

Staff Report to Council

Community Development

FILE: 6480-20-2019

DATE: July 03, 2019

Date of Meeting – July 23, 2019

TO: Mayor and Council

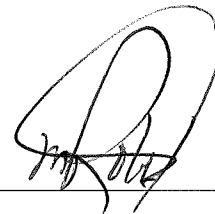
FROM: Lisa Grant, Director of Community Services

SUBJECT: Pitt Meadows 2040: Official Community Plan Review Update

RECOMMENDATION(S): THAT Council:

- A. Receive the report entitled “Pitt Meadows 2040: Official Community Plan Review Update”, dated July 3rd, 2019 for information; OR
- B. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:



PURPOSE

The purpose of this report is to provide Council with a summary of staff's work on the Official Community Plan (OCP) so far this year and to outline the next steps in the OCP Review process.

☒ Information Report

☐ Direction Report

☐ Decision Report

DISCUSSION

Background:

The last OCP review update was presented to Council in February of this year with the results of the community engagement from 2018. Since then, staff have engaged on a number of activities, analyses and reports.

Staff Workshops

City staff from across the organization met in a series of meetings to discuss the City's challenges and opportunities on a range of topic areas. These conversations helped to inform and frame the Official Community Plan (OCP) Issue Papers (see below) and will also inform and frame the new OCP.

OCP Issue Papers and Surveys

The OCP Issues Papers combine research, input from community engagement, and staff knowledge into an easy-to-digest format. They address challenges and opportunities, current trends and initiatives, and discuss what the current OCP has to say on each topic area. Staff prepared the following OCP Issue Papers:

- Transportation
- Agriculture
- Local Systems (Water and Waste)
- Hazards and Emergency Management
- Parks and Recreation
- Environment and Natural Community
- Community Well-Being
- Commercial / Industrial Land and Employment

A paper summarizing housing and community growth will be posted after CitySpaces (the City's consultant working on this project) has completed their housing study.

A short survey accompanies each issue paper asking participants whether or not the paper adequately summarizes each issue and if not, what is missing. Then participants are asked to evaluate pre-determined topics on a scale ranging from "not very important" to "very important". There was also a free-form text box added for additional comments and thoughts. The issues papers will remain on HaveYourSayPittMeadows on the City's website for the summer.

Pitt Meadows Day

Staff members were present all day on the exhibitors field on Pitt Meadows Day with interactive boards on housing issues in Pitt Meadows and the North Lougheed Study Area. Many people stopped by and provided their input.

Active Transportation Advisory Committee

Staff attended the Active Transportation Committee on June 10th to present a framework for the transportation chapter in the OCP. The framework and minutes from the meeting are included as Attachment B.

Housing and Community Growth Forum

On Saturday, June 15, the City, with planning consultants from City Spaces held its Housing and Community Growth Forum in Spirit Square between noon and four p.m. Staff estimates about 60 people actively participated in the event.

Housing and Community Growth Council Workshop

Held on June 25th, the workshop was intended to obtain Council's ideas about how the City should grow and accommodate its future population.

Housing and Community Growth Online Engagement

An interactive map showing the two possible residential development scenarios that were presented at the Housing and Growth Forum on June 15th, and to Council on June 25th, is now available online at the HaveYourSayPittMeadows website, in addition to a "blank" map of Pitt Meadows. A brief survey asking participants their thoughts on different housing forms is also available on the website.

Next Steps

City Spaces, will be returning to Council in September to present their analysis and comparison of the three different housing scenarios (two that were developed by the consultant and presented to Council at the workshop on June 25th and one scenario that will be developed based on Council's input), as well as their final recommendation. Council will provide staff direction regarding housing and community growth at that point.

With the housing and community growth project complete, staff will be ready to assemble an OCP land use map and complete the policy sections in the fall.

Staff will return to Council in the fourth quarter of 2019 with an Official Community Plan bylaw, complete draft of the new OCP, and including the land use map. The accompanying report will request that Council grant first reading to the bylaw, and will ask to formally refer the plan to Metro Vancouver, the Agricultural Land Commission, the School Board, surrounding municipalities, and the Katzie First Nation. Staff will also propose a public engagement strategy for the complete OCP draft at this point.

Staff will incorporate comments and feedback into the draft and prepare a report for second reading approval. Once second reading is granted, a public hearing will be scheduled.

Relevant Policy, Bylaw or Legislation:

Legislative Requirements for Official Community Plans Section 473 of the *Local Government Act* requires that the following content be included in the OCP:

- Approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of 5 years;
- Approximate location, amount and type of present and proposed commercial, industrial, institutional, agricultural, recreational and public utility land uses;
- Approximate location and area of sand and gravel deposits that are suitable for future sand and gravel extraction;
- Restrictions on the use of land that is subject to hazardous conditions or that is environmentally sensitive to development;
- Approximate location and phasing of major road, sewer and water systems;

- Approximate location and type of present and proposed public facilities, including schools, parks and waste treatment and disposal sites;
- Housing policies for affordability, rental housing, and special needs housing, and reductions in greenhouse gas emissions;
- Policies that maintain and enhance farming in areas designated for farming and agricultural land use; and
- Policies related to preservation, protection, restoration and enhancement of the natural environment, its ecosystem and biological diversity.

In addition, an OCP may include broad statements respecting a variety of other matters including social needs, heritage, and culture.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☒ Corporate Excellence
 ☐ Economic Prosperity
 ☐ Community Livability
☐ Transportation & Infrastructure
 ☐ Not Applicable

Engage stakeholders in meaningful dialogue

FINANCIAL IMPLICATIONS

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

There are no financial implications associated with this report

PUBLIC PARTICIPATION

- ☒ Inform
 ☒ Consult
 ☐ Involve
 ☐ Collaborate
 ☐ Empower

This report will be made available on the City's Official Community Plan Review webpage for the community.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

No impacts are identified with this report .

SIGN-OFFS

Written by:

Reviewed by:

Dana K. Parr, Planner II

Alex Wallace, Manager of Community
Development

Attachments:

Attachment A: Active Transportation Advisory Committee - framework and minutes from the meeting



Minutes of the Active Transportation Advisory Committee Meeting
held on Monday, June 10, 2019 at 7:00p.m. in the Meadows Room
of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows,
British Columbia.

PRESENT:

Committee Members: Peter Jongbloed (Chair)
Richard Gaspar
Richard Harmston
Timo Hess
Adam Keizer
Adeem Ramji

Ex-Officio Members: Councillor Mike Hayes

Guests:

Staff: Samantha Maki, Director, Engineering & Operations
Steve Ahluwalia, Manager, Engineering Projects
Colin O'Byrne, Project Manager, Community Development
Dana Parr, Planner II, Community Development

REGRETS:

John Barnes
Michelle Browne
Heather Escaravage
Niels Jensen
Councillor Tracy Miyashita

SECRETARY:

Tanya Barr

1. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

2. LATE ITEMS

None.

3. APPROVAL OF AGENDA

MOVED by T. Hess, and SECONDED by A. Keizer, THAT the agenda for the June 10, 2019 Active Transportation Advisory Committee Meeting be approved.

CARRIED.

4. ADOPTION OF MINUTES

MOVED by R. Harmston, and SECONDED by R. Gaspar, THAT the Minutes of the Active Transportation Advisory Committee held on May 13, 2019, be adopted with the following amendment:

- Item 5.1, bullet 3, to read 'CP Rail at Harris Rd (Over/Underpass)'

CARRIED.

5. DELEGATIONS / PRESENTATIONS

5.1 Official Community Plan / Transportation Policy

Dana Parr, Planner, Community Development, provided an overview of the Official Community Plan (OCP) strategies and feedback received to date, including the Working Transportation Vision. The presentation is included and forms part of the minutes as ATTACHMENT 1.

The Committee engaged in a discussion with the following points being raised:

- Concern with hierarchy of goals for the OCP and how to differentiate when conflicts arise.
 - D. Parr clarified that there was no hierarchy to the goals listed and, should conflict arise, it would be dealt with at the objective level of the implementation plan.
- Would like to see implementation of the Cycling Master Plan included as part of the list of ongoing transportation developments.
 - D. Parr indicated that the idea is to integrate the Cycling Master Plan and the Transportation Master Plan as much as possible into the OCP as one cohesive document.

D. Parr provided a demo on how to access the OCP surveys hosted on Have Your Say at <https://www.haveyoursaypittmeadows.ca>. Each OCP topic includes a survey and a discussion paper. The

Transportation Discussion Paper was provided to each Committee member present. S. Maki reiterated that the Transportation and Pedestrian Master Plan may be updated in the next few years but is always subject to change and potential amendments.

The Transportation Discussion Paper is included and forms part of the minutes as ATTACHMENT 2.

Further discussion points included:

- Whether the Transportation Master Plan would address the truck routes; specifically near Specimen Trees on 188 Street.
 - D. Parr was unsure how the truck routes impact that particular property or what enforcement has taken place to date.
- How the OCP addresses climate change.
 - D. Parr identified that there are issue papers on the Have your Say site, that reference environment and impacts as part of the OCP. The City's current OCP does address greenhouse gas emissions and targets. These discussion papers can be accessed by visiting:
<https://www.pittmeadows.ca/our-community/city-planning-projects/official-community-plan/ocp-discussion-papers-surveys>.
- Need to address additional charging stations, greenhouse gas reduction programs and reporting, rapid transit, cycling lanes, etc. These items need to be included in documents such as the OCP to promote accountability and to drive transportation projects.
 - D. Parr spoke to the process of the OCP and how input is received from public, committees, external stakeholder groups, and staff expertise. Once feedback is collected, it is then presented to Council for their final decision. Many of these key items do belong under the Transportation Master Plan, and not necessarily the OCP.

5.2 North Loughheed Area Study

C. O'Byrne, Project Manager, Community Development, presented the history of the North Loughheed Study Area project and introduced an engagement exercise to gather feedback from the Committee. The presentation included an overview of the planning process for the project and how the public can

participate. The presentation is included and forms part of the minutes as ATTACHMENT 3.

The Committee proceeded to participate in the engagement exercise as directed.

The Committee engaged in a discussion with the following points being raised:

- Volume concerns of traffic coming off Golden Ears Bridge.
- Need to identify a plan for the Harris Road / Lougheed Hwy interchange and how it impacts the North Lougheed Area Project.
 - C. O'Byrne advised that discussions with Ministry of Transportation and Infrastructure (MOTI) are expected and detailed options will be addressed but timing is unknown. The scoping report identified the need for traffic studies and a traffic impact assessment for North Lougheed Area Project prior to developing a model for the intersection.
- Concerns with small community and increased traffic along Harris Road once underpass is complete.
- Possibility of a partnership with City of Maple Ridge as it relates to the North Lougheed Connector (NLC).
 - C. O'Byrne identified that talks would transpire and feedback from those discussions would be taken into consideration.
- Question was raised regarding the foresight of NLC and development of South Bonson.
 - D. Parr spoke to the similarities and the designation of the lands which were in the same OCP. Before Golden Ears Bridge was in place, there was no Airport Way that connected the bridge to the airport. The construction of Airport Way opened up a trade area for opportunities to Pitt Meadows. Separate projects all together.
- Funding opportunities.
- Potential bottle neck in Maple Ridge at Abernathy Connector.
- Concerns with pedestrian and cycling traffic from south to north side of Lougheed Hwy; no viable option for pedestrians or cyclists to cross this main arterial route.

- Traffic signals for the intersection at Lougheed Hwy / Harris Road will need to be synchronized at minimum to ensure consistent flow and reduce bottle neck. The potential for free-flow interchange at Allen Way / Lougheed was discussed, however, several in-depth traffic studies will have to be done prior to significant changes at either of these intersections.
- It was mentioned that the Kennedy Road overpass / McTavish Road interchange could potentially increase truck traffic along Ford Road, taking congestion and volume off Harris Road. The official truck route may change, but it's undetermined at this time.

The Committee is encouraged to attend the Housing & Community Growth Forum on June 15, 2019 at Pitt Meadows Family Recreation Centre, and to be aware of all engagement opportunities going forward by visiting Have Your Say at <https://www.haveyoursaypittmeadows.ca>

6. REPORTS

None.

7. ADJOURNMENT

The Chair thanked both presenters and reminded the Committee of the presentation to Council at the Engagement and Priorities Committee (EPC) meeting on July 9th, 2019.

The next regular meeting of ATAC will be at 7:00 pm on Monday, September 9, 2019, in the Meadows Room at Pitt Meadows City Hall.

MOVED by T. Hess, and SECONDED by R. Harmston, THAT this meeting be adjourned at 8:20 p.m.

CARRIED.

OCP for ATAC

Active Transportation Advisory Committee
June 10, 2019



What is an OCP?

- Identifies a vision and goals of a community
- Provides policies that help achieve the vision and goals of the community



City of San Marcos
OCF
2008 to 2024
Schedule 3A
Urban Land Use

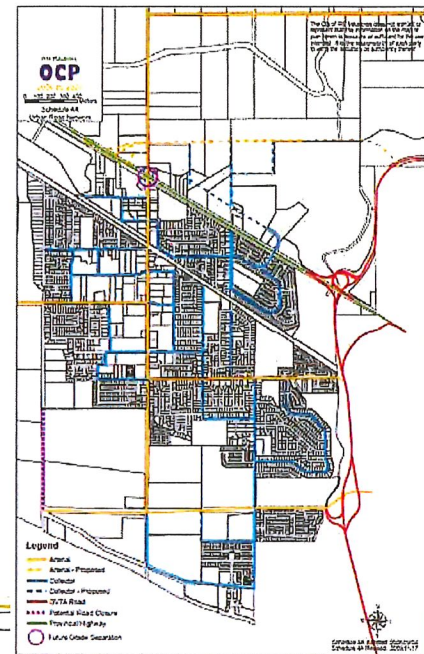
Legend

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Community Commercial
- Highway Commercial
- Town Center Commercial
- Village Commercial
- Heritage Preservation Area
- Park
- Open Space
- Green Buffer (to be determined)
- Outdoor Recreation
- Civic
- Institutional
- Public Utility
- Airport
- Industrial
- Business Park
- Agriculture - 8 Hectare Maximum Parcel Size
- Current ALB Boundary
- City of San Marcos Boundary
- Watershed/ver Green Zone Designation Subject to Regional Government Consideration

Scale: 0 200 400 600 800 1000 Feet

North Arrow

City of San Marcos
Schedule 3A Revised 05/01/2024
Schedule 3A Revised 05/01/2024

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Survey Participant

What we heard

Future in 2040:

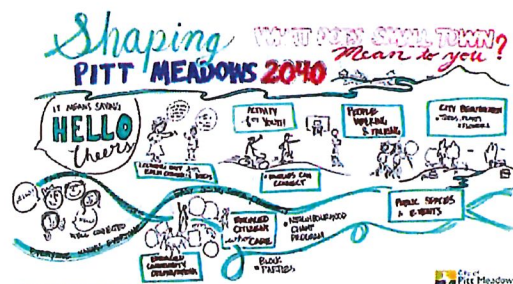
- Place to raise a family and grow old
- Maintain strong sense of community
- Retain natural spaces
- Manage growth, ensuring access to amenities and services
- Good transportation planning

"Multiple generations can live safely surrounded by nature and local shops. Where there are good jobs and housing for all levels of income and where I can have input into decisions. We must have growing facilities for a growing population e.g. schools pools and sports fields."

"I am still able to walk, cycle, work and do business in a leisurely, friendly way. I continue to value my neighbours, service providers, merchants, artists, and fellow Meadowans as I have done for the past 30 years."

Working 2040 Vision Statement - Pitt

Meadows is a thriving, vibrant, friendly, small city where people are welcomed, and growth for current and future generations is balanced with the protection of our surrounding farmland and natural environment.



Working Transportation Vision:

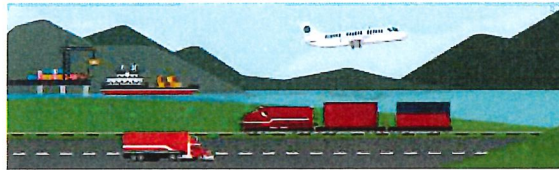
Our community is walkable, it is easy to get around by all modes of transportation, and commercial transport moves freely in and out of the community

Goals:

1. Mitigate the impact of regional / national transportation routes on our residential, commercial and agricultural areas.
2. Increase transit ridership
3. Reduce people's dependency on automobiles
4. Create a beautiful and accessible walking and cycling environment
5. Enable the safe, reliable and efficient movement of goods through the community and to local residents and businesses
6. Support the Pitt Meadows Regional Airport

Recent and Ongoing Transportation Developments...

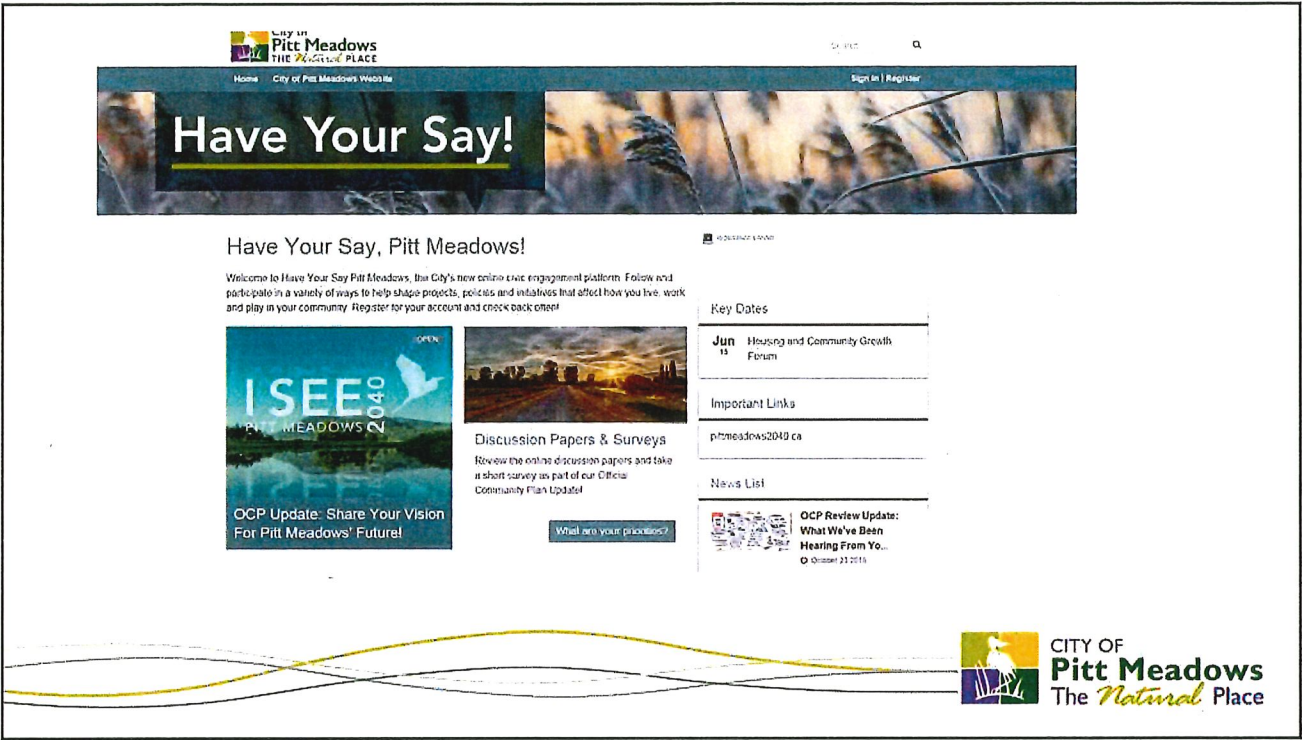
- Translink B-Line
- Harris Road Railway Underpass and new rail
- Kennedy Road Railway Overpass
- Maple Ridge-Pitt Meadows Area Transport Plan
- Kennedy-McTavish Connector
- North Lougheed Connector
- Future Lougheed Improvements

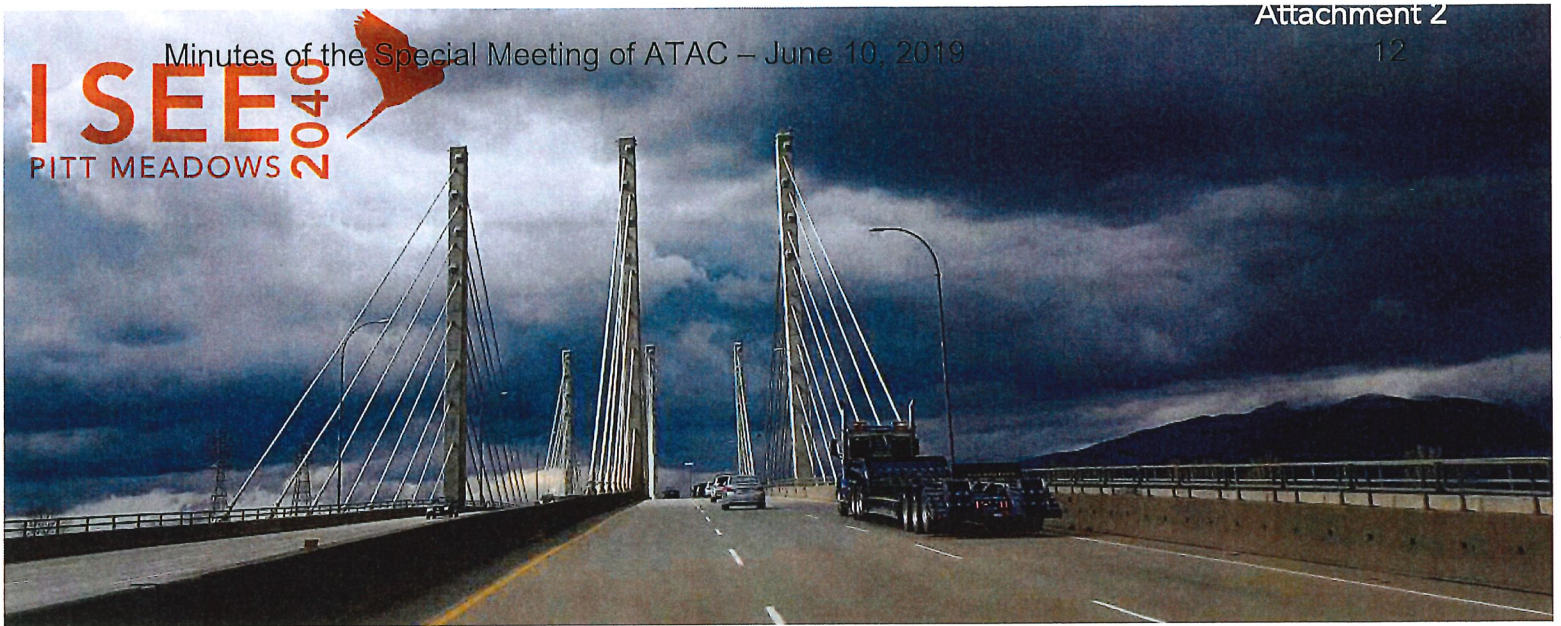


Next Steps:

- Housing and Community Growth Forum, Saturday, May 15th
- Have Your Say Pitt Meadows website: www.haveyoursaypittmeadows.ca
- Continued stakeholder engagement
- Draft Plan and Maps, Fall 2019
- Open houses, Fall 2019
- Adoption process, Late 2019







Background Paper 8 of

Transportation

Transportation routes are the lifelines of any community, bringing economic opportunity, commerce, amenities, visitors, goods and residents into the City. Regional transportation routes bring many challenges. Pitt Meadows is bisected by two significant transportation corridors: the Lougheed Highway, which funnels traffic from communities on the north side of the Fraser River to destinations west of Pitt Meadows and the Canadian Pacific Railway, which runs parallel to and south of the Lougheed Highway.

Canadian Pacific is an important national asset. It moves goods through the Port of Vancouver, as well as to and from other places in Canada and beyond. Located in Pitt Meadows are both the CP intermodal yard and West Coast Express, commuter rail service. Pitt Meadows is home to a general aviation satellite airport, the Pitt Meadows Regional Airport (YPK) that specializes in flight training, aircraft maintenance businesses and commercial charter operations.

Pitt Meadows is surrounded by rivers which also serve as transportation routes.

Challenges

- Mitigating the impact of regional/national transportation routes on our residential, commercial and agricultural areas.
- Connecting to the regional public transit network, especially from the southern portion of the urban area to the B-Line along the Lougheed Highway.
- Obtaining funding for transportation improvements.
- Encouraging people to walk or bicycle to local destinations.
- Providing residents and workers with the opportunity to both work and live within Pitt Meadows, thereby reducing their reliance on private cars and reducing greenhouse gas emissions.
- Supporting the development of YPK while mitigating impacts on the local community.
- Balancing the transportation needs of the City with those of the region and the British Columbia.
- Connecting existing trails to new amenity lands on Airport Way.

Opportunities

- New B-Line bus service will improve public transit linkages to regional destinations.
- New business parks will provide opportunities for local residents to work within the community.
- Continued improvement of pedestrian and cycling paths and facilities.
- Proposed development at YPK will provide opportunities to strengthen the relationship between the City and YPK.
- Encourage children on bikes and support safe routes to schools.
- Planning for seniors mobility in terms of safe and comfortable walking routes and alternatives to driving personal vehicles.
- Continued promotion of cycling education for adults and school children.

Current & Upcoming Projects

- Gateway Transportation Collaboration Forum, underpass at Harris Road, overpass at Kennedy Road, additional track construction
- Lougheed Highway B-Line
- YPK Development
- Ongoing improvements to bike and pedestrian paths

To provide input, visit haveyoursaypittmeadows.ca

Current Trends

- Continued development and population growth for the region and especially for municipalities east of Pitt Meadows means increased regional traffic through the community, particularly along the Lougheed Highway and on Dewdney Trunk Road.
- Generally, the length of trains from and moving through Pitt Meadows has increased, creating longer waiting times for motorists, cyclists and pedestrians at the railway crossings at Harris Road and Kennedy Road.
- Continued improvement of pedestrian and cycling facilities.
- Future development to focus on complete communities which will provide more opportunities for people work and live in the community.
- Increased transit service with the B-Line will reduce travel times to the nearest sky train station, increase the number and frequency of buses serving the area and increase the ridership capacity of each bus.
- The Gateway Transportation Collaboration Forum is a collaborative effort between Transport Canada, the B.C. Ministry of Transportation and Infrastructure, Vancouver Fraser Port Authority, TransLink and the Greater Vancouver Gateway Council to manage goods movement through the region. Three transportation infrastructure projects proposed for Pitt Meadows include: the addition of 5km of track, a Harris Road underpass and an overpass at Kennedy Road.

What does the current OCP say?

- Mitigate traffic congestion by creating a sustainable transportation system that encourages transit, cycling, and walkways.
- Maintenance of roads in residential, commercial, and industrial areas.
- Work towards future Airport growth strategies with community members and all stakeholders involved as plans indicate significant potential for growth in the coming years.
- Support for the construction of the North Lougheed Connector Road, which would connect the Lougheed Highway west of Harris Road to the Abernathy Connector thereby reducing traffic volumes that would otherwise use Old Dewdney Trunk Road
- Proposal for a road connecting Ford Road to Kennedy Road, creating an alternative route in the southeast quadrant of Pitt Meadows.

North Loughheed Study Area Engagement Exercise

Active Transportation Advisory
Committee Meeting – June 10, 2019



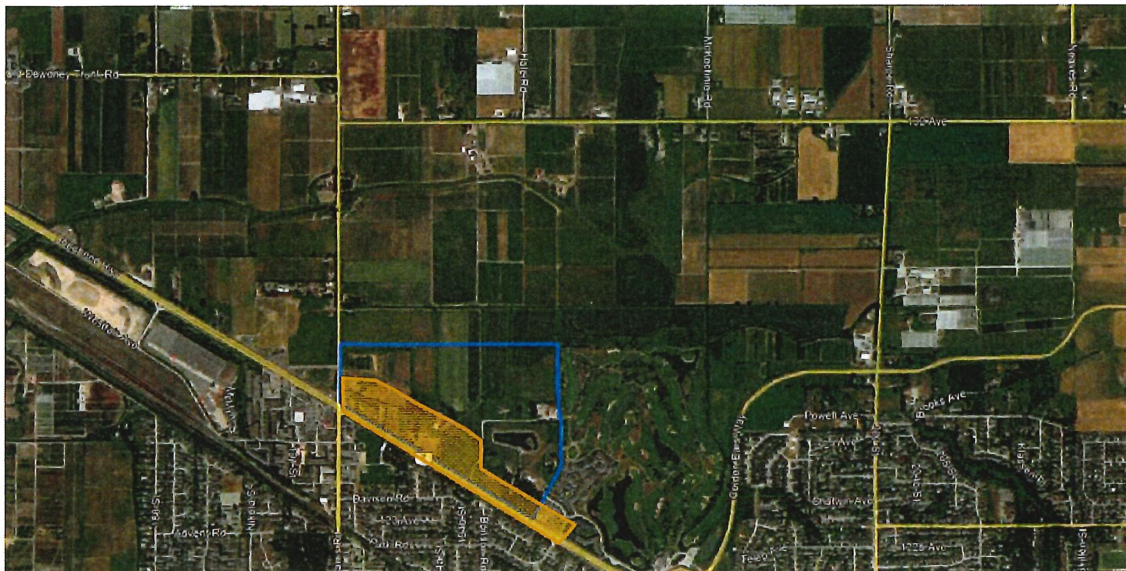
Site Introduction



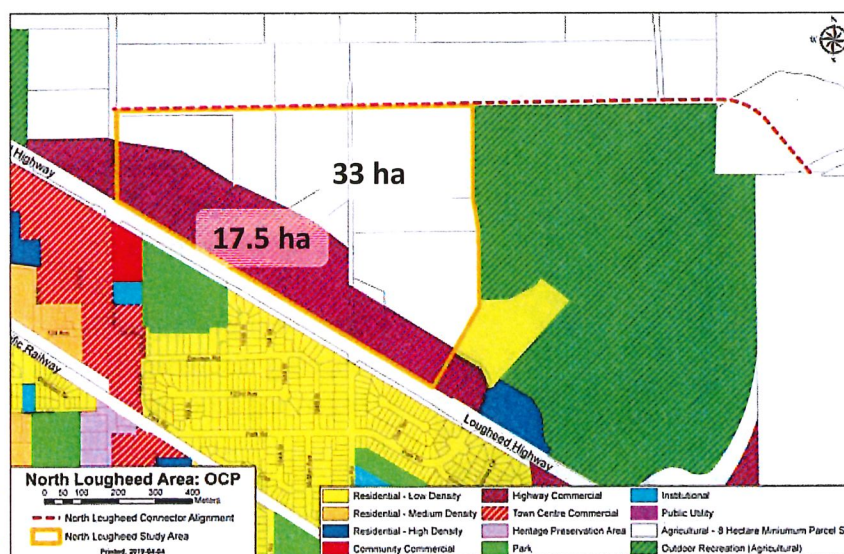
- Approx. 50.5 ha (125 acres)
- Bounded by Loughheed Hwy, Harris Rd, Meadow Gardens Golf Course, residential developments and agricultural properties.
- Southern portion subject of ongoing discussions regarding land use.



History



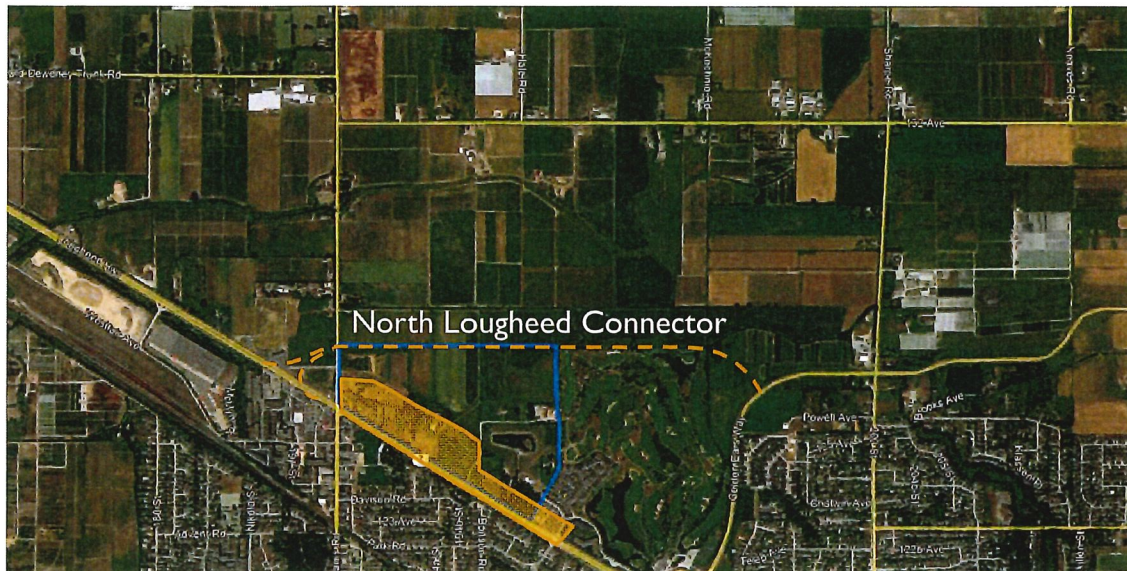
Current Status: Official Community Plan Areas



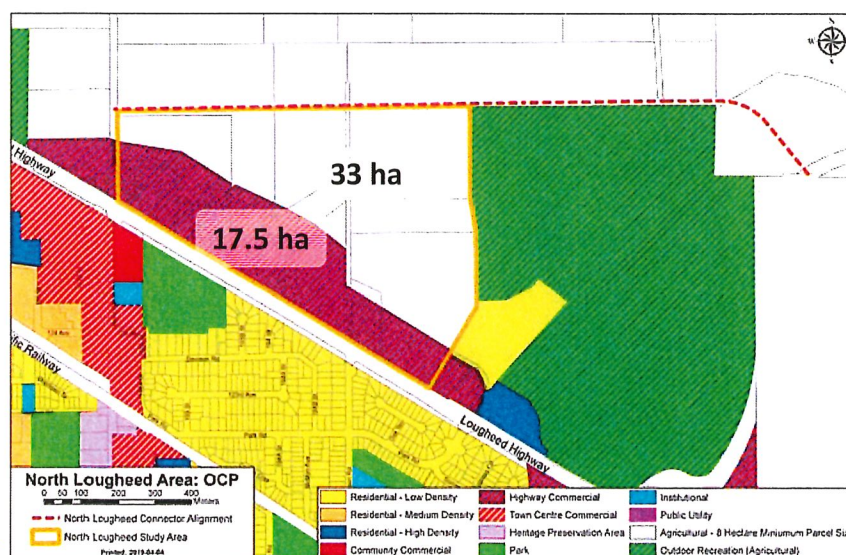
Agricultural

Highway Commercial

History



Current Status: Official Community Plan Areas



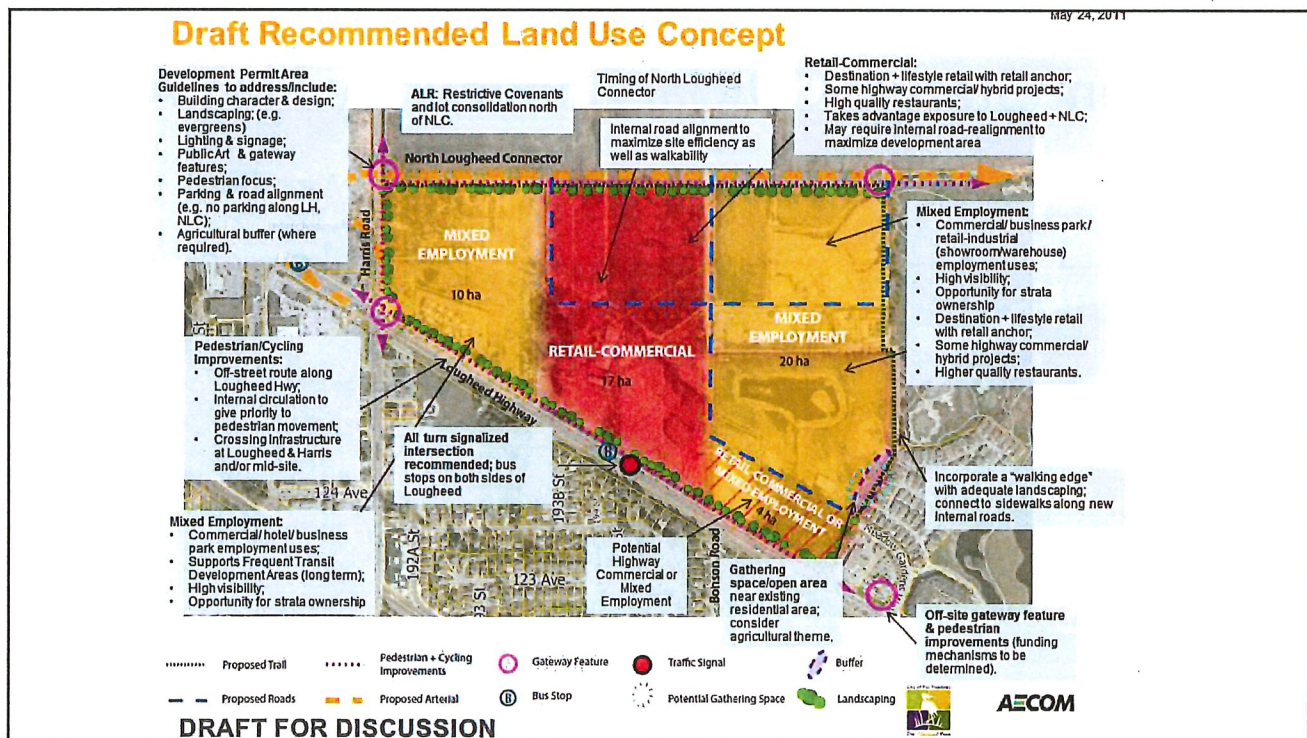
Agricultural

Highway Commercial

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The *Natural* Place

Land Use Plan Guiding Values

- Address farming interests and identify benefits to agriculture;
- Create and retain jobs and viable commercial activity;
- Identify the highest and best use of the land that would support construction of NLC;
- Address commuter and agricultural traffic issues;
- Strengthen pedestrian and transit opportunities.



Changes Since 2011

- Increased traffic from ongoing development in Maple Ridge.
- Property market less interested in retail-commercial.
- TransLink has committed to B-Line service on Lougheed Hwy.
- Ministry of Transportation and Infrastructure initiated Lougheed Highway Corridor Study.
- Senior government commitment to addressing Harris Road rail crossing.
- Revised designs for NLC connection to Lougheed Hwy.



General Planning Process

Re-connect with internal & external stakeholders to clarify & prioritize the values and goals used to shape the planning and design of the area.

Update the land use plan to address the stakeholder priorities identified through consultation and respond to many of the issues affecting Pitt Meadows.

Pursue approvals from senior levels of government.

Develop a more detailed area plan & supporting design guidelines that will inform the development of the area.



General timeline

Talk to you and others, & learn about the site.

Create a few different land use plan options based on what we learned.

Apply to the Agricultural Land Commission and Metro Vancouver for their approval.

Adopt the new land use plan & design guide into the City's Official Community Plan

Review applications to build the NLC and a new part of the city.

2019

2020

2021



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Engagement Exercises

1. Site and context analysis

- Tell us about the site and how it relates to the broader area.

2. Your ideas for the future of the Study Area.

- What would you like to see? How do we get there?

3. What values should drive decision making?

- Choose from those identified through the OCP review and that led the previous planning process.



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