

Official Community Plan Amendment Bylaw – North Lougheed Area Plan

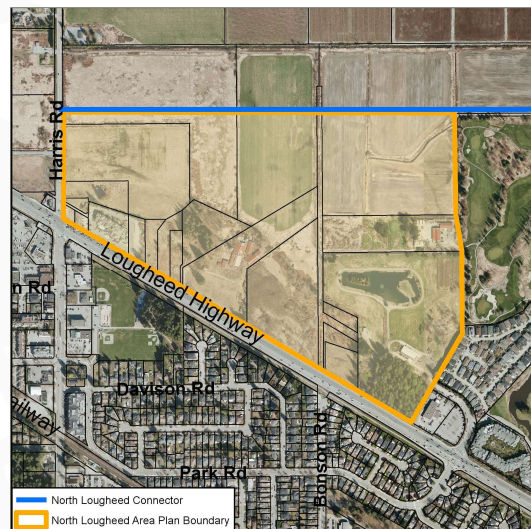
Public Council Meeting
September 1, 2026



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North Lougheed Area

- 50 ha (125 ac) area on the north side of the Lougheed Highway
- Within q̓ic̓əy̓ (Katzie) First Nation's traditional and unceded territory and is a site of long-term q̓ic̓əy̓ use and occupation
- Subject of various Agricultural Land Commission (ALC) approvals and area planning initiatives



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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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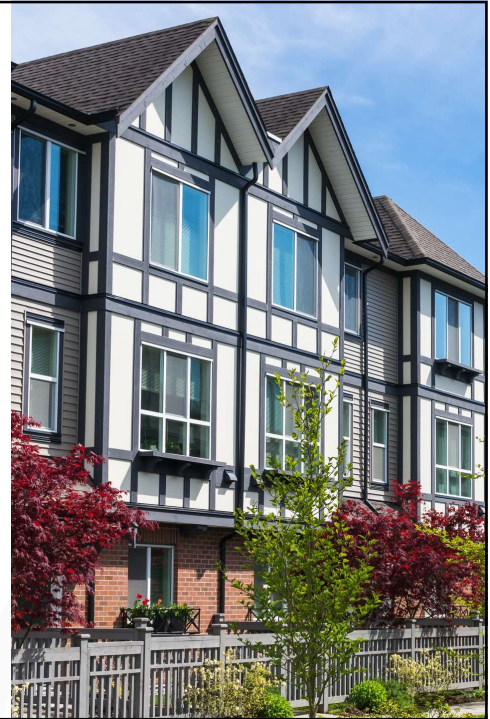
Recent Background

- **May 12, 2026 Council meeting:** Council was presented a draft Area Plan and directed staff to proceed with public engagement; the draft Area Plan was informed by:
 - The extensive planning and engagement work undertaken in 2019 and 2020, including the Area Plan presented to Council in September 2020
 - Further input from government agencies, interest holders and q'ic'ay' (Katzie) First Nation
 - Policies, plans and assessments developed since 2020
- **July 14, 2026 Engagement & Priorities Committee meeting:** Council received a report on the results of the 2026 community engagement, along with recommended revisions to the draft Area Plan

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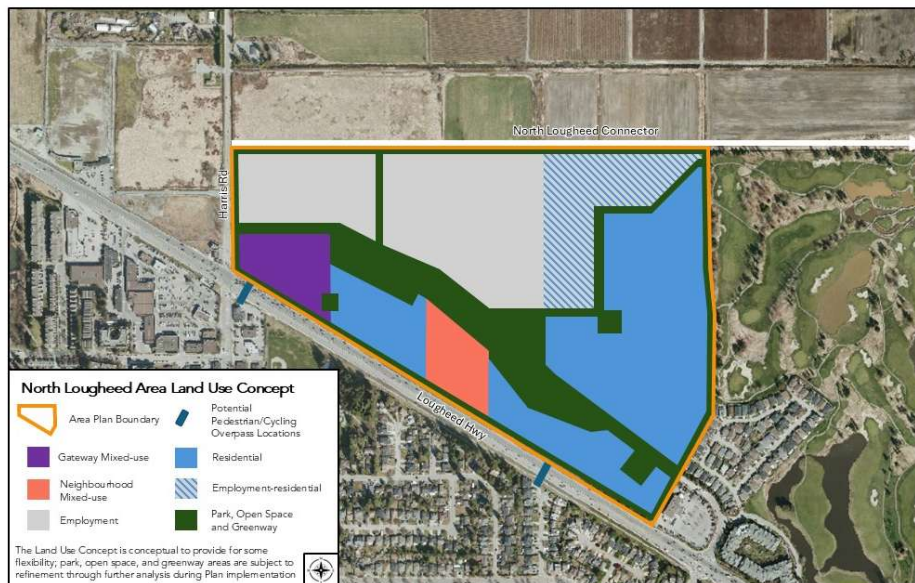
North Loughheed Area Plan Policy Areas

- q̓icəy̓ culture and heritage
- Neighbourhood character
- Land use
- Transportation
- Parks and community amenities
- Agriculture
- Environment
- Utility services
- Implementation
- Heritage Conservation Area



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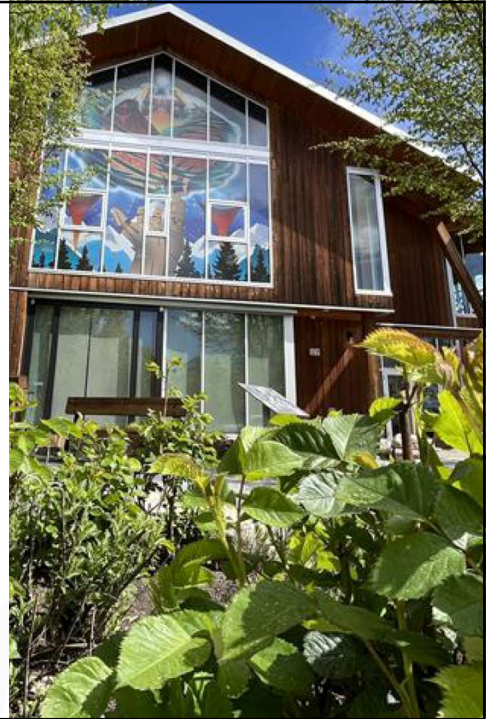
Land Use Concept



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Key Revisions

- Additional explanatory text (ALR exclusion history, development processes, role of other organizations and levels of government)
- Inclusion of road network concept
- Clarification that healthcare uses are permitted
- Inclusion of a three-storey building height limit adjacent to the residential strata development to the east
- Addition of policies to provide a framework for considering additional retail and service commercial uses



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Procedural Items

- Consultation with External Organizations
- Provincial Policy Considerations
- Housing Needs Report
- Financial Plan and Waste Management Plans



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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
 - Public hearing
 - 3rd reading and adoption
- Implementation Steps
(see policies 9.1 – 9.9 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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Recommendations

THAT Council:

- A. Has, pursuant to Section 473(4) of the Local Government Act, considered the Province of British Columbia's Proactive Planning Guidance; the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing; and the Provincial Policy Manual: Transit Oriented Areas, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Has, pursuant to Section 473.1(2) of the Local Government Act, considered the Interim Housing Needs Report received by Council on November 5, 2024, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Interim Housing Needs Report is required at this time; AND
- C. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3060, 2026; AND

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Recommendations (continued)

- D. Has, pursuant to Section 477(3)(a) of the Local Government Act, considered Official Community Plan Amendment Bylaw No. 3060, 2026 in conjunction with the City's financial plan and waste management plans, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and, in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; AND
- E. Direct staff, pursuant to Section 477(3)(b) of the Local Government Act, to refer Official Community Plan Amendment Bylaw No. 3060, 2026 to the Provincial Agricultural Land Commission; AND
- F. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
- G. Other.

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