

## 2025 OCP Housing Update - Official Community Plan Amending Bylaw No. 8073-2025

### Recommendations:

**THAT in accordance with Section 475 and Section 476 of the *Local Government Act*, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 8073-2025* on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.**

**THAT in accordance with Section 477 of the *Local Government Act*, Council considers the *Official Community Plan Amending Bylaw No. 8073-2025* consistent with the City's Capital Expenditure Plan and Waste Management Plan**  
**THAT *Official Community Plan Amending Bylaw No. 8073-2025*, as amended, be given second reading and forwarded to Public Hearing.**

### Report Purpose and Summary Statement:

To provide Council with a summary of the formal referral process with external interest holders and agencies following first reading of *Official Community Plan Amending Bylaw No. 8073-2025*, and recommend that the Bylaw be given second reading and forwarded to Public Hearing.

### Previous Council Action:

At the September 16, 2025 Regular Council Meeting, Council gave first reading to *Official Community Plan Amending Bylaw No. 8073-2025* and directed staff to proceed with the referral strategy outlined in the report. The Bylaw proposes to update the housing relevant sections of the Official Community Plan to bring it into alignment with Provincial housing legislation.

### Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 13-6480-20

## **2025 OCP Housing Update - Official Community Plan Amending Bylaw No. 8073-2025**

### **BACKGROUND:**

At the [September 16, 2025](#) meeting, Council gave first reading to *Official Community Plan Amending Bylaw No. 8073-2025* to update the housing relevant sections of the Official Community Plan (OCP) (Chapters 1, 2 and 3) to bring it into alignment with the Local Government Housing Framework and Provincial housing legislation introduced since the Fall of 2023. Staff completed the referral process as outlined in the staff, and the feedback received has been incorporated into a revised *Bylaw No. 8073-2025* (Attachment A). As per Provincial regulations, local governments have until December 31, 2025, to update their respective OCPs to be consistent with the Local Government Housing Framework.

### **DISCUSSION:**

#### **Summary of Proposed 2025 OCP Housing Updates:**

*Official Community Plan Amending Bylaw No. 8073-2025* proposes amendments to Chapters 1, 2 and 3 of the OCP to bring it into alignment with the Province's requirements. The amendments, incorporated in Attachment A, include:

##### Legislative changes

- Inserting the Local Government Housing Framework that now guides the OCP planning process of the City.
- Incorporating Bill 44 (Small-scale Multi Unit Housing) and Bill 47 (Transit-Oriented Areas) into Chapters 1, 2 and 3 with refinements to existing policies for accuracy and applicability.

##### The City's (interim) Housing Needs Report (2024) findings

- An update of population and housing trends including new sections providing an overview of the City's Housing Needs Report findings, as well as current and future housing needs projections (5yr, 20yr); the projections illustrate that there is a sufficient supply of lands designated for residential development to meet the City's anticipated 20-year housing needs.
- An update of the City's growth strategy, given the overall housing needs projections and across the 7 categories of housing needs (i.e., affordable housing, rentals, seniors housing, housing for families, housing for special needs, shelters for unhoused/at risk of homelessness, and housing around transit); this includes policy statements and intended measures to address these categories of needs.

#### Administrative and housekeeping matters

- Updating the narrative to better reflect current trends and community profiles.
- Minor editorial and visual changes where possible, to create a more user-friendly and attractive document, including housekeeping changes such as aligning with the City's updated branding.

Section 1.4 of the OCP, that pertains to the Regional Context Statement, will be separately revised to bring it into alignment with Metro 2050, the Metro Vancouver Regional Growth Strategy. This will be brought forward for Council's consideration in a separate report.

#### **Referral comments:**

Referral requests were sent to the following agencies as part of the formal referral process for the 2025 OCP update. The responses that were received have generally been supportive, and are summarized below. The full comments can be reviewed in Attachment C.

Editorial revisions and clarifications requested by the external agencies have since been incorporated into the updated *Official Community Plan Amending Bylaw No. 8073-2025*, with these editorial revisions (Ch2: p2 and Ch2: p8) being highlighted in 'red' in Attachment B.

#### Metro Vancouver

Metro Vancouver acknowledged that the City's 2025 OCP Housing Update is well-aligned with the Metro 2050's strategies, and data has been incorporated from the latest Housing Needs Report using its findings as a foundation for policy direction.

#### TransLink

TransLink's feedback was primarily for informational purposes, supporting the City's strategy to focus housing growth with expanded housing diversity around transit nodes and within the Town Centre and Lougheed transit corridor growth areas. Topics pertaining to Metro 2050 would be addressed in the Regional Context Statement update separately, and broader informational strategies (e.g., Metro Vancouver's Housing and Transportation Cost Burden study, the Regional Transportation Strategy) would be addressed as the City's housing action plan is implemented over time.

Staff will continue to work with TransLink to address considerations with respect to the overall network management and transit priorities as part of the more comprehensive OCP update by 2030. Where possible, amendments have been made in the 2025 OCP Housing update to align with the preferred language provided by TransLink, including the following:

- Clarifying that the Lougheed Transit Corridor aligns with Metro 2050 and Transport 2050's reference to the Major Transit Growth Corridor on Lougheed Hwy. This change has been made in Chapter 2, page 2 as follows:

*"Within the Urban Area Boundary, growth is directed to the Town Centre (through policies in the Town Centre Area Plan), Lougheed Transit Corridor (identified as a 'Major Transit Growth Corridor' in Metro 2050 and Transport 2050), Community Commercial Nodes, and neighbourhoods with Area Plans."*

Staff's proposed responses to TransLink's comments are tabulated in Attachment C.

#### Ministry of Transportation and Transit

The Ministry of Transportation and Transit provided no comments on the City's 2025 OCP housing update.

#### School District No. 42

School District No. 42 is supportive of the City's 2025 OCP housing update and how the Housing Needs Assessment and Strategy underscore the need for diverse and affordable housing. They have highlighted the need to prioritize family-oriented housing near existing and planned school sites, and continued collaboration on demographic forecasting to anticipate shifts in student populations, to ensure that adequate educational infrastructure and associated amenities are provided. These comments will inform the implementation of the recommended actions of the Housing Action Plan (e.g., exploring a Family-Friendly Housing Policy). Staff will continue to engage School District No. 42 through other OCP and area plan updates, including the planned, more fulsome OCP update by 2030.

#### Agricultural Land Commission

Agricultural Land Commission staff acknowledged receipt of the City's referral request, however, given the on-going provincial labour dispute, at time of writing, no comments have been received from ALC. Should comments be received, amendments may be considered for future Official Community Plan Amending Bylaws, including the upcoming Regional Context Statement work anticipated to come before Council for consideration in early 2026.

#### City of Pitt Meadows

The City of Pitt Meadows commented that they were supportive of the overall housing update.

#### Katzie First Nation and Kwantlen First Nation

At time of writing, comments have not been received from Katzie First Nation or Kwantlen First Nation. Broader engagement with both the Katzie First Nation and the Kwantlen First Nation will continue as opportunities and projects arise, and during the planned, more fulsome comprehensive OCP review process.

## Strategic Alignment:

The proposed 2025 OCP Housing update aligns with the Liveable Community pillar of the 2023-2026 Council Strategic Plan, and advances the City's commitment to fostering a 'Liveable Community' by promoting housing diversity and accessibility.

## NEXT STEPS:

Should *Official Community Plan Amending Bylaw No. 8073-2025* receive second reading, staff will forward the bylaw to the next available Public Hearing and proceed through the standard land use bylaw adoption process, as shown in Figure 1.

**Figure 1. Bylaw Adoption Process**



## CONCLUSION:

The referral process for external interest-holders and agencies is now complete with feedback noting overall support for the City's proposed housing updates in alignment with Local Government Housing Framework introduced by the Province. It is recommended that Council read *Official Community Plan Amending Bylaw No. 8073-2025*, as amended, a second time and forward it to Public Hearing.

"Louisa-May Khoo"

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Attachments:

- (A) *Official Community Plan Amending Bylaw No. 8073-2025*
- (B) Marked Up Copy – OCP Amending Bylaw No. 8073-2025
- (C) Referral Comments – External Interest-Holders and Agencies

## Report Approval Details

Document Title:	2025 OCP Housing Update - Second Reading.docx
Attachments:	- Att A_Bylaw No. 8073-2025_final fair.pdf - Att B_Bylaw No. 8073-2025_markup_final.pdf - Att C_Consolidated agency comments.pdf
Final Approval Date:	Oct 27, 2025

This report and all of its attachments were approved and signed as outlined below:

Amanda Grochowich, Manager of Community Planning

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer