

Staff Report to Council

Planning and Development

FILE: 6480-20-2022

REPORT DATE: May 10, 2022 **MEETING DATE:** May 17, 2022
TO: Mayor and Council
FROM: Colin O'Byrne, Acting Director of Planning and Development
SUBJECT: Third Reading of Official Community Plan Bylaw No. 2864, 2020 and
Referral of Regional Context Statement to Metro Vancouver

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Official Community Plan Bylaw No. 2864, 2020 as amended; AND
 - B. Refer the Regional Context Statement to the Metro Vancouver Board; OR
 - C. Other.
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PURPOSE

The purpose of this report is to provide Council with an opportunity to consider Third Reading for the Official Community Plan Bylaw No. 2864, 2020 and to request that Council refers the Regional Context Statement portion of the Official Community Plan bylaw to Metro Vancouver.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

Since spring 2018, the City of Pitt Meadows has been conducting a comprehensive review of the Official Community Plan, a process titled "I See Pitt Meadows 2040". This report presents the concluding steps including a request to refer the Regional Context Statement to Metro Vancouver for acceptance.

The three-year engagement process included dozens of events, workshops and community conversations, with hundreds of participants coming out to share their love for Pitt Meadows. Council endorsed the land use plan in early 2020, and staff proceeded with public engagement to gather input on completed draft policies and the land use plan. Most of the engagement took place online due to the COVID-19 pandemic, as Public Health Orders at the time did not allow in-person meetings.

The Official Community Plan Bylaw was granted First Reading at the July 21st, 2020 Regular Council Meeting. A little later that same year, on October 20, 2020, Council participated in a workshop that probed further into specific issues within the draft OCP. The bylaw received second reading on December 14, 2021.

A public hearing for the OCP was held on May 11, 2022. The next steps include granting the bylaw third reading and referring the Regional Context Statement (RCS) portion of the document to the Metro Vancouver Board for acceptance. After the Board has accepted the RCS, the bylaw will return to Council for adoption.

Relevant Policy, Bylaw or Legislation:

Metro Vancouver member municipalities are required by the *Local Government Act* Section 446 to include a Regional Context Statement accepted by the Metro Vancouver Regional Board in the local government's Official Community Plan (OCP). The legislation requires that the Regional Context Statement identify the relationship between the OCP and the matters addressed in the Regional Growth Strategy (RGS) or if applicable how the OCP is to be made consistent with the RGS over time. Metro Vancouver's guidelines for the regional context statements recommend submission to the regional government after public hearing. The Board must respond by resolution within 120 after receipt indicating whether or not it accepts the regional context statement. If they fail to act within that time period, the board is deemed to have accepted the regional context statement.

Analysis:

Third Reading

The City received a total of six written submissions regarding the OCP Public Hearing. The written submissions indicated support for:

- A future indoor aquatic facility
- Climate change policies
- Low-rise residential development
- Off-leash dog areas
- Migratory bird hunting
- Pitt Meadows heritage
- Landscaped public areas
- Year-round events, particularly for youth
- Expanded commercial zoning

- The Harris Road underpass
- More wharfs and direct water access along the rivers

The written responses indicated concerns with:

- Baynes Road Special Study Area designation
- Public safety in parks and public spaces
- Increasing traffic in the community
- Impact of airport on nearby residential properties
- Flood control in the community given the Fraser Valley floods last year
- Fire Department service levels
- The moored dock on the Pitt River at the junction of the Alouette River
- Increased rail activity
- Increased taxation resulting from a growing population

One submission sought clarification regarding the Residential – High land use designation of properties located on the south east corner of Harris Road and 119th Avenue. Staff were able to respond to the submission before the hearing, and both the submission and response were included in the documents available at the public hearing.

14 people attended the public hearing in person and 13 people watched the hearing online. Four people spoke and raised the following issues:

- Development Permit Area guidelines for residential development requirement for shadow studies should be more specific
- Support for a tree preservation bylaw
- General comments and support for the new OCP
- General comments regarding the impact of provincial and regional regulations on farming in Pitt Meadows

The comments received on the OCP as part of the public hearing was generally supportive and very diverse. There were no major issues with the new OCP that emerged over the course of the public hearing process, and no inclinations in the comments that would suggest that the City is not moving in the right direction. Based on the input received thus far, staff are recommending that Council grant the bylaw third reading. Any changes to the OCP that are not based on information received at public hearing will require a new public hearing.

Regional Context Statement

The City's proposed RCS identifies how the new OCP aligns with the current Regional Growth Strategy, *Metro 2040*. The proposed Regional Context Statement is also substantially consistent with the draft *Metro 2050*.

The RCS section describes how the OCP helps to advance the RGS goals and associated policy actions, as well as other requirements per Metro 2040 and associated implementation guidelines, including, growth projections for the city, and parcel-based regional land use and overlay boundary maps.

Metro Vancouver is in the process of adopting a new regional growth strategy, *Metro 2050*, which will replace *Metro 2040*, having held a public hearing on April 20th of this year. The draft plan has now been referred to the municipalities for acceptance (a report will be coming to Council shortly on this matter). Depending on the timing of the adoption of *Metro 2050* and Metro Vancouver's own internal processes, the submitted RCS is likely to be accepted under Metro 2050. If so, City staff will coordinate with Metro Vancouver staff to ensure the RCS is presented to the Metro Vancouver Board at the earliest opportunity.

According to the Local Government Act, the City cannot adopt the OCP until the Metro Vancouver Board accepts the RCS, or 120 days have passed from the time Metro Vancouver receives the RCS. If adoption of Metro 2050 is delayed, the City's RCS would automatically be accepted after 120 days, or during September 2022.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☒ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☐ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable
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FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

The public will be informed of the ongoing process of adopting the new OCP via this report to Council, which is available on the City's website.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

Colin O'Byrne,
Acting Director of Planning and Development

ATTACHMENT(S):

- A. Official Community Plan Bylaw No. 2864, 2020

To view Schedule A to the bylaw, please visit: pittmeadows.ca/city-hall/council/public-hearings/official-community-plan-ocp-public-hearing