

# Staff Report to Council

Planning and Development

FILE: 08-3360-20/24-05

**REPORT DATE:** February 12, 2025

**MEETING DATE:**

February 25, 2025

**TO:** Mayor and Council

**FROM:** Patrick Ward, Director of Planning & Development

**SUBJECT:** Rezoning for 19375 Airport Way (Amenity Lands)

**CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:**



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**RECOMMENDATION(S):**

THAT Council:

- A. Grant third reading to, and adopt, Zoning Amendment Bylaw No. 3001, 2024, to rezone the property at 19375 Airport Way to P-1 (Community Assembly); OR
  - B. Other.
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**PURPOSE**

Following a public hearing, Council to consider granting third reading to, and adoption of, Zoning Amendment Bylaw No. 3001, 2024, to permit sports and recreation uses and facilities on the amenity lands at 19375 Airport Way (PID: 031-463-096).

☐ Information Report

☒ Decision Report

☐ Direction Report

**DISCUSSION**

**Background:**

This bylaw will rezone the City-owned property at 19375 Airport Way to P-1 (Community Assembly) to align it with the adjacent Pitt Meadows Athletic Park and the intended recreation uses. First and second readings of the amending bylaw were granted on December 3, 2024, and a public hearing was held on January 28, 2025.

**Relevant Policy, Bylaw or Legislation:**

The site is designated as Park in the Official Community Plan (OCP), which is intended for public park and recreation uses. Policies in the OCP support increased access to parks and recreational facilities, and implementation of the Parks, Recreation and Culture Master Plan goals and objectives.

In the Zoning Bylaw, the P-1 zone is intended for educational, recreational, cultural, institutional, and civic services that serve the entire community; the proposed park and recreation uses fit within this zoning designation. The existing zoning of the adjacent Pitt Meadows Athletic Park is also P-1, so this rezoning will align the two parcels.

**Analysis:**

A public hearing for the rezoning was held on January 28, 2025. No written submissions were received in advance of the public hearing and there were no speakers in attendance.

Given that the amenity lands have been intended for park purposes since their transfer to the City and that the proposed zoning complies with the OCP designation, it is recommended that Council grant third reading and adopt the zoning amendment bylaw.

**COUNCIL STRATEGIC PLAN ALIGNMENT**

- ☐ Principled Governance    ☐ Balanced Economic Prosperity    ☐ Infrastructure  
☒ Community Spirit & Wellbeing    ☐ Corporate Pride    ☐ Public Safety  
☐ Not Applicable

**Recreation.** Provide facilities and affordable programs and services that empower residents to access and participate in leisure activities for enjoyment and overall wellness.

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**WORKPLAN IMPLICATIONS**

- ☒ Already accounted for in department workplan / no adjustments required  
☐ Emergent issue / will require deferral of other priority(ies)  
☐ Other

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**FINANCIAL IMPLICATIONS**

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

☒ Inform    ☒ Consult    ☐ Involve    ☐ Collaborate    ☐ Empower

Comment(s):

First and second readings were granted on December 3, 2024. A public hearing was held on January 28, 2025.

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**KATZIE FIRST NATION CONSIDERATIONS**

Referral    ☐ Yes    ☒ No    ☐ Other

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**SIGN-OFFS****Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

Colin O'Byrne,  
Manager of Planning

Patrick Ward,  
Director of Planning & Development

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**ATTACHMENT(S):**

A. Zoning Amendment Bylaw No. 3001, 2024