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**COMMUNITY DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PRELIMINARY CONCEPTS FOR THE LOUGHEED TOWN CENTRE  
CORE AREA**

**RECOMMENDATIONS:**

1. **THAT** Council endorse the preliminary concepts and vision for the Lougheed Mall and other core area properties in the Lougheed Town Centre, as a basis for receiving community feedback, as outlined in this report.
2. **THAT** Council authorize staff to undertake an Open House process to receive community and public feedback on the preliminary concepts and vision for the Lougheed Mall and other core area properties in the Lougheed Town Centre, as outlined in this report.

**REPORT**

The Community Development Committee, at its meeting held on 2013 December 10, received and adopted the *attached* report seeking Council endorsement of the preliminary concepts and vision for the Lougheed Mall and other core area properties in the Lougheed Town Centre, and an initial public consultation process to seek community feedback.

Respectfully submitted,

Copied to:	City Manager Deputy City Managers Director Engineering Director Planning & Building Fire Chief O.I.C. RCMP Chief Librarian Director Finance City Solicitor Director Parks, Recreation and Cultural Services
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Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Councillor P. Calendino  
Member

**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT  
COMMITTEE

**DATE:** 2013 December 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 71130 20

**SUBJECT: PRELIMINARY CONCEPTS FOR THE LOUGHEED TOWN CENTRE  
CORE AREA**

**PURPOSE:** To seek Committee and Council endorsement of the preliminary concepts and vision for the Lougheed Mall and other core area properties in the Lougheed Town Centre, and an initial public consultation process to seek community feedback.

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**REPORT****1.0 INTRODUCTION**

The Lougheed Town Centre is one of four designated town centres within Burnaby's *Official Community Plan* and is intended to continue to accommodate a significant portion of the city's population and job growth in higher density development forms and provide locations for commercial services and community amenities. Burnaby's Town Centre approach to development planning has allowed for the continued protection of single and two-family neighbourhoods from the pressures to accommodate new growth, and has also enabled the preservation of a significant portion of the City's land base for park and open space (approximately 25%) and for agricultural purposes. At the same time, this approach has contributed to Regional Planning objectives, established by Metro Vancouver in the *Regional Growth Strategy*, that are of benefit both locally and more broadly. From a regional viewpoint, Burnaby's Town Centre framework has helped maximize the use of transit, reduce east-west traffic movements through the City, provide the opportunity for people to live, work and access

To: Community Development Committee  
From: Director Planning and Building  
Re: PRELIMINARY REDEVELOPMENT CONCEPTS FOR  
LOUGHEED TOWN CENTRE CORE AREA  
2013 December 05..... Page 2

services within their community, and reduce development pressure on open space and agricultural lands in the region.

The foundation for the City's community plans, including the plan for the Lougheed Town Centre, arises from a wide range of processes and community consultation efforts that have been undertaken in Burnaby over many decades. While the Lougheed Town Centre area has been long established in City plans, an intensive, two-year update process was completed in 1997, based on the recommendations of a citizen-based advisory committee. The intent of the 1997 Lougheed Town Centre Plan is to help accommodate a portion of future population growth in the City in denser, multiple-family housing forms. This, together with the commercial and community services components of the plan, envisions the longer term transition of the existing suburban, car-oriented commercial development pattern to a more complete pedestrian and transit-oriented area with a system of shopping streets and more diverse employment and service opportunities.

In December 2011, Council adopted new high-density multiple-family residential zoning categories for Town Centres (the RM3's', RM4's', and RM5's' Districts), requiring an overall renewal of the City's Town Centre Plans. New transit improvements in the Lougheed area are also prompting the need to review the core area of the Lougheed Town Centre Plan. The Evergreen Line rapid transit project, which is currently under construction and is expected to be completed in Summer 2016, will connect the Lougheed Town Centre to Coquitlam and Port Moody. This project is likely a contributing factor to the more recent, renewed interest in the Lougheed area. Shape Properties Corporation (Shape) has recently acquired four properties within the core area of the Lougheed Town Centre, including the Lougheed Mall site, and has expressed to the Planning Department a desire to redevelop, over time, the lands. Together, these factors present a significant opportunity for the City to re-conceptualize the Town Centre's land use framework and to achieve community planning objectives contained within the City's Official Community Plan, Lougheed Town Centre Plan, and Economic and Social Sustainability Strategies, as well as emerging directions from the Environmental Sustainability Strategy that is currently under way.

City staff have begun exploring new concepts for the Lougheed Town Centre, with a focus on the "Lougheed Core Area", which covers 24.8 hectares (61.3 acres) (see Sketch #1 *attached*). The Lougheed Core Area currently functions as the neighbourhood's commercial centre. It is anchored by Lougheed Mall and is generally characterized by older, one and two storey retail and service commercial buildings with extensive surface parking. The Core Area has historically co-existed with surrounding residential development, which is comprised primarily of high-density apartment towers, medium-density townhouses, and single-family dwellings. Given the extensive size of the Core Area and its proximity to the Lougheed Town Centre SkyTrain station and bus loop, future redevelopment of the area presents a special opportunity to create a fully-integrated, diverse, transit-connected, mixed-use community. Re-conceptualizing the Core Area requires imagination and a concept and vision that not only delivers architectural excellence, but also demonstrates leadership in economic, environmental and social sustainability, exceptional urban design, and significant amenity contribution to the broader Lougheed Town Centre. More significantly still, a contemporary approach to planning, including a dynamic, responsive,

inclusive, and iterative community and public engagement process, is required. To assist in these efforts, James KM Cheng Architects Inc. has been engaged by Shape to work through the City's review process to develop the key concepts for the Lougheed Core Area properties, which will assist in the visioning and eventual transformation, over time, of the Core Area into a new, distinct neighbourhood.

The achievement of an appropriate response to these concepts, vision, and opportunities will result in Committee and Council consideration of amendments to the prevailing land use framework of the current Lougheed Town Centre Plan. The resulting Plan amendments are proposed to be based on a phased community and public consultation process, which will provide feedback on the overall vision and direction for the area and respond to City-wide, community, and local objectives.

This report provides an overview of the Lougheed Core Area in relation to the broader Lougheed Town Centre; outlines the preliminary concepts, visions, and principles to guide the area's re-visioning; and seeks Committee and Council endorsement of the preliminary concepts as well as an initial public consultation process on the concepts. The report also outlines the next steps of the planning process, which will lead to the eventual development of a comprehensive concept plan for the Lougheed Core Area, updated land use framework, and related Plan amendments.

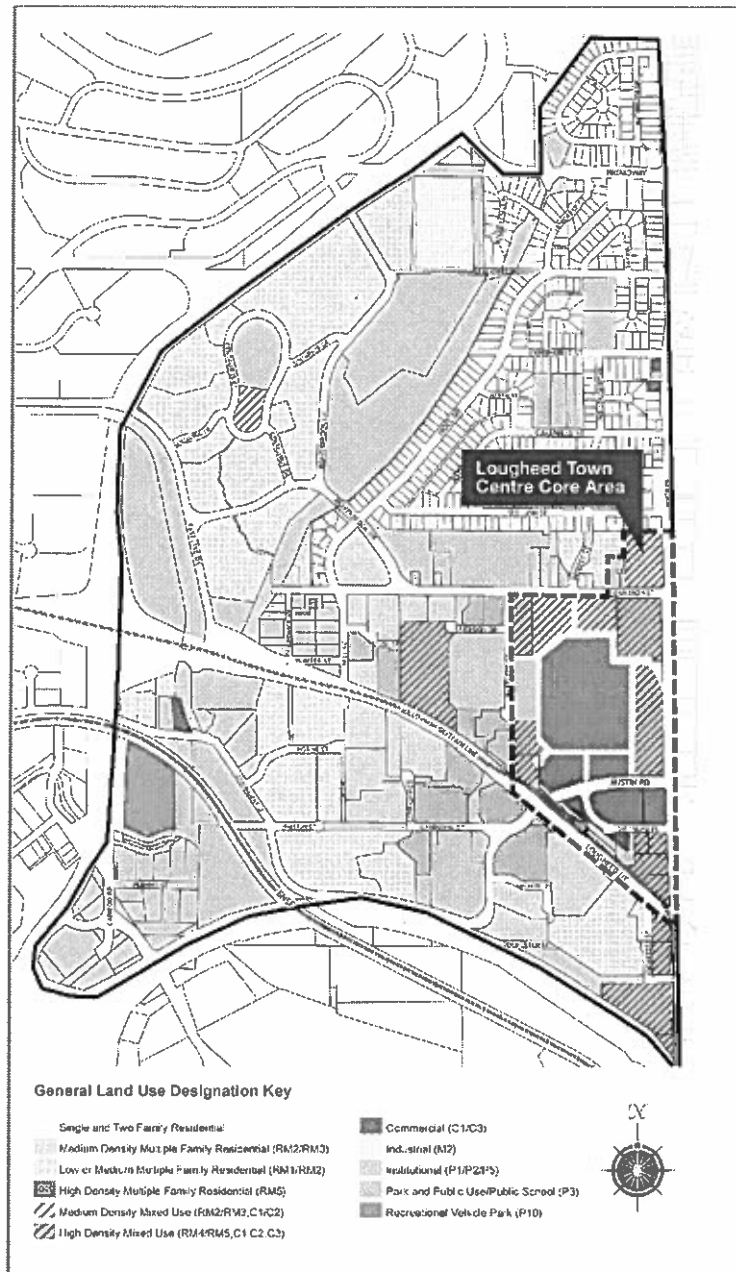
## **2.0 POLICY CONTEXT AND BACKGROUND INFORMATION**

### **2.1 Lougheed Town Centre Plan**

The Lougheed Town Centre Plan was adopted by Council in 1997 and is based on the recommendations of a citizen-based advisory committee. The main premises of the Plan are to:

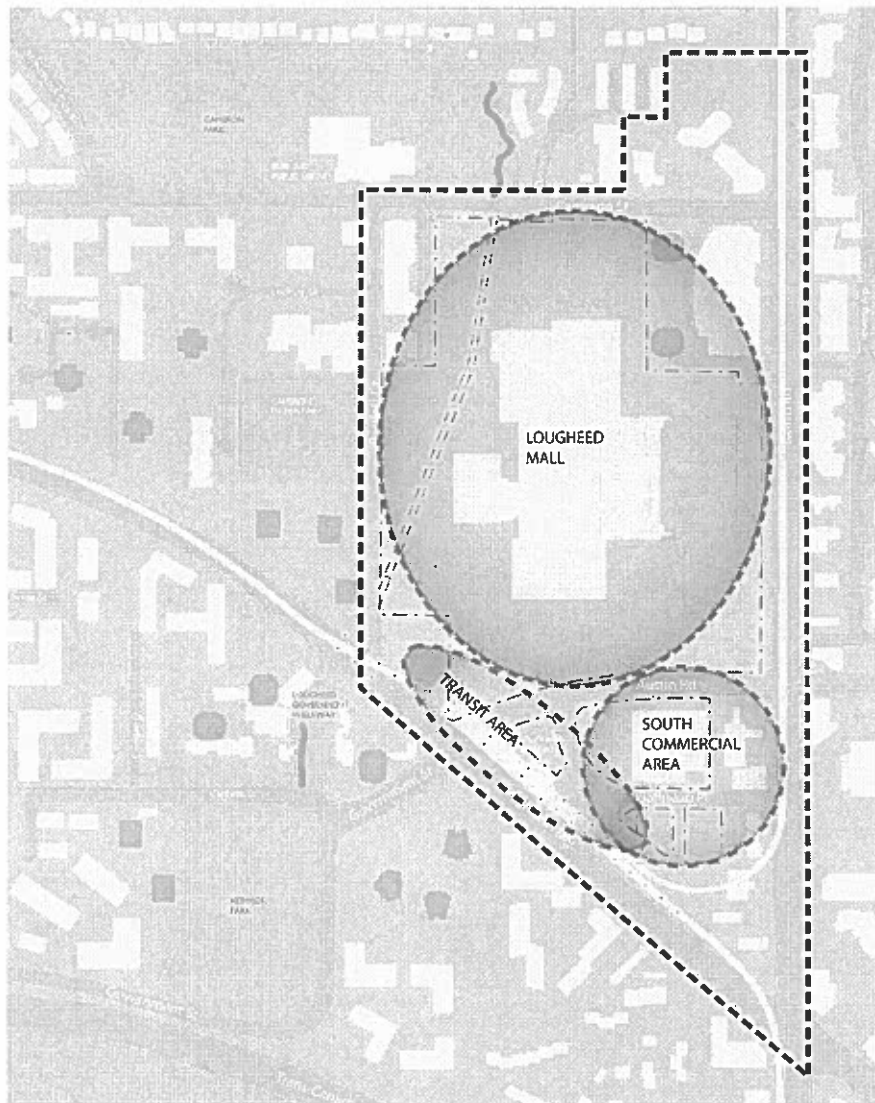
- transition the existing suburban, car-oriented commercial development pattern of the mall to a more complete pedestrian and transit-oriented area with a system of shopping streets and more diverse employment and service opportunities;
- accommodate a portion of future population growth in the City in denser, multiple-family housing forms
- improve the transportation system by enhancing pedestrian and urban trail linkages, providing strong integration between the SkyTrain station and surrounding future development, improving local bus service, and designing streets to reduce commuter movements through the Town Centre;
- protect, enhance, and link environmentally sensitive and major open areas; and
- develop a strong sense of community and neighbourhood identity and community well-being through the development of public gathering places and facilities and by encouraging public engagement during the evolution of this area.

Figure 1 below illustrates the land use framework of the adopted plan.



**Figure 1: Under the adopted Lougheed Town Centre Land Use Framework, the Lougheed Core Area is designated primarily for commercial and high- and medium-density mixed-use development.**

The Plan identifies a “Core Area”, which is centred on Lougheed Mall and is generally bounded by North Road to the east, Lougheed Highway to the south, Bartlett Court west, and Cameron Street to the north (see Sketch #1 *attached*). Implementation of the adopted Plan has resulted in the development of three main precincts within Core Area, which are described in detailed in Section 2.2. A high-density multi-family residential area is located to the immediate west of the Core Area, and a single-family neighbourhood is located to the north. Figure 2 below illustrates the current urban structure of the Lougheed Town Centre Core Area.



**Figure 2: The Lougheed Core Area currently has three precincts - Lougheed Mall, a transit area, and a southerly commercial area.**

The Plan identifies the Core Area, which is currently comprised primarily of older, commercially zoned properties with an abundance of surface parking, as having the greatest opportunity for change. The Plan envisions more intensified, pedestrian-oriented, and diverse commercial uses within the Core Area, flanked by high-density mixed commercial and residential development. Notwithstanding, the Core Area has experienced limited development in the last 15 years, with the exception of a newer mixed-use development at the southwest corner of Cameron Street and North Road.

## 2.2 Core Area Properties and Existing Precinct Areas

The Core Area properties comprise a total of 24.8 hectares (61.3 acres) and form three main precinct areas.

### 2.2.1 Lougheed Mall Precinct

The Lougheed Mall precinct includes the following properties:

- *9855 Austin Road:* This 14.9 hectare (36.9 acre) property is occupied by the Lougheed Mall, which was constructed in 1962. The mall has six anchor tenants and numerous retail tenants within a central internal shopping mall. Peripheral areas of the property are dominated by surface parking. An above-grade parking structure is located on the eastern portion of the site. Vehicular access to the site is from the four flanking streets, Austin Road, North Road, Cameron Street, and Bartlett Court. The southwest corner of the site connects to the west station house of the Lougheed Town Centre SkyTrain station. The site slopes significantly from the east down to the west, dropping some 19.8 m (65 ft.) from North Road to Bartlett Court. The site also slopes 10.7 m (35ft.) from Cameron Street to the north down to Austin Road to the south. A tributary to Lost Creek historically flowed through the centre of the site, from Cameron Street to the southwest corner of the site. The watercourse has since been diverted to an underground pipe, which connects to a small segment of open watercourse south of the Trans Canada Way, additional underground piping, and then to Lost Creek itself. Lost Creek flows into the Brunette River.
- *9600 Cameron Street:* This site is located to the northwest of Lougheed Mall and is improved with a three storey multi-tenant retail and office development.
- *9868 Cameron Street and 3433 North Road:* This mixed-use project is located to the northeast of Lougheed Mall and was completed in 2008. It is comprised of two high rise residential towers (9868 Cameron Street) on a two-storey commercial podium (3433 North Road).
- *3249 North Road, 3355 North Road, and 9887 Cameron Street:* These properties are located at the northwest corner of North Road and Cameron Street. 3249 North Road is presently vacant, 3355 North Road is developed with a multi-tenant retail complex,

and 9887 Cameron Street is improved with a church that is listed on the City's heritage inventory.

- *9601 Lougheed Highway:* This site is to the southwest of the Lougheed Mall site and is presently vacant. The southerly portion of the site is encumbered by statutory rights-of-way to accommodate the SkyTrain guideway, columns, and the west station house.

### 2.2.2 South Commercial Precinct

The South Commercial Precinct includes the following properties:

- *Ptn. 9850 Austin Road:* 9850 Austin Road is comprised of three remnant parcels. The largest remnant, on the north side of Gatineau Place, is currently occupied by the Sears warehouse store forms part of the South Commercial Precinct.
- *3965 North Road:* This property is improved with a gas station and a two storey commercial and office building.
- *9898 Gatineau Place:* This property is currently used for surface parking, with vehicular access off Gatineau Place.
- *4035 North Road:* This property is presently improved with a one-storey service commercial building.
- *4075 North Road:* This site currently accommodates a drive-in restaurant. The future Evergreen SkyTrain guideway will bisect this site.
- *4193 North Road:* This property is currently improved with a gas station and car wash facility.

### 2.2.3 Transit Precinct

The following properties form the Transit Precinct:

- *Ptn. 9850 Austin Road:* The Transit Precinct includes the two smaller remnants of 9850 Austin Road, which are located on the south side of Gatineau Place adjacent the Lougheed Town Centre SkyTrain Station and bus loop. Both are currently improved with surface parking.
- *9858 Gatineau Place:* This property is currently used for surface parking, with vehicular access off Gatineau Place.



- *9755 Lougheed Highway, 9828 Gatineau Place, and 9888 Gatineau Place:* These properties are owned by Translink and currently accommodate the Lougheed Town Centre SkyTrain station, east station house, and bus loop.

### **3.0 PROPOSED AMENDMENTS FOR THE LOUGHEED CORE AREA**

There is an opportunity to re-conceptualize the Lougheed Core Area in a way that would enhance the community and broader Town Centre, as represented in the preliminary concepts, vision, tenets, and principles below. These early ideas are proposed to be further guided, developed, and refined through an iterative community and public consultation process.

#### **3.1 Preliminary Concept and Vision for the Lougheed Core Area**

The preliminary concept plan for the Lougheed Core Area envisions a vibrant, pedestrian-oriented, transit-connected, mixed-use neighbourhood comprised of different precincts, each with a distinct and unique architectural and landscape expression. These precincts are described more fully in Section 3.3 of this report. The Core Area is intended to continue to fulfill a commercial function, but also expand its role and become the public heart of the growing Lougheed community, with a variety of outdoor and indoor shopping experiences, cafes and restaurants, office space, and high-density residential opportunities, all designed around potential new public plazas, open spaces, and tree-lined pedestrian streets. These changes will help create a new, high quality, integrated neighbourhood in Burnaby that will be a seamless extension of existing surrounding neighbourhoods. The area is intended to offer a diversity of housing types with a broad range of affordability.

#### **3.2 Tenets and Principles for the Lougheed Core Area**

As part of the planning approach to the proposed re-visioned Lougheed Core Area, a preliminary set of tenets and principles have been established to guide the more detailed design work related to the area's future redevelopment. These tenets and principles are intended to serve as a basis to evaluate the final land use, design, and building form proposed for the area, leading to an eventual comprehensive concept plan. The proposed tenets are:

- reinforce and enhance the positive characteristics of the surrounding neighbourhoods and the Lougheed Town Centre;
- deliver exceptional architectural, landscape, and urban design;
- contribute to a diverse and inclusive community;
- provide leadership in sustainable development;
- contribute to developing a creative city;
- build a livable community;

- create a walkable community; and
- celebrate transit.

The realization of these tenets is proposed to be guided by a set of principles under the following themes:

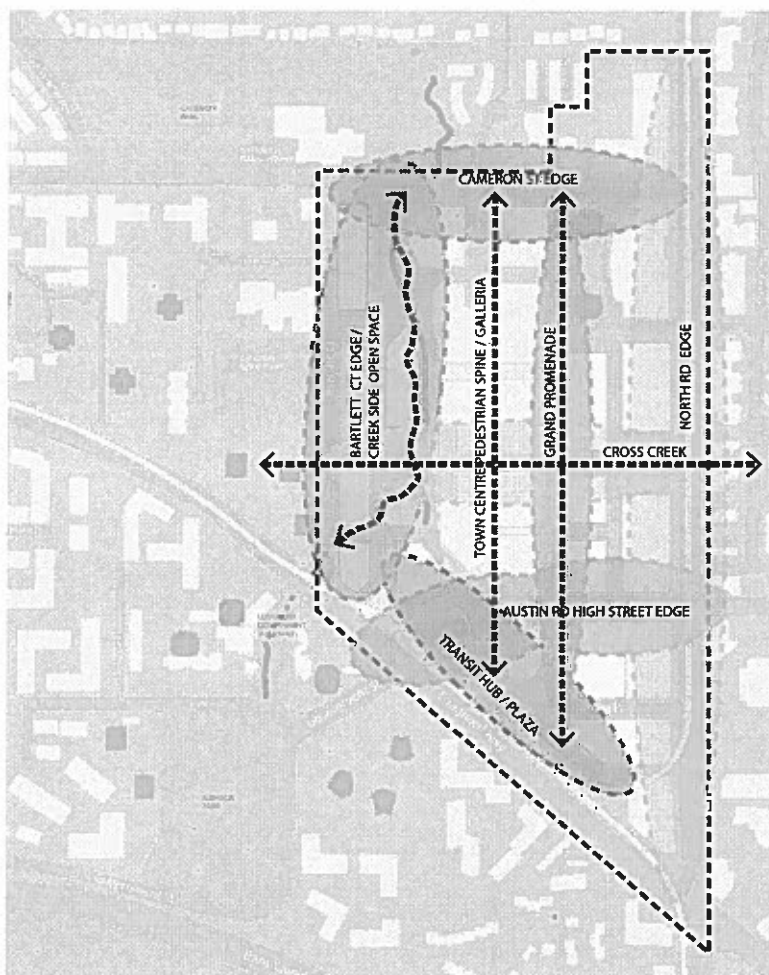
- *Edges and Connections:* The preliminary concept is to develop new precincts within the Core Area that seamlessly integrate with the surrounding neighbourhood and broader Lougheed Town Centre. The Core Area is to be accessible and permeable, both visually and physically. The entrances to the Core Area, both pedestrian and vehicular, are to be inviting and compelling. Building forms should respectfully transition to the varied adjacent land uses.
- *Site Circulation and Movement:* Site circulation and movement for the Core Area is based on a transportation system that prioritizes pedestrian movement, followed by cyclists, public transit, and vehicular movement in a manner that responds to existing site topography. Spatial clarity and orientation and simple and clear wayfinding to, from, and within the Core Area is to be provided, with special attention to safe and pedestrian-oriented connections.
- *Transit-Oriented Development:* The concept is for a transit-oriented, mixed-use neighbourhood, with pedestrian- and cyclist-friendly linkages to an iconic, celebratory transit node.
- *The Heart and Public Realm:* The preliminary concept includes the development of a public realm that invites people to gather, creating a strong sense of place and community. The concept is to develop a variety of public and semi-public places to gather, play, and celebrate. These places are intended to create vibrancy and serendipity for all ages and physical abilities. Attention is to be given to ensure that space is programmable for daytime and nighttime uses, multi-seasons, and all weather conditions.
- *Diversity and Integration:* The concept is to provide a diversity of housing types, tenure, and affordability for all household compositions, ages, and mobilities. A diverse architectural and landscape expression is required, in order to create a distinct identity and character for each new precinct within the Lougheed Core Area. Each precinct is to be supported by accessible, community-oriented services and amenities within flexible use buildings, so as to meet the diverse needs of the community.
- *Sophisticated Design:* The expectation is the delivery of authentic and high quality architecture and urban design, with distinct and iconic buildings and public spaces that will provide a sense of “arrival” and distinguish the Lougheed Core Area and, more broadly, the Lougheed Town Centre. A comprehensive and exciting

beautification and public art experience will be sought. Consideration should also be given to the natural topography of the area and the phasing of site redevelopment so that it is advanced in a logical, legible, and executable manner.

### 3.3 Seven New Neighbourhood Precincts

The preliminary set of tenets and principles are intended guide the more detailed design work related to the Lougheed Core Area's future transformation into seven distinct precincts, which are illustrated in Figure 3 on page 11.

- *Transit Hub and Plaza:* A new, celebratory transit plaza area, with an iconic roof structure, on-street bus stops, shops and services, and bike service centre.
- *Austin Road High Street:* A narrower, pedestrian friendly street with new bike lanes, wider sidewalks, boulevard trees and landscaping, and shops.
- *Grand Promenade:* A new north-south promenade that will connect residents from Cameron Street to the heart of the neighbourhood and to the new transit hub and plaza.
- *North Road Edge and Cross Creek Connection:* A cross-site pedestrian access connecting an activated North Road to the existing high-density, multi-family residential area west of Bartlett Court.
- *Cameron Street Edge:* An activated Cameron Street with retail uses at grade, residential uses above, and "eyes on the street".
- *Town Centre Pedestrian Spine and Galleria:* A north-south pedestrian-only spine through an outdoor, covered shopping area lined with shops and restaurants.
- *Bartlett Court Edge and Creekside Open Space:* A soft, transitional edge along Bartlett Court and a green north-south pedestrian connection with a daylight creek and a major outdoor gathering space.



*Figure 3: Redevelopment of the Loughheed Core Area presents an opportunity to create seven distinct precincts that contribute to an integrated, transit-oriented, mixed-use neighbourhood.*

### 3.4 Sustainability

In line with the City's Economic Development (2007), Social Sustainability (2011), and Environmental Sustainability Strategies (under development), a significant component of the Core Area's redevelopment into new precincts is the delivery of sustainability in a meaningful way. Below is a summary of the sustainability goals which would be sought as part of the Core Area's proposed redevelopment.

- *Economic Sustainability Goals:* The concept is to create a vibrant commercial area that spills into the public realm; provide a wide range of job opportunities close to home, including offices, creative and technological industries, and fine-grained and locally-based businesses; and develop commercial and mixed-use buildings that are simple and cost-effective to maintain.

- *Social Sustainability Goals (Public Realm)*: The public realm is to provide a variety of active and contemplative public and semi-public spaces for daytime, nighttime, and multi-season use, and in all weather conditions. Community buildings are to be flexible and programmable for various uses, including childcare, youth-oriented activities, seniors' centres, and a variety of hobbies and interests. New pedestrian, cyclist, and transit linkages that increase walkability, accessibility, livability, and safety are also proposed as a major component of the public realm.
- *Social Sustainability Goals (Housing Diversity)*: The concept is to provide a variety of affordable home ownership and rental choices, including the potential for non-market housing through partnerships with senior government.
- *Environmental Sustainability Goals*: The concept is based on the development of higher-density, transit-oriented precincts in which key goals are to: minimize building footprint; promote green buildings; support and enhance watershed hydrology and biodiversity, including daylighting a tributary to Lost Creek; and promote urban agriculture.

### 3.4 Community Benefits

Several broad community benefits have also been identified as part of the Core Area's transformation:

- create a heart for the Core Area, where people can gather to celebrate, learn, play and shop;
- develop an iconic, covered transit plaza with on-street bus stops, shops and services, and a bike centre;
- improve connectivity to and from the Core Area, new transit plaza, and surrounding residential neighbourhoods by improving pedestrian and bicycle connections;
- daylight a tributary to Lost Creek;
- explore opportunities for the provision of affordable and non-market housing through partnerships between the City and senior levels of government; and
- contribute towards the provision of a major amenities needed within the Core Area and broader Lougheed Town Centre community, such as a new recreation space, pool, and/or library.

## 4.0 COMMUNITY AND PUBLIC CONSULTATION PROCESS AND NEXT STEPS

### 4.1 Proposed Amendment to the Lougheed Town Centre Plan

An amendment, for Committee and Council consideration, to the current adopted Lougheed Town Centre Plan is expected to arise from the further development of the preliminary vision and concepts presented in this report. The Plan amendment will help establish a comprehensive concept plan for the Core Area and support an eventual Master Plan rezoning for properties under Shape's ownership, as well as development applications for other properties in the Core Area. The advancement of the preliminary concepts and vision for the Core Area's redevelopment and the anticipated Plan amendments are proposed to be based on feedback received from an engaging, iterative community and public consultation process. The first phase of the consultation program is proposed to include the following:

- *Open House:* An Open House hosted and attended by City staff is proposed to be scheduled in early 2014 at a community venue in the Lougheed Town Centre. The purpose of the Open House is to begin a dialogue with the community, explain all aspects of preliminary vision and concepts, receive public feedback, and answer public enquiries.
- *City Webpage:* A dedicated webpage for the Preliminary Concepts for the Lougheed Town Centre Core Area is proposed to provide the public with access to all the resources and information related to project.
- *Summary Brochure:* A brochure summarizing the preliminary concepts and vision for the Lougheed Core Area is proposed to be published and made available at the Open House, at local community venues (i.e. Cameron Recreation Centre, Cameron Library, the Lougheed Community Policing Office, and City Hall), distributed to property owners in the core area and posted on the project webpage.
- *Public Opinion Survey:* A public opinion survey is proposed to be distributed along with the summary brochure at the Open House and posted online on the project webpage. The purpose of the survey is to invite citizens to express their opinions on the preliminary concepts and vision for the Lougheed Core Area.
- *Newspaper Notices:* Advertisements are proposed to be published in two local newspapers to ensure the public is advised of the date and location of the Open House, directed to information available on the project webpage, and encouraged to complete the public opinion survey.
- *InfoBurnaby Article:* Subject to timing of distribution, an article is proposed to be published in InfoBurnaby to promote the Open House, website, and public opinion survey.

These activities would represent the first phase of community and public engagement. Public feedback that is received is intended to further inform and guide the development of the comprehensive concept plan for the Core Area, land use framework, and related Town Centre Plan amendments for future Committee and Council consideration, and to help ensure that the objectives for an integrated community are reflected.

The materials for the Open House have been prepared. Due to their size, they not been included in this report, but are provided to Committee and Council under separate cover. Following Council endorsement, the materials would be made available on the City's webpage.

#### 4.2 Next Steps

The steps for advancing the redevelopment of the Lougheed Core Area are proposed to be undertaken in three phases.

- *Phase One (Preliminary Vision and Concepts)*: This phase involves the development of preliminary concepts, visions, and principles, which are intended to guide future redevelopment of the Lougheed Core Area. This early work has been advanced and, based on preliminary site investigations, research of site context, and broader Council adopted policies and goals, is at a stage where initiation of a public consultation process to receive feedback on the work completed to date, as summarized in this report, is considered appropriate. The feedback received from this process is intended to guide and refine the concepts and visions that will establish proposals for the comprehensive concept plan that will guide the eventual transformation of Lougheed Core Area.
- *Phase Two (Comprehensive Concept Plan)*: Building on the feedback received from the community and reflection on the direction of the OCP and Town Centre Plan, this phase involves the development of a comprehensive concept plan for the Core Area's eventual redevelopment, which includes: a preliminary site concept and accompanying design guidelines; a phasing plan; an amenity bonusing approach for the overall Core Area; an approvable traffic/transportation study; and a conceptual servicing approach for the overall area. Upon completion of this work, a second phase of community and public consultation process would be initiated. The feedback received would contribute to a further refinement of the work completed, leading to the eventual comprehensive concept plan for the Core Area. Staff would seek Committee and Council endorsement of the proposed comprehensive concept plan and compendium design guidelines prior to advancing to a second Open House process.
- *Phase Three (Master Plan Rezoning)*: This phase involves further consideration of the public input received to finalize the concept plan, and the advancement of a Master Plan rezoning for properties under Shape's ownership, including a detailed first phase of development. Concurrent with the advancement of the Master Plan rezoning would be the proposed amendments to the Lougheed Town Centre Plan,

To: . Community Development Committee  
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Re: PRELIMINARY REDEVELOPMENT CONCEPTS FOR  
LOUGHEED TOWN CENTRE CORE AREA  
2013 December 05.....Page 15

which is necessary to facilitate the Core Area's eventual redevelopment and transformation into a new mixed-use neighbourhood. The Master Plan rezoning and first phase of Shape's development would follow the development approval process established by Council, including the required Public Hearing. Once the Master Plan is established, each subsequent phase of development would also require rezoning and would follow the established development approval process. Rezoning applications for other properties in the Core Area could also be considered for advancement during Phase Three.

## 5.0 CONCLUSION AND RECOMMENDATIONS

The proposed redevelopment of the Lougheed Core Area is premised on a contemporary planning approach and urban design philosophy and envisions a vibrant, pedestrian-oriented, transit-connected, mixed-use community – one that is largely consistent with the earlier vision established in the 1997 Council-adopted Lougheed Town Centre Plan. The preliminary concepts and vision for the area as described in this report represent the first step towards creating a special neighbourhood with the Town Centre where people want to live, work, play, and gather.

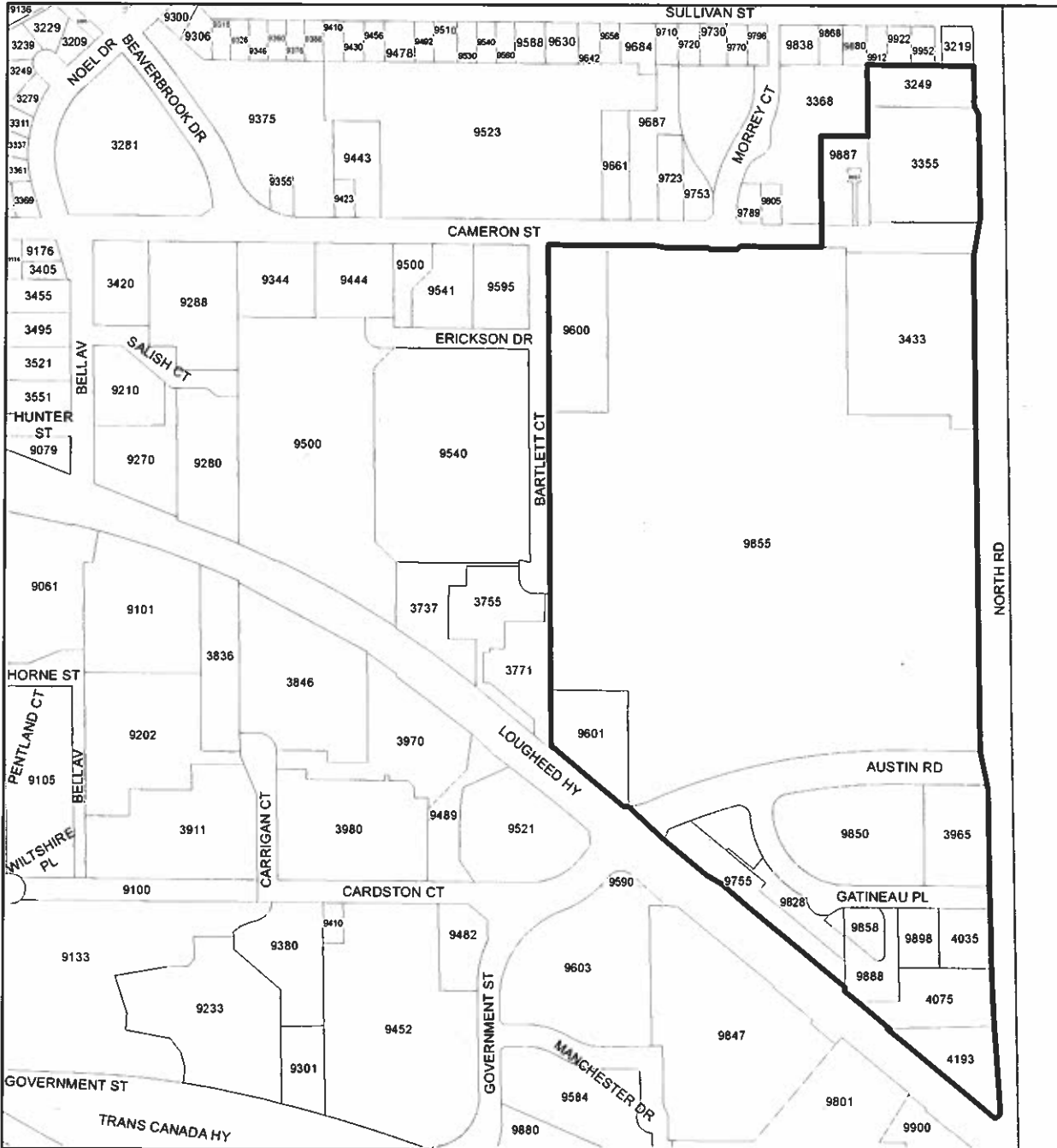
It is recommended that Committee and Council endorse the preliminary concepts and vision for the redevelopment of the Lougheed Core Area as a basis for receiving community feedback. It is also recommended that Committee and Council authorize staff to undertake an Open House process to seek public feedback on the preliminary concepts and vision. Results of the public consultation process and the arising *Phase Two – Comprehensive Concept Plan* proposals would be the subject of a future report to Committee and Council.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KH:spf  
*Attachment*

cc: City Manager  
Deputy City Managers  
Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
Fire Chief  
O.I.C. RCMP  
Chief Librarian  
City Solicitor  
City Clerk





PLANNING & BUILDING DEPARTMENT



DATE:  
DEC 02 2013

SCALE:  
1:5,829

DRAWN BY:  
AY

**LOUGHEED TOWN CENTRE CORE AREA PROPERTIES**

 Core Area Boundary