

## City of Pitt Meadows Comments on Draft Metro Vancouver 2050

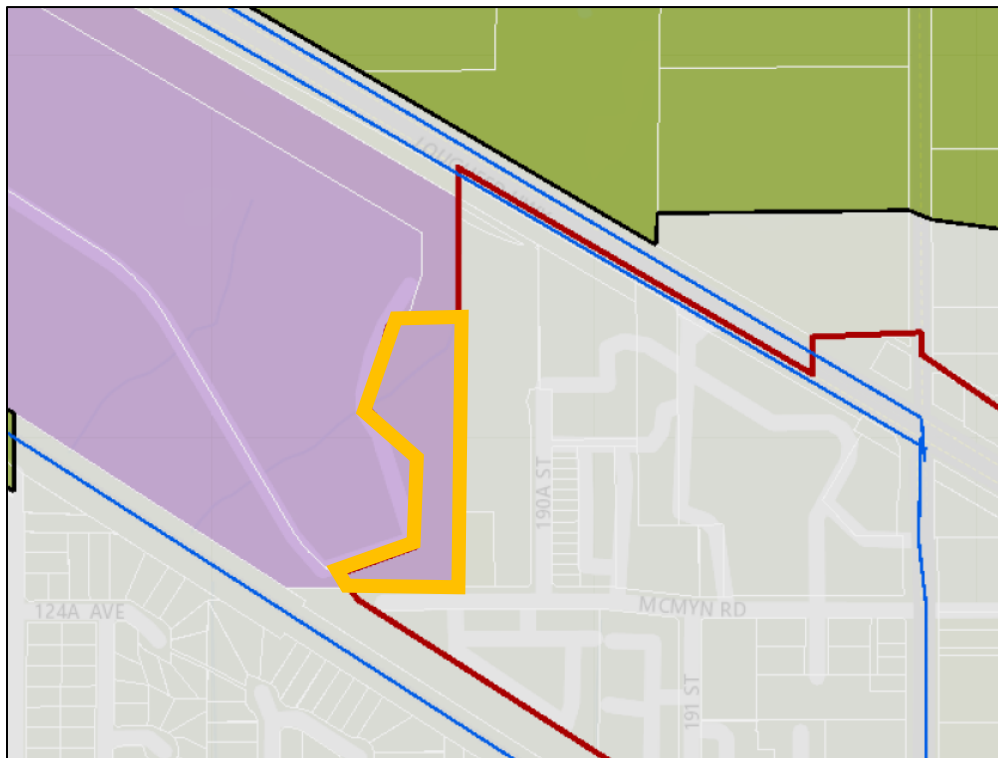
Attachment B

### 1. General Comments

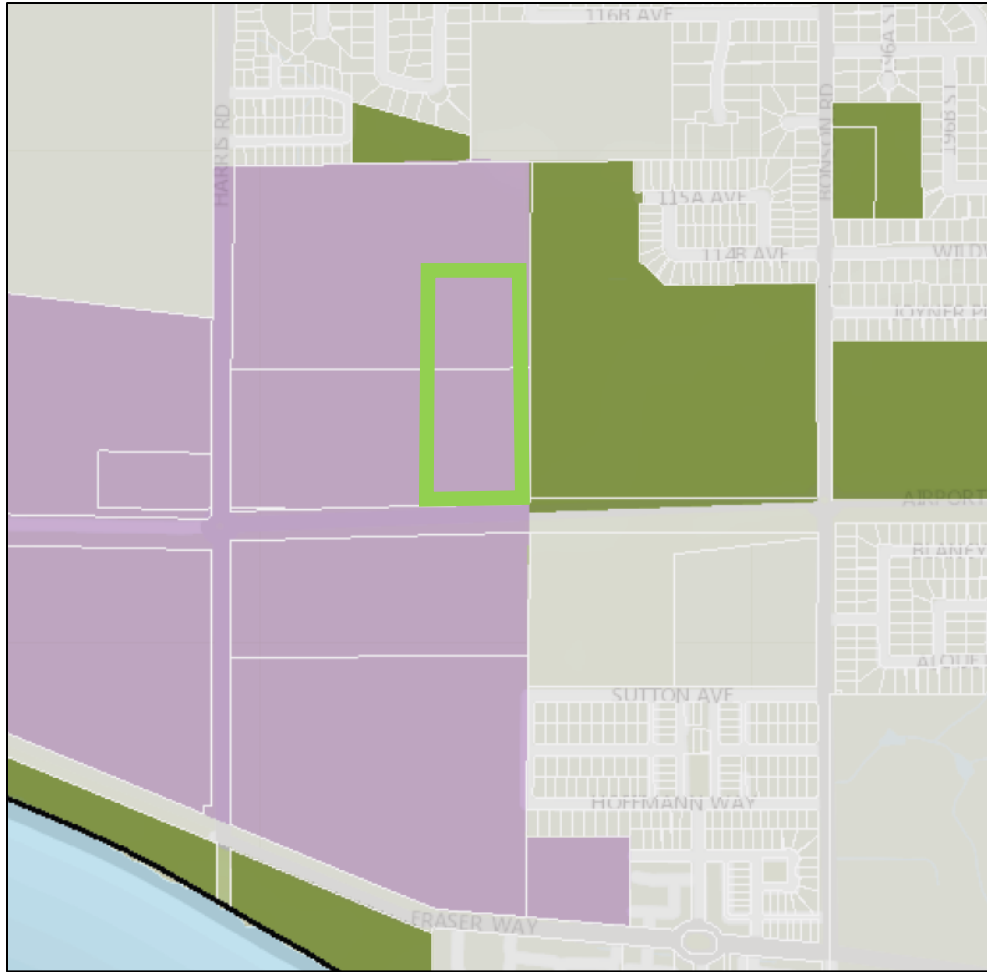
- a. Overall, draft Metro 2050 is generally consistent with City land use goals, objectives, and policies related to sustainable growth and land use management as articulated in the OCP.
- b. Where reporting information or information sharing will be required from local governments, guidelines on information standards will be very helpful to successfully achieving these goals/strategies.

### 2. Mapping

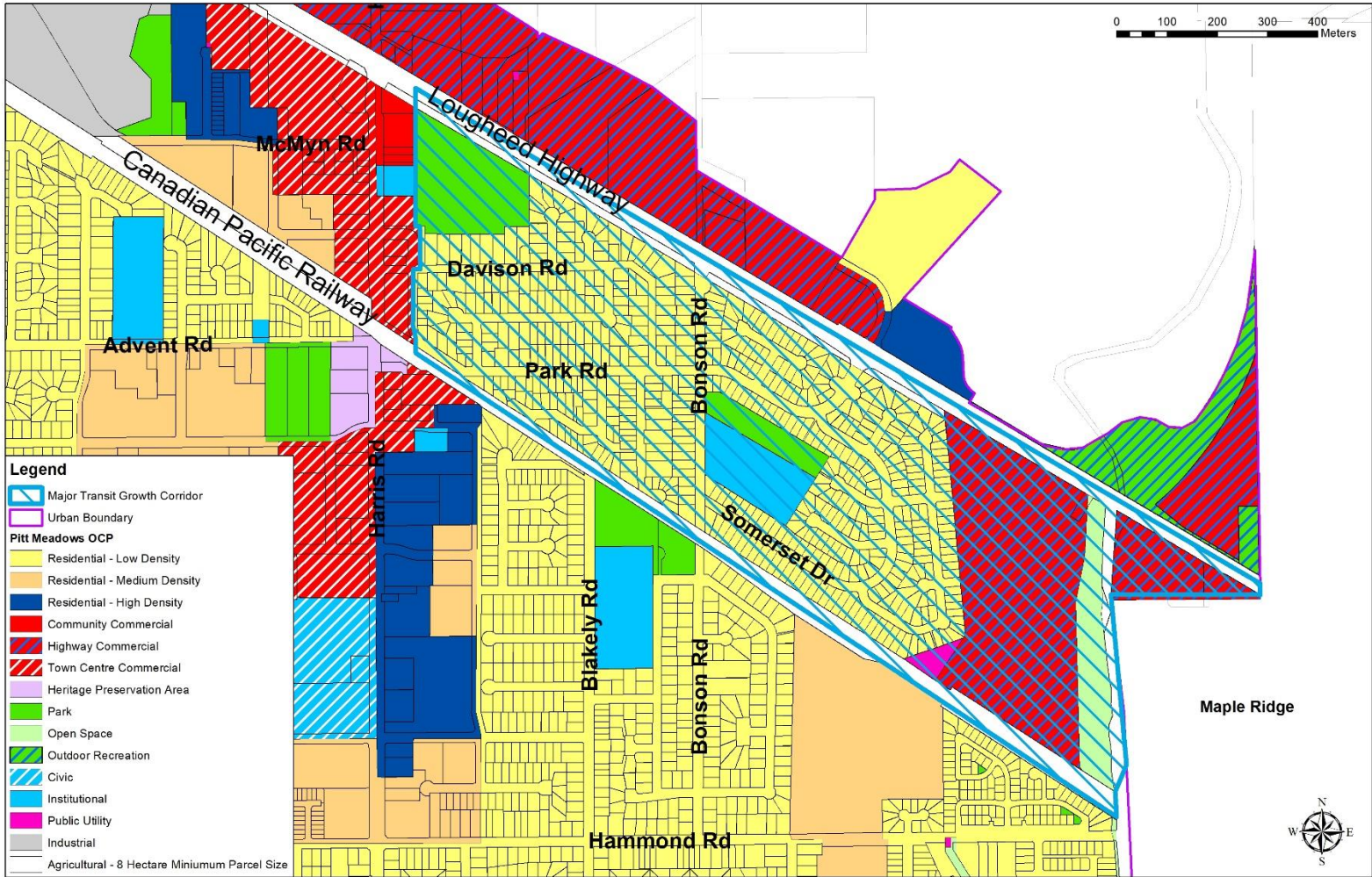
- a. The City would like to take this opportunity to request that Metro Vancouver amend Map 2, Regional Land Use Designations, as follows:



- i. The area outlined in orange (McLean Park) should be re-designated from “Industrial” to “Conservation and Recreation” to reflect the current use of the area as a dedicated park.



- ii. The area outlined in light green (extension to Pitt Meadows Athletic Park) should be re-designated from “Industrial” to “Conservation and Recreation” to reflect the future use of the area as a dedicated park.
- b. 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.



### 3. Policies and Procedures

- a. 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.
- b. 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 and recreation lands in Pitt Meadows and requiring buffering / edge planning could adversely affect agricultural operations and rural infrastructure.
- c. With regards to proposed policy 3.4.5, which addresses climate change impacts and natural hazards on land use, infrastructure and human settlement, an OCP and/or an RCS may not necessarily be the only or the best place for every municipality to address all of these concerns. For example, climate change impacts may also be addressed

through subdivision and servicing bylaws and municipal operations standards and procedures.

- 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. We request that Metro Vancouver consider revising or adding policies to include the protection of cooperative housing.