

Metro 2050 Section	Metro 2050 Policy Number	City of Pitt Meadows Comment / Request	Metro Vancouver Response	Metro Vancouver Recommended Edit
E- -Goal 1	1.2.22	Include policy language in Metro 2050 that Metro Vancouver will advocate to federal regulators regarding air quality issues that are a result of rail transportation activities.	This request is consistent with Metro 2050 policy 1.2.22. No further change is required.	No changes required.
E - Goal 2	2.3	Consider adding a policy or revising a policy under Strategy 2.3 that Metro Vancouver will ensure that their regulations and policies support and encourage farming.	Support for regulations and policies that support agriculture, by all levels of government, is addressed in the Climate 2050 draft Agricultural Roadmap. Wording suggested here will be taken into consideration to further refine the draft Roadmap actions and strategic directions.	No changes required
E - Goal 2	2.3.12	Pitt Meadows - Cllr. Anena Simpson As a City Councillor, I attend on our Agricultural Advisory Committee. As such, I often hear concerns around burdensome regulations placed upon our farmers by multiple levels of government. These regulations threaten the success and viability of farming. For this reason, I would like to suggest additional point be included section 2.3. Metro Vancouver will intentionally reduce and simplify regulations placed on Agriculture where possible.	The simplification of regulations as applicable to agricultural production is addressed in the Climate 2050 draft Agricultural Roadmap. Wording suggested here will be taken into consideration to further refine the draft Roadmap actions and strategic directions including the advocacy to provincial and federal governments.	No changes required.

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		Vancouver will advocate for provincial and federal governments to do the same and will advocate for regulations in the region and across levels government to be streamlined and in agreement where possible.		
E - Goal 2	2.3.4	We acknowledge that proposed policy 2.3.4 now allows Metro Vancouver to consider changing the regional land use designation of those lands that have conditional ALR approval for removal from the ALR, responding to an earlier request that was part of the Intergovernmental Advisory Committee consultation process.	Thank you for your comments. Due to comments from the ALC, this action is being changed to a Metro Vancouver action rather than an ALC action.	"Work with the Agricultural Land Commission (ALC) to protect the region's agricultural land base and not consider amending the Agricultural or Rural regional land use designation of a site if it is still part of the Agricultural Land Reserve (ALR). Upon conditional approval by the ALC to exclude land from the ALR, the MVRD Board may also provide conditional approval of a regional land use designation amendment for the exclusion site, subject to all the ALC exclusion conditions being met."
E - Goal 3	3.1.9(c)	We request that Metro Vancouver consider exceptions to policy 3.1.9c(i) for edge planning and buffering of Conservation and Recreation areas along agricultural edge and for drainage network and flood infrastructure maintenance. Many farms, dikes and drainage ditches neighbour conservation	Thank you for your comment.	Under Action 3.1.9.c) i), the following change has been made: "c) include policies that: i) protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as

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		and recreation lands in Pitt Meadows and requiring buffering/edge planning could adversely affect agricultural operations and rural infrastructure.		physical buffers or development permit requirements" Under Action 3.1.9.c) i), the following change has been made: "c) include policies that: i) protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements"
E - Goal 4	4.2.7(d)	With regards to proposed policy 4.2.7d), in contrast to most other communities in Metro Vancouver, Pitt Meadows has very little purpose-built rental housing. Much of the affordable multi-family housing stock is in the form of co-ops that were built in the 1970's and 80's. We anticipate that our policies will be focused on the construction of additional rental housing, and the support and encouragement of increased rental housing on co-op land. Therefore, we request the Metro Vancouver consider revising or adding policies to include the protection of cooperative housing.	For the purpose of measuring progress toward the target outlined in policies 4.2.3 and 4.2.7(d), we will only be able to monitor purpose-built rental housing due to data availability. However, Goal 4 also encourages member jurisdictions to identify in their RCS any policies or actions that contribute to increased diversity of housing tenure options, such as cooperative housing (4.1.8(c)iii)), and the protection and renewal of existing nonmarket housing (4.2.7(d)iii)).	No changes required.

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General	n/a	The City notes that the full length of Lougheed Highway through Pitt Meadows has been identified as part of the Major Transit Network and also as a Major Transit Growth Corridor from Harris Road to the Maple Ridge municipal boundary. The City wishes to convey the need for increased transit service along this corridor - beyond the RapidBus service - within the timeframe of Metro 2050.	Transit service levels are determined by TransLink. The comment has been passed along to the appropriate staff.	No changes required
General	n/a	Overall, draft Metro 2050 is generally consistent with City land use goals, objectives, and policies related to sustainable growth and land use management as articulated in the OCP.	Thank you for your comment.	No changes required.
General	n/a	Where reporting information or information sharing will be required from local governments, guidelines on information standards will be very helpful to successfully achieving these goals/strategies.	Thank you for your comment.	No changes required.
General	n/a	Include policy language in Metro 2050 that ensures that services and infrastructure offered by Metro Vancouver remain affordable for municipalities, residents and businesses.	This matter is outside the scope of Metro 2050.	No changes required

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I - Maps	Map 2 - RLUD	<p>The area shown as a Major Transit Growth Corridor along the Lougheed Highway encompasses a single-family neighbourhood and Meadowtown Shopping Centre (see map below). The Official Community Plan and the draft Official Community Plan does not contemplate the redevelopment of these areas, which are designated as Low-Density Residential and Highway Commercial, respectively. The housing stock there is relatively new and in good shape, and is anticipated to have a life of another thirty years, which is beyond the timeframe of the OCP. Meadowtown Shopping Centre is also relatively new, but rapid changes in retail, including the steep rise in popularity of on-line shopping, may cause the City to revisit the Highway Commercial land use designation in the future.</p>	<p>Although the neighbourhood on the south side of Lougheed is relatively new, this portion of the Major Transit Growth Corridor also includes the North Lougheed Study Area. Moreover, the MTGC aligns with possible future redevelopment of Meadowtown Shopping Centre, as well as with the RapidBus Major Transit Network service along Lougheed.</p>	No changes required.
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