



# Official Community Plan 2018 Review Scoping Report

Council in Committee Meeting  
November 28, 2017

City of Pitt Meadows



The *Natural* Place

# Presentation Outline

1. What is an Official Community Plan?
2. Current Official Community Plan
3. Principles for the Official Community Plan Update
4. Early Issues/Key Challenges
5. Proposed Phases & Consultation

# What is an Official Community Plan (OCP)?

...is defined by the *Local Government Act* as a statement of objectives and policies to guide decisions on planning and land use management. A Council is required to comply with an OCP when adopting a Zoning Bylaw amendment, all bylaws and works undertaken by the City must be consistent with the OCP.

# What is an OCP?

- In plain language
  - Identifies a vision and goals of a community
  - Provides policies that help achieve the vision and goals of the community

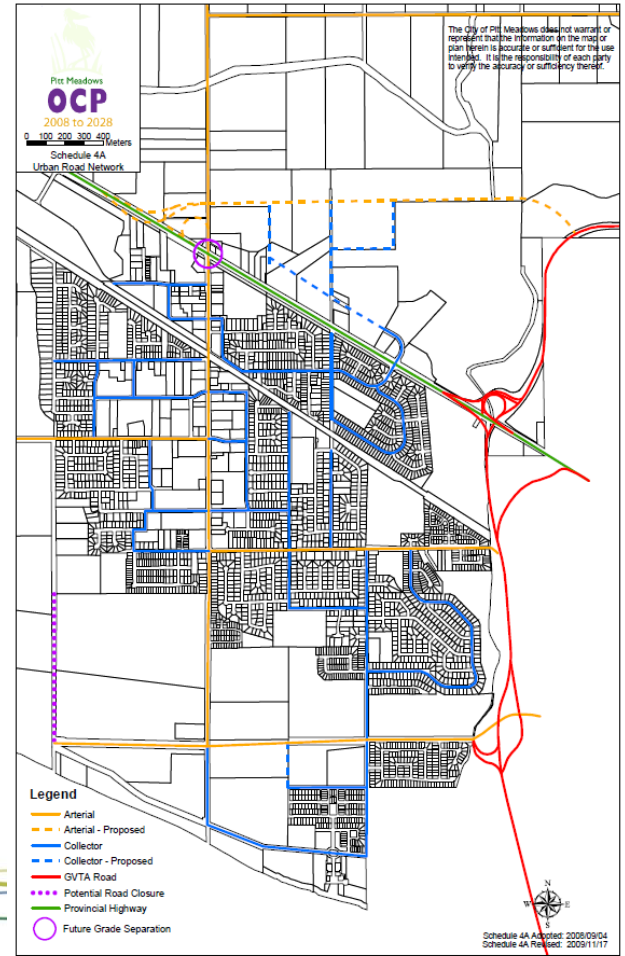
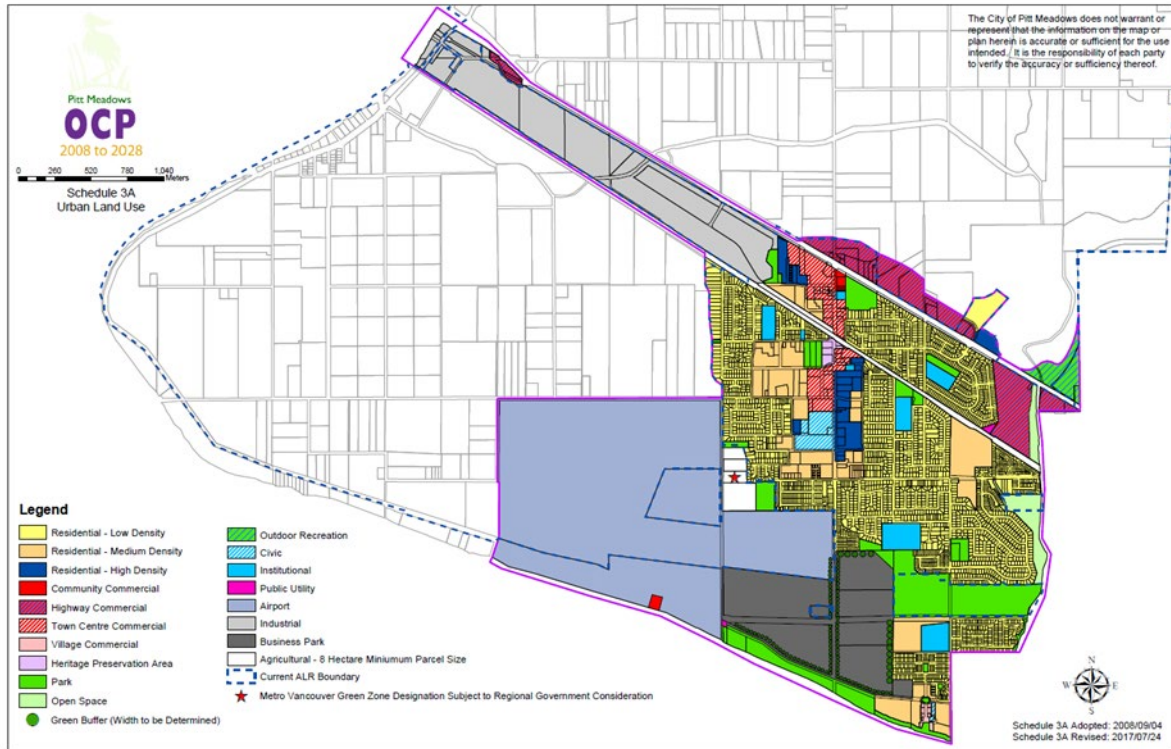


# Legislative Requirements

Section 473 of the *Local Government Act* requires that the following content be included in the OCP:

- Approximate location, amount, type and density of **residential development** required to meet anticipated housing needs over a period of 5 years;
- Approximate location, amount and type of present and proposed **commercial, industrial, institutional, agricultural, recreational and public utility land uses**;
- Approximate location and area of **sand and gravel deposits** that are suitable for future sand and gravel extraction;
- **Restrictions** on the use of land that is subject to **hazardous conditions** or that is **environmentally sensitive** to development;
- Approximate location and phasing of **major road, sewer and water systems**;
- Approximate location and type of present and proposed **public facilities**, including schools, parks and waste treatment and disposal sites;
- **Housing policies** for affordability, rental housing, and special needs housing, and reductions in greenhouse gas emissions;
- Policies that maintain and enhance **farming** in areas designated for farming and agricultural land use; and
- Policies related to preservation, protection, restoration and enhancement of the **natural environment**, its ecosystem and biological diversity.

# Current Official Community Plan



# 2008 OCP Vision Statement

The citizens of Pitt Meadows aspire to achieve a diverse community that:

- Provides for increased transportation choice and efficiency;
- Has a commitment to the productive use of its agricultural land;
- Protects its natural environment;
- Maintains its unique “small-town” and rural characteristics and preserves its heritage;
- Achieves sustainable economic growth;
- Develops and maintains quality parks, recreation and community services for its residents and visitors; and
- Carefully manages its residential growth in balance with job creation and the provision of services.

# Changes Since the 2008 Official Community Plan

New Zoning Bylaw, 2011. Key changes included:

- Secondary suites
- Infill development
- Rationalizing the commercial zones and industrial zones



# Notable developments: Cedar Downs



# Notable developments: Liv42





# Notable developments: Solaris



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# Notable developments: GEBP



# OCP Review: Addressing Issues & Challenges



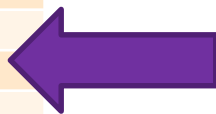
# Regional Changes: Transportation



# Regional Changes: Population Growth

Municipality	2011	2016	Growth	% Change
Langley Township	104,177	117,285	13,108	12.6
Surrey	468,251	517,887	49,636	10.6
Coquitlam	126,804	139,284	12,480	9.8
North Vancouver City	48,196	52,898	4,702	9.8
Maple Ridge	76,052	82,256	6,204	8.2
New Westminster	65,976	70,996	5,020	7.6
Anmore	2,092	2,210	118	5.6
Port Coquitlam	55,958	58,612	2,654	4.7
<b>Pitt Meadows</b>	<b>17,736</b>	<b>18,573</b>	<b>837</b>	<b>4.7</b>
Vancouver	603,502	631,486	27,984	4.6
Burnaby	223,218	232,755	9,537	4.3
Richmond	190,473	198,309	7,836	4.1
Langley, City	25,081	25,888	807	3.2
White Rock	19,339	19,952	613	3.2
Delta	99,863	102,238	2,375	2.4
North Vancouver District	84,412	85,935	1,523	1.8
Port Moody	33,011	33,551	540	1.6
West Vancouver	42,694	42,473	-221	-0.5

- 18,573 2016 population
- Growth rate 4.7% 2011-2016
- Growth rate 13.5% 2006-2011
- Overall Metro Vancouver growth rate 6.5% 2011-2016

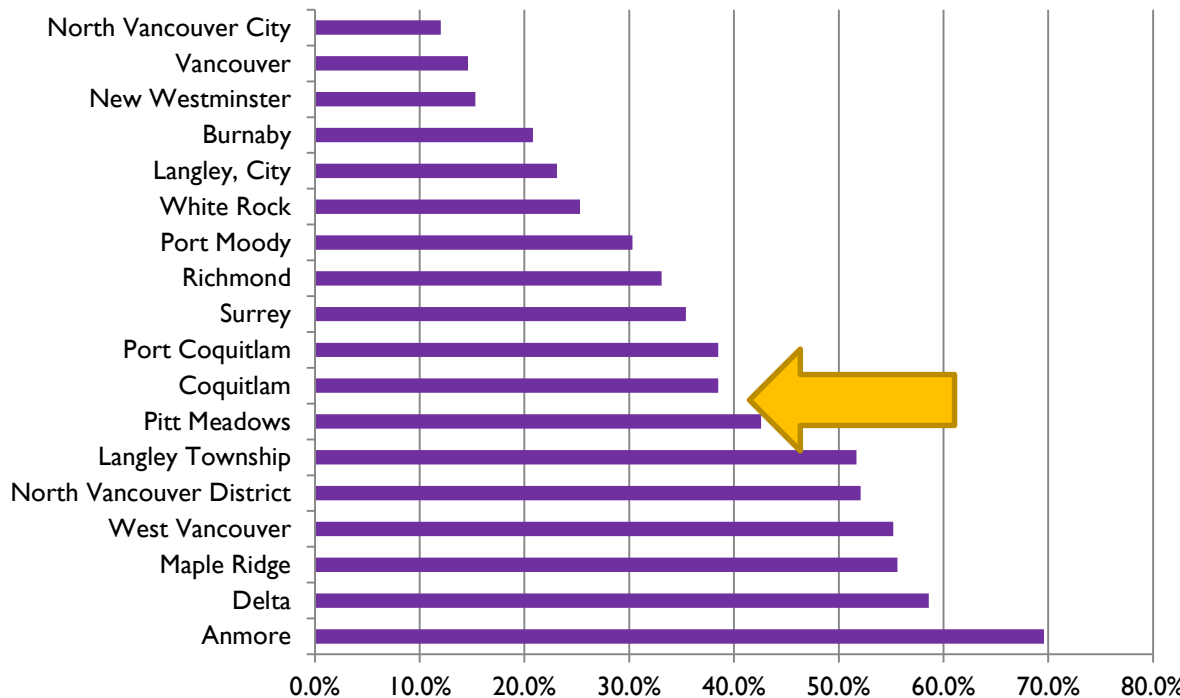
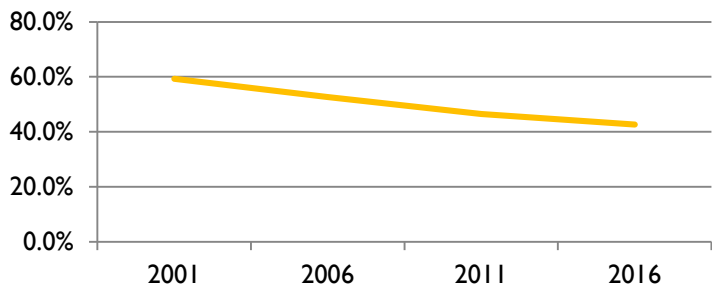


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# Regional Changes : Dwellings

## Proportion of Single Detached Houses 2016

**% of Housing as Single Detached  
in Pitt Meadows**



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# Principles of an Official Community Plan Update

1. Innovative, broad and inclusive engagement
2. Clarity and user-friendly document
3. Knowledge sharing and storytelling
4. Sustainability as the plan's foundation

# Issues/Topics for Consideration

<b>Growth</b>	<b>Environment</b>
<b>Complete Communities/neighbourhoods</b>	<b>Crown Land Interface Issues (wildlife, fire, hazard/sloped lands)</b>
<b>Corridor Planning</b>	<b>Heritage</b>
<b>Commercial Lands</b>	<b>Development Permit Areas (RAR, wildlife, wild fire DP)</b>
<b>Agriculture &amp; Food Security</b>	<b>Regional Context Statement</b>



# Issues/Topics to be considered during the Official Community Plan - Local Area Policies

- North Loughheed Lands
- Airport Lands

# Phases & Consultation

# Workplan Summary

