

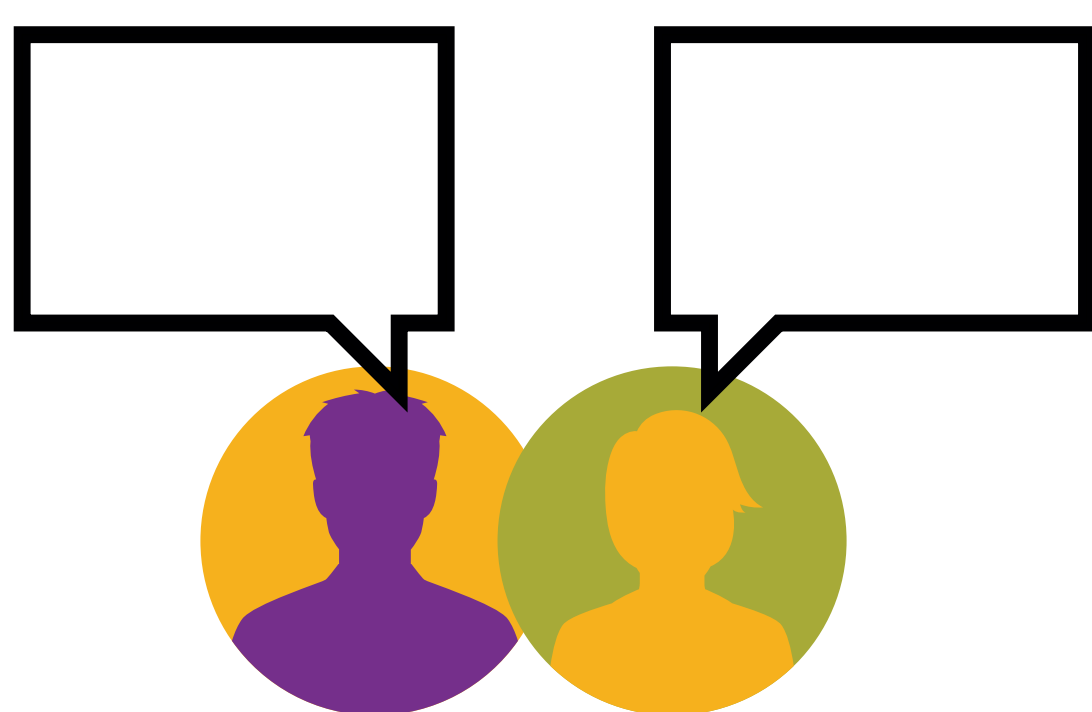
WELCOME!

The City of Pitt Meadows is reviewing residential policy and we need your input!

What should the future of residential land use be in Pitt Meadows?

TALK TO US!

The Project Team Is Available To Talk With You At This Community Open House!



ENGAGE WITH US!

www.haveyoursaypittmeadows.ca



SHOW US!

Share Thoughts Using Lego And More!

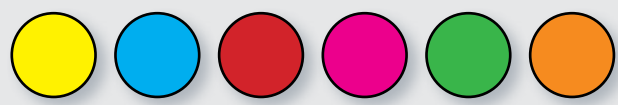


TELL US ABOUT YOURSELF

WHY DO WE ASK?

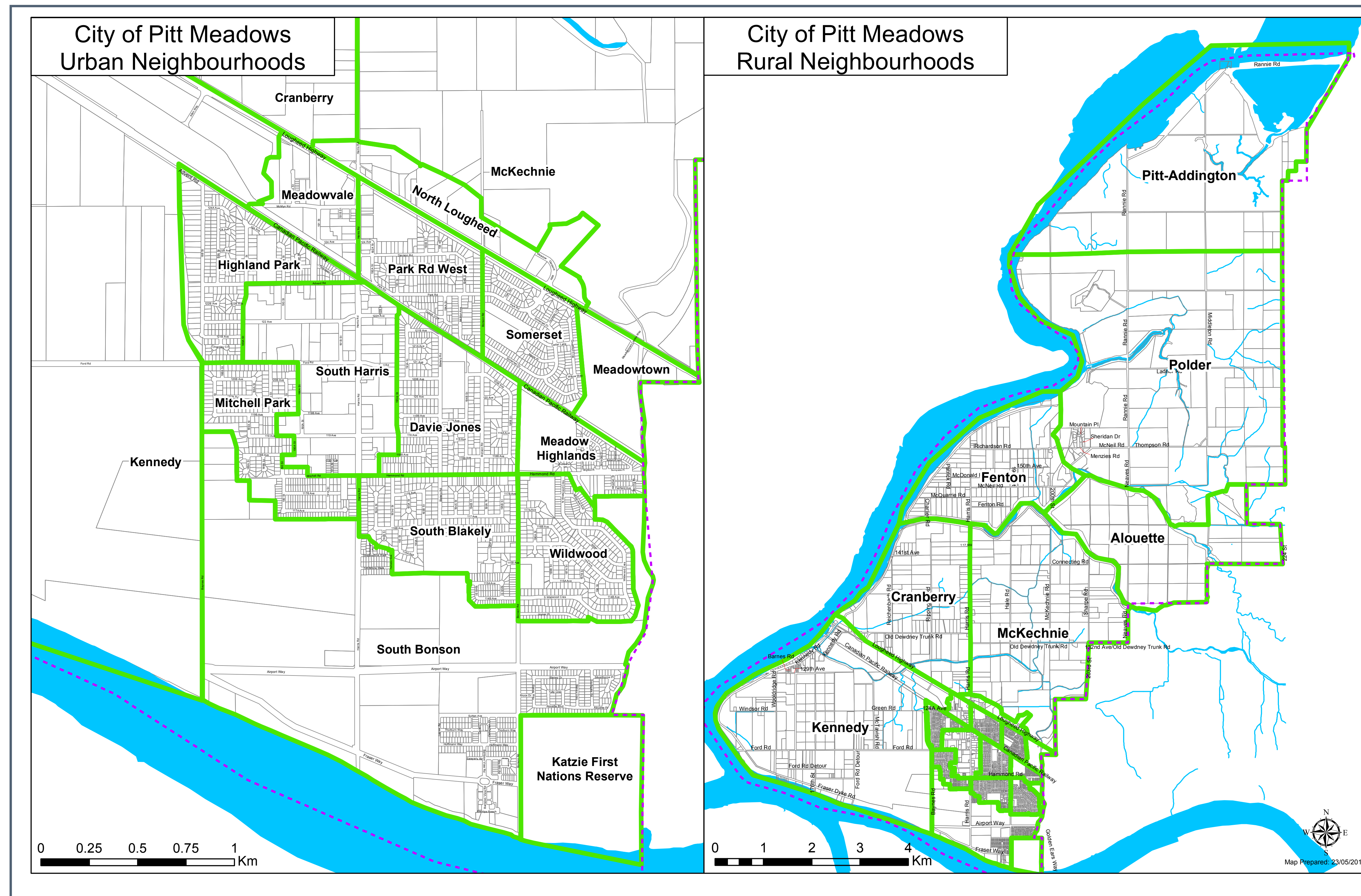
Knowing who participated today will help tell the story of this event.
It also helps us identify who may not be participating in the conversation.

USE DOTS HERE!



<table><tr><th colspan="2">WHICH NEIGHBOURHOOD DO YOU LIVE IN?</th></tr><tr><td>Cranberry</td><td></td></tr><tr><td>McKechie</td><td></td></tr><tr><td>North Lougheed</td><td></td></tr><tr><td>Meadowvale</td><td></td></tr><tr><td>Park Road West</td><td></td></tr><tr><td>Somerset</td><td></td></tr><tr><td>Meadowtown</td><td></td></tr><tr><td>Highland Park</td><td></td></tr><tr><td>South Harris</td><td></td></tr><tr><td>Davie Jones</td><td></td></tr><tr><td>Meadow Highlands</td><td></td></tr><tr><td>Wildwood</td><td></td></tr><tr><td>South Blakely</td><td></td></tr><tr><td>South Bonson</td><td></td></tr><tr><td>Mitchell Park</td><td></td></tr><tr><td>Kennedy</td><td></td></tr><tr><td>Katzie First Nations</td><td></td></tr></table>	WHICH NEIGHBOURHOOD DO YOU LIVE IN?		Cranberry		McKechie		North Lougheed		Meadowvale		Park Road West		Somerset		Meadowtown		Highland Park		South Harris		Davie Jones		Meadow Highlands		Wildwood		South Blakely		South Bonson		Mitchell Park		Kennedy		Katzie First Nations		<table><tr><th colspan="2">WHICH NEIGHBOURHOOD DO YOU LIVE IN?</th></tr><tr><td>Polder</td><td></td></tr><tr><td>Pitt-Addington</td><td></td></tr><tr><td>Alouette</td><td></td></tr><tr><td>Fenton</td><td></td></tr></table> <table><tr><th colspan="2">DO YOU RENT OR OWN?</th></tr><tr><th>RENT</th><th>OWN</th></tr><tr><td></td><td></td></tr></table> <table><tr><th colspan="2">HOW OLD ARE YOU?</th></tr><tr><td>19 AND UNDER</td><td></td></tr><tr><td>20 TO 34</td><td></td></tr><tr><td>35 TO 49</td><td></td></tr><tr><td>50 TO 64</td><td></td></tr><tr><td>65+</td><td></td></tr></table>	WHICH NEIGHBOURHOOD DO YOU LIVE IN?		Polder		Pitt-Addington		Alouette		Fenton		DO YOU RENT OR OWN?		RENT	OWN			HOW OLD ARE YOU?		19 AND UNDER		20 TO 34		35 TO 49		50 TO 64		65+	
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Neighbourhood Map

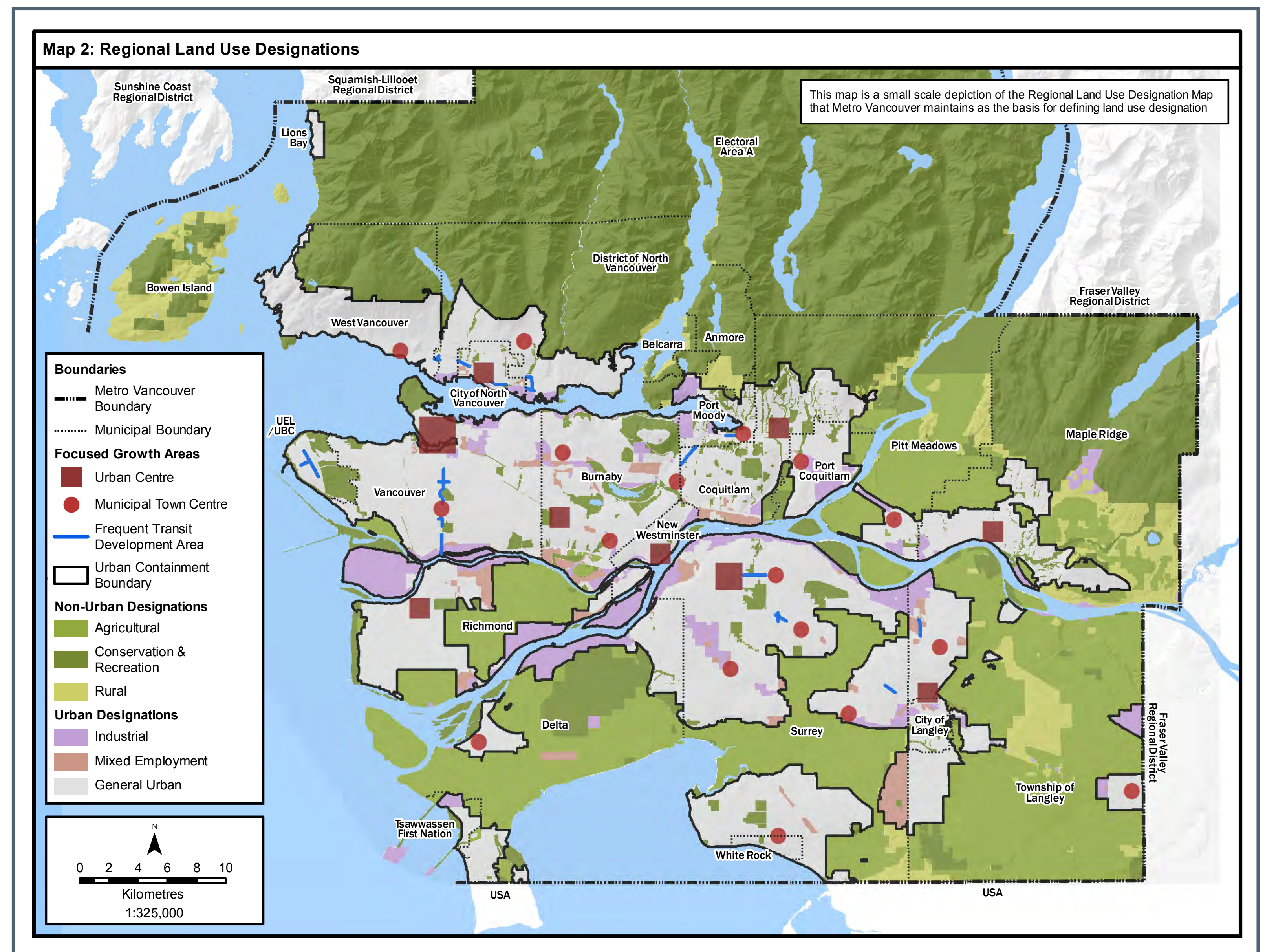


We are a growing, changing region.

Metro Vancouver 2040: Shaping Our Future, the regional growth strategy, represents the collective vision for how our region is going to accommodate the 1 million people and over 500,000 jobs that are expected to come to the region in the next 25 years.

Implementing the strategy means putting Metro 2040's goals into practice, including:

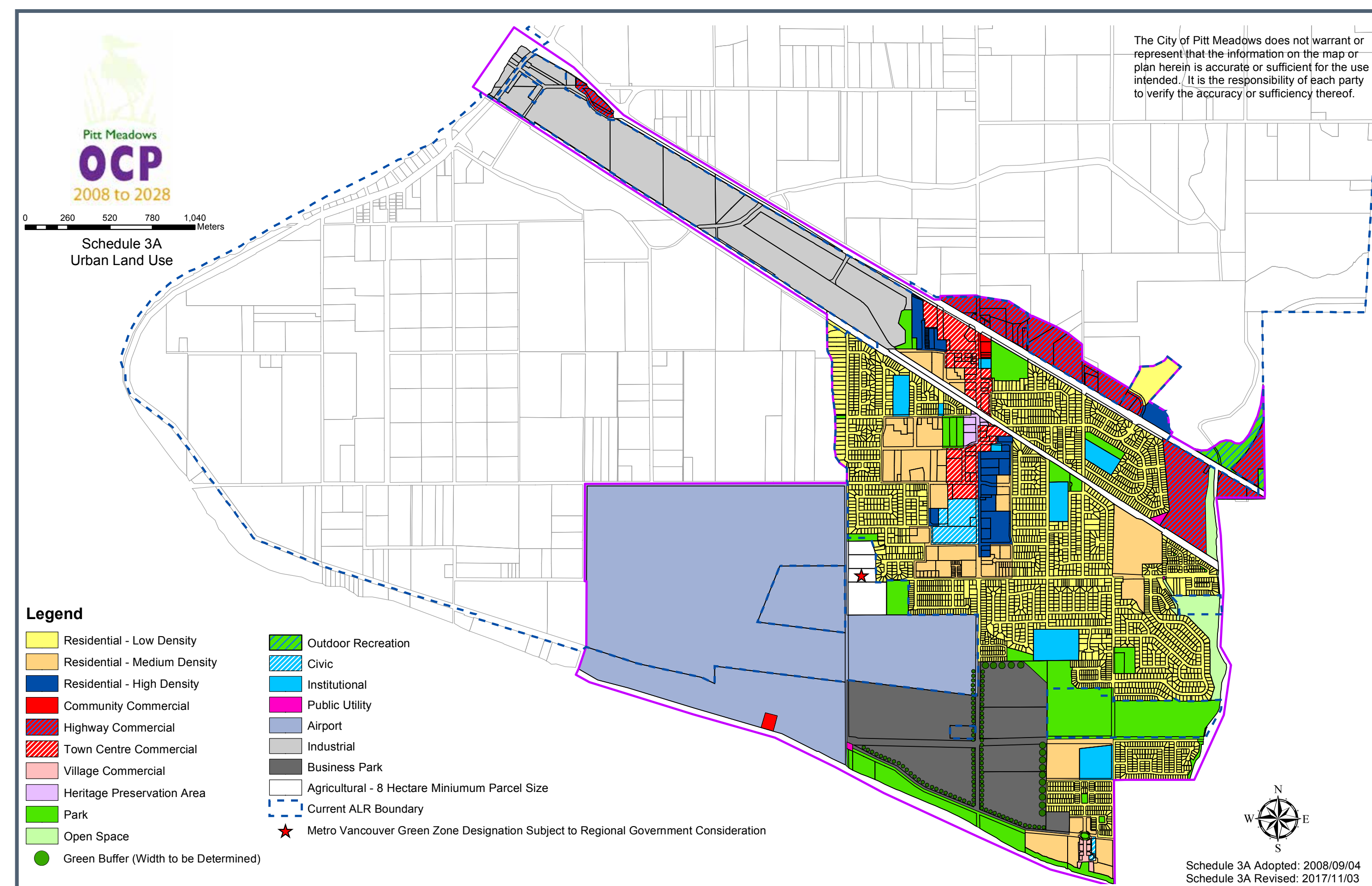
- Containing growth within a defined area and channeling it into vibrant, livable Urban Centres.
- Supporting the region's economy, by protecting industrial and agricultural lands and ensuring their efficient use.
- Protecting the region's valuable natural environment and promoting ecological health and supporting land use and transportation patterns that improve the region's ability to adapt to climate change.
- Building complete communities with affordable and diverse housing, close to employment and amenities, with good transportation choices.
- Integrating land use and transportation planning to help get people out of their cars, support the safe and efficient movement of goods and people, and reduce greenhouse gas emissions.



What Is An OCP?

An **Official Community Plan (OCP)** provides goals, objectives and policies to help guide decisions on land use, growth management, housing, economic development, the environment, parks and recreation, heritage and culture, community well-being, and infrastructure.

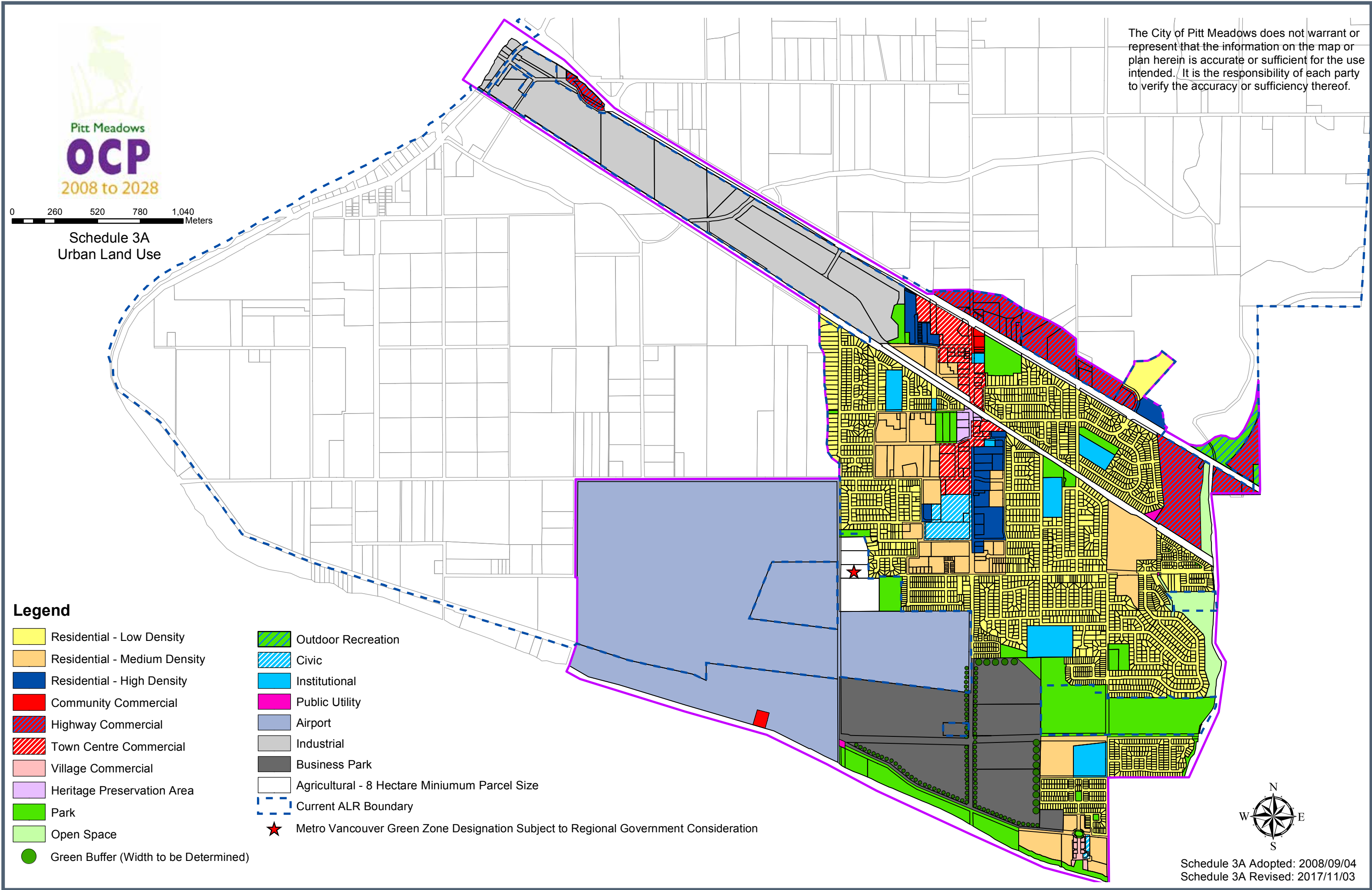
This project will help inform future OCP policies regarding the form and location of residential land use in Pitt Meadows, particularly regarding infill and densification of neighbourhoods.



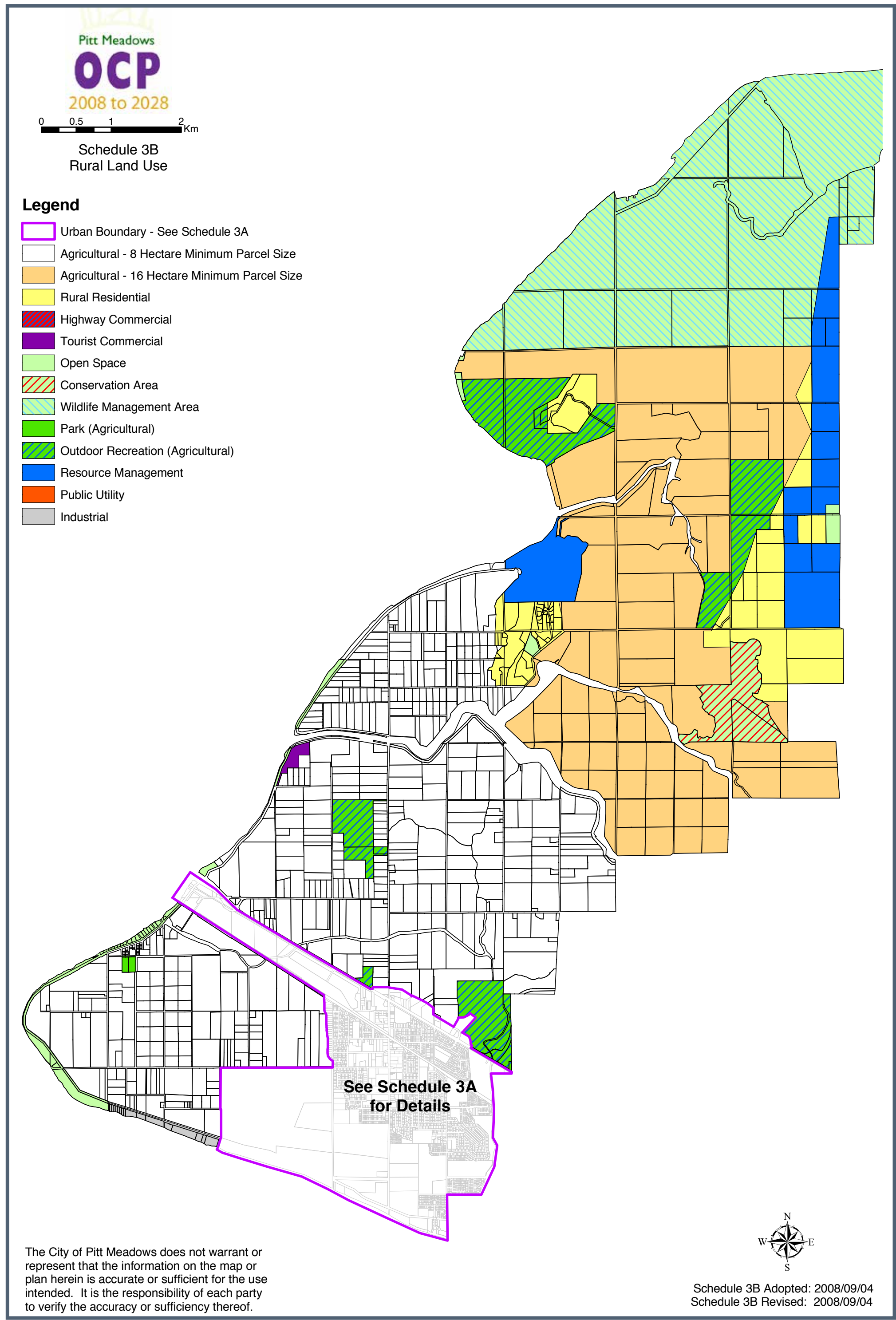
Existing OCP Housing Policies

- **Multi-family housing** is particularly encouraged within the central part of the urban area, including medium to high density multi-family housing located on major roads and within the Town Centre.
- **Infill housing** is supported in the areas designated for low-density residential use in the urban area, and in particular adjacent to the Town Centre and within walking distance of transit.
- Forms of **infill housing** that the City supports include: duplexes, panhandle lots, garden suites (carriage units) and similar innovative secondary residential units on a single-family home lots, and townhouse units (especially when existing single-family lots can be consolidated).

Urban Land Use Map



Rural Land Use Map



What Are We Doing?



The City of Pitt Meadows is completing a residential policy review to guide and inform the Official Community Plan (OCP) process.

PROJECT PURPOSE

Inform future OCP policies regarding the form and location of housing needed to support livability throughout the city.

KEY PROJECT TASKS



RESIDENTIAL DEVELOPMENT REVIEW: Examine housing indicators (i.e. vacancy rates, rental rates, average resale home prices) to understand current residential development trends.



POPULATION AND HOUSING PROJECTIONS: Update the City's population and housing projections to inform residential development scenarios.



DEVELOPMENT SCENARIOS: Complete residential development scenarios using spatial analysis to understand the land capacity to absorb growth.

PROJECT TIMELINE

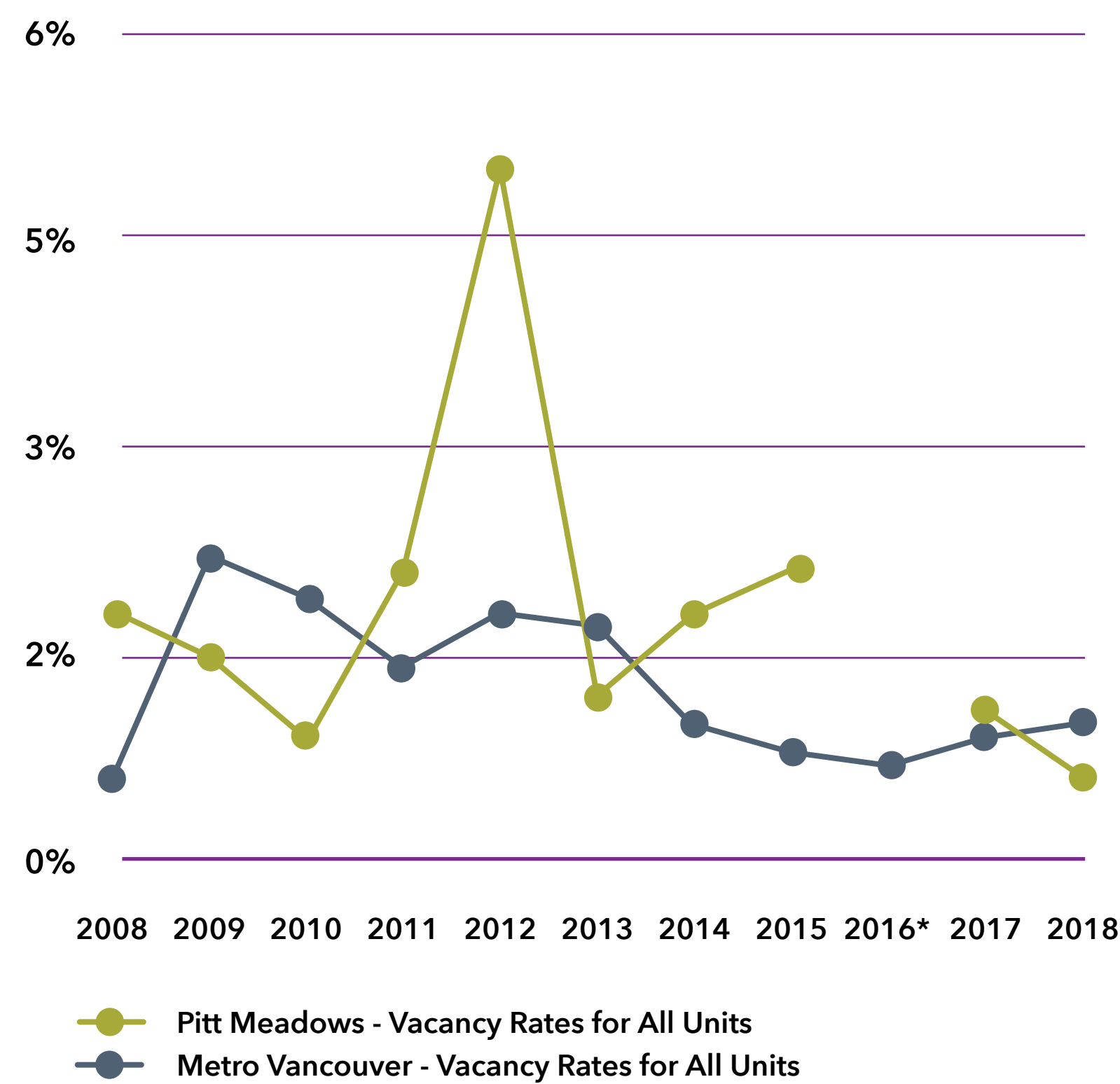


Why Are We Doing This?

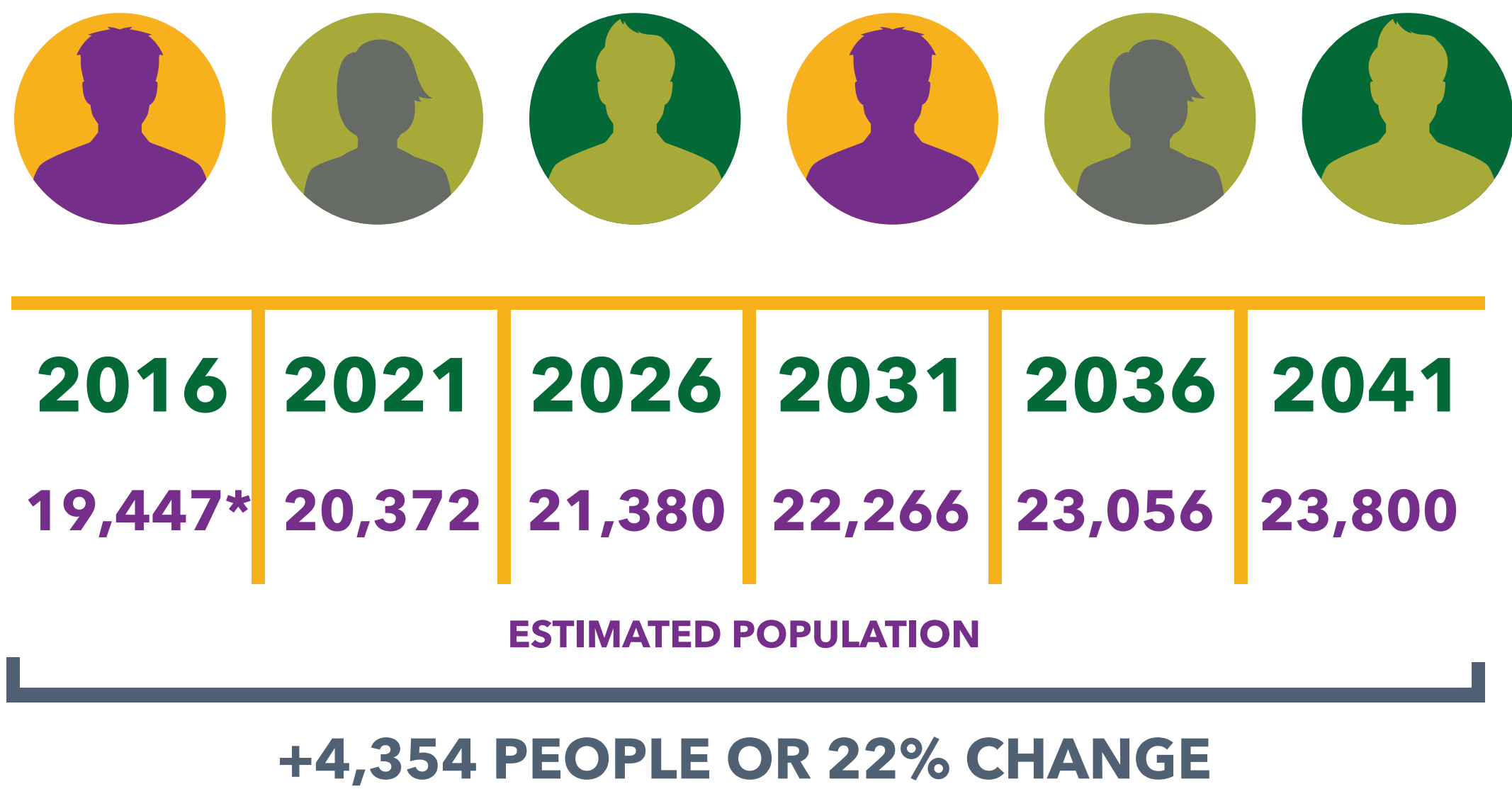
1

HOUSING SUPPLY AND AFFORDABILITY HAVE BECOME MORE CHALLENGING

Vacancy Trends for All Housing Units



Pitt Meadows Population Projections



Source: BC Stats, Metro Vancouver

* The 2016 figure is the BC Stats population estimate, which is higher than the census because it includes an estimated 4.7% census undercoverage

2

TO DEMONSTRATE FUTURE HOUSING NEEDS AND SCENARIO ANALYSIS TO INFORM GROWTH MANAGEMENT

In Pitt Meadows



**+ 4,354
MORE PEOPLE EXPECTED
(2016-2041)**



**+ 2,325
MORE HOUSING UNITS NEEDED
(2016-2041)**

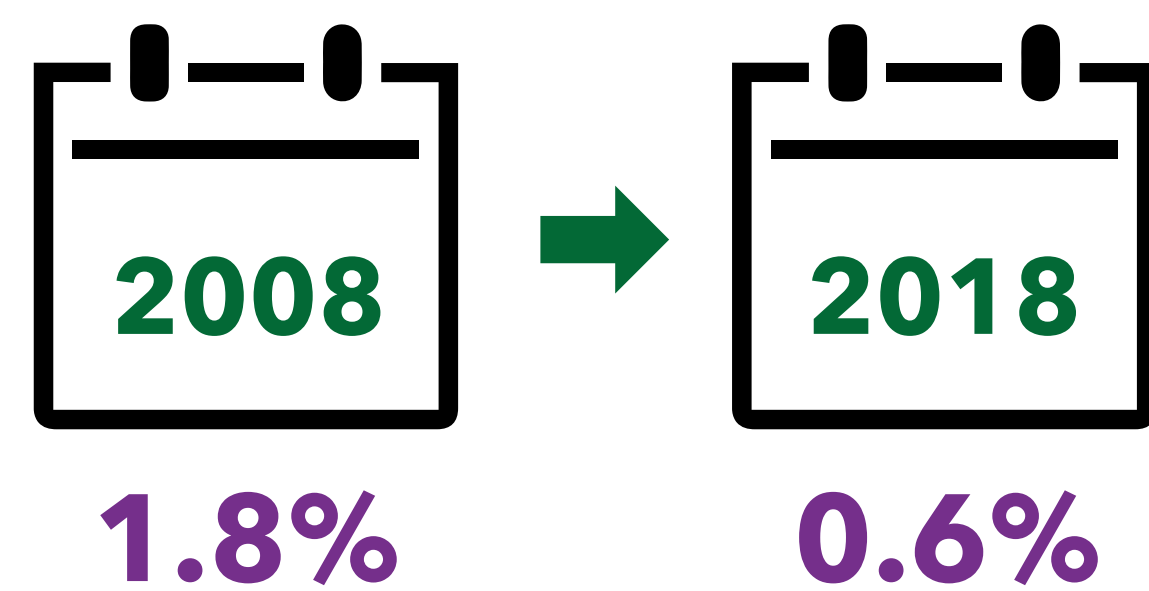
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TO INFORM THE OCP REVIEW WITH EVIDENCE-BASED INFORMATION RELATED TO RESIDENTIAL DEVELOPMENT

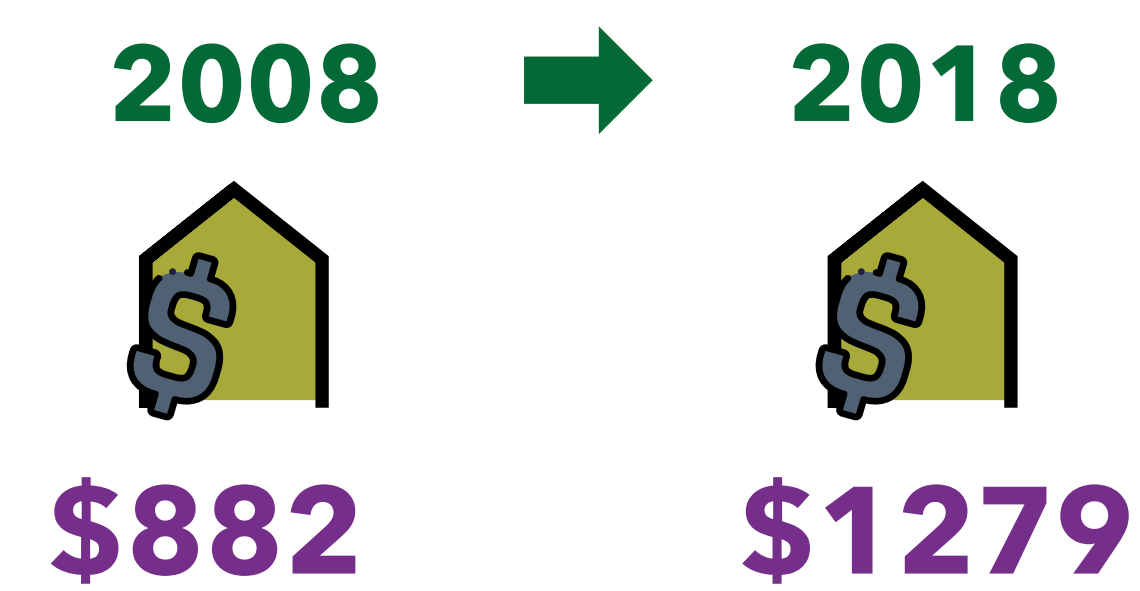


What Has Changed Since 2008?

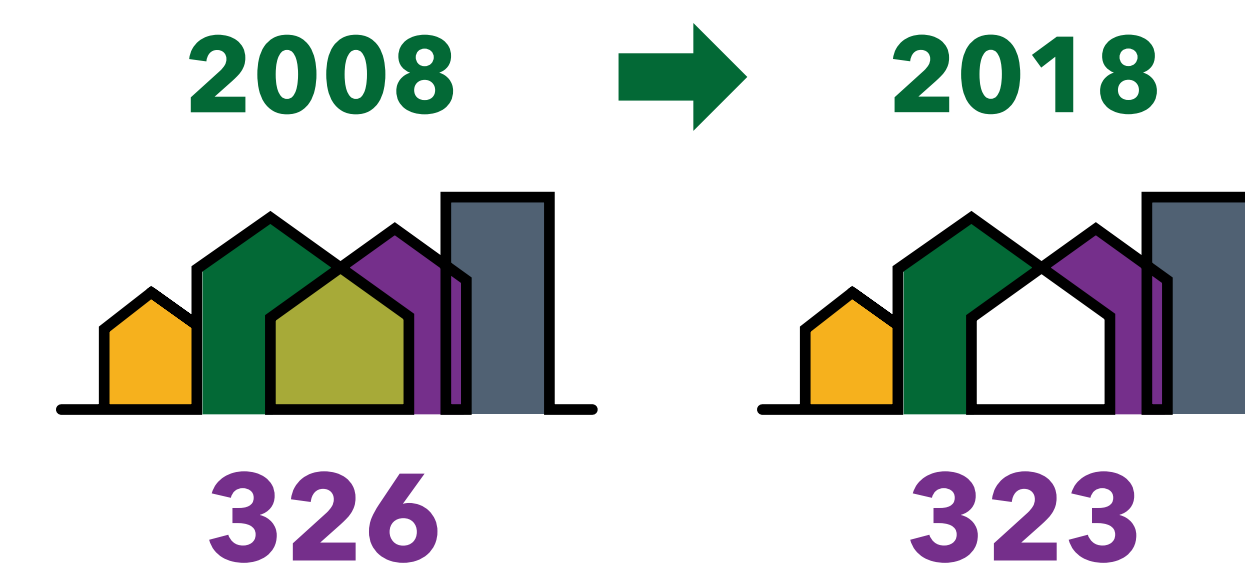
RENTAL VACANCY RATE



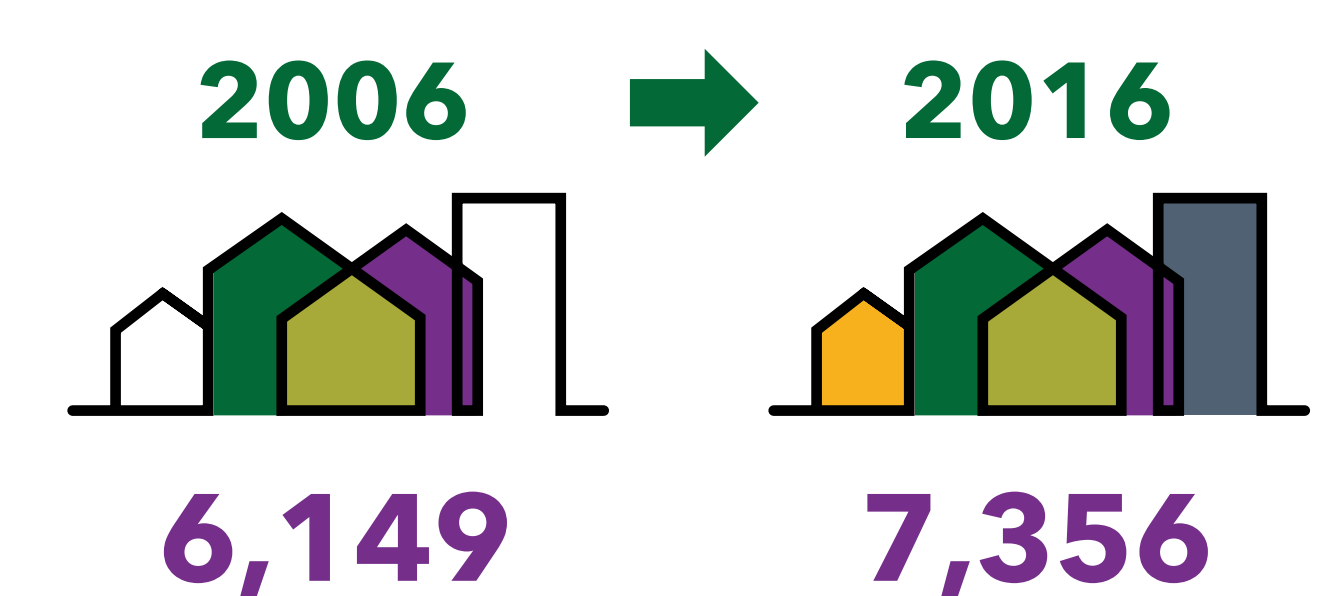
AVERAGE RENT (ALL UNITS)



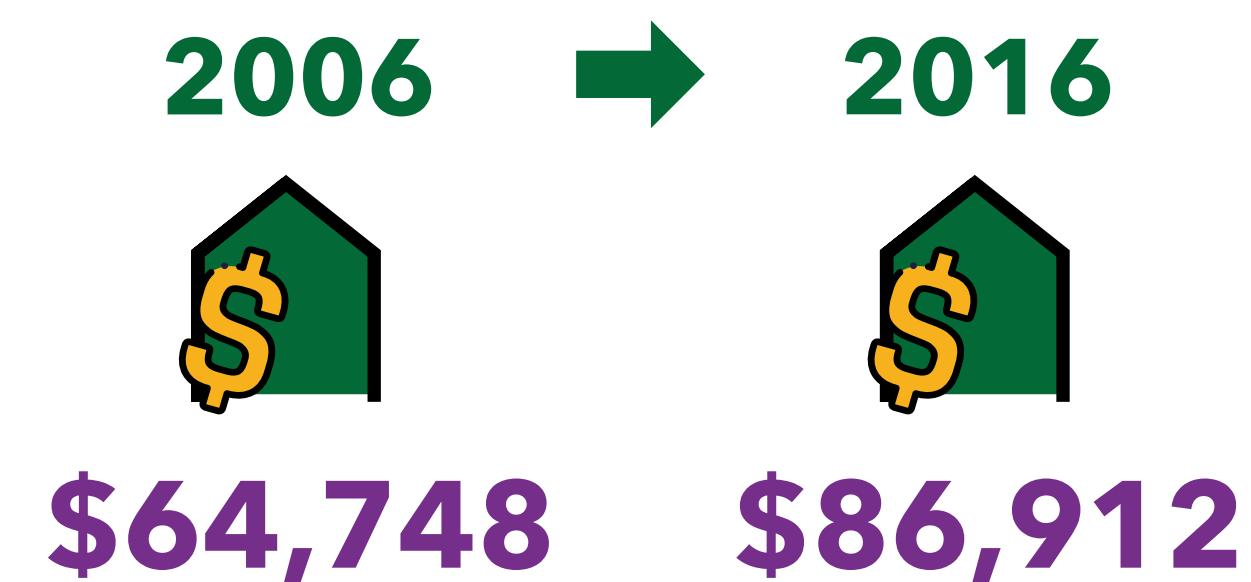
NUMBER OF PURPOSE-BUILT RENTAL UNITS



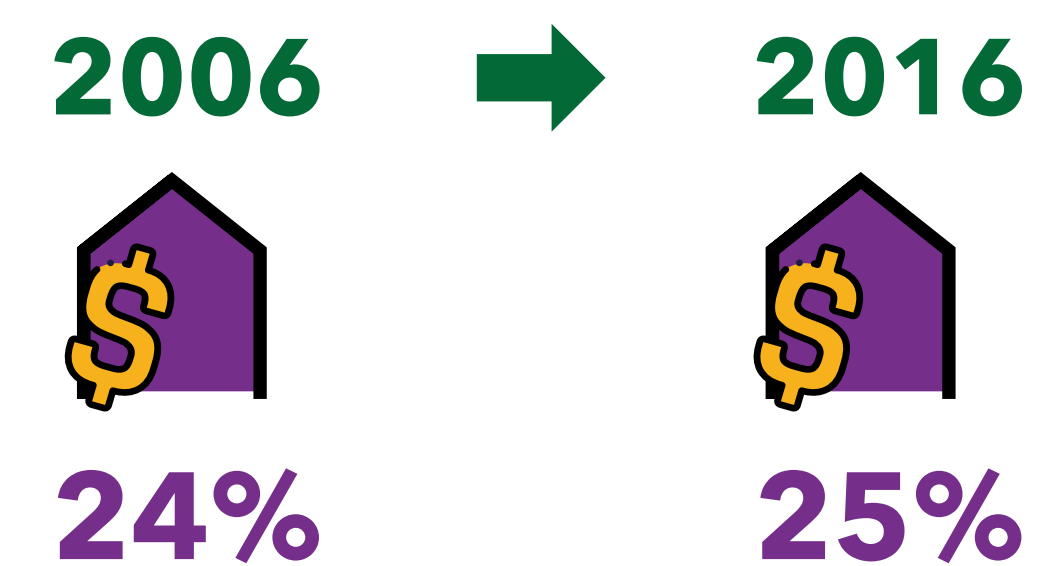
TOTAL PRIVATE DWELLINGS



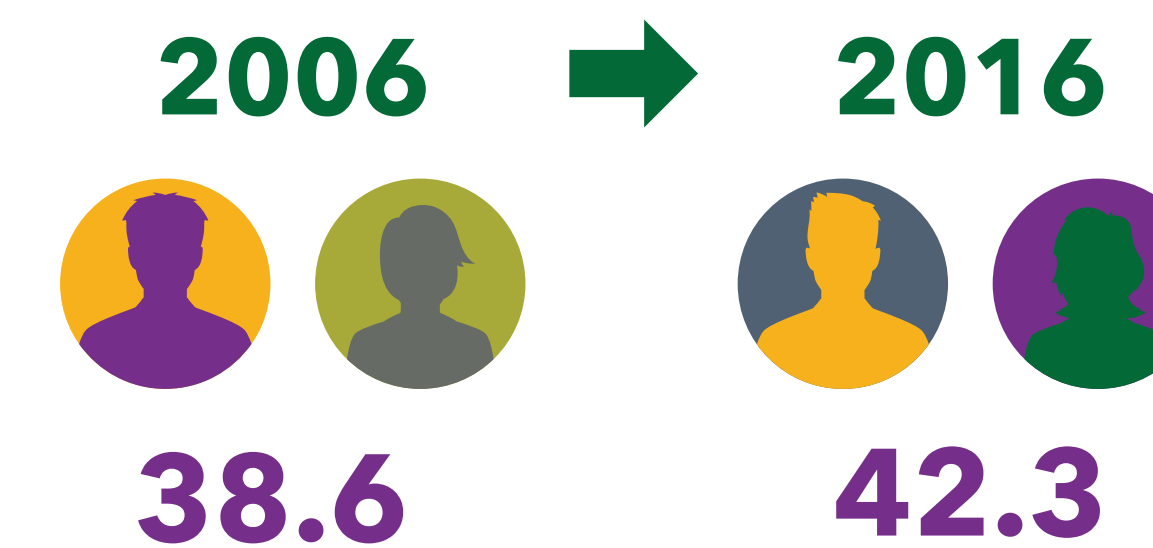
MEDIAN HOUSEHOLD INCOME



HOUSING AFFORDABILITY SPENDING 30% OR MORE ON SHELTER COSTS



MEDIAN AGE OF POPULATION



AVERAGE RESALE PRICE

	2006	2016
SINGLE-DETACHED 	\$437,600	\$912,000
TOWNHOUSE 	\$307,600	\$636,200
APARTMENTS 	\$231,000	\$503,000

The following statistics provide a sense of how Pitt Meadows has changed since 2008, when the current OCP was adopted.

Population projections are estimates of the future based on past trends and assumptions on future circumstances. They consider factors such as births, deaths, in-migration and out-migration.

POPULATION PROJECTIONS

	2016	2021	2026	2031	2036	2041
ESTIMATED POPULATION	19,447	20,372	21,380	22,266	23,056	23,800
+4,354 PEOPLE OR 22% CHANGE						

HOUSING UNIT PROJECTIONS

	2016	2021	2026	2031	2036	2041
HOUSING UNIT PROJECTION	7,195	7,781	8,320	8,741	9,150	9,520
+2,325 UNITS OR 32% CHANGE						

KEY CONCLUSIONS

- Growth projections indicate there is need for an additional **2,325 units** by the year 2041.
- There is currently not enough residentially designated land in Pitt Meadows to accommodate future growth.
- Spatial data and analysis demonstrate the overall land capacity in Pitt Meadows can accommodate up to **422 housing units** within the Urban Containment Boundary.
- Combined, there is an approximate **shortfall of 1,903 units** that cannot be accommodated within the residentially designated land under the current OCP. This number is likely higher given that not all developable or redeveloped lands will transition to a higher density.
- Because of the limited land capacity in Pitt Meadows, other growth management strategies (i.e. densification and infill) must be explored.

How to Manage Growth

Given there is currently not enough residentially designated land to accommodate growth, other growth management strategies must be explored (i.e. densification).

Definitions

- Densification:** Redevelopment of existing sites to higher residential density.
- Infill:** New construction within existing residential areas - part of densification.

DENSIFICATION GOALS

- Create greater housing choice.
- Reduce growth pressure on surrounding agricultural land and open spaces.
- Reduce reliance on cars and foster more walkable, bike-friendly and transit-oriented neighbourhoods.
- Reduce municipal costs through more efficient use of infrastructure.

Examples of Infill



Adding secondary suites and garden suites.



Replacing a single detached home with a duplex or fourplex.



Subdividing an existing lot to allow the construction of additional units.










HOUSING CONTINUUM

The housing continuum is a visual concept used to describe and categorize different types of housing. Residential infill and densification can provide more housing options for both market and non-market housing projects.



HOUSING INSPIRATION

With limited land capacity, what alternative housing forms would you like to see in Pitt Meadows?

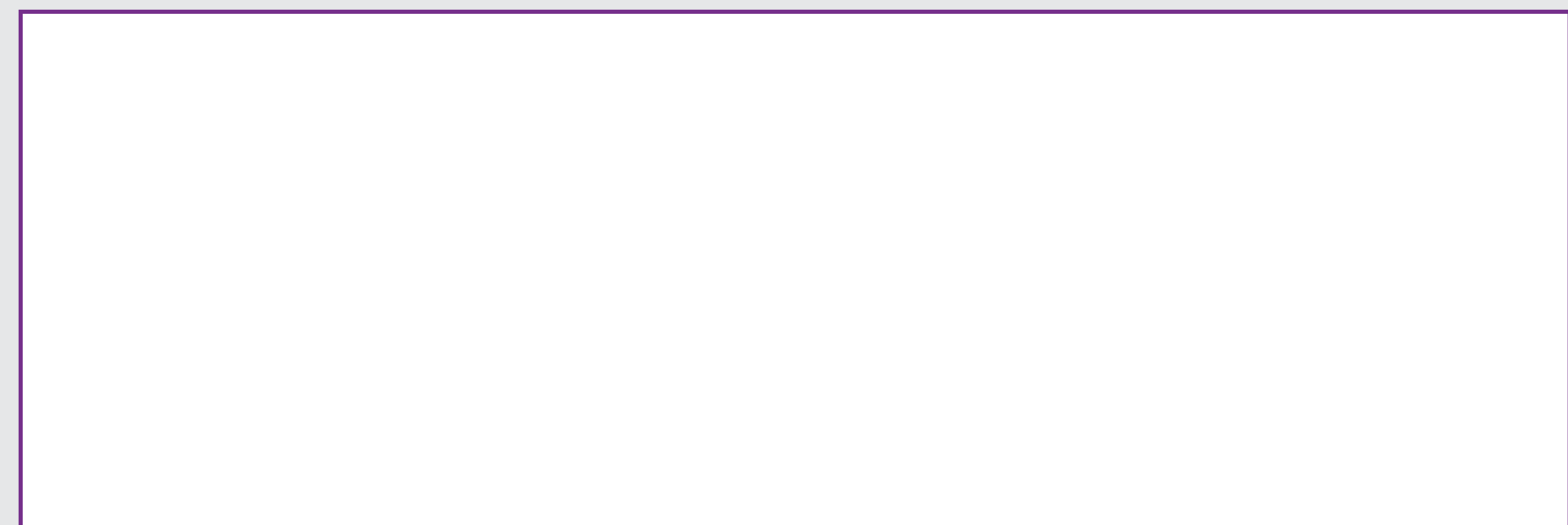
Low Density Housing		Moderate Density Housing	
<div>Secondary Suite</div> <div>A self-contained accessory dwelling unit that has its own kitchen, sleeping area and washroom. Increases rental housing options, and density while retaining neighbourhood character, and efficiently uses municipal infrastructure and land. Suites generate rental income for homeowners.</div>		<div>Fourplex</div> <div>Four units either in a single building or in separate buildings.</div>	
<div>Garden Suite</div> <div>A detached secondary suite that does not need a lane to access the unit. Garden Suites work well on large lot residential properties, typically as detached units.</div>		<div>Pocket Neighbourhood/ Cluster Housing</div> <div>A group of detached freehold homes that can range from small scale (cluster of 4) to medium scale (cluster of 8 to 12).</div>	
<div>Compact Lot Single Detached</div> <div>Smaller lot and modest sized single detached home. These homes work well in mature, established neighbourhoods as a way to increase homeownership options with better use of municipal infrastructure and land.</div>		<div>Townhouse</div> <div>Ground oriented dwelling units which include individual exterior entrances, a private outdoor space, ranging in scale and size of units.</div>	
<div>Duplex</div> <div>A single building divided into two units. Unit arrangement can be side by side, front to back, or up and down.</div>		<div>Apartments</div> <div>Multi-unit residential, less than five storeys, ranging in unit sizes from one, two, and three bedrooms. Includes rental and homeownership.</div>	
<div>Triplex</div> <div>Three units either in a single building or in two or three separate buildings.</div>		<div>Mixed-use Residential</div> <div>Multi-unit residential, less than five storeys, with ground-oriented commercial, retail or office space. Unit sizes can range from one, two, and three bedrooms. Includes rental and homeownership.</div>	

What kind of housing would you like to see in Pitt Meadows?

USE DOTS HERE!



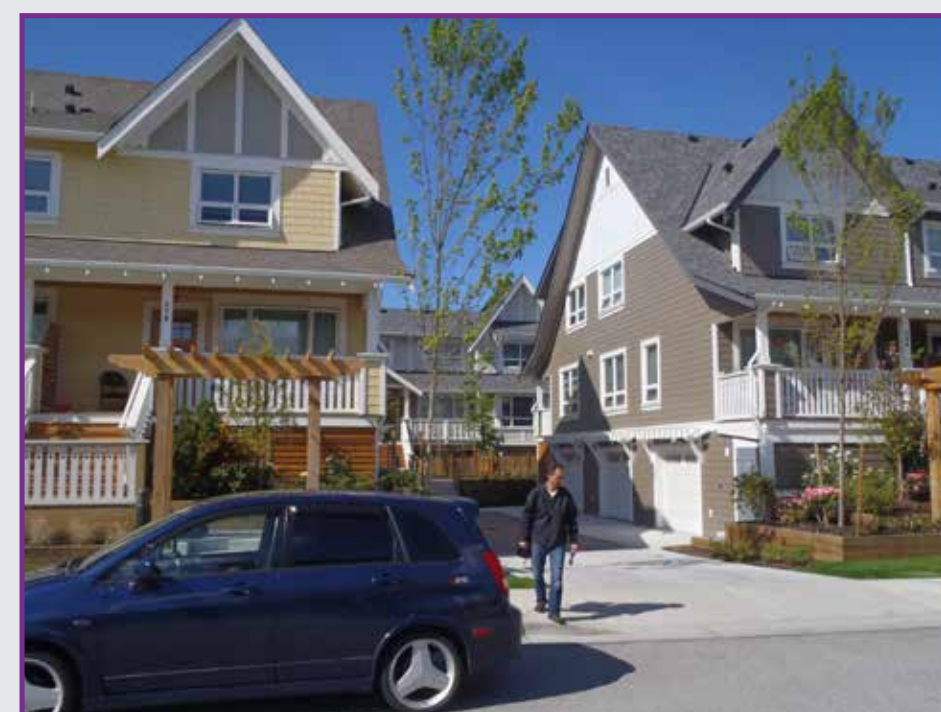
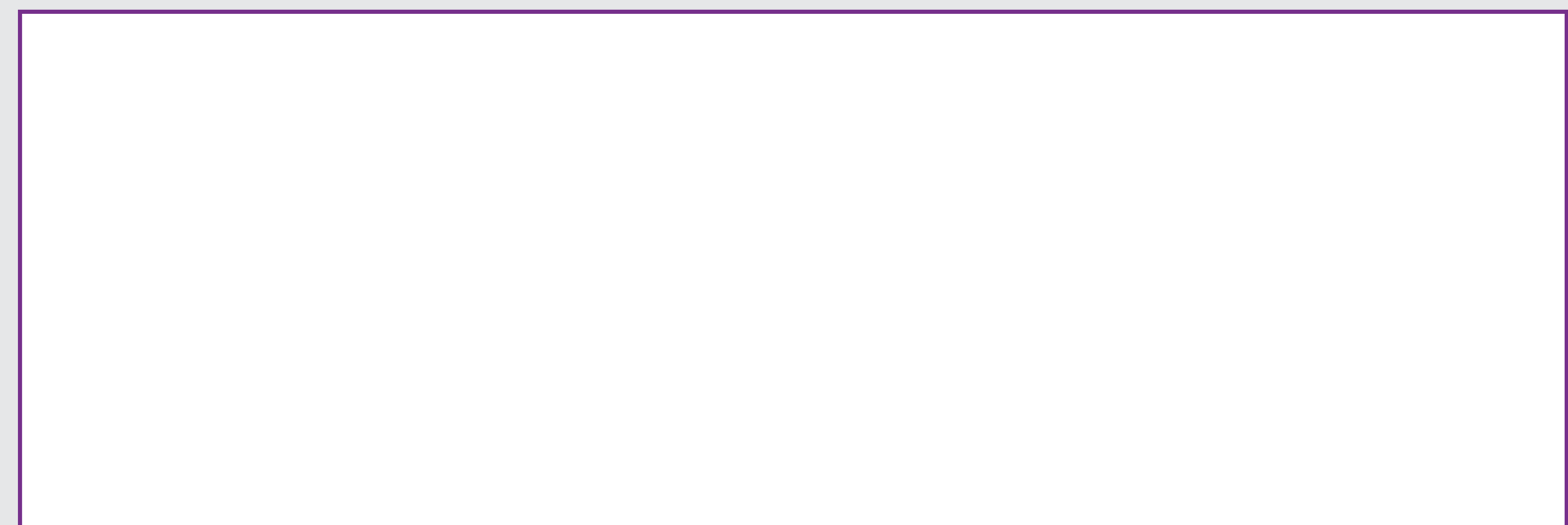
Townhouses



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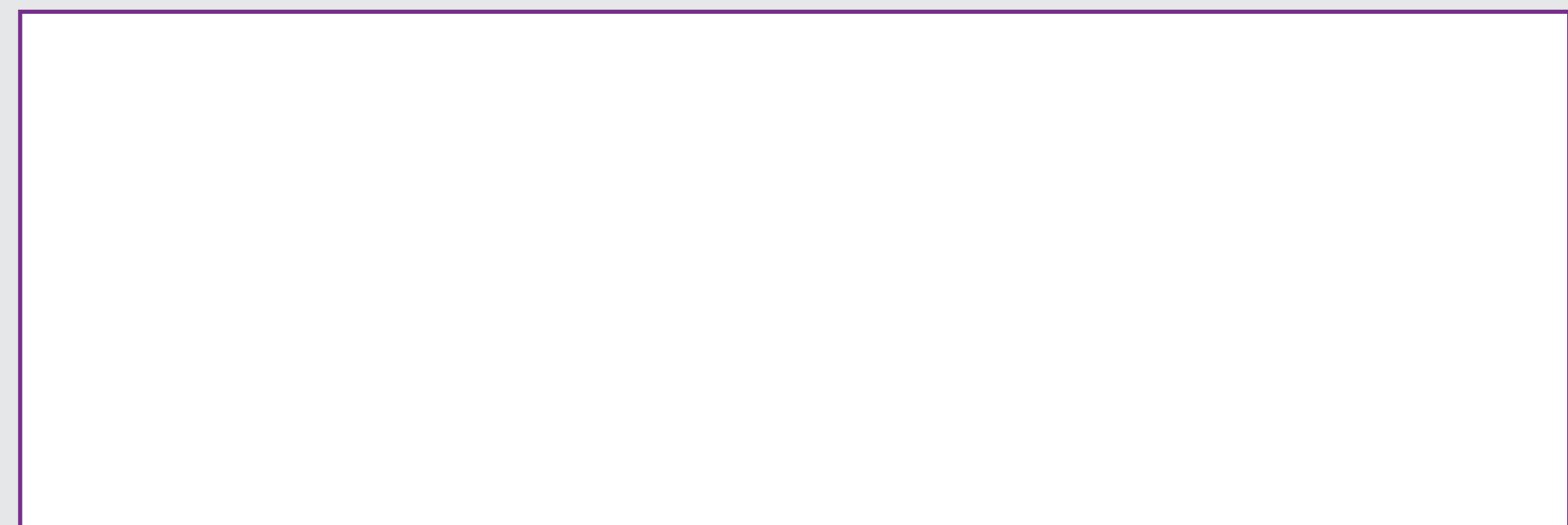
Small-scale Multi-unit Infill (Triplex and Fourplex)



USE DOTS HERE!



Garden Suites

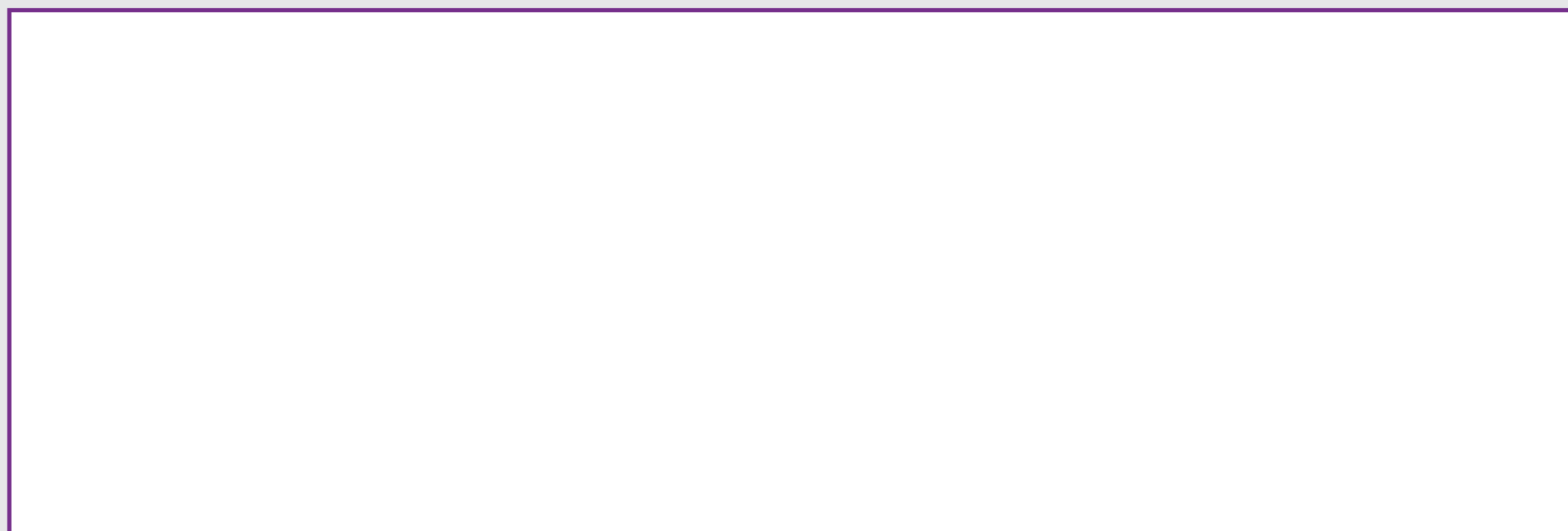


What kind of housing would you like to see in Pitt Meadows?

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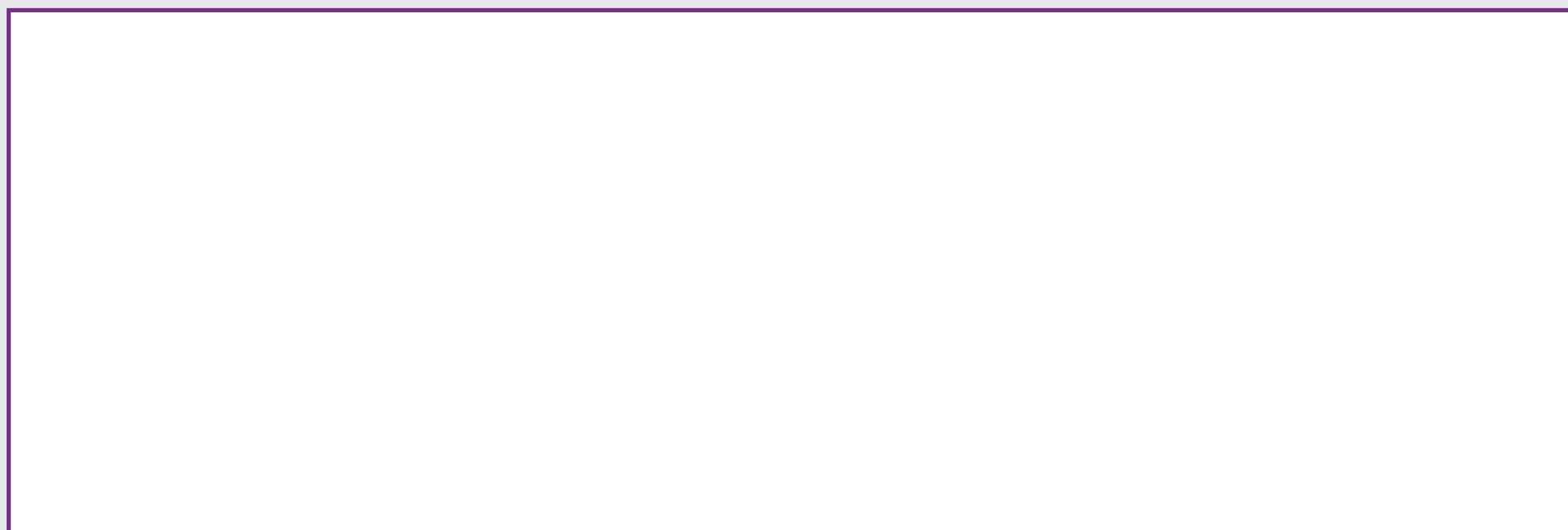
Small Lot



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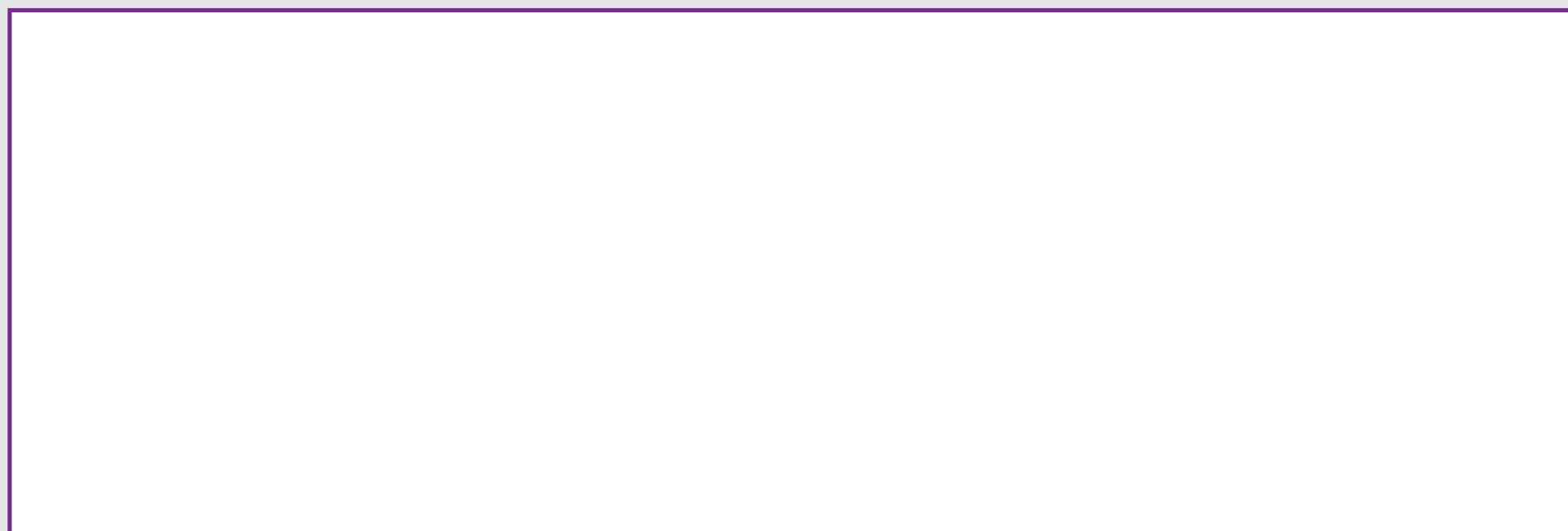
Apartments



USE DOTS HERE!



Mixed Use



Visual Explorer Game



If a picture is the same as 1,000 words,
what do these pictures say to you?

On the table are all sorts of images showing different types of infill housing. Don't worry about finding one picture that exactly shows your ideas.

Instead, pick an image that tells a story closest to the one **YOU** envision for housing in Pitt Meadows.

HOW DO I PLAY?



IMAGINE

Think of the types of infill housing you like and would want to see more of in Pitt Meadows.



BROWSE & SELECT

Select an image from the available collection that tells a part, or all of your story.



REFLECT

Take a moment to write or draw on a post-it how, or why the image relates to your vision.



SHARE

Place your post-it on the comment board, and enjoy the contribution of others.

Note:

The images were randomly selected from 1,000s of photos from across the globe. They do not, nor are they intended to represent Pitt Meadows in any particular future. Their role is simply to help inspire you.

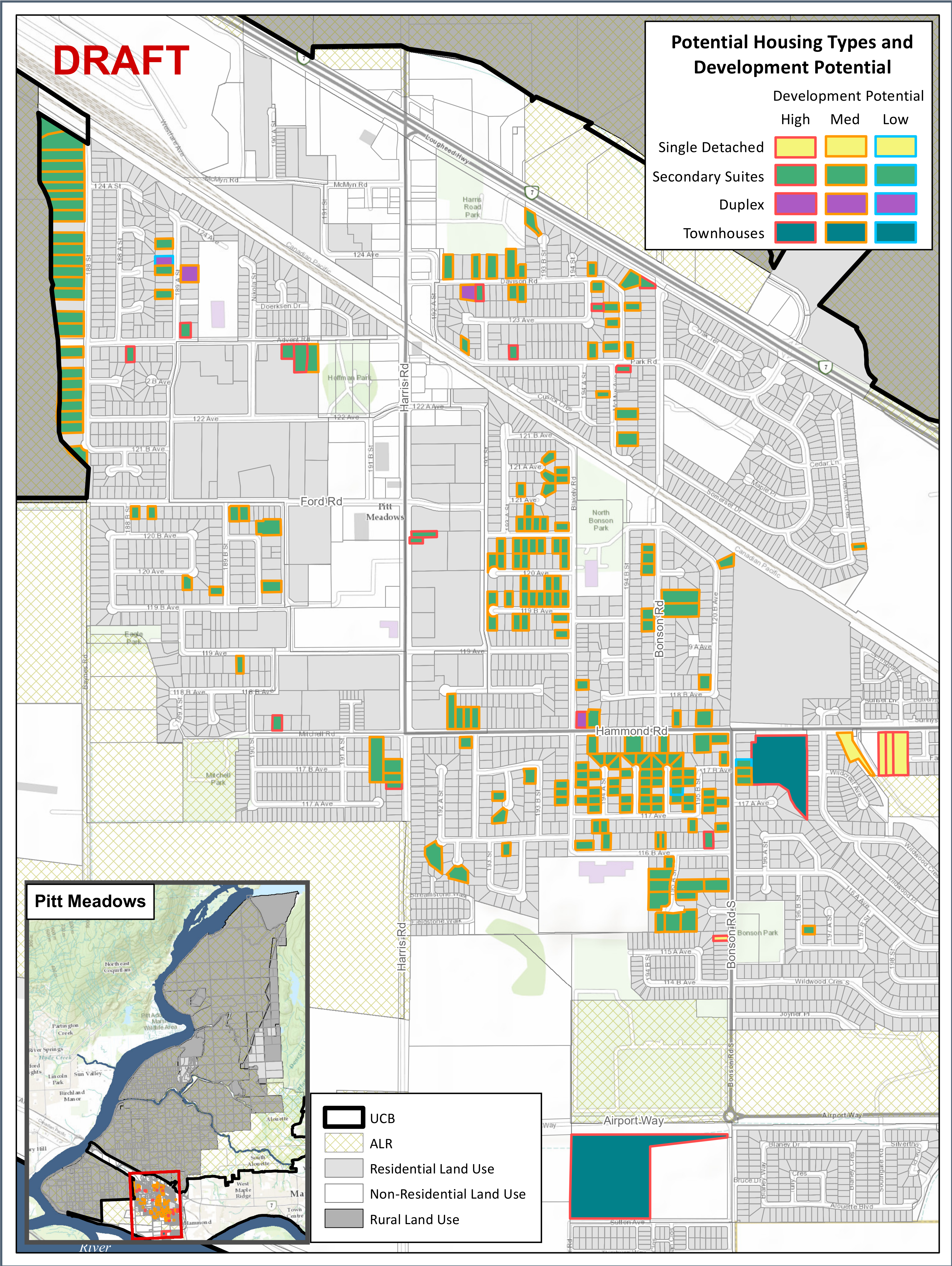
Share Your Comments!



Add
Your
Comments

Baseline Scenario

Under the existing policy framework, land capacity in Pitt Meadows can accommodate up to 422 additional housing units within the Urban Containment Boundary.



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

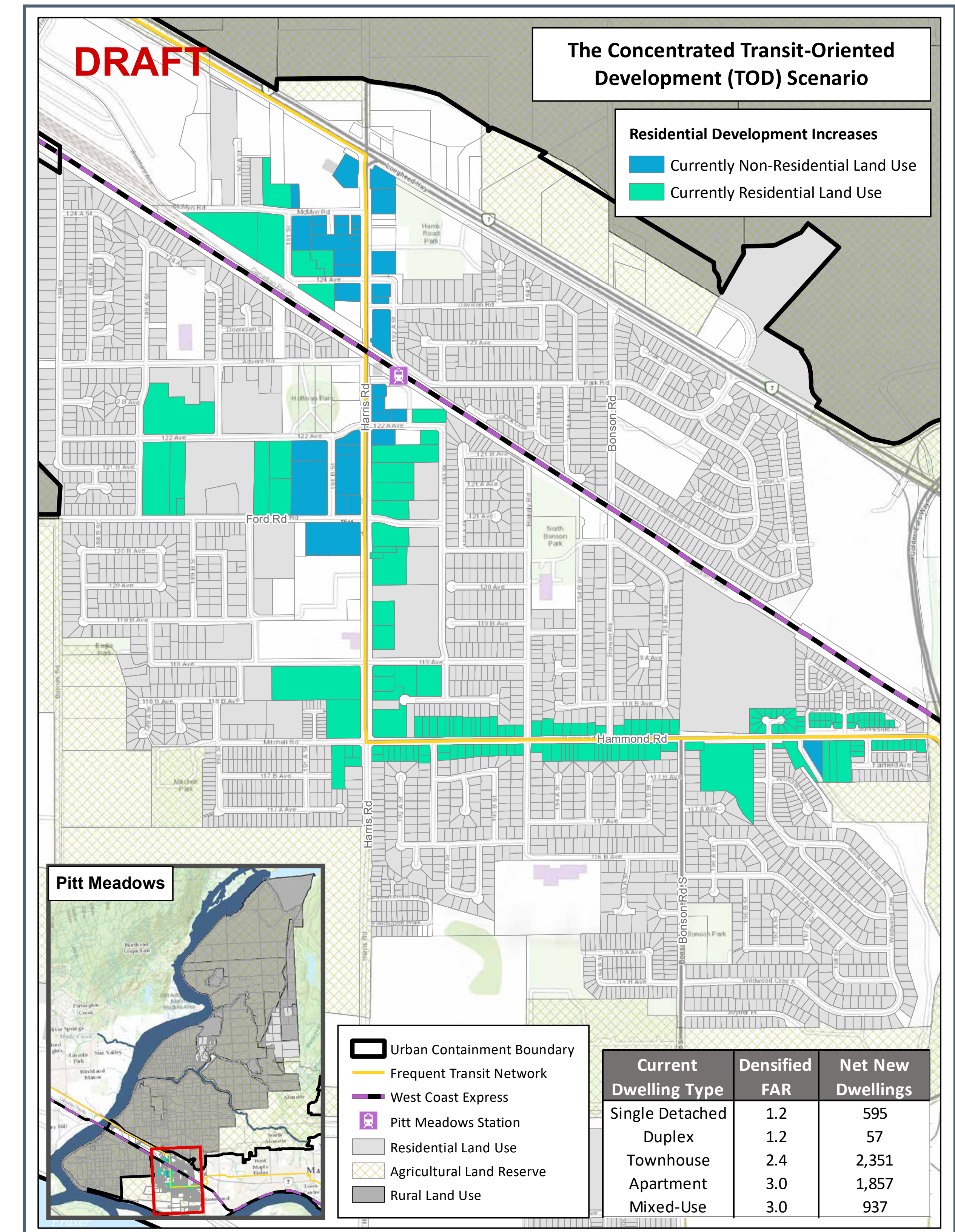
This scenario contemplates alternative housing forms in areas close to transit.

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
TOTAL	5,797

- 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

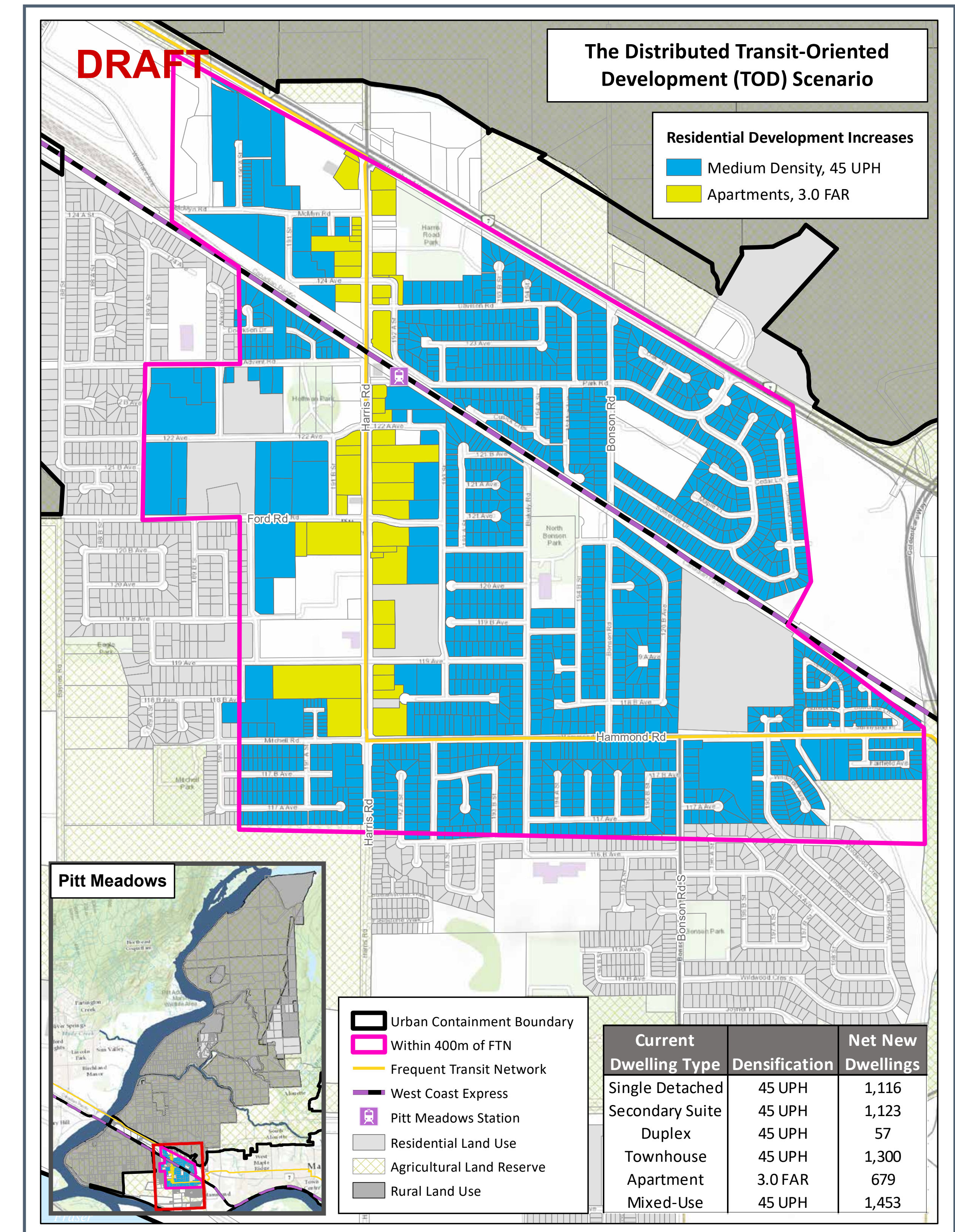
This scenario contemplates alternative housing forms within existing residential neighbourhoods.

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
TOTAL	5,728

- 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).



Share Your Scenario Comments!



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



Share Your Scenario Comments!



Scenario Two - The Distributed TOD Scenario

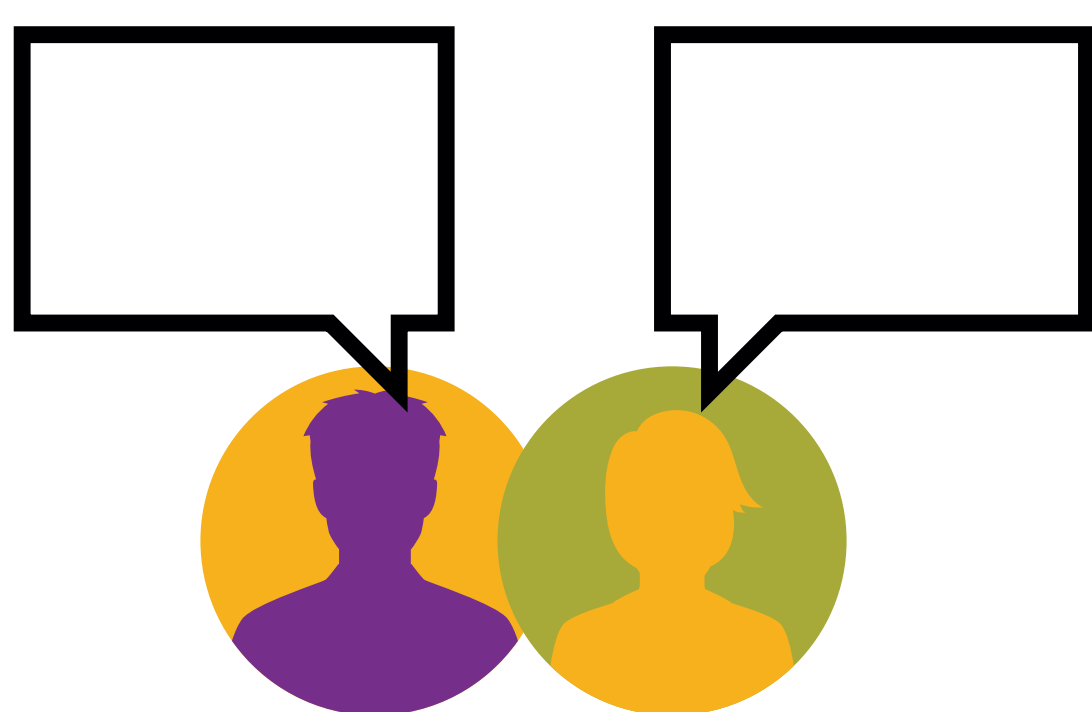


THANK YOU!

We hope you have had the opportunity to view the display boards, talk with your neighbours, and share your comments with the project team.

TALK TO US!

The Project Team Is Available To Talk With You At This Community Open House!



ENGAGE WITH US!

www.haveyoursaypittmeadows.ca



SHOW US!

Share Thoughts Using Lego And More!

