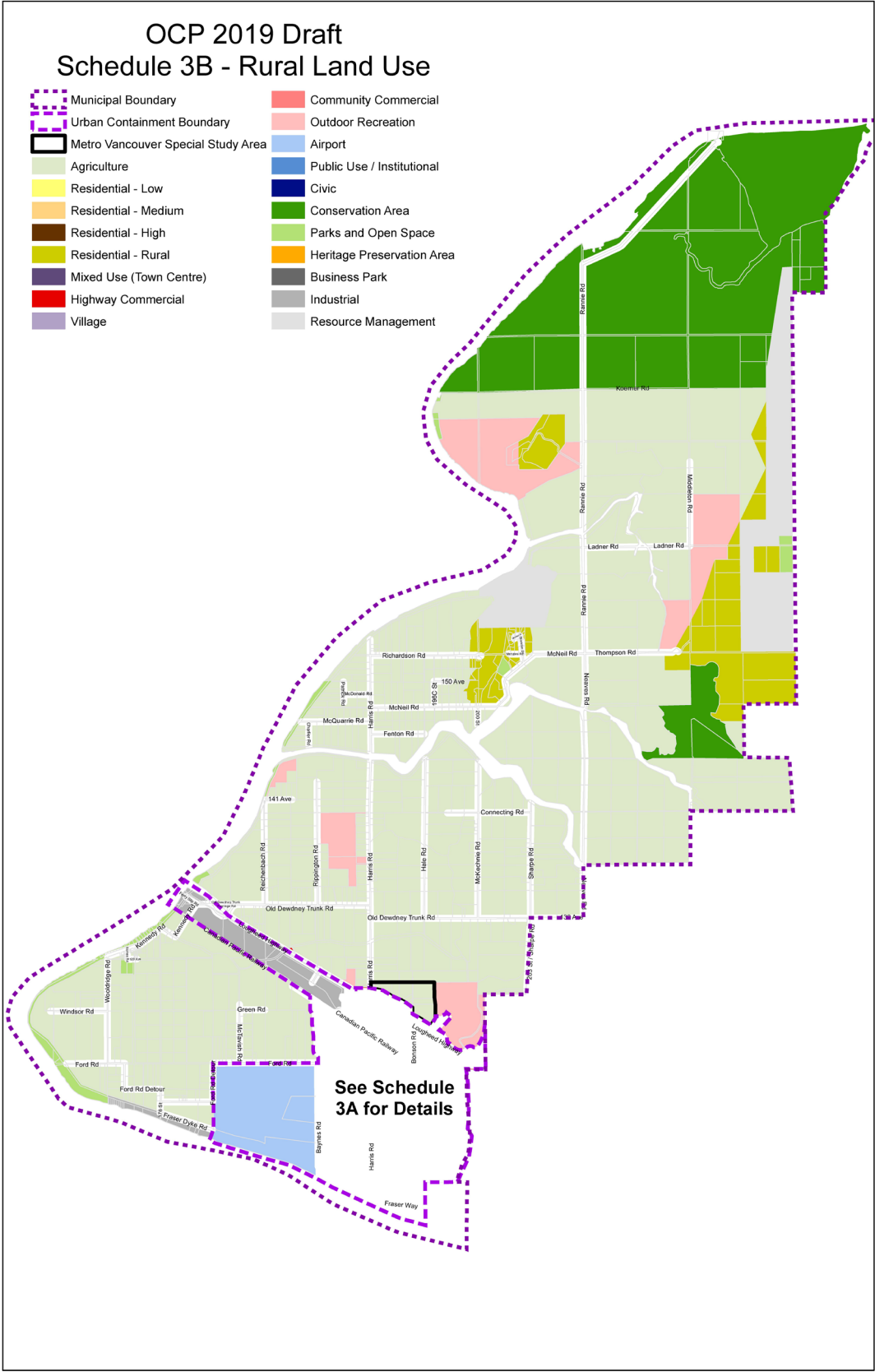
Civic Center

- The Civic Center Designation is proposed to be updated to permit residential uses.

Residential- Low Density Areas

- This land use designation will no longer contemplate the further subdivision of most existing lots. Corner duplexes, garden suites and secondary suites would continue to be permitted.

Draft Rural Land Use Plan






How this land use plan is different from the current land use plan

Agricultural Land Use Designation:

- This draft land use plan has collapsed two land use designations (Agriculture - 8 Hectare Minimum and Agriculture - 16 Hectare Minimum) from the current OCP into one land use designation. Further subdivision of agricultural land is not supported by the provincial Agricultural Land Commission and is not supported in the current or new draft OCP.
- ### Residential – Rural Land Use Designation
- This land use designation has been revised to indicate support for retaining all rural residential properties at their current size or larger.

OCP Land Use Designations

Designation	Purpose of Designation	Pitt Meadows Example
Agricultural	To provide a stable, long-term land base for agriculture limited only by the Farm Practices Protection Act and the Agricultural Land Commission Act.	
Residential – Low	To preserve the single-family neighbourhood character of the municipality in designated areas at a density of up to 30 units per net hectare.	
Residential – Medium	To permit medium density residential use 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.	



Designation	Purpose of Designation	Pitt Meadows Example
Residential – High	To permit high density residential development in low rise and mid rise buildings at densities greater than 100 units per net hectare.	
Rural Residential	To provide for residential development in the rural areas of Pitt Meadows that are not within the floodplain and are outside of the Agricultural Land Reserve. Further subdivision of these lands is generally not supported.	
Town Centre	To provide commercial and residential mixed use buildings which activate and enliven the principal streets at a density greater than 100 dwelling units per net hectare.	

OCP Land Use Designations

Designation	Purpose of Designation	Pitt Meadows Example
Village	To provide areas of mixed commercial and residential uses that are appropriate to the scale and character of the surrounding neighbourhoods at density between 31 and 100 dwelling units per net hectare.	
Highway Commercial	To provide areas for regionally-directed retail and service, accommodation, food service and hospitality, building supply and recreation facility uses	
Community Commercial	To provide areas for retail and service uses intended to serve the local community and businesses.	

Designation	Purpose of Designation	Pitt Meadows Example
Outdoor Recreation	To permit golf courses, marinas and other outdoor recreation uses and may include commercial uses to serve the users of the facilities, subject to the Agricultural Land Commission Act, if applicable.	
Resource Management	To permit forestry, aggregate extraction or other resource use in rural areas outside of the Agricultural Land Reserve	
Business Park	To accommodate clean, high quality industrial / business park uses that are located indoors.	
Industrial	To provide areas for manufacturing, processing, storage, wholesale, warehouse and transportation uses.	

OCP Land Use Designations

Designation	Purpose of Designation	Pitt Meadows Example
Airport	To permit aviation and associated uses on land belonging to the Pitt Meadows Regional Airport. The majority of lands are in the Agricultural Land Reserve.	
Institutional	Permits public and private community uses such as schools, places of worship and daycare facilities	
Civic Centre	To accommodate civic, public recreational and cultural uses in the heart of the urban area. May also include residential and office uses	

Designation	Purpose of Designation	Pitt Meadows Example
Conservation Area	Provincial, regional and municipal lands intended to remain in their natural state or function as nature preserves. Facilities for passive recreation such as paths or benches may be permitted in some areas and entirely restricted in other areas.	
Park and Open Space	These are provincial, regional and municipal lands that are intended to be preserved for public enjoyment and environmental protection. Facilities available may range from playing fields and playgrounds to trails and benches. Commercial uses serving users of the facilities may also be permitted.	
Heritage Preservation Area	Lands that include significant heritage structures and may include commercial uses that support the preservation of the buildings.	

Any Last Comments...

About the future land use map?

About the vision, goals and policies?

Thank-you very much for your
interest and participation
today!

Next Steps

- Ongoing stakeholder and public engagement
 - **Pop-Up Planning** booth at **Pitt Meadows Athletic Fields on Saturday April 4 between 12 and 3 pm** and **at Silver Bridge on Saturday March 28 between 8 and 11 am.**
 - Staff will continue meeting with regional agencies and community groups
 - Please visit www.haveyoursaypittmeadows.ca and fill out the survey.
- Revision of draft policies based on public and stakeholder comments
- Draft OCP presented to Council late April / Early May
- OCP Bylaw Public Hearing target: June 2020
- Adoption of OCP target: September 2020