



Commercial/Industrial Lands and Employment

Commercial activities in Pitt Meadows create business and employment opportunities and allow residents to satisfy their needs locally, by reducing the time and cost associated with travelling to other communities. These are important considerations in making Pitt Meadows a more complete community.

The economy of Pitt Meadows has been shifting over the past several years. Most residents commute outside of the community for work. New industrial parks mean that a wider variety of industries are able to locate to Pitt Meadows. Residents have more of an opportunity to be employed within the community. Agriculture remains an important part of the economy with substantial areas in production for berries, horticultural products, greenhouse crops, grazing, dairy farming and other farm activities.

Current Trends

- The employment rate in Pitt Meadows is recorded at 65.9% while unemployment rate is 5% (2016 Census Report).
- Between 2001-2016 employment within Pitt Meadows grew from 3,205 jobs to 6,900 jobs.
- Average annual employment growth is projected to increase between 0.5-1.2 percent between 2019-2051.
- The Pitt Meadows economy is becoming increasingly diversified with the establishment of new business parks.
- The potential market area includes Metro Vancouver (estimated population of 2,375,000 in 2010) and the Fraser Valley Regional District (estimated population of 275,000).
- Farm cash receipts are in the excess of \$60 million, with over 1500 people employed by farming activities.
- Retail and service commercial market currently offers a wide variety of goods and services with few gaps.

*Farm cash receipts represent the cash income received from the sale of agricultural commodities as well as direct program payments made to support or subsidize the agriculture sector.



- The market's extremely low vacancy rate of 2% indicates that retail and service commercial space is not currently over-supplied.
- At present, Pitt Meadows market retail and service is balanced, with the right amount of space available overall.
- Businesses report that in recent years with population growth, business has steadily improved, rents have increased and vacancy has decreased.

What does the current OCP say?

- Preserve existing commercial areas rather than permitting their conversion to other uses.
- Maintain a distinction between the types of retail and services that are permitted and the areas that they are located i.e. commercial uses that serve a regional population should be located close to the Lougheed Highway.
- Support the protection of the industrial land base as a vital community and economic asset that can be used to create significant local employment, property taxes and other benefits.
- Encourage the protection of industrial and business park uses that will achieve higher employment.
- Commit to updating agricultural regulations and policies that support and encourage farming.
- Encourage value-added agricultural business initiatives where appropriate.
- Supports the expansion of industry and commerce that is complimentary to the development of the Pitt Meadows Regional Airport.

Challenges

- Land available for commercial or industrial uses in Pitt Meadows is limited by the Agricultural Land Reserve.
- Accessibility to Harris Road South is constrained by the Canadian Pacific Railway crossing.
- Parking is an issue at Osprey Village.
- The impact of additional space available at Golden Ears Business Park for comparison retail and fitness clubs may reduce demand for space elsewhere in the City, but this will depend on the project mix.

Opportunities

- Pitt Meadows is located along multiple regional rail, road and water transportation routes.
- Land costs and commercial lease rates are competitive compared with many other Metro Vancouver municipalities.
- Higher customer traffic along the Lougheed Highway due to the removal of Golden Ears Bridge toll.
- Employees at the new business parks will contribute to substantial retail spending in the City.

Current & Upcoming Projects

- Commercial and Industrial Lands Analysis.

To provide input, visit haveyoursaypittmeadows.ca