



# I See Pitt Meadows Official Community Plan Review Council Update

Regular Council Meeting  
July 23, 2019

# OCP Issues Papers



Our  
Community

City  
Hall

Parks &  
Recreation

City  
Services

Arts, Culture  
& Heritage

Business  
Services

Homes &  
Development

## Our Community

About Pitt Meadows

YPK Airport

City Planning & Projects

Capital Works Projects

Heritage Development

Legalization of Cannabis

Official Community Plan

I See Pitt Meadows 2040:  
Official Community Plan  
Update

Detailed OCP Update Timeline

> OCP Discussion Papers &  
Surveys

North Loughheed Study Area  
(NLSA)

<https://www.pittmeadows.ca/>


## OCP Discussion Papers & Surveys

### What could the future look like for Pitt Meadows? What are your priorities?

Read about the most pressing issues facing Pitt Meadows today via these discussion papers. From agriculture to transportation, learn about current trends and initiatives, what the current Official Community Plan (OCP) says on each topic, and challenges and opportunities we face.

Click the links below each icon to read the discussion paper and then provide your input to the survey on [haveyoursaypittmeadows.ca](https://haveyoursaypittmeadows.ca). Participants will be entered into a draw for a chance to win a gift card to a local restaurant/business.



 [Discussion Paper](#)  
[Survey](#)



 [Discussion Paper](#)  
[Survey](#)



 [Discussion Paper](#)  
[Survey](#)



 [Discussion Paper](#)



 [Discussion Paper](#)



 [Discussion Paper](#)

# Pitt Meadows Day





# Housing and Community Growth Forum

## June 15, 2019



# Housing and Community Growth Council Workshop

## Scenario One: The Concentrated Transit-Oriented Development (TOD) Scenario

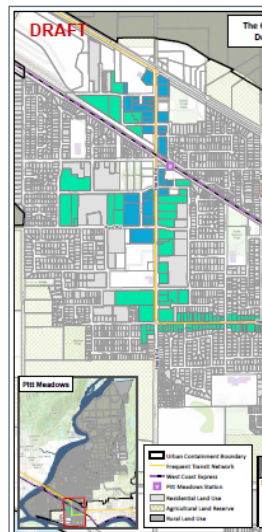
This scenario contemplates alternative housing forms in areas close to transit.

Concentrate density in transit-oriented areas i.e. West Coast Express, along Harris Road.

Dwelling Type	Scenario One: Net New Units
Townhouse	2,351
Apartment	1,857
Mixed-use	937
Single-detached	595
Duplex	57
Secondary Suites	0
<b>TOTAL</b>	<b>5,797</b>

- Residential development increases in transit-oriented areas (West Coast Express, along Frequent Transit Network) and in existing higher density areas.
- 1.2 FAR for existing single-detached dwelling and duplexes.
- 2.4 FAR for townhouses.
- 3.0 FAR for apartments.

Definition of FAR: Floor Area Ratio is a measurement of density, and is derived by divided the total area of the building by the total area of the parcel (building area ÷ lot area).



## Scenario Two - The Distributed TOD Scenario



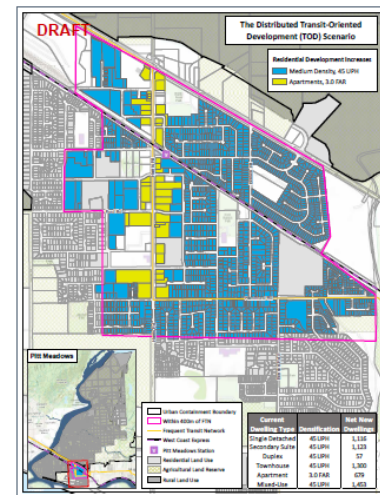
This scenario contemplates alternative housing forms within existing residential neighbourhoods.

Distribute density throughout the City including intensive infill in mature neighbourhoods

Dwelling Type	Scenario One: Net New Units
Mixed-use	1,453
Townhouse	1,300
Secondary Suites	1,123
Single-detached	1,116
Apartment	679
Duplex	57
<b>TOTAL</b>	<b>5,728</b>

- Residential development increases within 400m of the FTN, with apartment buildings along Harris Road, and medium density development (duplexes, triplexes, townhouses, garden suites) up to 45 Units Per Hectare (UPH) within neighbourhoods.
- 3.0 FAR for apartments along Harris Road.

Definition of FAR: Floor Area Ratio is a measurement of density, and is derived by divided the total area of the building by the total area of the parcel (building area ÷ lot area).



19

18

CITY SPACES



# Housing and Community Growth Online Engagement – Have Your Say

Townhouses



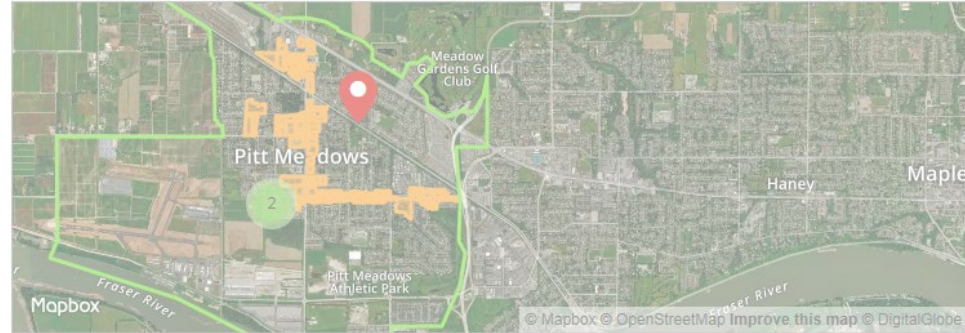
Look at the above picture and tell us whether you agree or disagree with the following statements

	Strongly disagree	Disagree	Neither agree nor disagree	Agree	Strongly agree
This would be a good housing option for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This would be a good place for families with kids	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would want to live here	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
I would want this house on my street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
This would be affordable for most young families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Housing Scenario #1: The Concentrated Transit-Oriented Development (TOD) Scenario



15 days



Place pins on the interactive map and provide area specific comments on this scenario to concentrate density in transit-oriented areas i.e. West Coast Express, and along Harris Road and Hammond Road. This scenario would support apartment buildings in the orange highlighted area.

[Go to Map](#)

# Next Steps

- Housing analysis returns to Council
- Stakeholder consultation continues
- Drafting plan and map schedules
- Return to Council with Official Community Plan Draft Bylaw, Request for First Reading & public consultation strategy