



THE CITY OF PITT MEADOWS

2019 ANNUAL REPORT



FOR THE YEAR ENDING DECEMBER 31, 2019
PITT MEADOWS, BRITISH COLUMBIA

This report was prepared by the Finance and
Communications Departments of the City of Pitt Meadows.

KNOWN AS **THE NATURAL PLACE**, PITT MEADOWS IS A CLOSE-KNIT COMMUNITY THAT COMBINES CITY LIFE WITH STUNNING NATURE AND AGRICULTURE.

Located north of the Fraser River between the Pitt River and Golden Ears bridges, Pitt Meadows is **centrally located in the Metro Vancouver region.**

Pitt Lake is **the second-largest lake in the Lower Mainland** of British Columbia and **one of the largest freshwater tidal lakes in the world.**

Pitt Meadows **ranks sixth amongst BC's municipalities for agriculture production**, fourth within the Greater Vancouver area and **contributes 20% of BC's overall blueberry production.**



AT A GLANCE

- 1914**
incorporated with a population of 250
- 85.38**
(km²) area
- 78%**
agricultural land
- 85%**
of land within the floodplain

DEMOGRAPHICS

- 7,356**
private dwellings
- 19,728**
total Pitt Meadows residents
- 42**
median age

PARKS MAINTAINS

- 1,000,000 SQ. FT.**
total sports field area
- 16**
playgrounds
- 14**
soccer fields
- 12**
baseball fields
- 2**
off-leash dog parks
- 1**
artificial sports field
- 1**
skate park
- 1**
spray park



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CANADIAN AWARD FOR FINANCIAL REPORTING



INTRODUCTION

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Canadian Award for the Financial Reporting to the City of Pitt Meadows for its annual financial report for the fiscal year ended December 31, 2018.

The Canadian Award for Financial Reporting program was established to encourage municipal governments throughout Canada to publish high-quality financial reports and to provide peer recognition and technical guidance to officially prepare these reports.

In order to be awarded a Canadian Report Award for Financial Reporting, a government must publish an easily readable and efficiently organized annual financial report. The contents must conform to program standards. Such reports should go beyond the minimum requirements of generally accepted accounting principles and demonstrate an effort to clearly communicate the municipal government's financial picture, enhance an understanding of

financial reporting by municipal government and address user needs. The City will be submitting an application to the GFOA for 2019.

A Canadian Award for Financial Reporting is only valid for a period of one year. We believe our current annual report continues to conform to the Canadian Award for Financial Reporting Program requirements.



MAYOR'S MESSAGE



2019 was a remarkable, busy and productive year for Council, staff and the City of Pitt Meadows during which a new 2019-2022 Strategic Plan was adopted. It is important to highlight that our Annual Report is being released in the middle of the COVID-19 pandemic crisis. The way the City and community are working together highlights our Vision: **"Pitt Meadows Proud™"**.

A cornerstone for the year was providing more opportunities for citizen input and engagement, including a new committee structure and the creation of the Engagement and Priorities Committee. Our Communications team has dramatically increased information sharing, engagement and positive promotion through our website and social media platforms. Council also implemented and launched a new citizen-led Community Service Awards program to recognize deserving citizens in various categories. A new Code of Conduct and Respectful Workplace Policy was adopted which is now interwoven through Council and City processes as well as engagement with the community. Our relationship with the Katzie First Nation has been enriched and includes stronger operational and policy interaction and support, advocacy, and collaboration.

This year, more than ever, the enhancement of public safety and health was a top priority for Council. Two new firefighters were hired, medical call service levels were expanded, and daytime coverage was increased from five daytime shifts during the week to 12 hours – seven days a week. Council also approved the construction of a new \$15 million Fire Hall and Emergency Operations Centre on the current location with completion expected for 2022.

The City launched the RCMP Police Services Review with the City of Maple Ridge and the RCMP to explore new opportunities to enhance public safety and to address the changing environment, emerging challenges and population growth. The goal of the review was to enhance police visibility, public safety, service levels and responsiveness within the same operating budget. Council believes this is the most important legacy they can leave for the community. After a year-long review and extensive consultations with various stakeholders, based on achieving our best return on investment, in early 2020, Council approved a transition plan towards an independent Detachment in Pitt Meadows. The City has sent a formal request to the RCMP Commanding Officer and Provincial Minister for approval.

The City also secured a \$412,000 grant to complete a diking and flood mitigation report as a preliminary step to securing significant federal grant funding (upwards of \$100 million) for the City of Pitt Meadows and Katzie First Nation.

Another project that moved another step closer to becoming reality is the Pitt Meadows Road and Rail Improvements Project. Transportation of goods across Canada to local, regional and international markets remains a national priority. The Vancouver Fraser Port Authority, Government of Canada and

Canadian Pacific agreed to fund \$141 million for the design and construction of a four-lane underpass at Harris Road, a two-lane overpass at Kennedy Road along with rail improvements. A Memorandum of Understanding was also signed with the City of Pitt Meadows. In particular, public safety and health will be greatly enhanced for the community by allowing first responders uninterrupted access across the train tracks and removing the chance of collisions. Commuting time will become more reliable while reducing smog and congestion. The City continues to work closely with our partners to address noise from rail operations as well as the appropriate relocation of our heritage buildings to a central heritage village. An extremely important aspect of the project is public engagement and significant effort has been expended over the past several years and will continue as the project moves forward.

The North Lougheed Study Area (NLSA) is a critical development for our community in terms of homes, jobs, services and taxes. By 2050, Metro Vancouver will see a population increase of one million and Pitt Meadows is expected to grow by approximately 5,000 residents. The aspiration is to create a cohesive mixed-use community development (commercial/residential/light industrial) that complements the stunning vistas towards the farmlands and mountains. The City is currently developing land use concepts that include medium to high-density transit oriented residential areas and green spaces. The Agricultural Land Commission exclusion conditions include the calming and redirection of traffic off Old Dewdney Trunk Road

onto a new connector road to the Lougheed Highway that will improve safety for local residents. Related discussions are also ongoing with the Ministry of Transportation and Infrastructure to improve traffic flows for both Maple Ridge and Pitt Meadows with improvements to the Lougheed Highway and a connection to the North Lougheed Connector.

The Pitt Meadows Regional Airport (YPK) is owned by both Maple Ridge and Pitt Meadows. In 2019, YPK significantly enhanced investor confidence. This has resulted in the approval of nine major projects including: a new main terminal, tearing down old buildings and replacing them with new hangers, ground improvements, a new Nav. Canada control tower, and a terminal for Harbour Air. Community engagement and information sharing has also been significantly enhanced through hosting of open Board meetings and the YPK General Manager's regular presentations and updates at Council meetings.

I want to conclude by saying that we are witnessing amazing acts of kindness, compassion, courage and commitment during the COVID-19 pandemic. Neighbours are checking in on neighbours and many community services are stepping up and springing into action. Proudly Pitt Meadows.

On behalf of the City of Pitt Meadows, Council and staff, I'm pleased to share our 2019 accomplishments in this annual report.

Bill Dingwall

Bill Dingwall, Mayor
bdingwall@pittmeadows.ca



MAYOR & COUNCIL



Pitt Meadows City Council is the local elected body responsible for governing our City and stewarding the economic, social and environmental wellbeing of Pitt Meadows.

KEY RESPONSIBILITIES:

- » Establish policies, bylaws and strategic priorities that benefit the City and ensure that they are administered effectively, efficiently, and fairly.
- » Prioritize the establishment of programs and services that are fiscally responsible and maximize overall value for community members.

Council continues to build strong relationships with senior levels of government, ministry leaders and staff. Council attended the 2019 Union of BC Municipalities Convention and met with the: Ministry of Transportation and Infrastructure to request road and transit improvements; Ministry of Agriculture for funding to support local farmers and to review new Agriculture Land Commission regulations; Ministry of Public Safety and Solicitor General for British Columbia regarding the Ridge Meadows RCMP Police Review; Ministry of Environment regarding the new Fisheries Act and cannabis odour control and air quality; and Ministry of Education to discuss schools in Pitt Meadows.

Working Towards Truth &

Reconciliation – Council works closely with and regularly attends Council-to-Council meetings with Katzie First Nation to discuss issues of mutual interest. Some of these mutual issues include collaboration on secondary access to Katzie lands, the introduction of Bonson Road truck levies, and recognition of Katzie’s traditional territory and important culture through City initiatives such as inclusive park signage.



Council meets several times a month at Regular Council Meetings and Engagement & Priorities Committee Meetings, which are open to the public. Agendas, minutes and live and archived broadcasts of the meetings may be viewed online at pittmeadows.ca/councilmeetings.

City Council is made up of the Mayor and six Councillors who serve for a four-year term with the current term ending in 2022.

MAYOR
BILL DINGWALL
ELECTED MAYOR IN 2018

EXTERNAL BOARDS & COMMITTEES

- E-Comm Board of Directors
- Joint Police Liaison Committee
- Mayors’ Council on Regional Transportation (TransLink)
- Metro Vancouver Board of Directors
- MV Mayors Committee
- MV Housing Committee
- MV Water Committee
- Municipal Insurance Association of BC
- Pitt Meadows Airport Society Board of Directors



**COUNCILLOR
MIKE HAYES**

ELECTED TO COUNCIL IN 2018

CITY COMMITTEES

Pitt Meadows Day Advisory Committee
(work commences in 2020)

Active Transportation Advisory
Committee (Alternate)

EXTERNAL BOARDS & COMMITTEES

Fraser Valley Regional Library Board
Pitt Meadows Day Society



**COUNCILLOR
NICOLE MACDONALD**

ELECTED TO COUNCIL IN 2018

CITY COMMITTEES

Advisory Design Panel

Agricultural Advisory Committee

EXTERNAL BOARDS & COMMITTEES

Alouette River Management Society
(ARMS) (Alternate)

Chamber of Commerce - Maple Ridge/
Pitt Meadows (Alternate)

Joint Police Liaison Committee
(Alternate)

Municipal Insurance Association of BC
(Alternate)

Pitt Meadows Airport Society Board of
Directors



**COUNCILLOR
BOB MEACHEN**

ELECTED TO COUNCIL IN 2018

CITY COMMITTEES

Advisory Design Panel (ADP) (Alternate)

Municipal Advisory Committee on
Accessibility & Inclusiveness (Alternate)

EXTERNAL BOARDS & COMMITTEES

Fraser Health Municipal Regional
Meetings - North Region (Alternate)

Joint Program Committee for Integrated
Flood Hazard Management (Fraser Basin
Council)

Ridge Meadows Seniors Society



**COUNCILLOR
TRACY MIYASHITA**

ELECTED TO COUNCIL IN 2008

CITY COMMITTEES

Active Transportation Advisory
Committee

Pitt Meadows Day Advisory Committee
(Alternate) (new to 2020)

EXTERNAL BOARDS & COMMITTEES

Fraser Health Municipal Regional
Meetings - North Region

Mayors' Council on Regional
Transportation (TransLink) (Alternate)

Metro Vancouver - Board of Directors
(Alternate)

MV Indigenous Relations Committee

MV Regional Parks Committee

Municipal Insurance Association of BC
(Alternate)

Pitt Meadows Day Society (Alternate)



**COUNCILLOR
GWEN O'CONNELL**

RE-ELECTED TO COUNCIL IN 2018

CITY COMMITTEES

Municipal Advisory Committee on
Accessibility & Inclusiveness (MACAI)

EXTERNAL BOARDS & COMMITTEES

Alouette River Management Society
(ARMS)

Chamber of Commerce - Maple Ridge/
Pitt Meadows

Pitt Meadows Heritage and Museum
Society (Alternate)



**COUNCILLOR
ANENA SIMPSON**

ELECTED TO COUNCIL IN 2018

CITY COMMITTEES

Agricultural Advisory Committee
(Alternate)

EXTERNAL BOARDS & COMMITTEES

Fraser Valley Regional Library Board
(Alternate)

Joint Program Committee for Integrated
Flood Hazard Management (Fraser Basin
Council) (Alternate)

Pitt Meadows Heritage and Museum
Society

Ridge Meadows Seniors Society
(Alternate)

CAO MESSAGE 2019 ANNUAL REPORT



On behalf of the City of Pitt Meadows, I am pleased to present you with the Annual Report outlining the City's achievements, objectives for the future and our financial standing for 2019. I am proud of Council and staff's collective efforts to accomplish many initiatives to enhance the quality of life for the Pitt Meadows community. It has been a very rewarding experience.

Community safety has been a major focus for the City with the implementation of enhanced fire services, designing a new Fire Hall, reviewing the Police Services model, planning flood mitigation and continued infrastructure replacement in accordance with asset management plans.

With the addition of two firefighters, medical service calls have been expanded and ambulance delays have been mitigated. Initial architectural designs have been completed for the Fire Hall Replacement Project with construction expected to begin at the end of 2020. The new hall is designed to meet future demands and will include an Emergency Operations Centre. City reserves will be utilized to fund the total construction cost of the new Fire Hall.

Following a detailed review and engagement with the community, the City is taking the next step to move from a shared police service agreement with Maple Ridge toward an independent RCMP detachment that is better tailored to meet the needs of Pitt Meadows. Pitt Meadows has a lower crime rate, case-load and rate of calls per member compared to Maple Ridge. Transitioning to an independent RCMP detachment will greatly enhance policing services, provide direct accountability and value for money and create autonomous decision-making opportunities. The cost to operate an independent police detachment will be accommodated within the City's existing

\$5.4 million annual operating budget. A business case will be developed to examine the best way to accommodate police members and support staff. \$1.5 million has been set aside from reserves as initial monies for transitional costs and accommodations.

The City received \$412,000 in funding as part of the Government of Canada's National Disaster Mitigation Program for the development of a Flood Mitigation Plan. The plan will identify gaps and develop priorities to protect residents, farms and businesses in the event of a flood or breach in our dike system. The City continues to work closely with Metro Vancouver, as well as the provincial and federal governments to address dike improvements.

Our six pump stations are critical to protecting against flooding and ensuring public safety. The pump at Fenton Road Station will be replaced and a back-up generator added. We have applied for a grant to replace the pump at the Kennedy Road Station and work is nearing completion for the Pitt Polder Pump Station replacement.

We have continued to engage the community in *I See Pitt Meadows 2040* – a comprehensive update of the Official Community Plan (OCP) that will guide future development and decision-making. After nearly two years of consultation, a new draft of the OCP is nearing completion and will replace the current 2008 version.



The design of phases 3 and 4 of the Golden Ears Business Park (GEBP) remains an important initiative for the City. In an effort to provide the best-possible business park that properly integrates into surrounding neighbourhoods, the City will assess proposed plans in relation to enhanced industrial design guidelines. The guidelines promote innovative form and character designs that are thoughtful and include enhanced streetscapes, pedestrian/cyclist paths and connections, greenways, articulated steps, buffers, screening, signage, lighting plans and more.

Important developments are taking place at the Pitt Meadows Regional Airport (YPK). The City has facilitated enhanced communication with the community. A section on the City's website has been added to support information sharing and the Airport General Manager regularly attends Council meetings to provide updates. This has improved investor confidence which has resulted in a variety of new developments being approved by the Airport Board that includes a total of six directors: two council members from both Maple Ridge and Pitt Meadows and both city managers from each City.

In support of our commitment to conservation and enhancement of our natural environment, the City has moved ahead with work regarding the Environmental Inventory Management Strategy. This has included reviewing policies and bylaws to assess how they compare to best practices and to evaluate

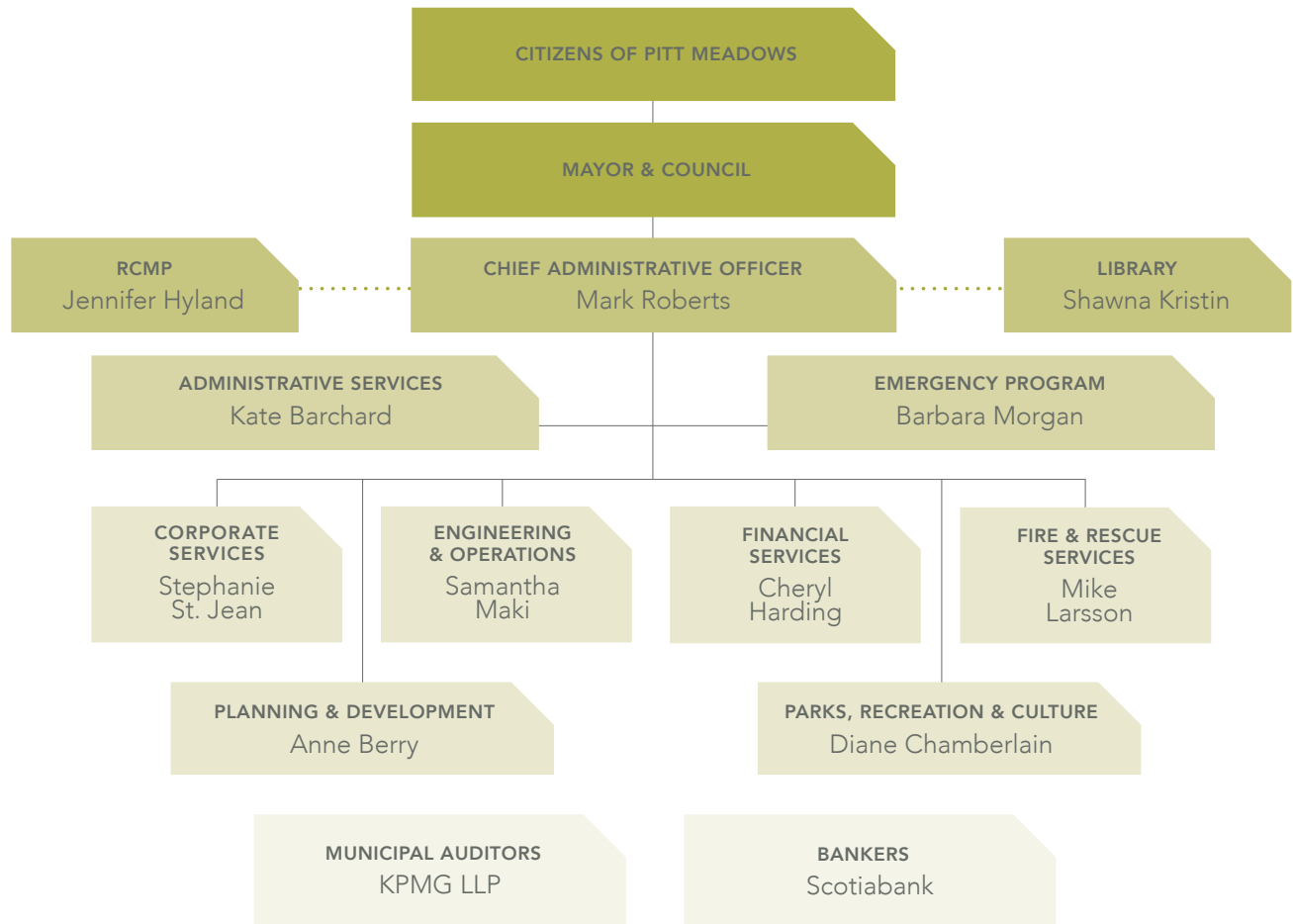
how well they are coordinated. The City is in the process of connecting with a variety of stakeholders to gather local knowledge of our natural assets, including their relative health. This information will provide a foundation for developing more effective management strategies.

The City continues to be financially prudent and diligent with annual reserve contributions. Every City department plays a role in our capital program which protects our long-term financial viability and ensures that our community continues to receive excellent services in the future. These efforts mean that we are well-positioned to weather the impacts of COVID-19. While it is still unfolding, the true scope and impacts are yet to be determined. The City has taken measures to prioritize essential services, ensure financial prudence and protect jobs. The City will continue to monitor the situation and will take appropriate steps while ensuring City finances are prudently managed and employee welfare is properly considered.

I want to thank Council for their vision and leadership as well as City staff for their hard work and dedication to our community.

Mark Roberts
Chief Administrative Officer

CITY OF PITT MEADOWS ORGANIZATIONAL CHART





NEW 2019-2022 STRATEGIC PLAN FOR CITY

Council approved the new 2019-2022 Strategic Plan which serves as the guiding framework for policies, budgets and decision-making. This plan establishes a clear direction to ensure that the City continues to provide superior service and meet the current and future needs of the community by prioritizing issues such as transportation, agriculture, the environment, public health, safety, quality of life and employee excellence.

OUR VISION

Pitt Meadows Proud™

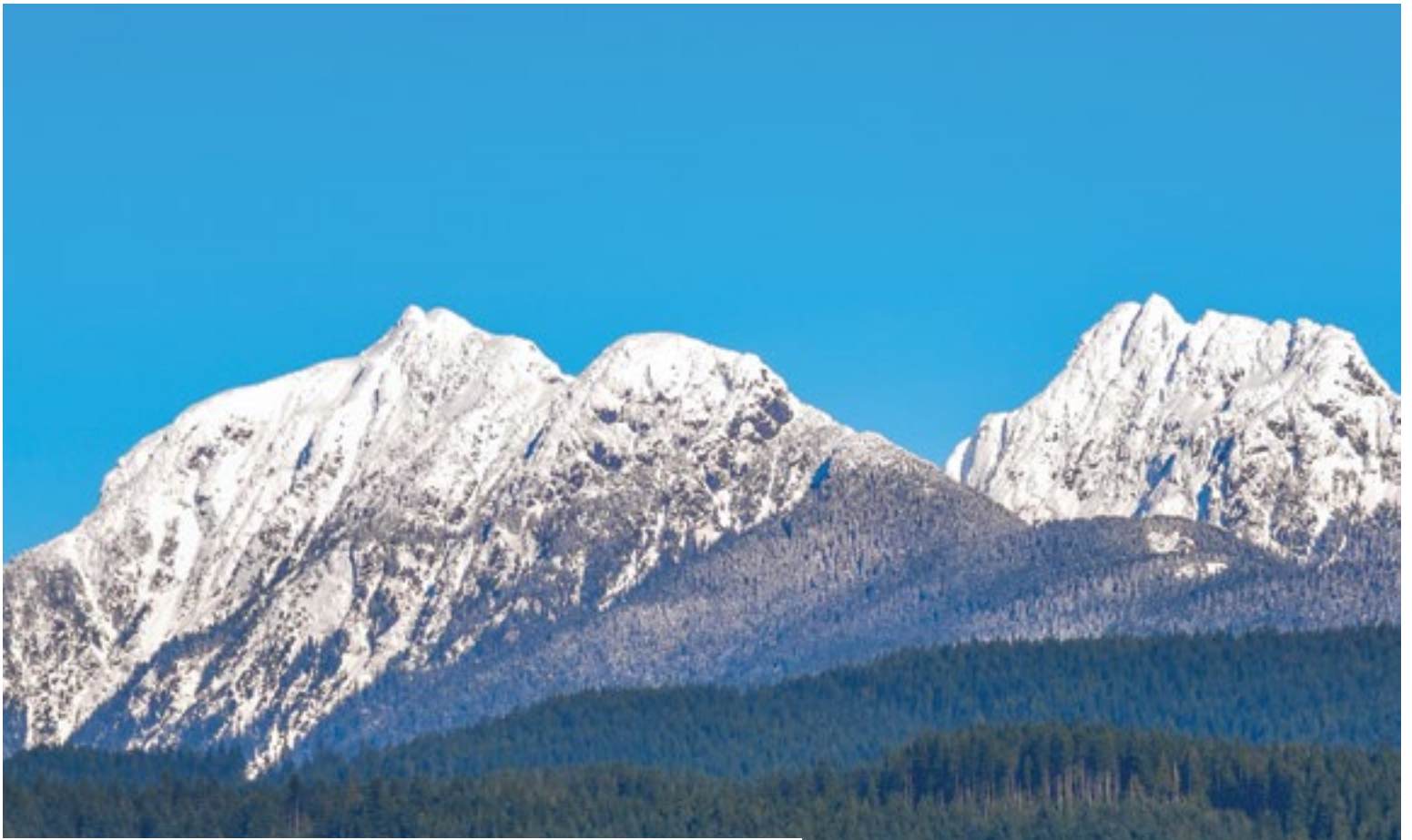
OUR MISSION

To maintain a friendly, safe and healthy community that values people, honours heritage, where all citizens are welcomed and growth is balanced with the protection of our natural place and quality of life.

CORPORATE STRATEGIC PRIORITIES

1. Principled Governance
2. Balanced Economic Prosperity
3. Community Spirit and Wellbeing
4. Transportation and Infrastructure Initiatives
5. Corporate Excellence

To view the full City of Pitt Meadows 2019-2022 Strategic Plan, visit pittmeadows.ca/strategicplan.



2019 HIGHLIGHTS





CITY SUPPORTS GOING GREEN INITIATIVES

- » In support of the City's commitment to the environment and sustainability, our Green Leadership Team hosted a highly successful free community clothing swap to raise awareness and reduce textile waste.
- » Ecofriendly programs are offered by the City in order to mitigate the effects of pollution and climate change. These include Earth Day, Climate Action Community, Natural Assets Inventory & Management Strategy, Zero Waste, Adopt-A-Program, Electric Vehicle Charging Stations, and more.

COMMUNITY SERVICE AWARDS RECIPIENTS HONOURED

The City launched the first annual Community Service Awards Program. This program recognizes and honours outstanding contributions and achievements of groups, organizations and individuals in six categories that help make Pitt Meadows a better place to live. A citizen-led Community Services Awards Task Force participates in the selection of award recipients. 2019 recipients were presented with certificates during an official ceremony at the Christmas celebration. Learn more at pittmeadows.ca/awards.





CONTINUED COMMITMENT TO COMMUNITY ENGAGEMENT

- » During the first phase of public engagement for the Pitt Meadows Road and Rail Improvements Project, over 200 residents attended the open house and 384 surveys were completed.
- » The community was invited to attend and provide feedback at the Fraser Way Roundabout and Park Public Engagement information session on proposed long-term measures to address safety and maintenance issues.
- » Throughout 2019, community feedback was also invited for the North Lougheed Study Area and the Official Community Plan (OCP) Review. After nearly two years of consultation, a new draft of the OCP is nearing completion and will replace the current 2008 version.
- » In December, the City launched an online survey to better understand the community's childcare needs and to inform the Pitt Meadows Childcare Care Assessment and Action Plan. The plan is scheduled to be presented to Council in 2020.
- » Pitt Meadows Fire and Rescue Services hosted an Open House and Information Session with fun activities, displays from community partners, refreshments and conceptual designs for the new Fire Hall.

NEW COMMITTEE STRUCTURE PROMOTES TWO-WAY DIALOGUE WITH COUNCIL

Council adopted a new committee structure to promote two-way dialogue and enable Council to explore topics in more detail with the community and committees. The new committee was named the Engagement and Priorities (EPC) Committee, based on input from the community. Throughout the year, EPC meetings were held to discuss important topics such as: farming, diking and watercourses; the Pitt Meadows Road and Rail Improvements Project; housing and growth; the Residential Land Use Plan and Official Community Plan (OCP) Review; and Police Services.



ANNUAL COMMUNITY EVENTS BRING THOUSANDS TOGETHER TO CELEBRATE

- » Pitt Meadows proudly hosts five annual Signature Events: Easter FUNday, Pitt Meadows Day, Canada Day, Remembrance Day and Christmas in Pitt Meadows. For more information, visit pittmeadows.ca/events.
- » Over 2,600 attendees celebrated the first-ever Family Day Carnival at the Pitt Meadows Family Recreation Centre.

NEW PITT MEADOWS DAY ADVISORY COMMITTEE WILL ENHANCE SAFETY

Council transitioned Pitt Meadows Day to a City-led event through the creation of a new committee. Under the City's leadership, Pitt Meadows Day will be delivered more efficiently, while increasing volunteer participation and enhancing public safety. Residents have been asked to join the new committee. Learn more at pittmeadows.ca/committees.

NEW PLAYGROUND AT MACLEAN PARK

Community members and local daycares joined Council to celebrate the installation of new playground equipment at MacLean Park. The playground includes new slides, swings, and elevated structures for children ages 2-12 to explore and enjoy.

CONNECTING THROUGH ARTS AND CULTURE

- » A wide range of exhibits were featured at the Pitt Meadows Art Gallery in 2019 including: A Love of Landscapes, The Art of Upcycling, Children & Youth Art, African Stone Carvings & Art, and the Holiday Gift Exhibition.
- » Throughout the summer, our weekly Summer Serenade Concert Series in Spirit Square featured live music from the Bruce James Orchestra.
- » Emerald Pig Theatrical Society's Bard on the Bandstand: The Comedy of Errors! performed several free shows in Spirit Square in July and included pre-entertainment for all ages.





ENHANCING SAFETY

- » Following months of careful analysis, Council decided to rebuild the Fire Hall on the existing site. A variety of factors were considered in selecting this site including: emergency response times, access, neighbourhood impacts, building costs and site size.
- » Two new Fire Service Technicians were hired to increase coverage and chest pain and ambulance delay calls were added to the Fire department's response model.
- » Throughout the year, a series of free Neighbourhood Emergency Preparedness workshops were available to the community. The workshops equipped citizens with the necessary information to take care of themselves during a catastrophic event.
- » The City received \$412,000 in funding as part of the Government of Canada's National Disaster Mitigation Program for the development of a Flood Mitigation Plan. The plan is underway and will identify gaps and develop priorities to protect residents, farms and businesses in the event of a flood or breach in our dike system.

PITT MEADOWS ROAD AND RAIL IMPROVEMENTS PROJECT

The Pitt Meadows Road and Rail Improvements Project will separate two of the busiest railway crossings in the region; reducing wait times and improving reliability for road users.

The improvements include a new:

- » Four-lane roadway underpass at Harris Road.
- » Two-lane roadway overpass at Kennedy Road.
- » Rail siding track, including a new rail bridge over Katzie Slough.

For more information, visit:

pittmeadows.ca/roadandrail.

For more great stories follow us on social media:

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 [@citypittmeadows](https://twitter.com/citypittmeadows)

 [@citypittmeadows](https://www.instagram.com/citypittmeadows)



DEPARTMENT
PROFILES &
HIGHLIGHTS



OFFICE OF THE CHIEF ADMINISTRATIVE OFFICER (CAO)

The CAO provides organizational leadership to all City staff and departments in accordance with the objectives, policies and plans approved by Council.

KEY RESPONSIBILITIES

- » Provide leadership and direction to support Council's vision and strategic plan for the City.
- » Manages day-to-day operations of the City and oversight of its corporate departments and divisions.
- » Keep Council up-to-date on corporate matters.
- » Provide guidance and advice to Council. Ensure policies and bylaws are followed.

2019 ACHIEVEMENT HIGHLIGHTS

- » Led the new Council to establish the City's vision, values and mission statement as part of the 2019-2022 Corporate Strategic Plan that serves as a guiding framework for policies, budgets and decision-making over the next four years.
- » Launched the Police Services Review and commissioned a consultant to examine service levels, deployment and policing models.
- » Oversaw major City transportation, infrastructure and development projects including: Pitt Meadows Road and Rail Improvements Project, the new Fire Hall replacement project, and the North Lougheed Study Area.
- » Participated in Metro Vancouver advisory committees, including: Regional Administrators Advisory Committee (RAAC), Regional Emergency Advisory Group, and Labour Relations Function Oversight Committee.
- » Participated as Director of Pitt Meadows Regional Airport Board and member of the Airport Executive Committee (AEC).



**GRANT
MANAGEMENT**
THE CITY
EARNED OVER
\$1.32M
IN GRANT
FUNDING

To learn more about City departments, visit pittmeadows.ca/departments.



ADMINISTRATIVE SERVICES

Administrative Services provides legislative, administrative, and customer service support to Council, City committees, the Chief Administrative Officer, and the public. The department connects these groups providing access to information about Council and committee meetings and decisions, and City business and services. The department also ensures that the City adheres to provincial legislation, such as the Community Charter and Local Government Act.

DIVISIONS

- » Customer Service
- » Executive Assistant to the Mayor & CAO
- » Legislative Services

KEY RESPONSIBILITIES

- » Provide assistance and support to the public through the Customer Service counter and main phone line at City Hall.
- » Provide administrative support to the Mayor, Council and the Chief Administrative Officer, including first point of contact for community members, scheduling, correspondence management, and project coordination.
- » Prepare meeting agendas and minutes for Council and City committee meetings.
- » Ensure the smooth flow of all Council and City committee meetings.

- » Ensure the safe storage of, and public access to, all official records of the City including bylaws, policies, Council agendas and minutes, and other important documents.
- » Manage the City's insurance and risk management program and related claims.
- » Administer the *Freedom of Information and Protection of Privacy Act* on behalf of the City.
- » Conduct the local government election every four years.

City committees for 2019: Active Transportation Advisory Committee; Advisory Design Panel; Agricultural Advisory Committee; Board of Variance; Community Service Awards Task Force; Council Remuneration Task Force; and Municipal Advisory Committee on Accessibility & Inclusiveness. Learn more at pittmeadows.ca/committees.



2019 ACHIEVEMENT HIGHLIGHTS

- » Adopted a new governance and committee structure, including the launch of the new Engagement & Priorities Committee to promote two-way dialogue between Council and the public.
- » Delivered a comprehensive orientation program to the City's new Council members, ensuring Mayor and Council were well informed and prepared for their governance roles.
- » Identified 52 Council policies for review and amendment during the 2019-2022 Council term and provided Council and the community with an estimated timeline for each policy.
- » Supported Council in the adoption of the 2019-2022 Corporate Strategic Plan that serves as a guiding framework for policies, budgets and decision-making over the next four years.
- » Executed and streamlined the annual recruitment process for all City committees, including the onboarding of 16 new committee members.
- » Developed a Committee Orientation Manual for City committee members and a 'Council Meetings At-a-Glance' info sheet for the public.
- » Adopted new Council Procedure Bylaw that establishes rules of engagement for Council and City committees that reflect Council's commitment to respectful conduct in the workplace.



STATS & FACTS

34 freedom of information requests fulfilled

94 Council agendas produced

30 City committee meetings hosted

17 bylaws adopted

14 policies adopted

CORPORATE SERVICES



Corporate Services provides a range of services that requires close collaboration with internal and external customers to support City initiatives and provide accessible, transparent and proactive communications to the community.

DIVISIONS

- » Communications
- » Human Resources
- » Information Technology (IT)
- » Occupational Health & Safety (OHS)
- » Payroll & Benefits

KEY RESPONSIBILITIES

- » Produce strategic communications, marketing, media relations, digital communications and community engagement initiatives.
- » Inform the public and staff about City policies, programs and services.
- » Support organizational development, recruitment, retention, training, labour relations and occupational health, safety and wellness.

- » Work internally with staff and externally with stakeholders to make information on City services, events or topics of public interest available and accessible via our website, social media, newsletters, news releases and other channels.
- » Support City departments with their daily use of IT services.
- » Provide new and enhanced, cost-effective technological solutions, which focus on improving processes and efficiency.
- » Enhance and support the City's online collection of digital services.
- » Provide leadership for the planning, development and best use of current and future technologies.
- » Process payroll and benefits for the City.
- » Provide advice to managers and supervisors to support effective communications and cooperation with their staff.



2019 ACHIEVEMENT HIGHLIGHTS

- » Executed an employee values and visioning exercise in alignment with Council's new strategic plan.
- » Completed a thorough review of the City's OHS programs and ensured compliance with WorkSafe BC guidelines and legislation.
- » Completed major upgrades to the City's landline telephone system, Video Surveillance System, Geographical Information System, HVAC Control System, Tempest (Tax, Permitting and Revenue Management System) and Operations Management System.
- » Added to the number of eServices available online which has provided businesses and citizens more choice and flexibility in how they interact with the City.
- » Implemented a new look and feel in monthly City Talks and Council News, and modernized quarterly reports into a concise reader-friendly format published in the Maple Ridge-Pitt Meadows News.
- » Developed and implemented engagement strategies and information materials for: Renaming of the Engagement & Priorities Committee; Pitt Meadows Road and Rail Improvements Project; Official Community Plan Review; North Lougheed Study Area; New Fire Hall, and Fraser Way Roundabout updates.
- » Greatly enhanced engagement through the City's social media channels and updated Social Media User Guidelines to reflect modern day usage.



STATS & FACTS

- 7,800** social media followers
- 2,300** social media posts
- 45,400** social media engagements
- 31** media releases
- 21** Facebook live/videos
- 18** public facing web services supported
- 104** employees (full-time, part-time and auxiliary)
- 12** Joint Occupational Health and Safety Committee (JOHSC) meetings and formal safety inspections successfully completed

PLANNING & DEVELOPMENT SERVICES



Planning & Development Services provides a range of services relating to land development as directed by the Official Community Plan (OCP) and Council's Strategic Plan. This department strives to build a community that is sustainable, connects people through public spaces, develops neighbourhoods that foster our small town character and achieves a sense of connection. It also works to integrate environmental protection into planning, to ensure the City is not only compliant, but also a municipal leader.

DIVISIONS

- » Planning
- » Building and Licensing
- » Bylaw Enforcement

KEY RESPONSIBILITIES

- » Short and long-term community planning.
- » Processing development applications including zoning amendments (rezoning), subdivision, OCP amendments, strata title conversion, development and variance permits.
- » Building permitting and inspection services.
- » Licensing for businesses and dogs.
- » Bylaw enforcement and community outreach.
- » Environmental stewardship and protection of natural assets.

2019 ACHIEVEMENT HIGHLIGHTS

- » Continued to engage the community in the Official Community Plan Review by hosting a variety of events with the community and Council both in-person and online.
- » Worked closely with the Agricultural Land Commission (ALC) regulations to manage cannabis legalization and cultivation on ALR lands and worked to inform the community.
- » Started a community childcare needs assessment.

- » Commenced the Environmental Inventory Management Strategy which reviews and assesses the City's natural assets including invasive species.
- » Re-initiated planning for the North Lougheed Study Area. Completed initial scoping work for development and prepared draft land use concepts. Engaged the community on draft land use concepts.
- » Updated the Bylaw Officer Enforcement Policy to create transparency in the City's processes and reiterate that education takes priority over enforcement.
- » Increased summer bylaw enforcement coverage.



STATS & FACTS

\$45,162,960 building permits construction value

\$367,795 revenue generated

168 building permits

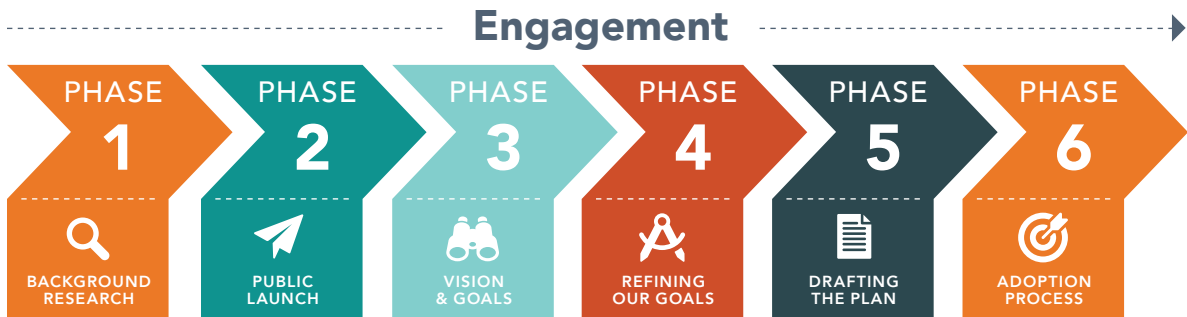
760 inspection requests

319 business licences

1,242 calls for service

OFFICIAL COMMUNITY PLAN (OCP) REVIEW

Throughout 2019 the City continued to engage the community in **I See Pitt Meadows 2040** – a comprehensive update of the Official Community Plan (OCP) that will guide future development and decision-making. Overall, reviewing and updating the OCP is a six-phase process that is taking place over approximately two years as outlined in the diagram below. The OCP Review officially launched on May 12, 2018 and is expected to be completed in 2020.



2019 OCP HIGHLIGHTS

- » Completed a **Commercial & Industrial Lands Analysis** to help guide future development and commercial uses in Pitt Meadows.
- » Hosted a **Housing & Community Growth Forum**, June 15 in Spirit Square with over 60 active and engaged participants and a Council Workshop on June 25 to gather ideas about how the City should accommodate future growth.
- » Provided numerous opportunities for online engagement on **HaveYourSayPittMeadows.ca** including interactive maps and a series of discussion papers and surveys on important issues from transportation and environment to agriculture and commercial/industrial lands.



2019 OCP ENGAGEMENT STATS

3 events (forums, open houses, booths)

84 attendees

9 discussion papers & surveys

84 online survey participants

5 public presentations to Council

NEXT STEPS

Draft land use plans and policies have been developed that are based on extensive input from the public, stakeholders, and Council. Once these have been approved, adoption of the new OCP will commence. This process includes a public hearing, where everyone who wishes to speak will be heard by City Council prior to their final decision on the new OCP.

For more information visit pittmeadows2040.ca.



NORTH LOUGHEED STUDY AREA – A PLACE TO LIVE, WORK, LEARN AND PLAY!



The North Lougheed Study Area (NLSA) is located on the north side of the Lougheed Highway between Meadow Gardens Golf Course and Harris Road. Development of the NLSA has been a topic of discussion with Pitt Meadows City Council since the mid-eighties. This area is currently a mix of agricultural land and commercial use. Through extensive engagement with the community, the Katzie First Nation, landowners, and other stakeholders, the City is reconsidering the future of this area and how it can provide long-term benefits to the entire community.

Developing the NLSA has many benefits including providing needed housing and employment opportunities, diversifying the tax base, and funding construction of the North Lougheed Connector.

PUBLIC ENGAGEMENT

Four draft land use concepts were developed for the NLSA. Feedback was collected from the community and stakeholders both online and at various pop-up events during the summer and fall of 2019.

NEXT STEPS

Using the information and ideas received, staff will present recommendations for revisions to the draft land use plan, along with accompanying planning policies to Council later in 2020.

For more information visit pittmeadows.ca/NLSA.

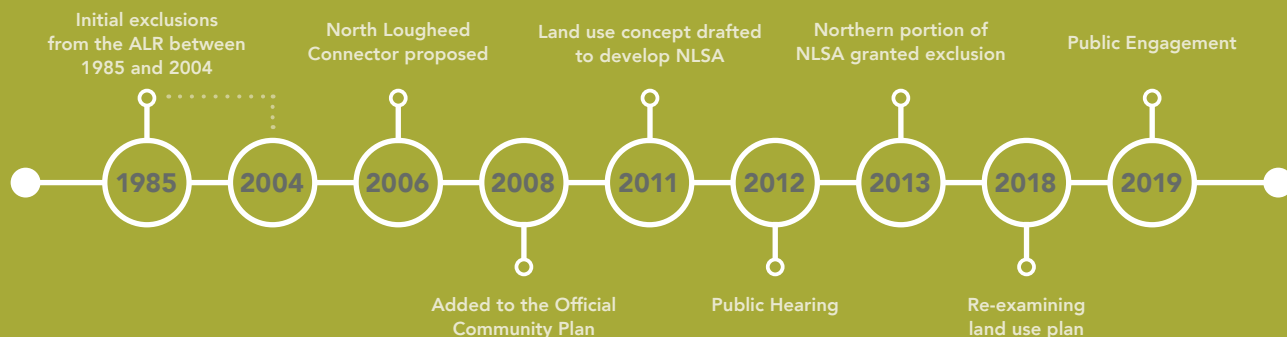
DEPARTMENT PROFILES & HIGHLIGHTS



STATS & FACTS

- 9** pop-up events
- 300** attendees
- 87** online survey participants
- 4** public presentations to Council
- 2** postcards mailed to 843 area-residents/businesses
- 1** full-length video

DID YOU KNOW? THE NORTH LOUGHEED STUDY AREA DISCUSSION AT CITY HALL GOES WAY BACK.





PARKS, RECREATION & CULTURE

The Parks, Recreation & Culture Department consists of several divisions that support parks, recreation, special events, and arts and heritage throughout the community. This diverse department provides opportunities to enhance community connections and encourages healthy and active living through participation in sports and recreation, seasonal programs and City events for residents of all ages.

DIVISIONS

- » Parks
- » Recreation
- » Culture

KEY RESPONSIBILITIES

- » Operate the South Bonson Community Centre and Family Recreation Centre, including the state-of-the-art Fitness Centre, Gymnasium, and Community Drop-in Youth Centre.
- » Oversee sports fields and ice rentals for regional sports and user groups.
- » Manage rentals of City facilities for community groups and public use.
- » Maintain the City's parks, sports fields, trails and open spaces.
- » Oversee the volunteer-based Art Gallery including the programming of a diverse range of art exhibitions, the City's Art in Public Places Program, as well as arts programming and education.
- » Plan and execute special and signature events including Easter FUNday!, Pitt Meadows Day, Canada Day, Remembrance Day and Christmas in Pitt Meadows.
- » Oversee annual Community Service Awards Recognition Program and Task Force.
- » Manage partnerships with Pitt Meadows Museum, Ridge Meadows Seniors Society, and Katzie First Nation.
- » Manage the City's film permitting process and provide film liaison support.



73,117
PITT MEADOWS
FAMILY REC CENTRE
ADMISSIONS



38,971 PROGRAM PARTICIPANTS

- 11,564 Drop-in Sports
- 9,405 Registered Programs
- 8,730 Group Fitness
- 7,940 Youth Programs
- 1,332 Day Camps



PARKS MAINTAINS

- » 36 municipal, community and neighbourhood parks
- » 27 boulevards, medians, traffic circles and bulbouts

IN 2019, THEY PLANTED

- » 1,000 perennials, shrubs and trees;
- » 9,100 spring flower bulbs; and
- » 1,200 additional bulbs by the Cenotaph in Spirit Square to commemorate the Canadian liberation of the Netherlands (bulbs donated by Amsterdam Nursery).

2019 ACHIEVEMENT HIGHLIGHTS

- » Combined Arts, Recreation and Culture within existing financial resources to improve the customer experience and expand offerings that complement and cross promote one another. The successful integration created daily cross-over between teams and functions, strengthening staff relationships and the delivery of services to the community including regular staffing during operational hours of South Bonson Community Centre.
- » Launched a new Community Service Recognition Awards Program and a Community Awards Task Force.
- » Implemented new Parks Maintenance Policy that clearly defines the service levels and clarifies expectations.
- » Invested and installed new playground equipment at MacLean Park.
- » Installed rainbow bleachers on the sport court and construction of a community garden at Pitt Meadows Family Rec Centre to promote an inclusive environment.

- » Enhanced and expanded Arts, Recreation and Culture programming in response to community needs and demographics.
- » Increased revenue in both the Pitt Meadows Art Gallery and Film Permitting service areas.
- » Group fitness instructors moved from contracted staff to City staff increasing their connectivity and loyalty to the City.



STATS & FACTS

- 86** film permits
- \$48,335** film permit revenue
- 5** annual community signature events
- Over 22,832** total participants
- 10** special events delivered
- 7,465** participants
- 2,004** community volunteer hours
- 472** arts programs participants
- 6** Pitt Meadows Art Gallery exhibits
- 2,649** gallery visitors
- 3319** Pitt Meadows Museum visitors
- 618** School Tours/Museum Sundays/Heritage Thursdays participants



ENGINEERING & OPERATIONS SERVICES

Engineering & Operations is responsible for the design, planning, construction and maintenance of the City's infrastructure including the transportation network, sewer and water systems, facilities and flood protection. In addition, the department oversees several major capital and infrastructure projects for the City including the New Fire Hall Replacement Project and the Pitt Meadows Road and Rail Improvements Project.

DIVISIONS

- » Engineering
- » Operations (Public Works)
- » Facilities

KEY RESPONSIBILITIES

- » Plan and manage City capital and infrastructure projects, including repairs, renewals and replacements.
- » Operate and plan the City's transportation network, including roads, bridges and sidewalks.
- » Review engineering aspects of development applications.
- » Provide water, sewer and drainage services.
- » Oversee dike maintenance and flood mitigation measures.
- » Maintain fleet and equipment infrastructure.
- » Oversee the maintenance and repair of City facilities.
- » Oversee garbage and green waste collection.



STATS & FACTS

ENGINEERING & OPERATIONS MAINTAINS

60.9 km of dikes

6 pump stations

11 floodgates

740 culverts

177 km of open ditches

114.3 km of road

9 bridges

58.7 km of sidewalks

31 km of bike lanes

20 City buildings and facilities



2019 ACHIEVEMENT HIGHLIGHTS

- » Replaced the Katzie Slough Bridge and South Alouette Bridge.
- » Collaborated with TransLink on the new RapidBus stops along Lougheed Hwy, as well as the Pitt Meadows-Maple Ridge Area Transport Plan.
- » Collaborated with the Vancouver Fraser Port Authority and Canadian Pacific Rail on first phase of community engagement for the Pitt Meadows Road and Rail Improvements Project, including an underpass at Harris Road and overpass at Kennedy Road.
- » Commenced Detailed Flood Mitigation Plan as part of the National Disaster Mitigation Program – Stream 3 (ongoing).
- » Selected the existing location for the new Fire Hall re-build and endorsed the Fire Hall conceptual design to include an Emergency Operations Centre.
- » Reviewed conceptual design options and community engagement on the Fraser Way roundabout.
- » Repaired sidewalks throughout the community to improve safety and accessibility as recommended by the Active Transportation Advisory Committee.

- » Completed inspection of all City bridges and commenced a water condition assessment to inform the Asset Management Plan.
- » Completed rehabilitation of the Harris Road Pool and Washhouse.
- » Continued replacement of the Pitt Polder Pump Station and associated dike works.



STATS & FACTS

62 highway use permits

153 public works after-hours calls for service

558 facilities & maintenance repairs

959,820 tons of solid waste collection

2,240,058 tons of organic waste collection



EMERGENCY PROGRAM



The Emergency Program ensures the City is prepared for and able to manage, small and major catastrophic events, whether manmade or natural disasters.

KEY RESPONSIBILITIES

- » The City's Emergency Management Program oversees the training, supplies and staffing of the City's Emergency Operations Centre (EOC).
- » Coordinate the Emergency Support Services (ESS) volunteer team.
- » Coordinate the Neighbourhood Emergency Preparedness Program (NEPP).
- » Provide education to staff and community on emergency preparedness.
- » Develop and update City's Emergency Response Plans.

- » Applied for and received \$75,000 in grant funding related to volunteer recruitment and retention, evacuation route planning and implementation of Fire Smart principles into the Official Community Plan.
- » Secured \$629,000 in funding for replacement of Fenton Road pumps and back-up generators.

2019 ACHIEVEMENT HIGHLIGHTS

- » Completed a full Hazard, Risk and Vulnerability Assessment.
- » Implemented workshops to cover aspects of the Neighbourhood Emergency Preparedness Program (NEPP).
- » Hosted a variety of EOC, Incident Command System (outside workers), Emergency Support Services (ESS) and Elected Officials training sessions.
- » Purchased trailer and assembled supplies ready for set up of an ESS reception centre.
- » Updated Disaster Debris Management Plan to incorporate a regional perspective.
- » Activated the EOC for a winter storm and gas spill.



STATS & FACTS

EMERGENCY PREPAREDNESS

38 training sessions

872 participants

\$704,000 grants received

EMERGENCY SUPPORT SERVICES (ESS)

2,234 volunteer hours

12 ESS training sessions

54 participants

EMERGENCY OPERATIONS CENTRE (EOC)

12 training sessions

464 participants

2 EOC activations



FINANCIAL SERVICES

Financial Services provides inter-departmental support and public interfaces that promote the effective, efficient and transparent operation of the City. The department provides financial services to Council, departments and citizens. This involves the safeguarding and administration of the City’s \$237 million of financial and non-financial assets and \$43 million of annual operating costs which includes operating expenses, debt servicing and reserve savings.

KEY RESPONSIBILITIES

- » Budget and business planning.
- » Banking, investing and debt management.
- » Levying and collecting municipal taxes & utility fees.
- » Financial policy development and implementation.
- » Long-term financial planning.
- » Procurement of goods & services.
- » The provision of accounting and the processing of accounts payable and receivable.
- » Completion of the financial year end.
- » External annual reporting of financial activities to the province.

- » Standardized service and partner contracts across all areas to ensure expectations and quality are consistent across all services.
- » Incorporated condition assessment data to the Asset Management database for City buildings and roads and updated targeted reserve savings values.

2019 ACHIEVEMENT HIGHLIGHTS

- » Received the GFOA Financial Report Award for the 2018 Annual Report.
- » Evaluated controls over cash handling to ensure the City’s funds are accounted for, an adequate separation of duties exists and funds are adequately safeguarded and deposited in a timely manner.
- » Commenced development of an RFP for the acquisition and replacement of an integrated budgeting system planned for 2020.
- » Reviewed, updated and/or reaffirmed existing financial policies.



STATS & FACTS

PROPERTY TAX DEFERMENT PROGRAM PARTICIPANTS

290 in 2019

256 in 2018

232 in 2017

7,219 tax folio properties

6,200 accounts payable invoices processed

4,305 banking deposits

29 RFPs, Tenders, REIs, etc.

8 contracts awarded over \$50,000



FIRE & RESCUE SERVICES

Pitt Meadows Fire & Rescue Service (PMFRS) provides critical services that help keep the community and citizens safe. Their firefighters serve the City through excellence in emergency management, fire prevention, education, and emergency response.

KEY RESPONSIBILITIES

- » Ensure the protection of property and the safety and wellbeing of citizens of Pitt Meadows.
- » Respond to fire, medical and other emergencies.
- » Conduct emergency response planning for natural and human-made disasters.
- » Conduct fire bylaws inspections and fire investigations.
- » Provide public education and prevention programs.
- » Provide ongoing training programs for Paid-on-Call Firefighters and staff.

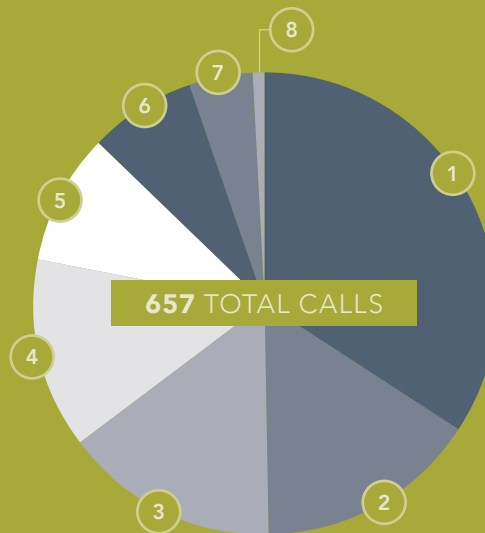
2019 ACHIEVEMENT HIGHLIGHTS

- » Implemented a recruitment program in collaboration with the Justice Institute of BC to attract recent Fire Academy graduates.
- » Developed new Critical Incident Stress Management Team, including training.

- » Hired two additional Fire Safety Technicians to increase full-time staffing to seven-days-per-week coverage.
- » Added chest pain and ambulance delay calls to the Fire department's response model.
- » Selected the existing location for the new Fire Hall re-build and endorsed the Fire Hall conceptual design to include an Emergency Operations Centre.
- » Promoted fire safety and prevention initiatives within the community including event attendance at Pitt Meadows Day and the accompanying salmon barbeque.
- » The Pitt Meadows Fire & Rescue Services Members Association facilitated several charitable events including: Movember; the Muscular Dystrophy Boot Drive; and the Christmas Food & Toy Drive.

CALL NUMBERS

- ① **226** Medical
- ② **101** Cancelled or unfounded calls
- ③ **99** MVAs
- ④ **88** All other incident types
- ⑤ **60** Alarms
- ⑥ **50** Fire (non-structural)
- ⑦ **28** Fires (structural)
- ⑧ **5** Duty Chief Response Only



STATS & FACTS

764 fire inspections conducted
652 responses to calls for service
244 member training sessions
20 community events

57 safety education and youth academy sessions
Over \$28,543 raised in annual community fundraising





RENDERING OF THE NEW FIRE HALL

NEW FIRE HALL REPLACEMENT PROJECT

Following months of careful analysis, Council decided to rebuild the Fire Hall on the existing site. A variety of factors were considered in selecting this site including: emergency response times, access, neighbourhood impacts, building costs and site size.

“The Fire Hall replacement is desperately needed to ensure Pitt Meadows Fire & Rescue Services (PMFRS) can operate in a safe manner and meet industry standards,” said Mayor Bill Dingwall. “It will also ensure that the PMFRS will continue to provide our community with the highest level of emergency services over the next 50 years.”

The new facility will also include a dedicated Emergency Operations Centre (EOC).



CURRENT (OLD) FIRE HALL - BUILT IN 1983

In spring 2020, the Pitt Meadows Fire & Rescue Services moved to their temporary location at Pitt Meadows Regional Airport for the duration of the construction of their new Fire Hall. Removal of the old building is expected to begin this summer with construction beginning in fall 2020.

As the project moves forward, information will continue to be shared with the community. For more information, visit pittmeadows.ca/newfirehall.



LIBRARY SERVICES

The Pitt Meadows Public Library, a member of the Fraser Valley Regional Library (FVRL), provides free access to FVRL's collection of over one million items, including digital content, books, magazines, newspapers, DVDs, CDs, audiobooks, musical instruments, telescopes, robots and birding backpacks.

KEY RESPONSIBILITIES

- » Engage the public through quality services and programs, extensive and varied collections, community partnerships, and inviting physical space.
- » Provide free access to information; promote literacy of all kinds; and serve as a community hub for information and referral.
- » Serve as a forum for the open exchange of opinions and ideas; and act as a centre of recreation, collaboration and learning.
- » Provide opportunities for residents to gather, connect, and share experiences.

2019 ACHIEVEMENT HIGHLIGHTS

- » Developed new technologies and software that align with Fraser Valley Regional Library's new digital strategy for children.
- » Reconfigured Library staffing complement to increase programming and outreach capacity.
- » Increased digital content offerings at the Library, including the addition of Kanopy and Acorn TV.
- » Upgraded self-checkout equipment at Library.
- » Replaced public computers and updated public software on Library computers.
- » Launched Birdwatching Backpacks with high quality binoculars, as the newest addition to the FVRL Playground. The backpacks encourage biodiversity awareness through connections with nature and bird awareness.
- » Established The Playground as FVRL's mobile makerspace; delivering collections of curated Science, Technology, Engineering, the Arts and Mathematics (STEAM) technology to every FVRL Library via a centralized delivery service.



DEPARTMENT PROFILES & HIGHLIGHTS



STATS & FACTS

5,582 hold requests

331 total programs

9,251 attendance

117 adult programs

2,638 adult attendance

214 children/teen programs

6,613 children/teen attendance

50% of Pitt Meadows residents have a library card

103,039 items circulated

26,908 items housed in Pitt Meadows collection

Over one million items in FVRL collection

12 computer work stations

6 library catalogue stations



This year, the Library enhanced programming and services that support digital literacy and Science, Technology, Engineering, the Arts and Mathematics (STEAM) learning.



RCMP POLICE SERVICES

The Ridge Meadows RCMP is contracted through the provincial government by the City. The main hub of operations, Ridge Meadows detachment, is located in Maple Ridge, supported by the Community Policing Office in Pitt Meadows.

KEY RESPONSIBILITIES

- » Reduce and prevent crime and protect citizens and property through efficient and effective response-to-call, enforcement and investigations as well as strategic outreach and education initiatives.
- » Increase public safety within the community by working with internal and external stakeholders to meet community needs and prevent crime.

Policing is further enhanced with specialized regional services such as the Integrated Homicide Investigation Team (IHIT); Integrated Forensic Identification Section (IFIS); Integrated Police Dog Service (IPDS); Integrated Collision Analyst Reconstruction Section (ICARS); and the Lower Mainland Emergency Response Team (LMERT).

2019 ACHIEVEMENT HIGHLIGHTS

- » Championed and contributed towards RCMP modernization.
- » Actively supported diversity and inclusion through the development of inclusive leadership in the RCMP.
- » Provided RCMP uniform visibility and accessibility of officers to citizens.
- » Focused on road safety strategies and education for increased public safety.
- » Offered innovative and effective community policing programs.
- » Increased engagement and enforcement throughout the City including: the Harris Road Park area and on Airport Road/Bonson Road and Harris Road to address excessive speeding.

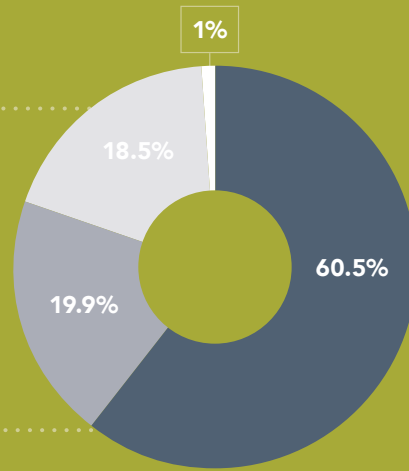


STATS & FACTS

23 RCMP MEMBERS ASSIGNED TO PITT MEADOWS

4,318 total calls for service

- **890** property crime
- **292** other criminal code
- **273** crimes against persons
- **16** controlled drugs & substances



THE PITT MEADOWS COMMUNITY POLICING OFFICE IS A CLOSE AND CONVENIENT PLACE FOR RESIDENTS TO:

- » Report a crime
- » Obtain a criminal record check
- » Find safety information
- » Get advice or talk to a police officer

HOURS OF OPERATION

8:00 am to 4:00 pm
Monday to Friday

IN 2019, THE CPO PROVIDED:

969 criminal record checks

407 fingerprint checks



POLICE SERVICES REVIEW



In June 2019, the City of Pitt Meadows launched a review of the City's current police services model to examine how local RCMP resources can be deployed to enhance service and responsiveness to citizens in the community. The review was completed by an independent consultant in December 2019.

The City of Pitt Meadows presented the Police Services Review and recommendations to the community in early 2020.

This review was a great opportunity for Maple Ridge, Pitt Meadows and the RCMP to explore new opportunities to enhance public safety in our region to address the changing environment, emerging challenges and population growth. The goal of the review was to enhance police visibility, public safety, service levels and responsiveness within the same operating budget for our community. The City engaged a consultant to conduct the review which examined service levels and ultimately provided recommendations on the best model of policing service for our community. With community support affirmed through our engagement process, the City is moving forward in creating an independent RCMP detachment to improve service and safety.

COMMUNITY ENGAGEMENT

Residents were invited to attend an Engagement and Priorities Committee meeting at the Heritage Hall in February 2020 to learn more, ask questions and provide feedback about the Police Services Review. Those who were unable to attend were invited to provide feedback online at haveyoursaypittmeadows.ca.

ENGAGEMENT RESULTS

- » 62 percent supported an independent RCMP detachment;
- » 18 percent were undetermined;
- » 20 percent did not provide support; and
- » Feedback included: concern for potential increases in property taxes, and cost and availability of resources.

On March 10, following recommendations from the Police Services Review and community feedback received, Council voted unanimously to take the next step forward in creating an independent RCMP detachment to improve service and safety.

NEXT STEPS

With both Pitt Meadows Council and the community's support, the City will next seek formal approvals from the Deputy Commissioner Jennifer Strachan, Commanding Officer E Division, and the Minister of Public Safety and Solicitor General, Mike Farnworth to proceed with the creation of an independent detachment and to create and implement a transition plan.

For more information, visit: pittmeadows.ca/policeview.

MAYOR'S MESSAGE ON REVIEW

"A City's number one job is ensuring the safety of the community while getting the best possible service and value for our dollars," says Mayor Bill Dingwall. "The evidence is clear that the best way to achieve this is through the creation our own independent RCMP detachment. The community feedback that we received demonstrates that our residents support this decision."

"Our Council's vision of a visible and active police service will mean that police are integrated into and involved in our community. Our goal is to enhance police visibility, public safety, service levels and responsiveness within the same operating budget."





2019 ACHIEVEMENTS

STRATEGIC GOAL 1

PRINCIPLED GOVERNANCE

STRATEGIC OUTCOME: Decisions made by Council will be approached in an open, respectful and balanced manner that promotes social, economic, and environmental health and prosperity for current and future generations.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

COMMUNITY VOICE.

Engage stakeholders in meaningful discussion around the current and future success and prosperity of Pitt Meadows.

- ✓ Adopted a new governance and committee structure, including the launch of the new Engagement & Priorities Committee to promote two-way dialogue with Council.
- ✓ Executed and streamlined the annual recruitment process for all City committees, including the onboarding of 16 committee members.
- ✓ Ensured the smooth administration of City committee meetings including agendas and minutes for seven City committees.
- ✓ Developed a Committee Orientation Manual to ensure comprehensive and consistent training of all City committee members.
- ✓ Promoted two-way dialogue and translated complex issues into consumable information to enhance community participation at City engagement events.
- ✓ Developed and implemented engagement strategies and information materials for:
 - » Renaming of the Engagement & Priorities Committee;
 - » Pitt Meadows Road and Rail Improvements Project, which includes an underpass at Harris Road and overpass at Kennedy Road in cooperation with the Vancouver Fraser Port Authority and Canadian Pacific;
 - » Official Community Plan Review;
 - » North Lougheed Study Area;
 - » New Fire Hall; and
 - » Fraser Way Roundabout updates.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

ADVOCACY.

Actively advocate for issues of importance to our community.

- ✓ Advocated for improvements along the Lougheed Corridor with the Ministry of Transportation and Infrastructure, as well as secondary access for Katzie First Nation.
- ✓ At the 2019 Union of BC Municipalities Convention, met with the following ministries to advocate for the needs of Pitt Meadows:
 - » Ministry of Agriculture for funding to support local farmers and to review new Agriculture Land Commission regulations;
 - » Ministry of Public Safety and Solicitor General for British Columbia regarding the Ridge Meadows RCMP Police Services Review;
 - » Ministry of Environment regarding the new Fisheries Act, and cannabis odour control and air quality;
 - » Ministry of Transportation and Infrastructure (MOTI) regarding road and transit issues; and
 - » Ministry of Education to discuss renovations and rebuild of Pitt Meadows Secondary School.
- ✓ Met with:
 - » Greater Vancouver Gateway 2030 comprised of the Vancouver Fraser Port Authority and Canadian Pacific (CP) as well as Ministry of Transportation and Infrastructure, and TransLink, to advocate for the transportation needs and concerns regarding the proposed transportation infrastructure projects;
 - » TransLink on the implementation of the RapidBus service through Pitt Meadows and the update of the Area Transport Plan;
 - » Agricultural Land Commission regarding key initiatives including North Lougheed Study Area and cannabis production in the ALR; and
 - » Metro Vancouver Regional District and Fraser Basin Council to advocate for a collaborative regional flood management and dike management strategy.
- ✓ Significant effort advanced by Council and staff to enhance relationships with:
 - » Member of Parliament
 - » Member of the Legislative Assembly,
 - » Other ministers and their staff,
 - » Metro Vancouver,
 - » Neighbouring municipalities,
 - » TransLink,
 - » Katzie First Nation, and
 - » Vancouver Fraser Port Authority.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

KATZIE FIRST NATION.

Prioritize and seek opportunities to strengthen and honour our relationship with Katzie First Nation.

- ✓ Participated in Council-to-Council meetings with Katzie First Nation to discuss issues of mutual interest and opportunities for collaboration including:
 - » Secondary access to Katzie land;
 - » Introduction of Bonson Road truck levies; and
 - » Inclusion of Katzie First Nation language in park naming.
- ✓ The Human Resources department, in partnership with the Parks, Recreation and Culture department, participated in the Katzie First Nation Career Fair. Over 400 attendees learned about resume building and interviewing skills. Workshops were offered.
- ✓ Participated in Katzie Days celebration and visited the Katzie Early Years Centre to teach fire safety to the children.

REGIONAL RELATIONSHIPS.

Proactively connect, collaborate and build strong relationships with our regional partners.

- ✓ Held two joint Council-to-Council meetings with Maple Ridge to discuss issues of mutual interest and opportunities for collaboration.
- ✓ Held a joint meeting with SD42 School Board to discuss issues of mutual interest and opportunities for collaboration.
- ✓ Attended and participated in Regional Planning Advisory Committees and sub-committees at Metro Vancouver.
- ✓ Pitt Meadows Fire and Rescue Services attended meetings with mutual aid partners and other emergency agencies.

FISCAL STEWARDSHIP AND ACCOUNTABILITY.

Strive to maintain an informed balance between taxation levels and the delivery of quality City services.

- ✓ Created cost and production efficiencies of print material in Parks, Recreation and Culture through bulk ordering of hand outs and publications and where possible shifting to digital delivery methods to reduce costs and adhere to City sustainability practices.
- ✓ Increased revenue in both the Pitt Meadows Art Gallery and Film Permitting service areas.
- ✓ Obtained federal grants for day camps, leisure access support workers and fitness attendants.
- ✓ Maintained paid-on-call (POC) firefighter based response model.
- ✓ Received the GFOA Financial Report Award.
- ✓ Continued commitment towards achieving annual asset replacement savings targets.
- ✓ Obtained multiple grants for emergency management and for pump upgrades and replacements.

STRATEGIC GOAL 2 BALANCED ECONOMIC PROSPERITY

STRATEGIC OUTCOME: The City will develop appropriate mechanisms to facilitate long-term community prosperity and employment opportunities, and ensure that the unique identity and integrity of the community are always considered as we strive for a thriving economy.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

BUSINESS VITALITY.

Foster a vibrant and diverse economy where local businesses thrive.

- ✓ Worked to ensure business licence occupancy inspections are conducted in a timely manner.
- ✓ Added MyInspections to the list of online services to make it easier to schedule building inspections.

AGRICULTURE.

Support and advocate for the continued viability of our agricultural industry.

- ✓ Worked closely with the Agricultural Land Commission (ALC) regulations to manage cannabis legalization and cultivation on ALR lands.
- ✓ Worked to inform the community of the new regulation changes with *Bill 52: Agricultural Land Commission Amendment Act, 2018* and how it affects them.

AFFORDABILITY.

Promote accessible and affordable transportation, daycare and housing opportunities to help families and businesses thrive.

- ✓ Started a community childcare needs assessment to understand the child care needs in the community and help inform an action plan.
- ✓ Started a Metro Vancouver affordable housing application to accommodate seniors and low income families.



WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

EMPLOYMENT.

Help residents improve their quality of life by encouraging and sustaining diverse, well-paying employment opportunities close to home.

- ✓ Implemented a recruitment program in collaboration with the Justice Institute of BC to attract recent Fire Academy graduates.
- ✓ Recruited local POC firefighters.

TOURISM.

Develop tourism industry by attracting visitors and business to the City.

- ✓ Based on newly established Terms of Reference, a Tourism Committee will be formed in 2020 to contemplate initiatives that will inform 2021 Business Planning.

AIRPORT.

Encourage economic development initiatives for the Pitt Meadows Regional Airport and strengthen its interface with the community.

- ✓ Approved development projects to enrich the Pitt Meadows Regional Airport (YPK) to serve as an economic driver including new tower and terminal and helipad.
- ✓ Utilized City communications channels to promote YPK information-sharing opportunities.
- ✓ Attended regular meetings with YPK executive, multi-agency training events and fire response/aircraft incident drills throughout the year.
- ✓ Worked with YPK manager on risk-reduction strategies.



STRATEGIC GOAL 3 COMMUNITY SPIRIT & WELLBEING

STRATEGIC OUTCOME: There is a strong sense of pride, place and belonging in the community.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

PRIDE AND SPIRIT.

Create opportunities through arts, culture, recreation and signature events for residents to gather, connect and experience the vibrancy and diversity of our City.

- » Launched a new Community Service Recognition Awards Program and a Community Awards Task Force.
- » Implemented the use of Facebook Live for announcements and promotions.
- » Invested in and installed new playground equipment at MacLean Park.
- » Supported all City departments with communications and marketing including the Pitt Meadows Art Gallery and special events.
- » Installed rainbow bleachers on the sport court and construction of a community garden at Pitt Meadows Family Rec Centre to promote an inclusive environment.
- » Developed a Parks, Recreation and Culture interactive social media strategy to engage customers in upcoming events, feedback and program ideas/registration.
- » Enhanced and expanded Parks, Recreation and Culture programming in response to community needs and demographics.
- » Launched health program partnerships with the introduction of free programs Choose to Move and Activage targeting inactive, older adults.
- » Focused the City's special events in three target areas: attendance, inclusiveness, and sustainability. Staff were able to achieve an overall participation increase in all special events, sign language interpreters supported varying abilities, and a goal of being Zero Waste, highlighting one relevant aspect per event.
- » Promoted fire safety and prevention initiatives within the community including event attendance at Pitt Meadows Day and the accompanying salmon barbeque.
- » The Pitt Meadows Fire and Rescue Services Members Association facilitated several charitable events including: Movember; the Muscular Dystrophy Boot Drive; and the Christmas Food & Toy Drive.

WHAT WE SET OUT TO ACHIEVE

HEALTH AND SAFETY.

Provide high-quality public health and safety programs and emergency preparedness.

WHAT WE ACHIEVED

- ✓ Invested in additional information technology to improve Emergency Operations Centre (EOC) operations.
- ✓ Completed a thorough review of the City's OHS programs and ensured compliance with WorkSafe BC guidelines and legislation.
- ✓ Updated and improved the City's confined space program, including risk assessment and training.
- ✓ Implemented safe-work procedures for staff working alone including third party monitoring and dispatch.
- ✓ Completed 32 out of 40 Emergency Program Assessment recommendations.
- ✓ Completed a full Hazard, Risk and Vulnerability Assessment.
- ✓ Implemented workshops to cover aspects of the Neighbourhood Emergency Preparedness Program (NEPP).
- ✓ Hosted two workshops focused on Business Continuity, Business Impact Analysis, Risk Assessment and Essential Services.
- ✓ Hosted a variety of EOC, Incident Command (outside workers), Emergency Support Services (ESS) and Elected Officials training session.
- ✓ Purchased trailer and assembled supplies to set up ESS reception centre.
- ✓ Updated Disaster Debris Management Plan to incorporate a regional perspective.
- ✓ Activated the EOC for a winter storm.
- ✓ Designed and assembled community emergency preparedness kits.
- ✓ Applied for and received \$75,000 in grant funding related to volunteer recruitment and retention, evacuation route planning and implementation of Fire Smart principles into the Official Community Plan.
- ✓ Developed an Emergency Preparedness Video with sign language, closed captioning and descriptive text.
- ✓ Increased summer bylaw enforcement coverage.
- ✓ Conducted regular community fire safety training sessions including sessions at local schools and businesses on topics such as kitchen safety and proper use of fire extinguishers.
- ✓ Provided Fire Hall tours for daycare and other community groups.
- ✓ Hired two additional career fire safety technicians to increase coverage from 40 to 84 hours (seven days per week/12 hours per day). This resulted in better service levels and responses during peak times when volunteer firefighters are often working outside of Pitt Meadows.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

HEALTH AND SAFETY.

Provide high-quality public health and safety programs and emergency preparedness.

- ✓ Added chest pain and ambulance delay calls greater than 10 minutes to the Pitt Meadows Fire & Rescue Services response model.
- ✓ Selected the existing location for the new Fire Hall re-build and endorsed the Fire Hall conceptual design to include an Emergency Operations Centre.
- ✓ Launched the Police Services Review with the City of Maple Ridge and the RCMP to examine service levels, deployment and policing models.
- ✓ Worked to ensure that all fire safety requirements were met with respect to film production.
- ✓ Championed and contributed towards RCMP modernization to enhance public safety, confidence, quality of life and return on investment within the same operating budget.
- ✓ Actively supported diversity and inclusion through the development of inclusive leadership in the RCMP.
- ✓ Supported and fostered a healthy workplace that recognizes the need for mental health wellness in its employees, training and programs to support employees and management.
- ✓ Provided rigorous accountability by ensuring control measures in the exercise of budgetary responsibilities.
- ✓ Provided RCMP uniform visibility and accessibility of officers to citizens.
- ✓ Focused on road safety strategies and education for increased public safety.
- ✓ Offered innovative and effective community policing programs.

WELLNESS.

Provide and encourage a community conducive to healthy living.

- ✓ Pitt Meadows Fire & Rescue Services developed a new Critical Incident Stress Management Team, including training.
- ✓ Provided library collections, services, and facilities to enhance the customer experience and increase customer engagement in the Library.
- ✓ Developed Library programming and services that support digital literacy and Science, Technology, Engineering, the Arts and Mathematics (STEAM) learning.
- ✓ Developed new technologies and software that align with Fraser Valley Regional Library's new digital strategy for children.
- ✓ Reconfigured Library staffing complement to increase programming and outreach capacity.
- ✓ Increased digital content offerings at the Library, including the addition of Kanopy and Acorn TV.
- ✓ Increased Library bandwidth and customer Wi-Fi capacity with change to fibre optic data.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

WELLNESS.

Provide and encourage a community conducive to healthy living.

- ✓ Upgraded self-checkout equipment at Library.
- ✓ Introduced strategy for measuring outputs and impacts of Library Services to better inform decision making and resource allocation.
- ✓ Replaced public computers and updated public software on Library computers.
- ✓ Added to FVRL's physical lending collection, including non-traditional collections.
- ✓ Launched Birdwatching Backpacks with high quality binoculars, as the newest addition to the FVRL Playground. The backpacks encourage biodiversity awareness through connections with nature and bird awareness.
- ✓ Provided IT Department training in repairing and troubleshooting computers and other Library equipment for Library staff.
- ✓ Pitt Meadows Friends of the Library continued volunteer work in support of Library initiatives.
- ✓ Established The Playground as FVRL's mobile makerspace, delivering collections of curated STEAM technology to every FVRL Library via a centralized delivery service.
- ✓ FVRL developed and launched a new intranet to facilitate efficient internal communications and provide a collaborative site for staff to engage in a team environment.

NATURAL ENVIRONMENT.

Promote the conservation and enhancement of our natural environment for the benefit of current and future generations.

- ✓ Cleaned ditches, sloughs and drainage network.
- ✓ Highlighted and encouraged Zero Waste opportunities at special events.
- ✓ Commenced the Environmental Inventory Management Strategy, which reviews and assesses the City's natural assets including invasive species.

HOUSING DIVERSITY.

Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

- ✓ Re-initiated planning for the North Lougheed Study Area. Completed initial scoping work for development and prepared draft land use concepts. Engaged the community on draft land use concepts.

STRATEGIC GOAL 4

TRANSPORTATION & INFRASTRUCTURE INITIATIVES

STRATEGIC OUTCOME: The City will ensure that the roads, facilities, and systems allow for innovation and transformation in the City.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

INFRASTRUCTURE.

Proactively plan for the replacement of our infrastructure.

- ✓ Started negotiations on a new agreement for the existing cell tower located at the Fire Hall.
- ✓ Supported the replacement of the City's audio visual and related systems.
- ✓ Inspected the City's bridges to help refine our Asset Management Plan.
- ✓ Commenced a water condition assessment in order to base the City's Asset Management Plan on actual condition, rather than age (ongoing).
- ✓ South Bonson Community Centre:
 - » Replaced projector eliminating the use of disposable bulbs and improving lifespan; and
 - » Replaced chiller.
- ✓ Heritage Hall:
 - » Replaced 20+ year old hand dryers and soap dispensers to green, sustainable versions that reduce waste. These are hands-free to improve accessibility for all.
 - » Replaced 250 chairs; and
 - » Repainted the building and completed targeted restoration of the exterior facade.
- ✓ Pitt Meadows Family Recreation Centre:
 - » Installed air circulation fans in the fitness centre to reduce the amount of air conditioning needed.
 - » Men's showers were upgraded, flooring replaced and shower dividers were installed.
 - » Installed climate blinds in the multipurpose room and lounge.
 - » Installed Pickleball court lines in the gym.
 - » Replaced basketball hoops; and
 - » Built new staff offices within existing office footprint (spaces were subdivided) for new staff coming on board due to department restructure.

WHAT WE SET OUT TO ACHIEVE

INVESTMENTS.

Invest tax dollars to ensure the long-term viability and sustainability of our infrastructure.

WHAT WE ACHIEVED

- ✓ Implemented measures to increase the City defences against cyber threats, better protecting technology investments and City information.
- ✓ Upgraded the control systems that manage physical access to City facilities.
- ✓ Replaced and modernized internal and public facing Geographical Information Systems Software (GIS).
- ✓ Replaced and modernized the City's landline telephone system.
- ✓ Implemented an HRIS system to assist with greater data management.
- ✓ Upgraded the City's HVAC software system.
- ✓ Upgraded the City's Operations Management System to provide additional capabilities and benefits in work and asset management programs.
- ✓ Expanded the City's digital video surveillance network to provide additional coverage across City facilities.
- ✓ Upgraded and modernized server software that supports essential City systems such as taxation, payroll, revenue management, licensing and others.
- ✓ Replaced the Katzie Slough Bridge and South Alouette Bridge.
- ✓ Rehabilitated Bonson Road south of Airport Way.
- ✓ Continued replacement of the Pitt Polder Pump Station and associated dike works.
- ✓ Replaced water mains along 119B Ave, 119 Ave, 118B Ave, S. Wildwood Cres and 188th.
- ✓ Replaced culverts at the end of their service life.
- ✓ Carried out lifecycle replacement of HVAC equipment at the Pitt Meadows Family Recreation Centre.
- ✓ Completed rehabilitation of the Harris Road Pool and Washhouse.
- ✓ Repaired and upgraded minor park infrastructure.
- ✓ Repaired and provided maintenance of the City's infrastructure (water, sewer, storm), facilities and fleet.
- ✓ Secured \$629,000 in funding for replacement of Fenton Road pumps and back-up generators.

IMPROVED TRANSPORTATION.

Reduce congestion throughout our City with improved infrastructure and access to affordable, alternative forms of transportation.

- ✓ Collaborated with the Vancouver Fraser Port Authority and Canadian Pacific Rail on phase one engagement for the Pitt Meadows Road and Rail Improvements Project, which includes an underpass at Harris Road and overpass at Kennedy Road.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

ACTIVE TRANSPORTATION.

Encourage a livable, healthy and environmentally responsible community through the promotion of active modes of transportation.

- ✓ Repaired sidewalks throughout the community to improve safety and accessibility as recommended by the Active Transportation Advisory Committee.
- ✓ Collaborated with TransLink on the new RapidBus stops along Lougheed Hwy, as well as the Pitt Meadows-Maple Ridge Area Transport Plan.
- ✓ Added a seat to the Active Transportation Advisory Committee for a community member with personal knowledge of accessibility issues, to enhance the committee's focus on improved accessibility and inclusivity.
- ✓ Completed conceptual design of a multi-use path along 193 Street to promote safe, sustainable transportation for pedestrians and cyclists.
- ✓ Completed conceptual design of connection from existing multi-use path south of Airport Way up to the Golden Ears roundabout.
- ✓ Reviewed conceptual design options and community engagement on Fraser Way roundabout.
- ✓ Commenced detailed design of bicycle push buttons, letdowns, crosswalks, advanced green at Harris Road/Ford Road as recommended by the Active Transportation Advisory Committee.

PREPAREDNESS.

Continue to monitor and focus on dike infrastructure as we advocate for, and strengthen, partnerships with external agencies and governments to ensure our community is protected.

- ✓ Secured \$412,000 in National Disaster Mitigation Program funding to complete the Detailed Flood Mitigation Plan.
- ✓ Commenced detailed Flood Mitigation Plan as part of the National Disaster Mitigation Program – Stream 3 (ongoing).
- ✓ In cooperation with the Fraser Basin Council the City advocated with Metro Vancouver for a collaborative, regional approach to flood management and dike infrastructure improvements.
- ✓ Conducted inspection, repairs and maintenance along the City's dike network.

STRATEGIC GOAL 5 CORPORATE EXCELLENCE

STRATEGIC OUTCOME: The City will honour and respect the public’s trust through open communication, inclusive and balanced decision-making, responsible financial management, and excellence in service.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

CORPORATE CULTURE.

Recognize the integral role that every staff member, elected official and resident plays in, and their connection to, the success of our City.

- » Adopted a new Council Procedure bylaw that established rules of engagement for Council and City committees that reflects Council’s commitment to respectful conduct in the workplace.
- » Delivered a comprehensive orientation program to the City’s new Council members, ensuring Mayor and Council were well informed and prepared for their governance roles.
- » Conducted an employee engagement check-in to identify areas of focus and develop an action plan.
- » Facilitated the recruitment of Fire Services personnel (Chief, Deputy Chief, and IAFF members) including amendments to the IAFF Collective Agreement.
- » Executed an employee values and visioning exercise in alignment with Council’s new strategic plan.
- » Group fitness instructors moved from contracted staff to City staff increasing their connectivity, loyalty to the City and improving program stability.
- » Provided educational opportunities for Paid-on-Call, backfilling of Fire Safety Technician shifts and advancement into department roles including team lieutenant and training officer positions.

EMPLOYEE EXCELLENCE.

Recognize the critical role of City staff in achieving corporate excellence, and prioritize the hiring, development and retention of key and exemplary employees.

- » Offered employee enrichment opportunities to build capacity, leadership, improved customer service, conflict resolution and safety orientation; supported several areas in team building initiatives.
- » Installed individual panic buttons for staff working at South Bonson Community Centre.
- » Established a Team Charter to articulate the rules of engagement and agreed upon standards for team interactions and communication.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

EMPLOYEE EXCELLENCE.

Recognize the critical role of City staff in achieving corporate excellence, and prioritize the hiring, development and retention of key and exemplary employees.

- ✓ Engaged an independent consultant to review exempt compensation relative to the market and in relation to internal equity. Adjustments were made to increase exempt salary from 25th percentile to the 50th percentile, reflecting regional comparatives and the consultant's recommendations.

RESPONSIVE.

Create a culture that is responsive and focused on excellence in customer service.

- ✓ Published a 'Council Meetings At-A-Glance' info sheet that included an explanation of how citizens can engage Council through Question & Comment Period and community engagement opportunities.
- ✓ Implemented the Tempest Prospero software application (Tax, Permitting and Revenue Management System) resulting in numerous customer service improvements.
- ✓ Updated Social Media and Website Guidelines to reflect modern day usage.
- ✓ Expanded services online to give businesses, citizens and external partners more choice and flexibility in how they interact and do business with the City.
- ✓ Transitioned the final pieces of the City's permitting processes onto the Tempest software system, which is now yielding new efficiencies and has expanded the breadth of online services.
- ✓ Developed and implemented an Employee Drug and Alcohol Policy.
- ✓ Updated the City's Respectful Workplace Policy.
- ✓ Implemented a new Parks Maintenance Policy that clearly defines the service levels and clarifies expectations.
- ✓ Combined Parks, Recreation and Culture within existing financial resources to improve the customer experience and expand offerings that complement and cross promote one another.

WHAT WE SET OUT TO ACHIEVE

WHAT WE ACHIEVED

ACCOUNTABILITY.

Demonstrate open and honest accountability in all activities.

- ✓ Received and responded to 34 requests for access to City records under the *Freedom of Information and Protection of Privacy Act*, ensuring transparent and accountable access to records of a public body.
- ✓ Identified 52 Council policies for review and amendment during the 2019-2022 Council term and provided Council and the community with an estimated timeline for each policy.
- ✓ Adopted the 2019-2022 Corporate Strategic Plan that serves as a guiding framework for policies, budgets and decision-making over the next four years.
- ✓ Coordinated the proactive release of:
 - » Council agendas and minutes.
 - » Committee meeting agendas and minutes.
 - » Bylaws and policies; and
 - » Annual and quarterly reports.
- ✓ Modernized quarterly reports into a concise reader-friendly format published in the Maple Ridge-Pitt Meadows News.
- ✓ Implemented a new look and feel in monthly City Talks, quarterly reports and Council News.
- ✓ Greatly enhanced engagement with City social media posts.
- ✓ Updated and improved the workplace inspection and incident investigation process and procedures.
- ✓ Updated our Bylaw Officer Enforcement Policy to create transparency in the City's processes and reiterate that education takes priority over enforcement.
- ✓ Evaluated controls over cash handling to ensure the City's funds are properly managed, adequate separation of duties exists and funds are adequately safeguarded and deposited in a timely manner.
- ✓ Commenced development of an RFP for the acquisition and replacement of an integrated budgeting system planned for 2020.
- ✓ Reviewed, updated and/or reaffirmed existing financial policies.

RESOURCES.

Structured to ensure there are adequate and suitable resources to respond to the needs of the community.

- ✓ Standardize service and partner contracts across all areas to ensure expectations and quality are consistent across all services.
- ✓ Incorporated condition assessment data to the Asset Management database for City buildings and roads and updated targeted reserve savings values.

A person wearing a backpack and a cap is riding a bicycle on a gravel path that winds through a field of tall, dry grass and yellow wildflowers. In the background, there is a dense forest of evergreen trees, and further back, a range of rugged mountains under a clear blue sky. The overall scene is bright and scenic, suggesting a mountain biking or hiking trail.

2020 GOALS

In light of the COVID-19 pandemic, the City's operational priorities have shifted significantly, with the safety and wellbeing of the community, staff members, and Council being the first priority. Significant time and resources have been dedicated to a variety of initiatives to ensure the safety and resiliency of our community. 2020's performance measures have been adjusted to compensate for the many unknowns at the time of completing this report.

STRATEGIC GOAL 1 PRINCIPLED GOVERNANCE

STRATEGIC OUTCOME: Decisions made by Council will be approached in an open, respectful and balanced manner that promotes social, economic, and environmental health and prosperity for current and future generations.

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- | | |
|---|--|
| <ul style="list-style-type: none"> » COMMUNITY VOICE » KATZIE FIRST NATION » REGIONAL RELATIONSHIPS » FISCAL STEWARDSHIP & ACCOUNTABILITY | <ul style="list-style-type: none"> » Work with Council, the community, and external agencies to obtain approval of the updated Official Community Plan. » Provide training and support for all City committee chairs, and training for volunteers using a new Committee Orientation Manual. » Review and renew Katzie First Nation Service Agreements and park signage. |
|---|--|
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- | | |
|---|---|
| <ul style="list-style-type: none"> » COUNCIL ADVOCACY | <ul style="list-style-type: none"> » Continue to collaborate with community and government partners to manage the City's COVID-19 response and recovery. » Support planning and consultation for a comprehensive land-use concept to develop the North Lougheed Study Area. » Continue to participate in discussions and advocacy for Lougheed Highway Corridor upgrades. » Advocate for additional funding from other levels of government for flood management and dike infrastructure upgrades. » Seek approval of the Minister of Public Safety and Solicitor General to establish an independent RCMP detachment. |
|---|---|

STRATEGIC GOAL 2

BALANCED ECONOMIC PROSPERITY

STRATEGIC OUTCOME: The City will develop appropriate mechanisms to facilitate long-term community prosperity and employment opportunities, and ensure that the unique identity and integrity of the community are always considered as we strive for a thriving economy.

-
- » **BUSINESS VITALITY**
 - » **AGRICULTURE**
 - » **AFFORDABILITY**
 - » **EMPLOYMENT**
 - » **TOURISM**
 - » **AIRPORT**
- » Continue to provide oversight for development of Golden Ears Business Park phases 3 and 4, including the implementation of guidelines to promote innovative form and character design that are thoughtful and include enhanced streetscapes, pedestrian cycling paths and connections, greenways, articulated steps, buffers, screening, signage and light plans.
 - » Support development of a comprehensive land use concept for the North Lougheed Study Area and submit an application to Metro Vancouver for a Regional Growth Strategy Amendment.
 - » Update the City's zoning bylaw to align with YPK's land use vision.
 - » Pursue opportunities through an application to Metro Vancouver for affordable housing opportunities within the City.
 - » Continue to lead the Economic Resiliency Task Force in an effort to support the business community during the COVID-19 pandemic and assist with economic recovery.



STRATEGIC GOAL 3

COMMUNITY SPIRIT AND WELLBEING

STRATEGIC OUTCOME: There is a strong sense of pride, place and belonging in the community.

- » **PRIDE & SPIRIT**
 - » **HEALTH & SAFETY**
 - » **WELLNESS**
 - » **NATURAL ENVIRONMENT**
 - » **HOUSING DIVERSITY**
- » Develop a Pitt Meadows Proud™ campaign to capture, celebrate and build community pride.
 - » Complete a detailed, proactive Flood Mitigation Plan with funding through the National Disaster Mitigation Program.
 - » Engage in business continuity planning as part of the Emergency Management Program.
 - » Continue developing an Environmental Inventory Management Strategy to review and assess the City's natural assets, including invasive species.
 - » Lead development of a combined Parks, Recreation & Culture Master Plan.
 - » Plan to launch and install newly designed City parks signage.
 - » Complete the Childcare Needs Assessment and apply for any available grant funding for childcare.
 - » Complete internal Fire Service review.
 - » Continue to lead the Community Check-In Task Force to support vulnerable citizens who are alone or feel alone during COVID-19.

STRATEGIC GOAL 4 TRANSPORTATION AND INFRASTRUCTURE INITIATIVES

STRATEGIC OUTCOME: The City will ensure that the roads, facilities, and systems allow for innovation and transformation in the City.

-
- » **INFRASTRUCTURE**
 - » **INVESTMENTS**
 - » **IMPROVED TRANSPORTATION**
 - » **ACTIVE TRANSPORTATION**
 - » **PREPAREDNESS**
- » Relocate the Pitt Meadows Fire and Rescue Services to a temporary location. Demolish existing Fire Hall and begin construction.
 - » Develop a business case to assess costs for renovation of the existing Community Policing Office versus construction of a new building.
 - » Continue to work in partnership with the Vancouver Fraser Port Authority and CP to plan, design and engage the community in relation to the Pitt Meadows Road and Rail Improvements Project.
 - » Complete the Pitt Polder Pump Station replacement and associated dike works.
 - » Continue with water main condition assessment and replacement.
 - » Replace the existing wood Ladner Road Bridge with a new concrete bridge.
 - » Replace computers and monitors for staff across the organization.

STRATEGIC GOAL 5 CORPORATE EXCELLENCE

STRATEGIC OUTCOME: The City will honour and respect the public’s trust through open communication, inclusive and balanced decision-making, responsible financial management, and excellence in service.

-
- » **CORPORATE CULTURE**
 - » **EMPLOYEE EXCELLENCE**
 - » **RESPONSIVENESS**
 - » **ACCOUNTABILITY**
 - » **RESOURCES**
- » Develop a Customer Service Policy identifying customer service level expectations, and a process for tracking complaints and resolving issues.
 - » Develop an internal illness and injury claims management strategy and procedure.
 - » Implement a comprehensive budgeting system to support multi-year planning, forecasting and analysis.
 - » Implement a new mobile ticketing system.
 - » Conduct a review of current records management practices to inform implementation or redesign of supporting systems and processes.
 - » Initiate Freedom of Information and Protection of Privacy Act staff training.



FINANCIAL STATEMENTS

CHIEF FINANCIAL OFFICER LETTER OF TRANSMITTAL

May 5, 2020
Mayor and City Council
City of Pitt Meadows

Members of Council:

I am pleased to present the Financial Statements of the City of Pitt Meadows for the year ended December 31, 2019, which includes the Consolidated Financial Statements and Auditors' Report for the City of Pitt Meadows pursuant to Sections 98 and 167 of the Community Charter.

The preparation of the Financial Statements and related information is the responsibility of City Council and the management of the City of Pitt Meadows; and is intended to provide reliable and accurate financial information on the state and health of the City's finances to residents, businesses, taxpayers and other statement readers. The reporting results include the City's service delivery partners: Ridge Meadows RCMP, Fraser Valley Regional Library and Nustadia Recreation Inc.

The financial statements and related information are prepared in accordance with generally accepted accounting principles (GAAP) for Canadian local governments as established by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada and the Provincial Ministry of Municipal Affairs and Housing.

The audit firm of KPMG LLP was appointed by Council and is responsible for expressing an opinion as to whether the Consolidated Financial Statements, prepared by management, fairly present the financial position of the City and the results of its 2019 operations. The auditors have expressed an opinion that the City's consolidated financial statements present fairly, in all material respects, the consolidated financial position of the City of

Pitt Meadows as at December 31, 2019, and its consolidated results of operations, its consolidated changes in net financial assets and its consolidated cash flows for the year then ended. KPMG LLP reports their audit results to City Council through a Regular Council meeting.

The City maintains a system of internal accounting controls designed to provide reasonable assurance for safeguarding assets and the reliability of financial records and documents. City of Pitt Meadows management recognizes that all systems of internal accounting controls have inherent weaknesses, which management mitigates by periodic reviews and revisions. Council oversaw all City financial matters for 2019 including the budget process, review of auditor reports and recommendations, and review of operational and capital information.

This year's financial statements include a subsequent event note that pertains to the COVID-19 pandemic declared by the World Health Organization (WHO) on March 11, 2020. The financial impact to the City is unknown at this time as the situation is dynamic and the ultimate duration and magnitude of the impact on the economy are not yet known. Therefore, an estimate of the financial impact on the City is not practical at this time.

FINANCIAL OVERVIEW

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

FINANCIAL POSITION (\$ MILLIONS)

	2019 ACTUAL (\$)	2018 ACTUAL (\$)	YEAR OVER YEAR CHANGE (\$)
Net Financial Assets	24.6	20.9	3.7
Non-Financial Assets	182.2	178.2	4.0
Accumulated Surplus	206.8	199.1	7.7

The City's financial position continued to be healthy throughout 2019 with an annual surplus of \$7.7 million (2018 \$4.9 million), bringing Accumulated Surplus to \$206.8 million. The accumulated surplus on the Consolidated Statement of Financial Position is a key measure of the City of Pitt Meadows financial strength and long-term sustainability. Accumulated surplus consists of Net Financial Assets and Non-Financial Assets.

Net Financial Assets of \$24.6 million (2018, \$20.9 million) is the amount by which all assets exceed all liabilities and denotes the City's ability to meet

its future obligations. The increase in Net Financial Assets of \$3.7 million over the prior year is primarily due to investment activity and investment income.

Non-Financial Assets of \$182.2 million (2018, \$178.2 million), are comprised of the net book value of the City's capital assets, which include civic buildings, recreation centres, parks, roads, water and sewer infrastructure and land. Non-Financial Assets also include inventory of supplies and prepaid expenses. Non-Financial Assets increased by \$4.0 million over the prior year primarily due to additions of capital assets.

CONSOLIDATED STATEMENT OF OPERATIONS

OPERATIONS (\$ MILLIONS)

	2019 BUDGET (\$)	2019 ACTUAL (\$)	2018 ACTUAL (\$)	BUDGET VARIANCE	YEAR OVER YEAR CHANGE
Revenues	43.3	42.7	37.9	0.6	4.8
Expenses	35.2	35.0	33.0	0.2	2.0
Annual Surplus	8.1	7.7	4.9	0.4	2.8

BUDGET VARIANCE

The Annual Surplus of \$7.7 million, which is the excess of revenues less expenditures, was less than the budget of \$8.1 million by \$400,000.

Consolidated revenue of \$42.7 million was lower than budgeted revenue by \$600,000, mainly due to lower than expected government transfers of which the timing is dependent on construction projects. This is offset by higher than expected investment income from a larger investment portfolio and sale of services attributed to various service connections.

Consolidated expenses of \$35 million across all City functions and services was lower than the budget by \$200,000 predominantly due to savings from staff vacancies and lower than expected contracted services throughout various City operations.

YEAR OVER YEAR CHANGE

Annual Surplus of \$7.7 million (2018, \$4.9 million) is higher in 2019 compared to 2018 by \$2.8 million.

Consolidated revenue of \$42.7 million (2018, \$37.9 million) increased from the prior year by \$4.8 million mainly due to a combination of increased tax levies attributed to growth in the community and contributions from federal and provincial governments for construction projects.

Consolidated expenses of \$35.0 million (2018, \$33.0 million) increased in 2019 from the prior year by \$2.0 million primarily due to increases in the collective agreement, RCMP contract costs, Greater Vancouver Sewer & Drainage District and Greater Vancouver Water District charges and general contract and inflationary escalations.

RESERVE AND DEVELOPMENT LEVY FUND BALANCES

City revenues are strategically set aside by Council in reserves to protect the City against unanticipated events that can trigger budget deficits, to balance programs and activities that tend to fluctuate each

year, and to finance long-term capital needs or contingent liabilities. The City has a healthy \$44.4 million in reserve and development levy funds to support the planned capital projects and the City's operating commitments. This is an increase of \$4.1 million over the 2018 total of \$40.3 million.

Significant offsetting transactions include: \$1.1 million Road Use Levies; \$809,000 other third party contributions; \$536,000 in levies collected from developers; \$610,000 in interest earnings; \$5.3 million to fund roads, vehicles and equipment, lifecycle and other capital reserves; \$1.6 million facilities replacement reserve; and \$2.7 million utility capital reserves. The reserve and development levy increases were offset by \$8.6 million used to fund capital and operating projects.

While the reserve fund balances would appear to be significant, it should be noted that the majority of these funds have been designated for specific future projects and activities by City Council.

DEBT BORROWING CAPACITY

The Community Charter restricts the City to the amount of long term liabilities it can commit to, as well as the process it must undertake to incur debt (including capital lease commitments). The legislation limits the borrowings to a percentage of annual sustainable revenues that can be allocated to the servicing of debt. The City is restricted to allocating 25% of its annual sustainable revenues to the servicing of debt and capital leases with the approval of the electorate, and 5% with Council approval.

CURRENT BORROWINGS

Financing capital improvements through debt is an important consideration and a standard funding practice utilized by all municipalities, especially as cities become built out and the more traditional methods of financing through land sales and developer contributions are not as prevalent. Pitt Meadows continued to carry a low debt-per-capita

ratio in 2019. The debt-per-capita ratio decreased from \$275 in 2018 to \$258 in 2019, based on the Province of BC Statistics 2019 population estimate of 19,728 as at April 2020. The \$258 debt per capita ratio is well within the City's financial capacity.

The 2019 Financial Plan included repayments to the three outstanding debt issues the City carries with the Municipal Finance Authority for the expansion and renovation of the Civic Centre Parkade, the Arena acquisition and construction, and construction of the South Bonson Community Centre.

INVESTMENT PORTFOLIO

The City of Pitt Meadows invests its excess operating and capital funds in accordance with its Investment Policy and the statutory requirements of the Community Charter. The investment decisions and strategies strive to maximize the return on investments while minimizing portfolio risk, and ensuring that daily and future cash flow requirements are aligned and met. Generating high rates of return on investments held in the City's investment portfolio presented a challenge again in 2019, partly due to continued lower short term rates and the restrictive nature of the City's investment policy to protect public funds. In 2019, the City's investment portfolio increased over 2018 by \$3.5 million to \$49.2 million. Average annual yield to the portfolio in 2019 was 1.84% versus 1.69% in 2018 and the investment portfolio generated \$673,000 interest revenue in 2019, a 9.6% increase over the \$614,000 in 2018. The interest revenue increased due to the 0.15% increase in average annual yield as well as the increase in the longer term investments which is a result of the City's ongoing efforts to build sustainable asset funding within the reserves.

TANGIBLE CAPITAL ASSETS

The City of Pitt Meadows owns and maintains a significant amount of physical assets comprised of roads, bridges, traffic signal controls, sewer and water systems (reservoirs, pipes, pumps, etc.) equipment, vehicles, parks, facilities, and

other amenities. Tangible capital assets represent a significant portion of municipal government assets, and are crucial to the delivery of programs and services, operations and life safety. The collective worth of the City's assets at the end of 2019 is estimated to be approximately \$180 million, calculated at historical cost as required by accounting guidelines (PSAB).

Although the historical cost is significant, the replacement cost of the assets would be substantially more. The City utilizes these assets to deliver the services and programs the community relies on, preparing annual five year capital plans that are mostly comprised of the cost of maintaining, replacing or upgrading this large and diverse inventory to keep them in a state of good repair. Some of the infrastructure has been used for some time, and some has been recently upgraded or replaced through capital budget programs.

The City's actual tangible capital expenditures were approximately \$9.7 million in 2019, funded from taxation, reserves, development levies and grants. Significant community capital projects continuing, completed or started in 2019 include replacement of Pitt Polder Pump Station #4, Fire Hall and Operations Dump Truck; rehabilitation of South Alouette Bridge; and a number of water main replacements.

In order to maintain services, it is important that the City, at a minimum, replace its assets at a rate equal to the rate assets are being amortized (used up) keeping in mind that amortization is based on historical costs rather than replacement costs, which can be significantly different. On this basis, the City's 2019 amortization of \$5.5 million should be measured against the City's 2019 actual capital expenditures of \$9.7 million, recognizing that the differences from year to year should be analyzed over a 50 to 100 year infrastructure plan to determine trends, potential gaps and funding shortfalls.

FINANCIAL SUSTAINABILITY

The City recognizes that it must strive to be financially sustainable, and along with regional and two senior levels of government, develop long term sustainable funding and service models that address service and infrastructure models.

ASSET MANAGEMENT

In 2019, the City managed over 21,000 City asset components, encompassing land, buildings, infrastructure, equipment and vehicles, collectively valued at \$180 million. One of the most crucial aspects of financial sustainability is the stewardship over the City's assets. Without the ongoing replacement and proper maintenance of these assets the City could not continue to deliver the services to the same level the community enjoys today.

The City of Pitt Meadows follows and supports the recommendations of accounting oversight bodies and government agencies to implement sound accounting, management and reporting practices over tangible capital assets. The City fully appreciates the long term financial benefits of deploying financial stewardship policies, as well as the positive impact they have on overall sustainability.

In 2019, the City reaffirmed its strategy to build sustainable asset funding into its base budget by setting aside \$9.5 million in reserve funding. The City continues to deploy reporting asset management systems, including an Operations Management Software System to systematically track and analyze assets and related expenditures so sound repair or replacement decisions are made. The City also operates a Geographic Information System to track physical asset locations.

The City continues to develop and update asset management plans and condition assessments for its assets to better quantify the infrastructure funding gap and re-consider the initial assumptions that were made regarding asset valuations.

STRATEGIC AND FINANCIAL PLANNING AND REPORTING

The City of Pitt Meadows developed a comprehensive and consultative strategic planning process that set out the goals and objectives of Council for its four year term, 2019 to 2022, in a Strategic Plan document. This high-level Strategic Plan is linked with the Corporate Business Plans which assigned projects to departments to meet Council's goals and objectives. Departments developed more detailed work plans that dovetailed with the City's budget process and the City's five year operating and capital plans to ensure adequate funding and resources were provided for the 2019 budget.

The linking of shorter term plans and budgets gives residents, businesses and other agencies confidence that decisions are well thought out, providing the City with long term planning continuity and sustainability. To ensure results of the long term planning are both tracked and monitored, the City deploys a suite of computerized accounting, planning and resource management systems. Council communicates with the community through interactive budget meetings to allow public input and to gauge public response to financial and business plans. The City also engages the community through a variety of forums, exchanges and surveys utilizing a variety of social media tools including the City's website, Facebook and Twitter.

FISCAL CAPACITY

City Council recognizes that a sustainable community must balance the services and level of services it delivers with the ability of its residents and businesses to sustain the funding of the services. The City has a number of taxation policies that have been well established over time that establish tax allocations to property classes, acceptable proportions of taxation versus user fees and permissive exemptions.

Some services need to be sustained and financed by the community at large through taxation. This provides equal access by all citizens to ensure the health, safety and well-being of the Community. Other services need to be delivered on a user fee basis to ensure the demand is matched to the willingness to pay, and that a certain portion of the cost is recovered from the users demanding the service. The City is committed to increasing the overall proportion of revenue from non-residential classes through growth and development while working to ensure that the amount of property taxes paid by business and industry does not harm the ability for existing businesses to operate effectively in the community and is not a deterrent for business considering locating in the community. The City will regularly review and compare the tax ratio between residential property owners and business owners relative to other municipalities in Metro Vancouver.

City Council recognizes that a sustainable community must include certain religious, philanthropic, cultural and historical institutions, and therefore, uses its legislative powers to grant tax exemptions to applicants of this nature to assist these important community stakeholders with their financing.

In closing, I would like to thank City Council for providing their direction and leadership, the Chief Administrative Officer, Directors and their respective departments for their cooperation and input throughout the year, as well as staff in Financial Services for their dedicated service. The commitment and professionalism demonstrated by all has resulted in the City of Pitt Meadows continuing to disclose useful and understandable financial results to our stakeholders, earning for the fifth straight year, the Canadian Award for Financial Reporting presented by the Government Financial Officers Association of the United States and Canada



Cheryl Harding
Director of Financial Services
Chief Financial Officer





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Canada
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INDEPENDENT AUDITORS' REPORT

To the Mayor and Council of the City of Pitt Meadows

Opinion

We have audited the consolidated financial statements of the City of Pitt Meadows (the "City"), which comprise:

- the consolidated statement of financial position as at December 31, 2019
- the consolidated statement of operations for the year then ended
- the consolidated statement of changes in net financial assets for the year then ended
- the consolidated statement of cash flows for the year then ended
- and notes to the consolidated financial statements, including a summary of significant accounting policies

(Hereinafter referred to as the "financial statements").

In our opinion, the accompanying financial statements present fairly, in all material respects, the consolidated financial position of the City as at December 31, 2019, and its consolidated results of operations, its changes in net consolidated financial assets and its consolidated cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the "**Auditors' Responsibilities for the Audit of the Financial Statements**" section of our auditors' report.

We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the financial statements in Canada and we have fulfilled our other ethical responsibilities in accordance with these requirements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.



Responsibilities of Management and Those Charged with Governance for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with Canadian public sector accounting standards organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion.

Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists.

Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

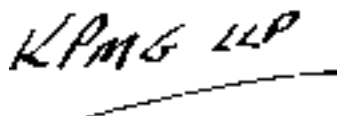
As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit.

We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



Chartered Professional Accountants

Chilliwack, Canada
May 5, 2020

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

YEAR ENDED DECEMBER 31, 2019, WITH COMPARATIVE INFORMATION FOR 2018

	2019	2018
Financial Assets		
Cash and Cash Equivalents	\$8,627,899	\$1,116,353
Portfolio Investments (Note 2)	40,583,212	44,605,485
Accounts Receivable (Note 3)	5,930,658	4,716,074
	55,141,769	50,437,912
Liabilities		
Accounts Payable and Accrued Liabilities (Note 4)	5,467,897	5,470,315
Refundable Deposits (Note 5)	2,688,700	2,049,627
Deferred Revenue (Note 6)	3,709,865	3,732,924
Employee Benefit Liability (Note 7)	780,500	719,000
Development Cost Charges (Note 8)	12,785,360	12,073,171
Debt (Note 9)	5,085,363	5,476,540
	30,517,685	29,521,577
Net Financial Assets	24,624,084	20,916,335
Non-Financial Assets		
Tangible Capital Assets (Note 10)	180,277,967	176,369,810
Inventories of Supplies	244,475	262,217
Prepaid Expenses & Leases	1,667,682	1,546,355
	182,190,124	178,178,382
Accumulated Surplus (Note 11)	\$206,814,208	\$199,094,717

Contingent Liabilities and Commitments (Note 13)

Contractual rights (Note 15)

Subsequent events (Note 19)

See accompanying Notes to the Consolidated Financial Statements.



Cheryl Harding, Director of Financial Services



Bill Dingwall, Mayor

CONSOLIDATED STATEMENT OF OPERATIONS

YEAR ENDED DECEMBER 31, 2019, WITH COMPARATIVE INFORMATION FOR 2018

	2019 BUDGET	2019 ACTUAL	2018 ACTUAL
Revenues	(Note 17)		
Municipal Property Taxes (Note 16)	\$22,425,000	\$22,583,934	\$20,734,901
Utility Charges	10,144,200	9,961,974	9,407,352
Sale of Services	2,124,700	2,431,642	2,640,146
Licences, Permits, Penalties, and Fines	1,653,500	2,041,368	2,043,471
Investment Income	465,000	672,942	613,738
Other Revenue	562,500	560,838	521,080
Government Transfers (Note 14)	5,350,300	3,989,491	1,878,918
Contributions	564,800	454,104	64,416
	43,290,000	42,696,293	37,904,022
Expenses			
General Government Services	5,190,199	5,057,471	4,888,846
Protective Services	8,080,645	7,808,810	7,028,619
Transportation Services	3,446,045	3,430,401	3,632,577
Solid Waste Services	994,700	964,252	836,665
Water Services	4,005,417	4,044,382	4,049,721
Sewer Services	2,291,212	2,328,150	2,002,501
Drainage Services	1,829,957	1,922,582	1,841,701
Diking Services	314,110	255,687	280,858
Development Services	884,594	891,190	653,434
Parks, Recreation and Cultural Services	8,138,385	8,273,877	7,790,261
	35,175,264	34,976,802	33,005,183
Annual Surplus	\$8,114,736	\$7,719,491	\$4,898,839
Annual Surplus, Beginning of Year	199,094,717	199,094,717	194,195,878
Accumulated Surplus, End of Year	\$207,209,453	\$206,814,208	\$199,094,717

See accompanying Notes to the Consolidated Financial Statements.

CONSOLIDATED STATEMENT OF CHANGES IN NET FINANCIAL ASSETS

YEAR ENDED DECEMBER 31, 2019, WITH COMPARATIVE INFORMATION FOR 2018

	2019 BUDGET	2019 ACTUAL	2018 ACTUAL
	(Note 17)		
Annual Surplus	\$8,114,736	\$7,719,491	\$4,898,839
Tangible Capital Assets			
Acquisition	(25,930,136)	(9,681,971)	(9,886,680)
Amortization	5,450,000	5,527,949	5,308,039
Proceeds from disposal	-	30,778	29,532
Loss on disposal	-	215,087	181,653
	(20,480,136)	(3,908,157)	(4,367,456)
Inventories of Supplies			
Acquisition	-	(217,270)	(242,979)
Use	-	235,012	233,097
	-	17,742	(9,882)
Prepaid Expenses & Lease			
Acquisition	-	(326,909)	(200,652)
Use	-	205,582	257,921
	-	(121,327)	57,269
Increase (Decrease) in Net Financial Assets	(12,365,400)	3,707,749	578,770
Net Financial Assets, Beginning of Year	20,916,335	20,916,335	20,337,565
Net Financial Assets, End of Year	\$8,550,935	\$24,624,084	\$20,916,335

See accompanying Notes to the Consolidated Financial Statements.

CONSOLIDATED STATEMENT OF CASH FLOW

YEAR ENDED DECEMBER 31, 2019, WITH COMPARATIVE INFORMATION FOR 2018

	2019	2018
Operating Activities		
Annual Surplus	\$7,719,491	\$4,898,839
Items not utilizing cash:		
Development Cost Charge Revenue Recognized (Note 8)	(31,703)	(21,346)
Amortization	5,527,949	5,308,039
Loss on Disposal of Tangible Capital Assets	215,087	181,653
Change in non-cash assets and liabilities:		
Accounts Receivable	(1,214,584)	983,809
Accounts Payable and Accrued Liabilities	(2,418)	(627,745)
Refundable Performance Deposits	639,073	145,192
Deferred Revenue	(23,059)	(597,434)
Employee Benefit Liability	61,500	78,300
Inventories of Supplies	17,742	(9,882)
Prepaid Expenses & Lease	(121,327)	57,269
Cash Provided by Operating Activities	12,787,751	10,396,694
Capital Activities		
Proceeds on Disposal of Tangible Capital Assets	30,778	29,532
Cash Used to Acquire Tangible Capital Assets	(9,681,971)	(9,886,680)
Cash Used in Capital Activities	(9,651,193)	(9,857,148)
Investing Activities		
Purchase of Investments	(52,078,467)	(54,701,816)
Redemption of Investments	56,100,740	53,190,649
Cash Provided (Used) in Investing Activities	4,022,273	(1,511,167)
Financing Activities		
Development Cost Charge Receipts and Interest	743,892	314,393
Repayment of Temporary Borrowing	-	(562,419)
Repayment of Long Term Debt	(391,177)	(382,175)
Cash Provided (Used) in Financing Activities	352,715	(630,201)
Increase (Decrease) in Cash and Cash Equivalents	7,511,546	(1,601,822)
Cash and Cash Equivalents, Beginning of Year	1,116,353	2,718,175
Cash and Cash Equivalents, End of Year	\$8,627,899	\$1,116,353

See accompanying Notes to the Consolidated Financial Statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

FOR THE YEAR ENDED DECEMBER 31, 2019

The City was incorporated as a District Municipality in 1914 under the Municipal Act (now a combination of the Community Charter and the Local Government Act), a statute of the Province of British Columbia. Effective January 1, 2007, the articles of incorporation of the municipality were changed by an Order in Council of the provincial government to reflect a change in its name to the City of Pitt Meadows. Its principal activities include the provision of local government services to the residents of the incorporated area. These services include community planning, protective, transportation, parks, recreational & cultural, solid waste, water, sewer, drainage diking services and general government.

1. SIGNIFICANT ACCOUNTING POLICIES

(A) BASIS OF PRESENTATION

The consolidated financial statements of the City of Pitt Meadows are prepared in accordance with Canadian public sector accounting standards as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada.

The consolidated financial statements reflect the assets, liabilities, revenues, expenses, and accumulated surplus of the reporting entity which is comprised of all organizations that are controlled or owned by the City, including the Pitt Meadows Economic Development Corporation which was incorporated on March 5, 2010 and is currently inactive. Inter-entity balances and transactions have been eliminated on consolidation.

(B) CASH AND CASH EQUIVALENTS

Cash and cash equivalents consist of cash, bank balances, highly liquid money market investments and short-term investments with maturities of less than 90 days at acquisition.

(C) PORTFOLIO INVESTMENTS

Investments are recorded at amortized cost. Investment premiums and discounts are amortized over the term of the respective investment. Investments are written down when there is considered to be a permanent decline in value.

(D) DEFERRED REVENUE

The City defers a portion of the revenue collected from permits, licences and other fees and recognizes this revenue in the year in which related inspections are performed or related expenditures are incurred.

(E) GOVERNMENT TRANSFERS

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized, any eligibility criteria are met, and the amount to be received can be reasonably estimated except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when the transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

(F) DEBT

Debt is recorded net of related sinking fund balances held by the Municipal Finance Authority of BC (MFA).

(G) EMPLOYEE FUTURE BENEFITS

The City and its employees make contributions to the Municipal Pension Plan. The Municipal Pension Plan is a multi-employer contributory defined pension plan. These contributions are expensed as incurred.

The City also accrues sick leave, deferred vacation, supplementary vacation, vacation in year of retirement, overtime and service severance benefits. The liability relating to these benefits is actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liability under this benefit plan is accrued based on projected benefits as the employees render services necessary to earn the future benefits. The discount rate used to measure obligations is based on the cost of borrowing. The cumulative unrecognized actuarial gains and losses are amortized over the expected average remaining service life of active employees covered under the plan.

(H) LIABILITY FOR CONTAMINATED SITES

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard. Any liability is recorded net of any expected recoveries. A liability for remediation of contaminated sites is recognized when all the following criteria are met:

- a) an environmental standard exists;
- b) contamination exceeds the environmental standard;
- c) the City is directly responsible or accepts responsibility;
- d) it is expected that future economic benefits will be given up; and
- e) a reasonable estimate of the amount can be made.

The liability is recognized as management’s estimate of the cost of remediation and post-remediation including operation, maintenance and monitoring that are integral parts of the remediation strategy for a contaminated site.

(I) NON FINANCIAL ASSETS

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of goods and services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

(i) Tangible Capital Assets

Tangible Capital Assets, including capital work-in-progress, are recorded at cost which includes all amounts that are directly attributable to acquisition, construction, development and betterment of the assets. Interest incurred during construction is capitalized.

The cost, less residual value, is amortized on a straight-line basis over the estimated useful lives of the assets as follows:

Road Infrastructure	20 to 100 years
Drainage & Sewer Infrastructure	30 to 80 years
Water Infrastructure	10 to 80 years
Sewer Infrastructure	30 to 80 years
Other Infrastructure	50 to 100 years
Buildings	20 to 50 years
Land Improvements	20 to 30 years
Vehicles	5 to 20 years
Equipment and Furnishings	4 to 10 years

Amortization commences when the asset is put into service.

Diking Infrastructure consists of dikes and ditches which are not amortized since they do not deteriorate as long as they are maintained properly.

Contributed tangible capital assets are recorded at their estimated fair value at the date of contribution as contributed revenue.

Natural resources, works of art and cultural and historic assets are not recorded as assets in these financial statements.

(ii) Inventories of Supplies

Inventories of supplies held for consumption are recorded at the lower of actual cost and replacement cost.

(J) REVENUE RECOGNITION

Revenue is recorded on the accrual basis and recognized in the period in which the transactions or events occurred that give rise to the revenues. Revenue unearned in the current period is recorded as deferred revenue until the services are provided.

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Unrestricted revenue for the sale of goods and services are reported as revenue at the time the services or products are provided.

Contributions for specific purposes are recorded as deferred revenue and recognized as revenue in the year in which the related expenses are incurred.

(K) EXPENSE RECOGNITION

Expenses are recognized in the period the goods and services are acquired and a liability is incurred or transfers are due.

(L) TAX COLLECTIONS FOR OTHER GOVERNMENTS

The City is required by legislation to bill and collect taxes on behalf of other governments. These revenues and payments are not included in the City's financial statements.

(M) USE OF ESTIMATES

The preparation of consolidated financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and contingent assets and liabilities, and the reported amounts of revenues and expenses during the period. Significant areas requiring use of management estimates relate to the determination of employee benefit obligations, useful lives of tangible capital assets, valuation of contributed assets and liabilities associated with legal claims. As such, actual results could differ from those estimates.

(N) SEGMENT DISCLOSURES

A segment is defined as a distinguishable activity or group of activities of a government for which it is appropriate to separately report financial information. The City has provided definitions of segments as well as presented financial information in Note 18.

(O) BUDGET INFORMATION

Budget information, presented on a basis consistent with that used for actual results, was included in the Five Year Plan and was adopted by Council on April 2, 2019.

2. PORTFOLIO INVESTMENTS

The City's portfolio of investments include money market mutual funds and fixed income Canadian corporate paper and bonds.

The fixed income instruments have stated rates of return ranging from 1.09% to 2.91% (2018, 1.03% to 2.91%), with varying maturity dates up to June 1, 2023 (2018, July 25, 2022). It is the City's practice to buy and hold investments to maturity in order to realize the stated rate of return.

	2019 MARKET	2019 COST	2018 COST
Money market mutual funds	\$ 1,730	\$ 1,730	\$ 1,690
Fixed income Canadian corporate paper & bonds	40,534,904	40,581,482	44,603,795
	\$ 40,536,634	\$ 40,583,212	\$ 44,605,485

3. ACCOUNTS RECEIVABLE

	2019	2018
Property taxes and utilities	\$ 1,987,289	\$ 2,634,211
Federal government agencies	391,725	391,335
Provincial government	1,963,274	46,860
Other government	247,748	206,284
General receivables	999,287	923,279
Development installments	341,335	784,105
	\$ 5,930,658	\$ 4,716,074

Development installments represent funds due from developers and others on a financing arrangement within two years. The City holds letters of credit as security for these amounts.

4. ACCOUNTS PAYABLE AND ACCRUED LIABILITIES

	2019	2018
Accounts Payable and Accrued Liabilities	\$ 1,898,503	\$ 2,557,651
Wages and Benefits Payable	247,882	144,173
Statutory Holdbacks	617,843	624,308
Due to Other Governments	2,703,669	2,144,183
	\$ 5,467,897	\$ 5,470,315

5. REFUNDABLE DEPOSITS

	BALANCE DECEMBER 31, 2018	AMOUNTS RECEIVED	AMOUNTS REFUNDED/ FORFEITED	BALANCE DECEMBER 31, 2019
Contract work	\$ 114,414	\$ 262,527	\$ (95,694)	\$ 281,247
Building (Construction)	122,500	50,000	(31,500)	141,000
Engineering Services	1,042,034	752,079	(139,088)	1,655,025
Parks & Recreation	35,700	81,600	(79,312)	37,988
Other	734,979	191,512	(353,051)	573,440
	\$ 2,049,627	\$ 1,337,718	\$ (698,645)	\$ 2,688,700

6. DEFERRED REVENUE

	BALANCE DECEMBER 31, 2018	AMOUNTS RECEIVED	REVENUE RECOGNIZED	BALANCE DECEMBER 31, 2019
Business and dog licences	\$ 110,392	\$ 109,715	\$ (110,392)	\$ 109,715
Major road network funding	807,533	241,859	(67,223)	982,169
Engineering fees	52,478	9,578	(2,503)	59,553
Parks & Recreation fees	97,428	116,166	(97,428)	116,166
Pump station grant	511,198	-	(511,198)	-
Prepaid taxes	1,795,953	1,892,356	(1,795,953)	1,892,356
Other	357,942	210,807	(18,843)	549,906
	\$ 3,732,924	\$ 2,580,481	\$ (2,603,540)	\$ 3,709,865

7. EMPLOYEE BENEFIT LIABILITY

The City provides non-vested sick leave, service severance, overtime bank, and vacation benefits to its employees. These benefits are described as follows:

- a) **Non-Vested Sick Leave:** Regular full-time employees are entitled to a sick leave benefit of 1.5 days for each month of service which may be accumulated to a maximum of 261 days. Regular part-time employees are entitled to a sick leave benefit of 1 day (pro-rated) for each month of service which may be accumulated to a maximum of 75 days.
- b) **Service Severance:** Upon retirement, employees are eligible for a payout of 3 days per year of service accumulated paid at his or her current rate of pay. Employees leaving the service of the employer, other than on retirement or layoff who have completed 8 or more years of service are eligible for a payout of 1 day per year of service paid at his or her current rate of pay.
- c) **Overtime Bank:** Employees may accumulate overtime hours in a bank. Upon termination, retirement or death, accrued overtime is paid out at his or her current rate of pay.
- d) **Deferred Vacation:** Employees may defer a portion of their annual vacation entitlement. Employees in the collective bargaining unit who are entitled to 25 vacation days or more are subject to a maximum accumulation of 20 days. Exempt employees are subject to a maximum of 15 days.
- e) **Supplementary Vacation:** Employees are entitled to 5 days of supplementary vacation every five years. Employees in the collective bargaining unit are entitled commencing the fifteenth year of service. Exempt employees are entitled commencing the fifth year of service. The supplementary days must be used during the five year period following entitlement.
- f) Severance, deferred vacation and sick leave plans do not provide medical or dental coverage as part of the benefit provided, therefore medical and dental is not included in the valuation.

Information about obligations for employee sick leave, overtime, vacation and retirement benefits are as follows:

	2019	2018
Accrued Benefit Obligation, beginning of year	\$ 702,300	\$ 746,900
Current Service Cost	95,600	99,700
Interest Cost	25,300	24,500
Employer Contributions	(61,900)	(58,300)
Actuarial loss/(gain)	67,800	(110,500)
Accrued Benefit Obligation, end of year	\$ 829,100	\$ 702,300
Unamortized net actuarial loss/(gain)	(48,600)	16,700
Accrued Benefit Liability	\$ 780,500	\$ 719,000

The most recent actuarial valuation of the City's employee benefit obligation was calculated as at July 31, 2019 and was extrapolated to December 31, 2019.

The significant actuarial assumptions used in measuring the City's accrued benefit obligations include estimated future wage increases and the following.

	2019	2018
Discount Rate	2.70%	3.30%
Expected Future Inflation Rate	2.00%	2.00%
Expected Average Remaining Service Life	11 years	11 years

8. DEVELOPMENT COST CHARGES

	BALANCE DECEMBER 31, 2018	DEVELOPER CONTRIBUTIONS (REFUNDS)	INTEREST EARNINGS	CAPITAL EXPENDITURES	BALANCE DECEMBER 31, 2019
Major Roads	\$ 4,278,258	\$ 245,165	\$ 74,785	\$ -	\$ 4,598,208
Minor Roads	2,711,673	79,673	49,101	-	2,840,447
Sewer	164,425	21,200	2,447	-	188,072
Water	123,657	27,679	1,499	(13,318)	139,517
Drainage	1,118,234	(37,548)	18,062	(7,401)	1,091,347
Parks	3,676,924	200,004	61,825	(10,984)	3,927,769
	\$ 12,073,171	\$ 536,173	\$ 207,719	\$ (31,703)	\$ 12,785,360

9. DEBT

The City obtains debt financing through the Municipal Finance Authority (MFA) in accordance with the Community Charter to finance certain capital expenditures. Sinking fund balances managed by the MFA are offset against related long-term debt.

BYLAW	PURPOSE	MATURITY DATE	INTEREST RATE	AUTHORIZED	REPAYMENTS & ACTUARIAL ADJUSTMENTS	2019	2018
2368	Civic Centre Parkade	2035	3.73%	\$ 2,600,000	\$ 660,696	\$ 1,939,304	\$ 2,024,746
2408	Arena Acquisition	2025	3.73%	2,175,000	1,149,523	1,025,477	1,174,133
2429	Community Centre	2033	2.00%	3,141,602	1,021,020	2,120,582	2,277,661
				\$ 7,916,602	\$ 2,831,239	\$ 5,085,363	\$ 5,476,540

Future principal repayments on net outstanding debt over the next five years and thereafter are as follows:

YEAR	AMOUNT
2020	\$ 400,542
2021	410,280
2022	420,408
2023	430,941
2024	441,896
Thereafter	2,981,296
	\$ 5,085,363

The City paid \$159,830 in interest on long-term debt during the year (2018, \$171,976).

10. TANGIBLE CAPITAL ASSETS

YEAR ENDED DECEMBER 31, 2019

Asset Category	COST					ACCUMULATED AMORTIZATION					Net Book Value
	Balance Beginning of Year	Additions	Disposals	Construction in Progress Transfer	Balance End of Year	Balance Beginning of Year	Amortization	Disposals	Balance End of Year	Net Book Value	
Buildings	\$ 34,658,801	\$ 374,560	\$ 76,642	\$ 123,473	\$ 35,080,192	\$ 16,346,882	\$ 1,199,311	\$ 44,258	\$ 17,501,935	\$ 17,578,257	
Drainage Infrastructure	32,485,983	163,896	38,967	-	32,610,912	11,852,624	616,948	12,875	12,456,697	20,154,215	
Diking Infrastructure	12,026,612	-	-	-	12,026,612	-	-	-	-	12,026,612	
Equipment & Furnishings	7,848,532	698,366	79,121	6,989	8,474,766	4,390,954	545,575	68,576	4,867,953	3,606,813	
Land	51,250,042	-	-	-	51,250,042	-	-	-	-	51,250,042	
Land Improvements	9,124,986	60,548	-	111,175	9,296,709	3,907,911	391,989	-	4,299,900	4,996,809	
Leasehold Improvements	1,302,970	-	-	-	1,302,970	879,505	130,297	-	1,009,802	293,168	
Other Infrastructure	5,378,190	11,281	-	-	5,389,471	1,071,762	91,977	-	1,163,739	4,225,732	
Road Infrastructure	46,567,355	1,002,377	207,870	776,415	48,138,277	23,905,553	1,338,217	148,216	25,095,554	23,042,723	
Sewer Infrastructure	14,906,192	314,943	164,891	313,066	15,369,310	5,719,326	218,702	79,207	5,858,821	9,510,489	
Vehicles	5,635,692	802,817	276,153	-	6,162,356	3,538,822	341,121	276,151	3,603,792	2,558,564	
Water Infrastructure	35,519,899	441,284	272,964	1,054,412	36,742,631	13,893,065	653,812	254,028	14,292,849	22,449,782	
Construction in Progress	5,170,960	5,811,899	12,568	(2,385,530)	8,584,761	-	-	-	-	8,584,761	
TOTAL	\$ 261,876,214	\$ 9,681,971	\$ 1,129,176	\$ -	\$ 270,429,009	\$ 85,506,404	\$ 5,527,949	\$ 883,311	\$ 90,151,042	\$ 180,277,967	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2019

10. TANGIBLE CAPITAL ASSETS
YEAR ENDED DECEMBER 31, 2018

Asset Category	COST					ACCUMULATED AMORTIZATION					Net Book Value
	Balance Beginning of Year	Additions	Disposals	Construction in Progress Transfer	Balance End of Year	Balance Beginning of Year	Amortization	Disposals	Balance End of Year		
Buildings	\$ 34,446,915	\$ 298,866	\$ 124,620	\$ 37,640	\$ 34,658,801	\$ 15,195,272	\$ 1,196,380	\$ 44,770	\$ 16,346,882	\$ 18,311,919	
Drainage Infrastructure	30,078,102	2,353,889	33,498	87,490	32,485,983	11,281,863	590,933	20,172	11,852,624	20,633,359	
Diking Infrastructure	12,026,612	-	-	-	12,026,612	-	-	-	-	12,026,612	
Equipment & Furnishings	5,955,598	761,935	119,401	1,250,400	7,848,532	4,106,139	392,943	108,128	4,390,954	3,457,578	
Land	51,250,042	-	-	-	51,250,042	-	-	-	-	51,250,042	
Land Improvements	9,081,787	46,644	7,702	4,257	9,124,986	3,525,660	383,770	1,519	3,907,911	5,217,075	
Leasehold Improvements	1,302,970	-	-	-	1,302,970	749,208	130,297	-	879,505	423,465	
Other Infrastructure	5,378,190	-	-	-	5,378,190	980,067	91,695	-	1,071,762	4,306,428	
Road Infrastructure	46,281,793	391,375	105,813	-	46,567,355	22,662,041	1,349,325	105,813	23,905,553	22,661,802	
Sewer Infrastructure	14,785,683	125,225	4,716	-	14,906,192	5,508,211	214,117	3,002	5,719,326	9,186,866	
Vehicles	5,392,306	368,149	124,763	-	5,635,692	3,319,799	343,787	124,764	3,538,822	2,096,870	
Water Infrastructure	34,113,843	1,619,105	322,267	109,218	35,519,899	13,501,700	614,792	223,427	13,893,065	21,626,834	
Construction in Progress	2,738,473	3,921,492	-	(1,489,005)	5,170,960	-	-	-	-	5,170,960	
TOTAL	\$ 252,832,314	\$ 9,886,680	\$ 842,780	\$ -	\$ 261,876,214	\$ 80,829,960	\$ 5,308,039	\$ 631,595	\$ 85,506,404	\$ 176,369,810	

Contributed tangible capital assets (including transportation, drainage, water and sanitary sewer assets) have been recognized as contributions at fair market value at the date of construction. In 2019, the City did not receive any contributed assets, (2018, \$0).

11. ACCUMULATED SURPLUS

Accumulated Surplus includes the Investment in Tangible Capital Assets, Current Year Surplus and Statutory Reserves as follows:

	2019	2018
Current Year Surplus (Deficit)		
General Fund	\$ 337,171	\$ 356,718
Water Fund	(236,704)	(207,411)
Sewer Fund	26,403	79,416
Drainage Fund	(15,187)	(49,803)
Solid Waste	33,582	32,903
Appropriated Surplus		
Statutory Operating Reserves	3,784,396	3,918,863
Statutory Capital Reserves	27,691,942	24,070,761
	31,621,603	28,201,447
Investment in Tangible Capital Assets	175,192,605	170,893,270
Total Accumulated Surplus	\$ 206,814,208	\$ 199,094,717

12. MUNICIPAL PENSION PLAN

The City and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial

funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as at December 31, 2018, indicated a \$2,866 million funding surplus for basic pension benefits on a going concern basis.

The City paid \$702,775 (2018, \$651,679) for employer contributions while employees contributed \$605,699 (2018, \$568,845) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

13. CONTINGENT LIABILITIES AND COMMITMENTS

CONTINGENT LIABILITIES

- a) The City is a member of the Municipal Insurance Association (MIA), which operates under a reciprocal insurance exchange agreement. The main purposes of the exchange agreement are: (1) to pool the risk of third party liability claims against member municipalities (approximately 170) in order to allow for stable financial planning related to those liability claims; and (2) to engage in broad risk management strategies to reduce accidents or occurrences that may result in liability claims against the City. The City is assessed an annual premium by MIA based on factors such as population, administrative costs, premium tax and re-insurance costs. MIA is subject to financial oversight by the Provincial Government.
- b) The City self insures for certain potential financial losses arising from the penetration of water into building envelopes (“leaky buildings”) and acts of terrorism, for any claims made after January 1st, 2002.
- c) The City has been named defendant in a number of claims that are currently pending. In determining their estimated exposure the City has relied upon their understanding of the claims, including activities undertaken by the other parties, as well as discussions with legal counsel. In the opinion of management, the amount of any loss from these claims cannot be reasonably estimated, nor can the likelihood of their outcomes be known at this time. Therefore, management has made no provision for these claims and any future settlement will be accounted for in the year of settlement.
- d) As at December 31, 2019 there were various property assessment appeals pending. The outcome of those appeals may result in adjustments to property taxes receivable for the current and prior years. The City has made no specific provision for these appeals as the outcome is indeterminable. Management does not expect any material adjustments to occur from appeals.
- e) The City is a member of E-Comm, an organization comprised predominately of member municipalities, for the purpose of providing emergency dispatch services. The City is represented on the board, and as a Class ‘A’ shareholder has voting rights should the organization want to incur additional debt. The E-Comm facility was constructed using debt as a financing mechanism and members are liable for a proportionate share of that debt. This debt is repaid by members through annual fees charged by E-Comm. Should E-Comm dissolve, members would be liable for a proportionate share of any residual debt. Alternatively should a member choose to opt out of E-Comm, they would be liable for a proportionate share of debt at the time of withdrawal.
- f) The City has a contingent liability with respect to debentures of the Greater Vancouver Water District, Greater Vancouver Sewerage and Drainage District and Metro Vancouver, to the extent provided for in their respective Enabling Acts, Acts of Incorporation and Amending Acts. Management does not consider payment under this contingency to be likely and therefore no amounts have been accrued.

COMMITMENTS

- g) The City has a long-term service agreement with another organization for the provision of fire and public works dispatch services. This agreement has an annual cost of approximately \$36,000 and will expire on December 31, 2024.
- h) The City leases approximately 12,200 square feet of space at 12059 Harris Road, Pitt Meadows for the Pitt Meadows Library. The lease commenced March 1, 2012 for a term of ten years. The annual minimum rent is \$151,000 and is subject to annual CPI increases in the second five year period of the term.
- i) The City has an Operating and Maintenance Agreement with Nustadia Recreation Inc. for the operation and maintenance of the Pitt Meadows Arena. The agreement was effective May 1, 2011, with an initial term of five years and four optional renewal periods. The first of four renewal terms has been executed for the period May 1, 2016 to April 30, 2021. An annual management fee of \$100,000 is payable under the agreement (adjusted annually for inflation), with payments due in equal monthly installments.
- j) The City has a long-term service agreement with the Province of British Columbia for the provision of police services by the Royal Canadian Mounted Police with an annual cost of approximately \$3.9 million. The current agreement commenced April 1, 2012 with an expiry date of March 31, 2032.

14. GOVERNMENT TRANSFERS

	2019	2018
Federal Conditional		
Celebrate Canada	\$ 2,800	\$ -
Community Infrastructure	-	9,492
National Disaster Mitigation–Flood Risk Assessment (Federal portion)	26,755	-
New Building Canada Fund – Pump Sation Replacement (Fed. portion)	2,325,000	-
Provincial Conditional		
Active Communities	-	25,782
BC Hydro Beautification	16,047	-
Community Child Care Planning Program	6,000	-
Emergency Response Claim	-	22,033
Emergency Social Services	19,519	39,178
Evacuation Route Planning	22,453	-
ICBC Road Improvement Program	-	15,440
National Disaster Mitigation–Flood Risk Assessment (Prov. portion)	26,755	44,368
New Building Canada Fund – Pump Sation Repl. (Prov. portion)	859,948	1,107,386
Other	18,657	12,597
Provincial Unconditional		
Climate Action Revenue Incentive Program	26,138	23,698
Small Communities	155,225	158,177
Traffic Fines	193,368	203,510
Regional Conditional		
TransLink Major Road Network	67,224	96,973
Other	2,081	9,470
Regional Unconditional		
Gas Tax	221,521	110,819
	\$ 3,989,491	\$ 1,878,918

15. CONTRACTUAL RIGHTS

Contractual rights are rights to economic resources arising from contracts or agreements that will result in revenues and assets in the future. The City's contractual rights arise from contracts entered into for leases, licences to occupy, grant funding agreements, service agreements, and developer contribution agreements.

CONTRACTUAL RIGHTS	2020	2021	2022	2023	2024	THEREAFTER
	\$5,933,236	\$562,525	\$562,798	\$556,293	\$555,771	\$1,049,466

16. TAXATION AND OTHER LEVIES

In addition to its own tax levies, the City is required to collect taxes on behalf of other taxing authorities, and remit to those authorities. Total taxes levied and remitted are as follows:

	2019	2018
Gross taxes levied on property	\$ 35,201,565	\$ 32,376,085
Taxes levied and collected on behalf of other jurisdictions:		
Provincial School Taxes	10,033,415	9,350,096
TransLink	1,933,626	1,699,701
British Columbia Assessment Authority	299,737	279,160
Greater Vancouver Regional District	349,380	310,943
Municipal Finance Authority of British Columbia	1,473	1,284
	12,617,631	11,641,184
Taxation Revenue	\$ 22,583,934	\$ 20,734,901

17. BUDGET

The budget amounts which are presented for comparative purposes reflect the statutory balanced budget as adopted by Council on April 2, 2019 per Financial Plan Bylaw No. 2818, 2019. The chart below reconciles the balanced statutory budget to the budget surplus reported on the Consolidated Statement of Operations:

	BUDGET AMOUNT
Revenues	\$ 43,539,000
Expenses	35,424,264
Annual surplus per consolidated statement of operations	8,114,736
Add:	
Amortization	5,450,000
Transfers from reserves	12,756,600
Less:	
Capital expenditures	(25,930,136)
Debt principal repayments	(391,200)
Approved budget	\$ -

18. SEGMENTED INFORMATION

For reporting purposes, City activities have been aggregated into functional segments based on the services each activity provides. The Segmented Disclosure Note (18(a)) reports the revenues and expenses that are directly attributable to each functional segment. The following describes the services included in each segment:

GENERAL GOVERNMENT SERVICES

The General Government segment includes administration, legislative, financial, human resources, information technology and sustainability services. This also contains municipal property taxation and penalties and interest charged thereon, taxes in lieu, return on investments, and interest paid on development cost charge funds and tax prepayment accounts.

PROTECTIVE SERVICES

The Protective Services segment includes Police services provided by the RCMP and support services by the City of Maple Ridge, fire protection, bylaw enforcement, business licensing, building inspection, animal control and emergency program services.

TRANSPORTATION SERVICES

The Transportation Services segment includes engineering, operations administration, and roads maintenance services.

UTILITY, SOLID WASTE AND DIKING SERVICES

The Utility, Solid Waste and Diking Services segment includes drainage, water, and sewer utility services, the solid waste collection and disposal service and diking services.

PARKS, RECREATION AND CULTURAL SERVICES

The Parks, Recreation and Cultural Services segment includes parks and recreation services provided by the City, Library services provided by the Fraser Valley Regional Library, and the operations of the Pitt Meadows Arena.

DEVELOPMENT SERVICES

The Development Services segment includes services for managing development and community planning.

18 (A). SEGMENTED INFORMATION – SEGMENTED DISCLOSURE

	2019 ACTUAL							2019 BUDGET
	General Government Services	Protective Services	Transportation Services	Utility, Solid Waste & Diking Services	Development Services	Parks, Recreation & Cultural Services	Consolidated	Consolidated
Revenues								(NOTE 17)
Municipal Property Taxes	\$ 22,425,063	\$ -	\$ -	\$ 158,871	\$ -	\$ -	\$ 22,583,934	\$ 22,425,000
Utility Charges	-	-	-	9,961,974	-	-	9,961,974	10,144,200
Sale of Services	42,112	27,756	37,846	150,222	952	2,172,754	2,431,642	2,124,700
Licences, Permits, Penalties & Fines	-	494,058	1,127,512	30,736	364,557	24,505	2,041,368	1,653,500
Investment Income	672,942	-	-	-	-	-	672,942	465,000
Other Revenue	271,915	43,434	55	-	-	245,434	560,838	562,500
Government Transfers	570,114	42,585	67,224	3,271,452	6,000	32,116	3,989,491	5,350,300
Contributions	-	1,083	-	20,719	393,500	38,802	454,104	564,800
	23,982,146	608,916	1,232,637	13,593,974	765,009	2,513,611	42,696,293	43,290,000
Expenses								
Salaries & Benefits	2,921,173	2,063,567	1,083,562	1,391,232	790,995	2,039,059	10,289,588	10,474,740
Contracted Services	921,109	5,455,522	428,101	1,805,272	97,075	4,301,782	13,008,861	13,300,834
Supplies, Materials & Equipment	332,721	142,321	224,113	477,567	3,120	323,806	1,503,648	1,544,590
Purchase of Water and Sewer Levy	-	-	-	4,217,353	-	-	4,217,353	4,209,100
Amortization	668,152	147,400	1,655,204	1,492,913	-	1,564,280	5,527,949	5,450,000
Interest Charges	214,316	-	-	-	-	-	214,316	196,000
Loss (gain) on disposal	-	-	39,421	130,716	-	44,950	215,087	-
	5,057,471	7,808,810	3,430,401	9,515,053	891,190	8,273,877	34,976,802	35,175,264
TOTAL	\$ 18,924,675	-\$ 7,199,894	-\$ 2,197,764	\$ 4,078,921	-\$ 126,181	-\$ 5,760,266	\$ 7,719,491	\$ 8,114,736

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18 (A). SEGMENTED INFORMATION – SEGMENTED DISCLOSURE

	2018 ACTUAL						2018 BUDGET	
	General Government Services	Protective Services	Transportation Services	Utility, Solid Waste & Diking Services	Development Services	Parks, Recreation & Cultural Services	Consolidated	Consolidated
Revenues								
Municipal Property Taxes	\$ 20,579,552	\$ -	\$ -	\$ 155,349	\$ -	\$ -	\$ 20,734,901	\$ 20,450,000
Utility Charges	-	-	-	9,407,352	-	-	9,407,352	9,550,050
Sale of Services	47,707	34,055	22,271	457,611	3,122	2,075,380	2,640,146	2,015,600
Licences, Permits, Penalties & Fines	-	674,002	1,047,227	40,355	255,890	25,997	2,043,471	1,394,800
Investment Income	613,738	-	-	-	-	-	613,738	465,000
Other Revenue	239,562	40,539	6,220	6,913	-	227,846	521,080	588,000
Government Transfers	496,732	67,072	115,021	1,151,755	-	48,338	1,878,918	5,829,450
Contributions	7,736	1,858	17,400	3,946	2,400	31,076	64,416	190,935
	21,985,027	817,526	1,208,139	11,223,281	261,412	2,408,637	37,904,022	40,483,835
Expenses								
Salaries & Benefits	2,633,503	1,680,914	981,464	1,282,894	592,428	1,786,518	8,957,721	9,106,426
Contracted Services	1,133,602	5,095,550	842,059	1,664,437	56,077	4,197,487	12,989,212	13,164,907
Supplies, Materials & Equipment	299,141	133,331	162,519	519,203	4,929	218,798	1,337,921	1,432,872
Purchase of Water and Sewer Levy	-	-	-	4,006,082	-	-	4,006,082	3,839,000
Amortization	603,155	118,824	1,675,990	1,419,841	-	1,490,229	5,308,039	5,308,039
Interest Charges	219,445	-	-	5,110	-	-	224,555	191,900
Loss (gain) on disposal	-	-	(29,455)	113,879	-	97,229	181,653	-
	4,888,846	7,028,619	3,632,577	9,011,446	653,434	7,790,261	33,005,183	33,043,144
TOTAL	\$ 17,096,181	-\$ 6,211,093	-\$ 2,424,438	\$ 2,211,835	-\$ 392,022	-\$ 5,381,624	\$ 4,898,839	\$ 7,440,691

19. SUBSEQUENT EVENT

Subsequent to December 31, 2019, the COVID-19 outbreak was declared a pandemic by the World Health Organization. This situation presents uncertainty over the City's future cash flows, and may have a significant impact on the City's future operations. Potential impacts on the City's business could include future decreases in revenue and delays in completing capital project work. At the time of approval of these financial statements, the entity has experienced the following indicators of financial implications and undertaken the following activities in relation to the COVID-19 pandemic.

- » Experienced temporary declines in investment income.
- » Closure of facilities including recreation, library, and administrative buildings from March 16, 2020 to the date of the auditors' report based on public health recommendations. City hall remains operating but is closed to the public.
- » Temporary and or permanent termination of employees.
- » Mandatory working from home requirements for those able to do so.
- » Instituted a number of cost-saving measures.

As the situation is dynamic and the ultimate duration and magnitude of the impact on the economy are not known, an estimate of the financial effect on the City is not practicable.

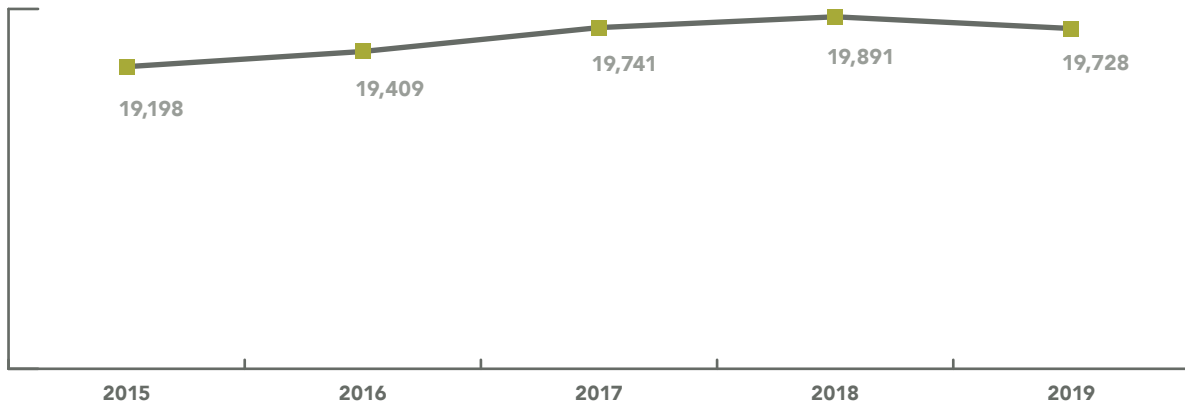
20. COMPARATIVE FIGURES

Certain comparative information has been reclassified to conform with the financial statement presentation adopted for the current year.



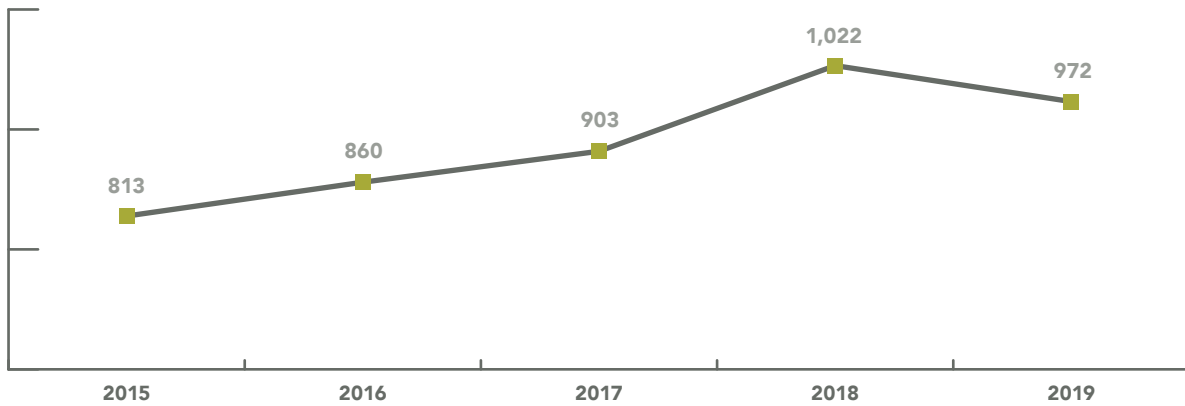
STATISTICAL ANALYSIS

POPULATION, 2015–2019



SOURCE: DEMOGRAPHIC ANALYSIS SECTION, BC STATS POPULATION ESTIMATES

BUSINESS LICENCES, 2015–2019



SOURCE: CITY OF PITT MEADOWS PLANNING AND DEVELOPMENT DEPARTMENT

BUILDING PERMIT CONSTRUCTION VALUES, 2015–2019

YEAR	RESIDENTIAL	COMMERCIAL	OTHER*	TOTAL
	\$ MILLION	\$ MILLION	\$ MILLION	\$ MILLION
2019	33.82	1.15	10.19	45.16
2018	37.22	26.15	20.45	83.82
2017	15.19	1.00	11.54	27.73
2016	12.08	1.31	9.62	23.01
2015	21.79	4.76	37.32	63.87

* AGRICULTURAL, INDUSTRIAL, INSTITUTIONAL

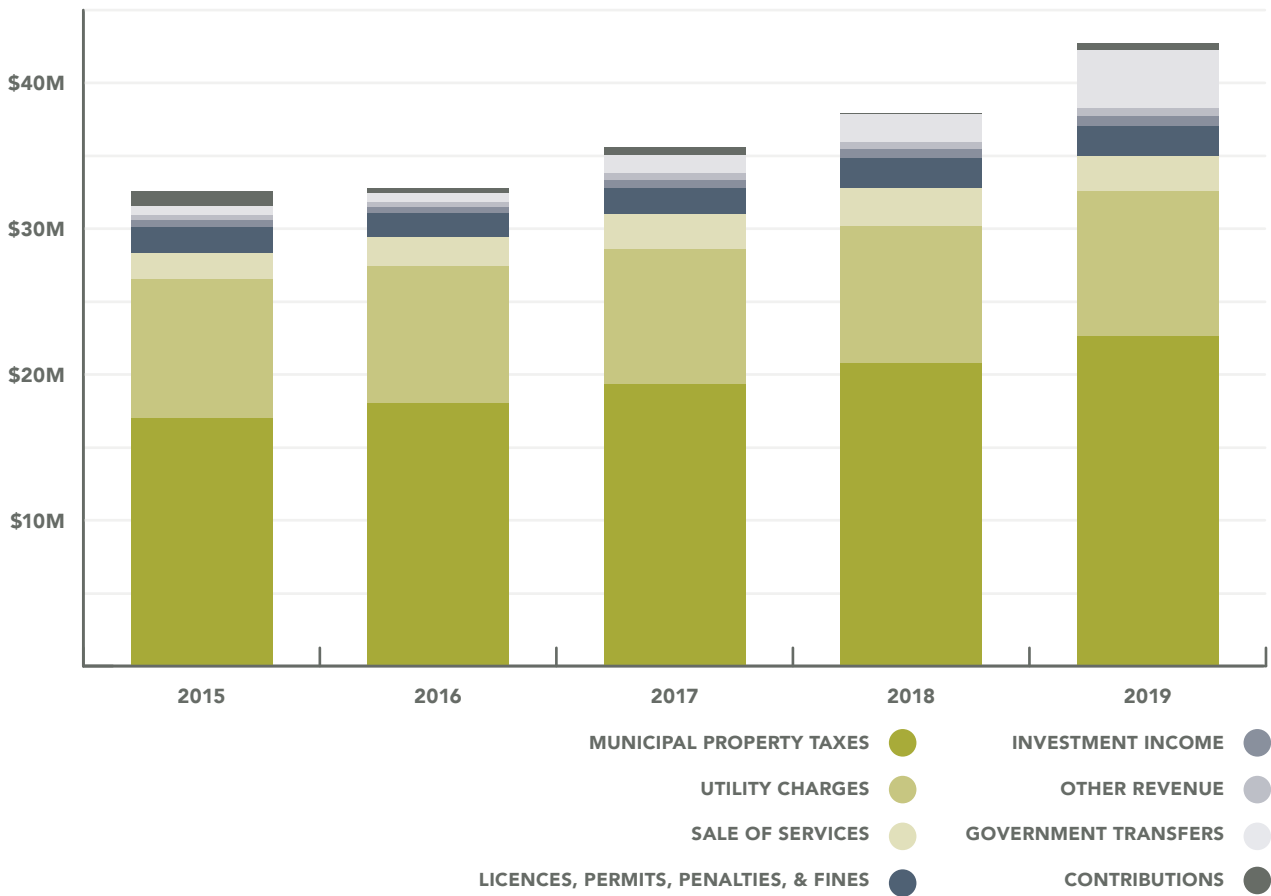
SOURCE: CITY OF PITT MEADOWS PLANNING AND DEVELOPMENT DEPARTMENT

MISCELLANEOUS STATISTICS, 2015–2019

	2015	2016	2017	2018	2019
Voters on Voter's List	12,576	12,576	12,576	13,949	13,949
Municipal Employees (all groups)	71	98	124	125	155
Number of Properties (roll numbers)	7,001	7,238	7,243	7,249	7,219
Number of Business Incorporations	122	87	84	108	103
Number of Housing Starts	54	18	105	44	153
Number of Municipal Fire Hydrants	481	481	481	481	482
Total Paved Roads (kms)	114	114	114	114	114
Total Sanitary Sewer Pipes (kms)	49	49	49	49	49
Total Water Pipes (kms)	113	113	113	113	113
Total Dikes (kms)	61	61	61	61	61

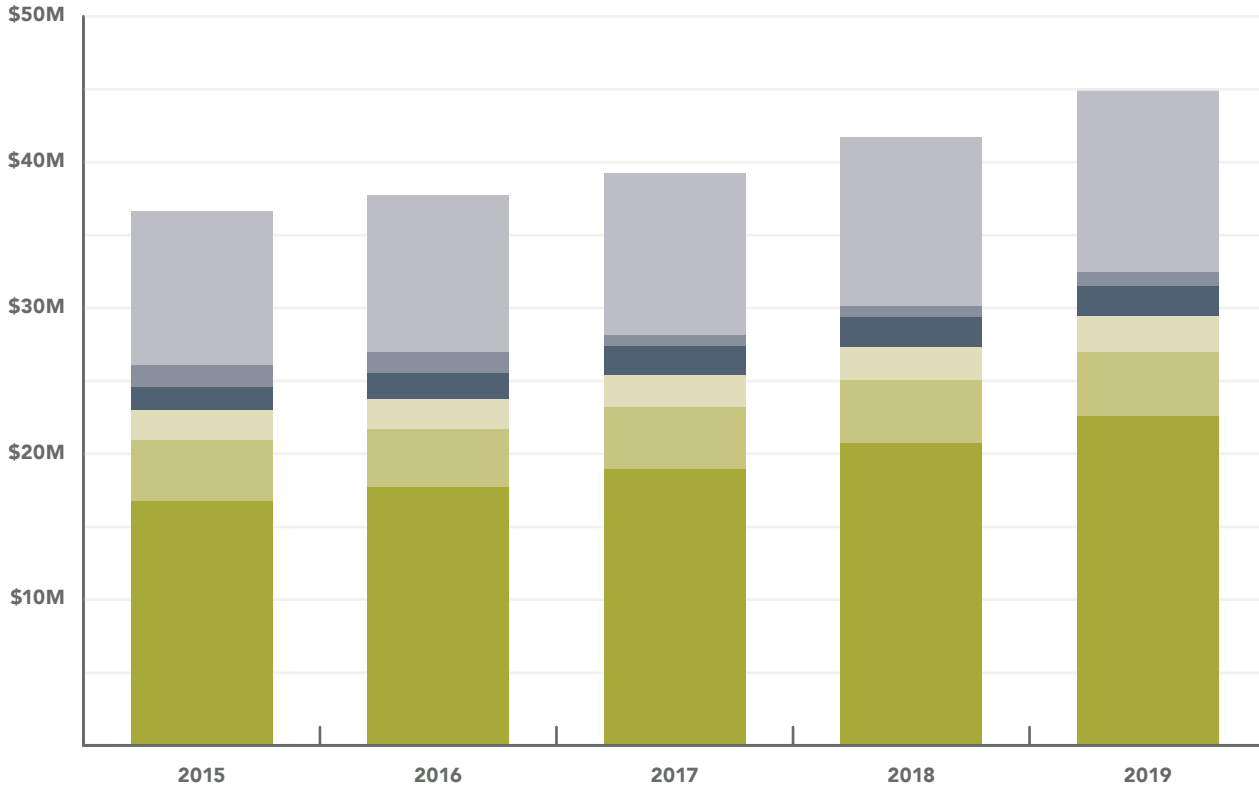
SOURCE: VARIOUS DEPARTMENTS OF THE CITY OF PITT MEADOWS, BC ASSESSMENT, BC STATISTICS

REVENUES BY SOURCE, 2015–2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

PROPERTY TAX COLLECTIONS, OTHER MAJOR LEVIES AND COLLECTIONS, 2015–2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT



2019 ASSESSED TAXABLE VALUES

CLASS	FOR GENERAL PURPOSES	% OF TAXABLE VALUE	% OF GENERAL TAXATION
1 - Residential	\$ 4,797,466,851	82.77%	55.71%
2 - Utilities	6,420,725	0.11%	1.19%
4 - Major Industrial	6,596,900	0.11%	0.65%
5 - Light Industrial	149,545,900	2.58%	8.30%
6 - Commercial	794,668,978	13.70%	30.52%
8 - Recreation	23,688,700	0.41%	1.16%
9 - Farm	17,871,265	0.31%	2.47%
Totals	\$ 5,796,259,319	100.00%	100.00%

SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

2019 MILL RATES (PER \$1,000 ASSESSED TAXABLE VALUES)

CLASS	General	Drainage	School	TransLink	BCAA	MFA	GVRD	Total
1 - Residential	2.5328	0.0979	1.2740	0.2216	0.0389	0.0002	0.0478	4.2132
2 - Utilities	40.0000	1.5458	13.2000	2.3093	0.4830	0.0007	0.1673	57.7061
4 - Major Industrial	22.3208	0.8625	1.4800	1.5613	0.4830	0.0007	0.1625	26.8708
5 - Light Industrial	12.5513	0.4856	3.7000	1.0248	0.1082	0.0007	0.1625	18.0331
6 - Commercial	8.2827	0.3201	3.7000	0.8390	0.1082	0.0005	0.1171	13.3676
8 - Recreation	11.0624	0.4278	2.3000	0.1734	0.0389	0.0002	0.0478	14.0505
9 - Farm	31.8291	1.2306	3.5500	0.3510	0.0389	0.0002	0.0478	37.0476

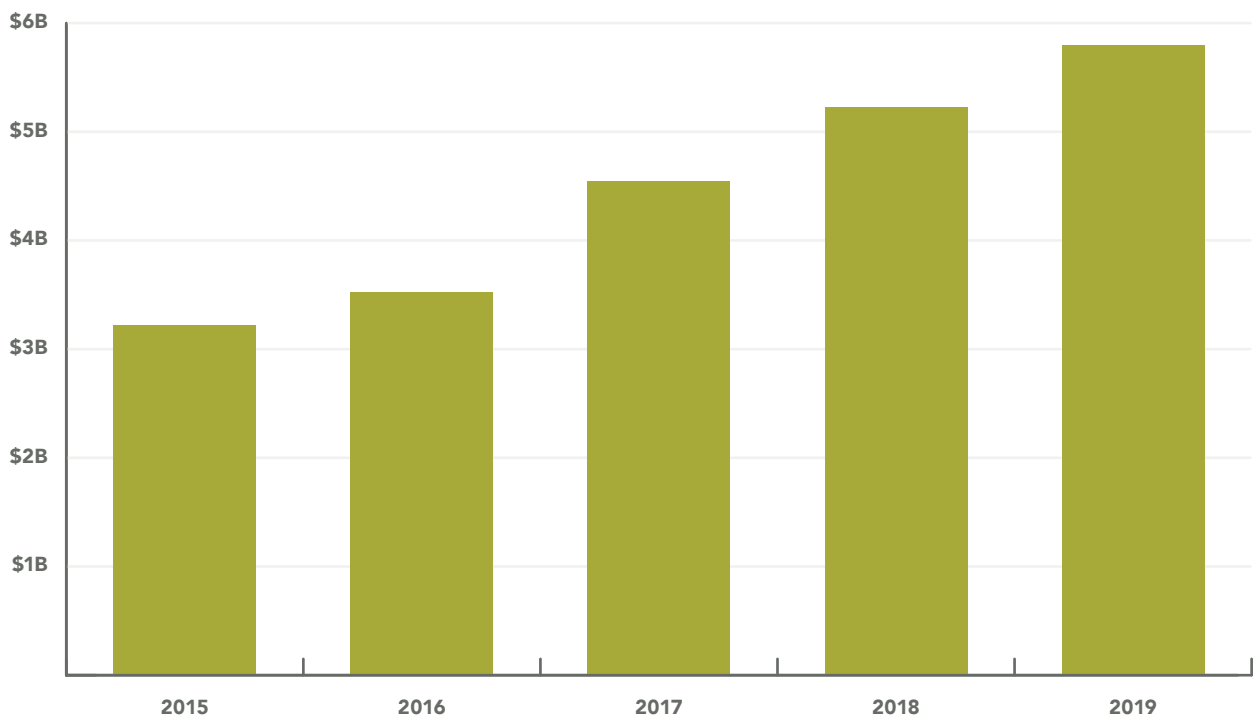
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

COLLECTIONS FOR OTHER TAXING AUTHORITIES, 2015–2019

	2019	2018	2017	2016	2015
Province of BC - School Tax	\$ 10,033,415	\$ 9,350,096	\$ 9,015,158	\$ 8,768,916	\$ 8,510,720
TransLink	1,933,626	1,699,701	1,592,012	1,547,139	1,571,687
BC Assessment Authority	299,737	279,160	262,573	251,952	250,439
Greater Vancouver Regional District	349,380	310,943	258,994	247,311	240,513
Municipal Finance Authority	1,473	1,284	1,112	872	799
	\$ 12,617,631	\$ 11,641,184	\$ 11,129,849	\$ 10,816,190	\$ 10,574,158

SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

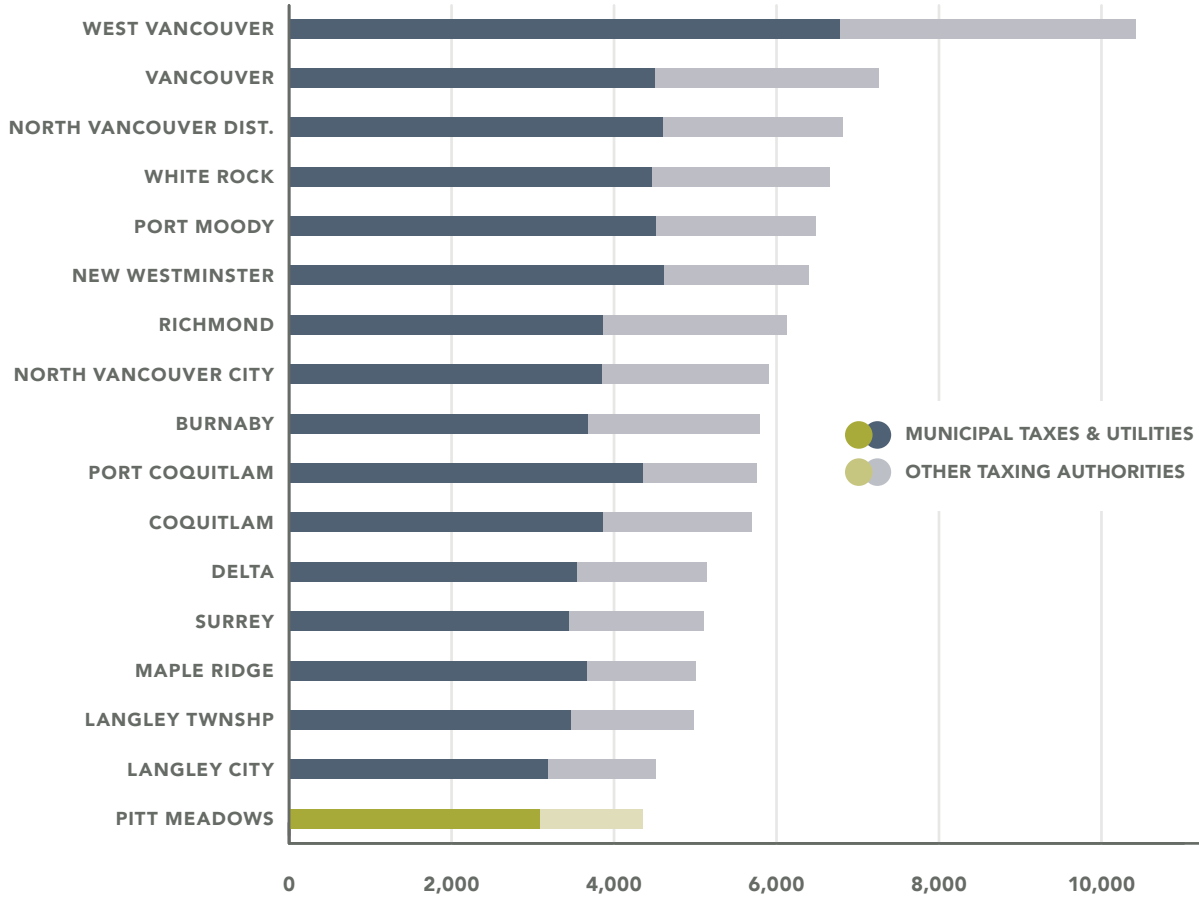
ASSESSED VALUES FOR GENERAL MUNICIPAL PURPOSES, 2015–2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT AND LGDE

LAND & IMPROVEMENTS ●

PROPERTY TAX & UTILITY CHARGES ON AN AVERAGE HOME, 2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT & MINISTRY OF MUNICIPAL AFFAIRS & HOUSING

PRINCIPAL CORPORATE TAXPAYERS IN PITT MEADOWS, 2019

REGISTERED OWNER	TOTAL TAX LEVY
Onni	\$ 6,547,378
Canadian Pacific Railway Co	\$ 3,138,183
Pitt Meadows Airport Society	\$ 577,857
Country Lane Enterprises	\$ 522,471
Ron Jones Ltd	\$ 281,611
Ford Rd Housing Co op	\$ 254,547
DCP Industries	\$ 236,939
0994778 BC Ltd	\$ 224,999
Harris Rd Housing Co-op	\$ 181,815
Pitt Meadows Hospitality	\$ 181,060
Meadow Highlands Co op	\$ 172,822
Telus	\$ 153,059
Jade Agencies Ltd	\$ 136,578
Fraser Way Properties	\$ 129,772
MR Landmark 2000 Centre	\$ 126,053
Swan E Set	\$ 125,761
0900908 BC Ltd- Wesbrooke	\$ 125,246
Fortis BC	\$ 120,448
374933BC Ltd	\$ 116,377
Meadow Gardens Golf Course	\$ 111,832
Meadowland Housing Co op	\$ 108,135
Pitt Meadows Golf Course	\$ 103,286
1076094 BC Ltd	\$ 85,920
LRP Investments	\$ 72,595
CJAD Holdings	\$ 71,928

INCLUDES MUNICIPAL & OTHER TAXING AUTHORITIES

SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

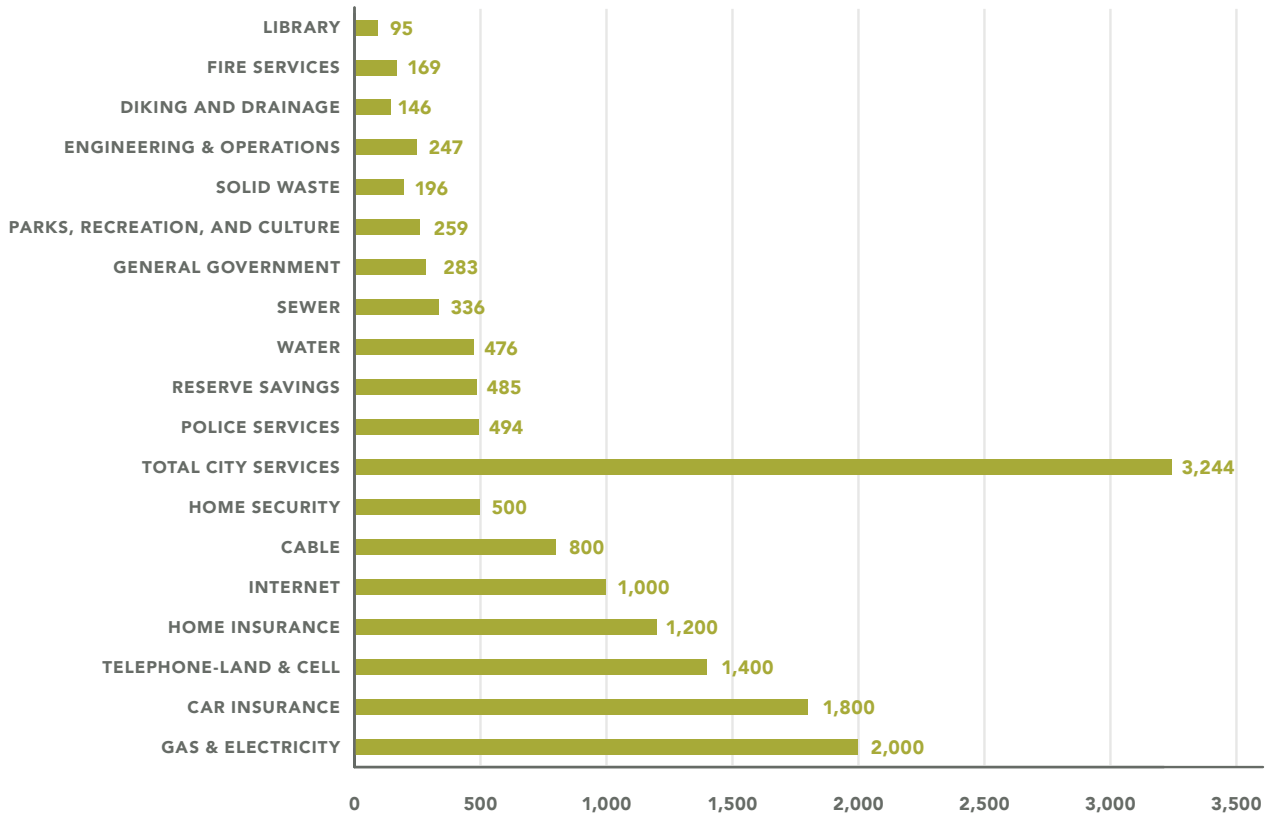
PERMISSIVE EXEMPTIONS

FIVE YEAR EXEMPTION BYLAW NO. 2777, 2017

Organization	Property Address	Years of Exemption	Authority to Grant Exemption	2019 Municipal Tax
Statutory Exemptions (Provincially Exempted)				
Community of Christ Meadowridge Congregation Church	19089 Advent Road	5	Section 220 (1) (h)	\$ 819
Grace Community Evangelical Free Church	12240 Harris Road	5	Section 220 (1) (h)	8,629
Calvary Chapel Ridge Meadows	#3 19040 Lougheed Highway	5	Section 220 (1) (h)	13,070
Pitt Meadows Community Church	12109 Harris Road	5	Section 220 (1) (h)	1,447
Total Statutory Exemptions				\$ 23,965
Permissive Exemptions (Council's Consideration)				
Community of Christ Meadowridge Congregation Church	19089 Advent Road	5	Section 224 (2) (f)	1,057
Grace Community Evangelical Free Church	12240 Harris Road	5	Section 224 (2) (f)	7,905
Pitt Meadows Lions Hall Society	12479 Harris Road	5	Section 224 (2) (a)	3,014
Pitt Meadows Athletic Association	Harris Park (Allocated Portion)	5	Section 224 (2) (i)	2,910
Pitt Meadows Museum Society	12277 Harris Road	5	Section 224 (2) (a)	10,054
Pitt Meadows Community Church	12109 Harris Road	5	Section 224 (2) (f)	15,692
Total Permissive Exemptions				\$ 40,632
Total Statutory and Permissive Exemptions				\$ 64,597

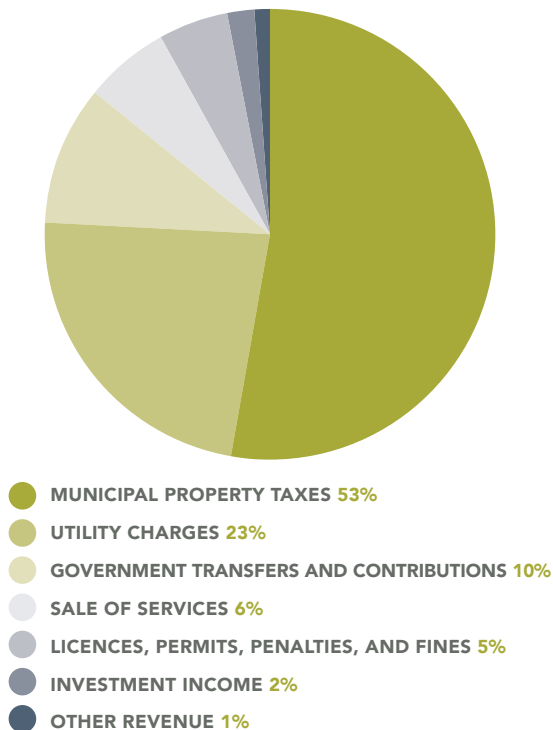
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

STANDARD HOUSEHOLD COSTS, 2019



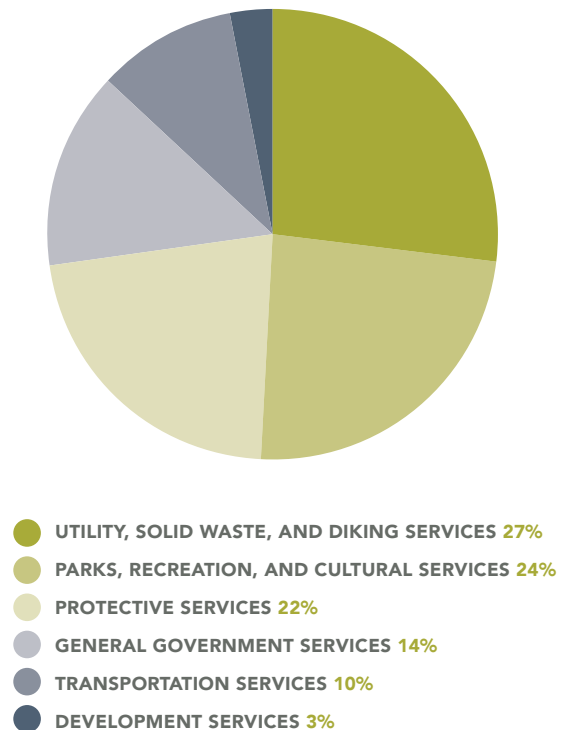
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

2019 REVENUE SOURCES



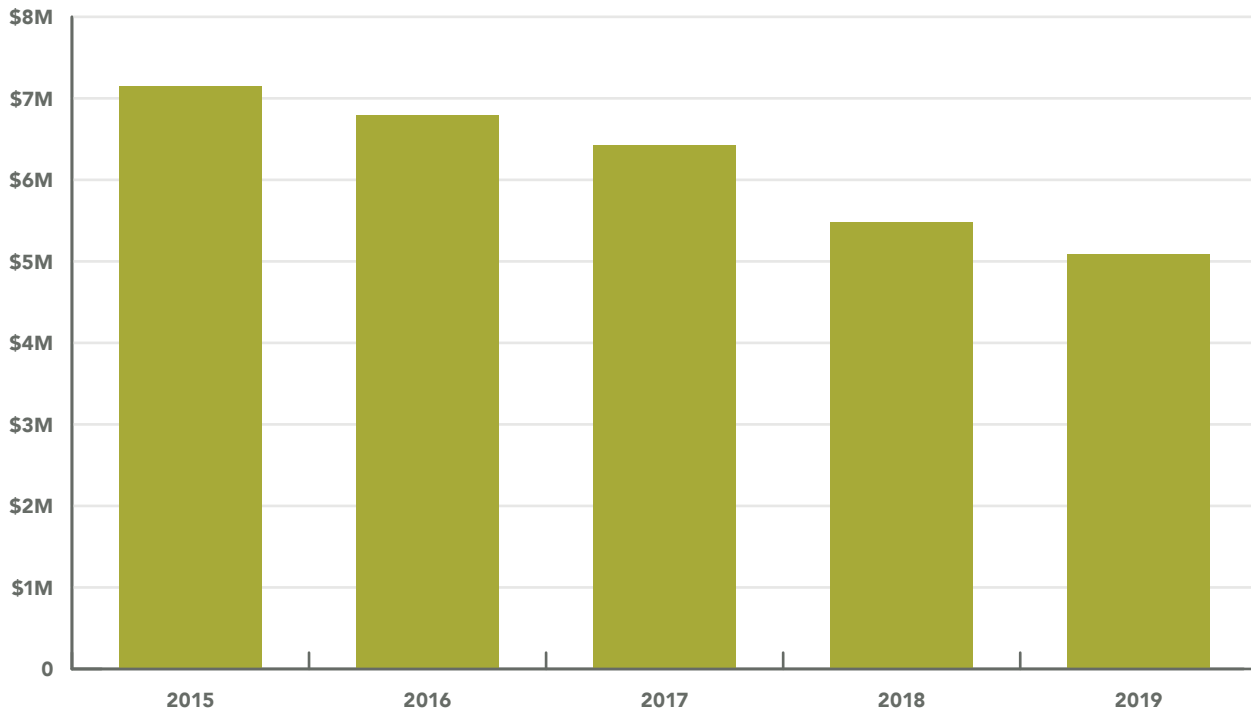
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

2019 DEPARTMENTAL EXPENSES



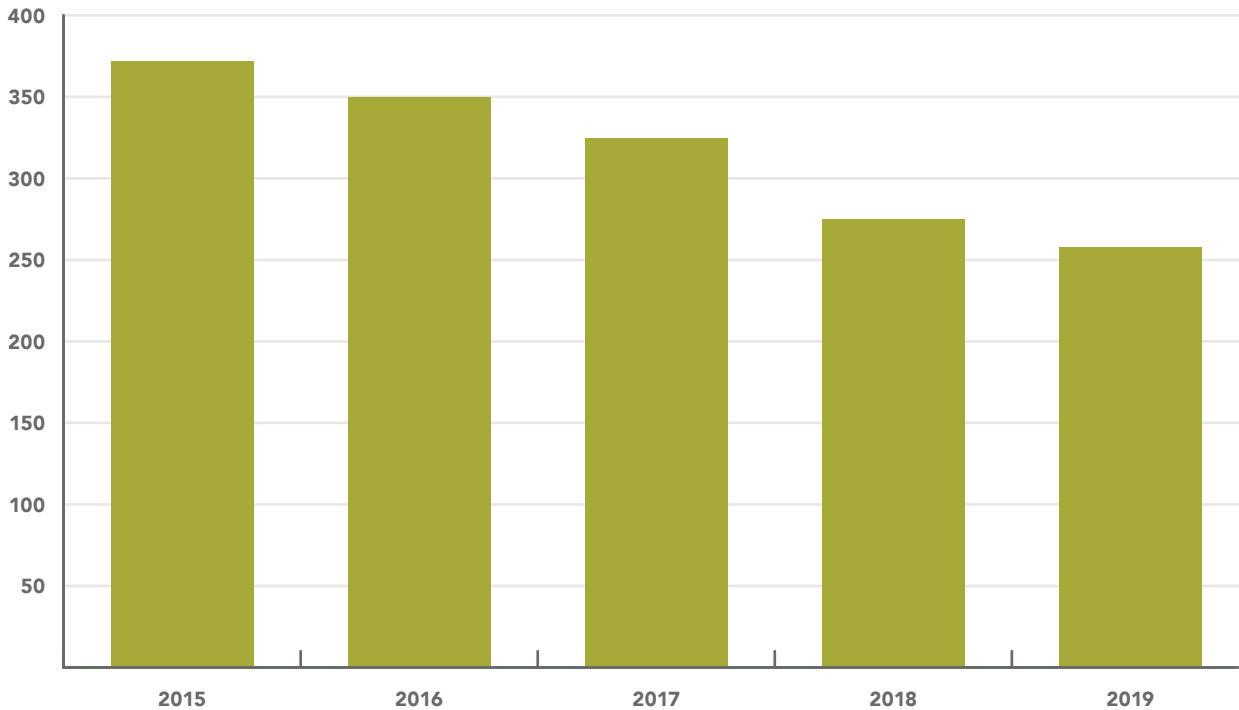
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

LONG TERM DEBT, 2015–2019



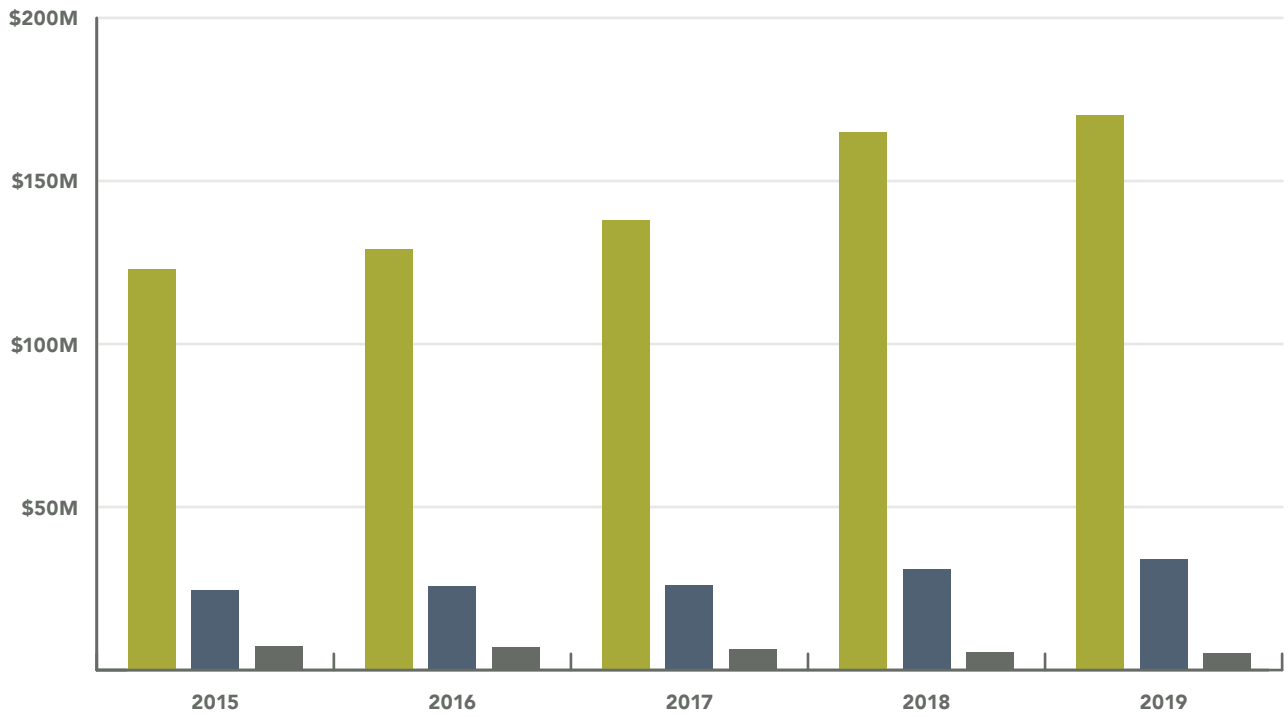
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

DEBT PER CAPITA, 2015–2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

LEGAL DEBT LIMIT, 2015–2019

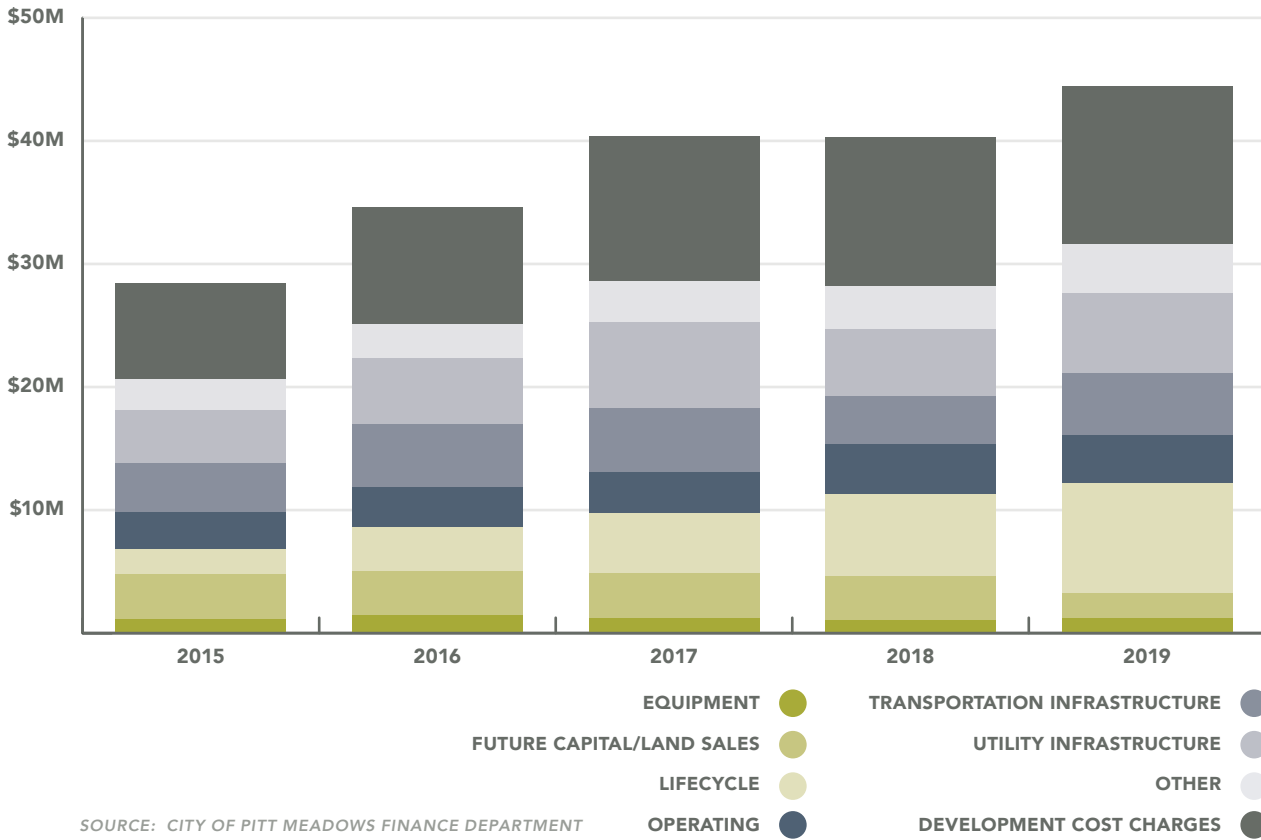


BASED ON A 25 YEAR BORROWING TERM AND MUNICIPAL FINANCE AUTHORITY'S POSTED MARKET RATES

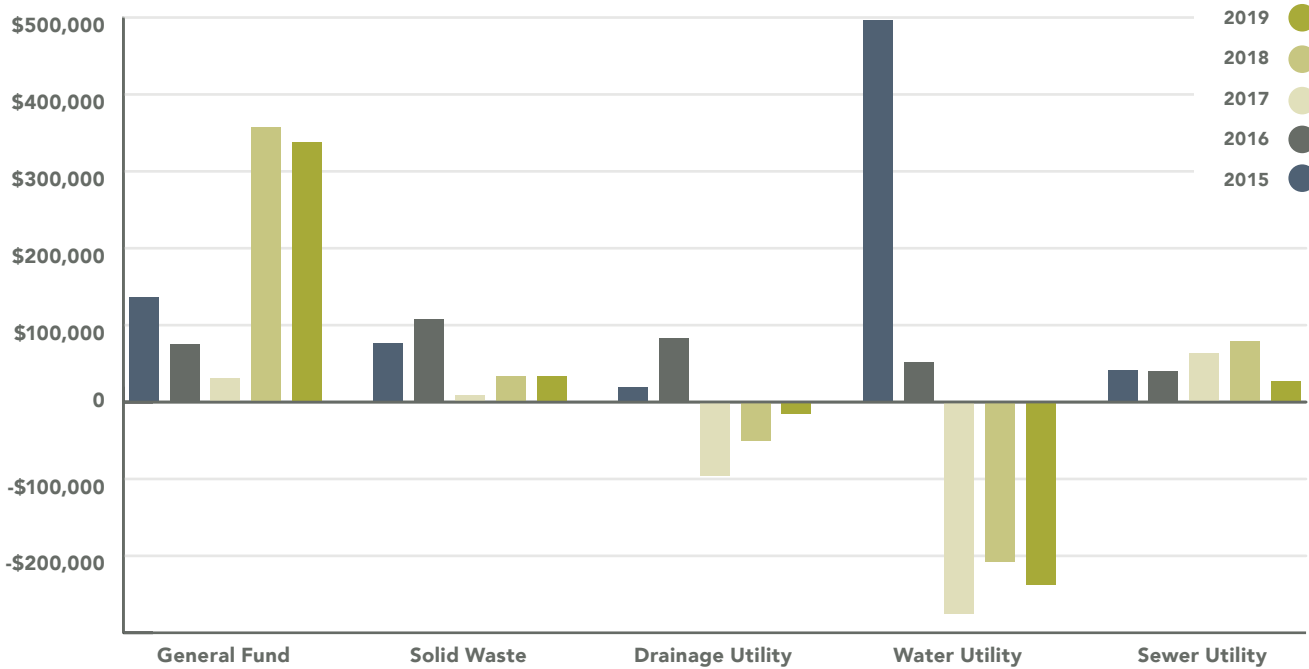
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

- DEBT LIMIT - REFERENDUM ●
- DEBT LIMIT - ASSENT FREE ●
- ACTUAL DEBT ●

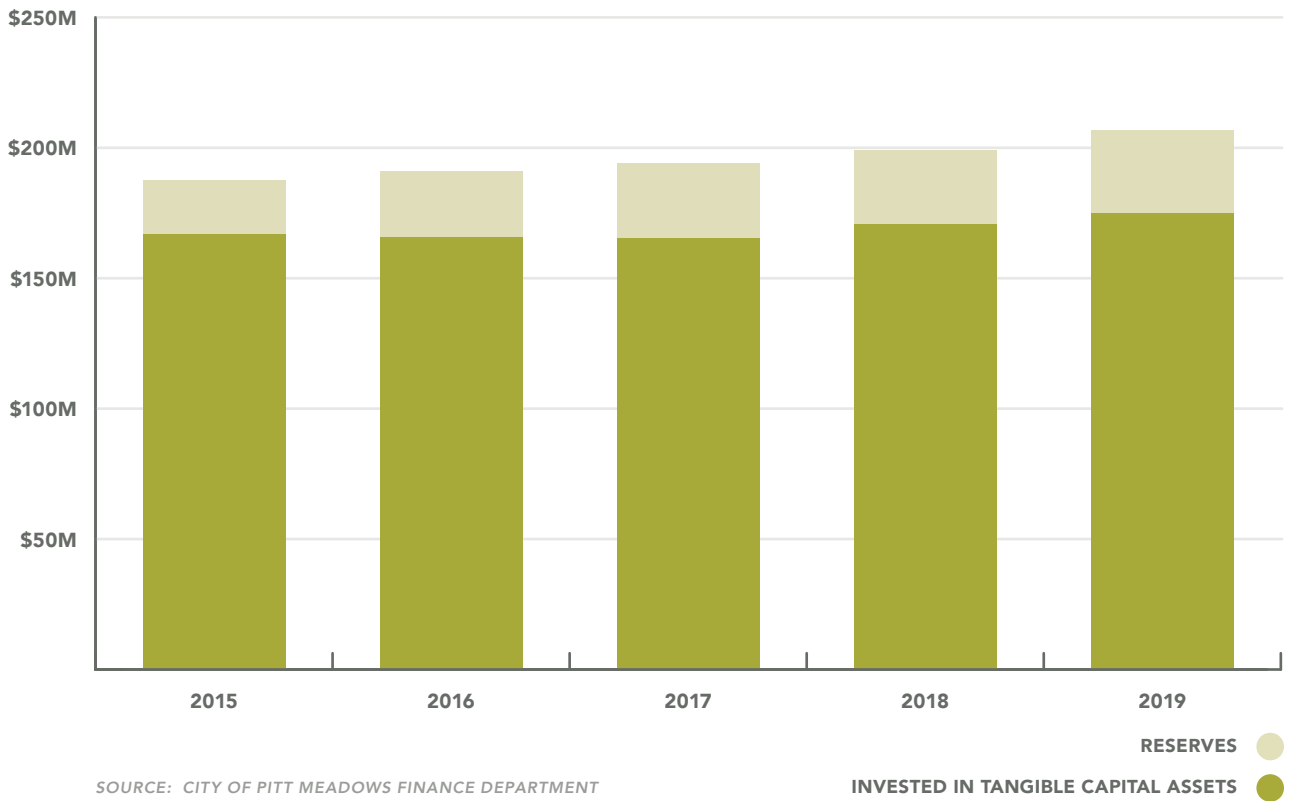
SUMMARY OF STATUTORY RESERVE FUNDS, 2015-2019



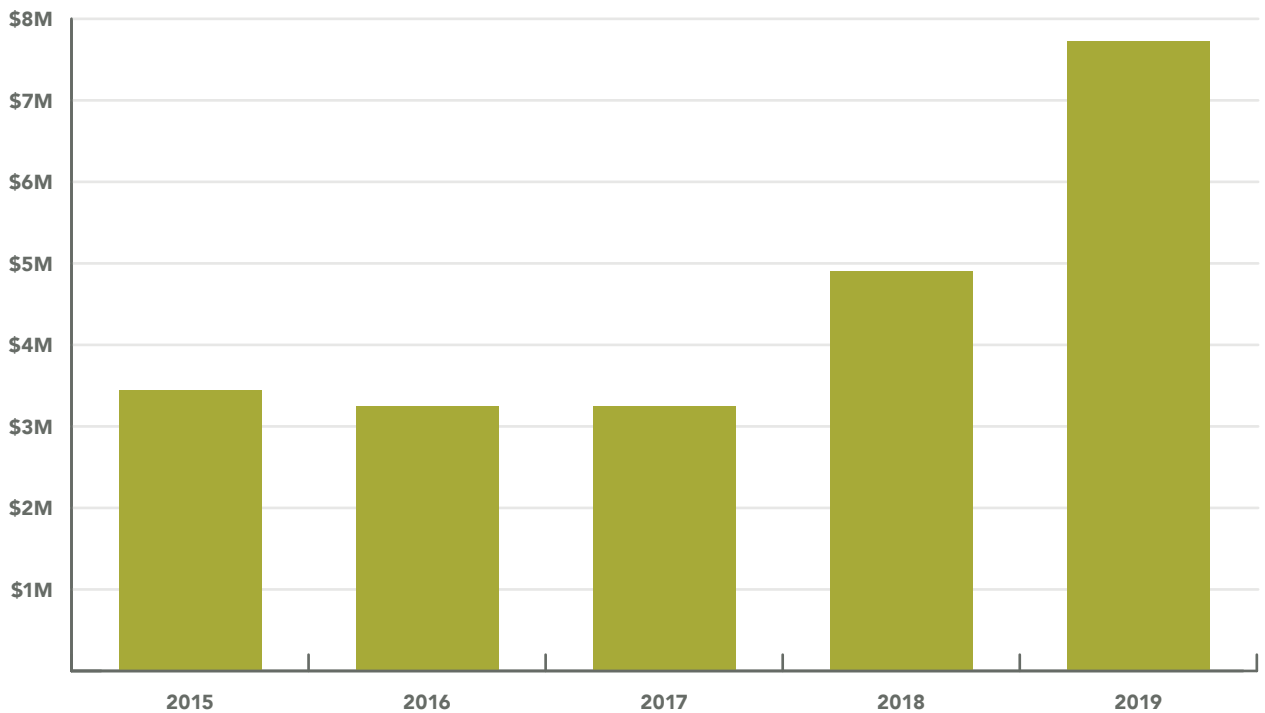
OPERATING SURPLUS, 2015-2019



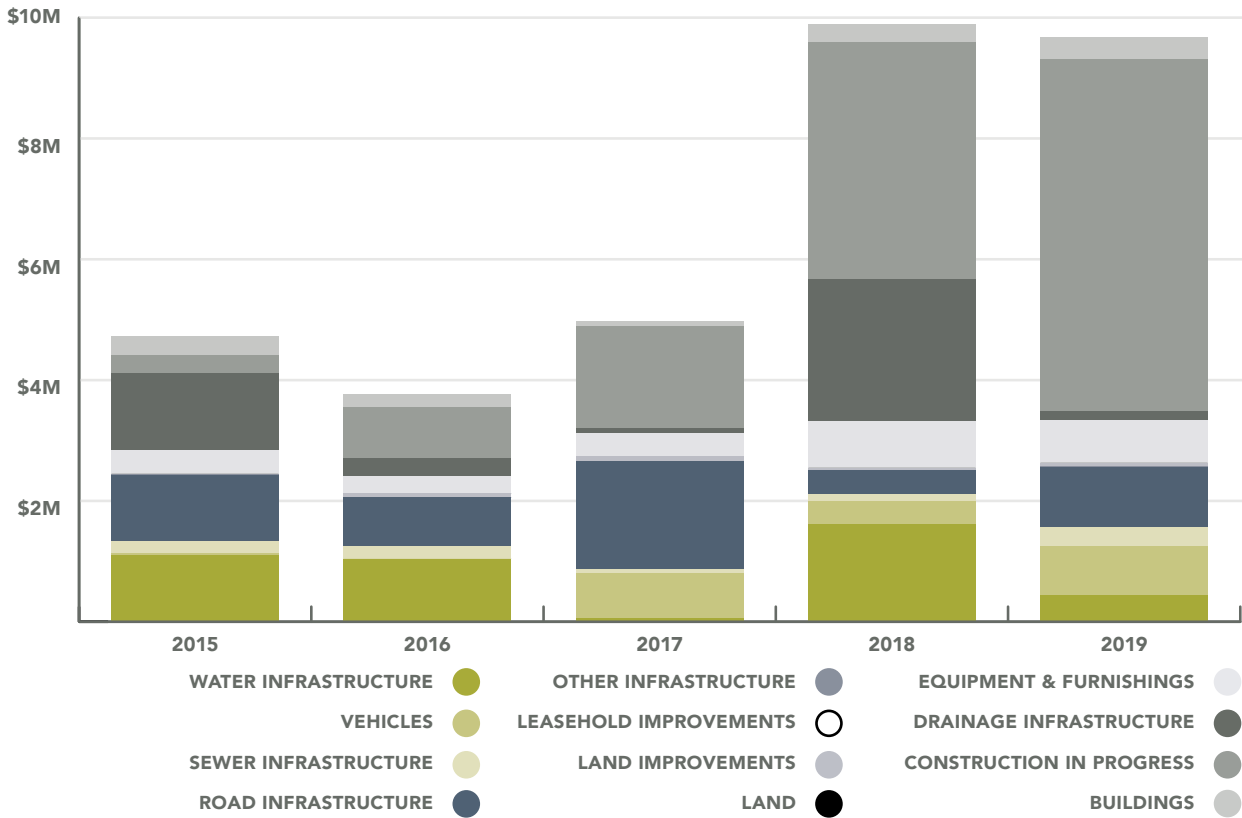
ACCUMULATED SURPLUS, 2015–2019



ANNUAL SURPLUS, 2015–2019

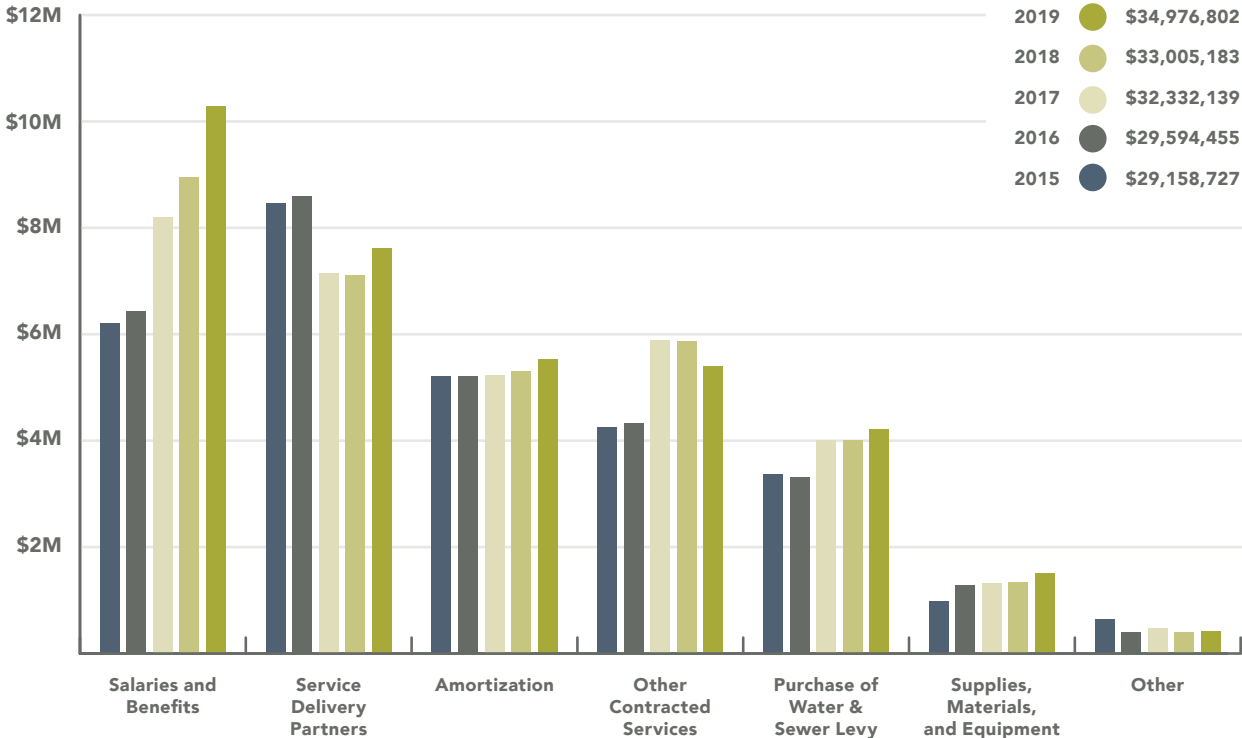


ACQUISITION OF TANGIBLE CAPITAL ASSETS, 2015-2019



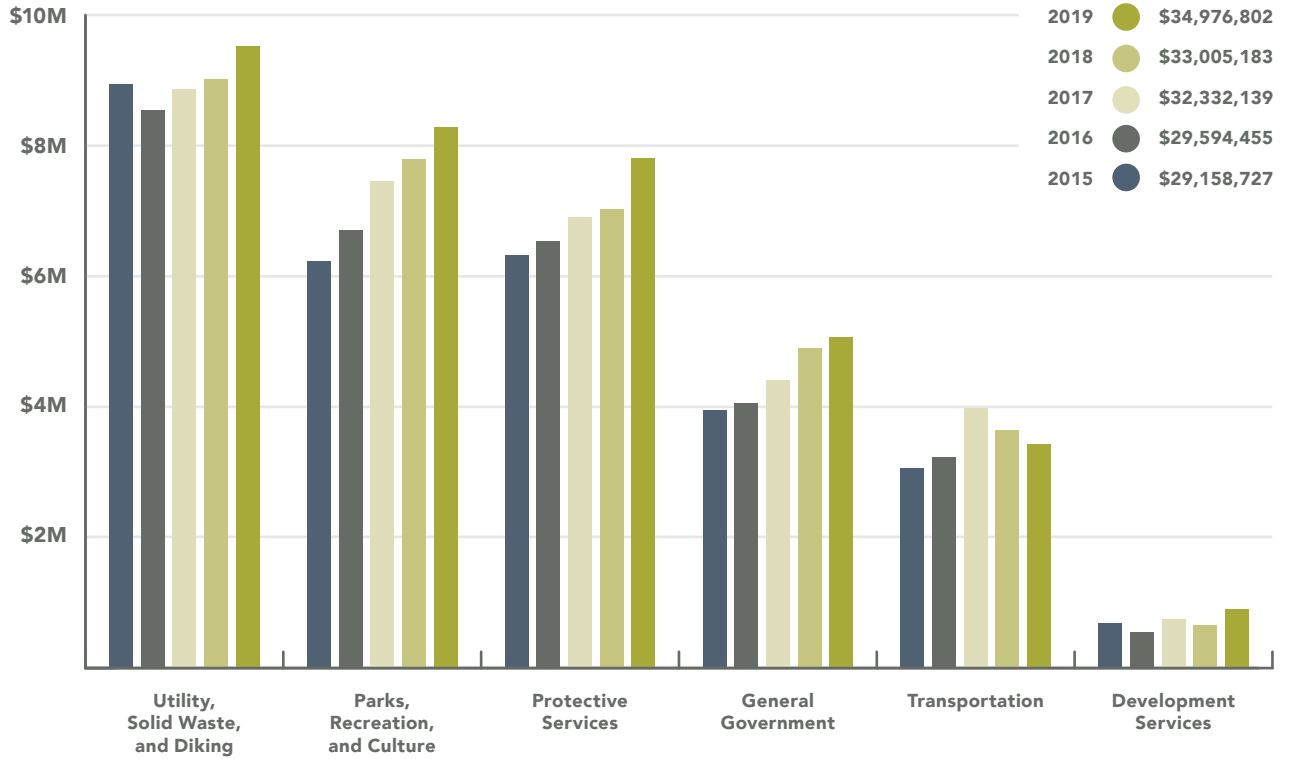
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

EXPENSES BY OBJECT, 2015-2019



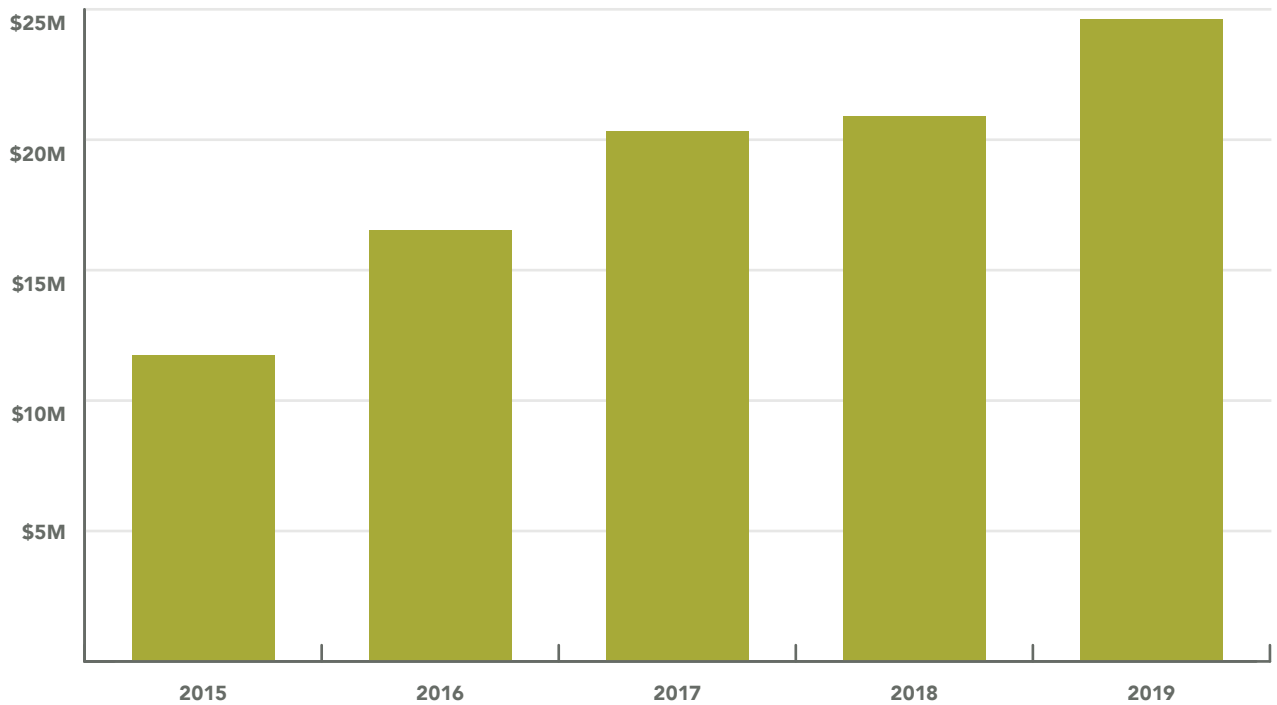
SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

EXPENSES BY FUNCTION, 2015–2019



SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT

NET FINANCIAL ASSETS, 2015–2019

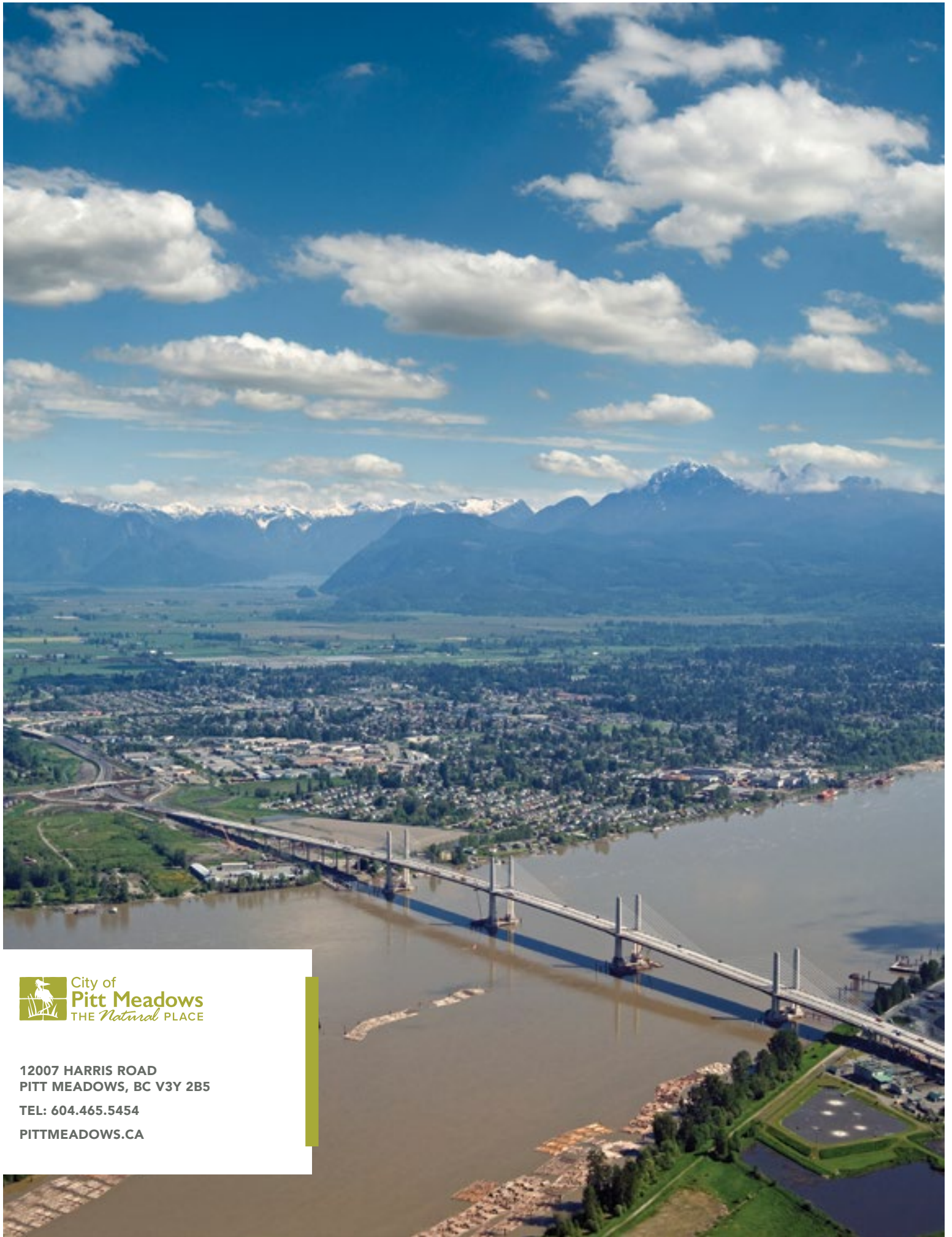


SOURCE: CITY OF PITT MEADOWS FINANCE DEPARTMENT



As Mayor, I believe that the City's number one job is ensuring the safety of the community while getting the best possible service and value for our dollars. Enhancing public safety has been an important priority for Council and will be a lasting legacy for the future wellbeing of our community.

MAYOR BILL DINGWALL



City of
Pitt Meadows
THE *Natural* PLACE

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