




# Draft North Loughheed Area Plan

May 2026

# TERRITORY ACKNOWLEDGEMENT



We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of q̓íç'əy̓ (Katzie) First Nation who have been stewards of this land since time immemorial.

The City stands with Indigenous Peoples, committed to learning and evolving, as we acknowledge this historical truth and take meaningful steps towards reconciliation.

# Draft North Lougheed Area Plan

## Purpose

This draft Area Plan introduces the policies to guide heritage protection and new development in the North Lougheed Area. The policies aim to accommodate growth and change within the North Lougheed Area in a sustainable and forward-looking way.

As a draft, these are not the final policies for the North Lougheed Area Plan. Instead, this document is intended for community feedback to help shape the final Area Plan.

## About the North Lougheed Area

The North Lougheed Area lies within q̓ic̓əy̓ (Katzie) First Nation's traditional and unceded territory and is a site of long-term q̓ic̓əy̓ use and occupation. Based on documented information, q̓ic̓əy̓ Peoples occupied and used this area for over four thousand years, consistent with q̓ic̓əy̓ oral histories describing a long-standing relationship with the land and waterways.

The area forms part of a culturally significant wetland and waterway landscape within a historic network of sloughs, wetlands, and associated high and low-lying lands. Prior to diking and settlement, these landscape features structured q̓ic̓əy̓ travel, harvesting, settlement and stewardship activities, and connected communities across the Fraser River, Pitt River and Pitt Lake and surrounding wetlands. This broader cultural landscape informs current understandings about how the area was used and why culturally sensitive planning remains relevant today.

The North Lougheed Area includes places of cultural and archaeological significance associated with this long history of use, including a registered archeological site associated with an Ancestral burial. For q̓ic̓əy̓ People, there is an ongoing responsibility to care for and protect their Ancestors as next of kin.

Previous archaeological work in the area demonstrates a consistent pattern of long-term use over time, underscoring the importance of early consideration of cultural context in future land use planning. These considerations support a precautionary approach that seeks to avoid unintended impacts and provide greater clarity and certainty as development proceeds.

As this is a draft Area Plan intended for public consultation, and to ensure the respectful protection of Ancestral remains, details regarding the location and potential extent of this culturally and archaeologically significant site are not identified at this stage. Further direction is intended to be developed collaboratively between q̓ic̓əy̓ and the City through the development of the final area plan.

During the late 19th century, the land was pre-empted as part of early surveys within the Pitt Meadows and Maple Ridge areas. This includes the North Lougheed Area which continued to be shaped by modern agricultural uses and settlement throughout the 20th century to present day. A portion referred to as the Park Farm property was purchased in 1905 by W. J. Park and

remained in the Park family as agricultural land until recently. Today, land uses within the area consist of agricultural uses, along with some residential and commercial uses, including a hotel.

The North Lougheed Area is approximately 50 hectares (125 acres) in area and is bound by the proposed North Lougheed Connector to the north; a golf course, residential uses and commercial uses to the east; Lougheed Highway to the south; and Harris Road to the west (see Figure 1). Approximately 6 hectares (15 acres) of the North Lougheed Area is not located in the Provincial Agricultural Land Reserve (ALR) and the remainder of the area has received the conditional approval of the Provincial Agricultural Land Commission to remove the lands from the ALR.

The planning approach outlined in this Area Plan is intended to guide future development in a coordinated manner that reflects the area's physical setting, cultural context, and long-term planning objectives.



Figure 1: North Lougheed Area

## North Lougheed Area Land Use Planning History

The North Lougheed Area has been the subject of various land use planning initiatives and applications to the Agricultural Land Commission (ALC) since the 1980s. Several applications to exclude properties within the area from the ALR since that time were granted approval from the ALC (in some cases with conditional approval).

In 2019, a multi-phased community planning and engagement process was initiated to prepare an Area Plan for the North Lougheed Area. The community engagement built upon past planning and engagement efforts and included a number of in-person and online engagement opportunities to obtain community input on North Lougheed Area Plan.

More recently, the City has focused on additional technical work and collaborative planning with q̓ic̓əy̓. These efforts are intended to support early consideration of cultural context and ensure that q̓ic̓əy̓ perspectives are reflected in the Area Plan, helping to improve understanding, reduce uncertainty and avoid unintended impacts as the area develops.

The vision, priorities and policies in this draft Area Plan were informed by this community planning and engagement work.

An Area Plan is a community planning tool that provides a roadmap for how an area or neighbourhood may grow and evolve over time. It establishes the vision, priorities and policy framework that guide future land use and development decisions, while allowing flexibility in how individual projects are designed and delivered. An Area Plan is intended to be read in conjunction with other City plans and strategies that help to guide growth and development.



## Vision and Priorities

The vision for the North Lougheed Area is an **inclusive, connected and resilient neighbourhood that acknowledges q̄ic̄əy, fosters a small-town feel, and provides opportunities to live, work, play and learn.**

Priorities for the North Lougheed Area include:

- **Protecting and recognizing q̄ic̄əy culture and heritage** through early consideration in planning and design
- **Respecting and safeguarding places of cultural significance** through planning and design practices that recognize Ancestral importance and support avoidance of unintended impacts
- **Accommodating new housing and employment opportunities** that contribute to the city's long-term sustainability
- **Developing a safe, multi-modal mobility network** that supports active transportation and public transit and provides connectivity to the urban area south of Lougheed Highway
- **Enhancing the natural environment and outdoor recreation opportunities** through integrated green spaces and environmental design
- **Safeguarding surrounding agricultural lands** from potential impacts of urban development
- **Facilitating the construction of the North Lougheed Connector** to improve traffic flow and allow for traffic calming along Old Dewdney Trunk Road



# Policies

The following policies are proposed to guide future growth and development within the North Lougheed Area, helping to achieve the Plan’s vision and priorities.

## q̄ic̄əy’ Culture and Heritage

Recognizing the historic and ongoing significance of the lands to q̄ic̄əy’, the following policies are intended to help protect and recognize q̄ic̄əy’ culture and heritage. The City is committed to ongoing collaboration with q̄ic̄əy’ through the implementation of this Area Plan.

- 1.1 Work with **q̄ic̄əy’ to develop guidelines for cultural and heritage protection** throughout construction activities and beyond, that include, but are not limited to:
  - a) protection of q̄ic̄əy’ Ancestral burial sites from impact and development activities
  - b) providing opportunities for q̄ic̄əy’ Peoples to hold ceremony on the land before breaking ground for new development
  - c) requiring site assessments and field investigations to identify areas of cultural significance prior to any earthworks or other preliminary site preparation activities
  - d) protecting areas of cultural significance in ways that reflect the nature of the place (e.g., Ancestral burial sites)
  - e) clarifying application review and site monitoring processes, including the role of q̄ic̄əy’ (Katzie) First Nation
- 1.2 Designate the **North Lougheed Area as a Heritage Conservation Area** to support the implementation of cultural and heritage protection guidelines.

A Heritage Conservation Area (HCA) under section 614 of the Local Government Act is a designated area to protect the heritage character and values of a distinct district or landscape, including historic, cultural and archaeological features. Within an HCA, the City may regulate certain aspects of development to ensure changes are compatible with the area’s heritage and cultural significance. A Heritage Conservation Area provides an opportunity to complement the provincial requirements for archaeological protection and streamline the development approvals process by establishing clear guidelines for heritage protection.

- 1.3 Work with **q̄ic̄əy’ to develop and implement opportunities to respect and understand their history and culture** throughout the Plan area, including measures such as:
  - a) installing interpretive signage within public spaces to raise awareness about q̄ic̄əy’ Peoples and their historic connection to the land and waterways
  - b) incorporating q̄ic̄əy’ art such as murals and carvings in public spaces and in the future built form of the North Lougheed Area
  - c) encouraging urban design that includes culturally relevant architectural elements and reflects the natural environment
  - d) providing spaces within the public green spaces and habitat areas for ceremony, eco-cultural values (e.g., rewatering of the historic slough network and wetlands),

features and educational opportunities that respect q̓íçəy' Peoples' enduring connection with the land



South Bonson Community Centre with mural by q̓íçəy' (Katzie) First Nation artist Rain Pierre

## Neighbourhood Character

The following policies are intended to foster a strong neighbourhood character in the North Lougheed Area that honours the past and contributes to the city's small-town feel.

- 2.1 Prioritize **neighbourhood character and place-making elements that reflect q̓ic̓əy' history and culture**, including public art, landscape treatments and architectural design.
- 2.2 Ensure the North Lougheed Area **contributes to the city's small-town character** by:
  - a) providing safe, comfortable and connected walking and cycling infrastructure
  - b) incorporating street trees, high-quality landscaping, public art, street furniture and street lighting
  - c) ensuring visual connections between the sidewalk and ground floor uses
  - d) encouraging smaller, varied storefronts in commercial areas and supporting adjacent outdoor uses that contribute to urban vitality (e.g., exterior café seating)
  - e) avoiding large surface parking areas where feasible and concealing vehicle parking from public streets and spaces
  - f) using minimum setbacks from the front property boundary
  - g) ensuring building entrances connect to the sidewalk and are visually prominent
  - h) incorporating awnings, porches, or verandahs at building entrances
  - i) provide sidewalk awnings in commercial areas where buildings are adjacent to a sidewalk
  - j) stepping back the upper floors of taller buildings



- 2.3 Maintain prominent **mountain views to the north** (particularly views of Golden Ears) from Harris Road and public spaces on the south side of Lougheed Highway; and from public spaces and key streets within the North Lougheed Area through measures such as:
- a) establishing appropriate building heights, particularly in the employment area, that preserve view opportunities from identified public vantage points
  - b) encouraging building orientations, step-backs and massing breaks that minimize obstruction of north-facing mountain views from public streets and open spaces
  - c) identifying and protecting key view corridors along public streets, parks and open spaces



- 2.4 Promote a **safe and healthy neighbourhood** through:
- a) developing a multi-modal transportation network that facilitates active transportation
  - b) facilitating convenient access to a connected network of nature and green spaces
  - c) providing tree canopy, including street trees, for shade, comfort and air quality
  - d) implementing measures, such as landscaped greenways and buffers, to mitigate traffic noise from surrounding highways and major roads
  - e) fostering spaces that accommodate access to local, healthy food options, including encouraging community garden plots and other food growing opportunities in multi-unit residential developments
  - f) applying crime prevention through environmental design (CPTED) principles in the design of public spaces, streets and new developments to enhance safety and visibility.

## Land Use

The following policies are intended to facilitate a variety of land uses, including new housing and employment opportunities, that contribute to the city's long-term sustainability.

- 3.1 Accommodate a **range of land uses that contribute to a complete community**, including housing, commercial and employment uses, along with public parks, open spaces and community uses, as conceptually shown in Figure 2.

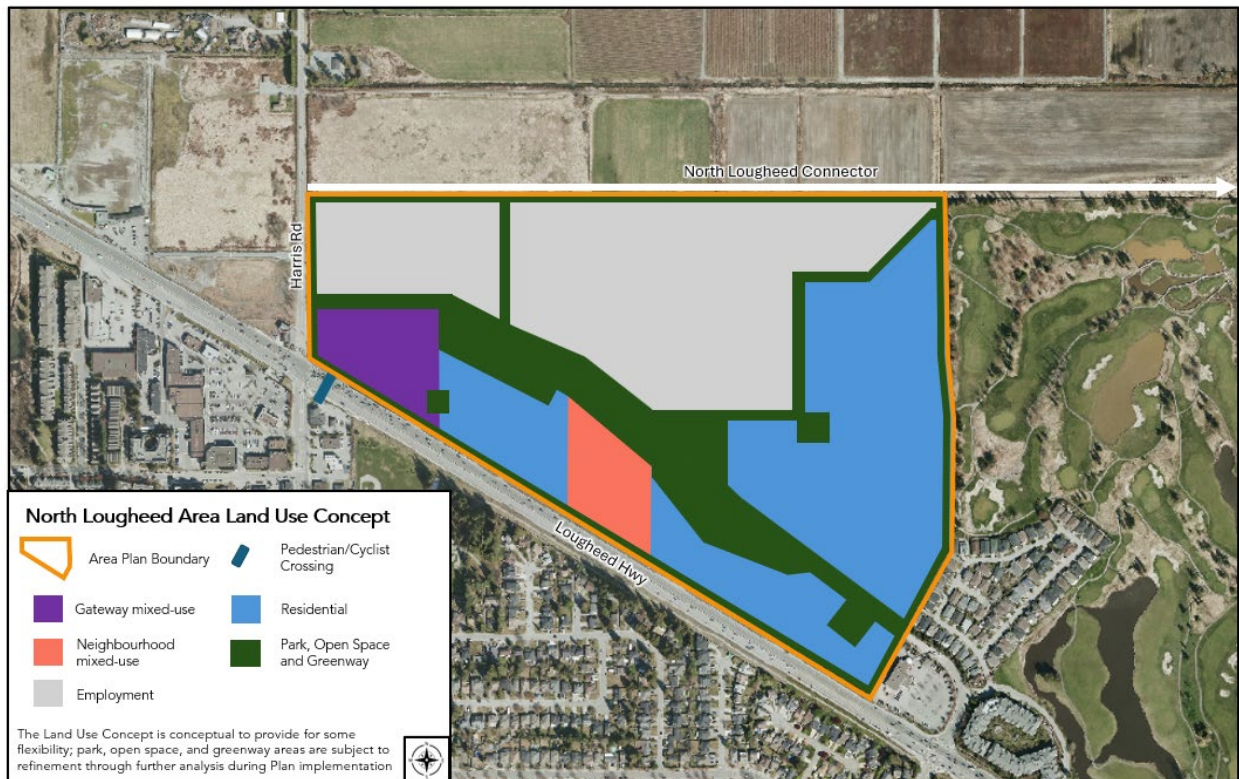


Figure 2: North Lougheed Area Land Use Concept

- 3.2 Prioritize **clusters of compact development with reduced building footprints** that offer flexibility to protect areas of cultural significance and promote open space, connected by a network of multi-use paths, greenways and green streets.
- 3.3 Work with **city** to identify whether any appropriate public uses are suitable within protected Ancestor burial sites and how these areas are to be protected (e.g., land dedication, covenant, cemetery designation).
- 3.4 Encourage **concealed surface parking, above ground parkades and alternative transportation options** to minimize the need for underground parking and avoid significant excavation that could disturb Ancestral burial sites, where appropriate or necessary.

- 3.5 Ensure appropriate **buffers between employment and residential land uses** (e.g., setbacks and landscaped areas) and provide a **transition of residential building heights** in areas adjacent to existing, lower-density residential uses.
- 3.6 In the **gateway mixed-use** area:
- a) accommodate office, hotel, entertainment and residential uses in multi-storey buildings, with ground-floor retail and service uses near the corner of Lougheed Highway and Harris Road
  - b) limit the floor area of new retail and service uses, in coordination with the neighbourhood mixed-use area, to ensure they are designed to serve the daily needs of the North Lougheed Area and complement, rather than compete with, established commercial areas elsewhere in the city
  - c) ensure buildings and site design at the corner of Lougheed Highway and Harris Road convey a sense of entry and identity through high-quality architecture, building massing, landscaping and public art that define this key gateway to the city
- 3.7 In the **neighbourhood mixed-use** area:
- a) accommodate retail, service, office and residential uses in multi-storey buildings
  - b) orientate ground-floor retail and service uses along a pedestrian-friendly main street, rather than Lougheed Highway
  - c) limit the floor area of retail, service and office uses, in coordination with the gateway mixed-use area, to ensure they are designed to serve the daily needs of the North Lougheed Area and complement, rather than compete with, established commercial areas elsewhere in the city
  - d) encourage professional offices and clinics that do not have a retail component to locate in spaces above the ground floor
- 3.8 In the **residential** area:
- a) accommodate residential uses in apartment, townhouse and other multi-unit buildings
  - b) incorporate a variety of unit sizes, including family-oriented units (e.g., ground oriented, three- or four-bedroom)
  - c) encourage rental, seniors-oriented and non-market housing, and consider parking requirement reductions and other incentives to support these types of housing
- 3.9 In the **employment** area:
- a) accommodate business park uses, such as storage, distribution, light manufacturing and office uses
  - b) encourage employment uses that support the agricultural sector, such as food storage, distribution and processing uses
  - c) encourage smaller units and strata or freehold tenure options for small- to medium-sized businesses

- d) permit a small-scale, vehicle-oriented use (e.g., a gas station, convenience store and drive-through restaurant) at the corner of the North Loughheed Connector and Harris Road
- 3.10 Accommodate a **post-secondary education** campus or other training facility, with priority to the gateway mixed-use area and employment area near Harris Road.
- 3.11 Accommodate public and private **community uses, including schools, childcare, civic facilities and places of worship**, throughout the North Loughheed Area, with preference for locations that provide convenient access.
- 3.12 Ensure a connected network of **multi-use paths, greenways, parks and open spaces** are provided throughout the North Loughheed Area.

The Land Use Concept (Figure 2) includes a mix of land uses, approximately distributed as follows:

- Residential: 26 hectares (64 acres), representing 51% of the Plan area
- Employment: 19 hectares (46 acres), representing 37% of the Plan area
- Gateway mixed-use: 3 hectares (8 acres), representing 6% of the Plan area
- Neighbourhood mixed-use: 3 hectares (7 acres), representing 6% of the Plan area

Park, open space and greenway areas are not included in the distribution above, as their extent will be further refined through additional technical and financial analysis during Plan implementation.

The Land Use Concept is also projected to accommodate approximately:

- 2,700 dwelling units
- 5,600 residents
- 3,300 jobs

## Transportation

The following policies are intended to promote a safe, multi-modal mobility network that supports active transportation and public transit.

- 4.1 Develop a **safe, multi-modal mobility network** that supports walking, cycling, public transit and personal vehicles.
- 4.2 Provide for a **highly connected multi-use path and street network** and ensure that cul-de-sacs or dead-end streets accommodate pedestrian and cycling connections.
- 4.3 Design **pedestrian and cycling infrastructure to be safe and accessible** for people of all ages and abilities.

- 4.4 Provide for **wider sidewalks and protected cycling lanes** on collector and arterial streets.
- 4.5 Incorporate a **wide and landscaped multi-use path and greenway** along the north side of Lougheed Highway and the south side of the North Lougheed Connector.
- 4.6 Incorporate **mid-block crossings and traffic calming elements**, particularly in areas with higher pedestrian and cycling activity.
- 4.7 Provide for a **pedestrian and cycling connection (e.g., an overpass) across Lougheed Highway** near Harris Road, with consideration to the potential need for an additional pedestrian and cycling overpass further east.
- 4.8 Engage the Ministry of Transportation and Transit and TransLink to **explore potential funding opportunities to support the construction of the North Lougheed Connector**.
- 4.9 Facilitate convenient **pedestrian and cyclist connections to public transit routes and stops** and encourage transit-supporting infrastructure (e.g., bus shelters and bicycle storage).
- 4.10 Require the provision of **bicycle parking, storage and other end-of-trip facilities** in new developments.
- 4.11 Integrate **landscaping, street trees and stormwater management features** along sidewalks, multi-use paths and greenways.
- 4.12 Support **safe, convenient and appropriately located vehicle parking** that does not compromise pedestrian and cycling safety.
- 4.13 Encourage the integration of **car-share services** within the North Lougheed Area.
- 4.14 Ensure **truck access to the employment areas is separated** from the mixed-use and residential areas.
- 4.15 Work with the Ministry of Transportation and Transit to **identify additional vehicle access into the North Lougheed Area to and from Lougheed Highway**, between Harris Road and Park Road.
- 4.16 Engage with TransLink on the future **location and planning of stops or stations for higher service level transit options** along Lougheed Highway (e.g., bus rapid transit).



## Parks and Community Amenities

The following policies are intended to ensure that the North Loughheed Area provides for a variety of high-quality park and community amenities to support community spirit and wellbeing.

- 5.1 Provide for a **convenient and centrally located community park** with a range of amenities, such as playing fields, paved sports courts, playground structures and open space.
- 5.2 Develop smaller-scale **pocket parks** with greenspace, playground structures and seating within the residential area.
- 5.3 Integrate an **urban plaza park** with public art, shade, seating and other amenities within the gateway mixed-use area.
- 5.4 Distribute **the location of parks** with a target that most housing units are within a five-minute (400 metre) walk.
- 5.5 Develop an **integrated multi-use path and greenway network** throughout the North Loughheed Area, as conceptually shown on Figure 2, with priority to neighbourhood edges and connections between the community and neighbourhood parks.

- 5.6 Support the designation of greenspace in areas containing places of cultural or Ancestral significance or archaeological sites, including associated buffer areas where sites are known, likely or may reasonably extend to help manage land use impacts, maintain quiet spaces for reflection and ceremony, and **support the respectful protection of q̓íçəy' Ancestors through Nation-guided practices.**
- 5.7 Consider opportunities to retain **the human-made pond**, or parts thereof, as a community amenity, potentially integrated within a park setting and naturalized wetland to enhance its ecological function.
- 5.8 Explore **civic and recreational facilities**, which may include a small-scale community centre with fitness equipment, multi-purpose rooms and childcare spaces.
- 5.9 Continue to consult with the Maple Ridge Pitt Meadows School District on **the potential need for schools** within the North Lougheed Area.



## Agriculture

The following policies are intended to protect surrounding agricultural areas from urban development within the North Loughheed Area and encourage opportunities for appropriately-scaled agriculture and supporting uses. These policies also recognize the area's long history of food production and land stewardship, including Indigenous farming and land-based practices of q̓íçəy̓ Peoples.

- 6.1 Protect surrounding agricultural lands by updating the Farmland Protection Development Permit Area to align with the North Loughheed Area Plan boundaries to **mitigate conflicts between agricultural and urban uses.**
- 6.2 Support innovative and small-scale agricultural uses with the North Loughheed Area, including **vertical farming, urban farming and community gardens**, where compatible with surrounding land uses, and where they support education, local food resilience or cultural practices (i.e., wapato gardens).
- 6.3 Facilitate uses that support the agricultural sector, such as **food storage, distribution and processing uses.**



## Environment

The following policies are intended to conserve and enhance natural features within the North Lougheed Area and promote climate-resilient urban development.

- 7.1 Apply the Riparian Areas Development Permit Area guidelines to **protect and restore aquatic and riparian habitats**.
- 7.2 Explore the feasibility of **rewatering wetlands and historic slough networks in the lowlands** and collaborate with q̓ičəy' in the development of habitat enhancement plans.
- 7.3 Incorporate **green infrastructure** such as rain gardens, constructed wetlands and bio-swales to manage stormwater.
- 7.4 Manage **stormwater on-site through designs** that reduce peak flows, improve water quality and enhance habitat connectivity.
- 7.5 Target a minimum **tree canopy of 30%** through a combination of street trees, green space and private landscaping.
- 7.6 Employ **high-quality landscape designs for public and private spaces** that integrate native species, retain existing vegetation where feasible and enhance local habitat networks.
- 7.7 Design **landscapes and open spaces to replicate the structure and function of local ecological niches**, including wetlands, ponds, forest edges and riparian zones.
- 7.8 Orient **buildings and design sites to support energy efficiency**, consistent with the BC Energy Step Code.
- 7.9 Provide **electric vehicle charging infrastructure** to support reduced transportation emissions and meet City sustainability targets.
- 7.10 Incorporate **flood protection measures** in site planning and landscape design consistent with City flood management regulations.



## Utility Services

The following policies are intended to communicate that development within the North Lougheed Area will be serviced with City water, sanitary and stormwater systems in a coordinated manner that supports climate resilience and eco-cultural values associated with land and water stewardship.

- 8.1 Extend and upgrade **urban water and sanitary systems** that meet City standards to accommodate development of the North Lougheed Area, while coordinating servicing alignments and construction methods to minimize ground disturbance where practicable.
- 8.2 Integrate **stormwater management** with the area's green infrastructure network through measures such as on-site retention, infiltration and rainwater capture systems to reduce current peak flows, improve water quality, support aquatic and riparian functions and enhance habitat connectivity.
- 8.3 Explore the feasibility of a **district energy system** to serve the North Lougheed Area, including a multi-fuel system that can utilize biomass such as agricultural and organic waste, with consideration given to approaches that minimize land disturbance and align with shared environmental and eco-cultural values.
- 8.4 Encourage **electricity micro-generation, such as rooftop solar panels** to help increase local energy resilience.

## Implementation

The following policies outline key implementation steps that are meant to be undertaken prior to new development approvals to support coordinated and informed planning and development in the North Lougheed Area.

- 9.1 **Establish a Heritage Conservation Area** over the North Lougheed Area to support early identification and management of cultural and heritage considerations in accordance with the Plan's vision and policies.
- 9.2 Work with the q̄ic̄əy' to establish **Heritage Conservation Area guidelines** that improve clarity in the planning and development process, reduce procedural barriers, and ensure development activities are carried out in culturally safe ways that reflect shared principles of respect, early consideration, and avoidance of unintended impacts.
- 9.3 Develop a **financial strategy**, in consultation with q̄ic̄əy', to support the provision of parks, community amenities, reconciliation initiatives, transportation infrastructure and utility services, which may include updates to amenity cost charges and new density bonus bylaws, among other funding mechanisms.
- 9.4 Review and, as required, update **development permit areas and guidelines to provide for high-quality, visually appealing development designs** that provide unique neighbourhood character while incorporating design elements that reflect local context and cultural heritage.

- 9.5 Require the provision of a multi-modal **transportation and servicing concept** for the entire North Lougheed Area.
- 9.6 Ensure the full **exclusion of all lands within the North Lougheed Area from the ALR**, following the satisfaction of any remaining exclusion conditions of the Agricultural Land Commission.
- 9.7 Work with Metro Vancouver to **update the Regional Growth Strategy** to accommodate urban development in the North Lougheed Area.

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