

North Lougheed Area Plan 2026 Community Engagement Summary

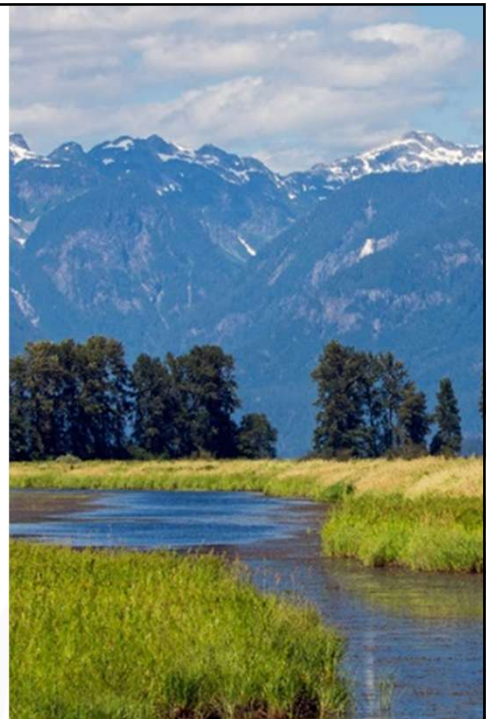
Engagement & Priorities Committee Meeting
July 14, 2026



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Presentation Outline

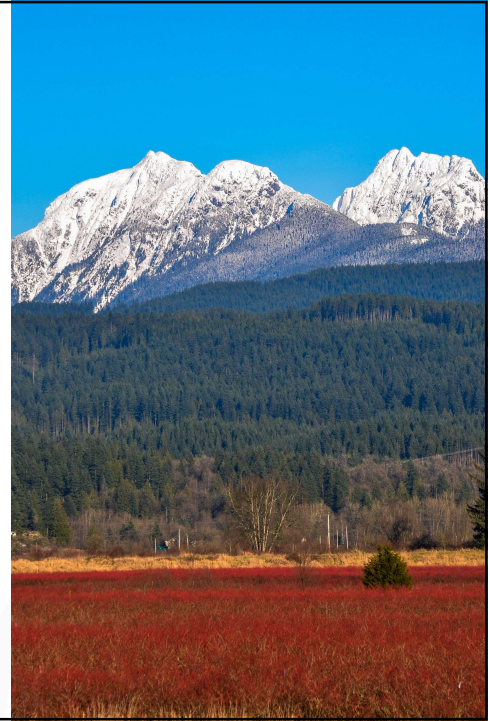
- Background
 - About the North Lougheed Area
 - ALC Approvals
 - Area Planning
- Community Engagement Summary
 - Key Themes and Recommendations
- External Organizations Feedback
- Next Steps



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North Lougheed Area

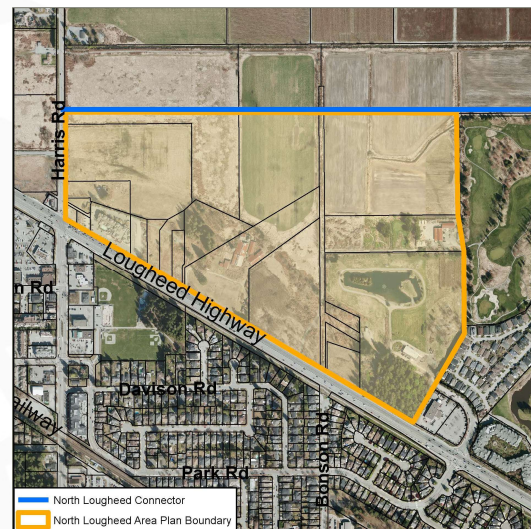
- Within q̓icəy̓ (Katzie) First Nation's traditional and unceded territory
- Based on documented information, q̓icəy̓ Peoples occupied and used this and surrounding areas for over four thousand years
- Part of a culturally significant wetland and waterway landscape
- Surveyed and pre-empted in late 19th century, with a farm established by the Park family in 1905



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North Lougheed Area

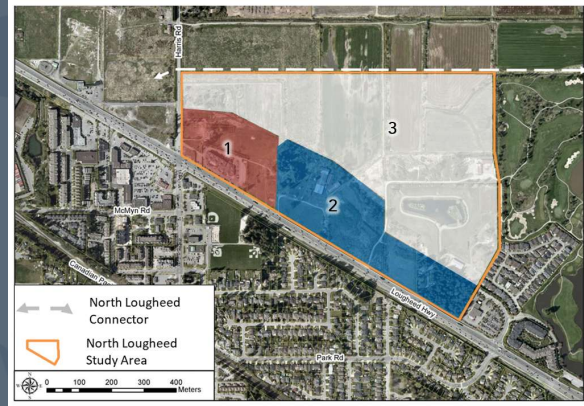
- 50 ha (125 ac) area on the north side of the Lougheed Highway
- Current land uses include agricultural uses, along with some residential and commercial uses, including a hotel



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ALC Approvals

- Area 1 is not located in the Agricultural Land Reserve (ALR)
- Area 2 has been conditionally excluded from the ALR through ALC approvals in 1985 and 2004
- North Loughheed Connector alignment conditionally approved in 2010
- Area 3 has been conditionally excluded from the ALR through an ALC approval in 2013



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ALC Approvals

Excerpt from the ALC's meeting minutes related to the 2013 exclusion:

“The Commission concluded that in this case the paramount criterion is encouraging farming on agricultural land in collaboration with other communities of interest through enabling traffic calming on Old Dewdney Trunk Road. The City of Pitt Meadows, through its plans, bylaws and policies has enabled and accommodated farm use of agricultural land and uses compatible with agriculture. Enabling farming to operate effectively in a substantial area of Pitt Meadows outweighs the need to preserve farmland in the much smaller area to the south of the North Loughheed Connector Road and west of Meadow Gardens Golf Course.”

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Area Planning Background

- 2010: City commissioned an Area Plan for the North Lougheed
- 2018: City initiated a new process to develop an Area Plan for the North Lougheed
- 2026: Council was presented with a draft Area Plan and directed staff to proceed with community engagement



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Area Planning

An Area Plan is a community planning tool that provides a roadmap for how an area or neighbourhood may grow and evolve over time.

Through its integration into the City's Official Community Plan, it establishes the vision, priorities, and policy framework that guide future land use and development decisions, while providing flexibility in how individual projects are designed and delivered.



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Draft Area Plan

Informed by:

- Planning and engagement work undertaken in 2019 and 2020
- Further input from government agencies, interest holders and q̓ic̓əy̓ (Katzie) First Nation
- Policies, plans and assessments developed since 2020

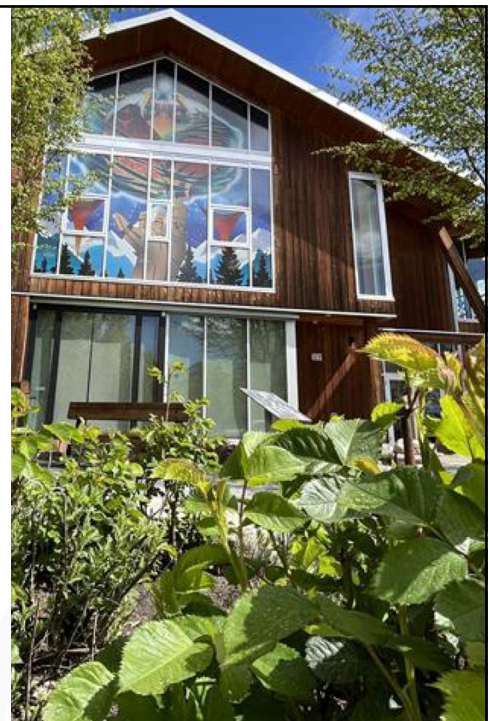


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Draft Area Plan

Vision

"An inclusive, connected and resilient neighbourhood that acknowledges q̓ic̓əy̓, fosters a small-town feel, and provides opportunities to live, work, play and learn."



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Draft Area Plan

Priorities

- **Protecting and recognizing q̓ícəy̓ 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

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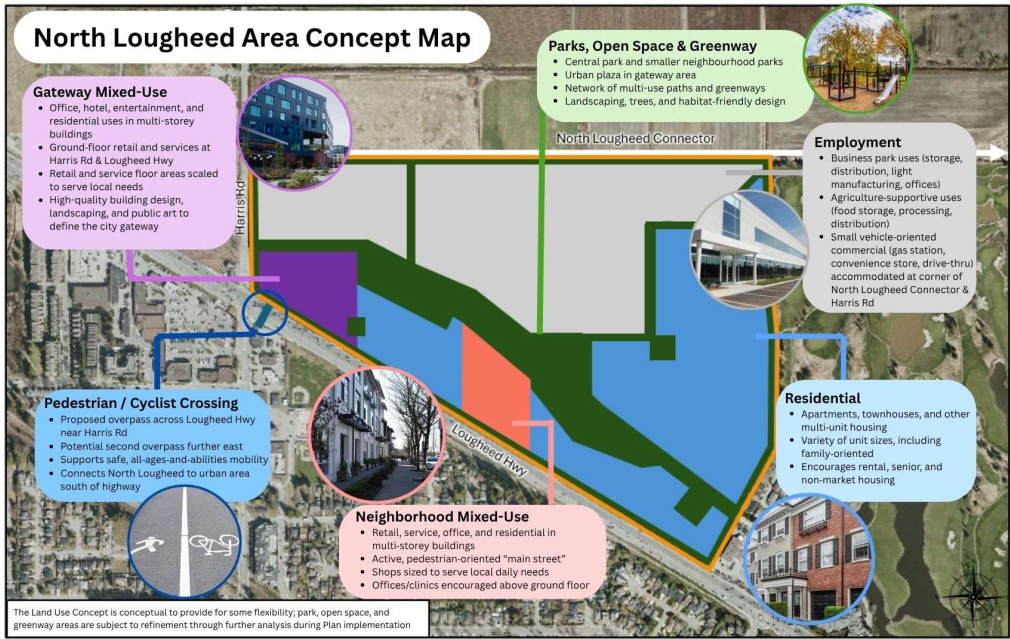
Draft Area Plan

Policy Areas

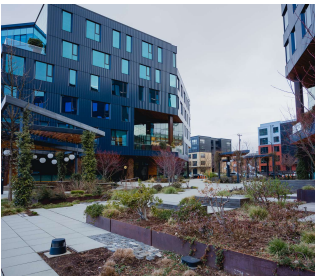
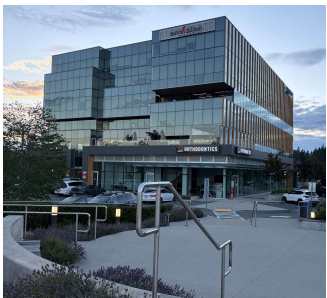
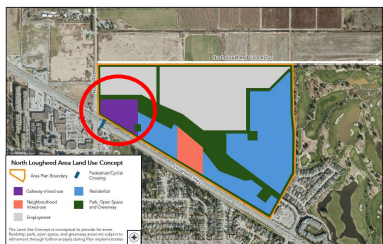
- q̓ícəy̓ culture and heritage
- Neighbourhood character
- Land use
- Transportation
- Parks and community amenities
- Agriculture
- Environment
- Utility services
- Implementation



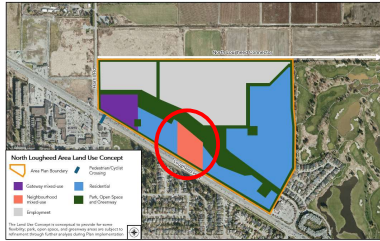
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Gateway Mixed-Use

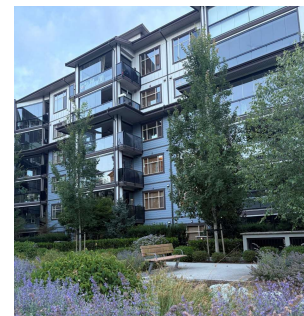
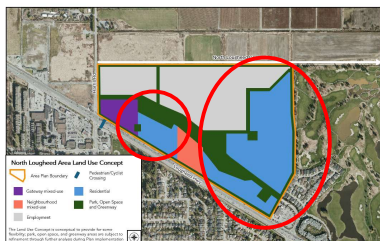


Neighbourhood Mixed-Use



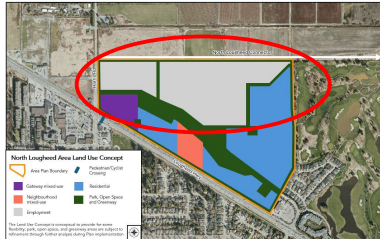
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Residential



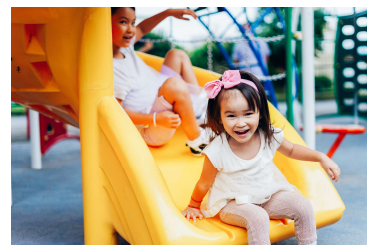
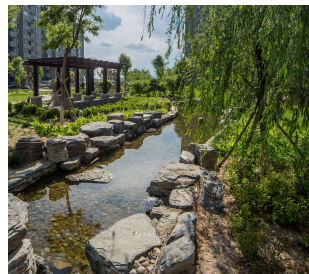
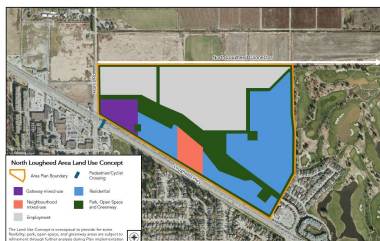
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Employment



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Parks, Open Space and Greenway



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Community Engagement

- May 13 – June 7
- In-person and digital engagement opportunities
- Promotion through various communication channels
- Collected feedback to inform potential revisions to the draft Area Plan



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Overall Findings

- Feedback reflected a range of perspectives
- Based on the survey results:
 - 61% of respondents were supportive of the **draft vision** for the Area Plan, while 39% were opposed
 - 62% of respondents were supportive of the **draft priorities** for the Area Plan, while 38% were opposed
 - 61% of respondents were supportive of the **draft land use concept**, while 39% were opposed



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Growth and Community Character

What We Heard

- Support for accommodating housing, employment and community amenities.
- Concerns regarding development scale and impacts on Pitt Meadows' small-town and agricultural character.
- Desire for future development to create a unique Pitt Meadows sense of place.

Staff Recommendations

- Strengthen policies supporting neighbourhood character and community identity.
- Recognize both q̓íc'əy' (Katzie) heritage and the area's farming history.
- Refine growth projections and clarify the long-term, phased nature of development.

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Transportation and Infrastructure

What We Heard

- Concerns regarding traffic congestion and the Harris Road rail crossing.
- Desire for transportation improvements before or alongside development.
- Strong support for active transportation and future transit.

Staff Recommendations

- Clarify future transportation planning and City advocacy priorities.
- Add / revise policies related to Meadow Gardens Way and the North Lougheed Connector.
- Add conceptual pedestrian/cycling connections.

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Community Facilities and Services

What We Heard

- Concerns regarding healthcare, schools, childcare and recreation capacity.
- Requests for additional community facilities as growth occurs.

Staff Recommendations

- Retain policies supporting schools, childcare and community amenities.
- Clarify that healthcare facilities are permitted within the Area Plan.
- Collaborate further with Fraser Health and School District No. 42.

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Agriculture, Food Security & Community Identity

What We Heard

- Interest in protecting agricultural land and supporting food security.
- Recognition of the area's agricultural history and identity.

Staff Recommendations

- Provide additional information regarding ALR approvals and exclusion history.
- Retain agricultural interface, buffering and agriculture-supporting policies.

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Parks, Open Space & Natural Environment

What We Heard

- Strong support for parks, greenways and natural areas.
- Importance of protecting trees, habitat and environmental values.

Staff Recommendations

- Retain the proposed park and greenway network.
- Retain environmental protection and climate resilience policies.
- Clarify how environmental objectives will be addressed during implementation.

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Housing & Land Use Concept

What We Heard

- Support for a mix of housing types.
- Concerns regarding density, building height and residential uses near Lougheed Highway.

Staff Recommendations

- Retain the proposed housing mix.
- Strengthen transition and noise mitigation policies.
- Clarify the planning rationale for the land use arrangement.

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Employment & Commercial Development

What We Heard

- Support for local employment and services.
- Concerns regarding warehouses, truck traffic and retail impacts.
- Desire for neighbourhood-serving shops and services.

Staff Recommendations

- Prioritize office, smaller-scale industrial and agriculture-supporting businesses.
- Explore a 'flex area' in the northeast portion of the current employment area that would accommodate employment or residential uses.
- Retain policies supporting neighbourhood-serving retail while protecting existing commercial areas.

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q̓íc'əy' (Katzie) First Nation Culture & Heritage

What We Heard

- Support for protecting cultural and archaeological resources.
- Desire for continued collaboration and cultural recognition.

Staff Recommendations

- Retain culture and heritage policies.
- Continue collaboration with q̓íc'əy' (Katzie) First Nation throughout implementation.

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Implementation & Timing

What We Heard

- Requests for greater certainty regarding timing, infrastructure and future approvals.
- Desire for coordinated, phased implementation.

Staff Recommendations

- Retain implementation policies requiring further planning and infrastructure coordination.
- Expand information regarding future implementation and development approval processes.

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External Organizations

Staff Recommendations

- Strengthen q̓ic'əy' (Katzie) partnership through refined culture, heritage and implementation policies, including habitat enhancement and restoration initiatives.
- Designate the Heritage Conservation Area in the Area Plan while continuing collaboration with q̓ic'əy' (Katzie) First Nation on more detailed implementation guidance.
- Continue coordination with School District No. 42 to review long-term school site requirements as the Area Plan is implemented.
- Strengthen transportation policies and agency coordination related to transit-supportive development, active transportation, the North Lougheed Connector, future transit service and Major Road Network planning.

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Area Plan Benefits

- **Variety of housing options.** Mixed-use and multi-family developments will help address the city's housing needs.
- **Close to transit.** The location allows for housing, employment, a potential post-secondary educational campus and recreational amenities—all within a five-minute walking distance to transit.
- **Space for local businesses and jobs.** Economic development will be enhanced with more space for growing local businesses and sustainable jobs.
- **Property tax diversification.** Property taxes will be spread among a greater range of land uses and allow for enhanced services and amenities for the community.
- **Reduced congestion and improvements to traffic flow.** Development will support the construction of the North Loughheed Connector. Tied to other highway improvement projects, this will reduce traffic congestion and improve traffic flow.
- **Agricultural benefits, including improved safety.** Traffic calming along Old Dewdney Trunk Road and diverting traffic onto the new North Loughheed Connector will reduce traffic volumes in the agricultural area.
- **Improved north/south community connectivity.** Pedestrian and cyclist overpass(es) will improve community access across Loughheed Highway.

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Next Steps

- OCP Amendment Bylaw
 - 1st and 2nd reading
 - Public hearing
 - 3rd reading and adoption
- Implementation Steps
(see policies 9.1 – 9.7 in the Area Plan)
 - Heritage and cultural management
 - Financial strategy
 - Transportation and servicing concept
 - ALC exclusion conditions
 - Regional Growth Strategy amendment
- Rezoning, development permit and building permit applications; and servicing



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