



Minutes of the Engagement & Priorities Committee of Pitt Meadows

July 14, 2026, 7:00 p.m.

Meadows Room

12007 Harris Road, Pitt Meadows, BC V3Y 2B5

Elected Officials:

Mayor N. MacDonald
Councillor T. Elke
Councillor A. Evans
Councillor M. Hayes
Councillor M. Manion
Councillor B. Meachen
Councillor G. O'Connell

Staff:

M. Roberts, Chief Administrative Officer
K. Barchard, Corporate Officer
T. Barr, Deputy Corporate Officer
C. O'Byrne, Manager of Planning
P. Ward, Director of Planning and Development

A. CALL TO ORDER

The meeting was called to order at 7:02 p.m.

Mayor MacDonald acknowledged with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of ᑭᓴᓴᓴ (Katzie) First Nation who have been stewards of this land since time immemorial.

B. LATE ITEMS

There were no late items.

C. APPROVAL OF AGENDA

It was **MOVED** and **SECONDED** THAT the agenda for the July 14, 2026, Engagement & Priorities Committee Meeting be approved.

CARRIED

D. ADOPTION OF MINUTES

It was **MOVED** and **SECONDED** THAT the Minutes of the following Engagement and Priorities Committee Meeting be approved as circulated:

D.1 June 9, 2026, Engagement and Priorities Committee Meeting

CARRIED

E. COMMITTEE MINUTES AND REPORTS

It was **MOVED** and **SECONDED** THAT the Committee receive for information:

E.1 June 11, 2026 - Agricultural Advisory Committee Meeting [DRAFT]

E.2 June 18, 2026 - Economic Development Advisory Committee Meeting [DRAFT]

E.3 June 24, 2026 - Pitt Meadows Day Advisory Committee Meeting [DRAFT]

Items E.1 and E.3 were PULLED for discussion. Following the discussion, the question was then called on the main motion, and it was:

CARRIED

F. CURRENT PRIORITIES

F.1 North Lougheed Area Plan – 2026 Community Engagement Summary

Patrick Ward, Director of Planning and Development, introduced the topic. Colin O'Byrne, Manager of Planning, presented an overview and background of the Staff Report.

Patrick continued the presentation sharing an overview of community engagement and potential next steps.

Council members participated in a roundtable discussion and noted the following:

- promoting health care in the area;

- clarifying for the public that NLAP development is not funded by the City;
- considering future education needs;
- neighbouring properties were formerly in the Agricultural Land Reserve;
- anticipated traffic improvements and support for a walkable community;
- clarifying that the City implements the area plan but does not provide development infrastructure, and that the NLAP is a guiding document rather than a blueprint;
- emphasizing that the area plan remains in draft form;
- the lack of services in South Bonson and the opportunity to do that differently in the NLAP;
- traffic studies used to inform the 2013 Agricultural Land Commission decision on Old Dewdney Trunk Road traffic calming and removal of the land from the Agricultural Land Reserve may now be outdated.

Mayor MacDonald invited members of the public to engage in two-way dialogue. The following members of the community participated in the public engagement opportunity:

Maureen Robertson, Pitt Meadows - regarding timing of acceptance by Katzie First Nation ["KFN"] prior to next steps [OCP Amendment Bylaw]. Maureen then inquired about the timing of intersection improvements at Harris and Lougheed Hwy.

Alan Lee, SmartCentres - regarding an overview of the company and appreciation for Council, KFN and Staff in efforts to progress the development. Alan then spoke to SmartCentres' requested amendments and draft concepts as provided on table. [Attachment 1]

Sameer Patel, VP Tate Research - shared an overview of findings based on a retail opportunity analysis for Pitt Meadows residents, noting that the NLAP concept designs and development are warranted based on market demand in Pitt Meadows.

Christine Fang-Dennisov, Urban Strategies - Regarding the review of the plan, understanding the vision, and how draft land use considerations were developed into concepts for the community. Generally supportive of the policies identified by Staff.

Council members participated in a roundtable discussion based on the four key changes identified on page 28 of Attachment 1. The following feedback was captured for consideration:

- importance of achieving 30% tree canopy versus green space considerations;
- supportive of a retail/residential village concept by extending the marketplace to blend with residential;
- watercourse improvements to mirror that of Osprey Village;
- preference to not see big box stores in the retail overlay;
- clarification if a road allowance exists on Meadow Gardens Way;
- preference for residential areas to be separated from agricultural parcels;
- consideration that big box stores could 'anchor' and support smaller retail outlets;
- the draft area use plan policies would provide guidance;
- important to reflect on ALR conditions and the portions already exempt and ALC conditions that span 41 years;
- recent correspondence received from the Ministry of Housing and Municipal Affairs regarding Pitt Meadows not meeting housing targets;
- importance to densify and increase our tax base in a thoughtful and purposeful process;
- Retail requires further consideration to encourage consumers to stay within Pitt Meadows.

It was **MOVED** and **SECONDED** THAT the Committee:

- A. Receive for information the “North Lougheed Area Plan – 2026 Community Engagement Summary” report as presented at the July 14, 2026 Engagement & Priorities Committee meeting.

CARRIED

G. ADJOURNMENT

The meeting was adjourned at 8:56 p.m.

Signed and certified as correct:

Nicole MacDonald, Mayor

Kate Barchard, Corporate Officer

DRAFT



NORTH LOUGHEED LANDS PITT MEADOWS, BC

July 14, 2026

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REAL ESTATE INVESTMENT TRUST

ABOUT THIS SUBMISSION

We are generally supportive of the North Loughheed Area Plan – with minor revisions.

- *SmartCentres parcels make up approximately 60 acres in the centre of the North Loughheed area and has been investing in Pitt Meadows since 2007. We develop, own and operate what we build, and we intend to remain a part of the community in the long term. Our goals and the City's are substantially the same.*

This package sets out our comments, and four requests.

- *Section 1 sets out the goals we share. Section 2 addresses what additional retail would mean for the businesses already here, drawing on an independent market study by Tate Research, submitted separately. Section 3 presents two alternate land use concepts from Urban Strategies Inc., and the four revisions we ask Council to consider. Detailed policy comments are in the appendix.*

What we are asking Council to consider:

1. *Introduce a retail overlay area to allow for additional retail uses as a transition between employment and residential uses.*
2. *Expand the residential designation area and allow for an integration of a limited amount of retail uses at grade.*
3. *Refine the extent of the central open space — as the draft plan already contemplates — so the neighbourhoods on either side remain a connected, walkable community.*
4. *Ensure flexible policy language supports the future functionality of the NLAP, including everyday deliveries to local shops and businesses.*

- **SECTION 1: SHARED GOALS AND CONTEXT**



- **SECTION 2: RETAIL AND EXISTING BUSINESSES**



- **SECTION 3: ALTERNATE LAND USE CONCEPTS**



- **SECTION 1: SHARED GOALS AND CONTEXT**



- **SECTION 2: RETAIL AND EXISTING BUSINESSES**

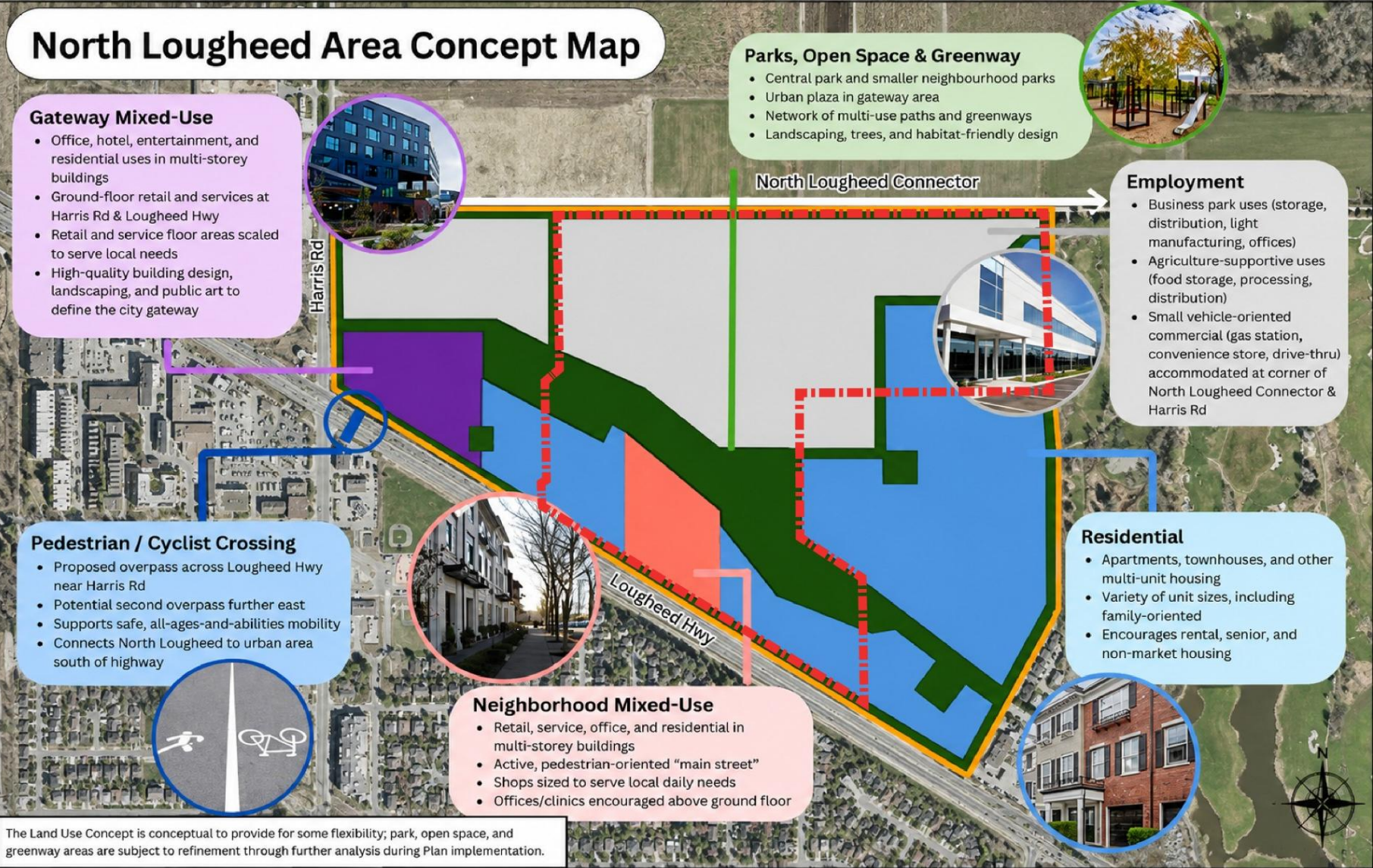
- **SECTION 3: ALTERNATE LAND USE CONCEPTS**

SmartCentres & Pitt Meadows have shared goals

- **SmartCentres** develops, owns, and operates its projects, as long-term **community partners**.
- **SmartCentres has been a collaborative corporate citizen for nearly 20 years**, investing in Pitt Meadows since 2007.
- **SmartCentres' Goals** for the North Lougheed Area Plan:
 - Create a **vibrant, complete community** that supports jobs, housing, services, consumer needs, cultural spaces, and community amenities.
 - **Respect the history and cultural significance of this land** by engaging meaningfully with the City of Pitt Meadows and the q̓ícəy' First Nation.
 - Ensure development **benefits residents, local businesses, and future generations**.



SmartCentres parcels make up 60 acres in the centre of the NLAP



- SECTION 1: SHARED GOALS AND CONTEXT

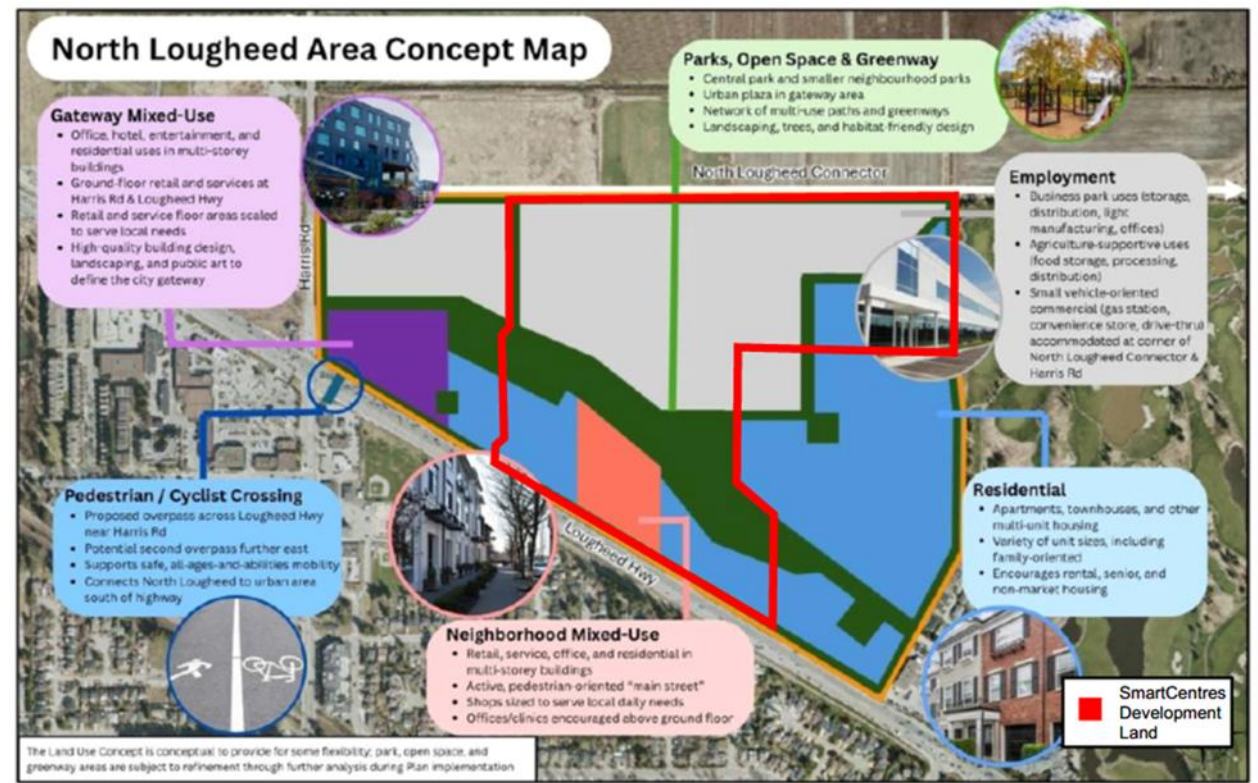
- **SECTION 2: RETAIL AND EXISTING BUSINESSES**



- SECTION 3: ALTERNATE LAND USE CONCEPTS

Pitt Meadows' Existing and Planned Retail

- The NLAP is situated north of the existing downtown along Harris Road. This area has a strong service-based tenant mix.
- The Current 2026 draft NLAP identifies a limited amount of neighborhood mixed use retail (7acres), within SmartCentres' land.
- This is intended to accommodate a modest amount of integrated retail, in mixed-use buildings.
- Highway frontage is a difficult setting for the small, integrated retail the draft plan envisions there.
- SmartCentres proposes additional retail uses and to relocate these uses within the employment areas, to be anchored by a community serving retailer.



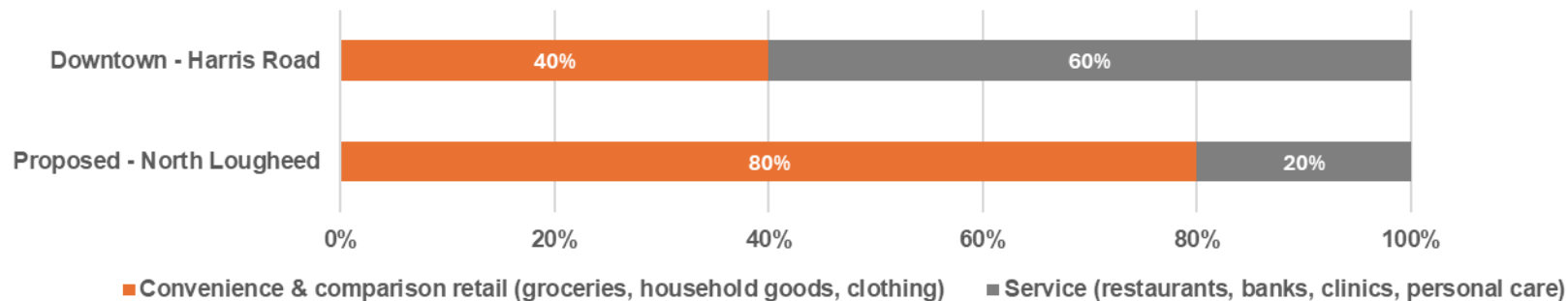
THE MARKET STUDY: EXISTING BUSINESSES

An independent market study found no significant impact on Pitt Meadows' existing downtown businesses.

- *SmartCentres retained Tate Research, an independent market analysis firm, to assess the retail question in the North Lougheed Area Plan. Our conclusion is that the proposed additional retail would not have a significant impact on the businesses in the Pitt Meadows downtown core.*

The SmartCentres proposal fills gaps rather than competing with downtown.

- *The downtown along Harris Road is more than 60% service businesses — restaurants, banks, clinics and personal care. The retail proposed for North Lougheed is roughly 80% convenience and comparison — groceries, household goods, clothing. It supplies categories that are under-represented in Pitt Meadows, rather than competing for those that are well served.*



Source: Tate Research, Retail Opportunity Analysis, June 2026. The full study has been provided to Council and to City staff.

THE MARKET STUDY: A GROWING COMMUNITY

The SmartCentres proposed retail will serve everyday needs.

- *An anchor tenant with grocery serving daily needs of Pitt Meadows residents along with other retail uses such as a pharmacy, a coffee shop, a bakery, somewhere to sit down for dinner — within walking distance of where people live and work. Everyday retail is what makes a neighbourhood feel complete, and it lets residents meet their daily needs without leaving the community.*

The proposed anchor store is what allows the smaller businesses around it to succeed.

- *An anchor tenant draws customer traffic, and that traffic supports the smaller ancillary retail and service tenants located alongside it. This is a general characteristic of retail development, and it matters most in the period before the surrounding population is built out.*

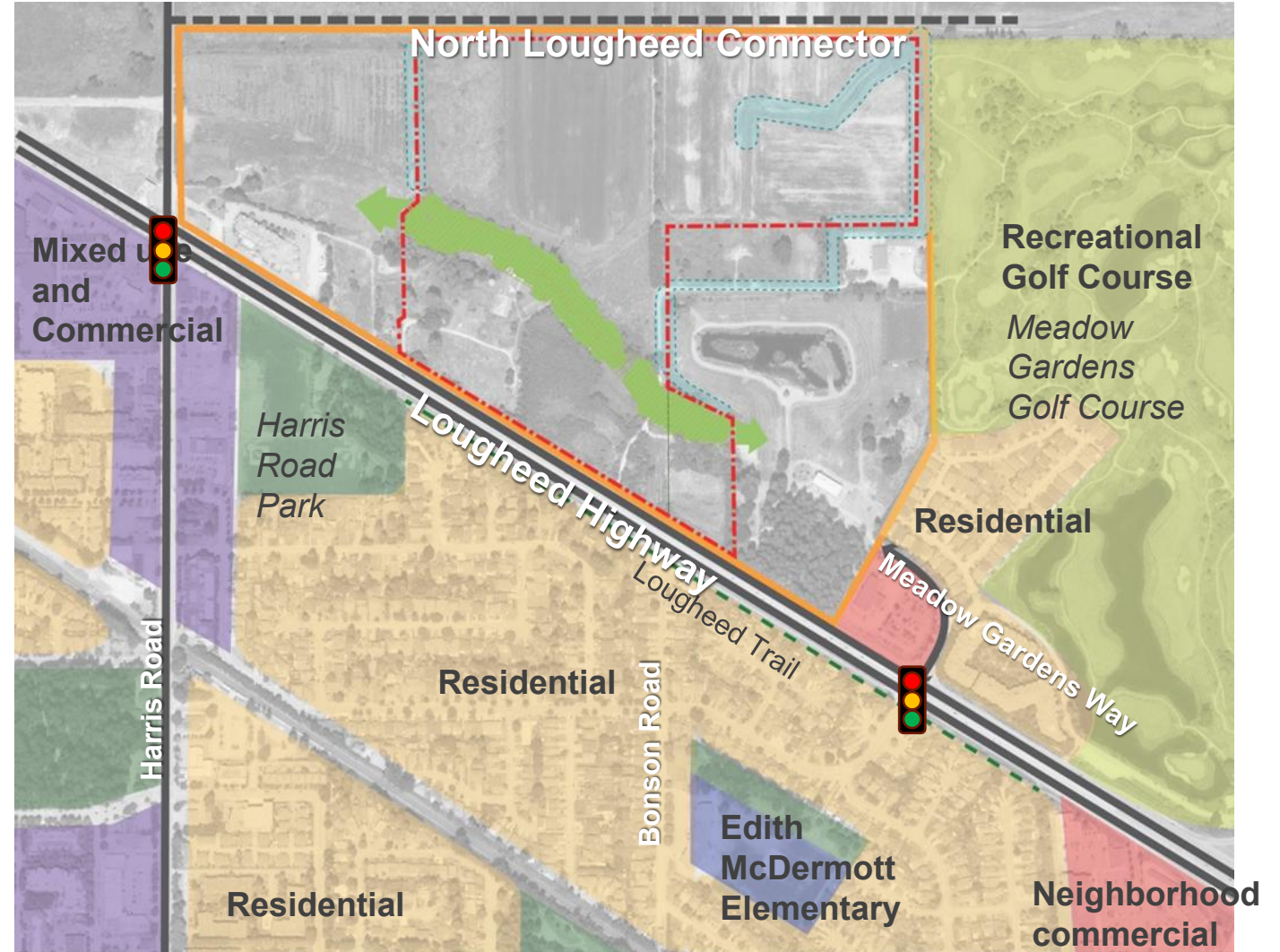
Pitt Meadows is growing, and retail should grow with it.

- *The area plan anticipates approximately 5,600 additional residents and 3,300 jobs. On the basis of that new population growth alone, the per capita demand analysis indicates warranted demand greater than the retail floor area proposed. The study concludes that the proposed additional retail is warranted on the basis of market demand.*

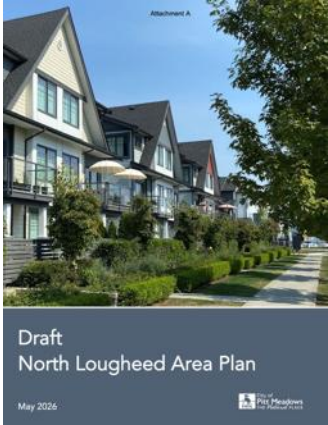
- SECTION 1: SHARED GOALS AND CONTEXT
- SECTION 2: RETAIL AND EXISTING BUSINESSES
- **SECTION 3: ALTERNATE LAND USE CONCEPTS**

Understanding the North Lougheed lands in its Context

- There is an established mix of residential, commercial and amenity areas **south** of Lougheed Highway
 - The existing town centre is south of the site along Harris Road
 - Several community amenities exist south of the site along Bonson Road
- There is a recreational golf course **east** of the NLAP area
- The planned North Lougheed Connector is **north** of the NLAP area



Draft NLAP's Vision and Priorities



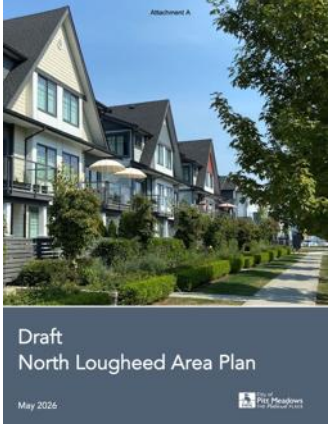
Vision

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

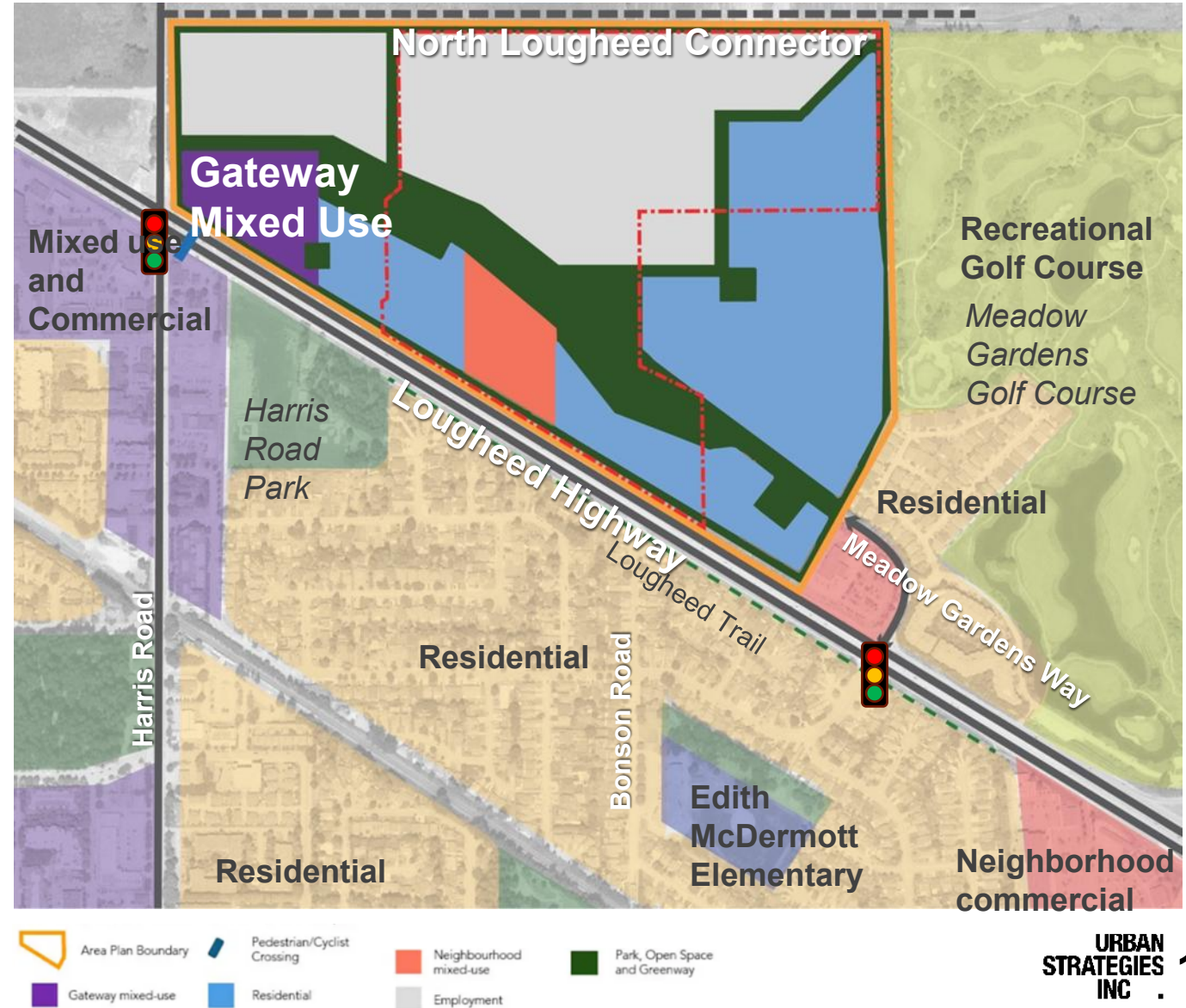
Priorities

- **Protecting and recognizing q̓íc̓əy̓** 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

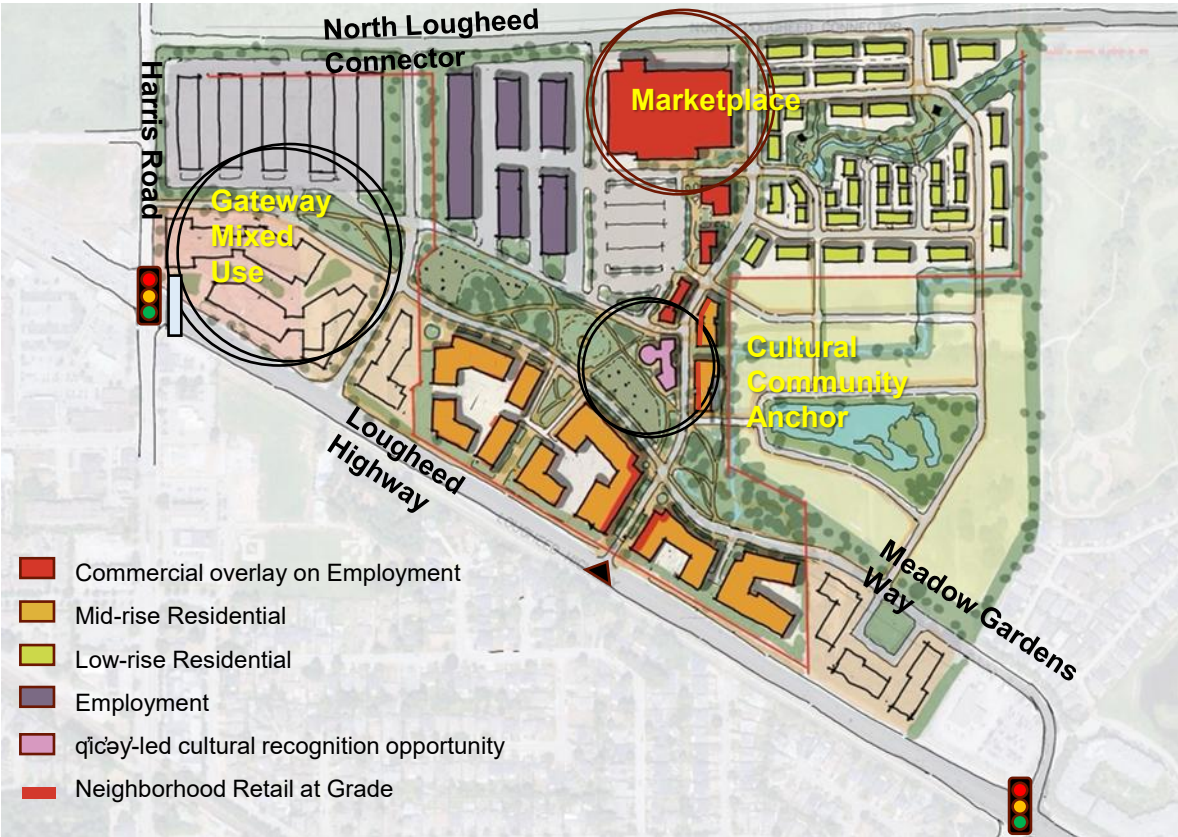
What the City has proposed for the SmartCentres parcels



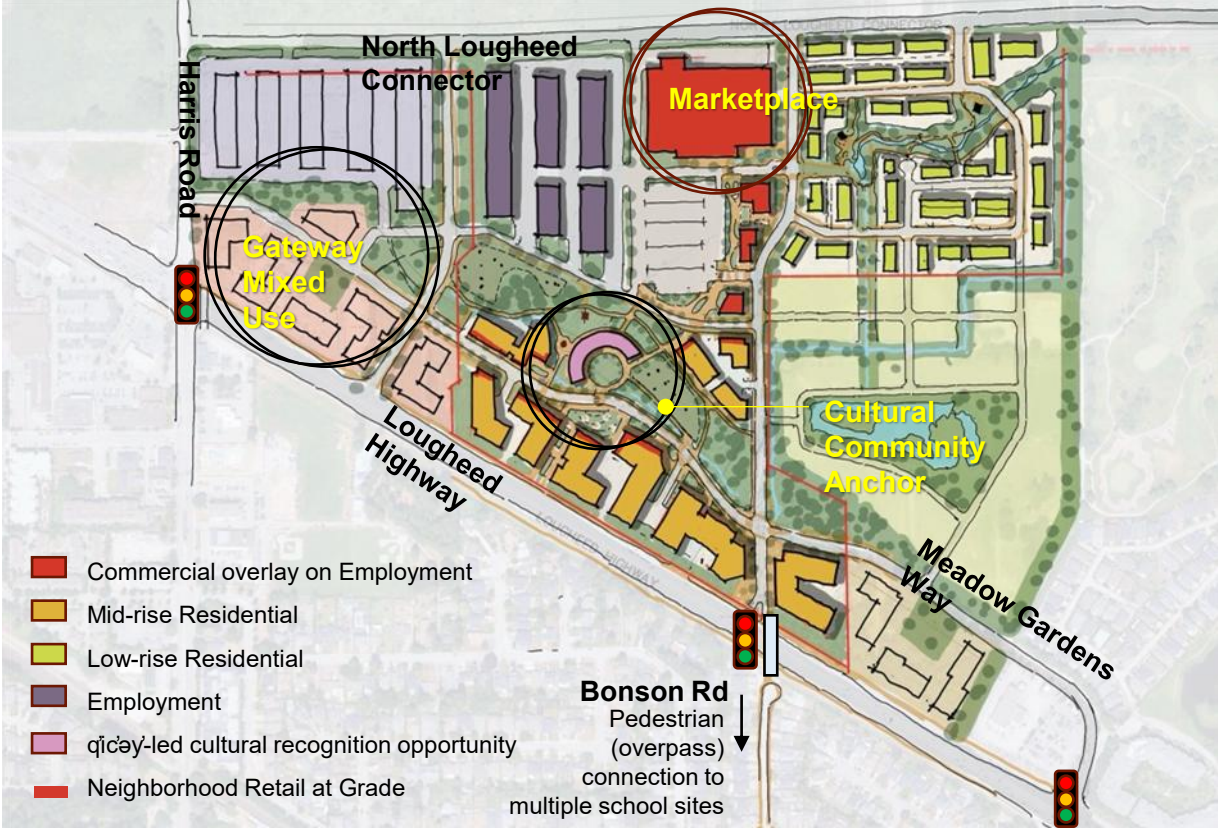
- **Residential** and **Mixed-Use** areas generally focused along Lougheed Hwy
- **Employment** area generally focused along North Lougheed Connector
- **Park, Open Space and Greenway** sits in between to buffer the residential, mixed-use and employment areas
- A **Pedestrian/Cyclist crossing** at Harris Road



Two alternate land use concepts for the North Lougheed lands

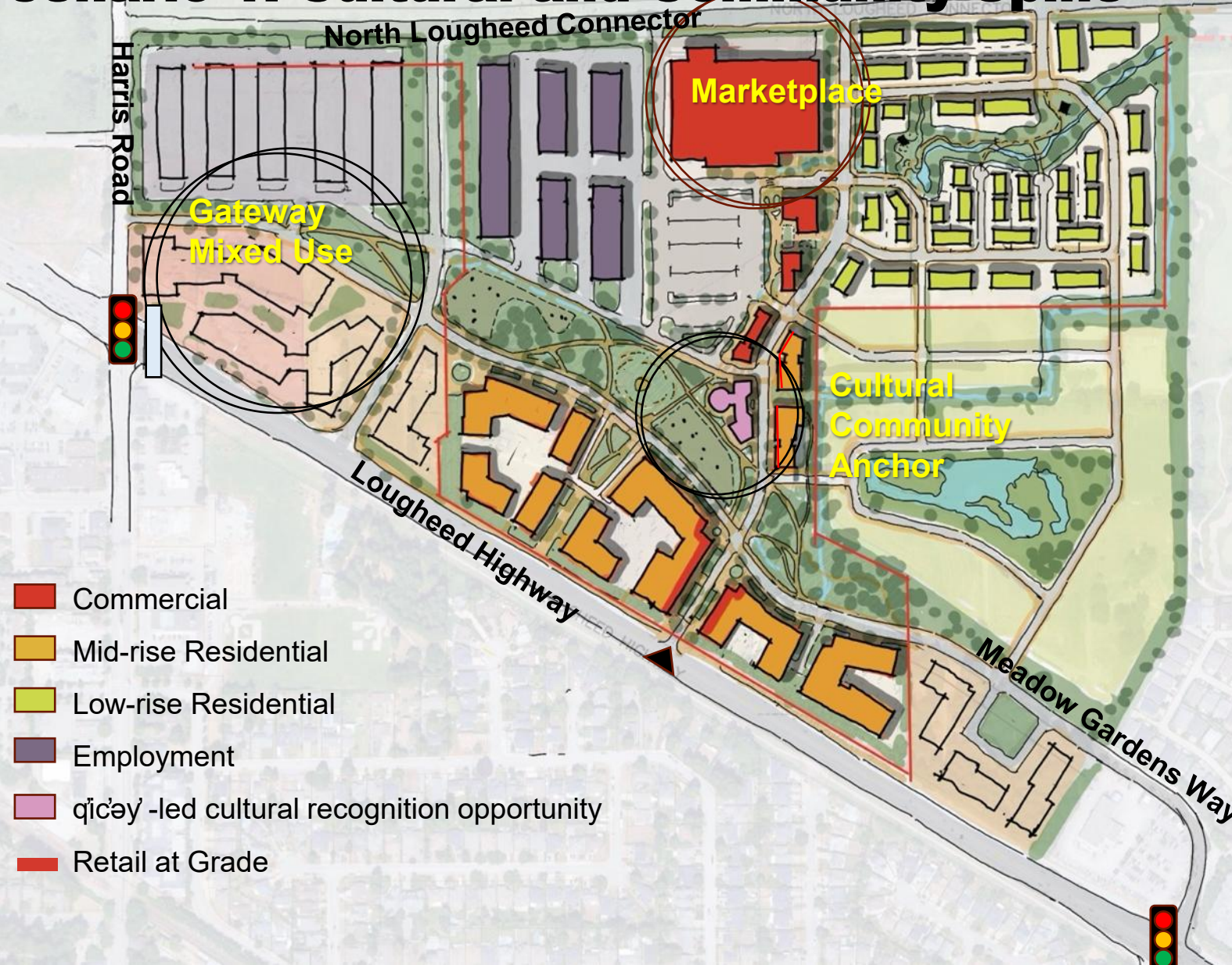


Scenario 1:
Cultural and Community Spine



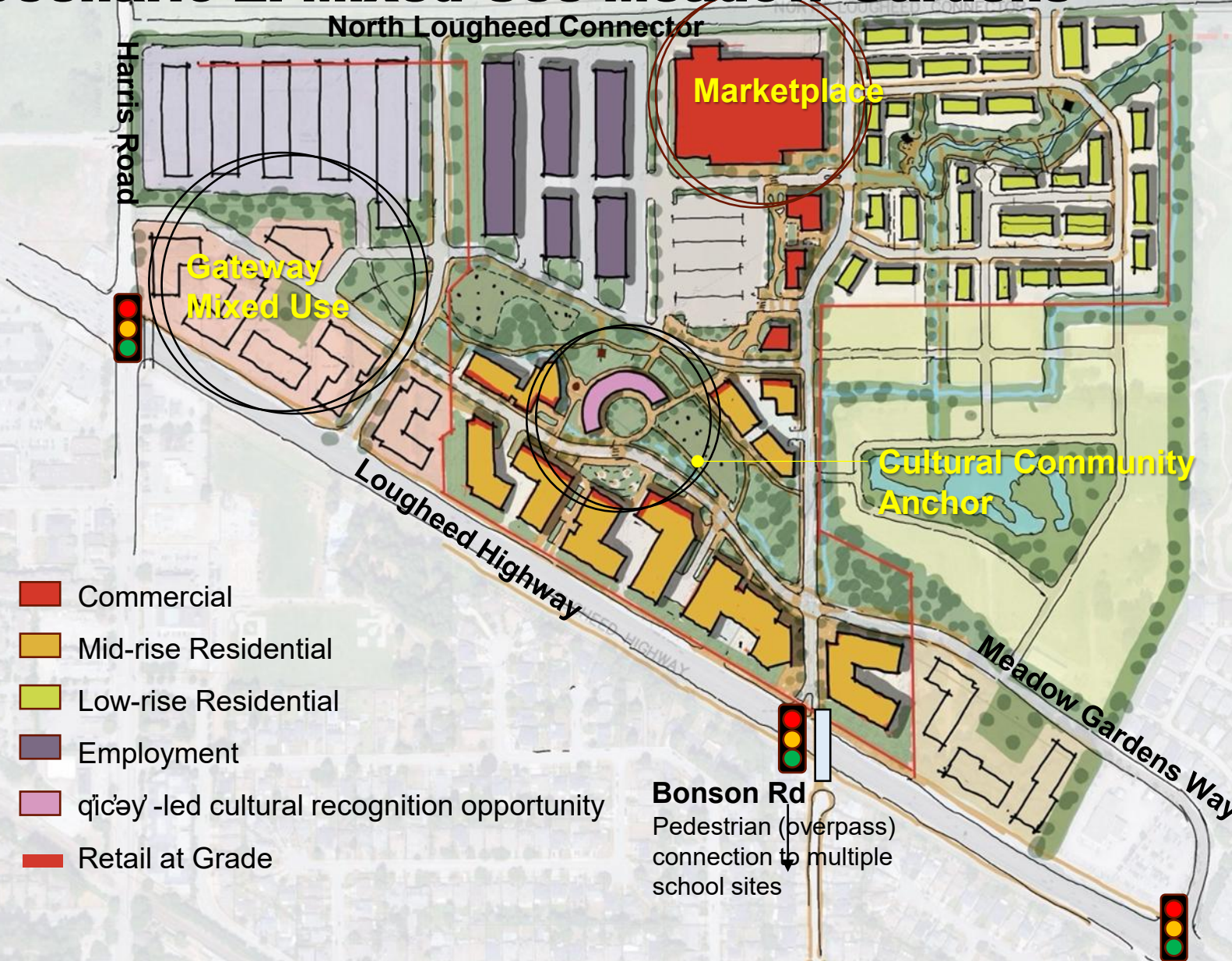
Scenario 2:
Mixed-Use Meadow Gardens

Scenario 1: Cultural and Community Spine



- **Extend Meadow Gardens Way** south along the central green space and the SmartCentres development.
- Create a **new north-south spine** connecting Lougheed Highway to the North Lougheed Connector:
 - Mid-rise residential and mixed use along Lougheed Highway
 - Neighbourhood retail along North Lougheed Connector
- Organize the lands towards the east around an integrated blue/green network and road pattern that support low-rise **residential** uses.
- Optimize the lands to the west along North Lougheed Connector with light industrial **employment** uses.

Scenario 2: Mixed-Use Meadow Gardens



- Line Meadow Gardens with **pedestrian-focused uses**, creating animation between the Gateway Mixed-Use area and the Neighbourhood Amenity Area to the north.
- Create a **new north/south road and pedestrian crossing, aligned with Bonson Road**. This allows for better connectivity to Edith McDermott Elementary.
- Organize the lands towards the east around an integrated blue/green network and road pattern that support low-rise **residential** uses.
- Optimize the lands to the west along North Lougheed Connector with light industrial **employment** uses.

Key Components – Meadow Garden Way (Mixed-Use Residential)



Garrison Crossing, Chilliwack, BC

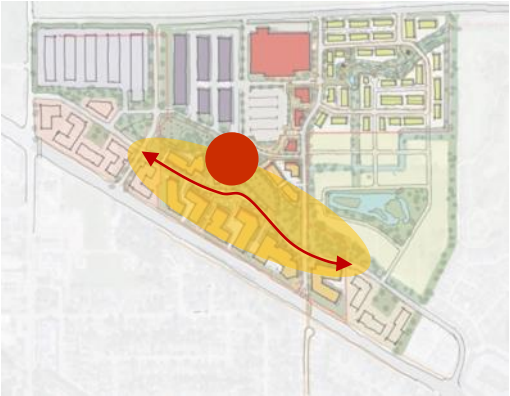


Lelam Village Residential, Vancouver

Halo, South Surrey



Key Components – Meadow Garden Way (q̓ic̓əy̓-led cultural recognition opportunity)



South Bonson Community Centre

Key Components – North South Spine



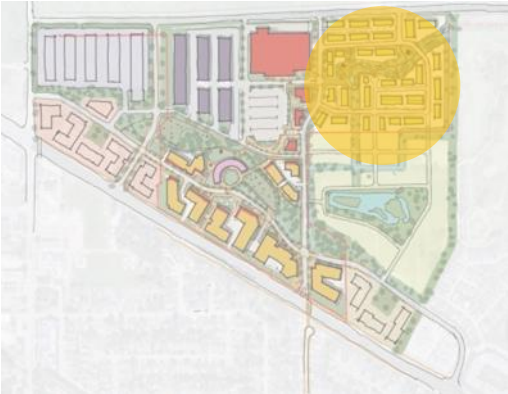
Garrison Crossing, Chilliwack, BC



Harvest Market



Key Components – East Residential Neighborhood



Ricardo Lara Linear Park, California



Nature's walk, Pitt Meadows



Landon Gate, Cooper Meadows



PITT MEADOWS, BC

Key Components – West Employment Area



Fraser Mills Business Centre, Coquitlam



Pivotal 2, Port Coquitlam



Key Components – West Employment Area – Retail Overlay



Harvest Market



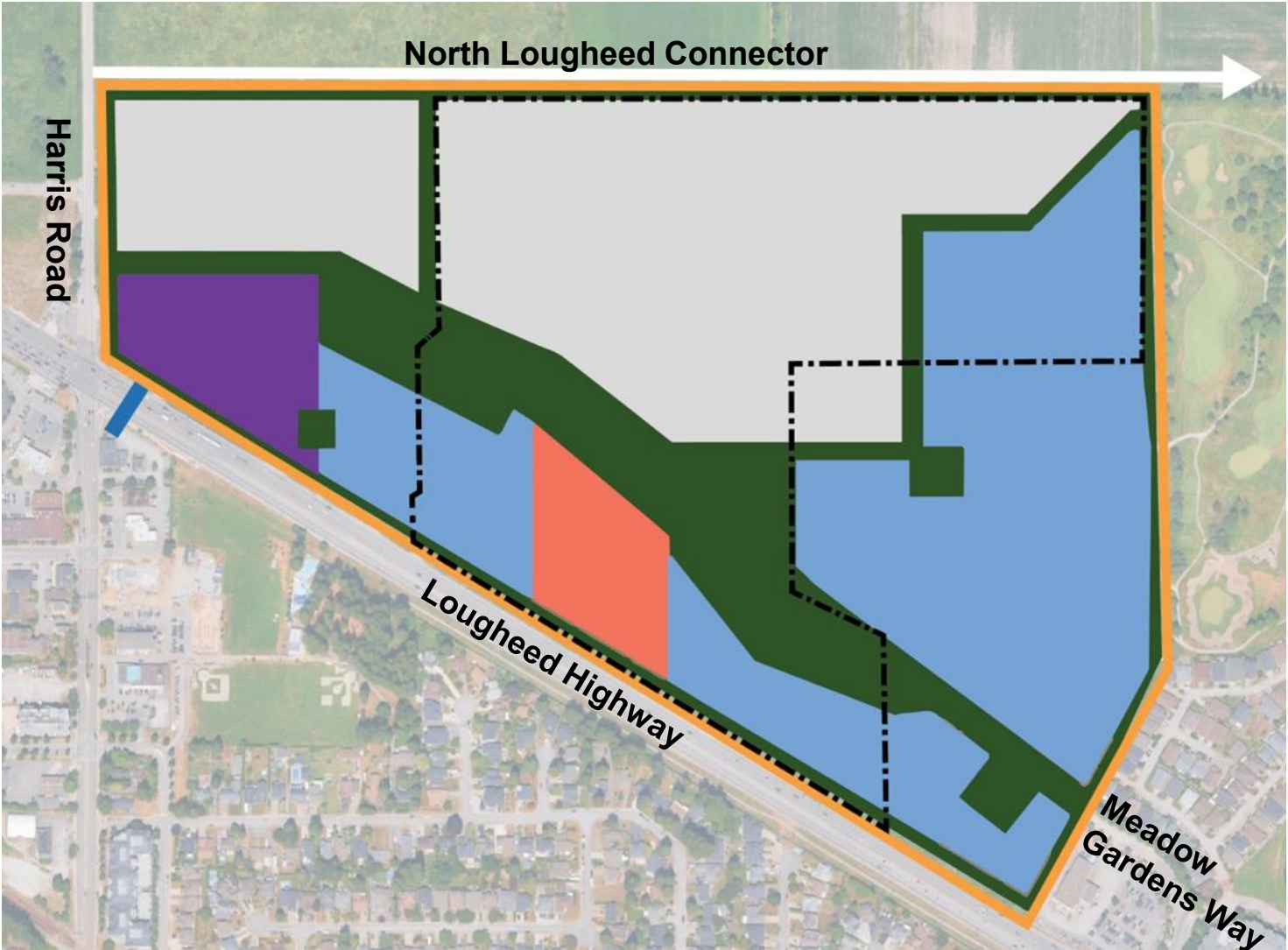
Garibaldi Village, Squamish

The City's Draft NLAP Concept Map

The 2026 NLAP Land Use Concept is projected to accommodate approximately:

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

- Area Plan Boundary
- Gateway Mixed-Use
- Neighborhood Mixed-use
- Residential
- Employment
- Parks, Open Space & Greenway
- Pedestrian/Cyclist Crossing



Scenario 1: Cultural and Community Spine

Key Changes to the Draft Concept Map:

- Refine the extent of the central open space
- Slightly shift and extend the Neighbourhood Mixed-use designation to align with street network
- Extend the Residential designation area
- Enable a Retail overlay to enable “Marketplace” uses
- Identify qí'c'ay' -led cultural recognition opportunity

Area Plan Boundary

Gateway Mixed-Use

Neighborhood Mixed-use

Residential

Employment

Parks, Open Space & Greenway

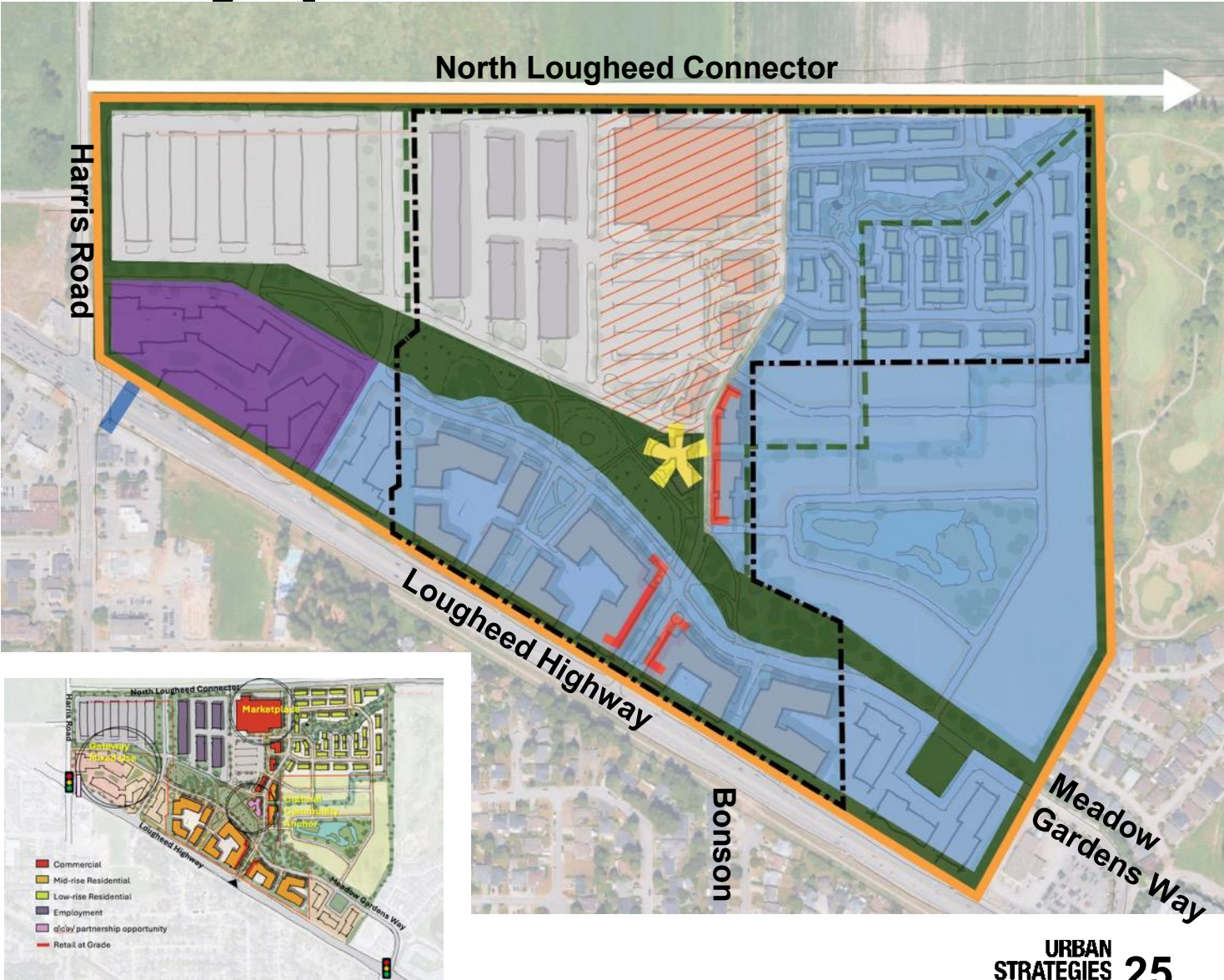
Pedestrian/Cyclist Crossing

[NEW]

Retail Overlay

*

qí'c'ay' -led cultural recognition opportunity

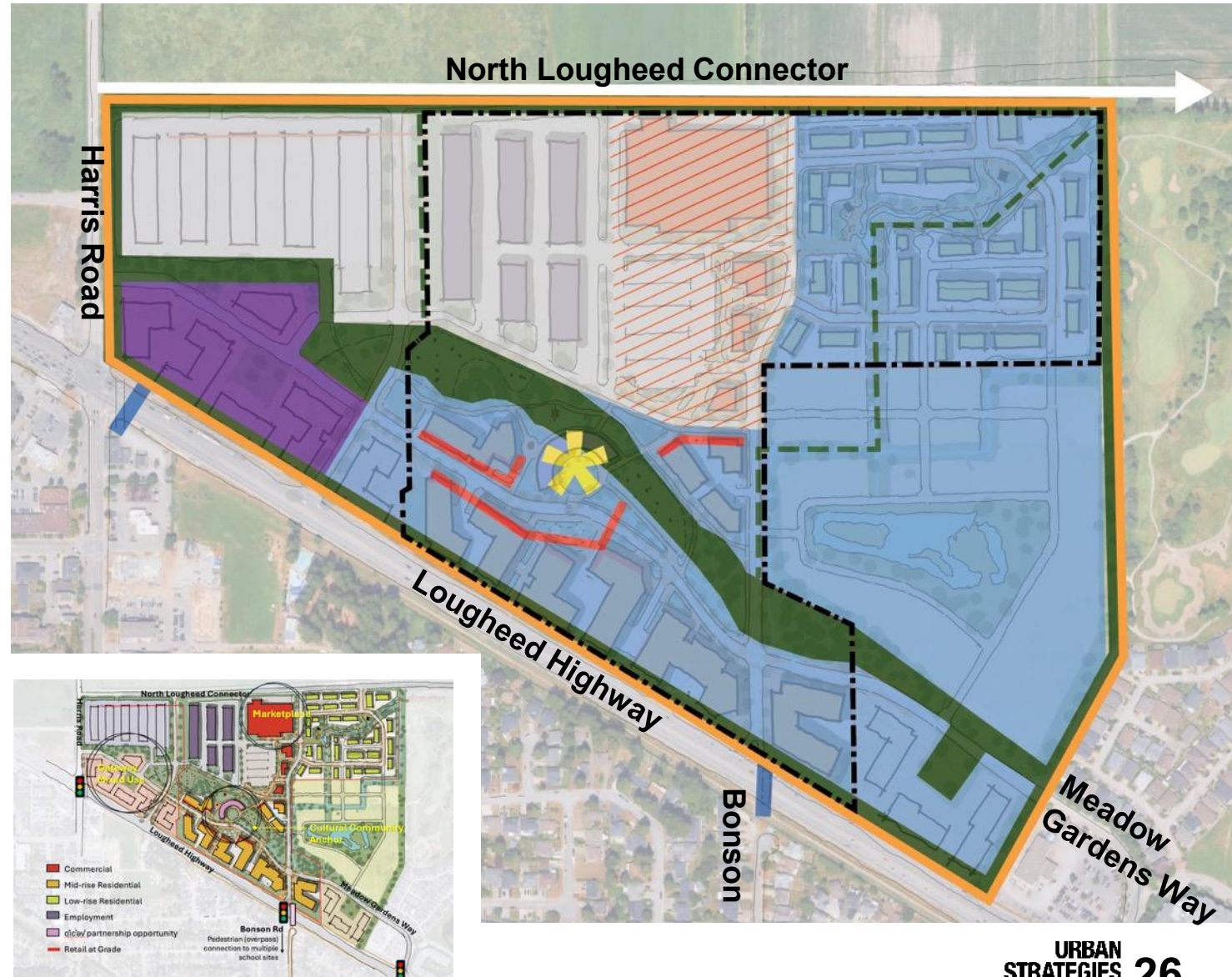


Scenario 2: Mixed-Use Meadow Gardens

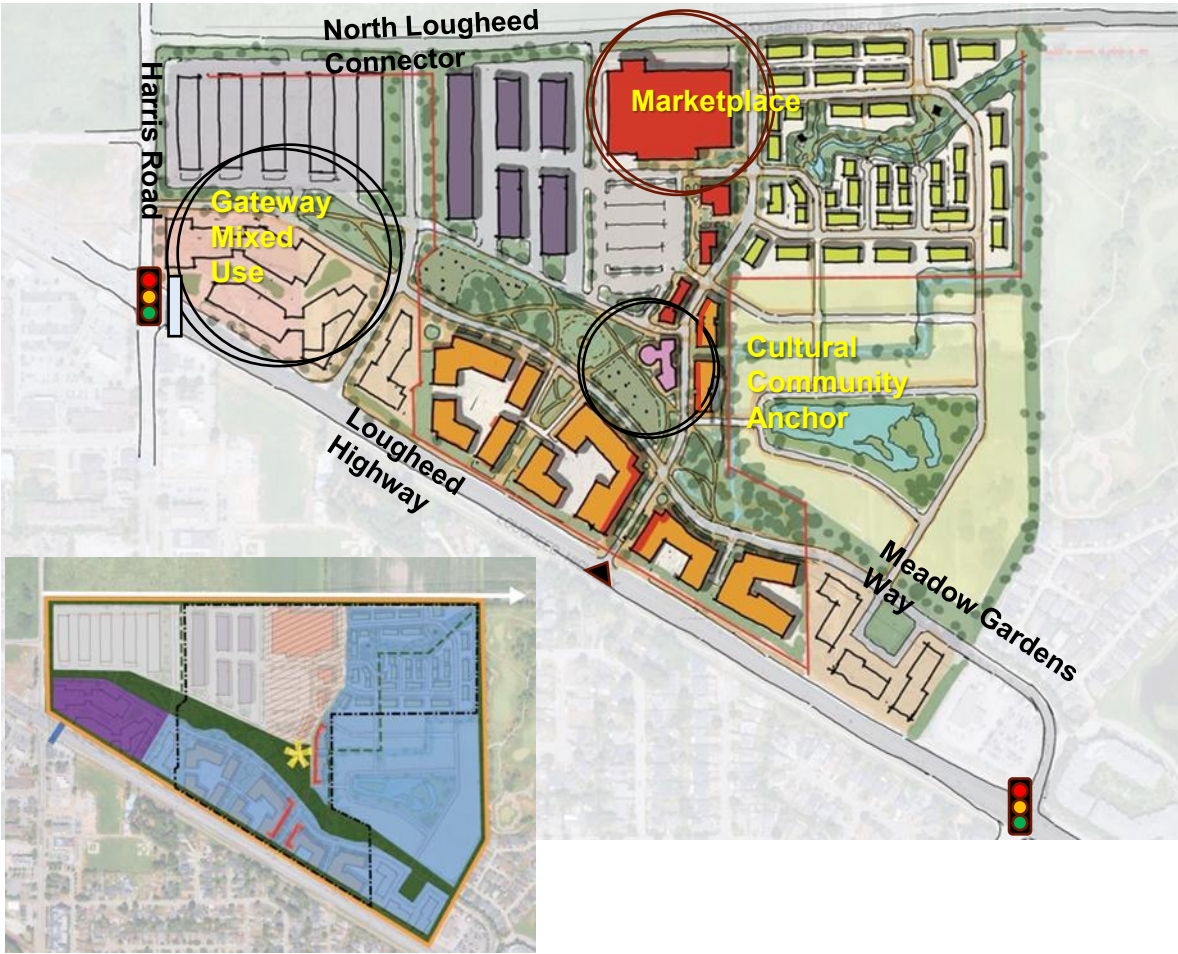
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- Refine the extent of the central open space
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- Extend the Residential designation area
- Enable a Retail overlay to enable “Marketplace” uses
- Identify qí'c'áy -led cultural recognition opportunity
- Add a pedestrian crossing at Bonson Road

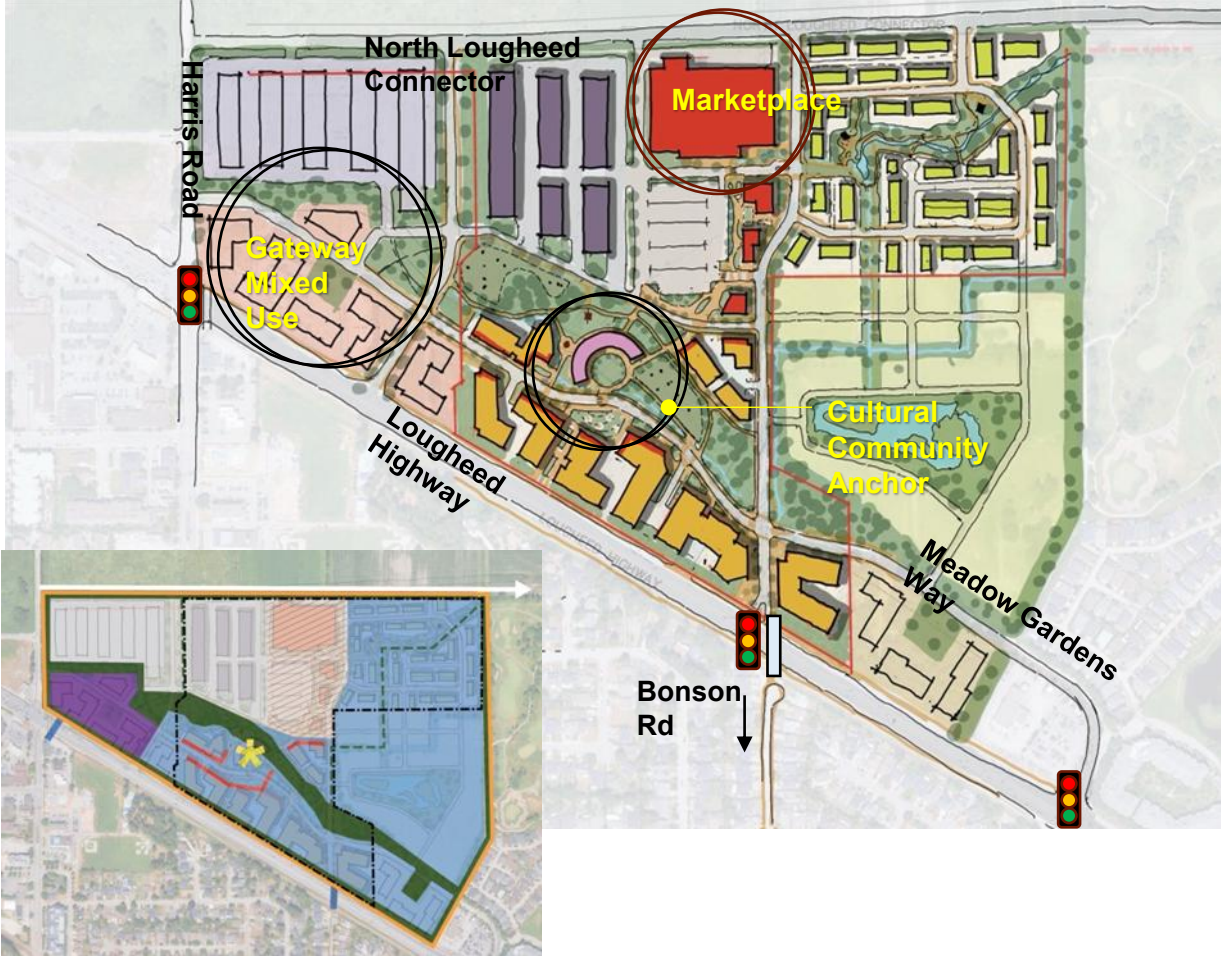
- | | |
|---|---|
|  Area Plan Boundary |  Retail Overlay |
|  Gateway Mixed-Use |  qí'c'áy -led cultural recognition opportunity |
|  Neighborhood Mixed-use | |
|  Residential | |
|  Employment | |
|  Parks, Open Space & Greenway | |
|  Pedestrian/Cyclist Crossing | |



Scenarios with Proposed Land Use



Scenario 1:
Cultural and Community Spine



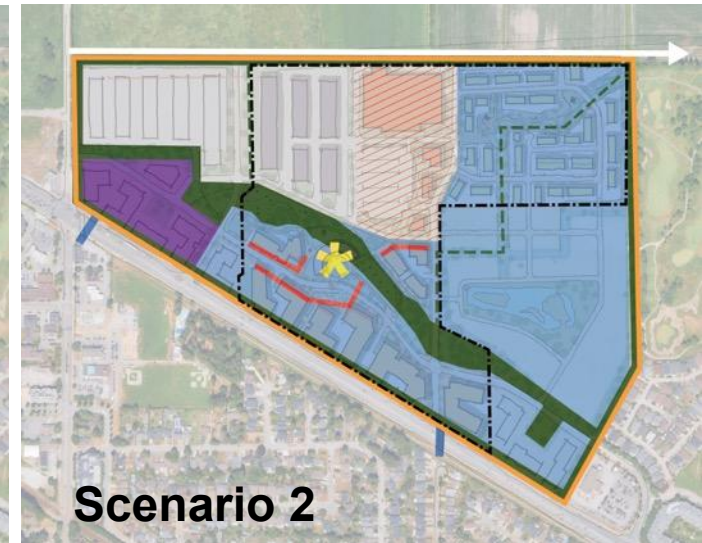
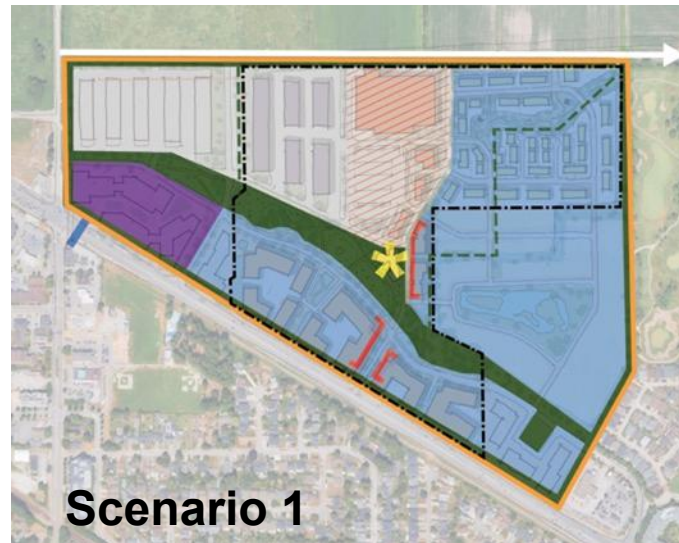
Scenario 2:
Mixed-Use Meadow Gardens

Requested Revisions to the NLAP

- Area Plan Boundary
- Gateway Mixed-Use
- Neighborhood Mixed-use
- Residential
- Employment
- Parks, Open Space & Greenway
- Pedestrian/Cyclist Crossing



1. Introduce a **retail overlay** area to allow for additional retail uses as a transition between employment and residential uses.
2. Expand the **residential designation area**, for an integration of a limited amount of retail uses at grade.
3. Refine the **extent of the central open space** — as the draft plan already contemplates — so the neighbourhoods on either side remain a connected, walkable community.
4. Ensure **flexible policy language** supports the future functionality of the NLAP, including everyday deliveries to local shops and businesses.





Appendix

July 14, 2026

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Suggested Refinements to the draft NLAP

Ensuring Draft NLAP policy wording allows for flexibility rather than hard targets will allow for a balanced plan that is able to respond and reflect market realities. Some comments on current Draft NLAP policy wording include:

Neighbourhood Character

2.2 e) *“avoiding large surface parking areas where feasible and concealing vehicle parking from public streets and spaces”*

- Avoiding large surface parking areas for residential areas is appropriate, however for employment/retail lands some more flexible language should be considered. Reducing sight lines to parking areas is still achievable, however uses such as small bay strata industrial and retail inherently require vehicle access and parking areas to support the land use.

Neighbourhood Mixed-Use Area:

3.7 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”*

- Strong language such as ‘limit the floor area of retail, service and office uses’ should be avoided, ‘ensuring they are designed to serve the daily needs of the NLAP’ along with land use designations should dictate what use goes where. Policy wording should allow for future flexibility of existing retail space to respond to market trends and demands.

Suggested Refinements to the draft NLAP

Employment area:

3.9 (No stand-alone retail permissions)

- Allow community serving, stand-alone retail uses in the employment lands adjacent to residential uses

Transportation

4.14 *“Ensure truck access to employment areas is separated from the mixed-use and residential areas”*

- This will only be feasible if this were to occur off Harris Road or the North Lougheed Corridor and will be subject to confirmation via traffic analysis and phasing. Consider the term ‘encourage’ in lieu of ‘ensure’.

Parks and Community Amenities

5.4 *“Distribute the location of parks with a target that most housing units are within a five minute (400m) walk.”*

- Consider more flexible language as it relates to the mixed-use lands. Consider changing language from ‘parks’ to ‘green space’ as there will be green spaces distributed throughout the NLAP.

Environment

7.5 *“Target a minimum tree canopy of 30% through a combination of street trees, green space and private landscaping.”*

- This target is not feasible on the proposed employment and retail overlay lands. Consider removing the hard target or change language from ‘tree canopy’ to ‘green space across the NLAP’.

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.”*

- Direction should be softened, as there may be other types of open, green spaces in the area. This direction may also conflict with restoration work associated with q̓íc̓əy’.



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