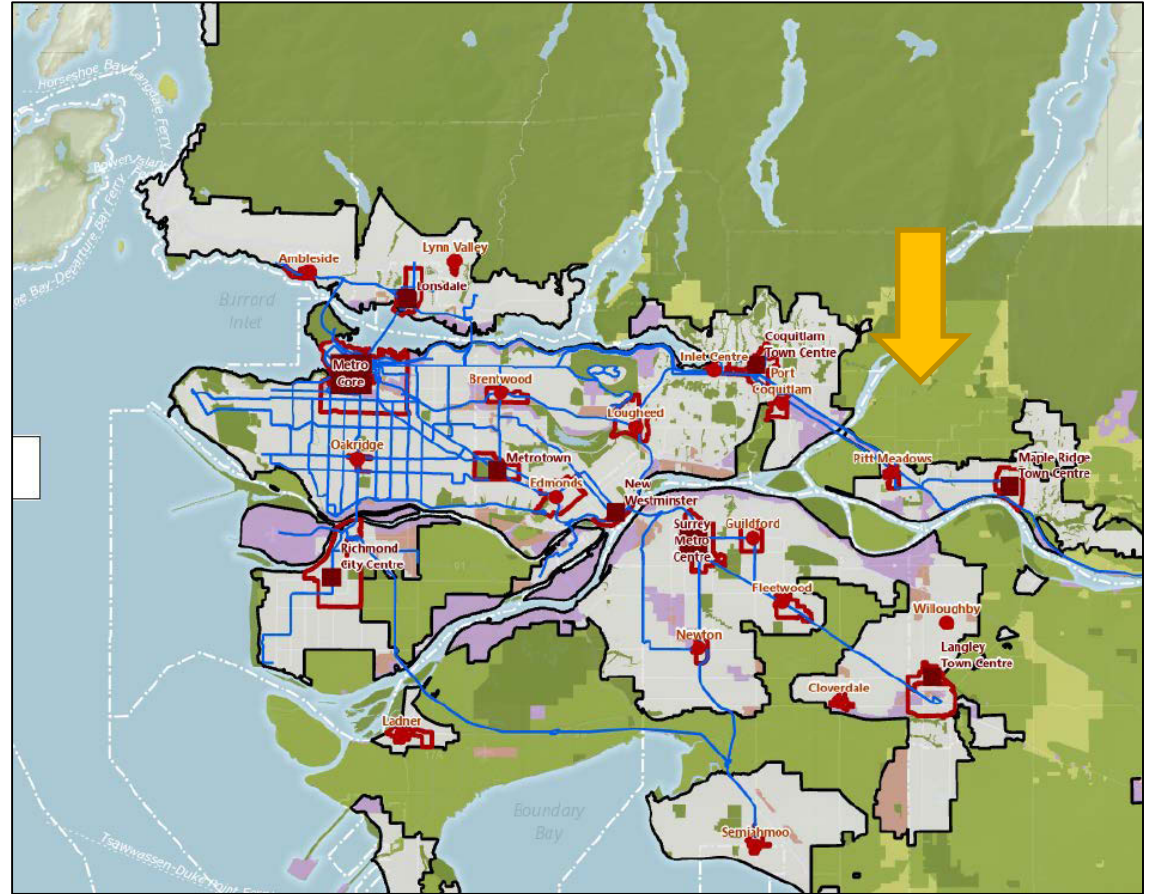


City of Pitt Meadows Regional Context Statement

Metro Vancouver Regional Planning Committee
September 8, 2022

Regional Context



Land Use

MAP 1: URBAN CONTAINMENT BOUNDARY & AGRICULTURAL LAND RESERVE

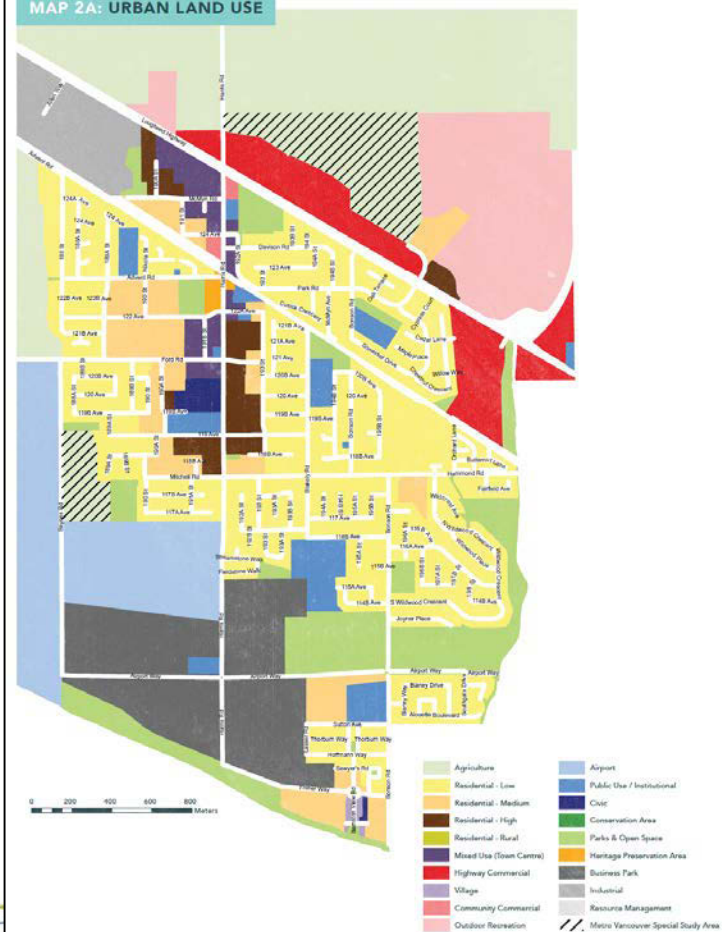


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OFFICIAL COMMUNITY PLAN MAPS

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MAP 2A: URBAN LAND USE



Transportation and Infrastructure



Population Growth and Housing

Structure Type	2016	2031	2041	Net Change
Single-detached	3415	3331	2994	-421
Other Ground-Oriented	1860	2288	2465	+605
Apartment < 5 Storeys	1640	2465	3106	+1466
Apartment > 5 Storeys	130	254	361	+231
Moveable	150	404	595	+445
Total	7195	8741	9520	+2325

Figure 4: Projected Demand by Housing Type, Pitt Meadows 2016 to 2041

PROJECTED POPULATION

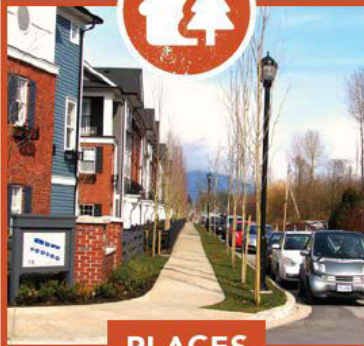

Age Range	2016	2031	2041	Net Increase
0 to 14	3266	3325	3302	36
15 to 24	2192	2420	2514	321
25 to 34	2446	2028	2467	22
35 to 44	2647	2827	2690	43
45 to 54	3085	3133	3182	97
55 to 64	2800	2994	3267	467
65 to 74	1815	3081	2877	1062
75 to 84	895	1834	2544	1649
85 +	302	624	957	655
Total	19447	22266	23800	4354

Figure 5: Population Distribution by Age Group, Pitt Meadows 2016 to 2041

Community Issues

1. Small urban area / large farming area / floodplain
2. Slower population growth / increasing housing diversity
3. Transportation
4. Diversifying Economy

City of Pitt Meadows Official Community Plan Highlights



PLACES

These policies primarily address the different land bases in Pitt Meadows.



PEOPLE

Policies that address the wellbeing of the population.



SYSTEMS

Policies that address the arteries of the community, such as transportation routes, infrastructure, and natural systems.

OCP Process and Public Engagement



OCP Process and Public Engagement

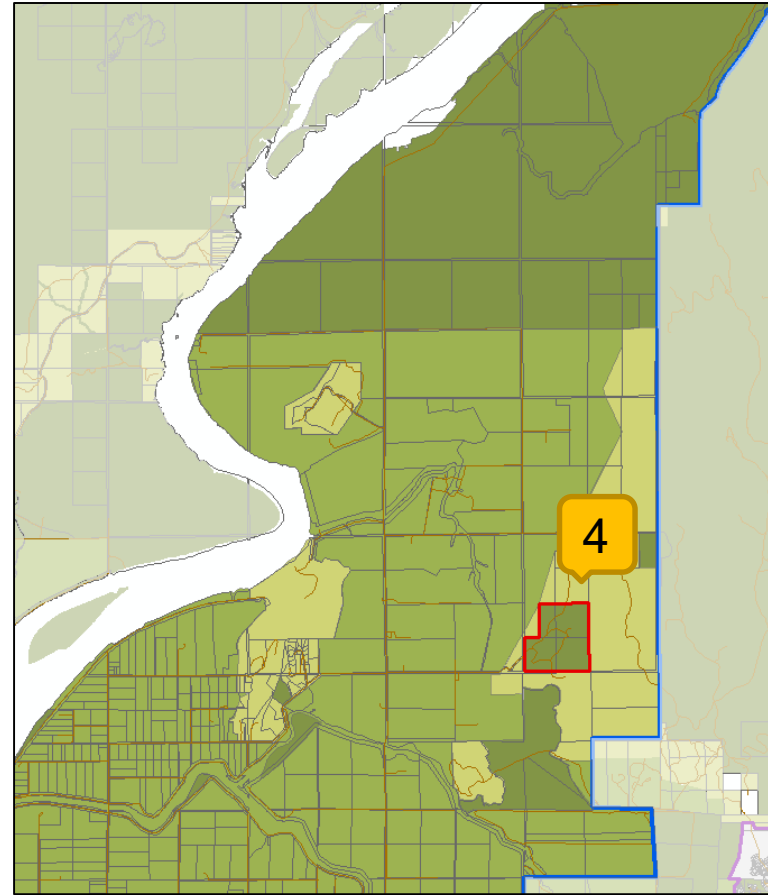


- Public Hearing held May 11, 2022
- Third Reading and referral of RCS to Metro Vancouver, May 17, 2022

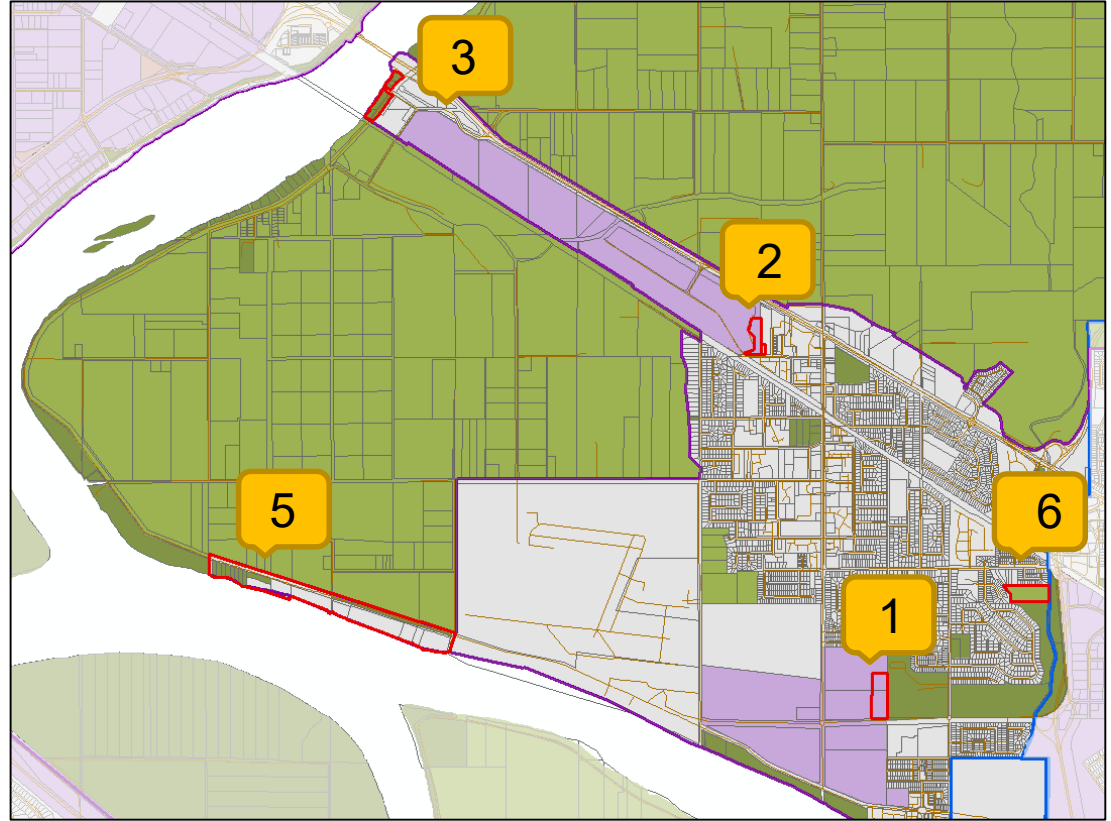
City of Pitt Meadows Regional Context Statement

- Alignment with the Metro 2040 Goals:
 - Goal 1: Create a compact urban area
 - Goal 2: Support a sustainable economy
 - Goal 3: Protect the environment and respond to climate change impacts
 - Goal 4: Develop complete communities
 - Goal 5: Support sustainable transportation choices

Regional Land Use Designations



Regional Land Use Designations





Thank-you

Metro Regional Planning Committee

Sept 8 ,2022

M.F Manion Chair AAC

BC
is unique

Less than 5% of BC land is
arable

Why is this important

2016-2022 an 11.8% drop in
farmed land in BC

Statistics Canada 2022

AT ISSUE

Telecommunications property, located between 36 and 42 Avenues and between 192 and 196 Streets in Surrey

- Is owned by the Federal Government
- Has been leased for use of farmland since the 70's
- Is slated to be removed from active farmland and sold for industrial use.

Metro Vancouver Ag Committee

Strongly opposed to selling this fertile property and express support that this land is preserved as farmland and designated Agricultural Land Reserve (ALR).



To Date

50,000 people have signed a petition supporting maintaining this property as farmed land.

Key Facts

Value this
agricultural property
has on our food
supply.

The 300-acre parcel consists of 220 acres in potatoes, carrots, cabbage and squash, and 80 acres in forests and streams.

The farmland is exceptionally sandy, well-drained, enjoys its own unique microclimate. This allows for early crops production. Western Canada's earliest potatoes, carrots and cabbage have been produced from the land for decades.



- From May to early July, 25-50% of BC's local potatoes, carrots, cabbage come from this one parcel alone (depending on the crop and year). '
- An estimated 30 and 50 million servings of fresh, nutritious vegetables are produced annually. Enough for one serving for every Metro Vancouverite for 2-3 weeks.
- Retailers, farmers markets, restaurants and foodbanks across the province depend on this produce. By July, the produce reaches all Western Canada.

Eat Local

Due to its ability to produce crops so early, food from this parcel directly displaces foreign imports.

This parcel is at the core of BC's food supply from May to early July.

No other parcel produces so much of BC's local field vegetable supply at this time of year.

Food Security under threat

The Metro Vancouver Ag advisory has advised me as chair to convey in person our sincere concern that such a valuable piece of land could be lost to agriculture.

In today's world when we have recently seen bare shelves in grocery stores due to supply chain issues it is incomprehensible to allow such a productive agricultural land lost to production.

Our Ask

1. That MRPC provide whatever influence it can to ensure this does not get lost to agricultural production.

2. Support and encourage initiatives by Surrey Council to change OCP to preserve this property into the future.

Appeal to Governments at both levels

The BC Government's CleanBC
“Roadmap to 2030”.

**Metro Vancouver's
commitments to protect
farmland and green space.**

The BC Government's Ministry
of Agriculture & Food Service
Plan.

The BC Government's “Grow BC,
Feed BC, Buy BC” program.



Questions



Impacts of E-Commerce on Industrial Lands – Project Update

James Stiver

Division Manager, Regional Land Use Policy, Regional Planning and Housing Services

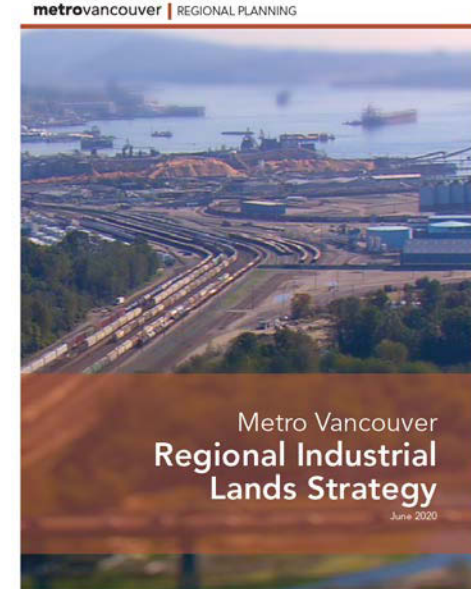
2020 REGIONAL INDUSTRIAL LANDS STRATEGY



VISION: Ensure sufficient industrial lands to meet the needs of a growing and evolving economy to 2050

BACKGROUND / CONTEXT

- The Regional Industrial Lands Strategy included a 34 actions (10 priority)
- Progress on actions since 2020 includes:
 - Regional Industrial Lands Inventory Update
 - Industrial Intensification Analysis Study
 - New industrial polices in *Metro 2050*
 - Regional Land Use Assessment project underway
 - Commence defining trade-oriented lands overlay



WHY EXPLORE E-COMMERCE?

- Support RILS implementation
- Project selected because of rapid accelerated growth of e-commerce due in part to COVID-19 pandemic
- Scope informed through discussions with other organizations about emerging interests / issues
- Results will provide a better understanding of how best to support the efficient use of the region's limited industrial land supply and efficient transportation systems

E-COMMERCE PROJECT DESCRIPTION / PURPOSE

- Study implications of the accelerated growth in e-commerce on industrial land and transportation systems
- Consider business space needs and job densities
- Identify findings that are most relevant to the Metro Vancouver region



PROJECT WORK TO DATE

- Document trends and forecasts for:
 - first mile (to the warehouse)
 - middle mile (distribution hub)
 - last mile (to the customer)
- Research available publications to summarize latest trends, case studies, best practices, etc.
- Series of stakeholder informational interviews



PRELIMINARY FINDINGS

- **Street Space:** Curbs and sidewalks are major congestion points. Deliveries need access to unload as quickly as possible.
- **Transportation Modes:** Drone delivery and self-driving vehicles are not immediately feasible. In the short-term, e-cargo bikes can be an alternative to vans and trucks.
- **Distribution Space:** Increased demand for distribution space, resulting in very low vacancy rates. “Dark stores” and traditional retail stores used to make rapid deliveries to consumers.

NEXT STEPS

- Complete work by Dec 2022
- Publish and present final study to committees and share with stakeholders
- Use findings to inform other related work





Thank you

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