



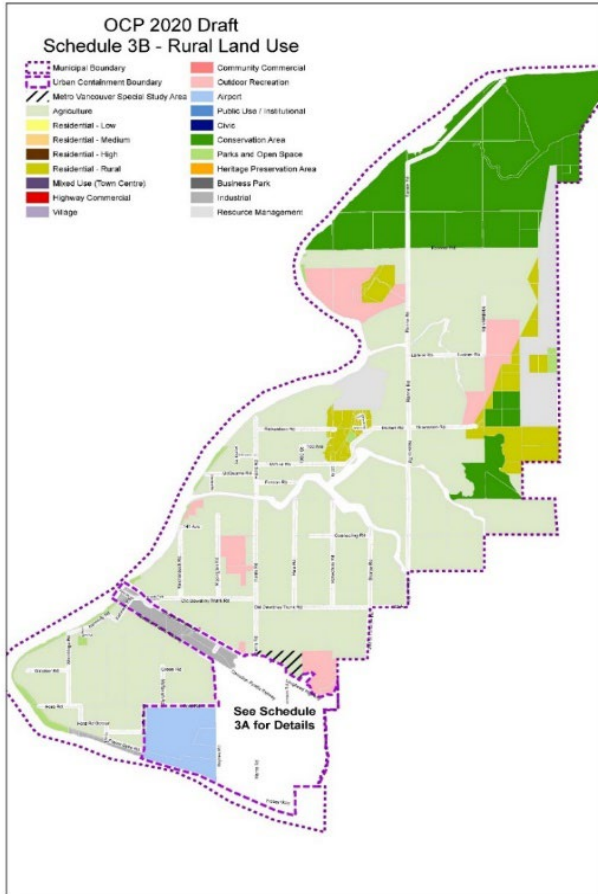
# City of Pitt Meadows Official Community Plan Review – Council Workshop

October 20, 2020

# Workshop Outline

1. Rural Residential land use designation
2. Hammond Road proposed Residential – Medium land use designation
3. Hammond and Blakely Road proposed Village (mixed commercial and residential) land use designation
4. Results from Katzie / City of Pitt Meadows collaboration
5. External Agency Referrals
6. Parking – Tandem spaces
7. Other OCP Discussion Items

# Rural Residential Land Use Designation



Measured Area	Number of Parcels	Total Area Designated Rural Residential
Sheridan Hill	41	80.99 ha
Eastern Hillside	17	209.96 ha
Swan-E-Set	2	43.68 ha

# Existing vs. Draft OCP

## Existing

Lands in the rural area that are not within the floodplain and generally are rock outcrops. The minimum lot size is one unit per net hectare. Innovative and environmentally sensitive cluster development is encouraged to ensure the preservation of vegetation and the protection of slopes. Special stormwater management and innovative sewage disposal systems are required.

## Draft

**Purpose:** to provide residential development in the rural areas of Pitt Meadows that are not within the floodplain and are outside of the Agricultural Land Reserve.

**Principal forms and uses:** single-family homes potentially with secondary suites or garden suites.

**Complementary uses:** home-based businesses, utilities, small parks, open space, conservation areas, walking paths, and accessory buildings.

**Density:** further subdivision of these lands is not supported.

# Rural Residential Lands - Issues

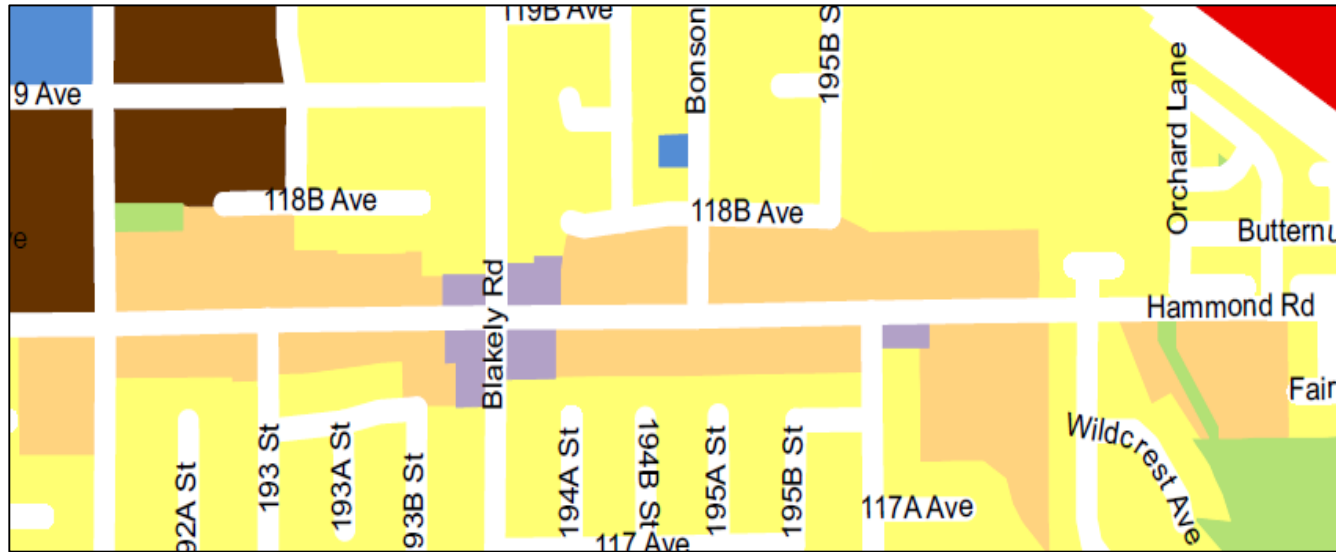
- Vehicle-dependent development
- No local amenities
- Lack of housing diversity and unaffordability
- Slope hazard
- Interface fire hazard
- Emergency response times
- Drainage
- Impacts on surrounding farmland
- Environmental impacts
- Services

# Options for consideration:

1. Retain proposed OCP policies
2. Retain the current density of one lot per net hectare, carried over from the current OCP.
3. Include additional policies indicating that the City will support the development of lands in the rural residential land use designation, under particular circumstances, including:
  - the provision of a clear and direct community benefit,
  - the protection of natural features,
  - no requirement for the extension of public sanitary sewage collection,
  - water pressure analysis
  - receipt of a third party independent fiscal analysis environmental and geological reports
  - archaeological survey,
  - submission of a proposed lot and road layout
  - any other information needed as identified through the development application review process

# Discussion

# Hammond Road proposed Residential – Medium Land Use Designation





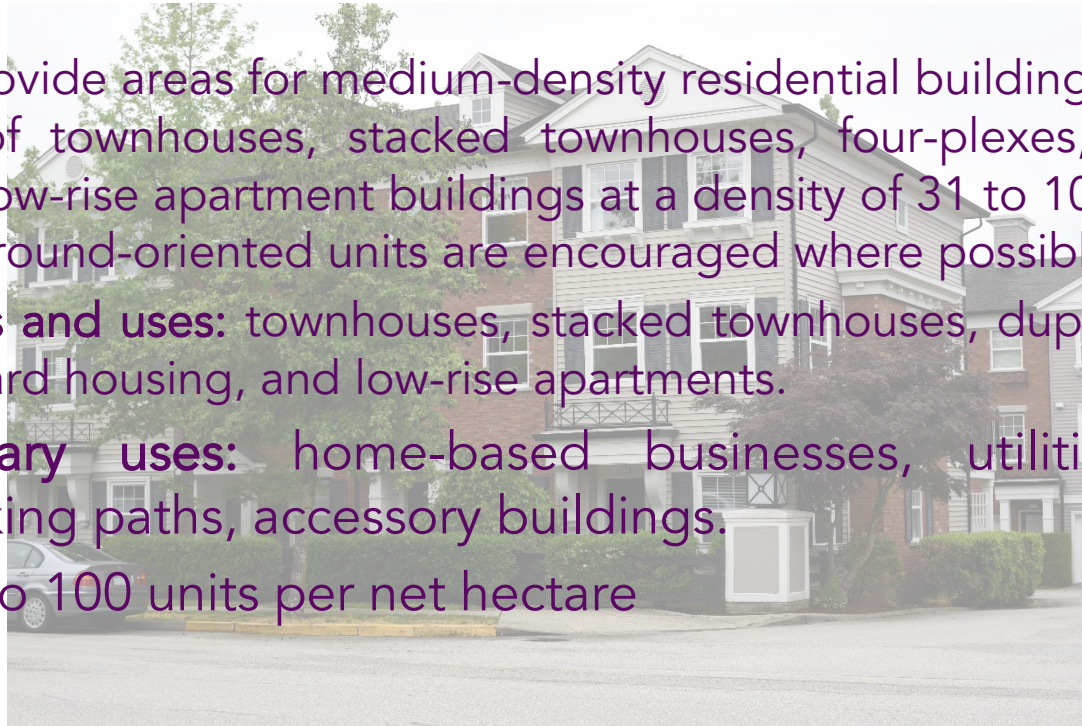
# Residential – Medium Density Definition, Draft OCP:

**Purpose:** to provide areas for medium-density residential buildings 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.

**Principal forms and uses:** townhouses, stacked townhouses, duplexes, four-plexes, courtyard housing, and low-rise apartments.

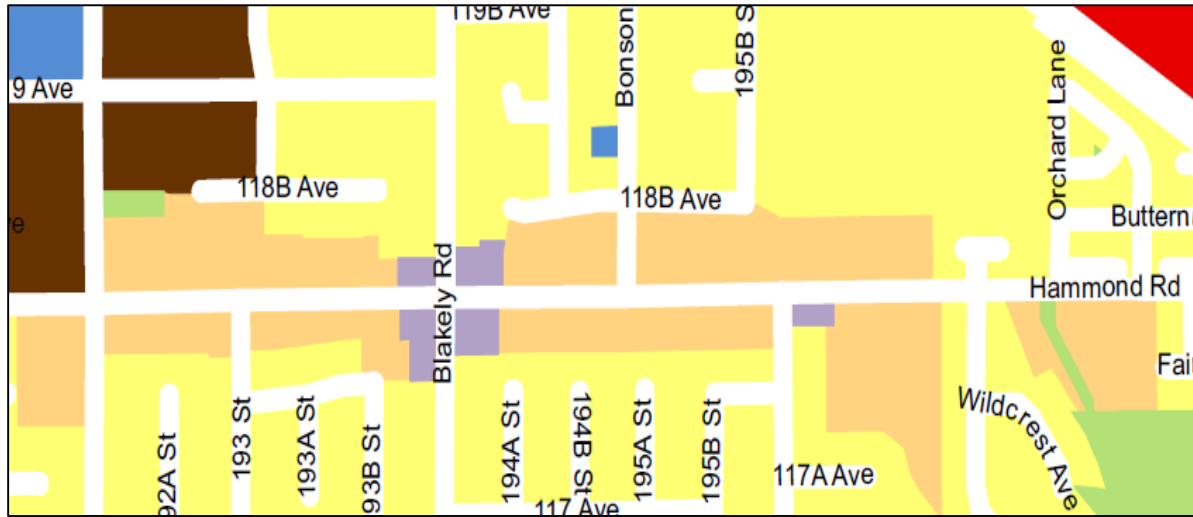
**Complementary uses:** home-based businesses, utilities, small parklets, walking paths, accessory buildings.

**Density:** 31 to 100 units per net hectare



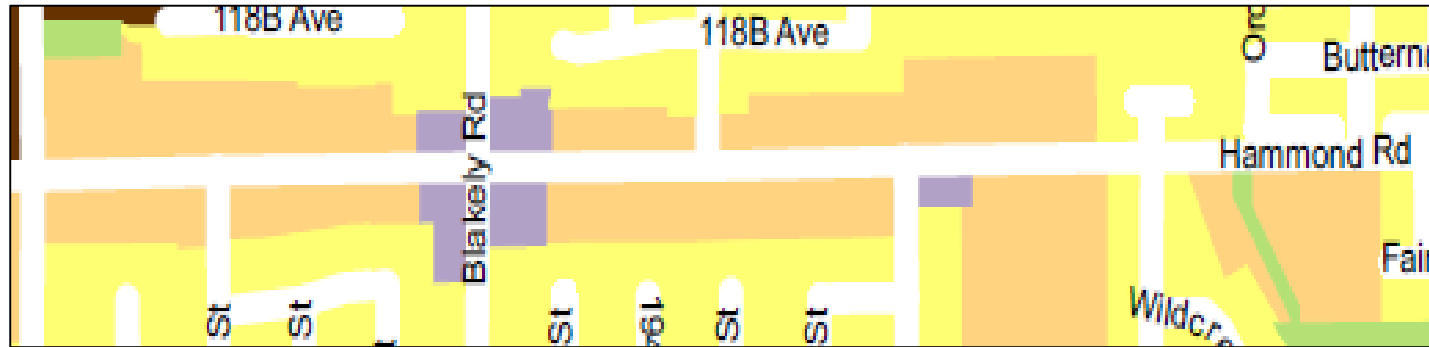
# Options

1. Retain the proposed Residential-Medium Density designation as currently shown in the Draft OCP



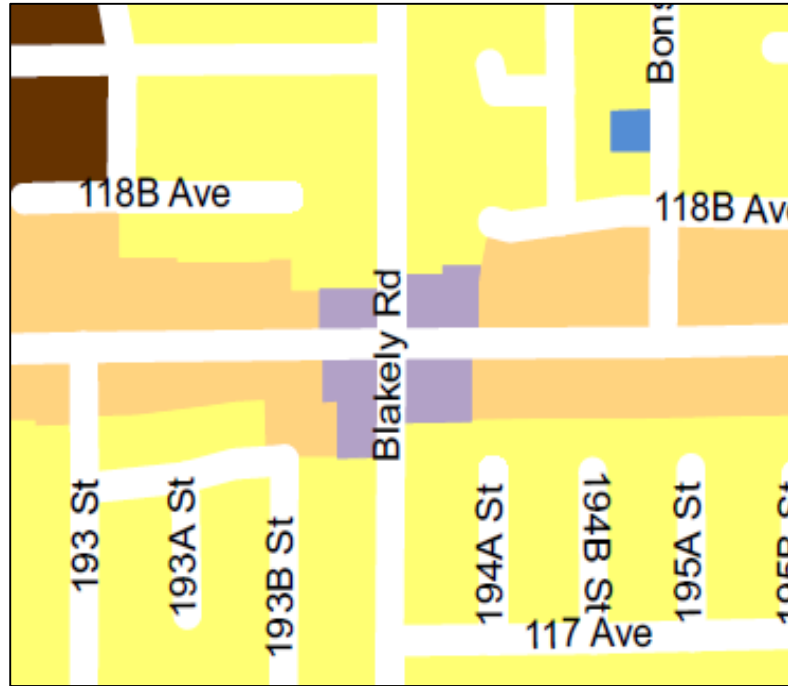
# Options

2. Limit the area of the proposed Residential-Medium Density designation to those lots fronting directly on Hammond Road



# Discussion

# Hammond and Blakely Road Proposed Village (mixed commercial and residential) Land Use Designation



# Village Land Use Designation Definition, Draft OCP

**Purpose:** to provide mixed commercial and residential uses appropriate to the scale and character of the surrounding neighbourhoods.

**Principal forms and uses:** medium-density residential uses and small-scale commercial uses generally in the form of townhouses, tri-plexes, courtyard housing and low-rise apartments. Commercial uses should be located on the ground floor and oriented towards the main fronting street.

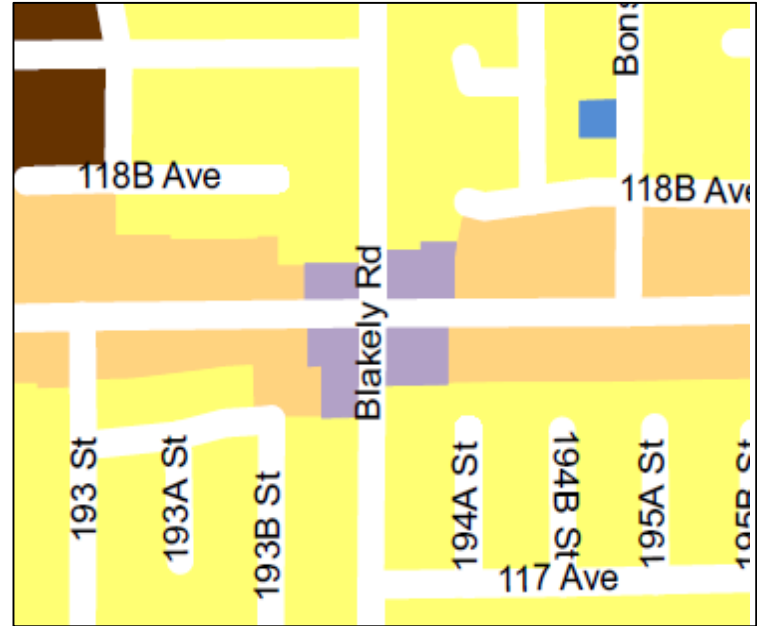
**Complementary uses:** home-based businesses, utilities, parks, open space and community facilities (e.g., child care).

**Density:** 31 to 100 units per net hectare.



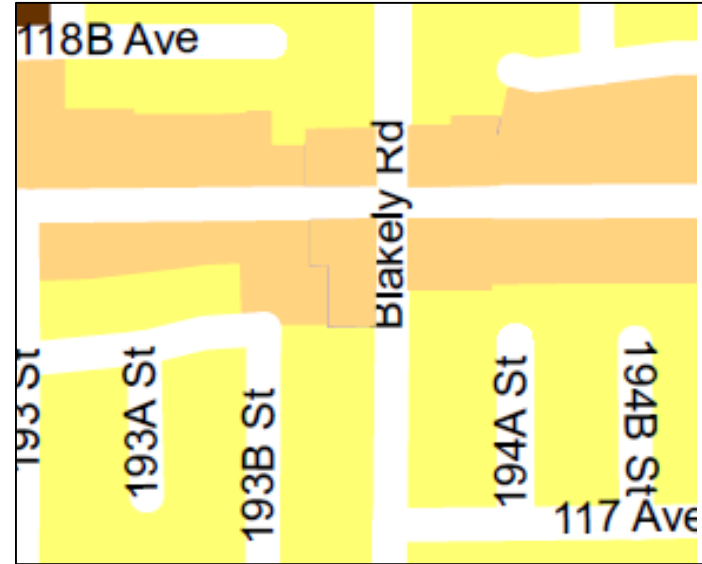
# Options for consideration

1. Retain the proposed Village Designation at the intersection of Blakely and Hammond Roads, as currently shown in the Draft OCP as shown below.



# Options for consideration

2. Replace the visual Village map designation with policy language supporting mixed-use development at the corner of Blakely and Hammond Road, but limiting this type of development to not more than two corners





# Discussion

# City of Pitt Meadows/Katzie OCP Collaboration

- United Nation Declaration on the Rights of Indigenous Peoples (UNDRIP)
- Collaborating with Katzie to ensure that the new Official Community Plan will accurately reflect Katzie, its history, culture and legacy with special emphasis on the City's relationship with the Katzie First Nation.
- Recommended policy additions from Katzie are broad and are focused on the relationship between the municipality and the First Nation, and includes suggestions for collaboration in the future, as well as the continuation and support of current collaborative efforts.

# External Agency Feedback

## Translink

- Alignment with the Maple Ridge / Pitt Meadows Transportation Plan.
- Request for continued engagement and discussion regarding the North Lougheed Connector Road proposal
- Clarification regarding concentration of growth along the Frequent Transit Network.

## Metro Vancouver

- Land use designation of Codd Island from Agricultural to Conservation and Recreation

# Parking

- OCP = Broad, general policies on parking
- Development Permit Areas = guidance on parking design
- Zoning Bylaw = required parking spaces and dimensions

# Options for consideration

1. Include guidelines in the residential development permit areas that discourages tandem parking or;
2. Other.

# Discussion

Other issues for discussion?

Thank-you