

Staff Report to Council

Planning & Development

FILE: 13-6480-20/25

REPORT DATE: February 26, 2025

MEETING DATE:

March 11, 2025

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning & Development

SUBJECT: Official Community Plan and Regional Context Statement Update

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Has, pursuant to Section 475(2) of the Local Government Act, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
 1. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 2. The Board of any Regional District that is adjacent to the area covered by the plan;
 3. The Council of any municipality that is adjacent to the area covered by the plan;
 4. First Nations;
 5. Boards of Education, Greater Boards and Improvement District Boards, and
 6. The Provincial and Federal Governments and their agencies;and in that regard, considers the consultation described in the "Official Community Plan and Regional Context Statement Update" report presented at the March 11, 2025 Council meeting to be appropriate; AND
 - B. Direct staff to proceed with the Official Community Plan and Regional Context Statement update, as described in the "Official Community Plan and Regional Context Statement Update" report presented at the March 11, 2025 Council meeting; OR
 - C. Other.
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PURPOSE

To provide Council with an introductory overview of proposed updates to the City's Official Community Plan (OCP) and Regional Context Statement (RCS), and provide an opportunity to give consideration to the early and ongoing consultation requirements of the *Local Government Act (LGA)*.

☐ Information Report

☐ Decision Report

☒ Direction Report

DISCUSSION

Background:

Updates to the City's OCP and RCS are required to meet the requirements of the *LGA*, as outlined below.

Homes for People Action Plan

As part of the Province of British Columbia Homes for People Action Plan, amendments to the *LGA* came into force on November 30, 2023 that mandated changes to traditional single family and duplex zones. These changes required local governments to pre-zone such properties to allow a range of housing types including single family, secondary suites, garden suites, duplexes, multi-plexes, and townhomes (known as Small-Scale, Multi-Unit Housing or SSMUH), dependent on lot size and proximity to a frequent transit bus stop. The *LGA* waived the requirement that the SSMUH zoning bylaw amendments were to be consistent with the OCP, however the legislation further required that OCPs are to be brought into compliance with the SSMUH zoning bylaw amendments by December 31, 2025.

Interim Housing Needs Report

In accordance with the *LGA*, Council received the Interim Housing Needs Report (IHNR) on November 5, 2024. Upon completion of the IHNR, local governments are required to update their OCPs and Zoning Bylaws by December 31, 2025 to accommodate the total 20-year housing need identified in the IHNR. The OCP update is required to include housing policies respecting each class of housing need in the IHNR, and to ensure there is capacity in the OCP to accommodate the identified housing need.

Metro Vancouver Regional Context Statement

According to the *LGA*, each Metro Vancouver member municipality is required to identify the relationship between its OCP and the Regional Growth Strategy (RGS) policies by incorporating a RCS into its OCP. If necessary, the RCS must identify the inconsistencies between the OCP and the RGS, and how the OCP will be made consistent over time.

Metro Vancouver adopted a new RGS, Metro 2050, in February 24, 2023. The City was given the opportunity to review the draft RGS and to make comments and recommendations, and Council

accepted the RGS on June 21, 2022. After the adoption of the RGS, the City is given two years to submit a proposed RCS to the Metro Vancouver Board.

The RCS update has been delayed due to the provincial housing legislation, as it was for many other municipalities in the region, given the impacts on staff resources and anticipated amendments to the OCP as a result of the housing legislation.

Relevant Policy, Bylaw or Legislation:

The *LGA* includes requirements that:

- OCPs are to be brought into compliance with the SSMUH zoning / densities;
- OCPs include housing policies respecting each class of housing need in the IHNR, and to ensure there is capacity in the OCP to accommodate the identified 20-year housing need; and
- Where an RGS applies to a municipality, OCPs include a RCS to identify the relationship between the OCP and the RGS.

The *LGA* also requires that when amending an OCP that Council give consideration to whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with certain organizations.

Analysis:

Housing Amendments

An OCP update is necessary to comply with the *LGA* requirements that the OCP permit SSMUH densities and include housing policies to accommodate the housing need identified in the IHNR. Based on these requirements, anticipated OCP amendments include:

- Updates to include background on the Province of B.C. Homes for People Action Plan, including SSMUH, Transit Oriented Area legislation and the Interim Housing Needs Report;
- Addition of a new section on Interim Housing Needs, and OCP policies will be updated to reflect each class of housing need identified in the IHNR;
- Updates to include references to SSMUH density entitlements and align with SSMUH legislation;
- Updates to include the IHNR transportation statement, and further support the development of housing in close proximity to transportation; and
- Land use designations will be amended to reflect the increased density resulting from the SSMUH zoning bylaw, and policy references to the Transit Oriented Areas will be included.

Minor mapping changes for the housing-related amendments may also be required, though no significant mapping changes are envisioned at this time.

It is noted that the IHNR calculates that 5,195 new units are required to satisfy the 20-year housing need in the City. Staff will assess the residential capacity of the OCP land use plan to

ensure that sufficient capacity exists as required. Initial review, however, suggests there is already ample capacity to accommodate housing need, and no significant amendments are envisioned, particularly once the SSMUH densities are integrated into the OCP. Furthermore, based on preliminary analysis, this 20-year need is already accommodated in the City's Zoning Bylaw (as required by the *LGA*) as an outcome of the SSMUH amendments incorporated in June 2024; therefore, no further Zoning Bylaw amendments are required to accommodate the 20-year need.

Regional Context Statement

The City's last RCS was accepted by Metro Vancouver in 2022 as part of the City's 2022 OCP update, when the previous RGS (Metro 2040) was still in effect. The following is a high-level summary of the changes that are anticipated to the RCS, and OCP, following the adoption of Metro 2050.

- Maps

Staff have identified some locations where the land use maps can be updated to better reflect existing and planned uses, and to increase consistency between the RGS and the OCP.

- Targets

Metro 2050 contains region-wide targets pertaining to certain matters. Each municipality is expected to include their own targets within their RCS, which may or may not be the same as the region's overall targets. The regional targets relate to the following matters:

- Tree canopy
- Natural areas
- Greenhouse gas emissions
- Affordable housing in the Urban Centre
- Concentrated residential growth in the urban centre
- Growth within the urban containment boundary

- Projections

The City is required to provide population, dwelling unit, and employment projections to 2050. Staff intend to work with Metro Vancouver staff to help establish projections for Pitt Meadows.

- OCP policy updates

Generally, the Metro 2050 RGS requires a more detailed and comprehensive RCS than the previous RGS, particularly in regards to the provision of affordable and inclusive housing, the integration of land use and transportation, and ecosystem protection, enhancement and restoration.

Based on a preliminary review, staff anticipate that there will be no substantive change to policy directions in the OCP; however, there may be recommended changes to further strengthen and increase clarity for some policies.

- Other amendments

On October 17, 2023, Council passed a resolution directing staff to review the Rural Residential land use designation in the City's OCP. Consistent with Council's direction, the OCP amendment will seek to limit the development of land designated as Rural Residential in the OCP to one-hectare lots or greater.

Early and Ongoing Consultation

The *LGA* requires that when amending an OCP that Council give consideration to whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:

- The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- The Board of any Regional District that is adjacent to the area covered by the plan;
- The Council of any municipality that is adjacent to the area covered by the plan;
- First Nations;
- Boards of Education, Greater Boards and Improvement District Boards, and
- The Provincial and Federal Governments and their agencies.

It is noted that the OCP and RCS update is generally administrative in nature because the OCP updates have been mandated by the Province of B.C., and the SSMUH Zoning Bylaw, IHNR, and RGS have all been previously adopted or received by Council. For that reason, early and ongoing consultation, and specific consultation with the above noted organizations, is not recommended, except that the ᑭᓴᑦᓴ (Katzie) First Nation and School District 42 be informed of the anticipated OCP and RCS updates, and be invited to meet with staff to share information and provide input, and that staff consult with Metro Vancouver staff on the RCS update, as needed.

The OCP and RCS update bylaws will also be posted on the City's website, and a public hearing will be required as part of the process.

Next Steps

Staff propose that two bylaws be prepared for the required OCP and RCS updates: the first to align the OCP with Provincial housing legislation, and the second to update the RCS. This approach is recommended given that the housing-related amendments and RCS have different adoption requirements (i.e., the RCS requires Metro Vancouver Board acceptance prior to final adoption). It is anticipated that the housing-related amendments may be complete this summer, with the RCS update complete by the end of the year, while noting that timing is impacted by Metro Vancouver timelines.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

Regional Partnerships: Proactively connect, collaborate and building strong relationships with our regional partners.

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

WORKPLAN IMPLICATIONS

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

The Planning and Development Department's Business Plan includes the OCP and RCS update as key initiatives for 2025.

FINANCIAL IMPLICATIONS

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

PUBLIC PARTICIPATION

- ☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

The OCP amending bylaws will be available for viewing on the City's website and will be forwarded to a public hearing.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No ☐ Other

The OCP housing-related amendments will bring the OCP into alignment with previously approved zoning updates and housing needs reports, and the RCS update will align with the approved RGS, therefore no substantive implications for ᑭᓴᓴᓴ (Katzie) First Nation have been identified at this time. A letter will be sent to ᑭᓴᓴᓴ (Katzie) First Nation early in the process to provide information and invite input.

SIGN-OFFS**Written by:**

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Christine Carter,
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Reviewed by:

Colin O'Byrne,
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Patrick Ward,
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ATTACHMENT(S)

None.