



# Housing & Population Growth

The City of Pitt Meadows is currently home to just over 19,500 residents, the majority of which live in the compact urban part of the City. Originally established as a rural farming community, through the 1970s and 1980s, the community grew into a suburban bedroom community dominated by single family homes whose occupants worked primarily outside the community. In more recent years, the community has accommodated most of its growth within developed areas. As a result, most residential units in Pitt Meadows are located within apartment buildings and townhouse developments. This represents a significant shift in the housing stock in Pitt Meadows. This greater diversity in housing mix is required not only to accommodate more residents but to provide greater housing choices to meet the needs of a changing population, including a larger portion of older residents, single people and smaller families. These choices allow residents the option to stay within the community as their needs change over time.

## Current Trends

- Pitt Meadows is located within a growing region: 3,443,000 people are expected to call Metro Vancouver home in 2040, an increase of 40% from 2016.
- The number of people living in Pitt Meadows has increased 4.7% between the 2011 census and the 2016 census.
- The average age of Pitt Meadows residents has increased from 38.6 years in 2006 to 42.3 years in 2016.
- Rental vacancy rates in Pitt Meadows in 2018 were 0.6%, significantly less than the already low 1.8% rental vacancy rate of 2008.
- The number of purpose built rental units has remained constant between 2008 and 2016.
- In 2016, 25% of households in Pitt Meadows were spending 30% of their gross income on housing costs, up just slightly from 24% of households in 2008. Housing that costs 30% or more of household income is considered unaffordable.
- Pitt Meadow is highly dependent on private cars with 82% of commuters driving to work or school.



- Average and median household income in Pitt Meadows is higher than the average and median household incomes for the region.
- The proportion of the population in Pitt Meadows under the age of 14 is 17%, exceeding the proportion of the population under the age of 14 in Metro Vancouver as a whole by 2%.

### What does the current OCP say?

- The highest density residential development is planned for Pitt Meadows Town Centre in an effort to place more residents close to commercial and community services, transit stations and corridors.
- Preference for higher density residential developments will be given to areas close to public transit routes or stations.
- Infill housing is supported in areas designated for low-density residential use in the urban area.
- Secondary suites are encouraged.
- A range of housing forms are supported for seniors.
- The City will consider applying incentives, including fee waivers and density bonuses to encouraging the development of rental housing.

## Challenges

- Lack of land available for development.
- RapidBus line located on Lougheed Highway, close to the northern edge of the community and therefore within walking distance of fewer residents.

- Lack of laneway housing limits redevelopment potential in single family neighbourhoods.
- 80% of the land within Pitt Meadows is in the floodplain.
- Many properties in the urban area are affected by high water tables, which limit the development of the property.

## Opportunities

- Limited lands for development / urban containment boundary mean that Pitt Meadows has an opportunity to grow within walking distance of shops and services, creating a compact and accessible place to live.
- Possibility of utilizing some lands for development that are within the urban containment boundary, but also within the Agricultural Land Reserve, subject to approvals from Metro Vancouver and the Agricultural Land Commission.

## Current & Upcoming Projects

Residential Policy Review, which is part of the overall OCP Review. The purpose of the review is to provide the City with possible approaches to accommodate residential growth within the community and to assess the approaches on their impact to municipal services and finances.

To provide input, visit [haveyoursaypittmeadows.ca](https://haveyoursaypittmeadows.ca)