
To: Regional Planning Committee

From: Carla Stewart, Senior Planner, Regional Planning and Housing Services

Date: July 12, 2022 Meeting Date: September 8, 2022

Subject: **City of Pitt Meadows' Regional Context Statement**

RECOMMENDATION

That the MVRD Board:

- a) accept the City of Pitt Meadows' Regional Context Statement as received by Metro Vancouver on May 27, 2022, for the reasons set out in the report dated July 12, 2022, titled "City of Pitt Meadows' Regional Context Statement"; and
 - b) direct staff to notify the City of Pitt Meadows of the decision and request that the City address the mapping inconsistencies noted in the report between its Regional Context Statement, Official Community Plan, and the regional growth strategy prior to the submission of their next required Regional Context Statement post-adoption of *Metro 2050*.
-

EXECUTIVE SUMMARY

As part of its Official Community Plan (OCP) update, the City of Pitt Meadows has submitted a Regional Context Statement to Metro Vancouver for consideration. As part of the updated mapping, the City has requested two Regional Land Use Designation amendments proposed to bring the Regional Context Statement in line with the City's OCP; Metro Vancouver staff have identified four other regional minor land use designation inconsistencies that have been confirmed by City staff. However, Pitt Meadows' Regional Context Statement is generally aligned with the regional growth strategy. Therefore, in recognition of the significant work done by the City of Pitt Meadows to complete the City's OCP update and align with and support the goals and objectives of the regional growth strategy, it is recommended that the MVRD Board accept the Pitt Meadows Regional Context Statement at this time, with the proviso that the regional land use designation inconsistencies are noted as mapping errors that will be addressed prior to the submission of the next required Regional Context Statement post-adoption of *Metro 2050*.

PURPOSE

The purpose of this report is to provide the MVRD Board with the opportunity to consider acceptance of the City of Pitt Meadows' Regional Context Statement.

BACKGROUND

The City of Pitt Meadows submitted a Regional Context Statement to Metro Vancouver for consideration via letter received May 27, 2022 (Attachment 1). The Regional Context Statement and associated Regional Land Use Designation Map (Attachments 2 and 3) form part of the City's updated Official Community Plan (Reference), which received third reading at City Council on May 17, 2022. The mapping attached to the Regional Context Statement included amendments to *Metro 2040's* Regional Land Use Designation Map 2.

Section 446 of the *Local Government Act* requires municipalities with OCPs to submit a Regional Context Statement identifying the relationship between a municipality's OCP and the corresponding regional growth strategy. Regional Context Statements in the Metro Vancouver region are required to specify how a member jurisdiction's OCP, or equivalent, is generally consistent with *Metro 2040's* policy actions or, if they do not align, how those policies will be made consistent over time.

Section 448 of the *Local Government Act* requires the MVRD Board to consider a municipality's Regional Context Statement within 120 days from the date of receipt (which in this case would be September 24, 2022), otherwise the Regional Context Statement is deemed to have been accepted. When the MVRD Board considers a Regional Context Statement, it is expected that it be generally consistent with the goals, strategies, actions, and parcel-based regional land use designations of regional growth strategy. Pitt Meadows submitted its Regional Context Statement under the current regional growth strategy (*Metro 2040*) therefore, it is the document used to review the consistency. At such time as the MVRD Board adopts *Metro 2050*, the update to the regional growth strategy, Pitt Meadows will be required to submit another Regional Context Statement, as with all other member jurisdictions, illustrating how their OCP is consistent with *Metro 2050*.

POLICY FRAMEWORK AND ANALYSIS

The City of Pitt Meadows has been working on updating its Official Community Plan since 2018 aiming to support an identity that embraces its farming community, small-town character, and natural environment. On May 17, 2022, Pitt Meadows Council passed third reading of its updated OCP bylaw, and endorsing the submission of the Regional Context Statement to Metro Vancouver for acceptance, prior to the OCP bylaw being finalized.

A Review of the Goals of *Metro 2040*

The City of Pitt Meadows' Regional Context Statement has been reviewed by Metro Vancouver staff and assessed in relation to *Metro 2040's* goals and policies. On the whole, the Pitt Meadows Regional Context Statement illustrates that the City has ensured that its OCP update has strongly considered consistency with the goals and policies of *Metro 2040*, as follows:

Goal 1 – Create a Compact Urban Area

- Illustrating the City's urban containment boundary is consistent with that shown in the regional growth strategy;
- Providing municipal population, dwelling unit and employment projections;
- Showing urban centres and including policies that focus on residential and mixed-use growth, higher densities, pedestrian-friendly environments and development adjacent to rapid transit;
- Encouraging office development within the City's urban centre;
- Considering parking requirement reductions for commercial and residential areas;
- Supporting limiting development and subdivisions in rural areas.

Goal 2 – Support a Sustainable Economy

- Supporting a wide range of economic development and regional-serving commercial uses;
- Supporting highway commercial uses along Lougheed Highway;
- Supporting retaining large agricultural land holdings, consolidation of small parcels and applying a no-net-loss policy for agricultural land.

Goal 3 – Protect the Environment and Respond to Climate Change Impacts

- Identifying conservation and recreation areas;
- Using development permit areas for reducing the impact of development on the natural environment;
- Identifying environmentally sensitive areas;
- Supporting connecting the Pitt Meadows community trail network with the Regional Greenway Network;
- Encouraging the use of green infrastructure and environmental impact assessments for development applications;
- Committing to carbon neutrality by 2050 and identifying the need for development to utilize flood management best practices.

Goal 4 – Develop Complete Communities

- Supporting a wide range of housing choices and considering higher density residential development within the urban centre;
- Referencing a Housing Action Plan and outlining housing priorities;
- Encouraging the urban centre to be the central focus of activity including higher densities and mixed uses;
- Supporting public spaces and public amenities for its urban centre.

Goal 5 – Support Sustainable Transportation Choices

- Supporting higher density housing and commercial uses within walking distance of public transit and supporting the improvement of walking and cycling infrastructure.

Regional Land Use Designation Changes

Pitt Meadows requested two regional land use designation changes through the regional context statement. These regional land use changes are illustrated in Attachment 3 and summarized below. These changes are consistent with the regional growth strategy and demonstrate alignment between the OCP and *Metro 2040* policies. If the regional context statement is accepted by the Metro Vancouver Board, staff will bring forward a ‘housekeeping’ amendment to the regional growth strategy at a later date to complete the alignment.

1. The 3-hectare parcel at 19265 Airport Way is being redesignated from Industrial to Conservation and Recreation, and reflects a land gift provided to the City to support the expansion of an existing municipal park. This redesignation is intentionally proposed by the City to ensure that the land use reflects the property’s intended use and is consistent with the adjacent Athletic Park / Arena Complex lands that these lands will be merged with.

2. The 1.5 and 0.19-hectare parcels at 190a Street and 19007 McMyn Road are designated Industrial and General Urban in the regional growth strategy, but are both shown as Conservation and Recreation in the City's Regional Context Statement. Through conversations with City staff, this was intentional to reflect the existing use of these lands as MacLean Park.

In addition, through the review, Metro Vancouver staff identified four additional sites where the land use designations are not consistent among the OCP, RCS and regional growth strategy. These are summarized below.

3. The 2.2-hectare parcel at 17799 Ferry Slip Road is designated Conservation and Recreation in *Metro 2040*, but is shown as General Urban in the City's Regional Context Statement. This parcel was redesignated by *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020* in February 2021 that redesignated 61 parcels owned by Regional Parks to Conservation and Recreation, but has not yet been reflected in the City's OCP.
4. The 53.8-hectare parcel at 21501 Thompson Road is designated Conservation and Recreation in *Metro 2040*, but is shown as Rural in the City's Regional Context Statement. This parcel was redesignated by *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020* in February 2021 that redesignated 61 parcels owned by Regional Parks to Conservation and Recreation, but has not yet been reflected in the City's OCP.
5. The 5.2 and 16.7-hectare parcels on the south side of Fraser Dyke Road, south of the Pitt Meadows Airport, are designated Conservation and Recreation and General Urban in the regional growth strategy, but are both shown as Industrial in the City's Regional Context Statement. A portion of these lands was redesignated by *Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1310, 2020* in February 2021 that redesignated 61 parcels owned by Regional Parks to Conservation and Recreation, but has not yet been reflected in the City's OCP.
6. The 2.8-hectare parcel north of Wildwood Crescent North and south of Hammond Road are designated Agricultural in the regional growth strategy, but is shown as Conservation and Recreation in the City's Regional Context Statement. The site is owned by the City of Pitt Meadows, is part of a greenbelt with walking and cycling paths, and is designated Parks and Open Space in the OCP. The northern end of the greenbelt is in the Agricultural Land Reserve, but is wetland, has never been farmed and to be farmed would require significant land improvements that would impact the City's natural drainage system.

Through discussions with the City it has been confirmed that the mapping inconsistencies noted for sites 3-6 will be addressed via an early amendment to the Pitt Meadows OCP post adoption, or through the revised Regional Context Statement that is required within two years post-adoption of *Metro 2050*. The intended land use of each, and consistency with the goals and objectives of the regional growth strategy will be determined and evaluated once more details are provided by the City.

Next Steps

According to Section 448 (2) of the *Local Government Act*, a regional government has 120 days within which to accept or decline a submitted regional context statement otherwise the regional context statement is deemed to be accepted. Given that a decision has to be made prior to September 24, 2022 to either accept or decline, staff are recommending that the Regional Context Statement be accepted on the condition that the noted mapping inconsistencies be addressed with the next submission of the City's Regional Context Statement. This will allow Metro Vancouver to meet its legislative processing deadline and allow the City of Pitt Meadows to adopt its update to the OCP. This approach also affords City staff additional time to meet with Metro Vancouver staff to address the mapping inconsistencies and provide additional details prior to submitting a revised Regional Context Statement showing consistency with *Metro 2050* post-adoption.

ALTERNATIVES

1. That the MVRD Board:
 - a) accept the City of Pitt Meadows' Regional Context Statement as received by Metro Vancouver on May 27, 2022, for the reasons set out in the report dated July 12, 2022, titled "City of Pitt Meadows' Regional Context Statement"; and
 - b) direct staff to notify the City of Pitt Meadows of the decision and request that the City address the mapping inconsistencies noted in the report between its Regional Context Statement, Official Community Plan, and the regional growth strategy prior to the submission of their next required Regional Context Statement post-adoption of *Metro 2050*.

2. That the MVRD Board decline to accept the City of Pitt Meadows' Regional Context Statement as submitted to Metro Vancouver on May 27, 2022, indicating the provisions to which the Board objects and the reasons for objection and request that the City of Pitt Meadows amend its Regional Context Statement and re-submit to the Board for consideration.

FINANCIAL IMPLICATIONS

If the MVRD Board chooses Alternatives 1, there are no financial implications to Metro Vancouver related to the acceptance of the City of Pitt Meadows' Regional Context Statement. If the MVRD Board chooses Alternative 2, a dispute resolution process may take place as prescribed by the *Local Government Act*. The cost of associated with a dispute resolution is prescribed based on the proportion of assessed land values. Metro Vancouver would be responsible for most of the anticipated costs.

CONCLUSION

The City of Pitt Meadows has submitted a Regional Context Statement including an amendment to the regional land use designation map to Metro Vancouver. While staff have identified a number of mapping errors that need to be addressed, the Regional Context Statement is broadly supportive and generally consistent with the *Metro 2040* policy framework. Given the work Pitt Meadows' staff have put into aligning the Regional Context Statement with the regional growth strategy, it is considered to be generally consistent with *Metro 2040* and a conditional acceptance of the Regional Context Statement is recommended. As confirmed with Pitt Meadows staff, any regional land use

discrepancies will be addressed prior to Pitt Meadows submitting the required Regional Context Statement post-adoption of *Metro 2050*.

Attachments

1. Correspondence from City of Pitt Meadows, May 27, 2022 “City of Pitt Meadows Official Community Plan Regional Context Statement”
2. City of Pitt Meadows proposed Regional Context Statement
3. Regional Land Use Designation Inconsistencies Between *Metro 2040* and the City of Pitt Meadows’ Regional Context Statement

References

[City of Pitt Meadows Official Community Plan](#)

53676052