



CITY OF
Pitt Meadows
The *Natural* Place

Staff Report to Council

Community Development

FILE: 6480-01-2019

DATE: January 09, 2019

Date of Meeting – February 05, 2019

TO: Mayor and Council

FROM: Dana Parr, Planner II

SUBJECT: City of Pitt Meadows Official Community Plan Review – Community Visioning Engagement Summary and Draft Official Community Plan Vision

RECOMMENDATION(S): THAT Council:

- A. Accept the report entitled “City of Pitt Meadows Official Community Plan Review – Community Visioning Engagement Summary and Draft Official Community Plan Vision” dated January 09 2019 for information; AND
- B. Direct staff to proceed with the Official Community Plan Review as outlined in the report entitled “City of Pitt Meadows Official Community Plan Review – Community Visioning Engagement Summary and Draft Official Community Plan Vision” dated January 09 2019; AND
- C. Endorse the draft Official Community Plan values and visions as defined in the report entitled “City of Pitt Meadows Official Community Plan Review – Community Visioning Engagement Summary and Draft Official Community Plan Vision” dated January 09 2019; OR
- D. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:

PURPOSE

To provide a summary of the City of Pitt Meadows Official Community Plan (OCP) Review process to date, present to Council the results of the public consultation undertaken in 2018, and to outline next steps in the OCP review.

☐ Information Report

☒ Direction Report

☐ Decision Report

DISCUSSION

Background:

The following section will provide an overview of the OCP Review Project to date and deliver a summary of reports presented to Council. It is intended to provide Council with a brief background about the project direction to date and outline next steps for the development of the updated OCP. This report will be split into the following sections:

1. Project Overview and Understanding
2. Past Official Community Plan Report Summaries
3. Phases 1 -3 - Summary and Outcomes
4. Phases 4-6 - Next Steps

1. Project Overview and Understanding

1.1 What is an OCP

The *Local Government Act* defines an OCP as a statement of objectives and policies to guide decisions on planning and land use management. A Council is required to comply with an OCP when adopting a Zoning Bylaw amendment, all bylaws and works undertaken by the City must be consistent with the OCP. The *Local Government Act* defined the requirements for an OCP, Section 473 requires that the following content be included:

- 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.

Two key reports were presented by staff taking into account the legislative requirements pertaining to content and public consultation, first being the Official Community Plan 2018 Review Scoping Report Summary and the Official Community Plan Public Consultation Strategy Report Summary. These reports shaped the scope and the community consultation direction of the OCP review process. The next section will provide a summary of each of these reports; full reports are attached in the appendix.

2. Official Community Plan Process Recap:

2.1 November 2018 - Official Community Plan 2018 Review Scoping Report Summary (Attachment A):

In 2017, Council directed staff to begin the process for an OCP review that began in early 2018. Staff presented a report in November of 2018 identifying the scope of the OCP. This included an overview of the critical legislative requirements; the history and key information about the 2008 OCP, guiding principles, key areas of focus and placed emphasis on strong collaborative community consultation process (see attached report). Principles that guided the review include:

Innovative, broad and inclusive engagement

Residents, business owners, property owners and renters, the Katzie First Nation, Metro Vancouver, Translink, community organizations, and developers will be engaged throughout. Groups that are traditionally underrepresented, such as youth and newer residents, will also be encouraged to have a voice.

Clarity and user-friendly document

The OCP is a document that articulates the vision and goals of the City. It should be an accessible document that is written in clear and concise language, utilizes graphics where appropriate and is user-friendly.

Knowledge sharing and storytelling

A focus on opportunities for information sharing and knowledge building. In many ways, an OCP is the story of our community. It can reflect individual stories through the engagement process, but also tells the story of the City – it's past, present and goals for the future. Residents have a unique perspective that is essential to the formation of the OCP. Staff presented information about broad issues, trends and impact of key trade-offs as the community established its goals and vision.

Sustainability as the plan's foundation

Principles and action around social, environmental and economic sustainability are foundational elements of the OCP. A prosperous community meets the needs of residents both economically and socially. Growth should be directed in such a way that it capitalizes on existing and planned investment in infrastructure and amenities.

Importantly, care of the environment means residents have a healthy community to live in. As a changing climate continues to impact communities on a local and regional level, caring for and protecting the environment becomes all the more critical.

Council gave staff direction to focus on the following issues and topics, below is the discussion from the November 28th, 2017 report:

Growth

The community generally struggles with the issues that arise out of population and commercial growth including increased demand for services, parking, traffic, changing building forms and patterns, loss of trees and green spaces. The OCP review process will explore these issues while also weighing the costs and benefits of various growth scenarios with no-growth scenarios and what it means to be a small city in the middle of a growing region.

Complete Communities/Neighbourhoods

The urban area of Pitt Meadows has functioned in the past as a bedroom community, a place where residents retreat to their homes in the evening and on the weekends when the workday was done. Many areas throughout the lower mainland were also developed as bedroom communities.

The result of this pattern of development has been a gradual increase in commuting times and with that, the environmental costs of vehicle emissions and the social costs of isolation.

The current OCP explicitly shifted this direction in order to create a complete community – a place where one could potentially work, live, raise their families, retire, and enjoy life all within one community, without having to rely on a vehicle.

The OCP will explore what makes a neighbourhood complete; including recreation employment and basic commercial.

Corridor Planning

The City of Pitt Meadows is bisected by the Lougheed Highway. This has impacted how our City developed and settled. While this corridor is outside of the City's jurisdiction, land use planning needs to consider how uses interface with the Lougheed Hwy. In addition to Lougheed Highway, there are other key corridor areas, mainly Harris Road and Hammond Road. Harris Road acts as a key corridor for the movement of people through the community and connecting into neighbourhoods. Hammond Road is a similar corridor, albeit, on a different scale.

A corridor becomes an interface for the community as people transition into local neighbourhoods. Often commercial uses and density is situated on or adjacent to corridors. The plan should examine corridors within the city and how they interface with neighbourhoods.

Commercial Lands

As part of the OCP update, staff are undertaking a commercial lands study. This will assist in establishing the current status of commercial space and forecasting future supply required over the next five years. The study will touch on the type of commercial spaces the city should be supplying over the term of the next OCP.

Agriculture & Food Security

With over 80% of the City land base located in the Agricultural Land Reserve (ALR), agriculture is one of the most important aspects of the development in Pitt Meadows. The OCP review will engage with the farming community to identify issues and challenges. Issues such as long term agricultural viability can continue to be encouraged as well as residential Farm Home Plate regulations. Ongoing development pressure and resulting bylaw infractions for residential and commercial development, truck parking and filling activities are all detrimentally affecting active farming and food production in the ALR.

Environment

Staff proposed to formally acknowledge provincial and federal environmental protection policies, and environmental policies in the OCP need to be strengthened and given a greater emphasis. A broader discussion regarding the effects of climate change on the community would to be incorporated throughout the plan.

Crown Land Interface Issues (wildlife, fire, hazard/sloped lands)

Staff are proposing to address Crown Land interface issues, such as the threat of wildfire and conflict with wildlife.

Heritage

The City's heritage buildings are aging and some appear to be in poor condition. It is possible that the City could lose a significant portion of our heritage in the next few years. Staff will be seeking to strengthen heritage building policies.

Development Permit Areas (RAR, hazard, and wildlife, wild fire DP)

Include new Development Permit Area guidelines for Riparian Areas, Hazard lands (steep slopes) and wildfire development permit area.

Regional Context Statement

The Regional Context Statement (RCS) will be updated to reflect new updated policies and their relationship with Metro Vancouver's Regional Growth Strategy. This will require a formal referral to Metro Vancouver and the Board's acceptance of the RCS.

Local Area Policies:

North Lougheed Lands

The current OCP broadly identifies 33 hectares north of the Lougheed Highway and east of Harris Road for possible future development. This portion of land is one of the areas of potential for large scale future development. A local area or specific policies are necessary to guide future development applications. Previous land uses proposed in the area included mixed employment

and retail commercial development. However, with a shifting market, future development may envision broader uses. The location of these lands adjacent to the Agricultural Land Reserve requires that consultation include the Agricultural Land Commission and that best practices are undertaken that protect farming and ensure that the agricultural interface is handled in an appropriate manner.

While protecting farming is important and will shape policies, opportunities for new uses should be explored through plan development. This could include a high level concept map and criteria for rezoning/development proposals that will help guide future land use decisions for this area.

Airport Lands

As the City role at the Airport evolves, local area policies are likely needed to guide future development at the airport, including areas where non-aviation uses are proposed but the land is located in the ALR. A review of Airport policies will involve a number of agencies and stakeholders, including the Airport, and the Agricultural Land Commission.

Baynes Road

Identified as a special study area in the 2008 OCP and in Metro Vancouver's Regional Growth Strategy, the development of these four properties have yet to be addressed through policies and land use designations in the OCP. Any such policies or designation must obtain approval from both the Agricultural Land Commission and Metro Vancouver prior to the adoption of the OCP. Staff will work to develop a policy framework for this area that will guide the future use and/or development of the lands.

Work Plan Details

The project was broken into six phases; this allows staff to set a clear direction and scope for each phase of the project. Consequently, by slicing the project into smaller pieces it helps the project team focus more on completing the current phases keeping in mind its contribution to overall project progress. Below is the status of the six phases, more details of each phase will be provided later in this report:

<i>Phase</i>	<i>Status</i>
Phase 1: Background studies and existing policy review	Complete
Phase 2: Public Launch	Complete
Phase 3: Draft Vision and Goals	Complete
Phase 4: Refining Vision and Goals and land Use Map	In progress*
Phase 5: Drafting Plan Policies	Not started

Phase 6: Adoption Process	In progress
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*Staff has completed phases 1-3 and is currently working through phase 4; a detailed plan is discussed later in the report.

2.2 April 10th 2018 - Official Community Plan Public Consultation Strategy Report Summary (Attachment B):

Staff presented an Official Community Plan Public Consultation Strategy that outlined the following (full report is an attachment):

- Civic Engagement Strategy and Framework
- Stages of Public Engagement and Consultation
- Clarify the Issue and Purpose of Public Participation
- Identification of Key Audiences
- Design and Scope of Public Consultation Process
- Select Tools and Tactics
- Develop Strong Messaging and Communication Methods

A significant part of the OCP review consists of public engagement and consultation. Public engagement and consultation are essential to an OCP review because, through the process, public engagement enables knowledge sharing between the City, residents, external agencies and others; it enables staff to gather information effectively; it establishes community consensus regarding vision and values and it is an opportunity to learn about the community and the issues and trends that will shape its future from different sources. Innovative, broad and inclusive public engagement will help to provide Council greater confidence in decision making, especially with regards to development applications (i.e. rezoning and development permit applications). Residents, particularly those involved in the process will have a greater understanding of how decisions are made at the local government level. Finally, innovative, broad and inclusive public engagement will produce a document that is more relevant and meaningful to a greater number of people.

Civic Engagement Strategy and Framework

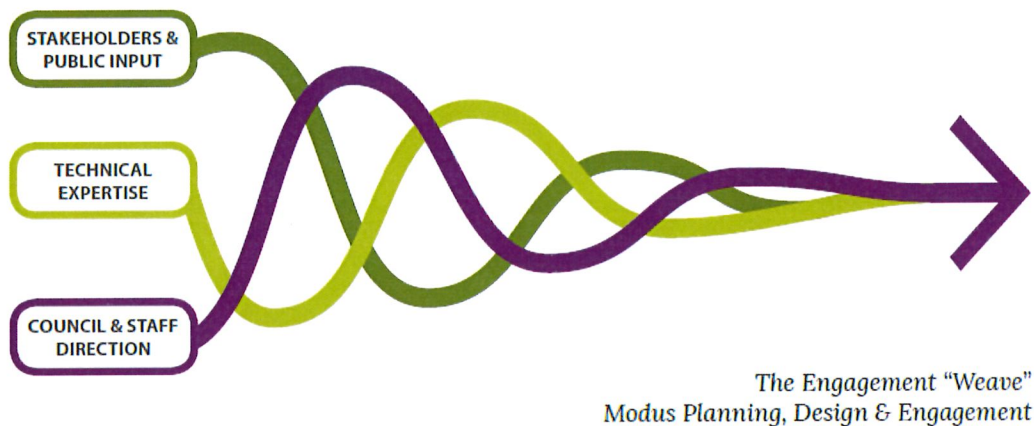
Council endorsed a Civic Engagement Strategy and Framework at their December 12, 2017 meeting. The Civic Engagement Strategy and Framework will serve as a guide thought out all phases of the OCP review.

The City looked to the community early in the process to determine vision and values that will serve as the foundation for the OCP. This involved extensive collaboration with the community. As the policies and maps are drafted, the City will continue to involve the public to ensure that concerns are addressed and that aspirations are reflected in the plan wherever possible.

Staff continues to focus on the “engagement weave diagram” from the adopted Civic Engagement Strategy and Framework because it is particularly applicable to the Official Community Plan review:

“The engagement “weave” diagram from the Civic Engagement Framework shows how different groups work together over time to move from the general to the

specific, finding consensus and agreement by working together. Information and ideas from all these streams should interact, leading to learning, shared insights, and the emergence of new ideas throughout a project or process. No single input, comment or activity determines the outcome and Council (as the elected decision-makers) ultimately reserve the right to decide as they see fit.”



Design and Scope the Process

The OCP public consultation process intended to employ the “funnel” method, moving from broad questions (i.e. how do you see the future of this community?) to more specific questions (i.e. what is the best future use of this property?). According to the Civic Engagement Framework, “moving from broad questions to narrow ones, with report-backs to participants at the end of each phase, builds trust, clarity and momentum, growing the numbers of people involved over time. It should be noted that since this is such a long process, changes in the plan may occur to respond to issues and needs as they arise.

A detailed summary of the public engagement steps are defined under the heading: **Phase 4-6 – Next Steps.**

3. Phases 1 -3 - Summary and Outcomes:

Since the *Official Community Plan 2018 Review Scoping Report* staff has been working through each phase of the project. Keeping the public engagement weave at the forefront, ensures that each phase builds upon the next by “moving from broad questions to narrow ones”. A summary is provided below on each completed phase and their outcomes.

3.1 Phase 1: Background Studies and Existing Policy Review

Staff undertook the process of identifying areas of study and data collection that would help to inform the OCP review. Staff reviewed current plans and studies in addition to the OCP to identify policy gaps, including:

- *City of Pitt Meadows Transportation Masterplan*
- *City of Pitt Meadows Active Transportation Plan*
- *Metro Vancouver 2040: Shaping Our Future (Regional Growth Strategy)*
- *Metro Vancouver Regional Affordable Housing Strategy*
- *Age Friendly Plan*
- *Parks and Recreation Master*

Achievements:

- Identified a list of required studies:
 - Residential Policy Review
 - Commercial Land Use Study
 - Industrial Land Use Study
- Inventory of current OCP policies to assess the relevancy of policies
- Project stakeholder list
- List of project risks and mitigation strategies
- Project Plan development
- Communications Plan development

3.2 Phase 2: Public Launch

Launch Event – May 12, 2018, Pitt Meadows Family Recreation Centre

The launch event intended to educate the public on the role of an OCP in the community, to let them know how they can participate in the process and to generate excitement. The launch event incorporates the following:

- A drop-in format with activities which encouraged residents to share what is important to them about their city. General information regarding the current OCP.
- Information regarding how to get involved.
- The launch event was advertised through the City webpage, CityPage, newspaper ads, posters and social media.

The Official Community Plan Road Show – Spring / Summer 2018

Special community events provided an opportunity to connect with and get input from community members who may not been able to attend workshops or open-houses. Whenever possible, staff set up booths at these events where people will be able to get information about the review process, fill out a survey and/or participate in an activity. Staff had booths at the following events:

- Earth Day
- Pitt Meadows Day
- Canada Day

- In-person pop-up questionnaires from (Aug. 25th to Sept 16th) - full list of location in the City of Pitt Meadows Community Visioning Engagement Summary
- Maple Ridge – Pitt Meadows Home Show

Achievements:

- Raised awareness about the OCP Review Project
- Collected input from the community to set the stage for the values and visions workshop
- Created branding for the OCP Review Project
- Developed social media platforms
- Launched the OCP on Have Your Say Pitt Meadows
- Developed a framework for engagement input based on the current OCP policy areas

3.3 Phase 3: Draft Vision and Goals

Engagement Approach

These events incorporated different public participation approaches, including round table discussions for people with a few hours to spare and an open house format for people to quickly drop in to receive information and give input. By using multiple approaches this enabled staff to reach a variety of people, from all walks of life, and ensure they were as involved as possible. Engagement was focused on two main questions:

- What do people value most in Pitt Meadows?
- What do they want to see for the City's future?

The answers to these two questions have been used to help renew the vision for the future of the City of Pitt Meadows. This vision will serve as the building blocks of the new OCP.

The City retained the Whistler Centre for Sustainability, a planning consultation company, to engage the community to help answer the two questions above. Another key component of the public engagement process was the survey that was available online. Paper copies were also available at events. The survey was promoted through a variety of ways, including:

- Online – through Facebook, webpage, Twitter
- Through a student ambassador, who was present at locations and events in the summer
- At events (City events such as Pitt Meadows Day and Canada Day and specific events, such as the Public Launch event)
- Vision and Values Workshop

The survey received 388 online entries and another 51 paper survey entries were received as a result of outreach activities for a total of 439 survey entries.

Throughout this process targeted discussions with external city stakeholders were held that sought more detailed input from participants on many aspects of community, including such topic areas as housing, parks, transportation, and agriculture.

Vision and Values Workshop – June 2018

This event provided members of the community with an opportunity to share their future vision of the city and to hear other people's ideas about the future. Staff brought a facilitator and graphic illustrator to record the community vision and values regarding our growth and future.

Official Community Plan draft Table of Contents and Chapter Goals

The attached report from the Whistler Centre for Sustainability (Attachment C) describes the engagement process and the outcome of that process. Based on the feedback from the public, the Whistler Centre for Sustainability has produced a "Proposed Vision Framework" that has helped shape the draft table of contents and chapter goals (Attachment D). This vision framework will continue to evolve as the public is engaged through to the completion of the OCP Review Process.

Achievements:

- City of Pitt Meadows Community Visioning Engagement Summary, Whistler Centre for Sustainability (Attachment C)
- Official Community Plan draft table of contents and chapter goals (Attachment D)
- City staff coordinated several events that aligned with the consultant's work and the OCP Public Consultation Strategy

4. Phases 4-6 - Next Steps:

4.1 Phase 4: Refining Vision and Goals and Land Use Map – We are here

Over the next number of months, the OCP Review will focus on drafting policy, including the Land Use Map, followed closely by the development of the updated OCP document. Council, the community, various committees and external stakeholders will all have a chance to review the draft OCP and provide feedback. Planning staff will work with communications staff to ensure that the events and communications reach as many people as possible.

Following is a description of proposed OCP events / public consultation strategies that staff will implement in support of the review:

- *Presentation to Council of Commercial and Industrial Land Studies - February 2019*

Staff have engaged GP Rollo and Associates to provide studies regarding the present state and future outlook for industrial and commercial land uses in the City. These studies are essential for planning for these land uses in Pitt Meadows.

- *Housing and Community Growth Forum – March 2019*

This event is intended to be a facilitated community forum to discuss housing and community population growth and to help determine policy directions regarding housing for the OCP. Staff will ensure online engagement is a part of this process to encourage multiple ways to engage.

- *Council Check-In Points – Ongoing*

City Staff proposes to check in with Council at their regular meetings at multiple points of the OCP review project (see the Schedule of Activities). Key points include a presentation of the commercial and industrial land use studies, a Housing and Community Growth Forum and a draft at first reading of Official Community Plan Bylaw to incorporate feedback before it is presented to the public for comment at second reading and throughout the formal adoption phase.

- *OCP Engagement Activities - February to May 2019*

Staff is proposing to use the components of the newly adopted governance structure to support focused discussions on key topic areas over the next few months. Staff will facilitate a number of Technical Advisory Committee meetings on Agriculture, Active Transportation, Heritage, and Development Permit Area Guidelines. A Round Table/Open house discussion will be held on housing and growth, and we will conduct public outreach on digital platforms. Staff have integrated a series of council check in points through our Activity Table (see below). Through this next phase of the project the key communication objectives are:

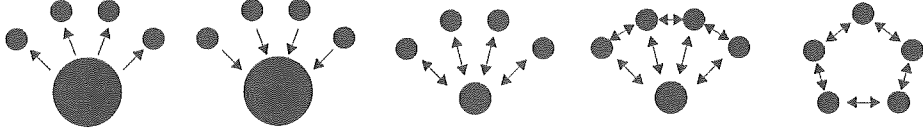
1. Continue to raise awareness about the OCP Review Project and enable the opportunities for stakeholder and community involvement;
2. Provide Council, staff and the community with information about the OCP Review Project, how it related to them, how their input will be used to inform the draft plan, and why ongoing participation is integral to the process;
3. Obtain input from key stakeholder groups, staff, the community and Council;
4. Creating transparency by sharing progress and information as the OCP draft is developing;
5. Ensure that people feel listened to and respected.

To address these objectives, staff put together a number of activities for phase 4. The following groups will be engaged:

- City Staff
- Mayor & Council
- General Public
- Technical Advisory Committees
- Stakeholder Groups
- Katzie First Nation

According to our Civic Engagement Strategy and Framework policy, whenever the City embarks on an engagement process, the purpose of the engagement and the “promises” to the community will be stated at the beginning of the project.

For the OCP review, the goal of public engagement lives between “Involve” and “Collaborate”, depending on the stage of the OCP review process. Only Council has the power to make the final decisions regarding the OCP under the *Local Government Act*, thereby precluding the “Empower” goal. Below is a table from the Civic Engagement Strategy and Framework showing all five categories of public participation:



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide balanced and objective information in a timely manner.	To obtain feedback on analysis, issues, alternatives, and decisions.	To work with public to make sure that concerns and aspirations are considered and understood.	To partner with the public in each aspect of the decision-making.	To place final decision-making in the hands of the public.
PROMISE	“We will keep you informed.”	“We will listen to and acknowledge your concerns.”	“We will work with you to ensure your concerns and aspirations are directly reflected in the decisions made.”	“We will look to you for advice and innovation and incorporate this in decisions as much as possible.”	“We will implement what you decide.”

International Association of Public Participation

For each of the activities listed below, staff has defined the audience, engagement activity, and timeline. City staff has endeavored to weave each group throughout the next stages of the project to ensure different groups work together over time and move from the general to the specific, finding consensus and agreement by working together.

The “Community Visioning Engagement Summary” served as the basis for a draft Official Community Plan table of contents (Attachment D). Each policy chapter begins with a vision statement, and will guide the development of policies within that chapter. The final chapter, entitled “Hazards Management / Emergency Management” did not emerge directly from the vision framework, but is instead a policy area that staff wishes to highlight and develop. It should be noted that this is a draft table of contents and that it will evolve as staff continues to develop the new OCP with the community, stakeholders and Council.

Over the next several weeks, planning staff will be meeting with other departments to discuss the outcome of the public consultation and the new vision for the community. Staff will work towards laying

the foundation for policy development later in the year. Staff will use key topics from these meetings to obtain feedback from the community. Staff will also be meeting with the City's committees, including the Agricultural Advisory Committee, the Active Transportation Committee, the Advisory Design Panel and the Pitt Meadows Heritage and Museum Society this spring to discuss possible policy language for the OCP. The land use maps will be developed in conjunction with this process and staff will be looking for input through this process.

The Schedule of Activities (Attachment E) lists the OCP activities for the next few months. The date ranges for each activity is an approximation at this point and may be subject to change based on availability staff and stakeholder groups.

Council may direct staff to create a task force to give further input on the OCP policy development. If Council directs staff to do so, a separate report would be presented including a draft terms of reference addressing the task forces mandate and membership structure.

4.2 Phase 5: Draft Plan

First Reading of OCP - Fall 2019

Council will be presented with the draft OCP and have the opportunity to give first reading to the bylaw to advance it to public consultation. 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 commenced.

Presentation of Draft Policies and Land Use Plan to the Community – Fall 2019

The presentation of a draft plan is proposed to be in an Open House format. The draft plan will also be posted on the Have Your Say Pitt Meadows website. The purpose of the presentation of the draft plan will be to ask the community: Did we get it right? It will also be a chance to explain to the community the choices that were made in order to achieve objectives so that the reasons behind the policies and the land use designations are transparent and understood by all.

4.3 Phase 6: Adoption Process

The adoption process will consist of the formal Official Community Plan bylaw procedure as required by the *Local Government Act*. This step will consist of formal referrals to affected agencies, municipalities, and Metro Vancouver, readings of the bylaw, at least one public hearing and final adoption of the new Official Community Plan.

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

The OCP review will touch on all aspects of the Corporate Strategic Plan.

FINANCIAL IMPLICATIONS

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

Funds for the OCP review have been approved by Council. The budget is managed by Development Services and Communications, and includes line items for population projections, visual illustrator, and meeting facilitator.

PUBLIC PARTICIPATION

- ☐ Inform ☐ Consult ☒ Involve ☒ Collaborate ☐ Empower

Comment(s):

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PITT MEADOWS

An Official Community Plan Review requires extensive public participation, and it is an iterative process, building on engagement to ensure that the plan is understood and the people's issues, concerns and dreams for their community are incorporated as much as possible. Approval of the plan – the actual decision making – falls to Council.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

Staff wants to ensure early and ongoing engagement. The final OCP document will be sent for comment.

SIGN-OFFS

Written by:

Reviewed by:

Dana Parr, Planner II

Alex Wallace, Manager of Community
Development

ATTACHMENT(S):

- A. Official Community Plan 2018 Review Scoping Report
- B. Official Community Plan Public Consultation Strategy Report
- C. City of Pitt Meadows Community Visioning Engagement Summary - Whistler Centre for Sustainability
- D. Official Community Plan draft table of contents and chapter goals
- E. Schedule of Activities Table

PITT MEADOWS

COUNCIL IN COMMITTEE REPORT

REQUEST FOR COUNCIL DIRECTION

DATE: November 28, 2017
FROM: Department of Community Services
SUBJECT: Official Community Plan 2018 Review Scoping Report

FILE: 6480-20-01-2017

SUGGESTED FOLLOW-UP ACTION: THAT Committee:

- A. Receive, for information, the report dated November 28, 2017 from Community Services providing the scope for the 2018 Official Community Plan review; OR
- B. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENTS:



BACKGROUND

In 2017, Council directed staff to begin the process for an Official Community Plan (OCP) review that is set to begin in early 2018. The purpose of this staff report is to identify the scope of the OCP update and provide high level context for areas that may be addressed during the update. As with any comprehensive OCP update, the community plays an important and significant role in the update process. In addition to the community role, the OCP update will also include areas of legislative changes at the provincial and regional government level.

What is an Official Community Plan?

Official Community Plans (OCP) is defined by the *Local Government Act* as a statement of objectives and policies to guide decisions on planning and land use management. A Council is required to comply with an OCP when adopting a Zoning Bylaw amendment, all bylaws and works undertaken by the City must be consistent with the OCP.

Legislative Requirements for Official Community Plans

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- 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.

The *Local Government Act* sets out requirements for consultation during the development of an OCP. Council must consider whether early and on-going consultation is required, who should be consulted (persons, organizations and authorities). Principles that will be applied to the OCP update will be discussed below and a consultation strategy will be presented in early 2018 for Council's consideration.

KEY INFORMATION:

Current Official Community - Overview

The current OCP, "City of Pitt Meadows Official Community Plan Bylaw No. 2352, 2007" was adopted in September 2008. The OCP update began in 2005 with the establishment of a Steering Committee, who met consistently over a 2 year period. A number of background studies were prepared by both consultants and staff on topics such as housing, industrial and commercial lands, transportation and heritage. A transportation open house and two general open houses were hosted by the City.

Several issues prompted the preparation of the last Official Community Plan review, the most important being transportation. The province had announced major transportation investments affecting Pitt Meadows, including the construction of the Golden Ears Bridge and the reconstruction of the Pitt River Bridge. These transportation projects improved the City's connectivity to the rest of the region, thereby influencing the development of housing, commercial areas and industry. The Official Community Plan reflected all of these issues.

The current OCP addresses a variety of topics including the following policy areas:

- Natural Environment and Sustainability
- Agriculture
- Heritage and Community Uses
- Residential , Commercial and Industrial land uses
- Transportation and Utilities
- Development Permit Areas.

Over the past 9 years, 9 OCP amendments were approved. These amendments included a new Regional Context Statement in 2013. The requirement for a new RCS was triggered by the adoption of a new Metro Vancouver Regional Growth Strategy.

New policies to address legislative requirements arising from Bill 27 to provide GHG reduction targets and strategies required amendments showing how the City, through its Official Community Plan, could work towards achieving those targets.

With the adoption of the Housing Action Plan, new policies were adopted that reinforced policies on affordable housing, rental housing and non-market housing.

Current Official Community Plan Content

The 2008 Official Community Plan confirmed the vision below from the 2000 Official Community Plan.

The citizens of Pitt Meadows aspire to achieve a diverse community that:

- *Provides for increased transportation choice and efficiency;*
- *Has a commitment to the productive use of its agricultural land;*
- *Protects its natural environment;*
- *Maintains its unique "small-town" and rural characteristics and preserves its heritage;*
- *Achieves sustainable economic growth;*
- *Develops and maintains quality parks, recreation and community services for its residents and visitors; and*
- *Carefully manages its residential growth in balance with job creation and the provision of services.*

The focus of the Official Community Plan is primarily on land uses (residential, commercial, industrial etc), infrastructure (utilities and transportation) and Development Permit Areas (form and character of development, environment, and hazards). More recent plans from other communities, like New Westminster, are based upon community values and are to a greater degree organized around goals and objectives.

RELEVANT OBSERVATIONS:

Changes Since the 2008 Official Community Plan

The adoption of the Official Community Plan in 2008 sparked changes in other regulations and policies in order to help achieve goals and objectives as set out in the OCP.

In 2011, after community consultation and public hearing, a new Zoning Bylaw was adopted by Council. The purpose of the new Zoning Bylaw was to create a document that was easier to use, provided greater consistency within the document and with other City bylaws and that reflected the goals and objectives of the new Official Community Plan. Key changes included:

- Legalization of secondary suites
- Permitting greater residential infill development through subdivision, duplexes and garden suites
- Rationalizing the commercial zones and industrial zones and ensuring that they were consistent with the goals of the new OCP

Notable developments that were approved by Council and constructed after the adoption and are a result of the current Official Community Plan include:

- Cedar Downs – Multi-family apartment buildings
- Liv 42 – Mixed use multi-family apartment building
- Origin – Multi-family apartment building
- Solaris – Mixed use 10 storey buildings
- Nature’s Walk – 220 unit townhouse development

Generally, in terms of residential development, the current OCP opened the door for mixed- use, four-storey developments and, as was the case for Solaris, the possibility of buildings higher than four storeys.

The current OCP also paved the way for the development of the Golden Ears Business Park by designating the area at the south end of Harris Road as “Business Park”. This land use designation is consistent with the Regional Growth Strategy, which has identified the area as “industrial” since its adoption by the Metro Vancouver Board in 2011.

Finally, the current OCP broadly contemplates the possible development of the area north of the Lougheed Highway and east of Harris Road, although such a development would still require an OCP amendment application. The Regional Growth Strategy identifies it as “special study area”. Previously the development application proposed highway commercial development. However, as market trends shift other types of uses may be appropriate. Currently these lands are located in the Agricultural Land Reserve and were granted exclusion with specific conditions. As the 2018 OCP update proceeds, these lands will require further consideration and policies that help guide future discussions pertaining to the use of the land.

Other Changes / Regional Changes

Transportation

Regional transportation infrastructure projects are not as much a driving force for updating the OCP as they were in 2007 – 2008, when the Golden Ears Bridge opened and the new Pitt River Bridge was completed. However, as the region continues to grow and the amount of traffic continues to increase, the provincial and federal government, municipalities and other agencies continue to push for transportation improvements that would affect life in Pitt Meadows. Most recently, the Gateway Transportation Collaboration Forum announced that they would be seeking funding for underpasses for Harris Road and Kennedy Road, impacting not only transportation, but land use in the area. Finally, the long-awaited B-Line bus service and improved public transportation along the Translink’s Frequent Transit Network have the potential to impact land development. These potential impacts should be evaluated within the context of an OCP review.

Population and Housing Growth

The community continues to grow and change along with the larger Metro Vancouver region and experience many of the same trends, including housing unaffordability, which affects the greater region.

The 2016 Census revealed that the Pitt Meadows community continues to grow, albeit at a slower rate than it has in past Census periods and slower than Metro Vancouver as a whole. Pitt Meadows also grew more slowly than the City’s and Metro’s projections predicted.

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According to the 2016 Census, the population of Pitt Meadows was 18,573. The community grew by 837 residents or 4.6% since 2011, the year of the last Census. This represents a fairly significant slowing of growth compared to the previous five year census period from 2006 to 2011 when growth was 13.5%.

According to the City's own population projections which were updated in 2013, the population was expected to grow to 19,265 people by 2017. The difference between the 2016 Census number and the City's 2017 projection is 692 people, or gap of 3%.

Similarly, the number of housing units reported by the Census does not meet the City's own projections: 7,547 housing units were projected and 7,195 were counted by the Census, a difference of 352 units.

The Official Community Plan Review

Principles of an Official Community Plan Update

To develop a vision for the community, the process must start with the community – our residents, organization and businesses. Through the OCP Review consultation process, we hope to learn what our community values, hopes and aspirations are for the future. Some of the principles that will guide the review include:

Innovative, broad and inclusive engagement

Residents, business owners, property owners and renters, the Katzie First Nation, Metro Vancouver, Translink, community organizations, and developers will be engaged throughout. Groups that are traditionally underrepresented, such as youth and newer residents, will also be encouraged to have a voice.

Clarity and user-friendly document

The OCP is a document that articulates the vision and goals of the City. It should be an accessible document that is written in clear and concise language, utilizes graphics where appropriate and is user-friendly.

Knowledge sharing and storytelling

Through the OCP process, residents and staff will have multiple opportunities for information sharing and knowledge building. In many ways, an OCP is the story of our community. It can reflect individual stories through the engagement process, but also tells the story of the City – its past, present and goals for the future. Residents have a unique perspective that will be essential to the formation of the OCP. Staff will present information about broad issues, trends and impact of key trade-offs as the community establishes its goals and vision.

Sustainability as the plan's foundation

Principles and action around social, environmental and economic sustainability will be foundational elements of the OCP. A prosperous community meets the needs of residents both economically and socially. Growth should be directed in such a way that it capitalizes on existing and planned investment in infrastructure and amenities. Importantly, care of the environment means residents have a healthy community to live. As a changing climate continues to impact communities on a local and regional level, caring for and protecting the environment becomes all the more critical.

Issues/Topics to be considered during the Official Community Plan

The following community issues have emerged at a staff level as starting points for the review. Other issues will emerge as a result of consultation with the community and Council.

Growth

The community generally struggles with the issues that arise out of population and commercial growth including increased demand for services, parking, traffic, changing building forms and patterns, loss of trees and green spaces. The OCP review process will explore these issues while also weighing the costs and benefits of growth scenarios with no-growth scenarios and what it means to be a small city in the middle of a rapidly growing region.

Complete Communities/neighbourhoods

The urban area of Pitt Meadows has functioned in the past as a bedroom community, a place where residents retreat to their homes in the evening and on the weekends when the workday was done. Many areas throughout the lower mainland were also developed as bedroom communities.

The result of this pattern of development has been a gradual increase in commuting times and with that, the environmental costs of vehicle emissions and the social costs of isolation.

The current OCP explicitly shifted this direction in order to create a complete community – a place where one could potentially work, live, raise their families, retire, and enjoy life all within one community, without having to rely on a vehicle.

The OCP will explore what makes a neighbourhood complete. Are there opportunities for recreation close to home, can you access basic commercial needs in your neighbourhood, are there parks and trails nearby? Are there opportunities to work close to home? All of these help to support complete neighbourhoods.

Corridor Planning

The City of Pitt Meadows is bisected by the Lougheed Highway. This has impacted how our City developed and settled. While this corridor is outside of the City's jurisdiction, land use planning needs to consider how uses interface with the Lougheed Hwy. In addition to Lougheed Highway, there are other key corridor areas, mainly Harris Road and Hammond Road. Harris Road acts as a key corridor for the movement of people through the community and connecting into neighbourhoods. Hammond Road is a similar corridor, albeit, on a different scale.

A corridor becomes an interface for the community as people transition into local neighbourhoods. Often commercial uses and density is situated on or adjacent to corridors. The plan should examine corridors within the city and how they interface with neighbourhoods.

Commercial Lands

As part of the OCP update, staff undertaking a commercial lands study. This will assist in establishing the current status of commercial space (do we meet the current demand) and to forecast future supply required over the next 5 years. The study will touch on the type of commercial spaces the city should be supplying over the term of the next OCP.

Agriculture & Food Security

With over 80% of the City located in the agricultural land reserve, the OCP update will engage with the farming community to identify issues and challenges. Issues such as long term agricultural viability can continue to be encouraged as well as resident farmplate regulations. Ongoing development pressure and resulting bylaw infractions for residential and commercial development, truck parking and filling activities are all detrimentally affecting active farming and food production in the ALR.

Environment

Provincial and federal legislation regarding environmental protection, especially of our waterways, should be formally acknowledged and policies in the OCP need to be strengthened and given a greater emphasis. A broader discussion regarding the effects of climate change on the community needs to be incorporated throughout the plan.

Crown Land Interface Issues (wildlife, fire, hazard/sloped lands)

More fully address Crown Land interface issues, such as the threat of wildfire and conflict with wildlife.

Heritage

Many of the City's heritage buildings are aging and some appear to be in poor condition. It is possible that the City could lose a significant portion of our heritage in the next few years. Staff will be seeking to strengthen heritage building policies.

Development Permit Areas (RAR, hazard, and wildlife, wild fire DP)

Include new Development Permit Area guidelines for Riparian Areas, Hazard lands (steep slopes) and wildfire development permit area.

Regional Context Statement

The Regional Context Statement (RCS) will need to be updated to reflect new updated policies and their relationship with Metro Vancouver's Regional Growth Strategy. This will require a formal referral to Metro Vancouver and the Board's acceptance of the RCS.

Local Area Policies

North Lougheed Lands

The current OCP broadly identifies 33 hectares north of the Lougheed Highway and east of Harris Road for possible future development. This portion of land is one of the areas of potential for large scale future development. A local area or specific policies are necessary to guide future development applications. Previous land uses proposed in the area included mixed employment and retail commercial development. However, with a shifting market, future development may envision broader uses. The location of these lands adjacent to the Agricultural Land Reserve requires that consultation include the Agricultural Land Commission and that best practices are undertaken that protect farming and ensure that the agricultural interface is handled in an appropriate manner. While protecting farming is important and will shape policies, opportunities for new uses should be explored further through the plan development, this could include a high level concept map and criteria for rezoning/development proposals. This will help guide future land use decisions for these lands.

Airport Lands

As the City enters into a more involved role with the management and enforcement at the Airport, as well as an updated zoning uses for the land, local area policies are likely needed to guide future development at the airport, including areas where non-aviation uses is proposed but the land is located in the Agricultural Land Reserve. A review of Airport policies will involve a number of agencies and stakeholders, including the Airport, and the Agricultural Land Commission.

Workplan

Timelines and Major Milestones for the OCP Update

Step 1: Background studies and existing policy review

Staff is in the process of identifying areas for study and data collection that would help to inform the OCP review. Further studies will be required as the public consultation process reveals issues or gaps in knowledge and information.

Staff will also review current plans and studies in addition to the OCP to identify policy gaps, including:

- *City of Pitt Meadows Transportation Masterplan*
- *City of Pitt Meadows Active Transportation Plan*
- *Metro Vancouver 2040: Shaping Our Future (Regional Growth Strategy)*
- *Metro Vancouver Regional Affordable Housing Strategy*

Step 2: Public Launch

Community consultation is an integral part of the OCP review throughout the entire process. A community consultation plan, consistent with the City's public consultation policy, will be brought to Council for consideration and approval early in the New Year.

The goal of the public launch is:

- To generate broad interest for the plan from the community.
- To share with the community information from the background studies and policy review in the first step.
- To ask the community what their vision for the future would be.

This stage will provide direction and direct input for the next stage.

Step 3: Draft Vision and Goals

Based on prior research, studies and public consultation, a new vision statement and Goals for the Official Community Plan will be drafted. This step is intended to be interactive process, with staff returning to the public and to Council for input more than once.

Step 4: Refining Vision and Goals and Land Use Map

Vision and goals will be further refined during this stage and some policies may be drafted at this point. A draft land use designation map will also be produced at this stage. The map will identify potential future land uses throughout the municipality and will be of particular interest to the community. Public consultation will continue throughout this process. This information may be amended based on community and Council feedback.

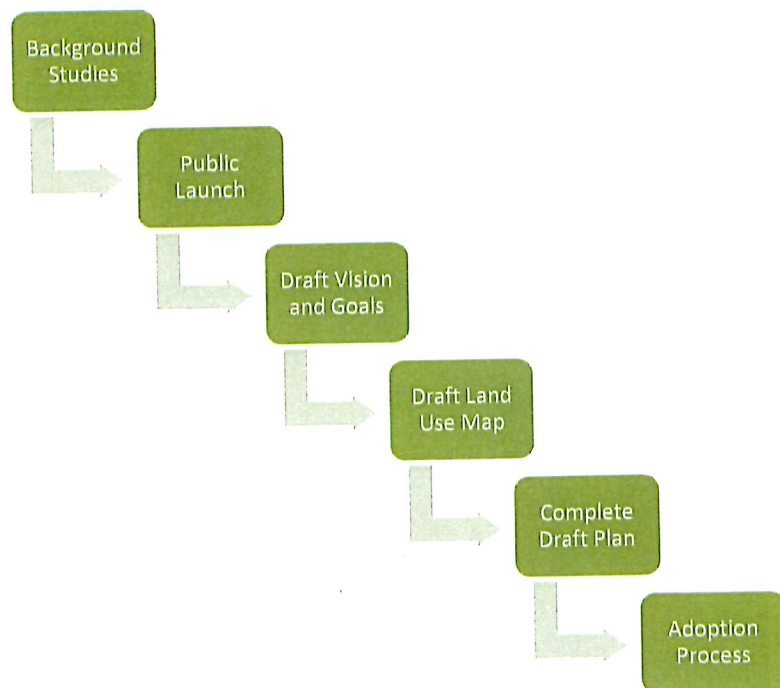
Step 5: Draft Plan

The draft plan will be presented to the public at this stage to obtain further feedback and will also be presented to Council. The exact form of public consultation here will be presented to Council in the public consultation report in the New Year.

Step 6: Adoption Process

The Adoption Process will consist of the formal Official Community Plan bylaw procedure as required by the Local Government Act. This step will consist of formal referrals to affected agencies, municipalities, and Metro Vancouver, readings of the bylaw, at least one public hearing and final adoption of the new Official Community Plan.

Workplan Summary



A more detailed chart summarizing the process is attached to this report.

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RELEVANT POLICY: The OCP Review will be guided by the requirements of the *Local Government Act* and informed by:

- the current *City of Pitt Meadows Official Community Plan*,
- *City of Pitt Meadows Transportation Masterplan*
- *City of Pitt Meadows Active Transportation Plan*
- *Metro Vancouver 2040: Shaping Our Future* (Regional Growth Strategy)
- *Metro Vancouver Regional Affordable Housing Strategy*

STRATEGIC QUESTIONS: Have all the foreseeable issues been outlined in the report? Does Council agree with staff's direction thus far?

ESSENTIAL QUESTION: Can staff proceed with the OCP Review as outlined in this report?

DESIRED OUTCOMES

KEY RESULTS: Staff will continue with data collection and other studies and will prepare a public consultation report for Council to be presented early in the New Year.

DESIRED BENEFITS OF KEY RESULT: The City can begin the OCP review process, as outlined in the report.

REQUISITES: Council direction to proceed as outlined in the report.

UNINTENDED CONSEQUENCES: None identified at this point.

EXPLORE RESPONSE OPTIONS : N/A

Prepared by: D.K. Parr, Planner II

Submitted by: L. Grant, Manager of Community Development

Approved by: M. Roberts, CAO



CITY OF
Pitt Meadows
The *Natural* Place

Staff Report to Council

Community Services

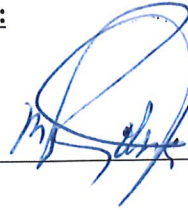
FILE: 6480-20-2018

DATE: April 03, 2018
TO: Mayor and Council
FROM: Dana Parr, Planner II
SUBJECT: Official Community Plan Public Consultation Strategy

Date of Meeting – April 10, 2018

RECOMMENDATION(S): THAT Council:

1. Endorse the Official Community Plan Public Consultation Strategy as outlined in the report dated March 7, 2018; AND
2. In accordance with Section 475 of the *Local Government Act*, determine whether consultation should be early and ongoing and that the following groups be consulted:
 - a. The Greater Vancouver Regional District Board;
 - b. The City of Port Coquitlam, the City of Maple Ridge, and the Township of Langley;
 - c. The Katzie First Nation;
 - d. Maple Ridge – Pitt Meadows School District No. 42;
 - e. Ministry of Transportation and Infrastructure;
 - f. TransLink;
 - g. Agricultural Land Commission; OR
3. Other.

CHIEF ADMINISTRATIVE OFFICER COMMENT/RECOMMENDATION:

PURPOSE

The purpose of this report is to present to Council the Official Community Plan Consultation Strategy and branding for endorsement.

☐ Information Report

☒ Direction Report

☐ Decision Report
DISCUSSION**Background:**

In 2017, Council directed staff to begin the process for an Official Community Plan (OCP) review for early 2018. In December, Council considered an OCP scoping report that identified the scope of the OCP update and provided high level context for areas that may be addressed during the update. The scoping report contained the principles of an Official Community Plan Update, which included:

Innovative, broad and inclusive engagement

Residents, business owners, property owners and renters, the Katzie First Nation, Metro Vancouver, Translink, community organizations, and developers will be engaged throughout. Groups that are traditionally underrepresented, such as youth and newer residents, will also be encouraged to have a voice.

A significant part of the Official Community Plan Review consists of public engagement and consultation. Public engagement and consultation are essential to an OCP Review because, through the process, public engagement enables knowledge sharing between the City, residents, external agencies and others; it enables staff to gather information effectively; it establishes community consensus regarding vision and values and it is an opportunity to learn about the community and the issues and trends that will shape its future from different sources. Innovative, broad and inclusive public engagement will help to grant Council greater confidence in decision making, especially with regards to development applications (i.e. rezoning and development permit applications). Residents, particularly those involved in the process will have a greater understanding of how decisions are made at the local government level. Finally, innovative, broad and inclusive public engagement will produce a document that is more relevant and meaningful to a greater number of people.

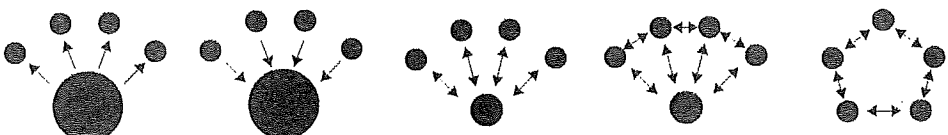
The review of the OCP is anticipated to be a two year process. Year one will focus on conducting background research, community engagement events and workshops, and the drafting of vision and goals for the community. Year two will focus on drafting policy, including the Land Use Map, followed by the development of the updated OCP document. Council, the community, various committees and external stakeholders will all have a chance to review the draft OCP and provide feedback.

This report provides a public consultation strategy for 2018. Early in 2019, staff will provide Council with another report for their consideration regarding a detailed public consultation strategy for 2019.

Civic Engagement Strategy and Framework

Council endorsed a Civic Engagement Strategy and Framework at their December 12, 2017 meeting. The Civic Engagement Strategy and Framework will serve as a guide for and the basis of the Official Community Plan Public Consultation Strategy.

According to that policy, whenever the City embarks on an engagement process, the purpose of the engagement and the “promises” to the community will be stated at the beginning of the project. For the OCP review, the goal of public engagement lives between “Involve” and “Collaborate”, depending on the stage of the OCP review process. Only Council has the power to make the final decisions regarding the OCP under the Local Government Act, thereby precluding the “Empower” goal. Below is a table from the Civic Engagement Strategy and Framework showing all five categories of public participation:



	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
GOAL	To provide balanced and objective information in a timely manner.	To obtain feedback on analysis, issues, alternatives, and decisions.	To work with public to make sure that concerns and aspirations are considered and understood.	To partner with the public in each aspect of the decision-making.	To place final decision-making in the hands of the public.
PROMISE	“We will keep you informed.”	“We will listen to and acknowledge your concerns.”	“We will work with you to ensure your concerns and aspirations are directly reflected in the decisions made.”	“We will look to you for advice and innovation and incorporate this in decisions as much as possible.”	“We will implement what you decide.”

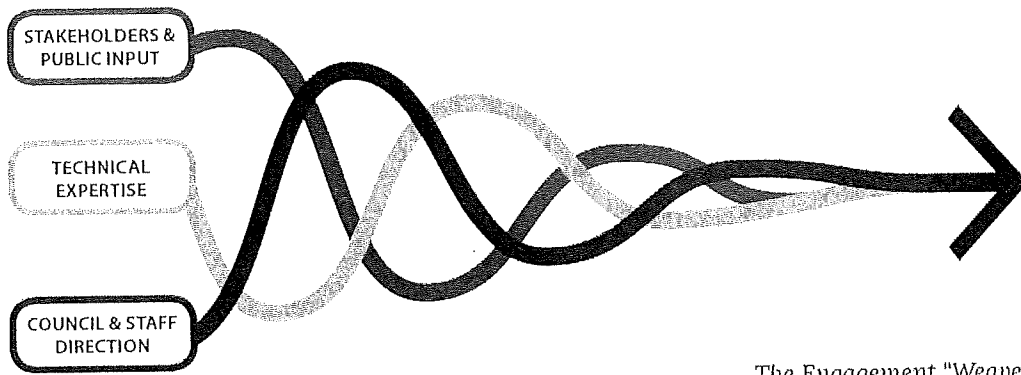
International Association of Public Participation

The City will look to the community early in the process to determine vision and values that will serve as the foundation for the OCP. This stage of the review will involve extensive collaboration with the community. Later, as the policies and maps are drafted, the City will continue to involve the public to ensure that concerns are addressed and that aspirations are reflected in the plan wherever possible.

It is worth considering the “engagement weave diagram” from the adopted Civic Engagement Strategy and Framework because it is particularly applicable to the Official Community Plan review:

“The engagement “weave” diagram from the Civic Engagement Framework shows how different groups work together over time to move from the general to the specific, finding consensus and agreement by working together. Information and ideas from all

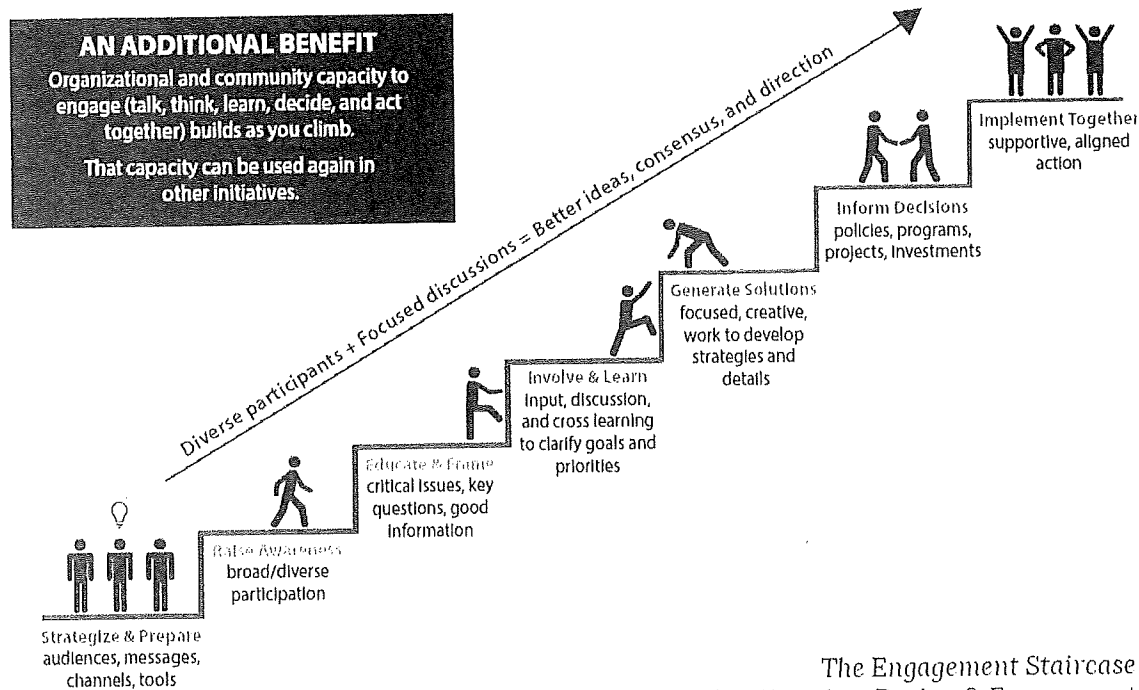
these streams should interact, leading to learning, shared insights, and the emergence of new ideas throughout a project or process. No single input, comment or activity determines the outcome and Council (as the elected decision-makers) ultimately reserve the right to decide as they see fit.”



The Engagement "Weave"
Modus Planning, Design & Engagement

Stages of Public Engagement and Consultation

The following is an outline of the proposed OCP Public Consultation Strategy, from start to finish. The “Engagement Staircase” from Civic Engagement Strategy and Framework is a helpful tool for envisioning the process.



The Engagement Staircase
Modus Planning, Design & Engagement

Each step corresponds to a step in the workplan as outlined in the scoping report that went to Council in December 2017. There is a role for public engagement in each step of the OCP Review.

<u>Workplan</u>	Public Engagement and Consultation Plan
Step 1: Background studies and existing policy review	Strategize and prepare
Step 2: Public Launch	Raise awareness / educate and frame
Step 3: Draft Vision and Goals	Community vision and values / Involve and learn
Step 4: Refining Vision and Goals and Land Use Map	Generate solutions
Step 5: Draft Plan	Inform decisions
Step 6: Adoption Process	Implement together

Relevant Policy, Bylaw or Legislation:

Policy: The recently adopted Civic Engagement Strategy plays a large role in the development of the OCP Public Consultation Strategy.

Legislation: *The Local Government Act* addresses community consultation during the development of an OCP. A discussion of the requirements is contained further in this report.

Analysis:

Strategizing and Preparing for the OCP Public Consultation

Staff is planning for multi-faceted, robust engagement with as broad representation from the community as possible. This report is a key part of the first stage. The following is based on the process for designing and preparing for a public engagement strategy:

Clarify the Issue and Purpose of Public Participation

Section 475 of the *Local Government Act* requires that a local government provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected in the development of an OCP. Specifically, the local government must:

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- consider whether the opportunities for consultation with one or more of the persons, organizations and authorities should be early and ongoing, and
- specifically consider whether consultation is required with the following:
 - 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;
 - the Provincial and federal governments and their agencies, including the Agricultural Land Commission

This is the minimum requirement for the development of an OCP. Local Governments, as a general practice, organize and carry out robust public engagement and consultation involving many different approaches to reach as many people as possible. Public engagement and consultation is critical in the development of an OCP for three main reasons:

1. To gain an understanding of the community and its values (which will serve as the foundations of the plan).
2. To build an understanding with the community regarding the decisions made in the process of creating the OCP.
3. To gain a greater acceptance or support for the decisions that are based on the plan moving into the future.

Identify Key Audiences

An Official Community Plan Review must involve as much of the community – individuals, businesses, organizations and other stakeholders – as possible. It will also involve regional organizations such as the Agricultural Land Commission, Ministry of Transportation and Infrastructure, and Metro Vancouver, to name a few.

Reaching out to different groups of residents will require special considerations. For example, younger residents will be more likely to see a meeting notice on social media; seniors are more likely to see it in the newspaper. Event dates and times will need to take different groups into account too – evenings and weekends would work best for those who are working commuters. Staff will be organizing events that are particular to certain demographics, such as youth and seniors.

Other considerations include the length and duration of events – working parents may not have the time to attend a full day workshop, but would be willing to respond to a short survey, or provide quick feedback at a “pop-up event.” Events will be planned to have childcare available. Events should be engaging, interactive and fun to encourage meaningful participation.

Staff have compiled a preliminary list of groups of people, businesses and organizations whose input is necessary and will be sought as part of the OCP review. This is not intended to be an exhaustive list – others will be added as necessary:

- Residents – Seniors, parents, commuters, working, children, young adults, home owners, renters, urban and rural
- Businesses – Local retail, services, professionals, restaurants and pubs, chain restaurants and stores (regional), real estate, developers
- Katzie First Nation
- Community Organizations / Groups: Chamber of Commerce
- Municipal Committees and Boards: Agricultural Advisory Committee, Airport Advisory Committee, Active Transportation Committee, Advisory Design Panel
- Adjacent municipalities: Maple Ridge, Port Coquitlam, and Township of Langley
- Metro Vancouver
- School District 42
- Agricultural Land Commission
- Ministry of Transportation and Infrastructure
- TransLink

Staff will begin informal conversations with local and regional committees over the next few months in addition to the actions that are described in this report.

Special Key Audience Considerations:

Youth – The community's youth will inherit what we plan now. Their voices deserve to be heard but they can be difficult to reach and less likely to attend the standard open house model for public engagement. Staff is planning to collaborate with the schools and with Parks and Recreation in order to engage with young people.

Seniors – Long-time residents have witnessed the changes in the community and have an invaluable perspective on the history of the City. As the senior population continues to increase in the community, ensuring that they have a comfortable and safe place to live will be a priority.

Katzie First Nation – Reach out to their Council early to discuss how best to engage with them and to determine issues and concerns early in the process.

Determine the Level of Public Participation

Depending on the stage in the process, the level of public participation will rest between “Involve” and “Collaborate” on the Spectrum of Public Participation.

The final decision to adopt an Official Community Plan rests with Council, who can choose to – or choose not to – follow staff's and the public's advice and recommendations. Occasionally, difficult and controversial issues will need to be addressed within the framework of an OCP Review and a final decision maker is necessary.

Design and Scope the Process

The OCP public consultation process is intended to employ the “funnel” method, moving from broad questions (i.e. how do you see the future of this community?) to more specific questions (i.e. what is the best future use of this property?). According to the Civic Engagement Framework, “moving from broad questions to narrow ones, with report-backs to participants at the end of each phase, builds trust, clarity and momentum, growing the numbers of people involved over time. The following table generally sets out

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the public consultation process from beginning to end. It should be noted that since this is such a long process, changes in the plan may occur to respond to issues and needs as they arise.

Design and Scope of Public Consultation Process

Project Phase	Objective	Key Questions	Timeline
Background Studies	To provide key information regarding issues and opportunities for the City.	How can we effectively use the studies to guide our discussion with the public?	2017-2018
Public Launch	To generate broad interest for the plan from the community. To share with the community information from the background studies and policy review in the first step. To ask the community what their vision for the future would be.	How do we reach as many members of the community as possible, particularly people who may not otherwise participate? What is the best way to solicit their feedback?	May 2018
Draft Vision and Goals / Emerging Directions	A new vision statement and Goals for the Official Community Plan will be drafted. This step is intended to be interactive process.	What is the best way to incorporate feedback from the public launch into the draft vision and goals and to do so in a transparent and open way?	May to October 2018
Special Areas / Topics	To more deeply explore a particular issue or area of the City	How to best engage with the public and how to weave those results into a draft plan	May to September 2018
Draft Plan / Options and Trade-offs	The draft plan will be presented to the public at this stage to obtain further feedback and will also be presented to Council.		September to January 2019
Draft Land Use Map	A draft land use designation map will also be produced at this stage. The map will identify potential future land uses throughout the municipality and will be of particular interest	How best to take the public discussion and allow it to inform the map?	January 2019

	to the community. Public consultation will continue throughout this process.		
Complete Draft Plan	The draft plan will be presented to the public at this stage to obtain further feedback and will also be presented to Council. The exact form of public consultation here will be presented to Council in the public consultation report in the New Year.	How to give as many people as possible the opportunity to see, understand and comment on the plan?	May 2019
Adoption Process	The Adoption Process will consist of the formal Official Community Plan bylaw procedure as required by the Local Government Act. This step will consist of formal referrals to affected agencies, municipalities, and Metro Vancouver, readings of the bylaw, at least one public hearing and final adoption of the new Official Community Plan.	How to best communicate this process to the public? How do we resolve any last minute controversies?	Fall 2019

Select Tools and Tactics

Events

Each stage of the OCP review will require particular, tailored participation tools. The consultation program will include the following events in the first year of the review process:

Launch Event – May 12 2018, Pitt Meadows Family Recreation Centre

The launch event is intended to educate the public on the role of an OCP in the community, to let them know how they can participate in the process and to generate excitement. The launch event is planned to incorporate the following:

- Drop-in format with activities to encourage residents to share what is important to them about their city. Information regarding the current OCP.
- Information regarding how to get involved will be made available. People will also be asked how they want to be involved.

PITT MEADOWS

- The launch event will be advertised through the City webpage, CityPage, newspaper ads, posters and social media.
- A videographer will be available to film attendees expressing their vision for the future of the City. The clips will be compiled with other interviews and scenes from around the City to produce a promotional video for the OCP Review.

Vision and Values Workshops – June 2018

Cornerstone events in this phase of the OCP review, these facilitated events will provide members of the community with an opportunity to share their future vision of the City and to hear other people's ideas about the future. Staff is proposing to bring in a facilitator and graphic illustrator to record community vision and values regarding our growth and future and to provide illustrations that will serve to inspire and inform the OCP process. These events are planned to incorporate different public participation approaches, including round table discussions for people with a few hours to spare and an open house format for people to quickly drop in to receive information and give input.

The Official Community Plan Road Show – Earth Day, Pitt Meadows Day, Canada Day - Spring / Summer 2018

Special community events provide an opportunity to connect with and get input from community members who may not attend workshops or open-houses. Whenever possible, staff will set up a booth at these events where people will be able to get information about the review process, fill out a survey and/or participate in an activity.

Housing and Community Growth Forum – Early 2019

This event is intended to be a facilitated community forum to discuss housing and community population growth and to help determine policy directions regarding housing for the OCP.

Special Areas / Topics Engagement – September 2018 to March 2019

It is anticipated that there will be additional opportunities to engage the public on specific areas of the City and / or on topics that have not been outlined in this report. These may include local areas, environmental issues, parks and open space. These engagement opportunities will be specifically tailored to reach the people most likely to be affected by the outcomes of the OCP review.

Additional Consultation and Public Participation Opportunities

Photography Contest

The purpose of a community-wide photo contest is to raise awareness and excitement about the OCP review. The public will be invited to submit photos of Pitt Meadows related to each policy area (e.g. housing, transportation, natural environment). The contest will be held over the summer with final online voting in the early fall. The photo that receives the most votes for each policy area will be included in the final OCP document.

Walking Tours

Staff is planning walking tours with an urban designer targeted towards seniors and children of the urban area in the fall.

Surveys

Surveys will be made available throughout the OCP Review process as an additional, but important way to obtain feedback, especially from those who may not be able to attend events. Surveys will be posted online; paper copies can be obtained from City Hall and other City facilities.

External Agency and Stakeholder Consultation

Staff will begin discussions with external agencies and stakeholders regarding the best ways to involve them in a meaningful way in the OCP Review.

Planning School Project

The University of the Fraser Valley planning school has indicated interest of featuring Pitt Meadows in a studio project. Staff is coordinating with the school to create a fun, mind opening, public engagement event in the fall.

Public Consultation in 2019

Staff will send a report to Council in early 2019 outlining the public consultation strategy through the policy drafting stage of the OCP. The strategy at that stage will be based on feedback from the first stage of public consultation where the City will gather feedback on how best to keep people involved in the process.

Develop Strong Messaging and Communication Methods

Specific messaging will be developed for each stage of the OCP review. The following is an example of some of the communication methods that the City will be employing in the first year:

Branding: Due to the high profile and community-wide interest in the OCP Review, staff are proposing to use a consistent and distinct branding image. This brand will be used on all publication documents (e.g. newspaper ads, open house boards, handouts) in addition to the City's logo. The image may also be used on promotional materials such as postcards, buttons, or fridge magnets. The branding will be used in the initial stages of the OCP Review to raise interest and public awareness of the project. It will not necessarily be used to brand the new Official Community Plan itself. The new Official Community Plan will have its own brand.

Notification Tools: Staff will utilize a variety of notification tools, including a dedicated webpage, social media, posters, videos, newspaper advertisements and in-person outreach to key stakeholders. The dedicated webpage will serve as the main resource where events are advertised, studies and Council reports are posted, and surveys made available.

Other communication protocols: Questions from the general public or from other government agencies regarding the OCP Review will be directed to the planner, who will be the project manager. Communications will continue to listen to online "chatter" and media stories. The media will be encouraged to contact the City's Communications Manager directly.

COUNCIL STRATEGIC PLAN ALIGNMENT

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Corporate Excellence | <input checked="" type="checkbox"/> Economic Prosperity | <input checked="" type="checkbox"/> Community Livability |
| <input checked="" type="checkbox"/> Transportation & Infrastructure | <input type="checkbox"/> Not Applicable | |

The OCP review will touch on all aspects of the Corporate Strategic Plan.

FINANCIAL IMPLICATIONS

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

Funds for the OCP review have been approved by Council. The budget is managed by Development Services and Communications, and includes line items for population projections, visual illustrator, and meeting facilitator.

PUBLIC PARTICIPATION

- ☐ Inform ☐ Consult ☒ Involve ☐ Collaborate ☐ Empower

Consult = obtaining feedback; Involve = work with public to make sure concerns are considered; Collaborate = partner with the public in the decision-making

Comment(s):

The report provides an in-depth discussion on public participation.

KATZIE FIRST NATION CONSIDERATIONS

- Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Reviewed by: (

Dana Parr, Planner II

Lisa Grant, Manager of Development Services
Carolyn Baldridge, Manager of Communications and
Community Engagement

ATTACHMENTS

- A. Official Community Plan 2018 – early 2019 Timeline

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Unity Plan Timelines

Attachment A

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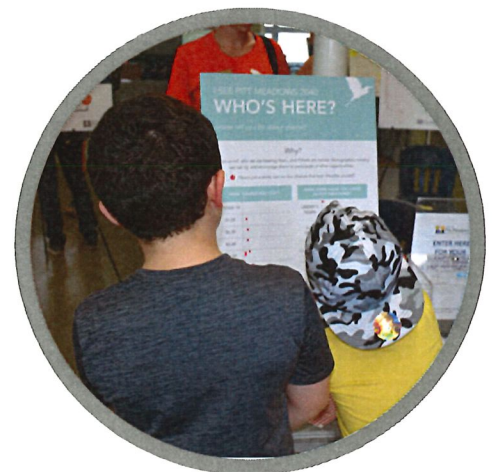
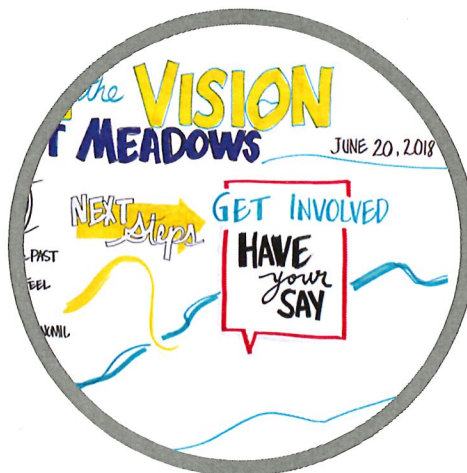
*Creating the future **today**.*

CENTRE *for* **SUSTAINABILITY** WHISTLER



City of Pitt Meadows Community Visioning Engagement Summary

December 2018



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City of Pitt Meadows Visioning Engagement Summary

BACKGROUND AND PURPOSE

The City of Pitt Meadows ("the City") is preparing to undertake an OCP update. A key element informing the OCP update is the development of a renewed community vision by engaging community members. This vision is intended to be an inspiring, shared description of the future of the community, which will also guide the development of the updated OCP policies.

The City engaged the Whistler Centre for Sustainability ("WCS") to assist with the design and execution of a fun and broad engagement strategy.

PROJECT GOALS:

- To get community members excited about helping to create a renewed community vision
- To engage as many community members and stakeholders as resources allow
- To develop a clear, inspiring renewed community vision
- To create draft goals that will guide policy development for the OCP update

ENGAGEMENT APPROACH:

The approach to engagement aligns with the City's following guiding principles for public engagement:

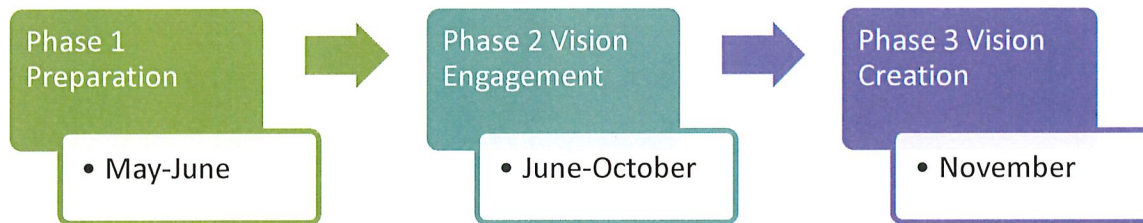
- Accountability + Learning
- Inclusiveness
- Transparency
- Responsiveness

In order to adhere to the guiding principles, the engagement approach:

- Used multiple and diverse tactics to engage as broad a spectrum of the community as possible
- Reached community members where they were at (e.g. events, popular coffee shops, recreation centre, grocery stores)
- Focused on shared values and hopes and dreams
- Identified and involved key stakeholders

HOW DID WE ENGAGE?

This Engagement Strategy was organized into two main phases over the months of June to October. The first phase was preparatory, the second engagement focussed and the third Vision creation focussed.



PHASE 1: PREPARATION FOR VISIONING

This phase involved reviewing the relevant background documents to develop a strong understanding of the community and the key issues and challenges. We then developed the engagement strategy, including target audience, dates and tactics. While we designed an initial engagement strategy with specific initiatives, these changed somewhat over the course of the project to better meet the project goals.

During this phase, we also created a framework for engagement input. This framework was based on the current OCP policy areas, but updated to include additional policy areas that were not in the current OCP.

PHASE 2: ENGAGEMENT

This phase was about getting the community excited about the opportunity to create a renewed vision, and to get the community engaged. The questions presented to the community consisted of two levels: open-ended questions to elicit creative and aspirational responses to determine an understanding of what Pitt Meadows residents value and cherish; and more structured questions around the draft OCP policy chapters so that the vision specifically addresses areas of the OCP and therefore will be able to guide the development of the OCP policies.

To assist us with outreach, we hired a project Engagement Assistant who engaged with community members at different events and locations throughout the City. The Engagement Assistant encouraged people to fill out the on-line survey, and to answer a brief questionnaire. She also attended events and encouraged people to participate in the activities.

The following events and tactics were used during the engagement phase.

Launch event, May 12th: The OCP Review launched on May 12 with an open house at the Pitt Meadows Family Rec Centre where over 50 people shared their values and vision for the community.

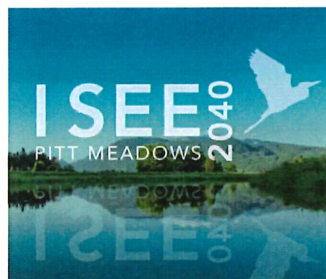


On-line survey: A project information page and an online survey were launched on the City engagement website haveyoursaypittmeadows.ca in June 2018. The survey was up until November 4th and received 388 entries. Another 51 paper survey entries were received as a result of outreach activities for a total of 439 survey entries.



Home » How do you see Pitt Meadows in 2040?

How do you see Pitt Meadows in 2040?



I See Pitt Meadows 2040: What is Your Vision?

What will Pitt Meadows look like in 2040? How will we use land? What will our growth look like? How will we get around on foot, by car, transit or cycling? What will our agricultural preservation look like? What kind of homes and businesses will we have? Your input today will help shape what these things look like in Pitt Meadows in the future!

We've held two public events to invite residents to share their ideas and vision so far! The OCP Review launched on May 12 with an open house at the Pitt Meadows Family Rec Centre where over 50 people shared their values and vision for the community. The Vision and Values Sharing Event took



STAY INFORMED

Subscribe for project updates

Your email address...

Subscribe

25 members of your community are following this project

Where We're At in the Process

Visioning event, June 20th: The Vision and Values Sharing Event took place on June 20 at the Heritage Hall where residents participated in group discussions and activities designed to promote sharing of ideas. The event also had a graphic recorder to capture conversation.

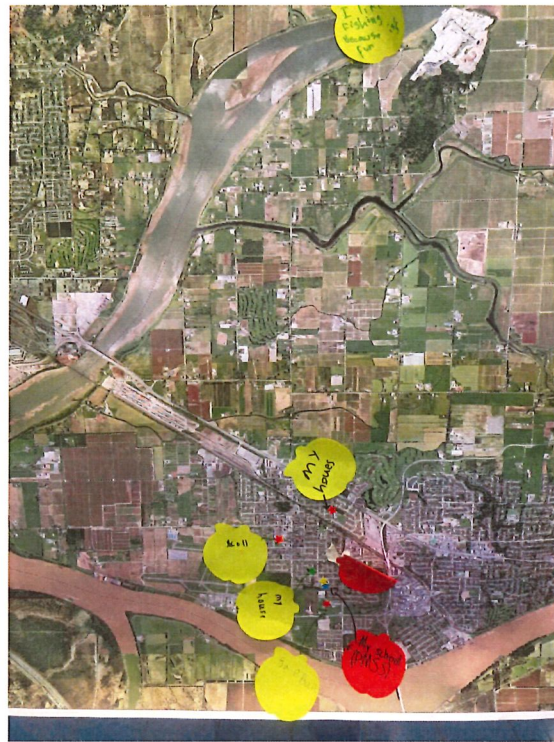
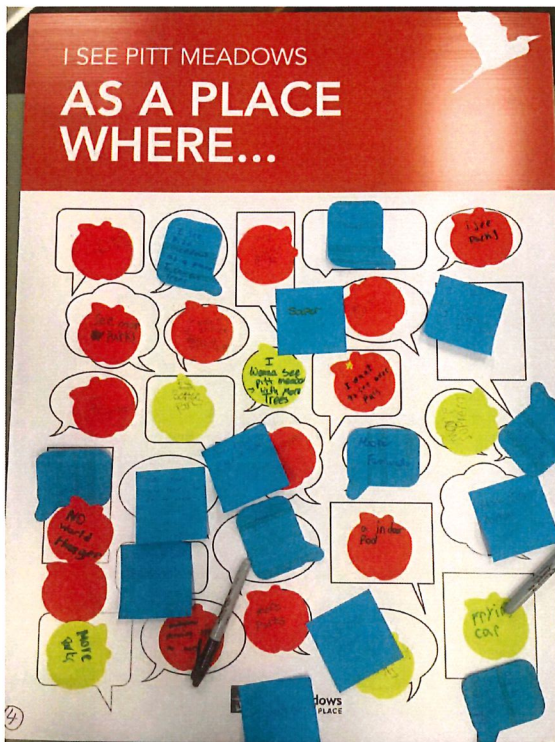


Seniors' event, September 29th: Pitt Meadows staff attended an event at the Seniors' Centre to where they described the project and received input via paper surveys.

Stakeholder focused conversations, October 24/25th: Using the City stakeholder list community organizations were invited to focussed conversations about Pitt Meadow's values and vision for the future. Five conversations were hosted in October involving recreation, arts, environmental, social service and business organizations.

Youth event, October 25th: Outreach specifically targeted at youth took place during the afterschool youth centre program at the Pitt Meadows Recreation Centre. Posters and maps

were used to capture youth perspectives on important assets in the community and thoughts about the future.



In-person pop-up questionnaires. Aug 25th - Sept 16th: Our Engagement Assistant promoted the online survey and engaged residents in completing a paper survey at the following locations and times:

- Saturday, August 25, 11am-1am - Pitt Meadows Recreational Centre
- Sunday, August 26, 10am-12pm - Pitt Meadows Spray Park
- Monday, August 27, 5pm-7pm - Pitt Meadows Skate Park-
- Tuesday, August 28, 4pm-6pm - Osprey Village
- Wednesday, August 29, 4pm-6pm - Waves Coffeehouse
- Thursday, August 30, 11am-1pm - Osprey Village
- Tuesday, September 4, 11am-1pm - Waves Coffeehouse
- Wednesday September 5, 5pm-7pm - Waves Coffeehouse
- Sunday, September 9, 9am-11pm - Osprey Village



439

Completed Surveys

Monday September 10, 10am-12pm - Library

Wednesday September 12, 5pm-7pm - Library

Friday, September 14, 5pm-7pm -Save on Foods

Sunday, September 16, 9am-11am - Save on Foods

What we heard

WHAT PEOPLE VALUE MOST

Understanding what residents' value was accomplished through mapping and survey exercises. Mapping stations at the Visioning Event and the Youth Centre captured some of those valued locations however the online survey provided most of the insights. Online and in person surveys were completed by 439 people who provided 1,000+ comments; the Visioning Event value poster included 8 comments with a map capturing 3 comments and 36 dots placed on special spots. The map at the Youth Centre captured 16 comments during the 2 hour time frame it was up.

General Comments

A number of key themes emerged from input activities including an overwhelmingly strong sense of community, access to nature, recreation in nature and more generally, and ease of movement around the community.

A '**small town atmosphere**' made up the largest number of mentions in the **sense of community** value theme. While we didn't explore the meaning of small town atmosphere in the survey, specific survey comments and input from conversation activities during our engagement implied that it includes attributes like familiarity with neighbours and businesses, friendly, easy to get around to amenities, engaged citizenry, and family friendly. Other themes such as 'feeling safe' and a 'calm pace' also capture this small town sense of community.

Accessing nature included easy access in general to natural areas such as rivers, farmland and green areas; the **views and scenery** from locations in the community. The dykes and trails along the rivers were frequently noted as critical amenities to access natural areas and for general recreation

Recreation access values once again highlighted the importance of **trails and dykes** for hiking and biking and also parks and green spaces. These two themes reinforce the importance of **actively enjoying natural spaces**. Community asset mapping at the Youth Centre highlighted

Currently here is how we value living, working and playing.

+ we enjoy the size of the smaller population, the friendliness of the people, the community support and awareness, having the facilities and the amenities within short distance of driving and walking.

+ the fact that we are able to access different roads to reach our destinations with a short amount of time. We know this is going to change as population grows.

+ the bicycle trails, the walk by the Fraser, trails for walking, recreational centre, schools, parks.

Survey Participant

more **managed recreation places** such as municipal parks, recreation amenities like ball diamonds, pools and fields.

Simple ways to get around the City with an emphasis on **walking and cycling** is important to survey participants. A compact community containing business and community services in close proximity to home helps with movement. Motorized methods of mobility such as public transportation, vehicle and road infrastructure are also highlighted attributes, though primarily in the **linkages to the greater region** on the rails and highway.

Other popular themes included feeling safe, access to services and amenities, calm pace, access to agriculture, and managed growth.

Focussed Conversation Feedback on Values

Environmental Groups	Social Groups	Business Groups
<ul style="list-style-type: none"> - Ability to get around - Livability – climate, community, healthy - Dykes and outdoors/nature in general, habitat for wildlife - Agricultural Areas – food, undeveloped, somewhat natural, fish habitat 	<ul style="list-style-type: none"> - Culture of collaboration - Continued dialogue with the municipality on social issues - Agricultural land – food security - Public spaces where community can come together to connect 	<ul style="list-style-type: none"> - Small town feel, attraction to living here – simple to reach local customers - Land available for commercial spaces, and opportunity for new businesses - Close to the airport and the local airport and supports exporting businesses - Generally simple municipal process for building, makes it easier

Specific Survey and Open House Themes

Survey participants were asked “What three things do you most value about living, working or playing in Pitt Meadows?” A total of 1,029 unique responses were given by the survey participants and coded. Results are summarized below along with the mapping notes from the Vision Event.

- Sense of Community x 312
 - Small town atmosphere x 127
 - General sense of community x 48
 - Familiar with neighbours and businesses x 40
 - Family friendly and family events (traditions) x 38
 - Friendliness x 27
 - The people x 11
 - Supportive x 5
 - Placemaking – community garden x 2
 - Diversity x 2
 - Engagement & involvement x 3
 - Other x 1:neighbourhoods, closeness, calm, inclusive, pet friendly, shared values.

- Access to Nature x 164
 - General access to nature x 68
 - Scenery x 33
 - Dykes/River/Recreation x 16
 - Green spaces x 14
 - Water/rivers x 11
 - Walking/Biking x 5
 - Wildlife x 5
 - Trees x 3
 - Farmland x 3
 - Open spaces x 2
 - Preservation x 2
 - Trails x 2
 - General environment x 2
 - Other x 1: Fresh air, mountains, activities, managed growth, outdoor recreation, country side, outdoor setting.
- Access to Recreation Spaces x 112
 - Parks and green space x 37
 - Trails and Dykes (for biking/hiking) x 37
 - Biking x 6
 - General access to recreation x 5
 - Hiking/Walking x 5
 - Family and Youth activities x 4
 - Pool x 2
 - Recreation centre x 2
 - Other x 1: golf, pool, gym, sports general, outdoor activities general, paddling, playing fields, , arena, skate park
- Ease of Movement x 93
 - Walkability x 45
 - Bikeability/Cycling x 8
 - Bike/Walkability x 3
 - Public transportation (esp. West Coast Express) x 17
 - Driveability, roads, highway, reduced traffic x 10
 - General ease of movement x 7
 - Compact community x 2
 - Other x 1: transportation, accessibility of sidewalks,, accessibility for all, airport
- Feeling Safe x 75
 - General feeling safe x 38
 - Family oriented x 10
 - Reduced traffic x 8
 - Cleanliness x 5
 - Calm neighbourhood x 4
 - Low crime x 4
 - Other x 1: air quality, age-friendly spaces, police presence, neighbourhoods, cycling infrastructure, quiet.
- Access to Services/Amenities x 63

- General (closeness to multiple types of public and business services) x 40
 - Retail x 12
 - Food services x 7
 - Osprey Village area x 5
 - Other x 1: Garbage pick-up, nightlife, friendly services, walkability,
- Calm Pace x 45
 - General x 15
 - Quiet x 17
 - Reduced traffic x 6
 - Peaceful x 3
 - Lifestyle x 2
 - Other x 1: Reduced noise and pollution, secret location
- Access to Agriculture x 26
 - General x 17
 - Farms and farmland x 5
 - Other x 1 : Air protection, local food, blueberries, farm town feel
- Managed Growth/Restricted Development x 25
 - Low density x 11
 - Balanced zoning x 3
 - General x 4
 - Residential x 2
 - Sustainable/Small foot print x 2
 - Small population x 1
- Proximity to Greater Vancouver x 16
- Cleanliness x 11
- Government x 8
 - Low taxes x 2
 - Other x 1: Listen to residents, limited growth, honest, city planning , general
- General location x 5
- Space (yard, lots) x 5
- Affordability x 4
- Rural feel x 4
- Housing (options, affordable, variety) x 3
- Other x 1: no homeless camps, vibrant, First Nations relationship, tourism potential, openness to change, infrastructure, lifestyle general, employment opportunities, distance from work, community design, cleanliness

WHAT PEOPLE WOULD LIKE IN THE FUTURE

Understanding what residents want to see in the future was accomplished through survey exercises, the open house and the conversations at the youth centre. Survey and workshop participants were asked to complete the following sentence considering the community as a whole. "In 2040, I see Pitt Meadows as a place where..."

Surveys captured responses from 439 people; 11 comments were received at the open house, and the youth centre poster included 33 comments.

General Comments

A number of key themes emerged from input activities including the desire for Pitt Meadows to be a place to: raise a family and grow old in; keep that strong sense of community; retain natural spaces; and to manage growth ensuring access to amenities and services as well as good transportation planning.

A theme about **raising a family and making it possible for multiple generations to live** in the community was emphasized with this question. Safety, family focus and affordability were also referred to.

A '**small town atmosphere**' attribute once again made up the largest number of mentions in the **sense of community** theme with respect to the future, though the other attributes, while still including friendliness, shifted to encompass inclusivity, participation in community and sense belonging.

Building off the important value of accessing nature, participants felt strongly about **retaining natural spaces**. They emphasized the special relationship between Pitt Meadows identity/success and nature and considered how it could be under pressure from growth.

Managed growth cuts across the first three vision themes as it recognizes the demand for some growth yet seeks to shape the type of growth. Many of the descriptions were also tied to the more popular themes of '**Access to services and amenities**' and '**good transportation planning**.'

Mixed uses of residential and commercial in **close proximity** as well as smart urban design capture the idea of **compact growth** close to services.

"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."

Survey Participant

"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. Our city is unique in its recreational facilities that nature provided us with; the reason I moved here in 2013, as well as the village-like atmosphere that comes with a centralized community. I am grateful that it has not been developed into a sprawling patchwork quilt of strangers with malls bordering the outskirts. I am a proud Pitt Meadowan!!!"

Survey Participant

The services/amenities most frequently highlighted include: recreation/parks; food & beverage/grocer; schools and shopping. Themes such as limited high rises and reduced industrial reflect a desire for a **low-moderate density** of residential style of development.

Good transportation planning reflected a desire to **lower the impact of trains, improve transit and commuting options**, and to continue to support a **simple bikeable/walkable** community.

Other themes included preserving agricultural land, local employment and employees, aging in place, livable, thriving small business, increased amenities, lower crime, safe/relaxing atmosphere, feels like home, affordable housing and civic opportunities.

Youth comments focussed primarily on parks and recreation amenities such as sports fields, rinks, skate parks and an indoor pool. One or two comments highlighted business services such as Tim Hortons and a few noted arts-culture or concerts as activities to do.

Focussed Conversation Feedback

Environmental Groups	Social Groups	Business Groups
<ul style="list-style-type: none"> - Continued use of farmland or farming, local agriculture and young people farming - Getting off fossil fuels for transport and buildings - Water conservation - Waste facility improvements and zero waste approach - Transit is more inviting, safe and transportation continues to be well planned, with car free areas - Environment supports personal wellbeing, recreation and biodiversity - Containment of development, and lots of preserved green space within it 	<ul style="list-style-type: none"> - Continued engagement with the municipality - More local jobs, small business - Affordable housing for the working poor here, seniors, students - Improvement in transportation to other communities - Actively farmed farmland - Increased density for housing along with public/private spaces to connect in hyper local (neighbourhood) areas - Resilient to different climate 	<ul style="list-style-type: none"> - Continued commercial residential development, keeping a balance for the tax base - Friendly for the building process - More unique small business - Central commerce area, with professional businesses yet continued agricultural success - Transportation opportunities (airport, rail, highway) expand possibilities for business - Possible agritourism expansion if desired

Specific Survey and Open House Themes

A total of 677 unique themes from the responses were coded and results are summarized below.

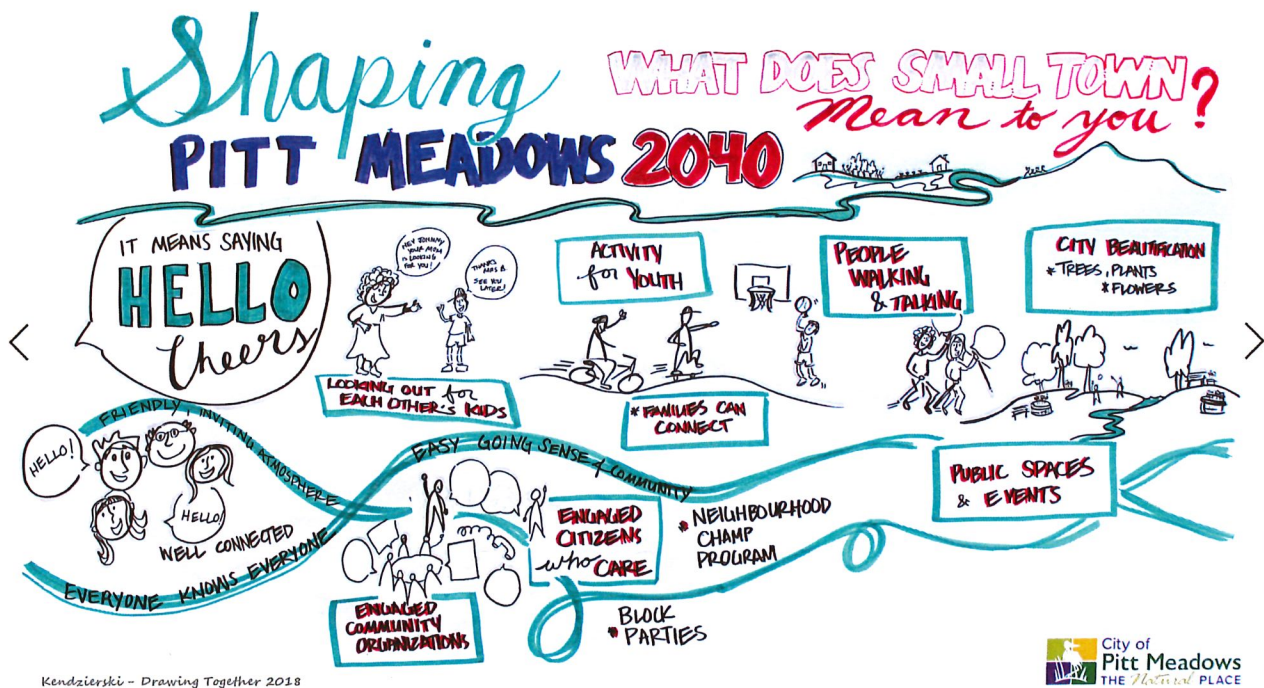
- Raise a family x 109
 - General raise a family x 46
 - Generations stay in the community x 26
 - Safely x 16
 - Attracts families x 8
 - Affordably x 6
 - Other x 1: Middle Class tax base, fun, relaxing, single family homes, access to parks, prioritized family needs
- Sense of Community x 91
 - Retains small town atmosphere x 20
 - General sense of community x 15
 - Family friendly x 16
 - Inclusive x 15
 - Sense of belonging x 8
 - Participation x 5
 - Safe x 5
 - Events x 4
 -
- Retains Natural Spaces x 66
 - General retains natural spaces x 20
 - Recreation nearby and tourism opportunities x 14
 - Symbiotic relationship x 12
 - Scenery x 6
 - Trees x 3
 - Protects environment x 2
 - Other x 1: walkable, nature with a mix of residential/retail, togetherness, dykes, wildlife exists, less pollution/noise, balance development
- Access to Services and Amenities x 58
 - Recreation/parks x 25
 - Food/Beverage/Grocer x 9
 - Schools x 5
 - Shopping x 5
 - General access to services x 4
 - Arts and Culture x 4
 - Other x1: Easy commute, community locations, health, inclusive, nature.
- Good transportation planning x 51
 - Reduced train impact (over/under pass, fewer) x 17
 - Transit (increased/better) x 11
 - Bikeable x 6
 - Traffic calm x 3
 - Better commuter train services x 3
 - Walkable x 3
 - Electric vehicle x 2
 - City commuting easy and better connections to and around x 2
 - Other x 1: quiet buses, accessible, efficient, choice, better traffic flow.
- Managed Growth x 45
 - Mixed use/development x 7

- Smart Urban x 5
 - Reduced industrial x 5
 - Limited high rises x 5
 - Reduced or no development x 4
 - Reduced corporate influences x 3
 - General managed growth x 3
 - Balanced development x 2
 - Mixed use north of Loughheed x 2
 - Other x 1: enjoyment of place prioritized, prioritize nature, infrastructure planning to meet needs, calm traffic, adequate space for the population, small business thrives, small town atmosphere.
- Preserves agricultural land (identity, tourism, food) x 25
 - Local employment/economy x 23
 - Age in Place/Friendly x 23
 - General age in place/friendly 15
 - Activities x 3
 - Opportunities for impact x 2
 - Housing – self-sufficient and seniors x 2
 - Seniors thrive x 1
 - Livable x 20
 - Small business thrives x 14
 - Improved amenities – recreation, park bathrooms, pool/indoor x 14
 - Lower crime rates x 9
 - Feels like home x 7
 - Feels safe x 6
 - Able to stay x 6
 - Affordable housing x 6
 - Civic opportunities x 4
 - Relaxing atmosphere x 4

IMPORTANCE OF SMALL TOWN

Throughout various engagement activities **participants noted the importance of a ‘small town’ atmosphere**. In the survey ‘sense of community’ was the most valued attribute with ‘small town atmosphere’ capturing the most frequent description of community. Other descriptions for ‘sense of community’ included: familiarity with neighbours and business; family friendly; and friendly in general. The popularity of survey comments related to ease of movement, walkability and access to all of Pitt Meadows amenities whether they are natural areas, recreation spaces or shopping areas reflects the ‘physical’ design of a small town.

During the Visioning Event we had the opportunity to explore this concept a little more in a group setting and the graphic story of the discussion as well as notes are captured below.



Small Town Vision Event Notes:

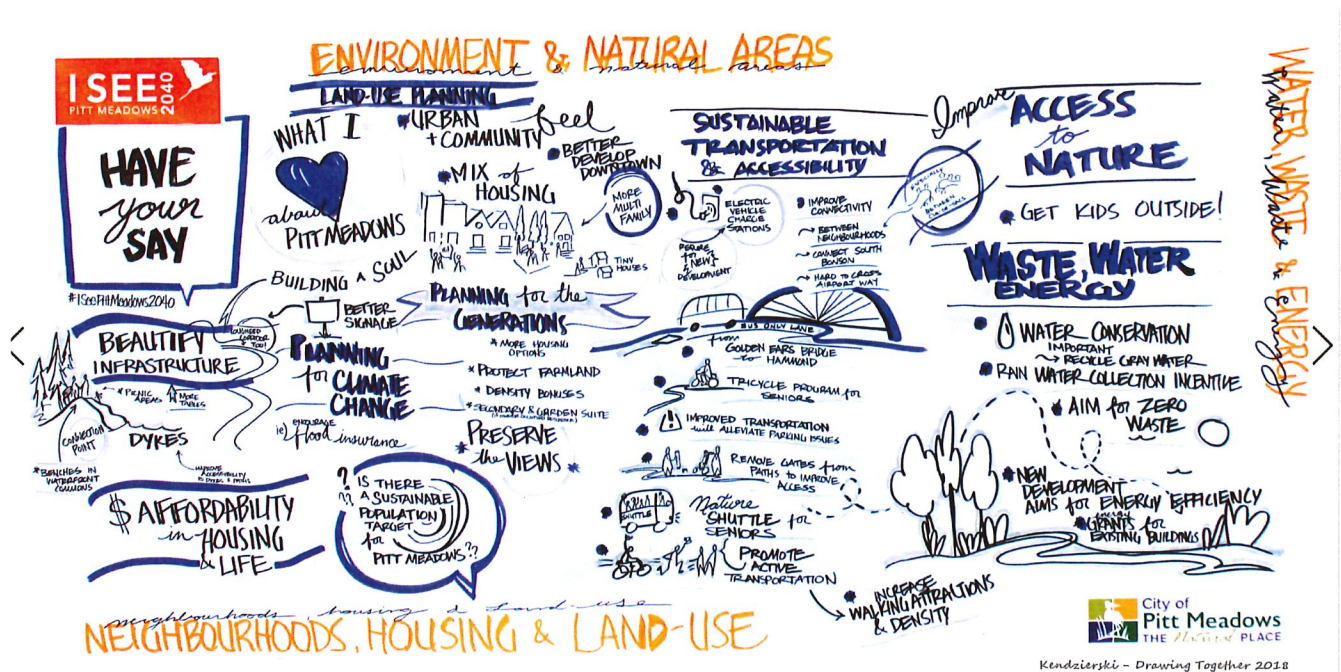
Small Town- Saying hello to people, easy going, sense of community urban centre but neighbours know each other.

- Everyone knows everyone, looking out for each other's kids
- People walk
- Pitt Meadows Day (for example)
- Small area, well connected
- Inclusive
- Mayberry
- Building public spaces
- Neighbourhood champions program
- Block parties
- Encourage use of River Front for performances
- Friendly, inviting atmosphere
- People talk/ make eye contact on street
 - Fosters safety/ security in neighbourhoods

- Neighbourhoods know each other
- Activity/ community for youth
 - Keep kids busy/ active – families connect
- Continue to beautify city (especially Harris Rd/ Gateways) with plants, flowers and trees – create sense of place
- Engaged community – community organization
- “Cheers” effect – everyone knows your name
- Safety – can be improved
 - Community patrol?
 - Lighting?
 - Crime prevention through technology and environmental design

OFFICIAL COMMUNITY PLAN TOPIC SPECIFIC

Participants at the Visioning Event and focussed conversations (social, environment, economy) were provided the opportunity to make comments on what Official Community Plan (OCP) topic areas looked like in the future. The input, along with the importance of the topic (as captured at the Visioning Event) in the next 20 years, are listed below. Table conversations at the Visioning Event further reflected captured participant discussions on the OCP topics and these are reflected in the graphic recording images below.



1. Environment and Natural Areas:

This topic considers the river and waterways; environmentally sensitive areas; biodiversity; air quality; and water quality and conservation.

What do our environment and natural areas look like in 2040?

- Like they do now: green
 - More trees and semi-wild spaces (eg. Small woods)
- Retention of more trees during development
- Important to provide clear direction and protective measures for environmentally sensitive areas
- Wider green belts and interconnected wildlife corridors
 - Natural areas managed and improved
- Better preservation of green areas
 - More focus on sensitive areas
- Very important that we protect our environment (river and wetlands from industry/traffic)
- The rivers in Pitt Meadows are clean and the foreshores are free of invasive species
 - Community members enjoy the natural areas and take pride in preserving them

How important is it for Pitt Meadows to focus on environment and natural in the next 20 years?

- Very important

2. Water and Waste

This topic includes efficiency and conservation; water supply; sewers; storm water management; water conservation; and waste reduction, diversion and composting.

What do our water and waste systems look like in 2040?

- Better disposal of dog waste
 - E.g. divert and incinerate
- Thankful that Metro Vancouver manages this areas well
- Less bottled water, clean incineration
- Sustainable management
- Recycled waste water system
- Better waste management, efficient
- Less water bottles, easier recycling of plastic bags
- Waste (solid) stream must be reduced
- Recycling of almost everything should occur

How important is it for Pitt Meadows to focus on Energy, Water and Waste in the next 20 years?

- Important to very important

3. Climate Change and Energy

This topic includes energy efficiency and conservation; renewable energy; reducing greenhouse gases.

What do our climate and energy systems look like in 2040?

- Thankful that Metro Vancouver manages this areas well
- clean incineration
- Sustainable management
 - Hydro/wind energy
 - Solar systems for greenhouse production
- More renewable energy, efficient
- More solar
- Incentives for use of electric vehicles

How important is it for Pitt Meadows to focus on Energy, Water and Waste in the next 20 years?

- Important to very important

4. Neighbourhoods, Housing and Land Use

Neighbourhoods and land use considers neighbourhood character and connectivity; access to amenities; sustainable use of land; and housing diversity and affordability.

What do our neighbourhoods, housing and land use look like in 2040?

- Housing for diversity
 - Options for the homeless and mentally ill
- More housing options: rental, retirement, affordable
- Would like to see all potential developments through affordable housing lens/ aging residents
- New opportunity for housing North of Lougheed lands

- Diversity: balanced, seniors facilities, mixed, multi-family
- More housing options, increase density
 - More townhouses, row homes
 - We want to see young family moving in!
 - More affordable housing!
- More development could lower private property taxes
- More housing diversity
 - e.g. Duplex, triplex, affordability
- More multi house with school and community centre
 - Increase more diversity land to satisfy people moving in
 - Better use land plan to split houses
- More affordable housing
 - Senior housing
 - If an area reaches a certain number of people it should be mandatory to have a set of amenities. South Bonson is slowly being cut off from the rest of Pitt Meadows with very little amenities and NO SCHOOL
- Right now we have a blend of housing, industry and green space. We could lose the green space if we do not mark some portions for preservation! This green space sets us apart from other urban areas. It would be a waste to lose it!
- A wide variety of housing exists throughout the urban area
 - All farmland is preserved for farming

How important is it for Pitt Meadows to focus on neighbourhoods, housing and land use in the next 20 years?

- Important to very important

5. Transportation

Transportation in Pitt Meadows considers initiatives to reduce traffic; public transit; walking and cycling networks; rail and air transport; and minimizing environmental impact from our transportation system.

What does transportation look like in 2040?

- Most people move around by transit, walking or bicycling
 - This results in more community engagement as people move around the community
- Need traffic improvements Lougheed/ Harris
 - More transit options
- Improved access to pedestrian and bike routes
- Improved transit for getting to Tri-Cities/ Maple Ridge (currently takes too long)
- Translink overpass or underpass build on Harris Road
 - We're tired of waiting for train to pass on the road
- Need a good/excellent plan for Airport Way
 - Need a good/excellent plan for Harris and Lougheed
 - Concerned about CP Rail and railroad traffic for existing neighbourhoods

How important is it for Pitt Meadows to focus on transportation in the next 20 years?

- Mostly very important

6. Farmland, Food and Agriculture

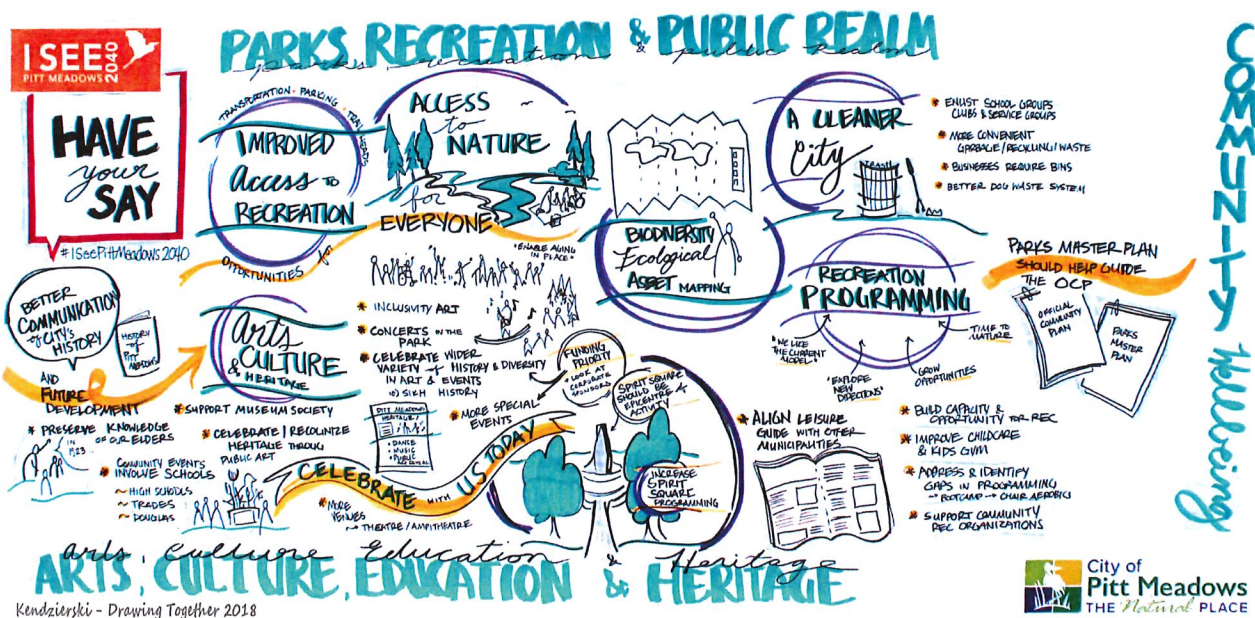
This topic covers protecting farmland for food production; access to local and healthy food; sustainable farming practices; and reduction of food waste.

What does our farmland, food and agriculture look like in 2040?

- Incentives for food we can use here year round
 - Grow and eat locally
- Better transition of land uses for agriculture – industrial and residential
- Protect the land in the ALR
 - Allow land out of the ALR for affordable housing
- Availability of local produce and meat is good
- Preserved
 - No more removal of land from ALR
- Sustainable management
 - Less chemical fertilization
 - More natural methods
- More food-related agriculture and nursery greenhouses
- More food we can purchase locally
 - Preservation of farmland
- ALL parcels in the ALR are being actively farmed and providing food for the local population
- Protect farmland
 - Encourage its active use
- Better utilization of agricultural land
- More sustainable farming practices
 - Green
- Enhancement of fish habitats and stocks
- Preservation of “wilderness” areas

How important is it for Pitt Meadows to focus on farmland, food and agriculture in the next 20 years?

- Important to very important



7. Parks, Recreation & Public Realm

This topic covers our recreation greenspaces, facilities and amenities like recreation centres + parks/ fields + trails. It also covers public areas + plazas + places to connect.

What do our parks, recreation and public realm look like in 2040?

- Expand parks & rec programs
 - Ensure our program comes out same time/ before other cities
- Let's think about park facilities in North Loughheed Study Area
- Expanded parks system
 - Partnerships with other municipalities plans, Metro and Provincial Parks
- Extend open hours for our library
 - Sunday hours need to extend!
- Expand park and recreation opportunities for citizens
- Provide opportunities for youth to stay busy/ interactive
- All parks and recreation amenities are easily accessed by pedestrians and cyclists and transit

How important is it for Pitt Meadows to focus on parks, recreation and the public realm in the next 20 years?

- Mostly very important

8. Arts, Culture, Heritage and Education

Arts, Culture, Heritage and Education includes public art; our education system; lifelong learning; First Nations culture and heritage; and how arts, culture and heritage contribute to our local economy.

What do arts, culture, heritage and education look like in 2040?

- A well-structured discussion about present and future school needs rather than a quick look at statistics
- Stronger sense of community – more tie in with history, agriculture + first nations
- More concerts, plays in Spirit Square
- More arts + culture
 - Youth involvement
 - More public art
 - More concert series
 - More inclusiveness and diversity
- More public art
 - Schools are a great canvas
- More special events
 - More public art
 - Dedicated theatre
- More public art!

How important is it for Pitt Meadows to focus on arts, culture, heritage and education in the next 20 years?

- Important to very important

9. Community Wellbeing

Community wellbeing includes our physical, mental and spiritual health; social connections, inclusion and safety; and affordability.

What does community wellbeing look like in 2040?

- Helps residents understand the bigger picture of:
 - A sustainable region (social, environmental + economic)
 - Densification in urban centres near frequent transit
- An engaged community that has a sense of place
- I would like to see more flowers/shrubs along Harris and other parts in the city
- Well-informed and engaged community
- More facilities for mental health esp. children (under 8)
- Listening to the citizens and open communication
- Safety on sidewalks – some repair needed
- The community is involved in all decision making in the city
 - All citizens are engaged in the process

How important is it for Pitt Meadows to focus on community wellbeing in the next 20 years?

- Mostly very important

10. Employment and Economy

Employment and economy focuses on economic diversity; vibrant local businesses; skilled workforce; tourism; innovation; and attraction and retention.

What does employment and our economy look like in 2040?

- Incentives for value added products that are truly needed
 - E.g. Furniture production
- Love, work, play opportunity North Lougheed
- Let's get bus service to Omi + Industrial (at least around shift hours to lessen traffic)
- Agriculture still growing and improving
 - Green economy
- Sustainable, walkable, well paying, environmentally sound, renewable
- More employment opportunities in the community
- More jobs in technology
- Employ local residents
 - Many opportunities for diverse work environments

How important is it for Pitt Meadows to focus on employment and economy in the next 20 years?

- Medium importance

Official Community Plan Draft Table of Contents

INTRODUCTION TO THE PLAN

PURPOSE

CREATING THE PLAN

RELATIONSHIP OTHER CITY POLICIES

RELATIONSHIP TO OTHER AGENCIES

HOW THE PLAN WORKS

IMPLEMENTATION (THE BUSINESS PLANNING PROCESS)

PITT MEADOWS CONTEXT

HISTORY

DEMOGRAPHIC PROFILE

CHALLENGES AND OPPORTUNITIES

VISION AND VALUES

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.

WHAT WE VALUE:

- Small town feel and sense of community
- Walkable compact community with easy access to what we need and value
- Proximity to nature based recreational opportunities
- A calm, safe and clean community
- Our farmland and natural areas
- A beautiful city and setting with trees, plants and greenspace
- Engaged and connected citizens

POLICIES

GROWTH, NEIGHBOURHOODS AND HOUSING

Vision:

Our community is walkable and compact, offers easy access to nature and amenities, and has a range of housing options to suit all needs and through all stages of life.

HOUSING SUPPLY FOR THE FUTURE

HOUSING AFFORDABILITY

HOUSING DIVERSITY

MARKET RENTAL HOUSING

TRANSITIONAL, SUPPORTED AND NON-MARKET RENTAL HOUSING
ADDRESSING HOMELESSNESS
RURAL RESIDENTIAL DEVELOPMENT
AGING IN PLACE
INCREASING SOCIAL CONNECTIONS

AGRICULTURE

Vision:

Agriculture is the predominant land use in Pitt Meadows, and farmland is protected for food production.

ALR LAND FOR PRODUCTIVE USES
PRESERVING LARGE AGRICULTURAL PARCELS
HOUSING IN THE ALR
URBAN-RURAL RELATIONSHIP
DIVERSIFYING THE AGRICULTURAL ECONOMY
WORKING WITH FARMERS AND LAND OWNERS
STRENGTHENING THE FARMING COMMUNITY
FOOD SYSTEMS

ENVIRONMENT AND NATURAL AREAS

Vision:

The environment and natural area in and around Pitt Meadows is conserved and enhanced, and enriches the quality of life for all residents.

SHORELINE
RIPARIAN AREAS
THE URBAN FOREST
AIR, NOISE AND LIGHT POLLUTION
ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY EDUCATION
ECOSYSTEM MANAGEMENT

PARKS AND RECREATION

Vision:

Parks, recreation and the public realm contribute significantly to community character and quality of life.

PARKS AND OPEN SPACES
ECOSYSTEM MANAGEMENT IN PARKS
ACCESS TO SERVICES AND FACILITIES
PARKS AND RECREATION FOR EVERYONE
FACILITIES PLANNING

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.

ROAD NETWORK

PUBLIC TRANSPORTATION

TRAILS

CYCLING

PEDESTRIAN CONNECTIONS

GOODS MOVEMENT

AIRPORT

RAIL

CULTURE AND COMMUNITY

Vision:

Arts, culture and heritage help to define the City's unique identity, and life-long education helps to make the City a great place for families.

PLACEMAKING

HERITAGE

ARTS

EDUCATION

KATZIE FIRST NATION AND THE RECONCILIATION PROCESS

REGIONAL RELATIONSHIPS

COMMUNITY WELL-BEING

Vision:

There is a strong sense of place and belonging, and residents are healthy, engaged and feel safe and secure.

PHYSICAL ACCESSIBILITY

CIVIC ENGAGEMENT

COMMUNITY SAFETY

MULTIGENERATIONAL NEIGHBOURHOODS

SCHOOLS

SOCIAL EQUITY

FISCAL SUSTAINABILITY

EMPLOYMENT AND ECONOMY

Vision:

The economy is vibrant, diverse and local businesses are successful.

ECONOMIC ASSETS AND OPPORTUNITIES
COMMUNITY GOODS AND SERVICES
EMPLOYMENT OPPORTUNITIES
SUPPORTING LOCAL BUSINESSES
ENHANCING LOCAL NATURAL ASSETS
AGRICULTURE

WATER AND WASTE

Vision:

The community has an adequate and secure supply of clean, potable water, and handles sewage, waste and stormwater in an efficient manner that protects public health.

WATER
SEWER
GREEN INFRASTRUCTURE
WATER SUPPLY MANAGEMENT
WASTE WATER MANAGEMENT
INTEGRATED RAINWATER MANAGEMENT
SOLID WASTE MANAGEMENT
WATER CONSERVATION

CLIMATE AND ENERGY

Vision:

Energy is conserved and used efficiently, and greenhouse gas emissions (GHG) are minimized.

CLIMATE CHANGE AND COMMUNITY RESILIENCY AND ADAPTATION
SUSTAINABLE ENERGY PRINCIPLES
ENERGY CONSERVATION AND EFFICIENCY
RENEWABLE ENERGY
BUILDING PERFORMANCE

HAZARD MANAGEMENT / EMERGENCY MANAGEMENT

Vision:

Persons, property and landscapes are protected from risk or hazards due to flooding, steep slopes and forest fires.

HAZARD AREAS

EMERGENCY MANAGEMENT
DISASTER RESILIENCY AND PLANNING

LAND USE DESIGNATIONS AND MAP

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
AGRICULTURAL
COMMUNITY USES
PARKS, GREENWAYS AND OPEN SPACES
RURAL RESIDENTIAL

LOCAL AREA PLANS

NORTH LOUGHEED
AIRPORT

DEVELOPMENT PERMIT AREA GUIDELINES

REGIONAL CONTEXT STATEMENT

Schedule of Activities, January to April 2019

Audience	Activity	Timeline
Mayor & Council	Check-in Point #1: Present the Community Visioning Engagement Summary and draft Table of Contents	Early-February 2019
City Staff	Create Table of Contents for OCP policies	January 2019 – February 2019
General Public	Check-in Point #1: Ask the community: Do we have the Values and Visions right? (On-line)	Early-February 2019
City Staff	Workshop #1: Environment and natural areas	Early February 2019
General Public	Check-in Point #2: Online report of Staff Workshop #1	Early February 2019
City Staff	Workshop #2: Agriculture	Early February 2019
General Public	Check-in Point #3: Online report of Staff Workshop #2	Early February 2019
City Staff	Workshop #3: Parks and Recreation	Mid-February 2019
General Public	Check-in Point #4: Online report of Staff Workshop #3	Mid-February 2019
City Staff	Workshop #4: Transportation	Mid-February 2019
General Public	Check-in Point #5: Online report of Staff Workshop #4	Mid-February 2019
City Staff	Workshop #5: Culture and Community	Mid-February 2019
General Public	Check-in Point #6: Online report of Staff Workshop #5	Mid-February 2019
City Staff	Workshop #6: Community Well-Being	Mid-February 2019

General Public	Check-in Point #7: Online report of Staff Workshop #6	Mid-February 2019
City Staff	Workshop #7: Employment and Economy	Mid-February 2019
General Public	Check-in Point #8: Online report of Staff Workshop #7	Mid-February 2019
City Staff	Workshop #8: Water and Waste	Mid-February 2019
General Public	Check-in Point #9: Online report of Staff Workshop #8	Late February 2019
City Staff	Workshop #9: Climate and Energy	Late February 2019
General Public	Check-in Point #10: Online report of Staff Workshop #9	Late February 2019
City Staff	Workshop #10: Hazards and Emergency Management	Late February 2019
General Public	Check-in Point #11: Online report of Staff Workshop #10	Late February 2019
City Staff	Workshop #11: Residential and Community Growth	Late February 2019
General Public	Check-in Point #12: Online report of Staff Workshop #11	Late February 2019
Mayor & Council	Check-in Point #2: Presentation of Commercial and Industrial Lands Development Analysis	Early March 2019
Committee: Agriculture Advisory Committee (AAC)	Workshop #1: Agriculture – farmland, food and agriculture	Early March 2019
Committee: Active Transportation Committee	Workshop #2: Transportation	Early March 2019
Mayor & Council	Workshop #1: Residential Policy Review Workshop	Mid-March 2019

General Public	Workshop #1: Residential Policy Review - Open House/Community Engagement	Mid-March 2019
Committee Workshop: Advisory Design Panel	Workshop #3 Development Permit Guidelines Review and Feedback	April 2019
Committee: Pitt Meadows Heritage and Museum Society	Workshop # 4: Heritage	April 2019
Katize First Nation	Workshop #1: General OCP direction alignment discussion	April 2019
Mayor & Council	Check-in Point #3 Progress Report and next steps	Late April 2019