



## CITY OF PITT MEADOWS

Minutes of the **Engagement & Priorities Committee Meeting** held on Tuesday, June 25, 2019 at 7:00 p.m. in the Meadows Room of the Pitt Meadows City Hall, 12007 Harris Road, Pitt Meadows, British Columbia.

### **PRESENT**

Elected Officials: Mayor B. Dingwall  
Councillor M. Hayes  
Councillor N. MacDonald  
Councillor B. Meachen  
Councillor T. Miyashita (Chair)  
Councillor G. O'Connell  
Councillor A. Simpson

Staff: M. Roberts, Chief Administrative Officer  
K. Barchard, Corporate Officer  
D. Fast, Manager IT Services  
L. Grant, Director of Community Services  
D. Parr, Planner II  
K. Turtle, Deputy Corporate Officer

The meeting was called to order at 7:00 p.m.

### **A. LATE ITEMS**

None.

### **B. APPROVAL OF AGENDA**

**MOVED** by Councillor MacDonald, **SECONDED** by Councillor Hayes,  
THAT the agenda for the June 25, 2019 Engagement & Priorities  
Committee be approved.

CARRIED.

### **C. SUSPENSION OF RULES**

**MOVED** by Mayor Dingwall, **SECONDED** by Councillor MacDonald,  
THAT the Committee:

- A. Suspend the rules pertaining to Question & Comment period  
and order of business for the duration of the meeting.

CARRIED.

**D. ADOPTION OF MINUTES**

**MOVED** by Councillor Meachen, **SECONDED** by Councillor O'Connell,

THAT the minutes of the Engagement & Priorities Committee meeting held on June 11, 2019 be adopted.

CARRIED.

**E. COUNCIL COMMITTEES**

**1. Draft Minutes of the Agricultural Advisory Committee**

**MOVED** by Councillor Hayes, **SECONDED** by Mayor Dingwall,

THAT the Committee:

- A. Receive for information, the draft minutes of the May 9, 2019 Agricultural Advisory Committee.

CARRIED.

**2. Minutes of the Active Transportation Advisory Committee**

**MOVED** by Councillor Simpson, **SECONDED** by Councillor O'Connell,

THAT the Committee:

- A. Receive for information, the minutes of the May 13, 2019 Active Transportation Advisory Committee meeting.

CARRIED.

**3. Draft Minutes of the Advisory Design Panel**

**MOVED** by Councillor MacDonald, **SECONDED** by Councillor Meachen,

THAT the Committee:

- A. Receive for information, the draft minutes of the May 22, 2019 Advisory Design Panel meeting.

CARRIED.

**4. Draft Minutes of the Active Transportation Advisory Committee**

**MOVED** by Councillor Hayes, **SECONDED** by Councillor Simpson,

THAT the Committee:

- A. Receive for information, the draft minutes of the June 10, 2019 Active Transportation Advisory Committee Meeting.

CARRIED.

**F. DELEGATIONS / PRESENTATIONS****1. Interactive Council Workshop – Residential Growth**

Jada Basi and Julia Bahen from CitySpaces, led an interactive visual exercise with Council to discuss potential opportunities and constraints of the two proposed resident development scenarios. The PowerPoint used to lead the conversation is included as Attachment 1 and forms part of the original minutes.

Discussion points included:

- The City has a responsibility to help meet regional growth targets
- Pitt Meadows housing prices are doing well in comparison to other areas in Metro Vancouver
- Ease of access into our city due to Golden Ears Bridge and its impact on our city's growth and housing prices
- Limited growth potential due to geographical location
- Vacancy rates in Pitt Meadows has gone up
- Vacancy data prices increased costs of living
- Concerns regarding increased transportation that would arise from the estimated growth potential of 4,000-5,000 people
- 422 additional housing units can be accommodated under existing policy framework
- By 2041, we will need 2325 additional housing units

City Spaces proposed two options for ways to accommodate regional growth:

Option 1 – Growth concentrated around transit-oriented areas i.e. West Coast Express, Harris Road and Hammond Road (Slide 15 of presentation)

Option 2 – Growth distributed throughout community including intensive infill in mature neighborhoods (Slide 16 of the presentation)

CitySpaces shared that, to date, community feedback on the two scenarios has included the following:

- Mixed preferences for the two growth scenarios
- Concentrate density in walking distance to transit
- A variety of housing options are preferred
- Senior citizens want more options when retired and/or living on fixed limited income
- Preserve landscaping
- Need to consider street congestion
- Not in favor of tall buildings and towers
- Development needs to be integrated into current form and character
- Support for mixed-use housing options

Council's comments on the two scenarios included:

- General preference for option 1 (growth concentrated along transit routes)
- Option B is not favorable as it would not protect and celebrate the uniqueness, character and historical neighborhoods in the City of Pitt Meadows
- Creative re-design of Harris and Hammond Roads to show the "charm" of our community

Council engaged in an interactive exercise of envisioning a third scenario, placing chips that represent housing types/density on a map of the City of Pitt Meadows. Council discussed various options in terms of potential land infill locations, and multi-use developments.

Discussion topics included:

- Agricultural Land Commission has yet to be engaged; development of ALR may not be guaranteed
- Infrastructure needs to accompany residential growth
- Parking needs
- Importance of housing options and variety
- Corner lot duplexes have development potential
- Policy and design guidelines can be developed to ensure growth happens in a way that protects the character of Pitt Meadows
- Housing options for an aging population
- Revitalized civic centre with mixed use space
- Geographic constraints of growth in floodplain.

**G. COMMUNITY ENGAGEMENT**

The Chair invited questions and comments from the public:

- Patricia Gordon, regarding: manufactured homes or tiny houses as a housing option; the possibility that the West Coast Express might not remain in our community; and addressing South Bonson's poor walk score with future development.
- Resident, in favor of different zoning designations and mixed-use development; looking forward to working with Council on development opportunities.
- Resident, regarding the potential need for an alternate plan if current land owners are not interested in densifying.

*8:45 p.m. Gwen O'Connell departed meeting.*

- Resident, regarding more yellow (density) chips along Hammond.

*8:49 p.m. Gwen O'Connell entered meeting.*

CitySpaces did a final wrap up and identified next steps including a final report on the three growth scenarios to be presented at a future Council meeting.

Dana Parr, Planner II, demonstrated the online engagement portal, where community members can provide feedback on the housing growth scenarios. The url is [www.haveyoursaypittmeadows.ca/pittmeadows2040](http://www.haveyoursaypittmeadows.ca/pittmeadows2040)

**H. REPORTS**

None.

**I. ADJOURNMENT**

**MOVED** by Councillor O'Connell, **SECONDED** by Councillor Meachen, THAT this meeting now be adjourned at 9:02 p.m.

CARRIED.

**Signed:**

**Certified Correct:**

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Bill Dingwall, Mayor  
BGS, LL.B., CPHR

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Kate Barchard, Corporate Officer