

WELCOME!

This is one of two final open houses in the creation of Abbotsford's **City Centre Neighbourhood Plan**.

Take time to review the presentation panels displaying the key information from the draft plan and make sure to fill out a questionnaire at the end.

Planning staff are on hand to answer any of your questions, so don't be afraid to ask!

PROCESS

We've followed a 4 stage planning process. Each stage included community engagement activities and concluded with a report to Council with important information related to background research, concept development, and a draft plan. Feel free to explore each of these reports provided on the resource table at this open house.

Today, we are in Stage 4, seeking input on the draft plan which will help shape the final plan to be adopted by Council as a bylaw in early 2019.



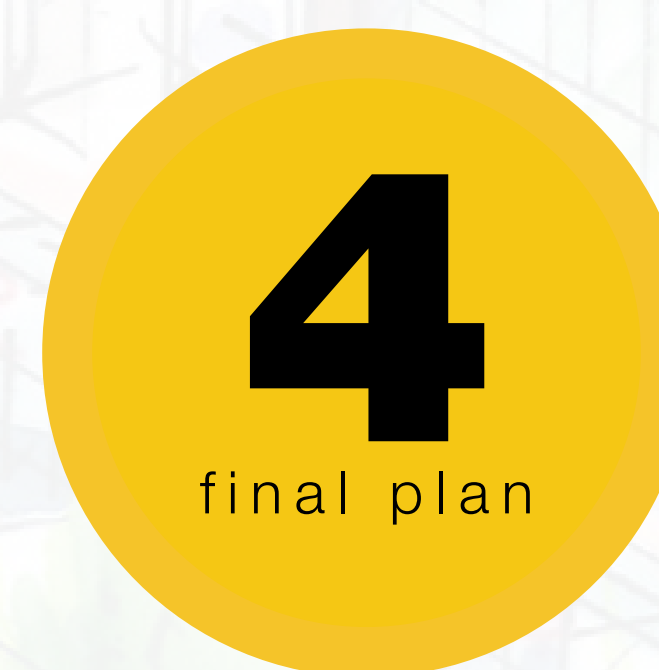
- analysis of current conditions
- identification of priorities



- broad engagement
- explore land use options
- develop a concept



- technical analysis of infrastructure needs
- preparation of a draft plan



- refine the draft plan
- adopt it as a bylaw

CONTEXT

WHAT IS A NEIGHBOURHOOD PLAN?

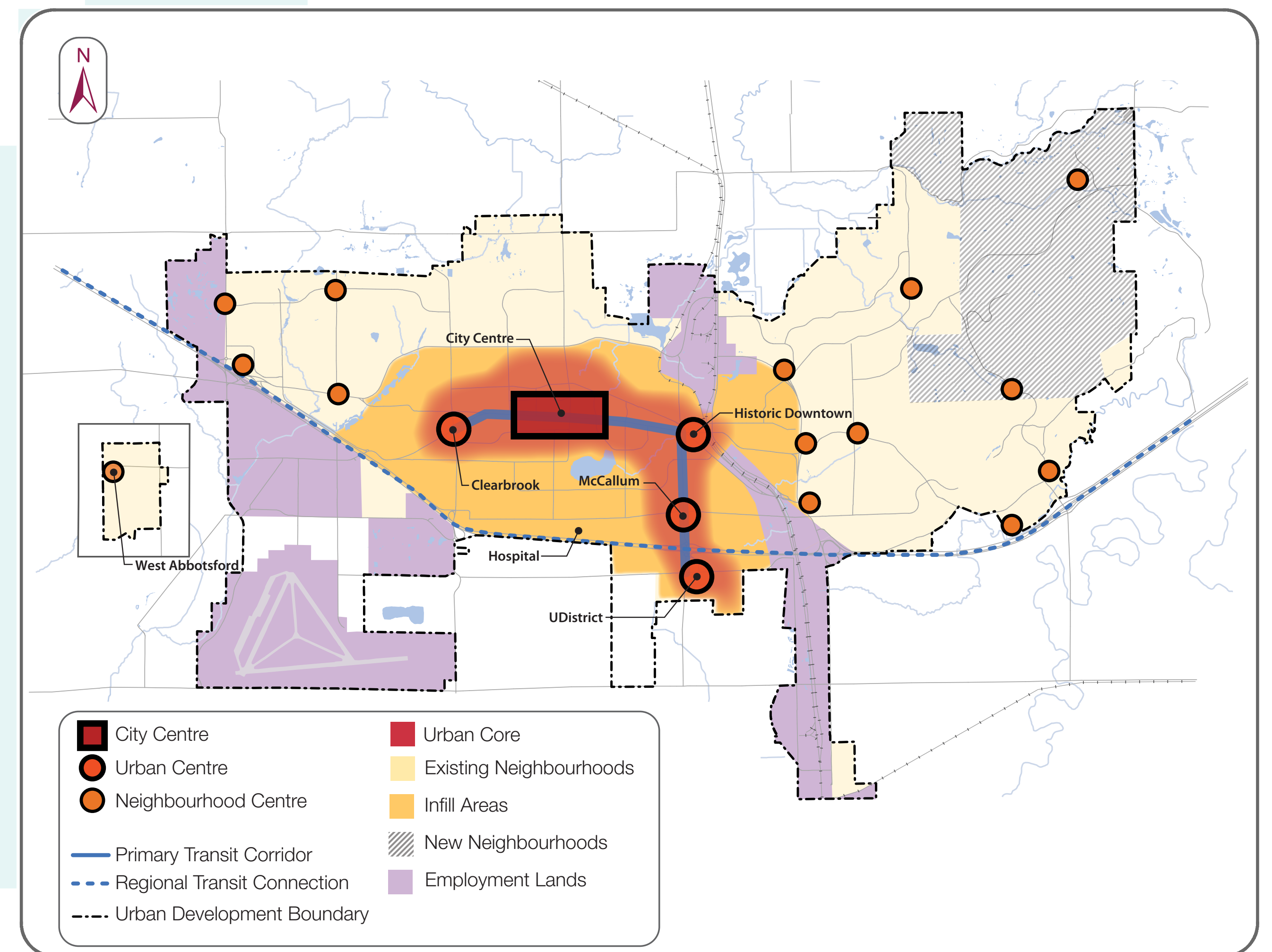
Neighbourhood Plans are planning documents created to guide development for specific areas of the city that are either intended to create a new neighbourhood or accommodate redevelopment. These documents provide guidance to City staff, the public, and land owners on what the land is envisioned to be used for and how it will be serviced.

WHY THE CITY CENTRE?

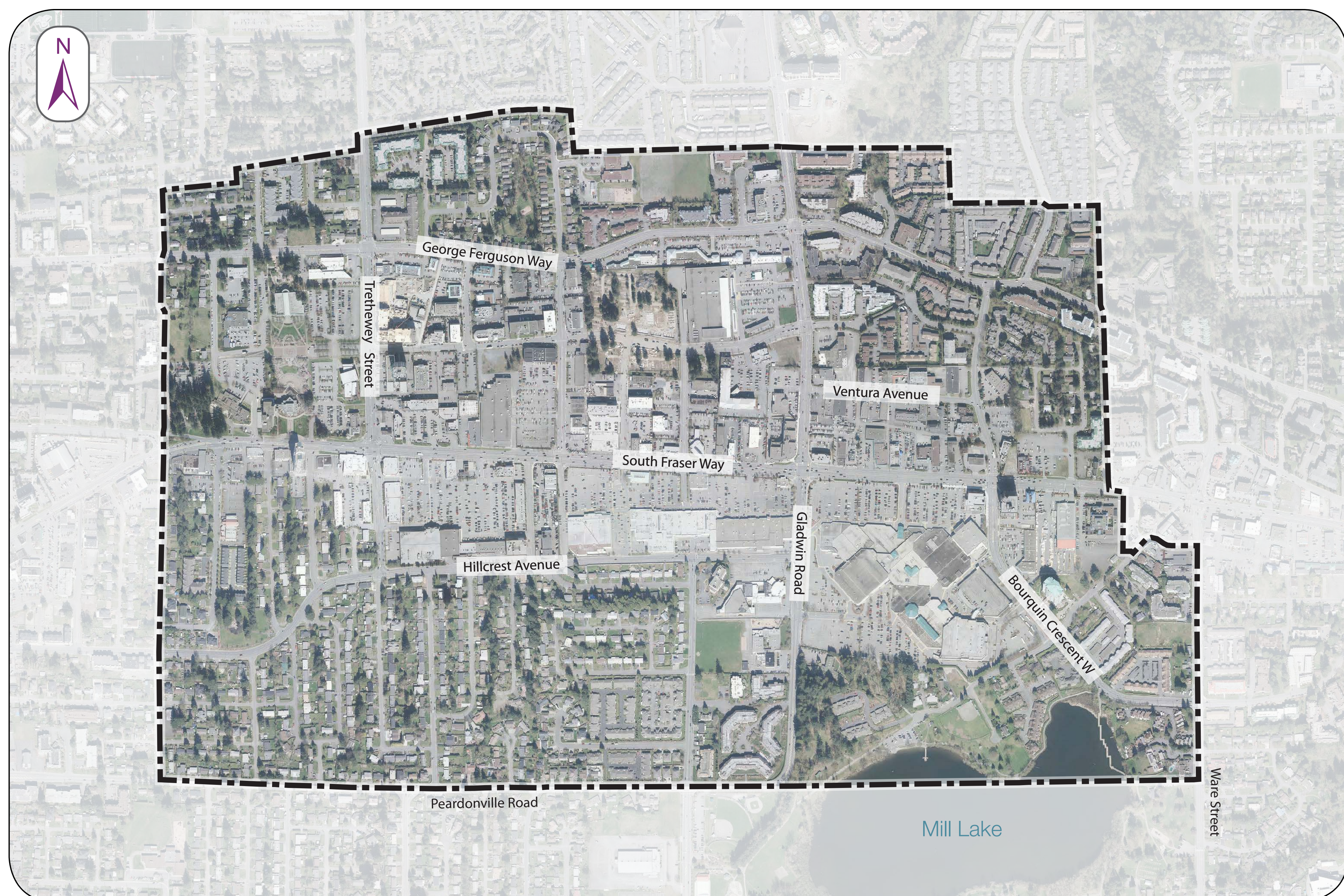
Abbotsford's Official Community Plan (OCP) provides a vision and a framework for how Abbotsford will grow to a population of 200,000. To help manage and direct this growth, it identifies specific areas of the city that are well prepared to accommodate a larger population (as shown on the Urban Structure map to the right).

One of these areas, the City Centre, is envisioned as "the centre of Abbotsford's public, economic and cultural life." In fact, an entire policy section in the OCP is devoted to the Big Idea to "Create a City Centre". The City Centre Neighbourhood Plan, once completed, will help achieve a significant part of our Official Community Plan's vision.

OFFICIAL COMMUNITY PLAN - URBAN STRUCTURE



AREA

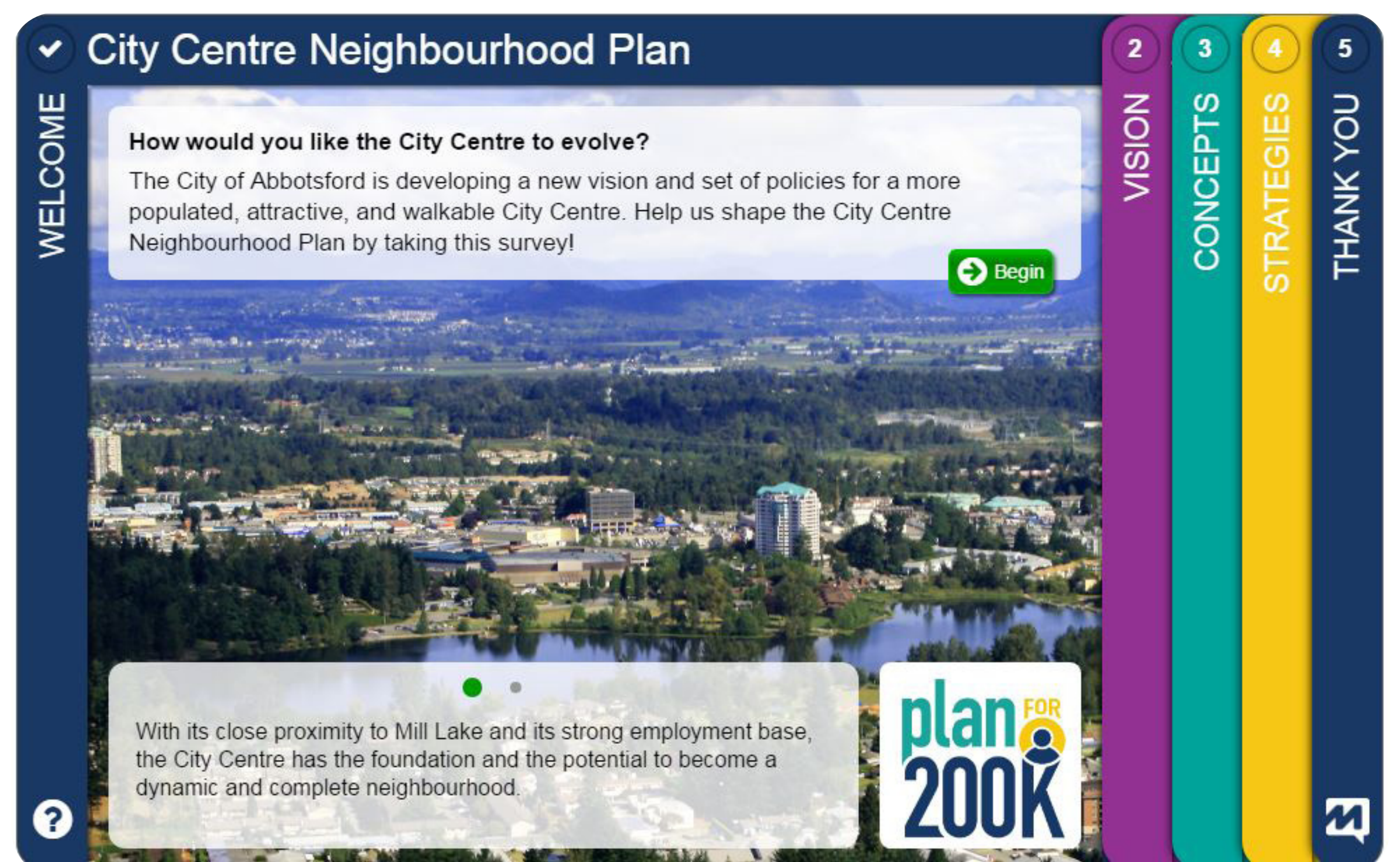


ENGAGEMENT

ONLINE SURVEY

An online survey was conducted for a month long period in June 2017. The purpose of the survey was to ensure the OCP's vision for the City Centre has support in the community, gain feedback about three different concepts for the City Centre's future, and test various policy strategies.

530
surveys taken



STAKEHOLDER WORKSHOP

In July 2017, staff hosted local property owners, developers, community organizations, City Council members, and various City departments at the Sandman Inn for an interactive workshop. Participants were tasked with solving four challenges: 1) Break up large blocks, 2) Distribute gathering spaces, 3) Identify retail streets, and 4) Connect the Civic Precinct to Mill Lake.

40
participants



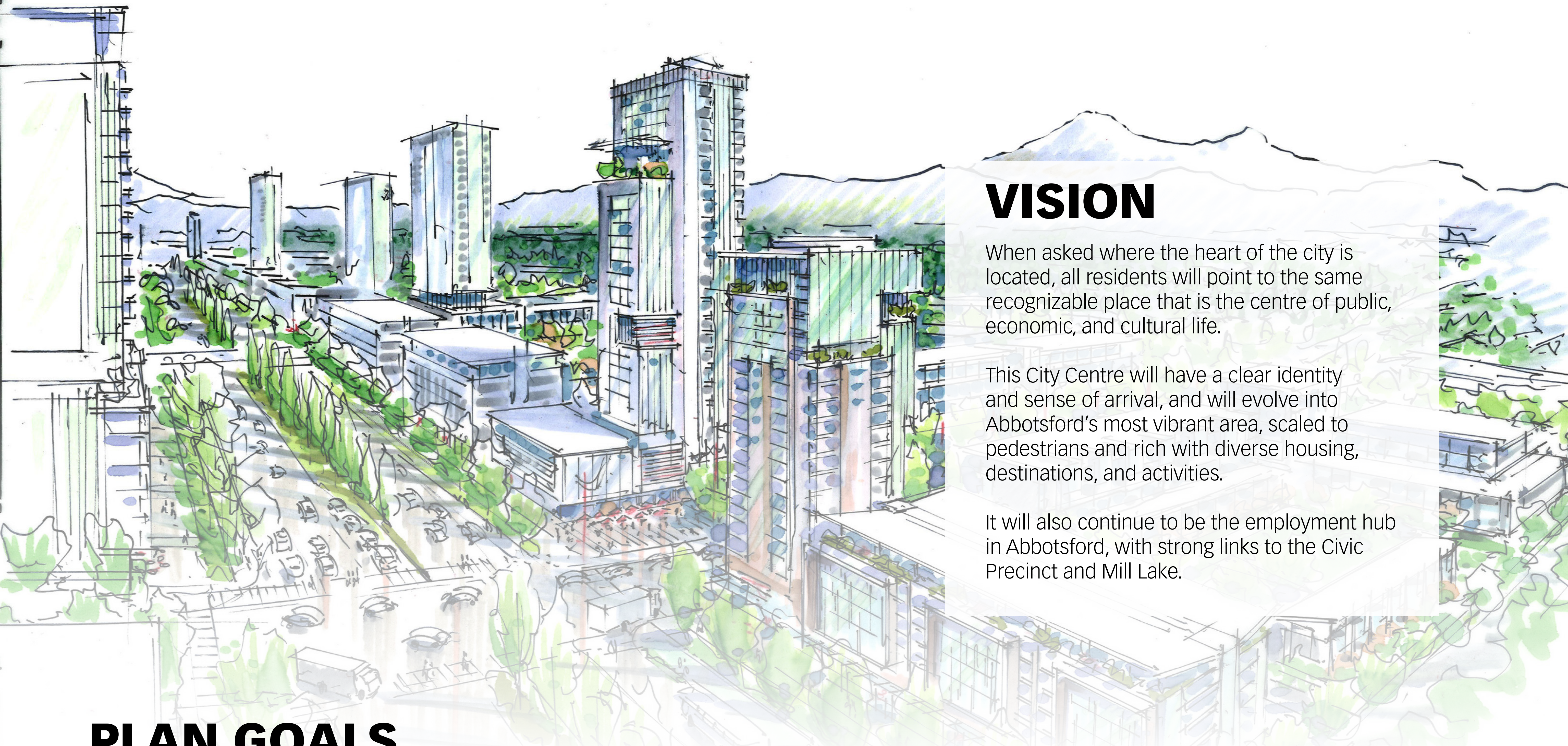
POPUP SHOP

For the month of February 2018, an empty storefront in the Sevenoaks Shopping Centre was transformed into an attractive, welcoming space for residents to come learn about and provide feedback on the City Centre concept.

708
questionnaires
filled out



VISION & PLAN GOALS



VISION

When asked where the heart of the city is located, all residents will point to the same recognizable place that is the centre of public, economic, and cultural life.

This City Centre will have a clear identity and sense of arrival, and will evolve into Abbotsford's most vibrant area, scaled to pedestrians and rich with diverse housing, destinations, and activities.

It will also continue to be the employment hub in Abbotsford, with strong links to the Civic Precinct and Mill Lake.

PLAN GOALS



MORE PEOPLE & MORE LIFE



HUMAN-SCALE BUILDINGS & BLOCKS



RICH MOBILITY CHOICES



BEAUTIFUL & GREEN



REDEFINED SOUTH FRASER WAY

NEIGHBOURHOOD STRUCTURE

The neighbourhood concept is designed to focus redevelopment efforts generally within the **Primary Redevelopment Area** (as shown on the map below). Within this area, much of the development is intended to take the shape of 6 storey buildings and higher.

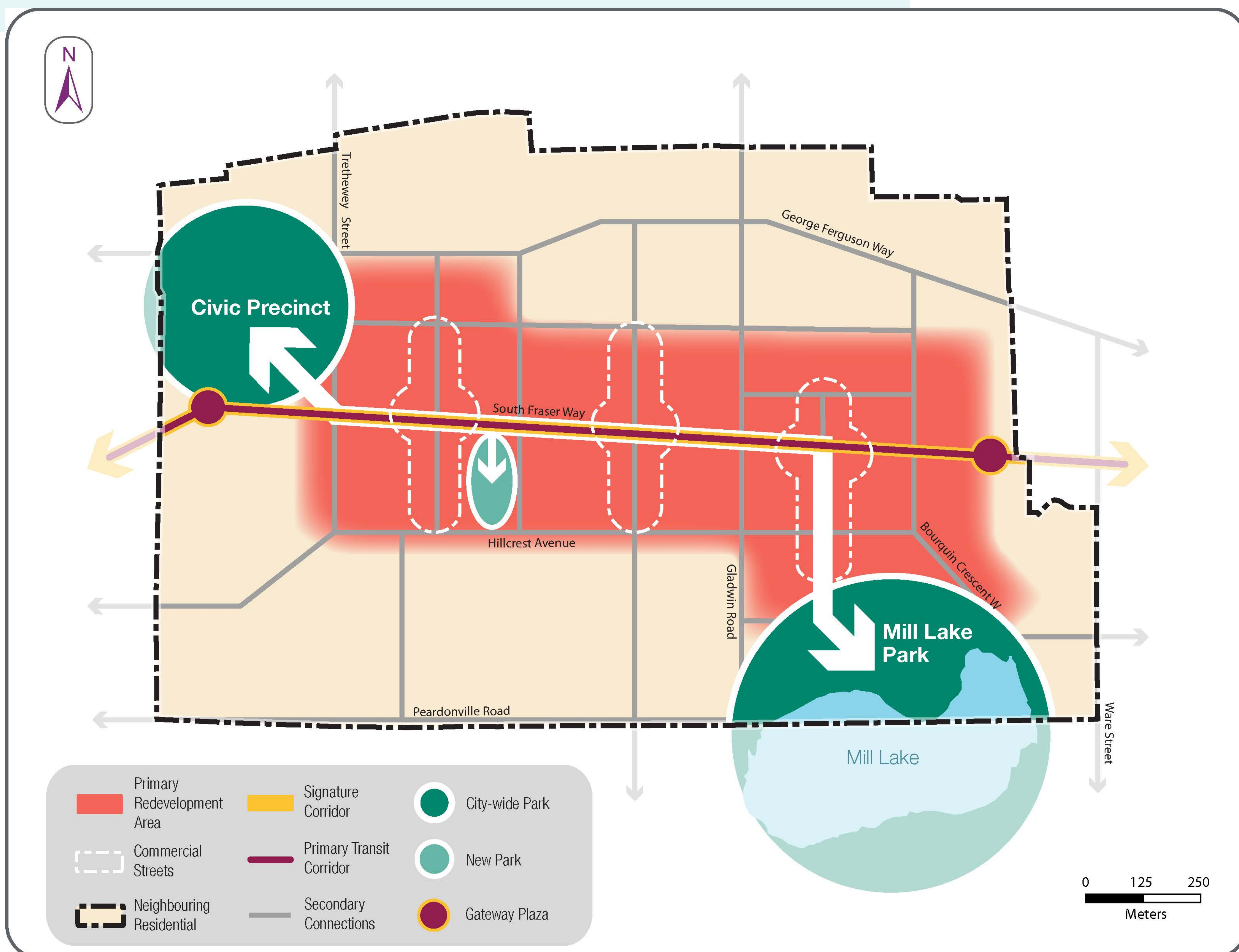
Three **Commercial Streets** intersect South Fraser Way, stitching the neighbourhood from North to South. Each is anchored by an existing large shopping centre: Sevenoaks Shopping Centre, West Oaks Mall, and Clearbrook Town Plaza.

New connections are created to break up large blocks and provide a fine-grained street network with redundancies to improve connections for all users. South Fraser Way is re-imagined to emphasize walking, cycling and transit. This would include establishing a Signature Corridor with high quality placemaking, All Ages and Abilities (AAA) cycling facilities, and rapid transit facilities to serve travel across the City by sustainable modes of transportation.

South Fraser Way is also designated in the OCP as Abbotsford's **Primary Transit Corridor**, along which the most frequent bus routes will be planned, forming the backbone of the city's overall transit system.

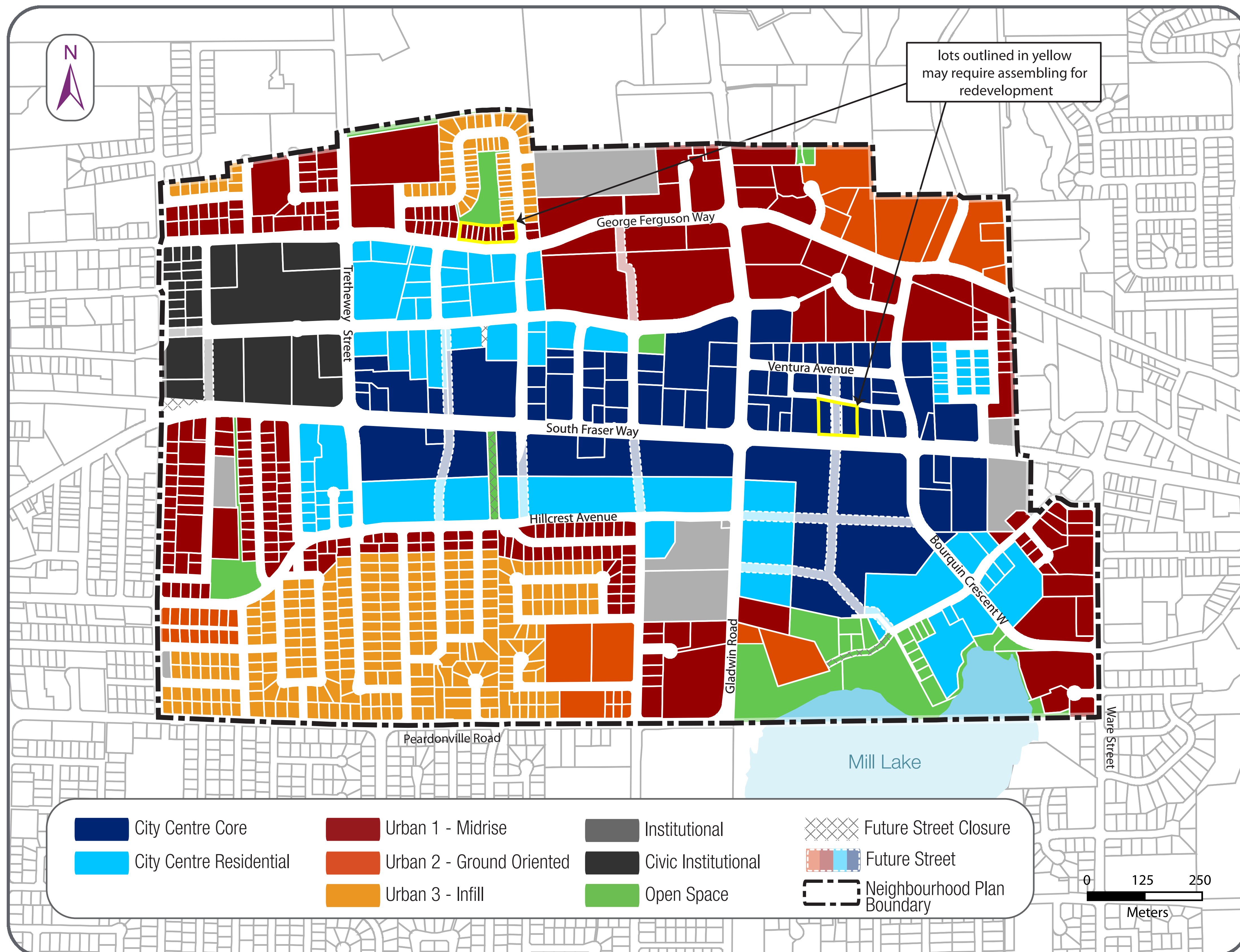
Parks & open space in the City Centre take advantage of Mill Lake Park and the Civic Precinct and both will be revealed to the greater neighbourhood through more direct links. A **new urban park** will be developed to replace the existing road right-of-way named "Commercial Street".

Beyond these parks, small **urban plazas** will play a large role in providing gathering spaces. They are distributed across the neighbourhood at various intersections and gateways to enhance the livability of the neighbourhood. A larger urban plaza will be located where the Sevenoaks Shopping Centre property meets Mill Lake Park.



LAND USE

The City Centre Neighbourhood Plan would split the Official Community Plan's City Centre land use designation in two, creating the **City Centre Core** and **City Centre Residential** land use designations. The City Centre Core is intended to provide flexibility in uses and the City Centre Residential is intended to foster high density residential development.



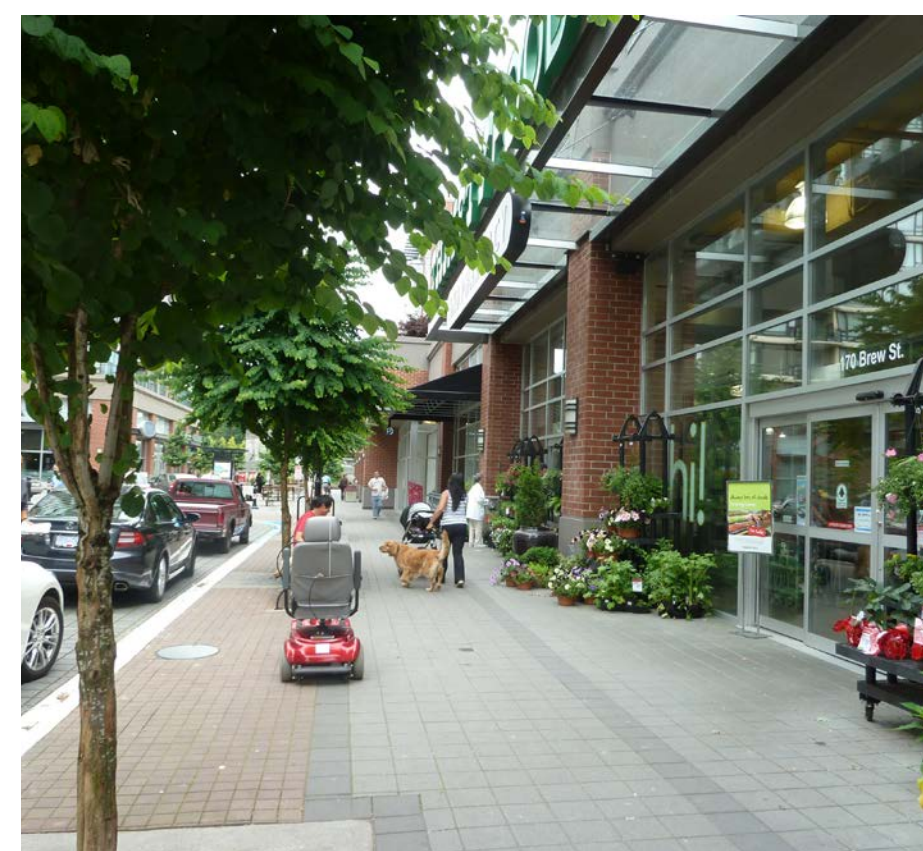
CITY CENTRE CORE

DENSITY 1.5-5.0FSR

Additional FSR above 2.5 is achievable through density bonusing.

HEIGHTS Minimum 2 storeys

USES Commercial, Residential, Mixed Use



OTHER LAND USES

MIDRISE

Enable multifamily housing, up to 6 stories in height, to strengthen and support the City Centre Core and act as a transition between lower density residential areas.

GROUND ORIENTED

Enable ground oriented rowhouses, townhouse, multiplex or duplex housing to serve as transition areas near single detached neighbourhoods.

INFILL

Enable infill residential with density increases in the form of single detached dwellings with some ground oriented duplexes.

CIVIC INSTITUTIONAL

Enable a mixed use civic hub with major institutions, assembly, and related office commercial, and residential uses.

INSTITUTIONAL

Buildings with institutional uses and open spaces.

OPEN SPACE

Active and passive parks, trails, fields, and recreation facilities; preserved natural areas, steep slopes, sensitive habitat, and streams; supporting civic facilities.

CITY CENTRE RESIDENTIAL

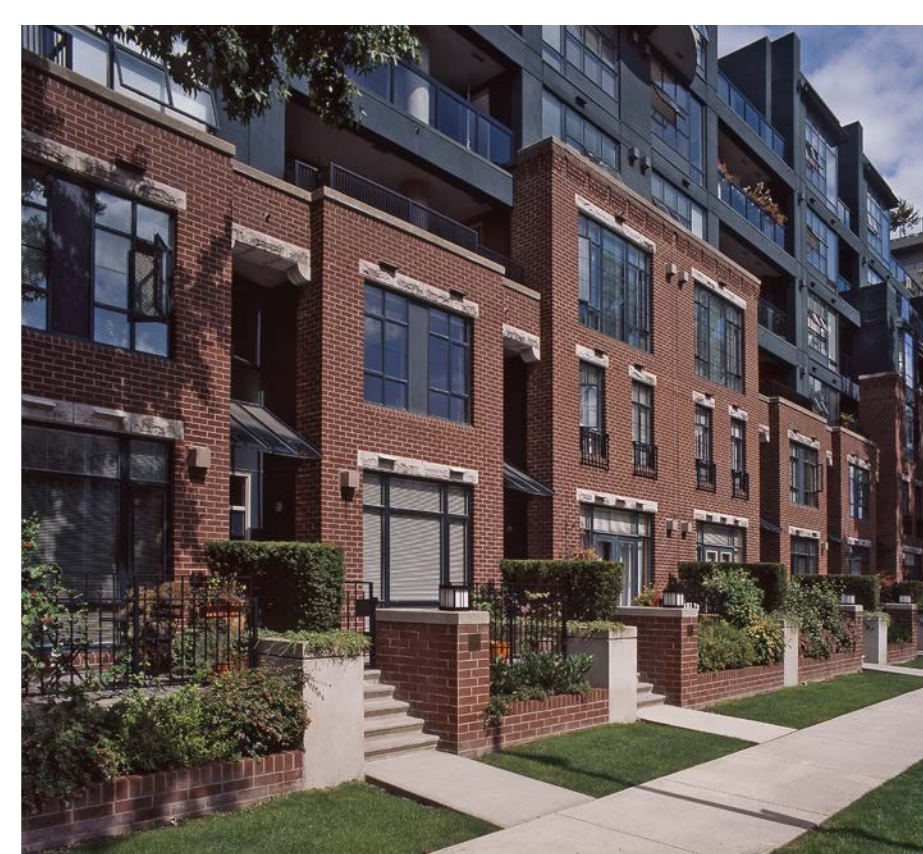
DENSITY 1.5-5.0FSR

Additional FSR above 2.5 is achievable through density bonusing.

HEIGHTS Minimum 2 storeys

USES Residential

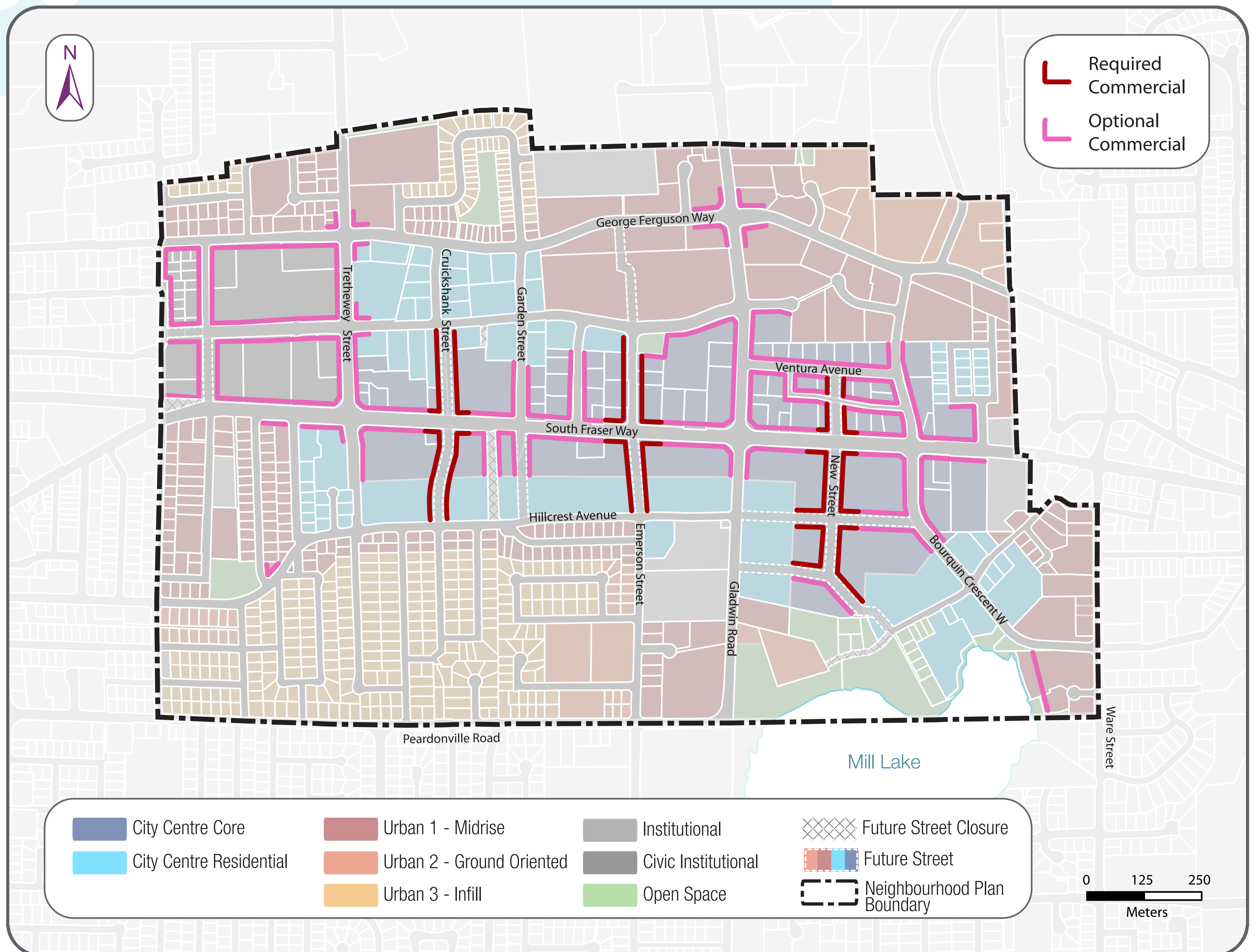
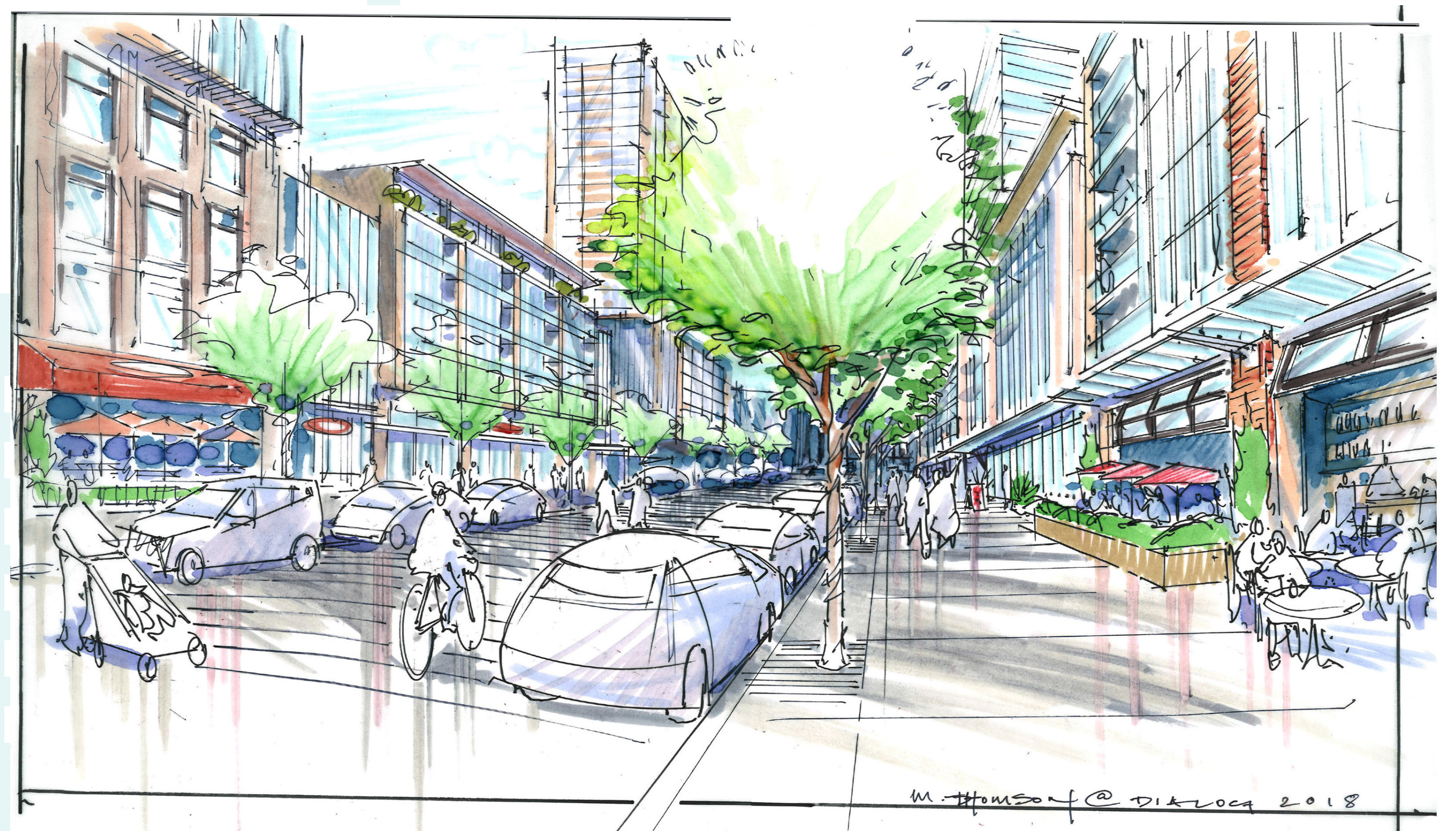
Commercial retail or Commercial Services allowed along Commercial streets



COMMERCIAL STREETS

Commercial Streets in the City Centre modify the land use designations by requiring or providing the option for certain uses that support active ground floor activity along the building edges facing the streets identified on the map below. Commercial uses must occur along the ground floor of **Required Commercial** streets and are optional along **Optional Commercial** streets, and each must have individual access to the street.

The Required Commercial streets will become destinations in their own right and will be designed as attractive places that make shopping enjoyable (ie. continuous facades at street level, narrow right-of-ways, on-street parking, street trees, patios, benches, etc.).



POLICIES

MORE PEOPLE & MORE LIFE

An energetic City Centre with Abbotsford's highest concentration of residents, employees, and visitors helps improve transit ridership, safety, and business and retail success.

Three Commercial Streets stitch the neighbourhood from north to south and provide a bustling new lifestyle and shopping experience. Residents and businesses feel connected and have a sense of ownership over the neighbourhood.

- Land Use
- Housing
- Employment
- Major Destinations

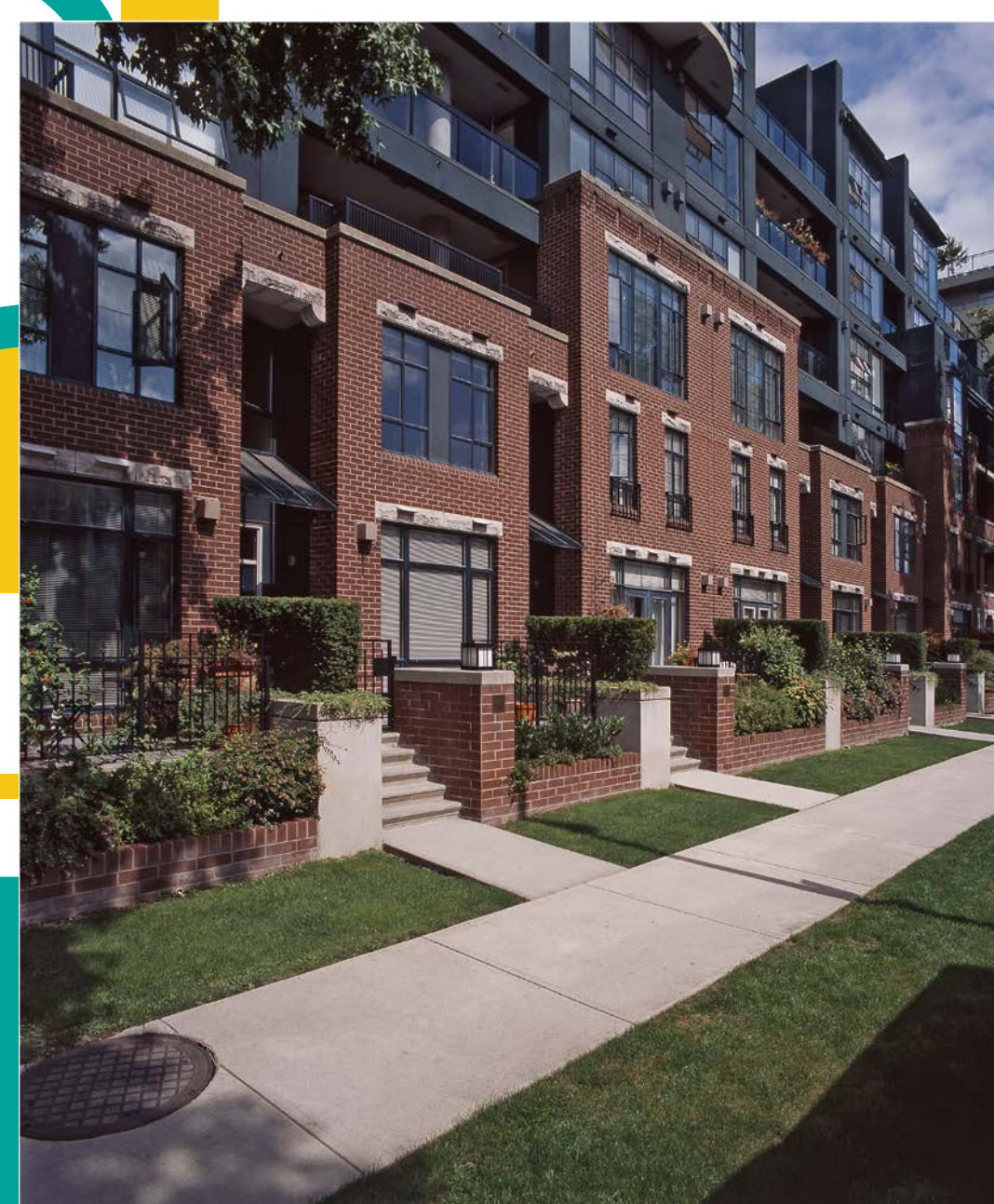


HUMAN SCALE BUILDINGS & BLOCKS

- Blocks
- Buildings

A fine grain street network connects people and places, making movements by any mode of transportation convenient.

Buildings are designed to frame and give life to the streets they front, providing delight and comfort to those visiting or walking by.



POLICIES (CONTINUED)

RICH MOBILITY CHOICES

Walking, biking, and transit are desirable choices because they are given significantly more space in the City Centre's streets.

South Fraser Way is the spine to a grid of active transportation and transit options where safety and slower movements are prioritized over speed.

- Walking
- Cycling
- Transit
- Vehicles



BEAUTIFUL & GREEN

The City Centre is the height of contemporary architectural expression in Abbotsford with beautiful landmark buildings punctuating the neighbourhood in key locations.

A diverse skyline emerges from a densely-treed neighbourhood where people find parks and plazas that are shaded and calming - a retreat from the bustling neighbourhood.

- Tree Canopy
- Ecology
- Buildings
- Gathering Places



POLICIES (CONTINUED)

REDEFINED SOUTH FRASER WAY

South Fraser Way is designed as a signature corridor, with a unique character that warmly welcomes people from all over to visit Abbotsford.

It provides the City Centre's true identity by incorporating an abundance of public space, art, and animation.

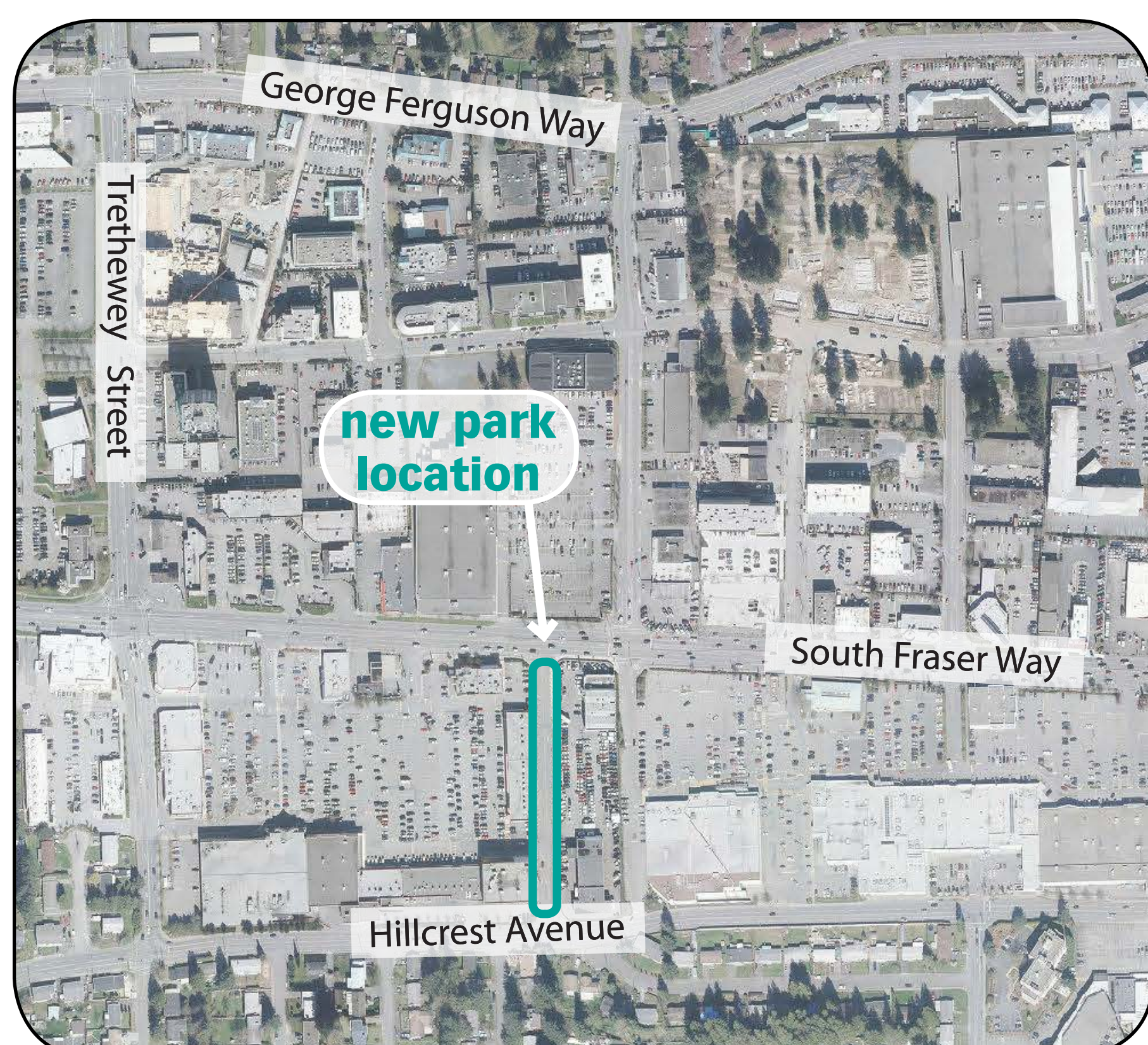
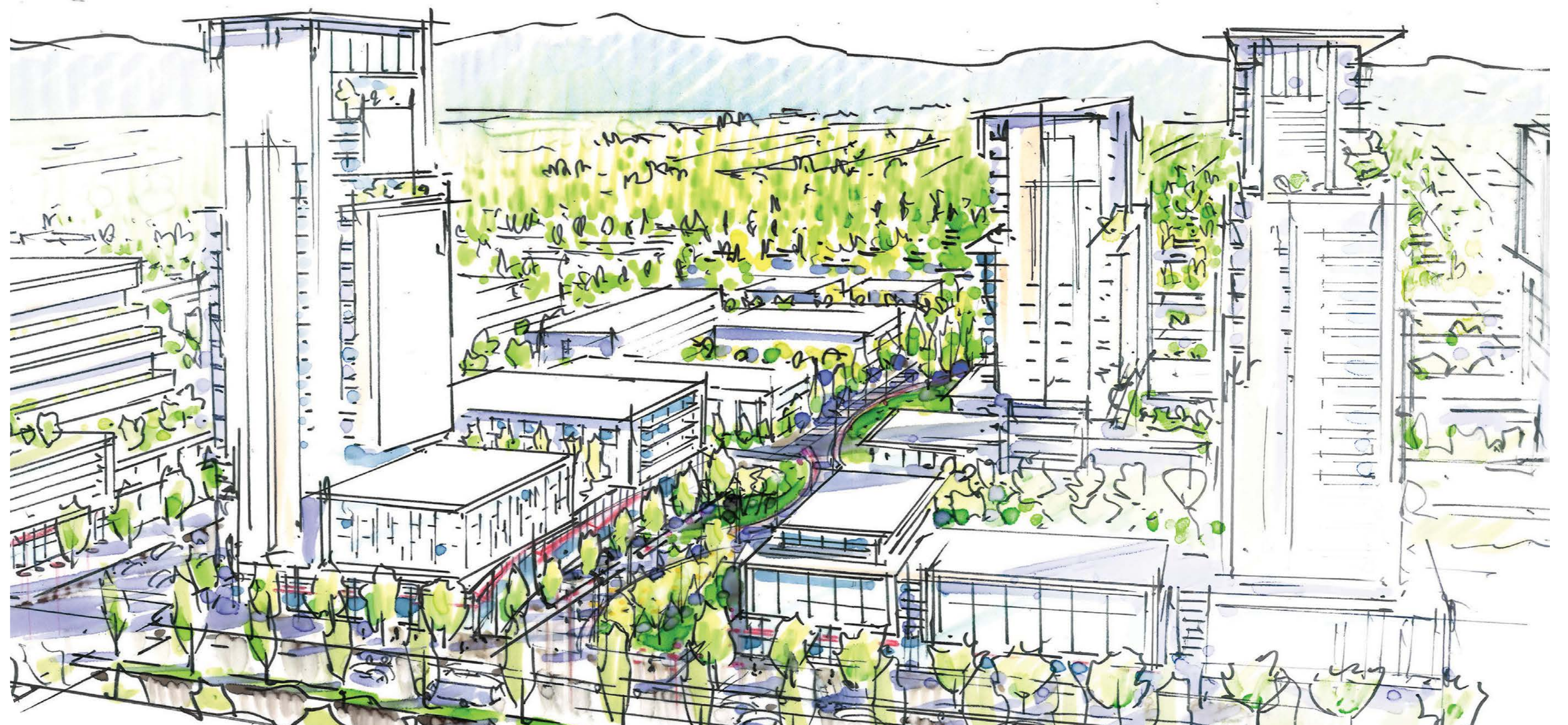


A NEW PARK IN THE HEART OF THE CITY CENTRE

The CCNP intends to secure a new park through the closure of the road right-of-way named 'Commercial Street'.

The new park will be a neighbourhood-scale amenity acting as an attractive linear open space connecting South Fraser Way to Hillcrest for relief from the bustle of the City Centre.

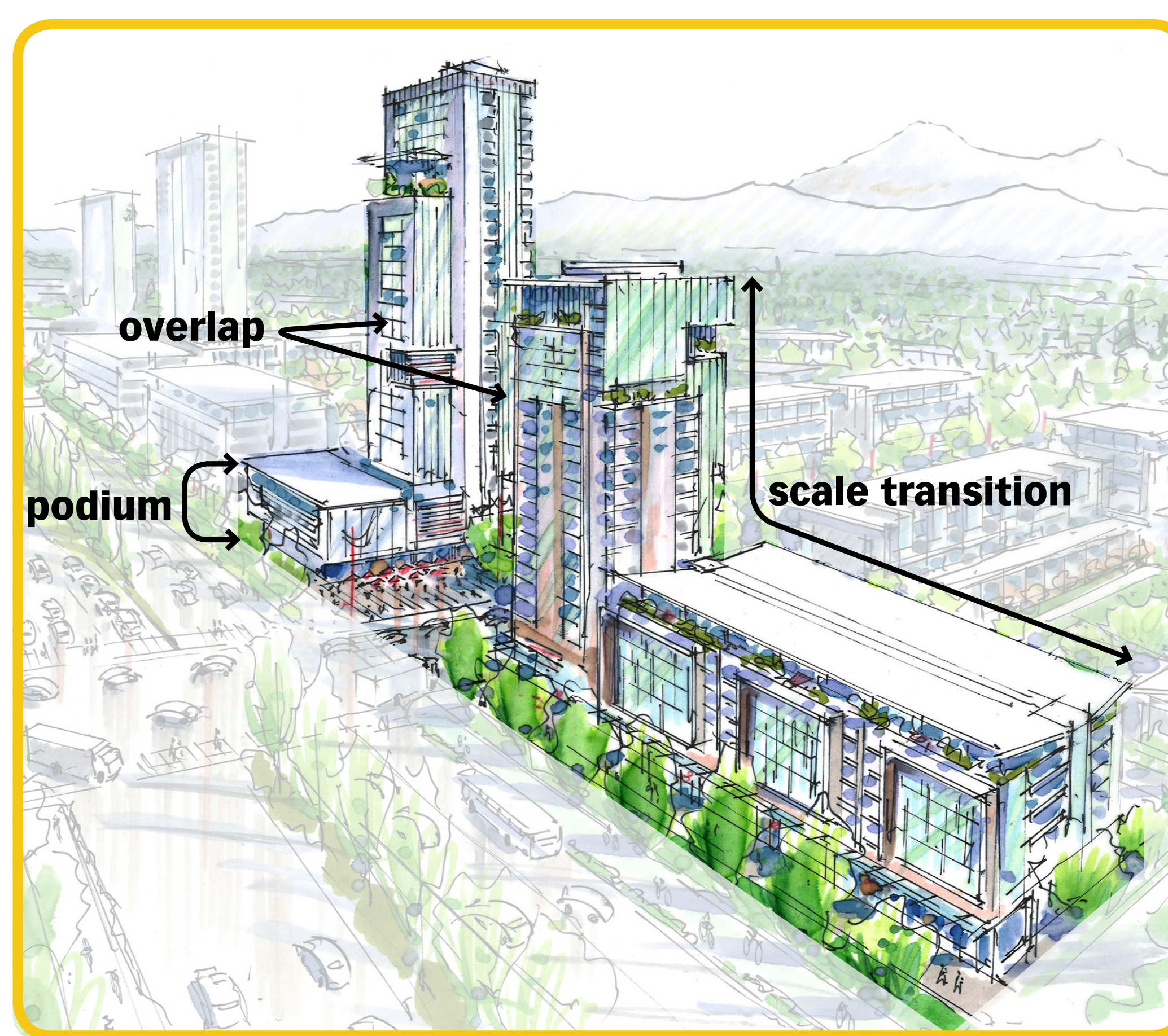
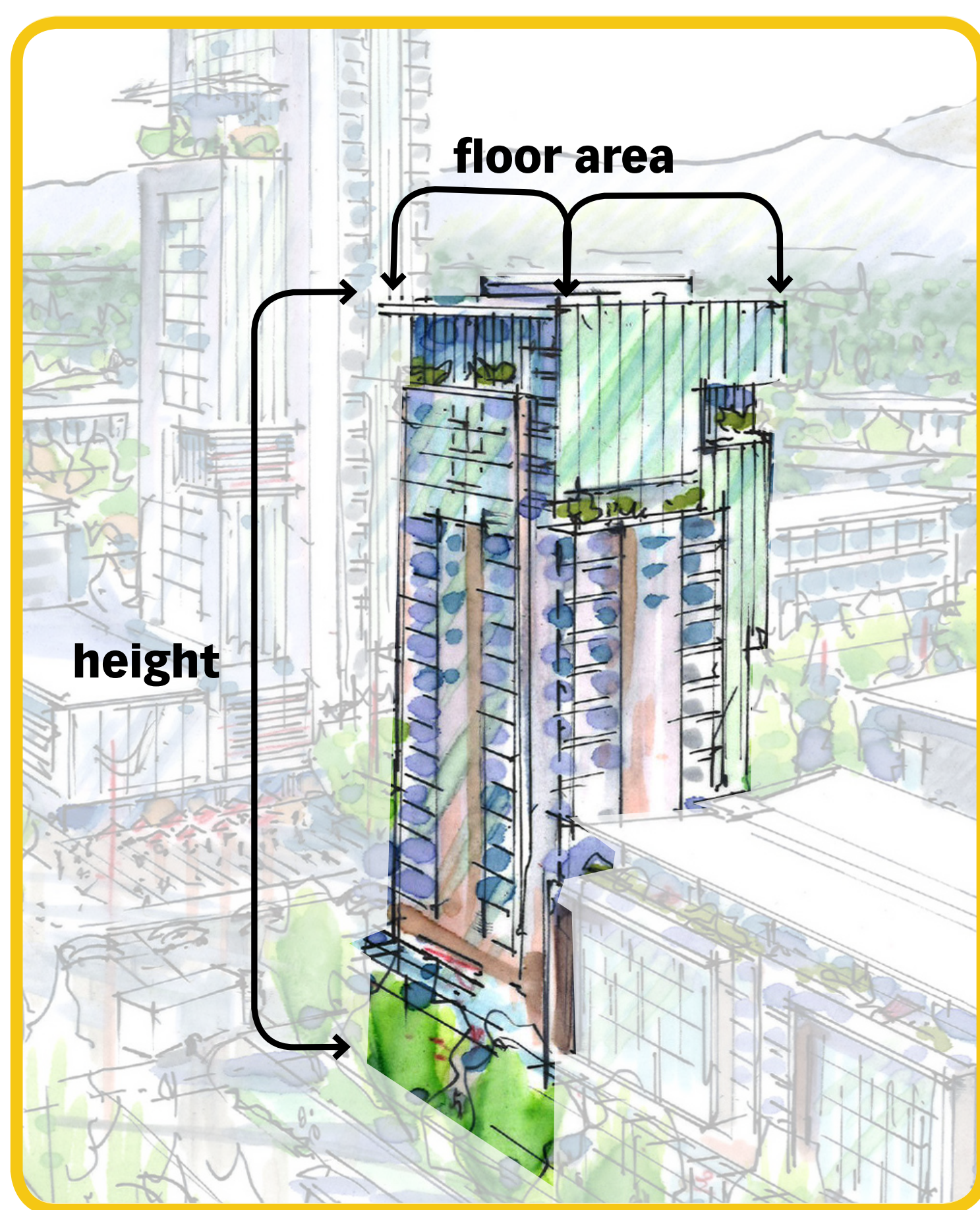
A passive space with a unique style, the park will be designed to integrate with future developments on adjacent properties.



DEVELOPMENT PERMIT GUIDELINES

The City Centre is envisioned to become a city-wide focal point and regional destination that requires a specific attention to detail and character. It is the only area in Abbotsford where new high rises are contemplated and as such specific guidelines relating to how these tall buildings are designed and interface with neighbouring buildings are required. Additionally, Commercial Streets in the City Centre will play a significant role in the character and vibrancy of the neighbourhood and necessitate a finer level of design detail to ensure they are attractive and have a common identity.

TALL BUILDINGS



Sample Guidelines

Size & Proportion

Place tall buildings on top of a podium of at least 2 stories and at most 6 stories in height. Provide a setback above 6 stories of at least 2.0m. Limit floorplates above 12 stories to 750m².

Orientation

Orient towers distinctly from one another to avoid blocking sightlines. This can often be achieved by rotating towers 45-90 degrees relative to each other. Orientation often depends on unique site constraints and the context of nearby towers on adjacent properties.

Overlap

Reduce overlap between tall buildings within the same site, on adjacent properties, and across the street. Ideally, 0% overlap is desirable. If 0% overlap is not achievable, mitigate impacts through maximizing Separation and Orientation guidelines.

COMMERCIAL STREETS

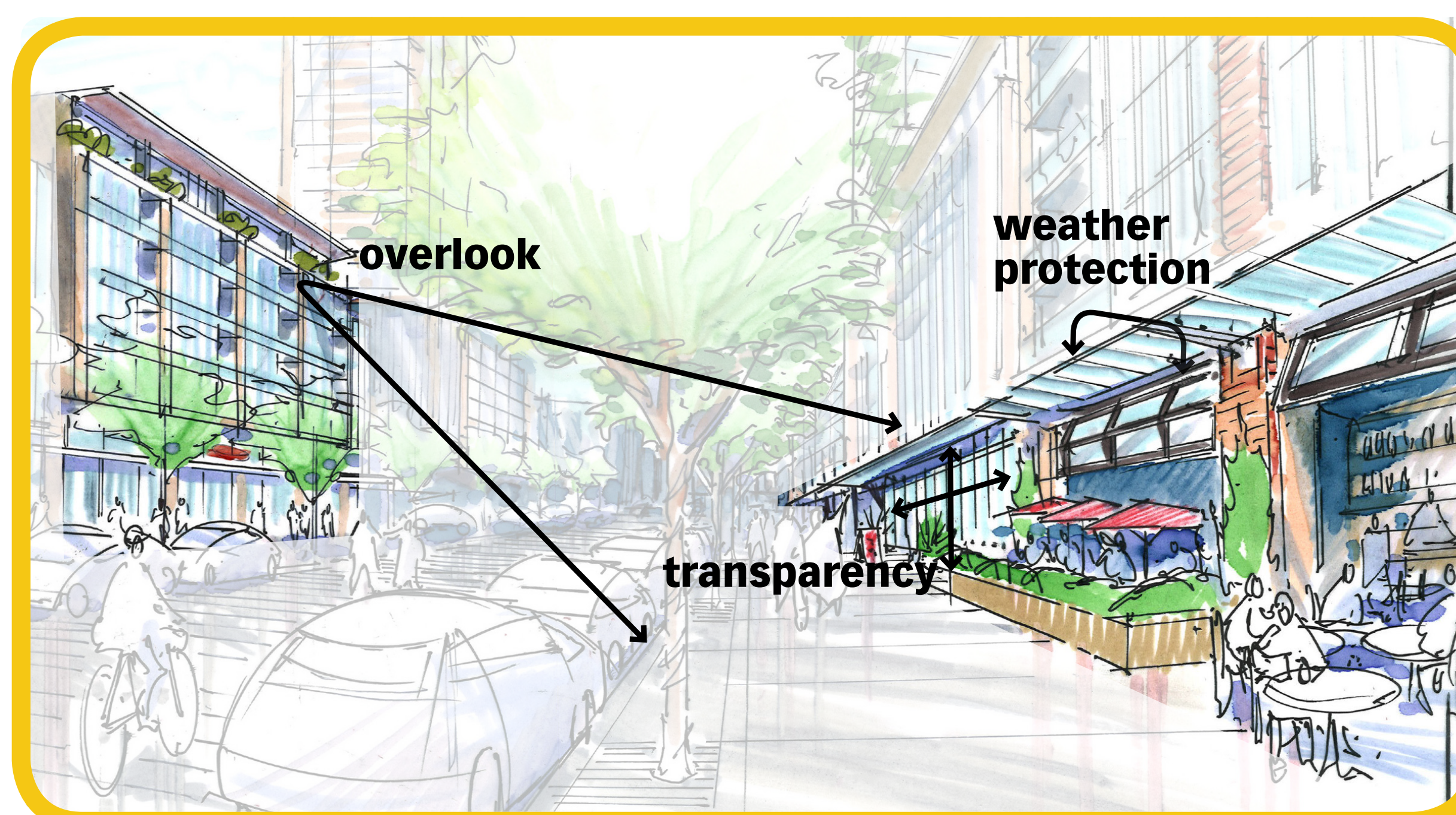
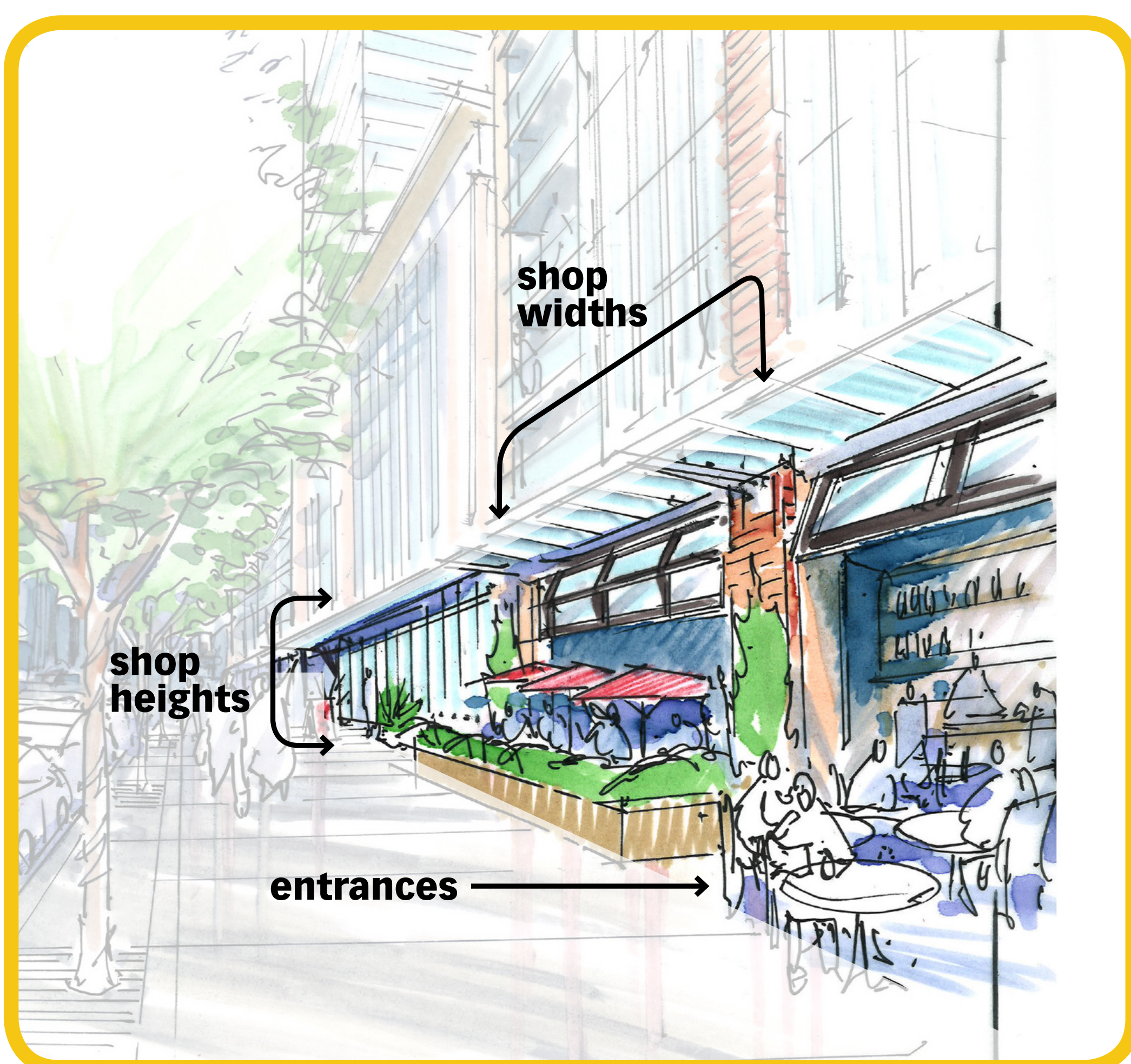
Sample Guidelines

Active Uses

Locate active uses and retail entrances at grade and be directly accessible from the public sidewalk. The height of retail storefronts should be at least 4.5m to facilitate a long-term range of uses while maintaining pedestrian scale.

Large Tenants

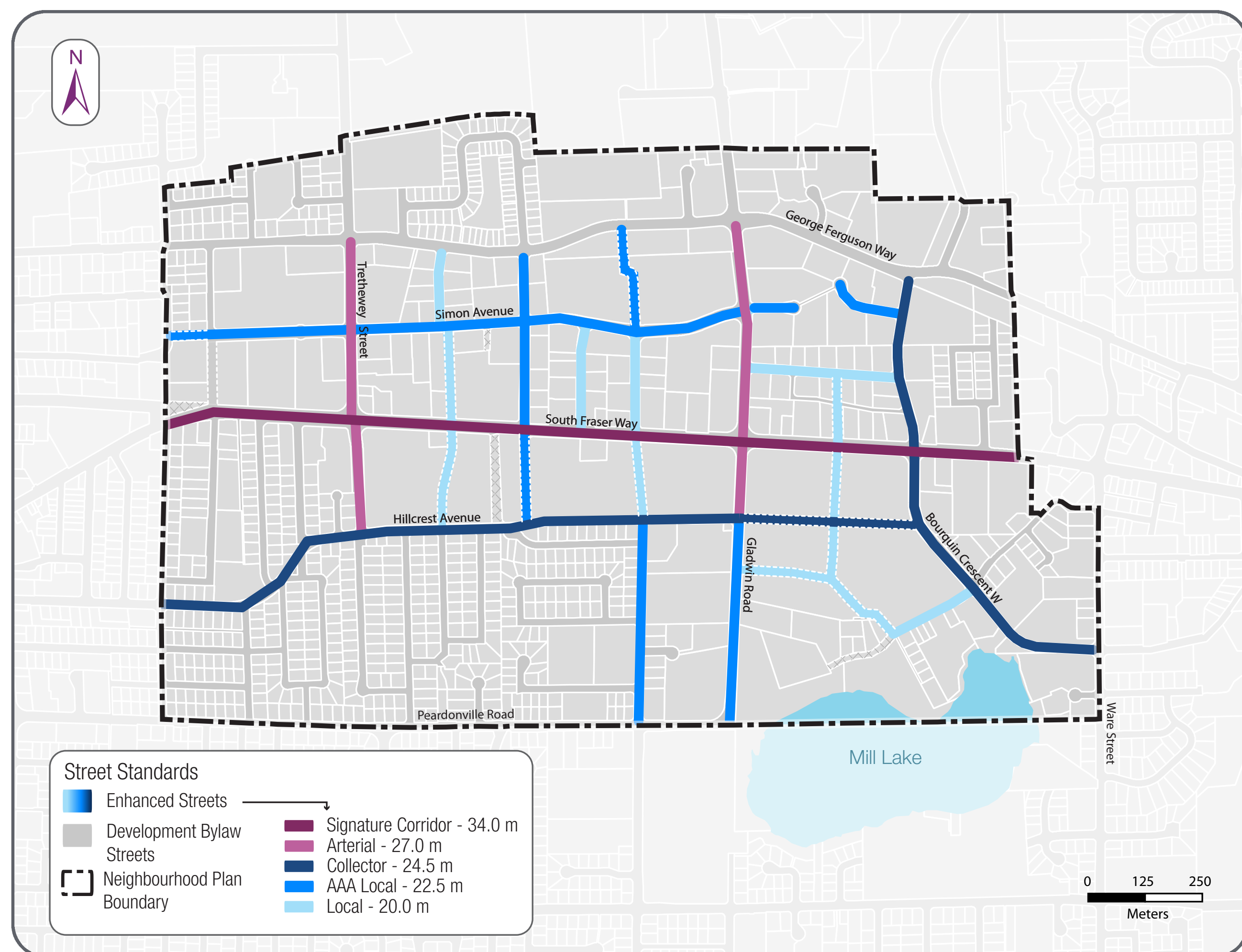
Disguise large tenancy stores by wrapping them with smaller stores. These larger stores should locate the majority of their floor space behind the smaller stores.



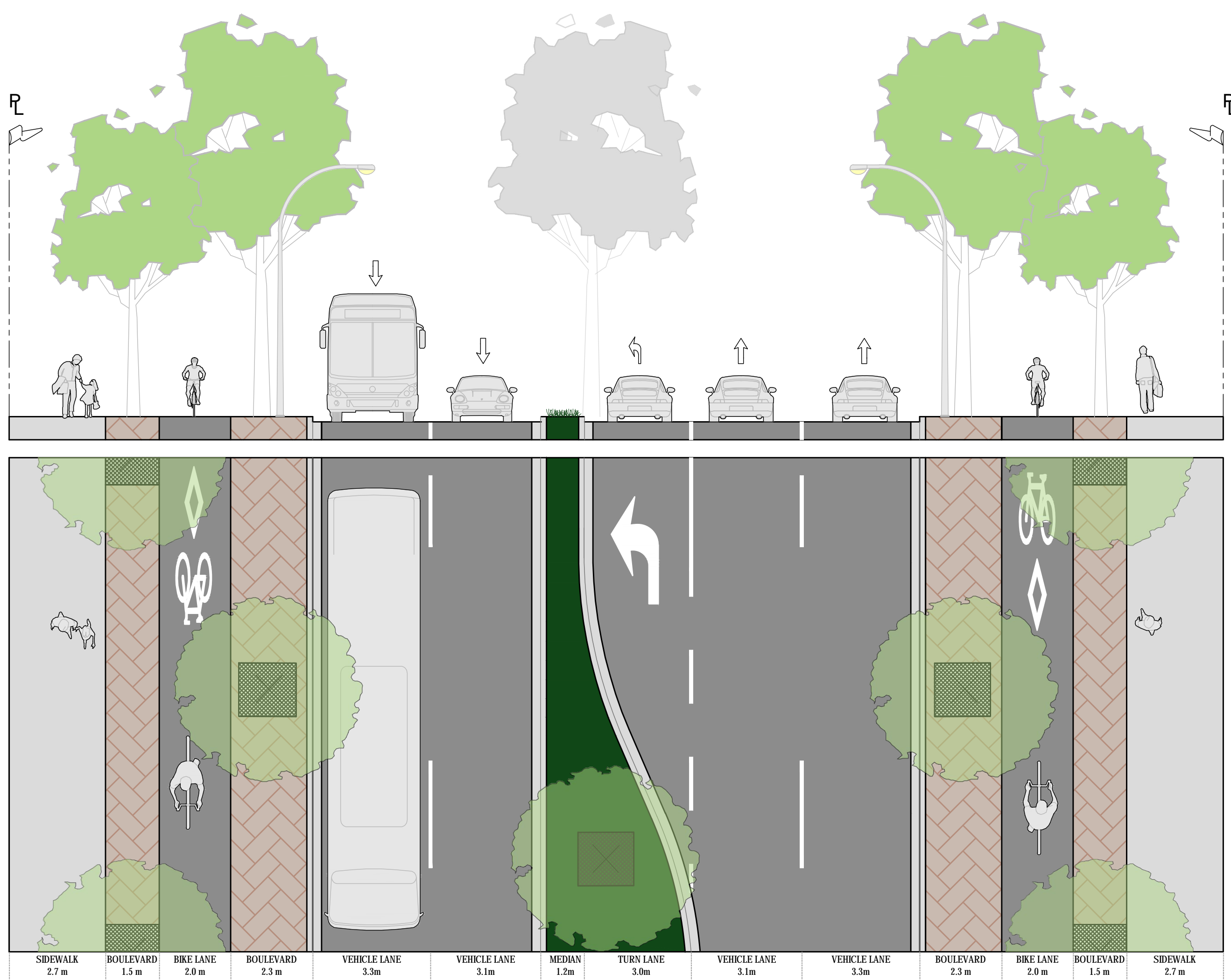
ENHANCED STREETS

Street design in the City Centre plays a critical role in the success of this plan. The Enhanced Streets shown on the map modify the Development Bylaw standard to include certain elements and features that wouldn't be expected on typical streets across the city.

There are five enhanced right-of-way standards (34.0m; 27.0m; 24.5m; 22.4m; and 20.0m) but the allocation to various elements within that right-of-way vary depending on the facilities required for walking, biking, trees, transit, vehicles, and more. Additionally, along a single street certain elements and widths may vary. For example, along Emerson Street which changes from a residential street to a Commercial Street, on-street parking is prioritized in the latter.

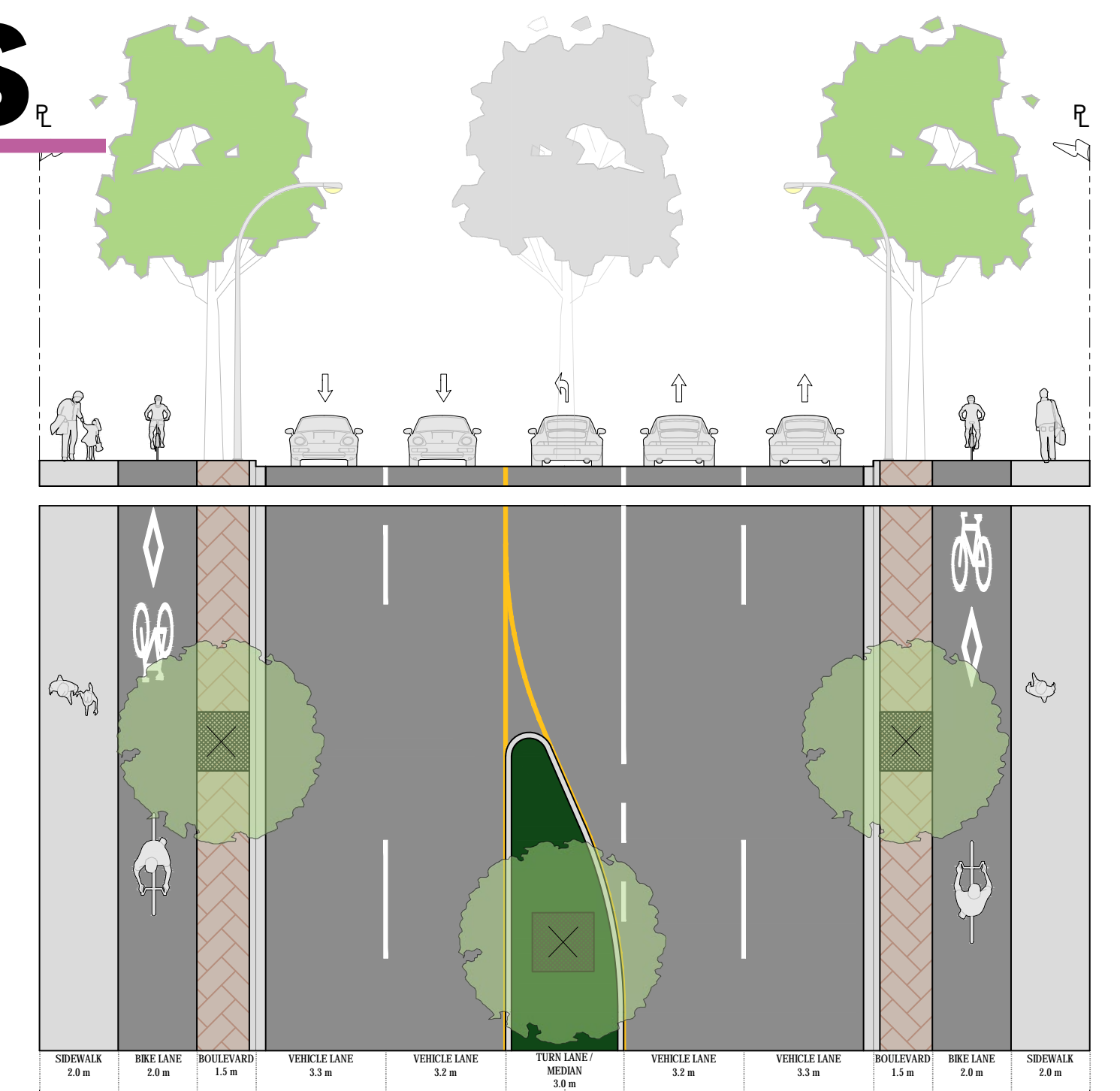


SOUTH FRASER WAY



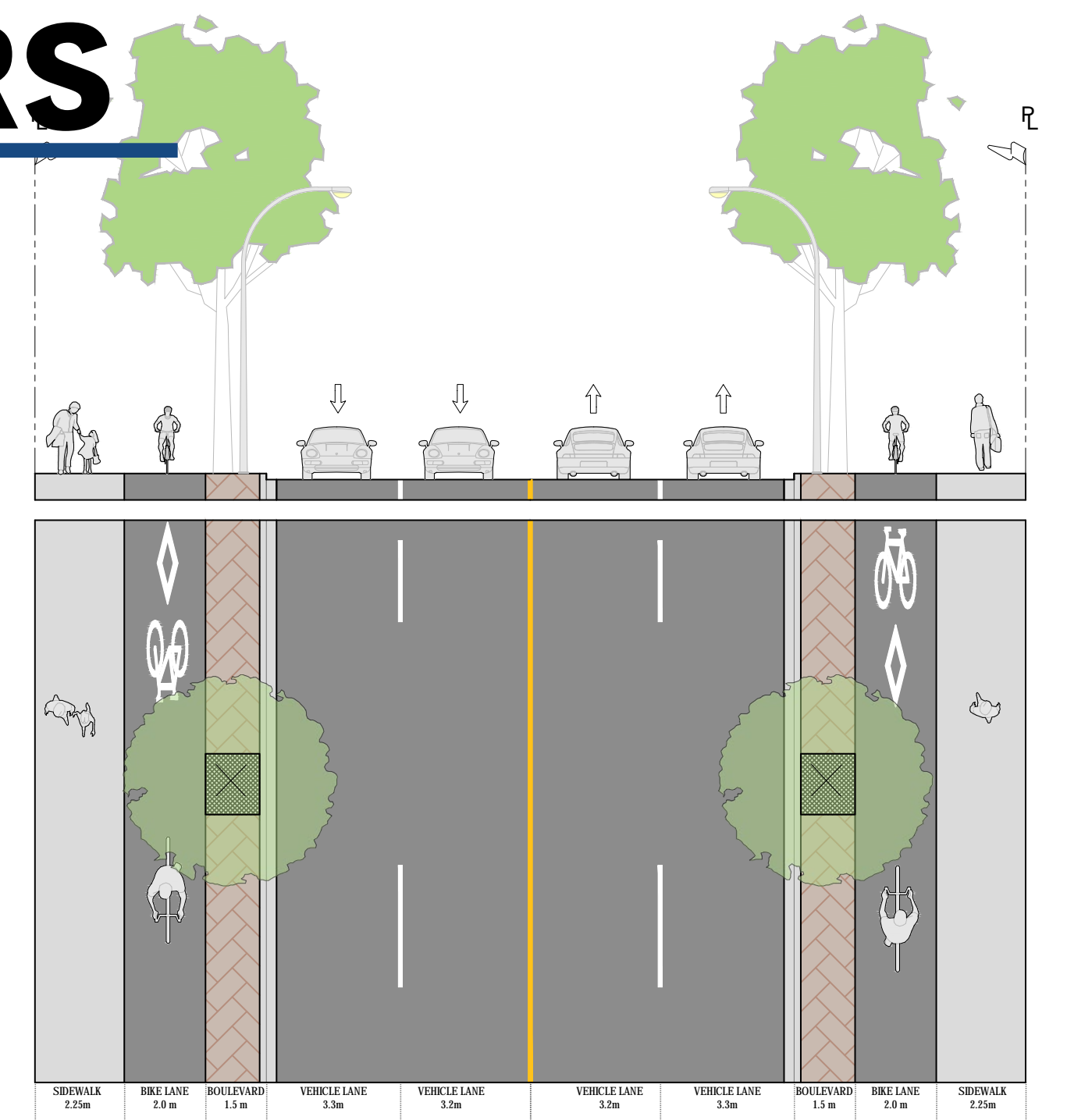
ARTERIALS

Trethewey Street
Gladwin Road North
(27.0m)



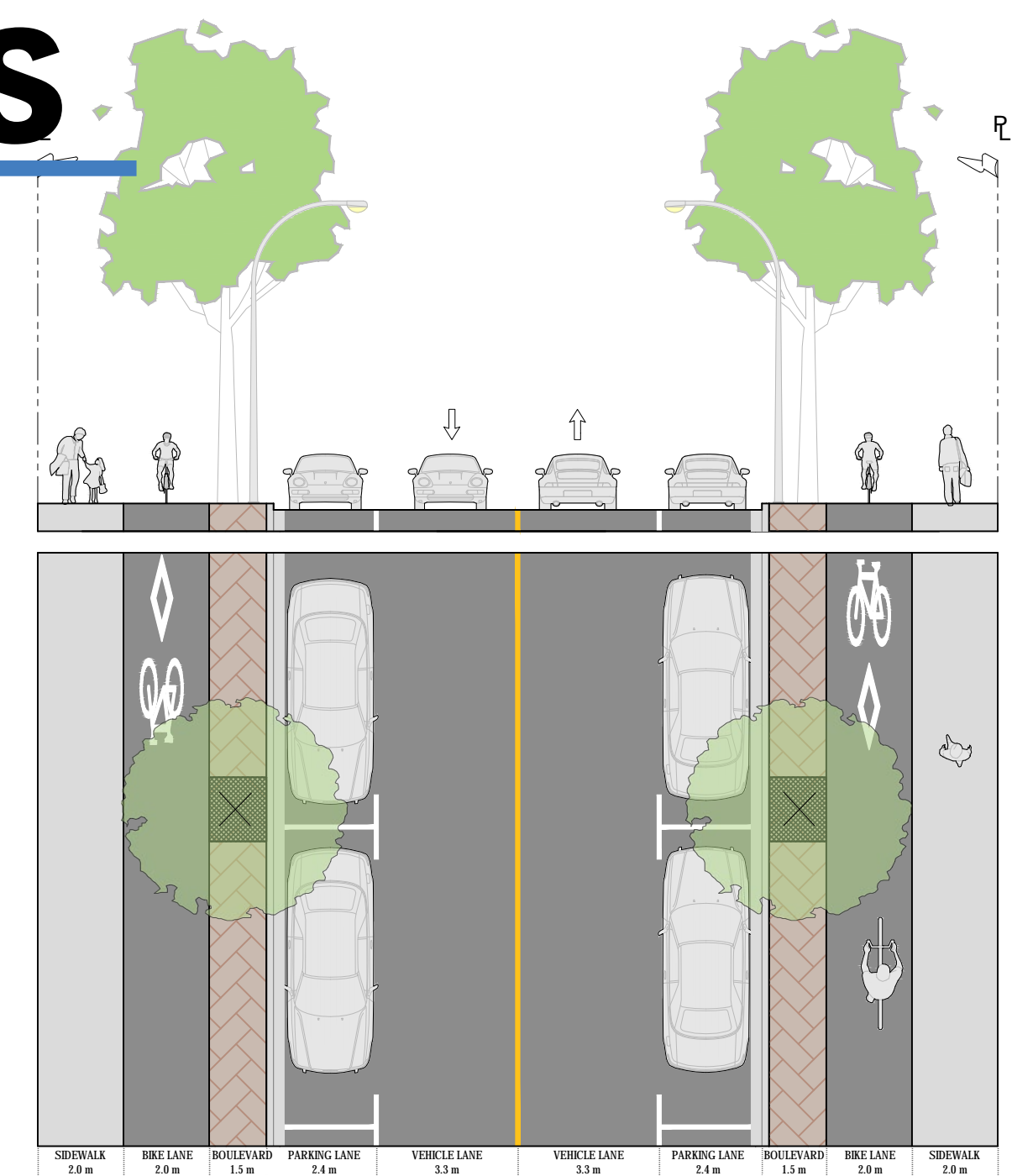
COLLECTORS

Hillcrest Avenue
Bourquin Crescent East
(24.5m)



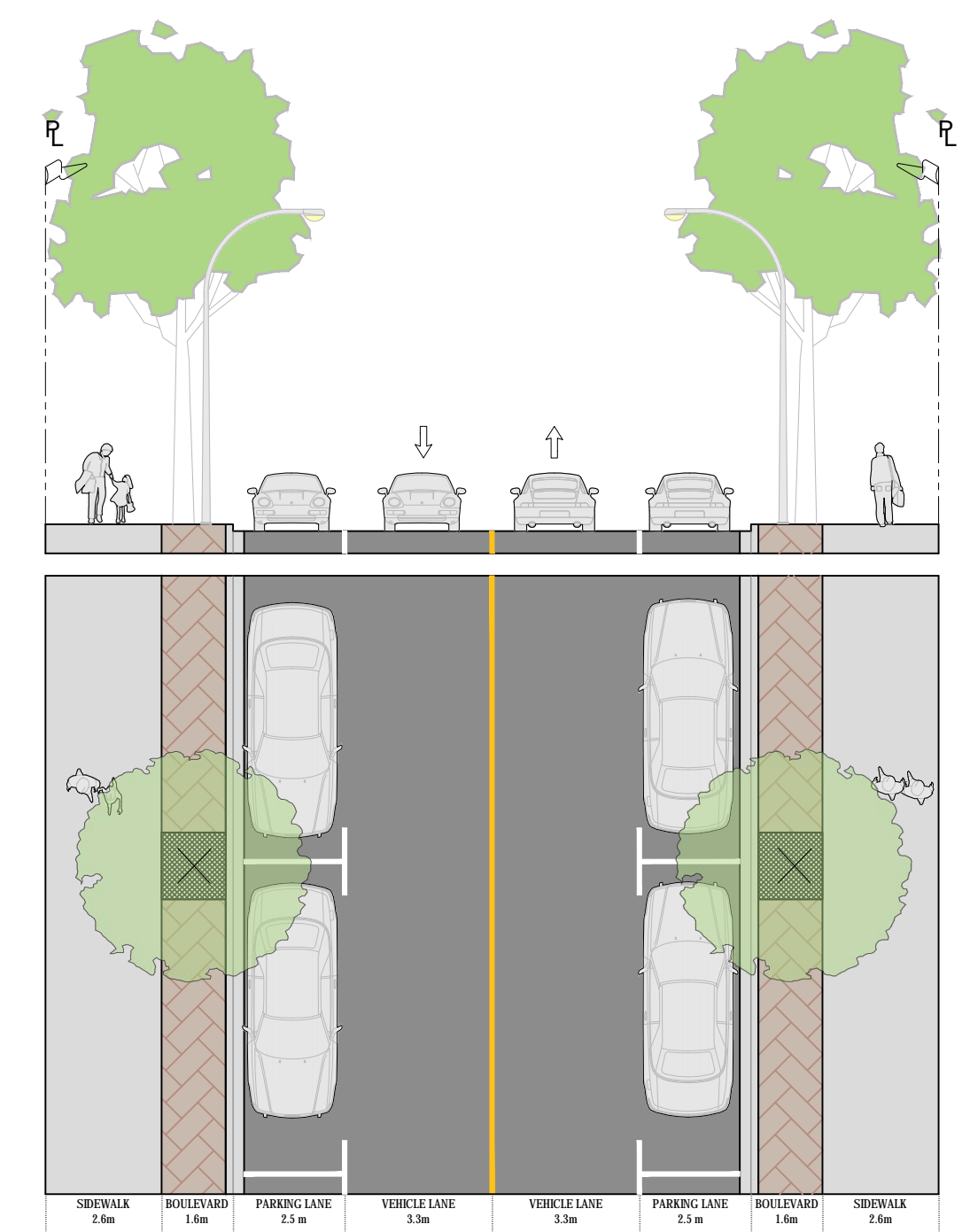
AAA LOCALS

Simon Avenue
Garden Street
Emerson Street
Gladwin Road South
Landeau Place
Amicus Place
(22.5m)



LOCALS

Ventura Avenue
Cruikshank Street
Allwood Street
Mill Lake Road
Commercial Streets
(20.0m)



5 KEY ELEMENTS

1

More **certainty and clarity** around how the City Centre will grow and evolve as Abbotsford approaches 200,000 residents.

2

Three new **lively shopping streets** stitching the neighbourhood from north to south.

3

A grid-like street network that will **vastly improve connections** between people and destinations.

4

South Fraser Way as a **safe, enjoyable, and leafy** multi-modal transportation corridor.

5

The re-use of Commercial St. into a **unique urban linear park** unlike any other public space in Abbotsford today.

NEXT STEPS

DECEMBER 2018

Refine the draft City Centre Neighbourhood Plan to reflect input from these final engagement activities.

JAN/FEB 2019

Write neighbourhood plan Bylaw and introduce it to Council for 1st & 2nd readings.

SPRING 2019

Council consideration of final approval.

THANK YOU!

Please fill out a **questionnaire** to let us know your thoughts on the draft City Centre Neighbourhood Plan!