

Draft North Lougheed Area Plan: Community Engagement Backgrounder

May 2026



The North Lougheed Area Plan will help to guide heritage protection and new development in the North Lougheed Area. It will establish the vision, priorities, land use plan and policies to guide growth and change in a sustainable and forward-looking way.

As a draft, the policies in the North Lougheed Area Plan are not final. This document summarizes the draft Area Plan to support additional community engagement, which will help shape the final Area Plan.

Visit pittmeadows.ca/north-lougheed to review the full draft Area Plan and to learn more about current community engagement opportunities.

About the North Lougheed Area

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

The North Lougheed Area is approximately 50 hectares (125 acres) in size and is generally located on the north side of Lougheed Highway, east of Harris Road (see the map on the next page). Today, land uses within the area consist of agricultural uses, along with some residential and commercial uses, including a hotel.

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 Agricultural Land Reserve (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 q̓íç'əy̓'.

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

Vision and Priorities

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

Priorities for the North Loughheed Area include:

- Protecting and recognizing q̓íç'əy' 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 Loughheed 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 Loughheed Connector to improve traffic flow and allow for traffic calming along Old Dewdney Trunk Road

The draft Area Plan includes policies on a variety of topics to help achieve the vision and priorities.

Land Use Concept

The Land Use Concept is projected to accommodate approximately 2,700 dwelling units, 5,600 residents and 3,300 jobs. The land uses are conceptual to accommodate some flexibility over time.

