

Staff Report to Council

Planning and Development

FILE: 13-6520-20/19 NLSA

REPORT DATE: June 12, 2020

MEETING DATE:

July 07, 2020

TO: Mayor and Council

FROM: Colin O'Byrne, Project Manager of Community Development

SUBJECT: Revised North Lougheed Study Area Land Use Plan and
Development Policies

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S): THAT Council:

- A. Receive for information the report titled "Revised North Lougheed Study Area Land Use Plan and Development Policies" dated June 24, 2020; AND
- B. Direct staff to prepare an amendment to the City of Pitt Meadows Official Community Plan Bylaw 2352, 2007 to incorporate the North Lougheed Study Area Land Use Plan and Development Policies document, dated June 24, 2020; AND
- C. Direct staff to prepare an application to Metro Vancouver to amend the Regional Growth Strategy, Metro 2040, to accommodate the North Lougheed Study Area Land Use Plan; OR
- D. Other.

PURPOSE

To present a revised North Lougheed Study Area land use plan and development policies that incorporate Council's directions to staff from the May 26th, 2020 Regular Council Meeting.

☐ Information Report

☐ Decision Report

☒ Direction Report

DISCUSSION

Background:

At the May 26, 2020 Regular Council Meeting, staff presented reports outlining:

- The findings from the North Lougheed Study Area (NLSA) community and stakeholder engagement process; and,
- A NLSA land use plan and accompanying development policies that were drafted using information from the engagement findings, available technical studies, and best practices.

Upon review, Council directed staff to:

- Amend the land use plan to incorporate Council feedback, including:
 - expanding the 'blue' area (residential) to the north boundary of the NLSA and west along the north boundary of the NLSA;
 - reducing the 'grey' area (mixed employment);
 - extending the 'purple' area (mixed use) east along the north boundary of the NLSA;
 - thinning out the greenspace and extend it from the east boundary to the west boundary;
 - incorporating more live/work use, particularly along the north edge of the central greenspace; and,
- Reassess the accompanying development policies in light of feedback, including concerns with overly specific language regarding building heights and setbacks.

Relevant Policy, Bylaw or Legislation:

The North Lougheed Study Area policies and land use plan will be incorporated into the City of Pitt Meadows Official Community Plan and is to be read in conjunction with the identified City-wide policies outlined within that document.

The *Local Government Act* (part 14) outlines regulations regarding engagement, scope, and approvals for the Official Community Plan.

The Metro Vancouver Regional Growth Strategy, *Metro 2040*, identifies the policies that will be used to assess amendment applications.

Analysis:

NLSA Land Use Plan Revisions

Staff revised the land use plan presented on May 26, 2020 (figure 1) to align with Council's direction (see figure 2 below and Attachment A for a larger version).

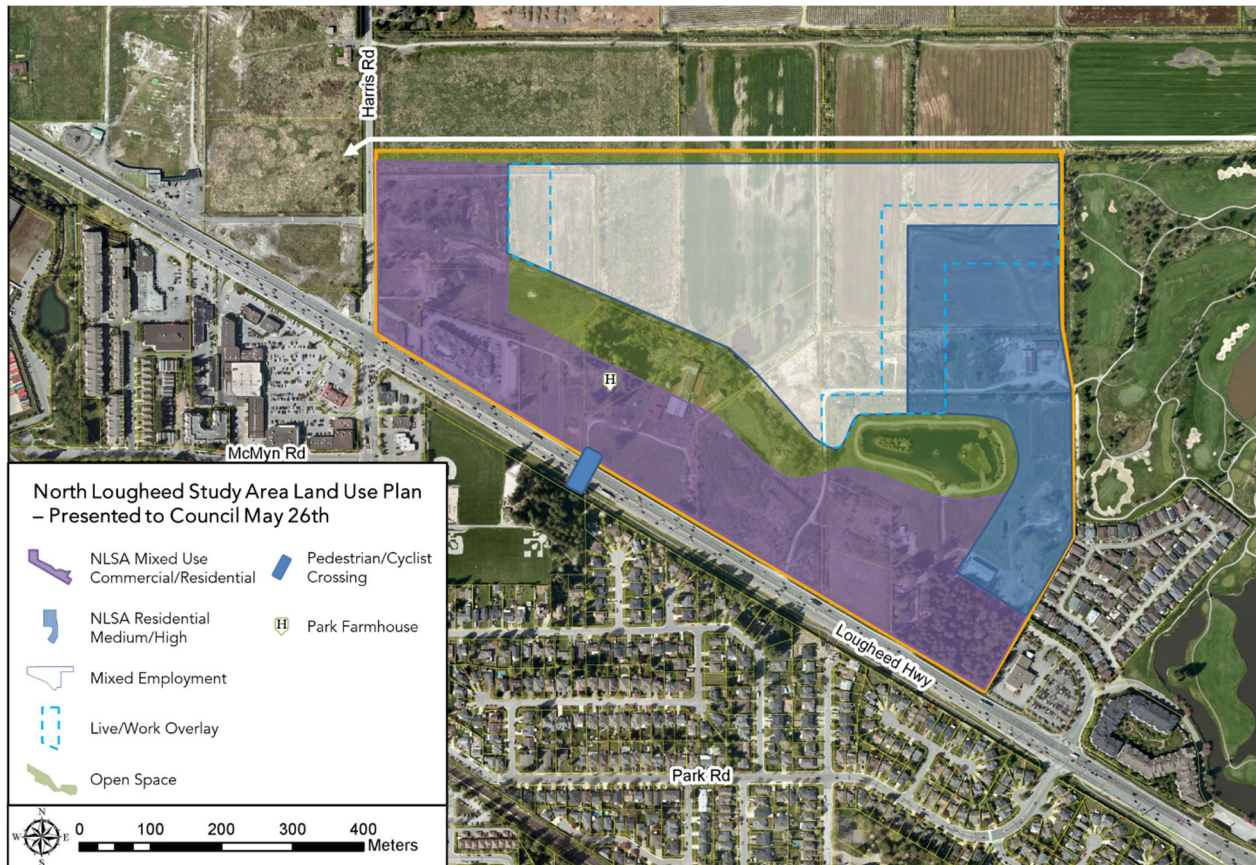


Figure 1. NLSA land use plan, presented to Council on May 26th, 2020.

The changes to the May 26th plan (figure 1 above) represented in the revised land use plan (figure 2 below) include:

- Extending the Residential area north to the northern boundary and removing the buffer along the northern edge;
- Extending the residential and mixed use areas inwards along the northern boundary;
- Reducing the area designated for Mixed Employment;
- Reallocating the Live/Work Overlay to run along the northern edge of the central green space; and,
- Thinning the central Open Space and extending it from east to west to provide pedestrian connectivity.

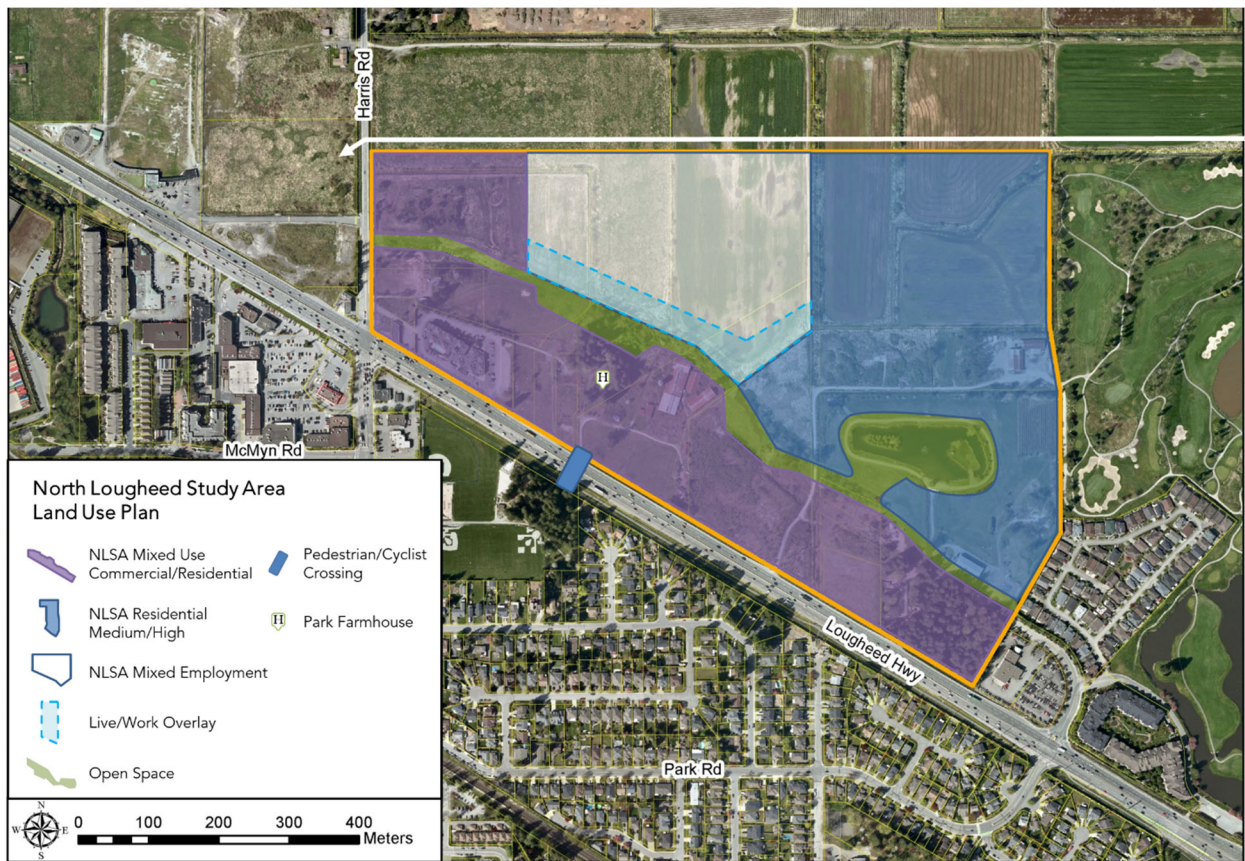


Figure 2. Revised NLSA land use plan prepared based on Council’s feedback.

Live/Work Overlay

The representation of the Live/Work Overlay was adjusted to include a light blue semi-transparent fill to better show its location. The intent of Live/Work Overlay, however, remains the same: to serve as an additional land use designation over the underlying designations. To illustrate how the overlay designation works, figure 3 shows the revised land use concept without the Live/Work Overlay designation and to show the underlying Mixed Employment designation.

Within the area identified with the Live/Work Overlay, as included in figure 2, developers may propose mixed employment developments that are consistent with the NLSA Mixed Employment designation. They also have the option of proposing residential development, provided the residential units include integrated employment space (e.g., home office, traditional live/work units, flexible loft-style arrangements, etc.). Allowing this additional land use increases planning flexibility and enables small business growth.

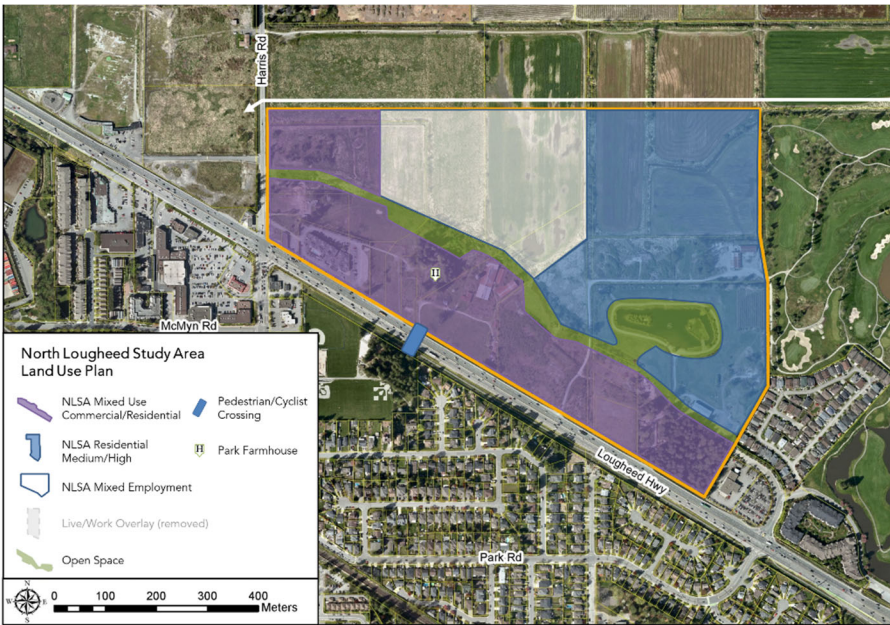


Figure 3. Revised NLSA Land Use Concept showing the plan without the Live/Work Overlay on top of the Mixed Employment area. This is not a proposed land use plan for the NLSA.

The May 26th plan (figure 1) included the Live/Work Overlay along the west and east edges of the Mixed Employment area to serve as transition areas. This transition between land uses was also managed by the accompanying development policies and recommendation for area design guidelines.

In the revised plan (figure 2 and Attachment A) the Live/Work Overlay designation was added along the north edge of the Open Space to accommodate residential use along that edge. It was, however, removed from the west and east edges of the Mixed Employment interface areas because:

- The NLSA development policies still include recommendations that will help manage this interface, including area design guidelines;
- The Mixed Use area already accommodates residential/commercial mixed development and would allow similar forms of development;
- The Residential area already permits home-based businesses and the Live/Work designation requirements for employment space in residential units could impact potential proposals for some types of housing (e.g., senior housing); and,
- The market analysis commissioned by the City indicated the demand for this form of development was comparatively limited.

Area Comparison

The areas for the land uses identified in the two plans are as follows:

Land use	Revised plan	May 26 plan
Residential	34.8% (43.5 ac)	17.1% (21.4 acres)
Mixed use	35.2% (44.0 ac)	34.7% (43.4 acres)
Live/Work Overlay	3.7% (4.6 ac)	10.2% (12.8acres)
Mixed Employment	20.0% (25.0 ac; of which 4.6 ac can include residential development)	32.3% (40.3 acres; of which 6.9 acres can include residential development)
Open Space	9.9% (12.4 ac)	15.7% (19.6 acres)

Based on density estimates for the various land uses, the City might expect the following from the development of the NLSA:

	Revised plan	May 26 plan
Homes	3418 to 7046 new residential units in the Mixed Use and Residential areas (depending on built density)	2531 to 5597 new residential units in the Mixed Use and Residential areas
	62 to 290 additional residential units if all of the Live/Work Overlay area is used for additional residential development	94 to 440 additional residential units if all of the Live/Work Overlay area is used for additional residential development
Residential market absorption	26.0 to 55.9 years	19.3 to 46.0 years
Jobs	1811 local jobs in the Mixed Employment area that is outside of the Live/Work Overlay area	2966 local jobs in the Mixed Employment area that is outside of the Live/Work Overlay area
	408 additional jobs if the entire Mixed Employment area is developed to include retail,	613 additional jobs if the entire Mixed Employment area is developed to include retail,

	commercial, or other employment uses	commercial, or other employment uses
Mixed Employment market absorption	3.4 to 4.2 years	5.6 to 6.7 years

Note: The realized numbers of homes and jobs will vary with forms of development and the types of businesses. Also, the estimated number of jobs do not include commercial and retail development in the Mixed Use area or from home-based businesses in the Residential area. Based on market analysis work, the City will see a modest number of retail jobs created in the Mixed Use area and nearly all of the office/commercial development (and jobs) will likely happen in the Mixed Employment area because of market preferences for office space.

Background Facts and Figures

The following points have been included to help understand these figures in the local context and to help understand why the market absorption rates vary for the different land uses.

Residential Development

- The City had 7,195 homes at the time of the 2016 census and a projected 7524 homes in 2019.
- Approximately 1996 new residential units are required between 2019 and 2041 to meet population growth projections, according to the recent housing needs assessment.
- The real estate market is forecast to be able to absorb 2625 new residential units by 2041 for all of Pitt Meadows, according to a recent real estate market analysis.

Employment Areas

- The City had an estimated 6,900 jobs at the time of the 2016 census and a projected 7140 jobs in 2019.
- The ratio of jobs per capita in 2016 was 35% for Pitt Meadows and 52% for all of Metro Vancouver. The City's ratio has risen slightly to 36.5% as of 2019, based on projection data.
- There is a 2% vacancy rate for existing retail and commercial in Pitt Meadows and is considered well balanced, according to a recent commercial analysis.

- There is a declining vacancy rate for other employment space in Pitt Meadows and Maple Ridge (currently about 2.5% for the two cities and closer to 0.5% for Pitt Meadows), according to recent commercial analyses.
- The real estate market is forecast to be able to absorb about 23,000 m² (247,600 ft²) of combined employment floor space (retail, commercial, and production) per year for the foreseeable future. This translates to a projected average of 531 new jobs each year.

Regional and Local Context

- Affordable housing is a significant concern in the Metro Vancouver region. This land use plan and the supporting development policies will enable more local affordable housing options.
- The accompanying construction of the North Lougheed Connector, from Golden Ears Way to Lougheed Highway (west of Harris Road), will improve regional movement of goods and people by easing congestion on Lougheed Highway and accommodating future growth of neighbouring municipalities.
 - The CP Road and Rail project (Harris Road Underpass & Kennedy Road Overpass) will work in tandem with the North Lougheed Connector to support coordinated goods movement to national and international markets which is important to the Canadian, provincial and regional economies.
- The City of Pitt Meadows' urban boundary ensures agricultural sustainability by limiting available developable lands for local jobs, services, residential development and property taxation. Through careful deliberation of the future development of the NLSA, the City is doing its part to ensure the long-term viability of local agriculture while also meeting the community's needs and values.
- The NLSA will be a complete, transit-oriented neighbourhood that supports the recently expanded rapid bus system servicing the North Fraser region.
- The NLSA land use plan includes 25 acres of mixed employment lands to further support regional economic development. This is in addition to several other Pitt Meadows employment-oriented developments: Pitt Meadows Regional Airport expansion and development; Golden Ears Business Park (the 2nd largest privately owned industrial business park in British Columbia); development of the intermodal CP railyard; and the Lafarge Pitt River Quarry.
- The completion of the NLSA requires Old Dewdney Trunk Road be traffic calmed, which will improve safety for local farmers and residents.

NLSA Development Policy Revisions

Following Council's direction to review the NLSA development policies, staff have made the following changes:

In all sections

- Adjusted policy descriptions to clarify their intent where necessary.

Section 2

- Removed a policy encouraging green roofs for storm water retention as green roofs are already encouraged in another policy.

Section 3

- Removed a policy discouraging buildings over six storeys that were more than a ten-minute walk from high frequency transit stops. Other language encouraging certain uses within a two-minute or five-minute walk were retained because planning research has repeatedly indicated these are important distance considerations when undertaking area planning.

Section 5

- Removed language encouraging certain uses within a ten-minute walking distance to high frequency transit stops because the majority of the NLSA is already within that distance of the existing RapidBus stops. Other language encouraging certain uses within a two-minute or five-minute walk were retained because planning research has repeatedly indicated these are important distance considerations when undertaking area planning.
- Added a policy that the City may consider waiving all or a portion of Community Amenity Contributions for provision of rental, senior, and below market residential units.

Section 6

- Replaced specific language about building heights and setbacks from the north and eastern boundaries of the NLSA with a more general policy to consider potential impacts on surrounding land uses in regards to solar access, privacy, and views;

Land Use Designations

- Added tertiary education or other institutional uses as a permitted use in the NLSA Mixed Use area;
- Added a separate description for the Live/Work Overlay to clarify its intent.

Land Use Plan

- Updated the attached NLSA Land Use Plan with the revised version described above.

Metro Vancouver Regional Growth Strategy (Metro 2040) Policies

The following Metro Vancouver policies have been included here for information on what criteria Metro Vancouver staff and advisory bodies will use to assess the City's application to amend the Regional Growth Strategy (RGS) to accommodate the revised NLSA land use plan.

1. Create a Compact Urban Area

- Contain urban development within the urban containment boundary.
- Focus growth in urban centres and frequent transit development areas.
- Protect rural areas from urban development.

2. Support a Sustainable Economy

- Promote land development patterns that support a diverse regional economy and employment close to where people live.
- Protect the supply of industrial land.
- Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production.

3. Protect the Environment and Respond to Climate Change Impacts

- Protect conservation and recreation lands.
- Protect and enhance natural features and their connectivity.
- Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality.
- Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks.

4. Develop Complete Communities

- Provide diverse and affordable housing choices.
- Develop healthy and complete communities with access to a range of services and amenities.

5. Support Sustainable Transportation Choices

- Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking.
- Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services.

In relation to the above policies, a few points worth noting include:

- The City's application will include a request to extend the urban containment boundary to include the entirety of the NLSA; change the regional land use designation; and, remove the Special Study Area designation. This will accommodate the proposed land use plan and provide space for long-term focused growth close to frequent transit services.
 - The *urban containment boundary* is a regional designation to outline agreed upon areas for accommodating future development.
 - The proposed regional designations will include a combination of *general urban* (to accommodate residential neighbourhoods; retail and commercial centres, institutions, and recreation) and *mixed employment* (to accommodate commercial, industrial, and other employment related uses).
- While the City's employment ratio (i.e., jobs per capita) is lower than the regional average, the proposed plan includes space and opportunities for a range of employment uses, including small business incubation space.
- The proposed plan and accompanying policies strongly encourage increased housing options and green development patterns.
- Development of the NLSA will support high-frequency transit service and regional road network improvements (i.e., the North Lougheed Connector) that will help reduce greenhouse gas emissions associated with traffic congestion.

Next steps

If Council wishes to proceed with the attached NLSA land use plan and development policies, the subsequent steps are for the City to:

- Begin the process to amend the existing Official Community Plan to include the NLSA plan, land use designations, and policies;
- Apply to Metro Vancouver to amend the Regional Growth Strategy to incorporate the NLSA;
- Prepare and submit a revised Regional Context Statement to Metro Vancouver for review and approval; and,
- Incorporate the NLSA plan, land use designations, and policies into the final draft of the new OCP.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☒ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☒ Transportation & Infrastructure Initiatives
☐ Not Applicable

Mission: To maintain a friendly, safe and healthy community that values people, honours heritage, where all citizens are welcomed and growth is balanced with the protection of our natural place and quality of life.

Community Voice. Engage stakeholders in meaningful discussion around the current and future success and prosperity of Pitt Meadows.

Business Vitality. Foster a vibrant and diverse economy where local businesses thrive.

Agriculture. Support and advocate for the continued viability of our agricultural industry.

Affordability. Promote accessible and affordable transportation, daycare and housing opportunities to help families and businesses thrive.

Employment. Help residents improve their quality of life by encouraging and sustaining diverse, well-paying employment opportunities close to home

Wellness. Provide and encourage a community conducive to healthy, inclusive and accessible living.

Natural Environment. Promote the conservation and enhancement of our natural environment for the benefit of current and future generations.

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

Improved Transportation. Reduce congestion throughout our city with improved infrastructure and access to affordable, alternative forms of transportation.

Active Transportation. Encourage a livable, healthy and environmentally responsible community through the promotion of active modes of transportation.

FINANCIAL IMPLICATIONS

☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

This report is requesting direction to prepare an amendment to the City's Official Community Plan (OCP). Under section 477 of the *Local Government Act*, a public hearing is required as part of the amendment process to incorporate the land use plan and development policies.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

Staff recommend referring the report and attachments to the Katzie First Nation for informational purposes as there are recommended policies that will affect them and their interests. When the City continues through the process to amend the Official Community Plan it is recommended that the Katzie First Nation will again be invited to comment.

The Local Government Act, section 475 requires local governments to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected by a proposed an Official Community Plan (OCP) amendment. Further, section 475 (2)b stipulates the local government must specifically consider whether consultation is required with first nations.

Staff were advised on June 10, 2020 that the Katzie First Nation are requesting that all referrals for non-essential projects be postponed until further notice due to prioritization of COVID-19 pandemic response efforts and related health measures. However, staff will forward this report and its attachments for their information.

SIGN-OFFS

Written by:

Colin O'Byrne
Project Manager of Community Development

Reviewed by:

Alex Wallace
Manager of Community Development

ATTACHMENT(S):

- A. Revised North Lougheed Study Area Land Use Plan and Development Policies, dated June 24, 2020.

North Loughheed Study Area Development Policies and Land Use Plan

Original: May 11, 2020

Revised: June 24, 2020

Introduction

Two equally important objectives guiding this planning process have been to maximize the flexibility of the resulting land use plan and ensure the resulting development will meet the needs and goals of the community. To achieve these objectives, staff reviewed the collected input from two phases of community and stakeholder engagement and related best practices to identify what should be included as development policies and what should be articulated in the land use plan. Broadly speaking, ideas and best practices that were expressed as guiding values; could be implemented in a variety of ways; and, did not depend on a specific existing spatial relationship have been recommended as policies. Those that are more dependent on a spatial relationship to an existing or future physical condition and are less flexible in how they can be implemented, have been identified for inclusion in the revised land use concept. This balance ensures the future development of the North Loughheed Study Area (NLSA) will be adaptable to future change while still being responsive to its context and the community's aspirations.

Relationship to the Official Community Plan

The NLSA policies and land use plan will be incorporated into the City of Pitt Meadows Official Community Plan and is to be read in conjunction with the identified City-wide policies outlined within that document.

Development Vision

The vision for the NLSA is to develop an environmentally and socially resilient neighbourhood that is responsive to its context; has a small-town feel and strong identity; and, enhances local opportunities to live, work, play, and learn. Community priorities for the area include: provision of affordable housing (particularly for families and seniors), attracting a tertiary education campus, restoration of the Park farmhouse; a pedestrian/cyclist connection across Loughheed Highway to Harris Road Park; and, an area-wide connected green space network for recreation, habitat, and storm water management.

Development Policies

The following recommended policies include guidance on how to implement them.

1. *All development should celebrate the natural, built, and cultural heritage and identity of Pitt Meadows and the North Lougheed Study Area.*

The North Lougheed Study Area (NLSA) lies along the northerly edge of an elevated area, upon which the urban area of Pitt Meadows is located, and extends north into the surrounding Fraser River floodplains. Prior to European colonization, the raised forested area and surrounding floodplain were seasonally occupied and used by local First Nation peoples. With European settlement, the NLSA and surrounding area were cleared and drainage patterns were altered to accommodate agricultural use. Within the NLSA, the Park Farm site and surrounding area is of particular historical significance because of traditional First Nation use of the area and the heritage interest of the Park farmhouse.

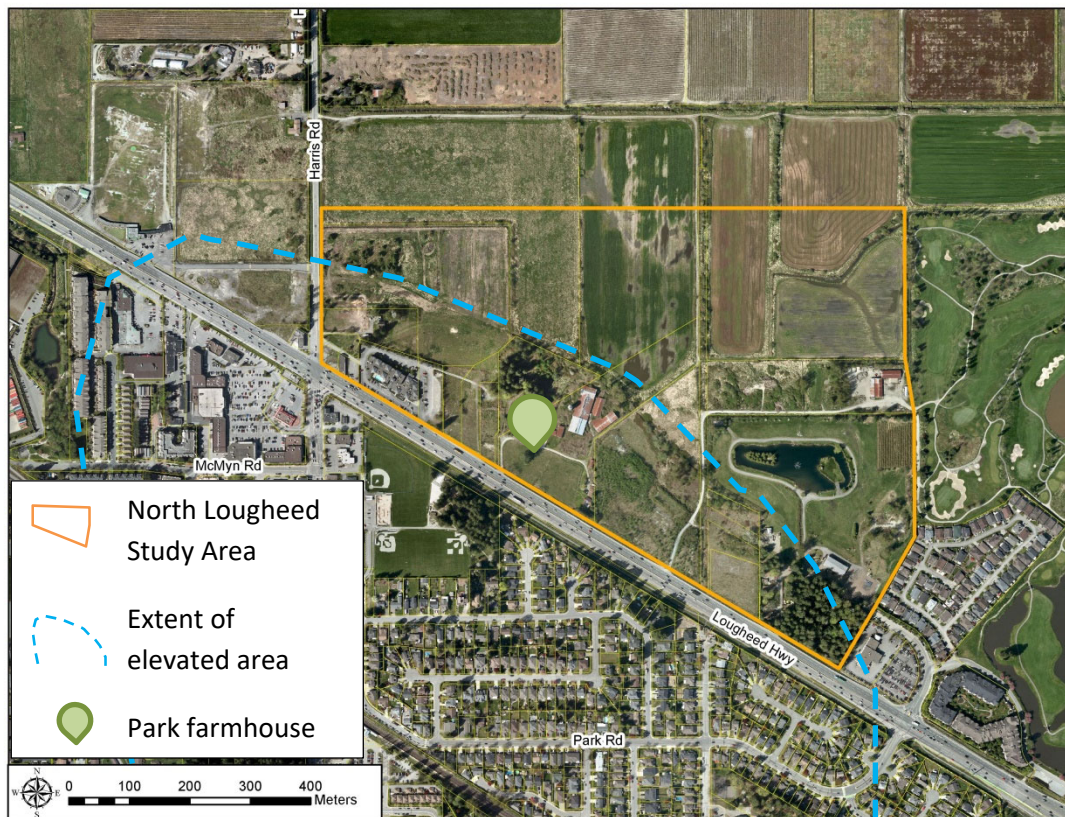


Figure 1. North Lougheed Study Area and related features.

Development of the NLSA should reflect and build upon the area's natural and cultural history, retain a small-town feel, and integrate nature. Supporting policies to meet this objective include:

- Archaeology surveys are should be included with all rezoning applications in the NLSA;
- Architectural design; landscape and public space design; public art; and, naming of streets, developments, and public spaces are strongly encouraged to reflect the cultural and natural heritage of Pitt Meadows and the Katzie First Nation (with prior consultation);
 - i. Design of public green spaces, habitat areas, and heritage sites should include consultation with the Katzie First Nation on incorporating eco-cultural uses, features, and educational programs;
 - ii. Design and use of the Park Farm site and farmhouse building are encouraged to include cultural and agricultural education components;
 - A restoration plan for the Park farmhouse should be considered for rezoning of this portion of the NLSA.
 - iii. Architectural design of all buildings should demonstrate inspiration and incorporation of materials and design features found on local heritage buildings, agricultural buildings, and local First Nations traditional structures (with prior consultation).
- Development proposals should demonstrate how they reflect and enhance a small-town feel and identity of Pitt Meadows. This could include discussion of building massing, setbacks, site layout, and ground floor design;
 - i. A small-town feel may be achieved by various measures, including:
 - using minimum setbacks from the front property boundary;
 - providing visual connections between the sidewalk and ground floor uses;
 - ensuring building entrances connect to the sidewalk and are visually prominent;
 - incorporate awnings, porches, or verandahs at building entrances;
 - locating vehicle parking in subsurface parking or to the rear of principle buildings;
 - for buildings above four storeys in height, the upper floors of buildings should be setback to reduce the massing of the building frontage along sidewalks; and,
 - incorporating street trees, high quality landscaping, street furniture, and street lighting.
- The following key views should be protected and enhanced:
 - i. The mountains to the north (especially Golden Ears) from Harris Road and public spaces on the south side of Lougheed Highway; and, from public spaces and key streets within the North Lougheed Study Area; and,
 - ii. Existing sunset views (i.e., looking west) for residents of residential areas immediately east of the NLSA.

- Development in the NLSA should employ high quality landscape designs for public and private spaces;
 - i. Landscape designs should include local native species;
 - ii. Site layout and landscape designs are encouraged to incorporate and enhance existing habitat areas and natural assets; and,
 - iii. Landscaping and open space design should provide features that replicate the look and function of a range of local ecological niches (e.g., wetlands, ponds, forest, forest edge, old field, and riparian).
- Adoption of NLSA Development Permit Area design guidelines should be a pre-condition of final approval for any NLSA rezoning applications.

2. *All development proposals should directly address climate change adaptation, employ greenhouse gas (GHG) emission reduction and green building strategies, and increase or enhance available wildlife habitat to increase the environmental resilience of the community.*

Improving environmental resilience and sustainability requires actions across a range of scales, from individual properties and buildings to neighbourhoods, the community as a whole, the region, and across borders. Local governments are increasingly taking action on environmental resilience and climate change through adaptation measures; natural asset management and habitat remediation; low-impact development policies; and, employing strategies to reduce community greenhouse gas (GHG) emissions.

Supporting policies to meet this objective include:

Storm water management and habitat

- All developments should incorporate public and/or private green spaces that contribute to an interconnected, NLSA-wide network of green space patches and corridors;
 - i. All green space patches and corridors should be designed to collect, treat, and infiltrate storm water and contribute to providing a range of wildlife habitat types throughout the NLSA;
 - Native shrubs, ground covers, wildflower mixes, and other lawn alternatives are encouraged for front yards and along sidewalks;
 - ii. The area set aside for green space in residential and mixed use developments should be at least equal to the lot coverage of the buildings;
 - iii. The primary green space corridor along the north edge of the historically higher portion of the NLSA (including portions of the Park Farm site) is intended to collect and treat storm water run-off from adjacent roads and sidewalks, provide varied wildlife habitat, and include multi-use public paths;

- Other green space corridors should also include multi-use public paths.
- Ground-level hard surfaces should employ permeable surfacing materials and/or direct all surface drainage into attractive and multi-functional green storm water infrastructure facilities (e.g., bio-swales, constructed wetlands, detention ponds, bio-retention cells);
 - i. Underground infiltration and detention tanks, pits, and cells may be other options for compact developments where above-ground green infrastructure is not feasible;
 - ii. Green storm water infrastructure is encouraged for collecting and treating storm water runoff along collector roads.
 - iii. Conventional 'grey' infrastructure should be designed and constructed to serve as an overflow system for green storm water infrastructure during larger rainfall events.
- Post-development downstream drainage system flows should be the same or lower than pre-development levels. On-site and off-site monitoring may be required to prove performance.
- Post-development downstream drainage system water quality should be the same or higher than pre-development levels (including, higher oxygen levels, lower turbidity, etc.). Pre-development and post-development monitoring may be required to prove performance.

Energy and greenhouse gas (GHG) reductions

- The preferred form of development is clusters of compact, medium to high density developments connected by a network of pedestrian and cyclist paths, accessible parks, green corridors, and green streets;
 - i. Detached single family dwellings are discouraged;
- Green roofs, green power generation (e.g., solar or wind), or roof-top social spaces (e.g., patios, garden plots, or other leisure spaces) are encouraged for all habitable buildings.
- To help moderate local temperatures, all developments should contribute to enhancing the urban forest canopy through a combination of street trees, green space network contributions, and private landscaping.
- All new buildings should be built using carbon-smart materials (i.e., low embodied carbon) and green building strategies.
- Developers of all buildings with a gross floor area of 500 square metres or greater, or more than four residential units for residential buildings with a gross floor area of less than 500 square metres, should provide the City with a final building commissioning report prior to receiving final occupancy;
- Development applicants should work with the City on assessing the feasibility of implementing a NLSA district energy system for all new habitable buildings as a condition of rezoning;

- i. The feasibility study should include identification of grant opportunities and partnership options;
- ii. If a NLSA district energy system is feasible and implementation of the system is supported by Council, all new habitable buildings should be connected to the system;
- iii. The district energy system should be fueled in whole or in part by biomass from the City's waste stream, invasive species management efforts, and local agricultural waste. Other fuel sources may include: geothermal, solar thermal, refrigeration heat recovery, waste heat recovery, and sewer heat recovery.

Transportation demand

- All developments should contribute to pedestrian and cyclist connectivity with provision of accessible, attractive, and safe pedestrian and cyclist facilities.
- Complete streets, with protected cycle lanes, are strongly recommended for collector and arterial streets;
 - i. Alternatively, cycle lanes could run on parallel 'quiet' streets.

3. All development should employ transit-oriented development principles.

Transit-oriented development (ToD) practices are intended to improve mobility options for all community members and visitors, especially those who are unable or not wanting to drive or own a private automobile. Other benefits include fostering more vibrant communities, improving the viability of local businesses, and lowering the community's GHG emissions.

Supporting policies to meet this objective include:

- All development should foster a compact and walkable mix of community amenities, institutional uses, residential types, commercial, and other employment uses;
 - i. All developments should emphasize pedestrian and public realm-oriented entrances, facades, and landscape design;
 - ii. Design of pedestrian and cyclist amenities and facilities should provide safe and attractive networks that encourage active transportation options.
- Street and block patterns should favour a connected and walkable public street and pedestrian network;
 - i. Cul-de-sacs, private lanes, and dead-end lanes should accommodate pedestrian connections to enhance area-wide pedestrian network.
- A pedestrian and cyclist connection (overpass or underpass) across Loughheed Highway, connecting to Harris Road Park, is a priority community amenity project for the NLSA;

- i. Once built, the City should approach the South Coast British Columbia Transportation Authority (i.e. TransLink) to relocate the high-frequency transit service stops (i.e. RapidBus stops) to be adjacent to the crossing.
- A preferred location for a mixed-use neighbourhood centre is within a two minute walk (200 metres) of the proposed pedestrian and cyclist Lougheed Highway crossing to Harris Road Park;
 - i. A smaller mixed use centre could be located within a five minute walk (450 metres) of the Meadow Gardens Way intersection with Lougheed Highway.
- Development proposals fronting onto the Lougheed Highway edge should be referred to South Coast British Columbia Transportation Authority (i.e., TransLink) and should include consideration a right of way and station for future high-capacity transit services parallel to Lougheed Highway.
- Development along the Lougheed Highway edge should incorporate an attractively designed, multi-use path along the entire length, with a connection to the proposed pedestrian and cyclist Lougheed Highway crossing to Harris Road Park.

4. All development should contribute to the economic vitality of the community.

New development should complement the existing community by providing opportunities for employment and growth that serve both new and existing residents, businesses, and sectors.

Supporting policies to meet this objective include:

- Development proposals should identify how they will support agricultural enhancement projects and how the development will affect existing local businesses.
- Developments in the mixed employment area are encourage to include space for a food hub and/or agri-industrial uses.
- Mixed use and non-residential developments are encouraged to offer strata or freehold tenure options for businesses.
- Mixed use and non-residential developments are strongly encouraged include spaces appropriate for small and medium sized businesses.
- Developments in the Live/Work Overlay area may include or be comprised of residential units. These residential units should include space appropriate for a home-based business or small-scale commercial uses (e.g., flex rooms, live/work units, or flexible layouts).

5. All developments should contribute to community wellness and inclusivity.

Incorporating a mix of residential types and tenures that are walkable to public space, businesses, employment, transit, and amenities increases the health and resilience of the whole community and its individual members.

Supporting policies to meet this objective include:

- Development of the NLSA should include a range of public indoor and outdoor recreational spaces and civic amenities distributed equitably through the NLSA;
 - i. Higher density developments should include, or be within a two minute (200 metre) walk of, larger public and open space areas and amenities;
 - ii. Civic and institutional facilities are encouraged and may include: a community hall and recreation facility, fire hall, school site, daycare, or other;
 - Consider integrating these facilities with other uses, where appropriate;
 - Development of commercial space suitable for daycare use will be strongly encouraged for mixed use and mixed employment developments.
- The NLSA-wide green space network should include an equitable distribution of parks and nodes;
 - i. Larger parks and open spaces should be located close to, or within, multi-storey residential and commercial developments;
 - ii. In addition to storm water collection and treatment, all green spaces should be attractive and provide recreational, cultural, and/or education opportunities.
- The City may look to attract a post-secondary provider to establish a campus or other training/research facility for areas identified for mixed employment or mixed use development.
- Residential and mixed-use developments should incorporate variation in unit sizes, including family-oriented units (e.g., ground oriented, two-bedroom + den, three-bedroom, and four-bedroom units).
- Rental, senior, or below market housing are strongly encouraged for residential developments within a five minute (450 metre) walk of neighbourhood centres;
 - i. Housing for seniors is strongly encouraged for inclusion into residential and mixed use developments within a two minute (200 metre) walk of high frequency transit stops (i.e. service every 15 minutes or less);
 - ii. Rental zoning is strongly encouraged for residential areas along key streets. Up to 33% parking reduction will be considered for purpose-built rental units built in a rental only zone;
 - iii. The City may consider waiving all or a portion of the Community Amenity Contributions for rental, senior, and below market residential units.
- Applications for single family residential developments should provide additional Community Amenity Contribution, calculated at a per square foot of

proposed residential gross floor area as determined by Council, to an affordable housing fund prior to rezoning approval.

- Community garden plots are encouraged for all multi-unit residential developments.

6. All developments should incorporate buffering, transitioning, and/or mitigation strategies to address real or perceived conflicting needs between different land uses.

The NLSA is intended to be a complete neighbourhood with homes, employment, education, and recreational uses. To contribute to community wellbeing, care will be needed to ensure potential conflicts and adverse impacts are identified and mitigated during the planning process. Key concerns include: noise, traffic volumes, commercial traffic routes, parking needs, protecting nearby agricultural operations, and speculation pressures on surrounding agricultural land.

Supporting policies to meet this objective include:

- Developments along the edges of the NLSA should include measures to mitigate traffic noise from surrounding highways and arterial roads;
 - i. Recommended measures include additional sound-proofing for residential units, vegetated berms, and treed green corridors;
 - ii. Concrete sound walls are generally considered less attractive, unless they include design detailing that is reflective of the nature, culture, or history of Pitt Meadows and are combined with plantings that break up their visual impact.
- Traffic accessing mixed employment areas should generally be separated from traffic accessing other land use areas.
- Direct right-in, right out vehicle access to the NLSA from Lougheed Highway is encouraged to avoid overloading Meadow Gardens Way.
- Development proposals for lands along the northern boundary of the NLSA should submit an Agricultural Impact Assessment as a condition of rezoning approval.
- Development proposals should include discussion and analysis of potential impacts on surrounding land uses in regards to solar access, privacy, and views.
- Development along the golf course edge should take into consideration visual impacts on the golf course and hazards associated with stray golf balls.
 - i. Design measures may include a buffer of tall vegetation, site layout considerations, a green corridor, and setbacks from the golf course property boundary.
- Technical reports submitted in support of rezoning or building permit applications should include analysis of the potential impacts of construction on surrounding properties and structures (e.g., vibration, loading and settling, drainage, and flooding).

Land Use Designations

Two of the goals guiding the plan development process were to accommodate planning flexibility and ensure the resulting development will meet the needs and goals of the community. The vision for the NLSA is to become a compact, complete neighbourhood that is walkable and where residents and visitors can live, work, play, and learn. The following land use designations for the NLSA support these principles by allowing different mixes of land uses in each area. This approach creates a structure for development that reflects the community's values, while enabling flexibility for creative planning and development of the area.

The attached land use plan illustrates the spatial relationship and preferred locations of the following land use categories.

North Lougheed Study Area Mixed Employment

The mixed employment area is ideally situated for a range of business types and employment related uses that will benefit from direct access onto the North Lougheed Connector and easy access to major regional transportation routes. To attract skilled employees and reduce vehicle dependency, the majority of the area is within walking distance of residential areas, the neighbourhood retail centre(s), community amenities, and public transit. Mixed employment uses are also more compatible with nearby agricultural operations and will be helpful for blocking NLC traffic noise for nearby residential areas.

Within the NLSA Mixed Employment area:

- Tertiary education or other institutional uses are encouraged for portions of the area close to neighbourhood centres and transit stops;
- Green spaces, corridors, and streets for public enjoyment and environmental protection should extend throughout the area.

North Lougheed Study Area Residential

These areas are intended for high quality, medium density residential (31 to 100 units per net hectare) with the potential for some high-density residential projects (over 100 units per net hectare). Residential developments in this area are well situated to respond to views and access to nearby employment areas, open space, transit, and local retailers.

Within the NLSA Residential area:

- Some public and private community uses will be permitted, including schools, daycares, places of worship;
- Home-based businesses are permitted;
- Green spaces, corridors, and streets for public enjoyment and environmental protection should extend throughout the area.

North Lougheed Study Area Mixed Use

The south and western portions of the NLSA are closest to existing businesses, recreational space, schools, and high-frequency transit service. Development in this area is intended to provide a mix of medium to high density, transit-oriented residential and commercial uses to add vitality and encourage walkability.

Within the NLSA Mixed Use area:

- One or two locations may be identified for higher density, mixed use neighbourhood centre(s) to activate and enliven principle streets;
- Residential only or commercial only developments may be accommodated away from the neighbourhood centres and along local streets;
- Residential developments may include medium density residential (31 to 100 units per net hectare) with the potential for high-density residential projects (over 100 units per net hectare) that comply with the NLSA development policies;
- Tertiary education or other institutional uses are encouraged for portions of the area close to neighbourhood centres and transit stops;
- Some public and private community uses will be permitted, including schools, daycares, places of worship;
- Home-based businesses are permitted;
- Green spaces, corridors, and streets for public enjoyment and environmental protection should extend throughout the area;
- The Park farmhouse is of heritage interest and proposals are encouraged to incorporate it into a development to support its preservation.

Live/Work Overlay

The Live/Work Overlay is intended to allow increased flexibility in the development of the designated portion of the Mixed Employment area by accommodating a mix of residential development with a range of business types and sizes. As an overlay, the considerations and permitted uses for the underlying Mixed Employment land use designation will apply in conjunction with the additional considerations described here. Development in this area is intended to employ high quality public realm and architectural design standards.

Within the Live/Work Overlay area:

- Developments within the Live/Work Overlay have the option to incorporate residential with employment uses; however, all non-residential uses should be limited to clean, indoor employment uses;
- Residential developments may include medium density residential (31 to 100 units per net hectare) with the potential for high-density residential projects (over 100 units per net hectare) that comply with the NLSA development policies;

- Residential units in this area should include space suitable for clean, indoor employment uses. These could include home office spaces or residential units with larger spaces that are appropriate for various business uses (e.g., live/work units or flexible layouts).

Open Space

Municipal lands that are intended to be preserved for public enjoyment and environmental protection. Facilities available may range from playing fields and playgrounds to trails and benches. Commercial uses serving users of the facilities may also be permitted.

