

Background for the *Draft* Land Use Concepts

The draft land use concepts were informed by:

1. Local and area parameters to guide expression of ideas to enhance the local feel, character, and responsiveness of the land use concepts.



Site considerations

Existing and historical ecology and habitat

- Some raptor and migratory bird habitat
- Significantly altered riparian habitat and poor quality forested areas

Soil conditions and drainage patterns

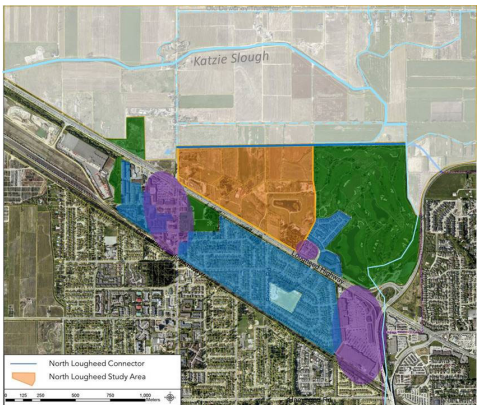
- Sand and clay with thin organic layer, drains towards the northeast

Historical uses

- Park Farm residence (heritage building)

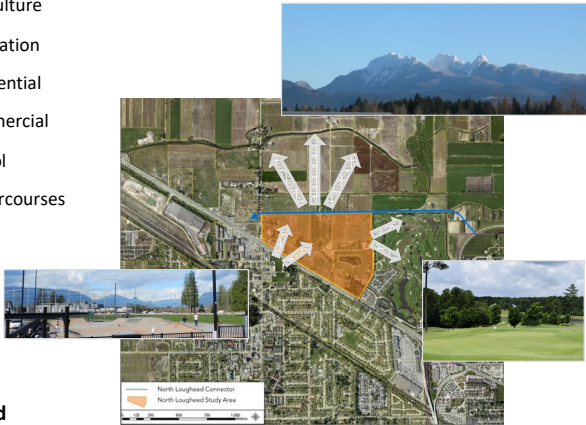
Access points

- Limited/no access from Loughheed Highway or Harris Road
- Meadow Gardens Way (already busy) and along North Loughheed Connector



Land uses

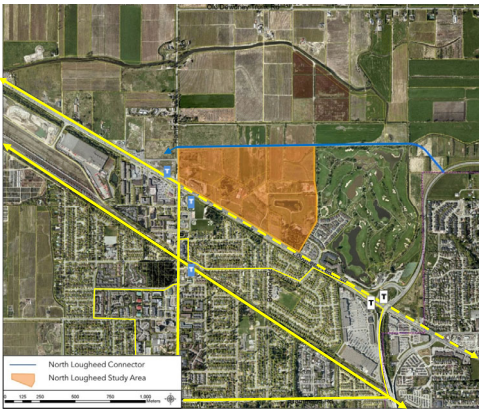
- Agriculture
- Recreation
- Residential
- Commercial
- School
- /// Watercourses



Views to and from the site

Transit and transportation networks

- Bus routes
- Future RapidBus stops, Pitt Meadows Station
- Planned RapidBus stops



Contextual considerations

Proximity to existing businesses, services, institutions, and amenities

Surrounding road, transit, pedestrian, and cycle networks

Current demographics, land uses, and future growth options

- Commercial and industrial land analysis; housing analysis; ALR boundaries

Mitigating adverse effects on adjacent agricultural, recreational, and residential areas.

Gateway to City and attractive edge along Loughheed Highway

Views of the golf course and mountains, and into the site

City and regional plans and policies, including:

- Pitt Meadows Strategic Plan; Metro Vancouver Regional Growth Strategy

2. Guiding values and best practices

The community's ideas and values combined with best-practices help identify additional planning strategies for the area.

Transit and pedestrian-oriented development

- Small town feel, walkable, safe, close to amenities, local jobs

Low impact urban design and development

- Protect and enhance wildlife habitat, control drainage, reduce energy consumption, and promote transit, walking, and cycling

Fiscal stewardship

- Income from development and future tax base to fund agriculture and offset residential taxes
- Generate local jobs, enable local businesses to thrive, attract visitors and investment
- Minimize future maintenance and servicing costs

Community wellness and inclusivity

- Protect and enhance wildlife

habitat,

- Promote transit, walking, and cycling
- Promote social engagement by providing attractive, walkable, complete neighbourhoods
- Offer a mix of ground-oriented residential types and tenures, with transition zones from neighbouring uses
- Celebrate the culture and heritage of the community

Buffering and transitioning between land uses

- Avoid or mitigate adverse effects between adjacent land uses
- Protect surrounding farmland from speculative pressures, theft, vandalism, crop damage, and complaints
- Improve north-south connectivity across Loughheed Highway for pedestrians and cyclists.

3. Land use definitions

Each land use could take a variety of appearances, for example:

Mixed employment: These areas can include a post-secondary institution, commercial office space, warehouses, small manufacturing businesses, mixed retail/industrial, agricultural processing, hotels, meeting spaces, and accessory uses (e.g. cafés or restaurants).



Mixed use: Accommodates street-oriented retail and commercial space on lower floors, along key streets, with residential units above and/or behind.



Green space: These may be for green infrastructure, conservation areas supporting passive recreation, or parks designed for more active recreation uses.



Civic/institutional: Allows space for public facilities, cultural centres, heritage buildings, educational or daycare facilities.



Live/work: Live-work units accommodate commercial-retail use of the ground floor and residential use above or behind within the same units. Such units allow business owners, artists, or others to live in the same unit as their business or workspace.



Residential Development: Generally attached, ground-oriented units, including townhouses and low rise apartments.

