

UDistrict: Stage 3 – Draft Plan Executive Council – January 22, 2018



UDISTRICT | NEIGHBOURHOOD PLAN

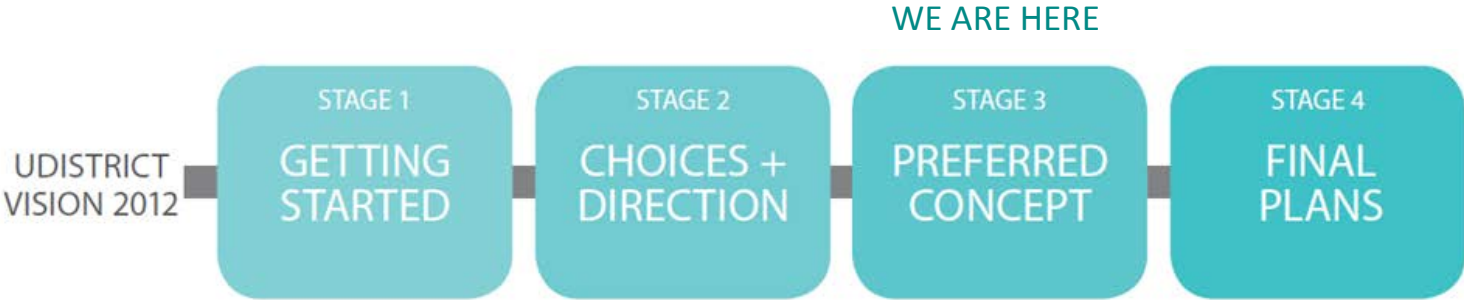


Outline

- Project update
- Where We Were
- Introduction and Vision
- Land Use and Policies
- DP Guidelines
- Infrastructure
- Street and Public Realm Design Guidelines
- Recommendations / Next Steps

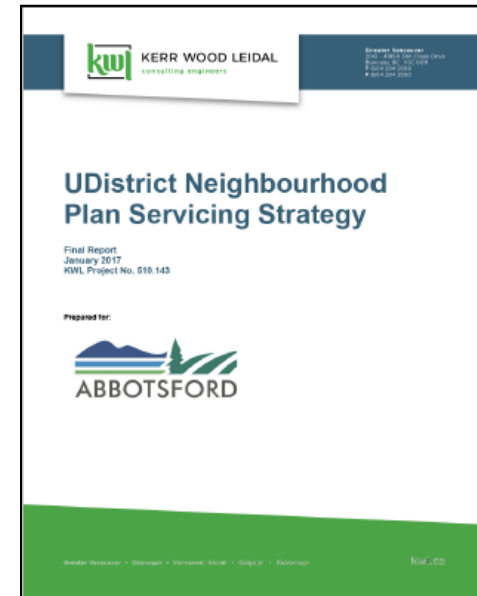
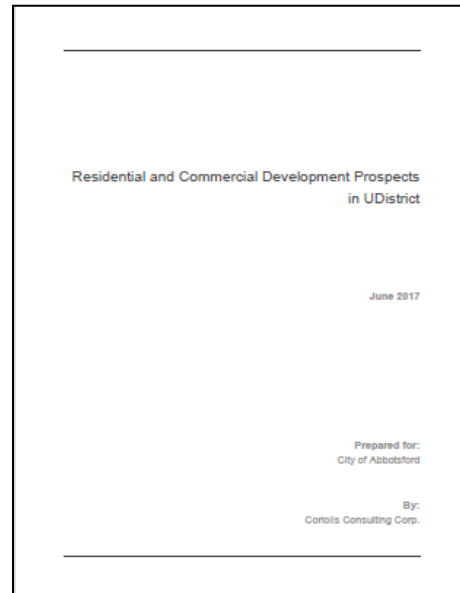
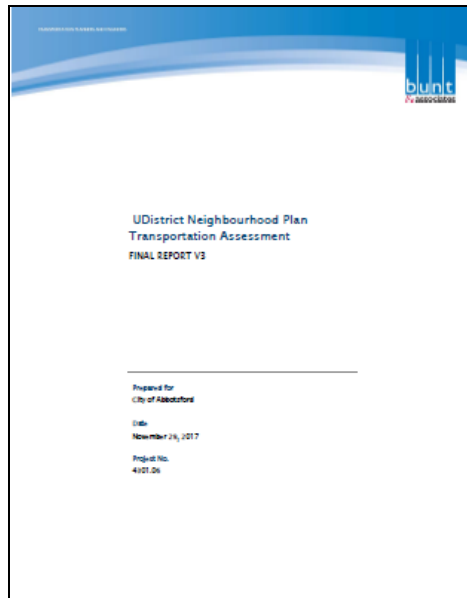


Project Update



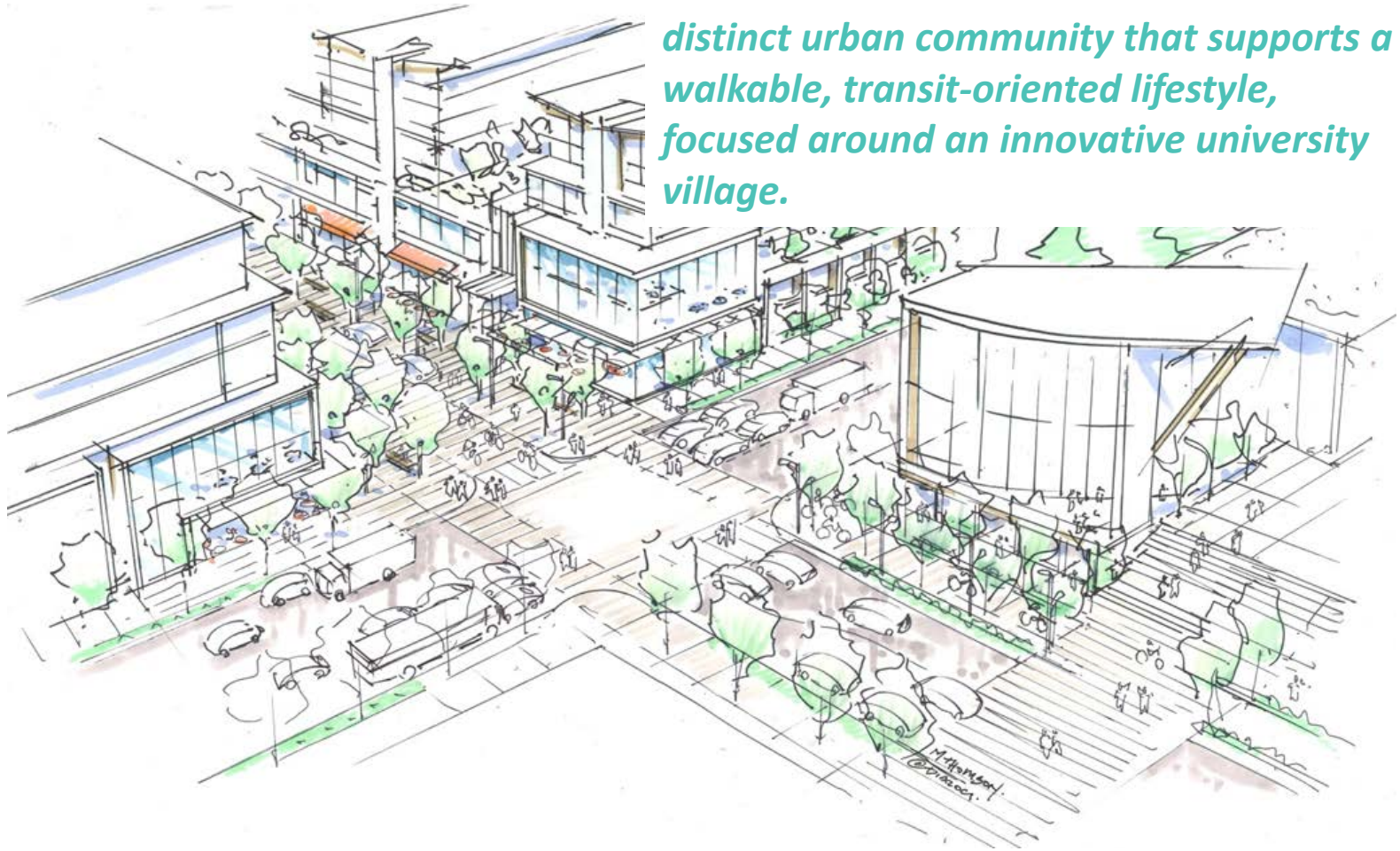
Where We Were

Last Year:
Finalizing Technical Studies

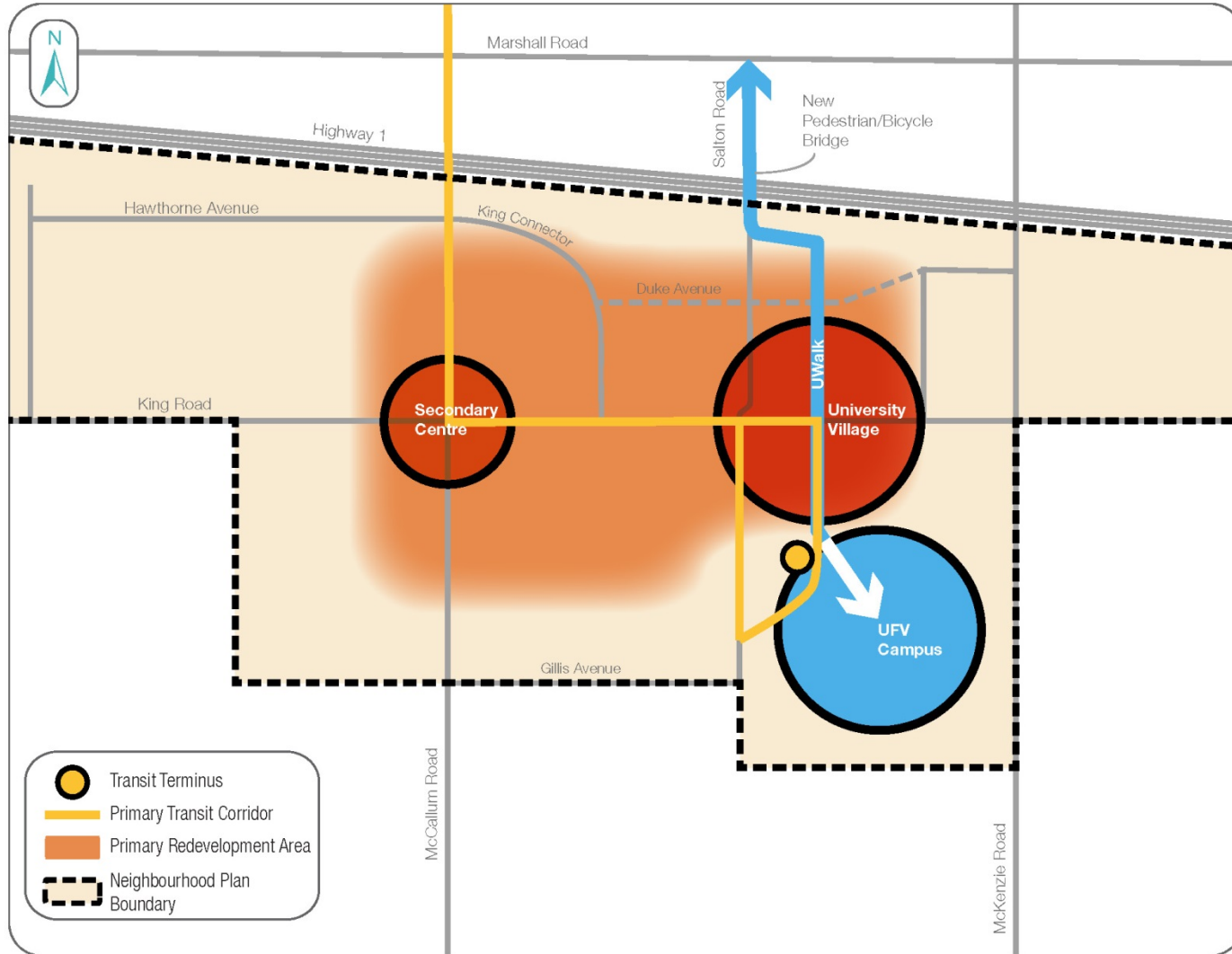


Vision

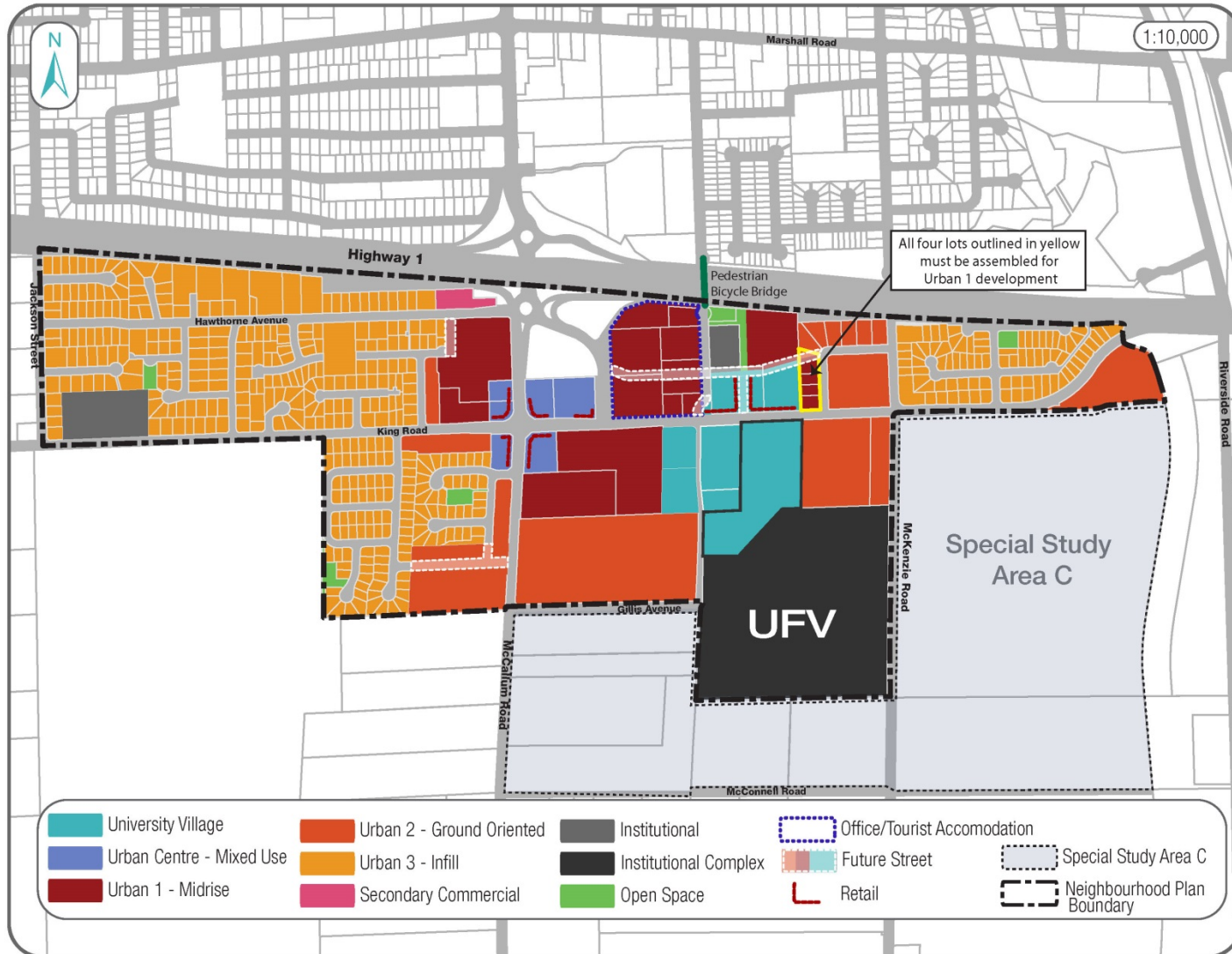
The UDistrict will become a vibrant and distinct urban community that supports a walkable, transit-oriented lifestyle, focused around an innovative university village.



Preferred Concept

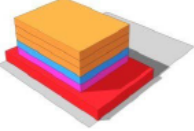
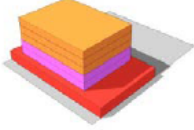



Land Use Designations



Land Use Designations

URBAN CENTRE

Designation	Purpose and Designation	Building Type and Height	Uses	Density (min and max)
University Village 	Enable a mix of uses that creates the primary hub of activity in the UDistrict, unifying public spaces both north and south of King Road (within the campus) and integrating academic and neighbourhood uses.	Mixed Use Buildings. Heights are a minimum of 4 storeys and a maximum of 6 storeys.	Mixed use (residential and commercial) Multi unit residential Commercial Institutional	1.0 to 2.5 FSR
Urban Centre – Mixed Use 	Enable a mix of uses that creates an active hub at the McCallum and King Road intersection.	Mixed Use Buildings. Heights are a minimum of 4 storeys and a maximum of 6 storeys.	Mixed use (residential and commercial) Multi unit residential Commercial	1.0 to 2.5 FSR
Retail 	The ground floor must be <u>commercial retail</u> or <u>commercial services</u> with individual access to the street.	Per underlying land use designation	Per underlying land use designation	Per underlying land use designation

Land Use Table


- Urban Centre
- Residential
- Supporting lands

Plan Statistics

Population

	Current	Projected
	3,775 people	9,700 people

Units

	Current	Projected
	1,400 units	4,600 units


School Age Projection

Grade (Age)	Current	Projected
Preschool (0-4)	290 students	350 students
Elementary (5-10)	365 students	350 students
Middle (11-13)	175 students	230 students
High (14-17)	200 students	230 students

	TOTAL	TOTAL
	1,030 students	1,160 students

Statistics Canada data - Abbotsford 2016

University of the Fraser Valley Projection

	Current	Projected
	5,300 students 820 staff	6,900 students 1,190 staff

UFV 2016 Masterplan

Policies

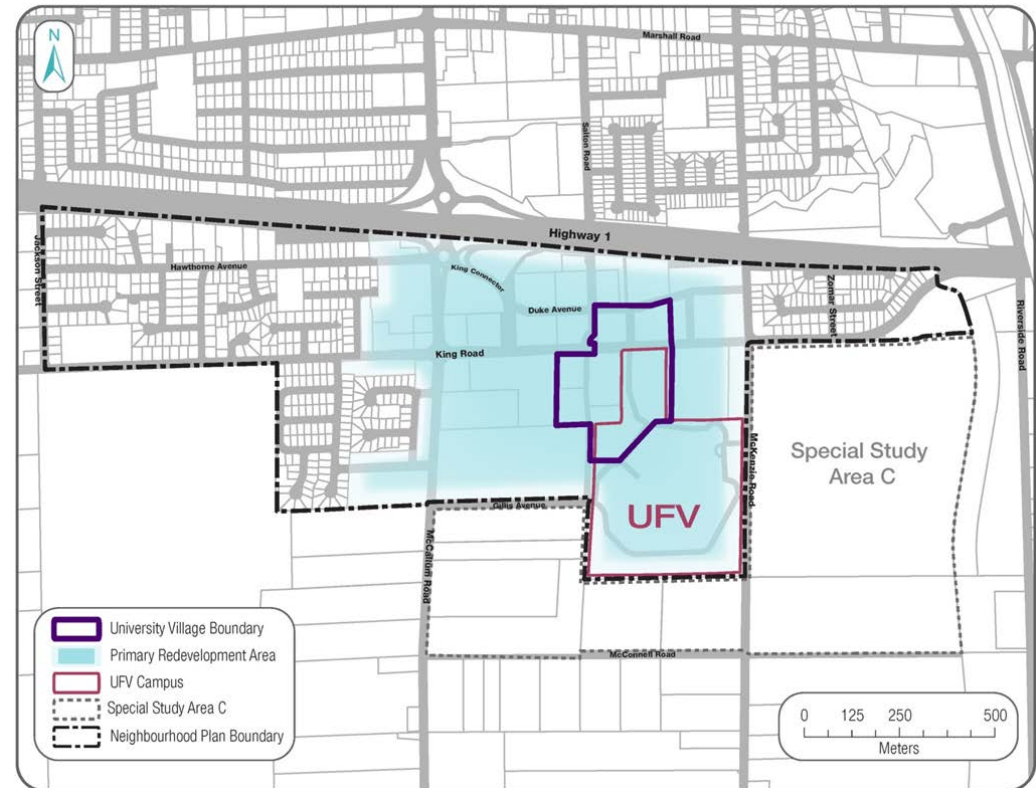
Topic Areas:

- Campus and Neighbourhood Integration
- Urban Centre
- Residential
- Supporting Lands
- Amenity Spaces, Parks and Trails
- Community, Recreation and Culture
- Economic Development
- Environment
- Franchise utilities



Development Permit Guidelines

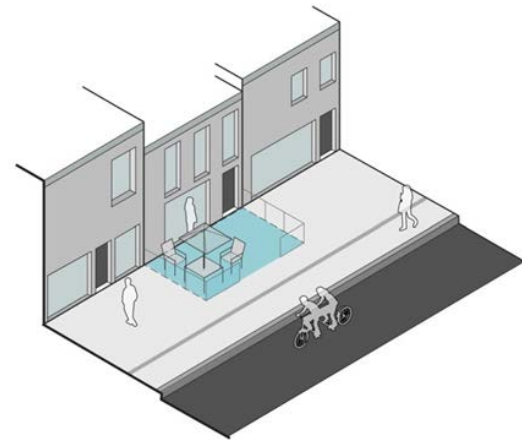
- University Village – Proposed new DP area
- Remainder of Plan area to use existing OCP DP guidelines
- Builds on OCP format for ease of use
- Component of UFV is included within the DP area



University Village DP – Key Guidelines

UV15 - Commercial Patios

All commercial patios should be located between the building face and the street, or on building rooftops. Patios located in corner buildings should wrap around both building edges. Consistent fencing should be considered, such as matte stainless steel or aluminum fencing with glass panels to delineate patio spaces.



University Village DP – Key Guidelines

UV 28 - Architectural Interest

“Vary building materials, colors, rooflines, and other architectural elements. Bold accent colors for architectural features are strongly encouraged.”



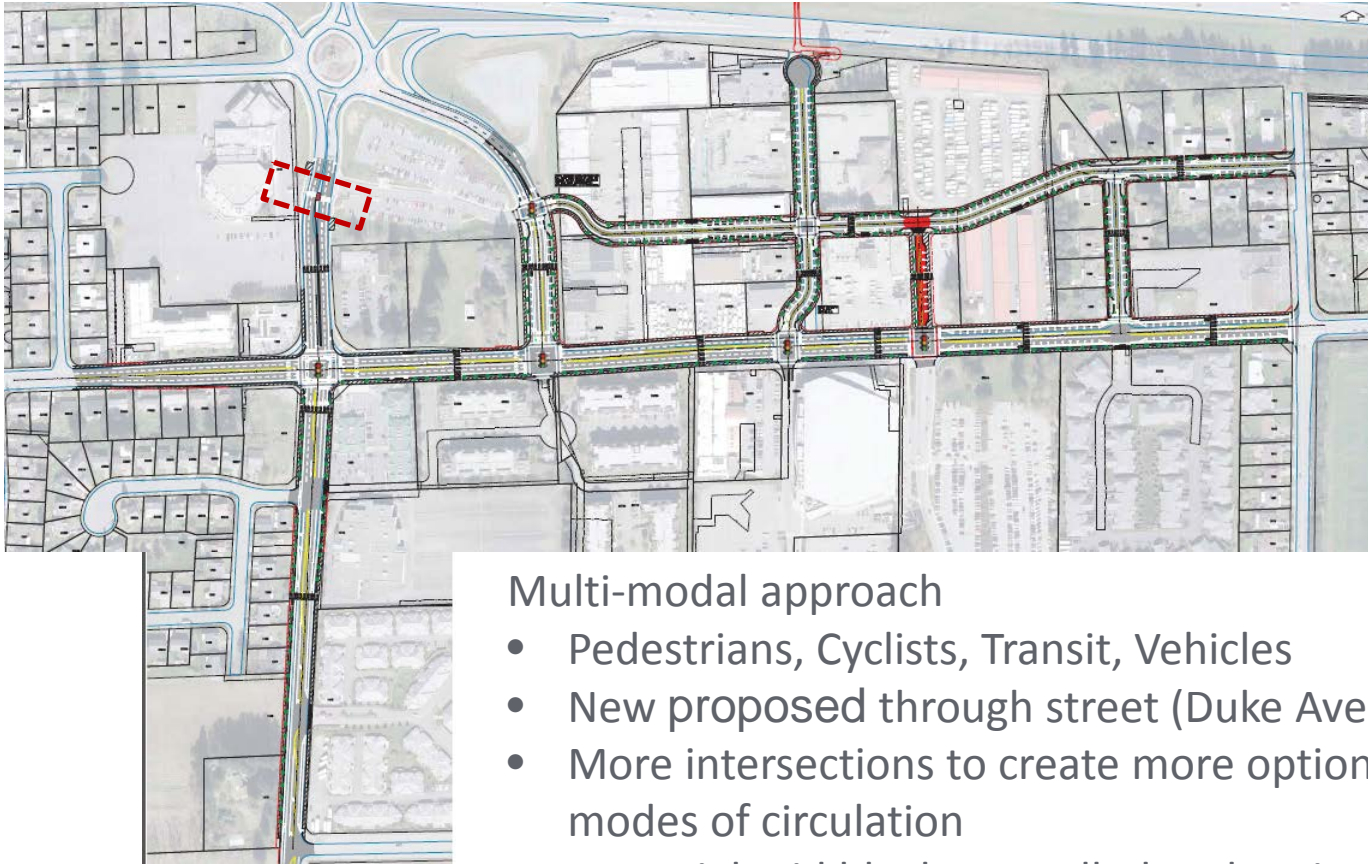
UV 29 – Building Materials

Products such as natural wood, glazing, metal panels, or contemporary brick should be used. Ground floor levels should be clad in a different material than upper levels to provide a visual break. For residential uses, Hardi-Plank cladding may be used above the first floor.

The following facade materials are not permitted:

- Vinyl siding
- Stucco
- Cast concrete (except as an accent or base)
- Concrete units

Transportation



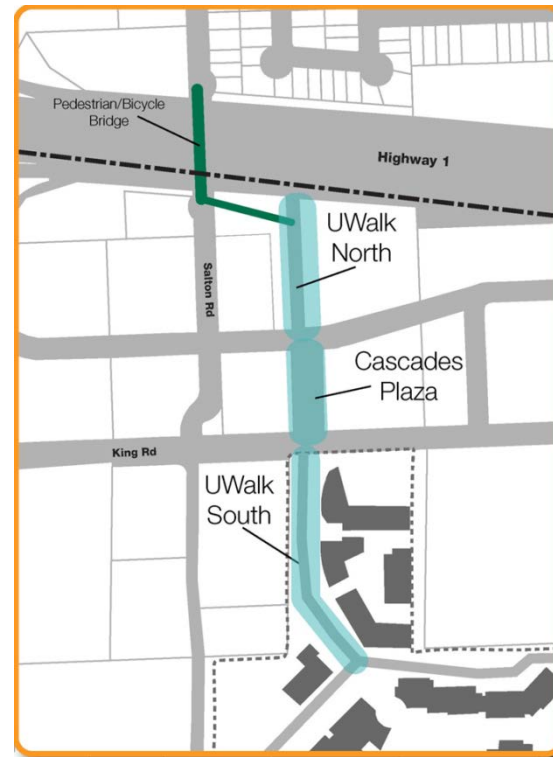
Multi-modal approach

- Pedestrians, Cyclists, Transit, Vehicles
- New proposed through street (Duke Avenue)
- More intersections to create more options for all modes of circulation
- Potential mid block controlled pedestrian crossing on McCallum Road

Full Transportation Report being reviewed by MOTI

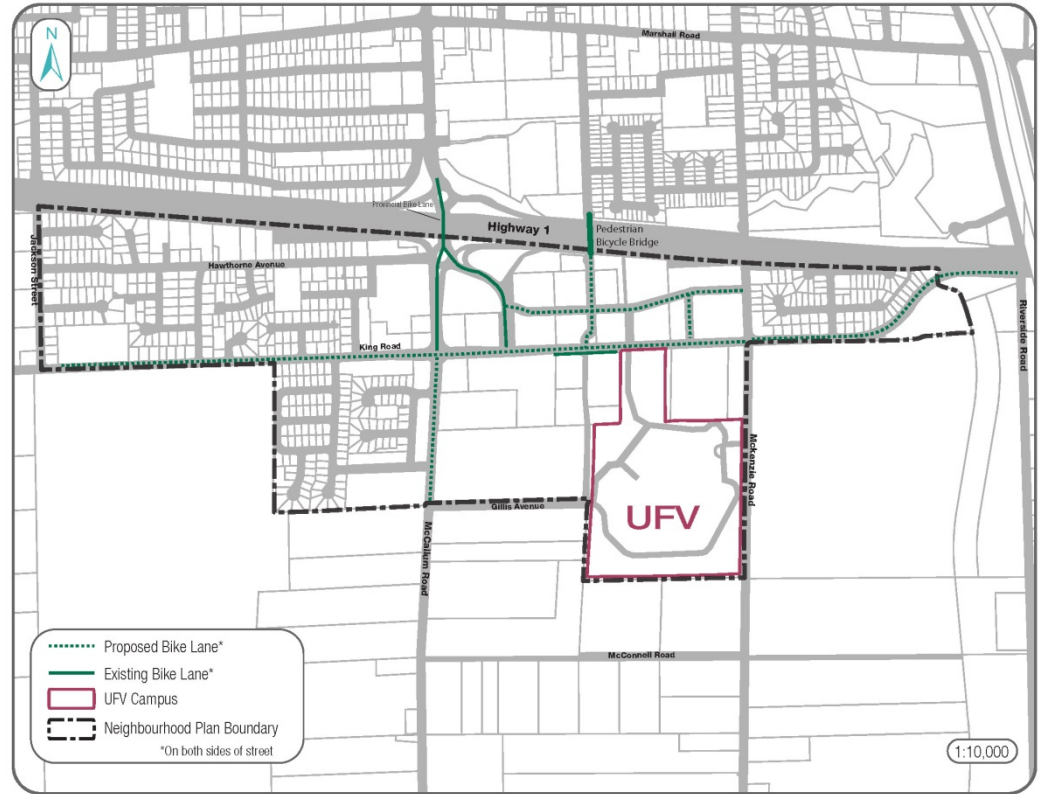
Pedestrians

- UWalk – North/South Pedestrian corridor
- Streets with wider sidewalks, wayfinding and street furniture
- Pedestrian scale street lighting along UWalk for safety and comfort



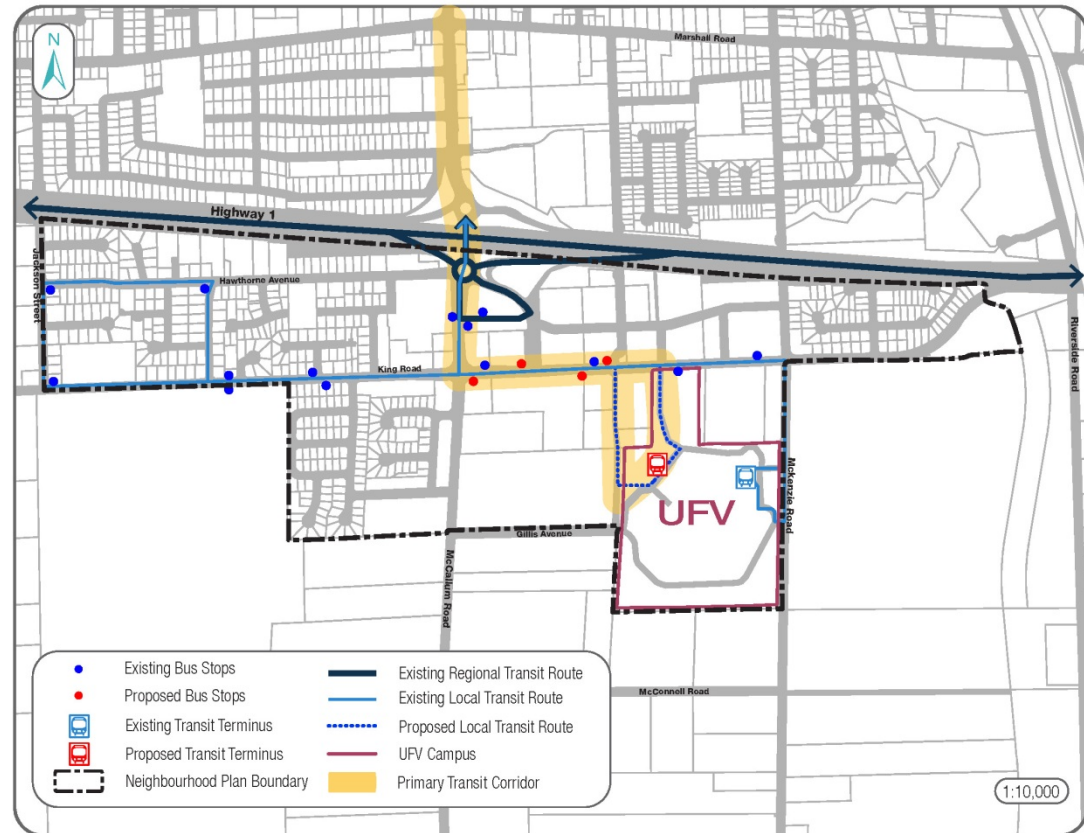
Cyclists

- Bike lanes on both sides of the street within the entire primary redevelopment area
- Primary cycling corridor connecting Salton Road across Highway 1
- Bike racks in destination area



Transit

- Primary Transit Corridor on McCallum and King Road
- Transit Terminus relocated in between Abbotsford Centre and New front door of UFV
- Updated bus shelters



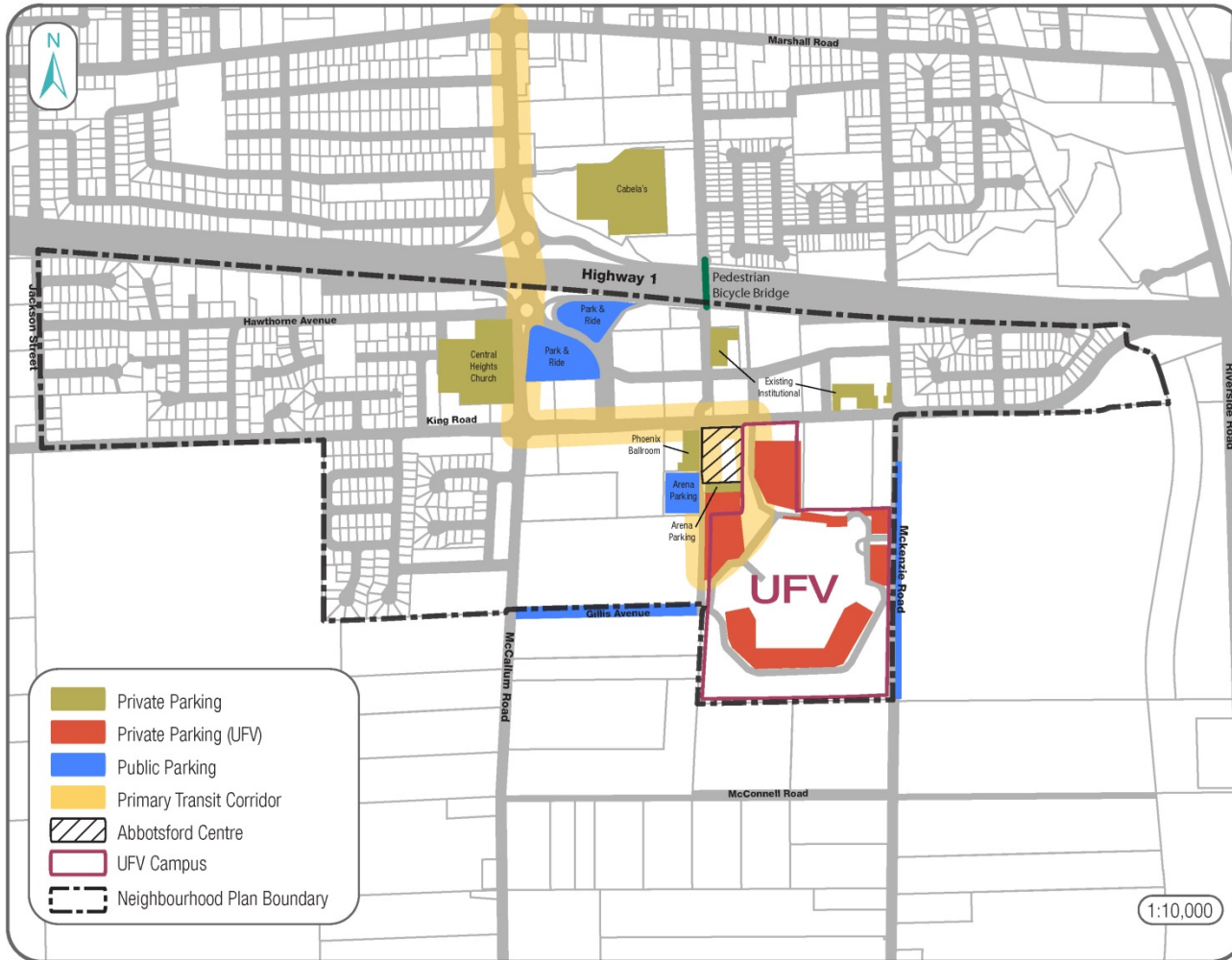
Parking Management

Consultant Study focused on:

- Private off-street parking demand and supply
- Public on-street parking demand, supply and management (add 250 on-street parking spaces)
- Transportation Demand Management (enhanced Transit and Cycling)
- Event Management (Event Traffic Management Strategy)



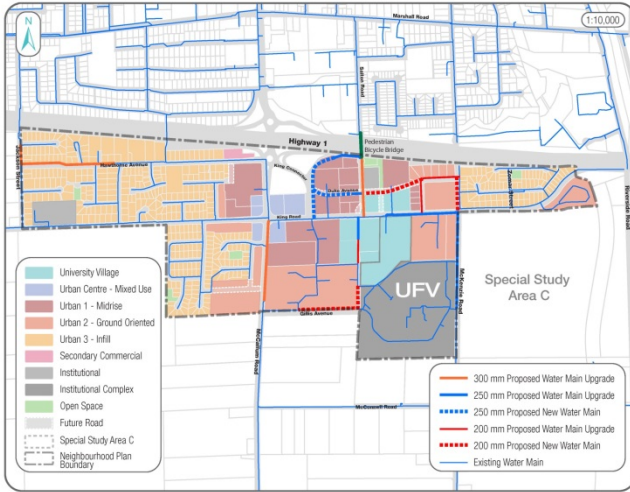
Abbotsford Centre Event Parking Potential Inventory



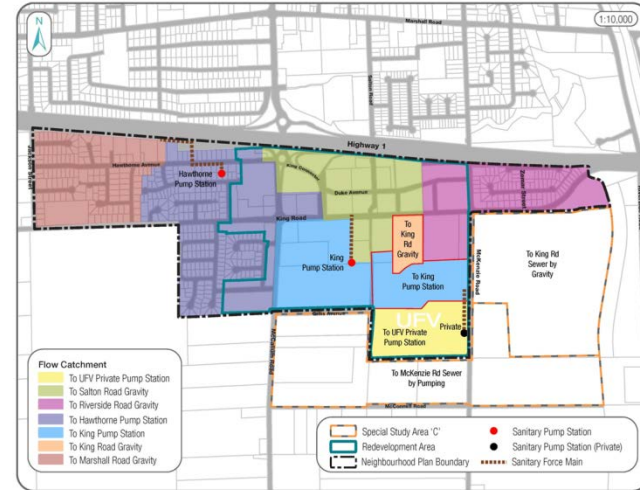
- Current Supply: 3,200 spaces
- Build-out Supply: 2,300 – 2,500 spaces
- Sell out Event: 2,800 spaces
- 80% TDM: 2,500 spaces
- 70% TDM: 2,200 spaces

Servicing

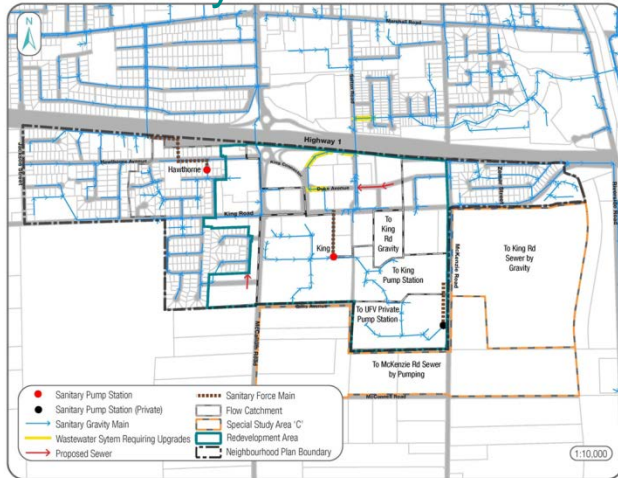
Water



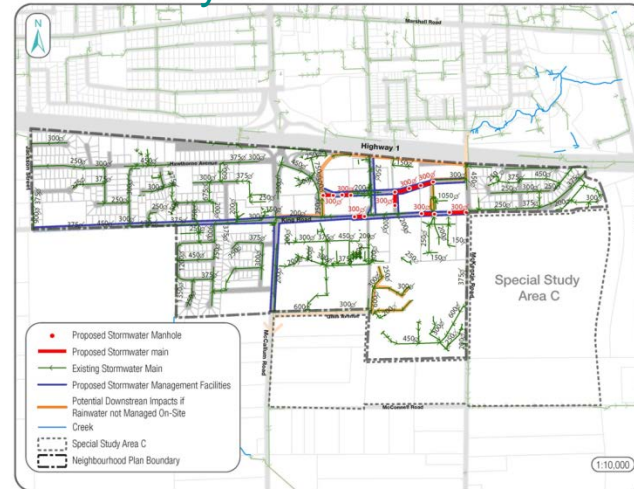
Sewer - Catchments



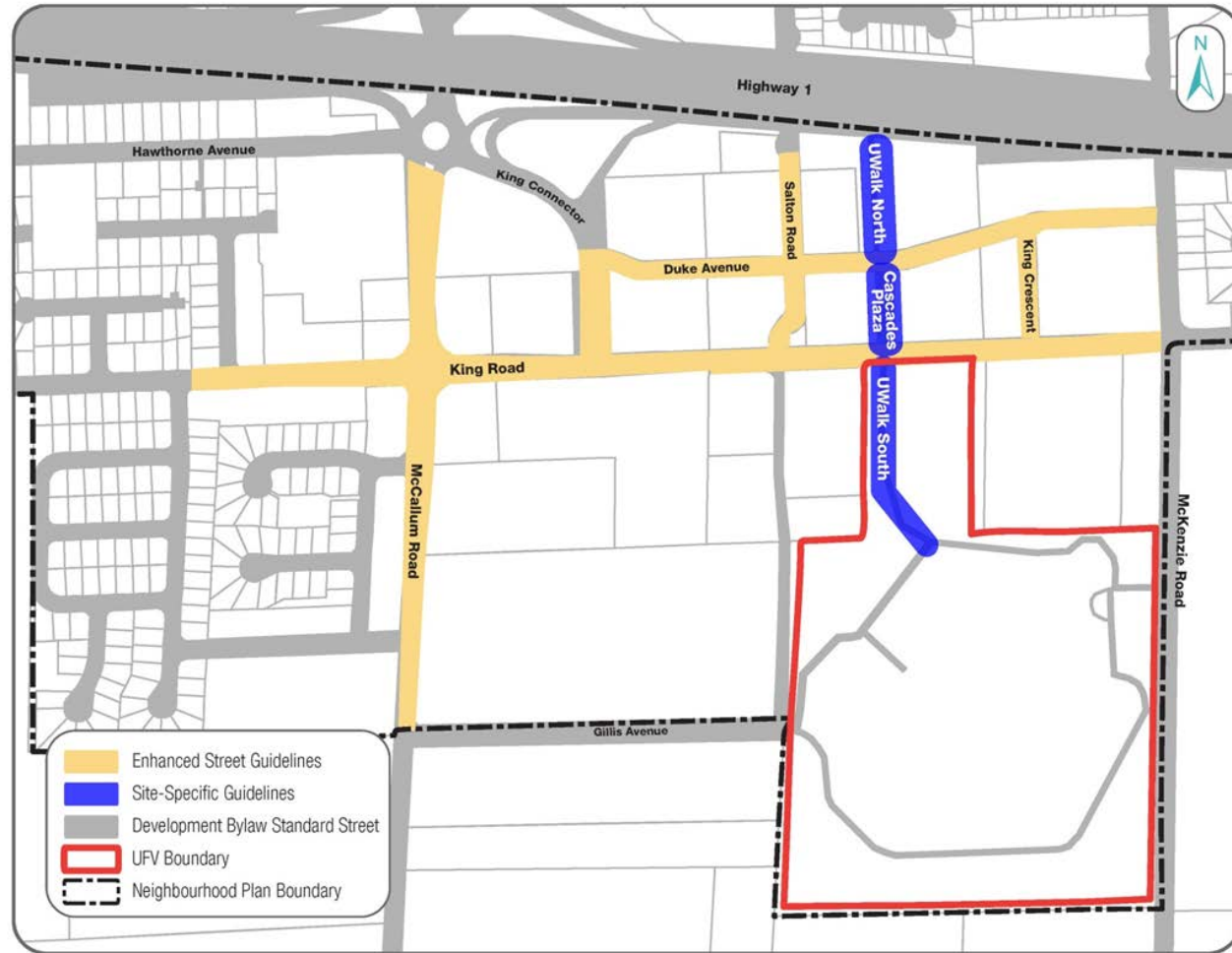
Sewer System



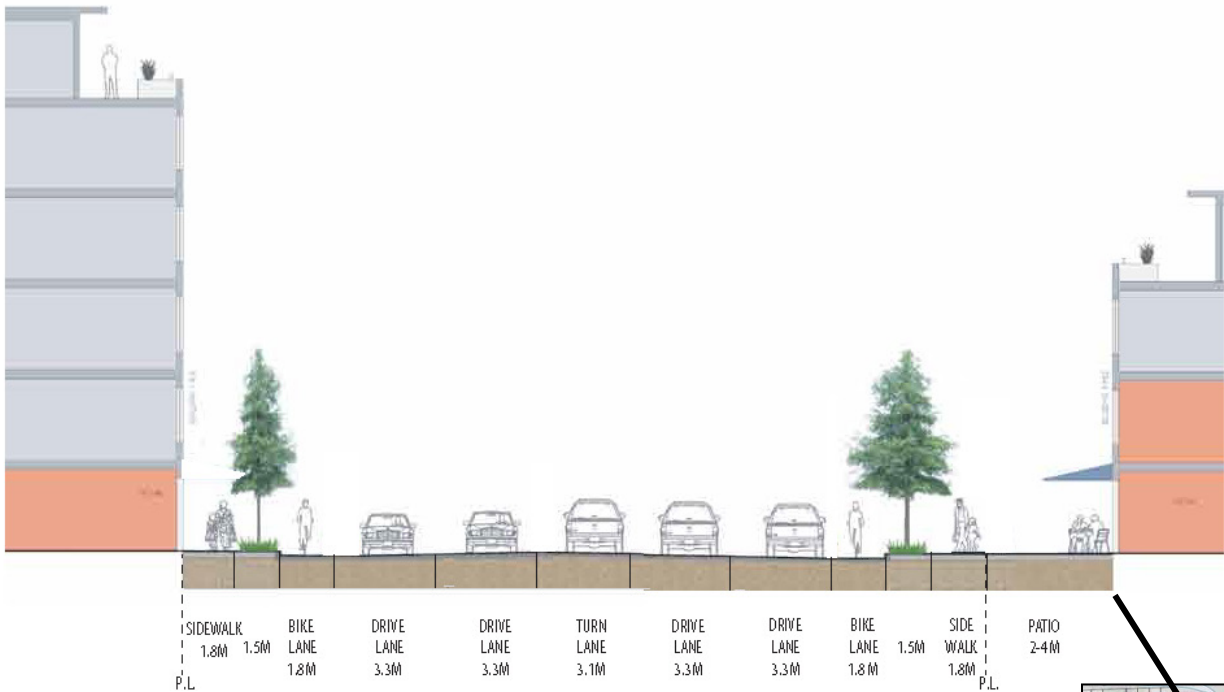
Storm System



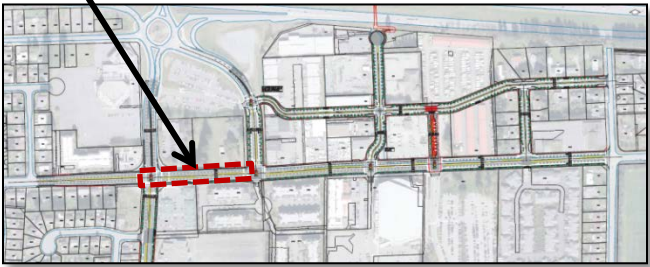
Street and Public Realm Design Guidelines



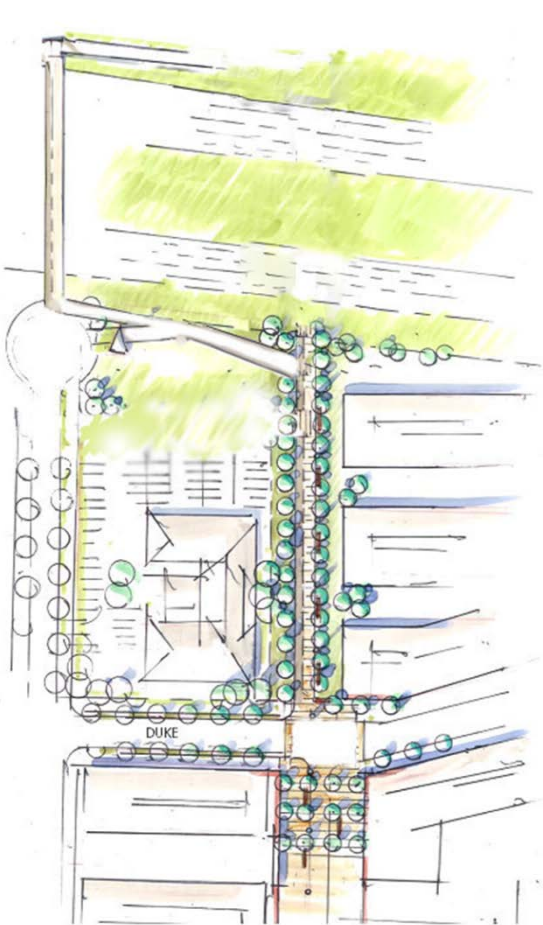
King Road – Enhanced Street Guidelines



Typical Section | King Road - McCallum Rd to King Connector
Total ROW = 26.5M



UWalk North – Site Specific Guidelines



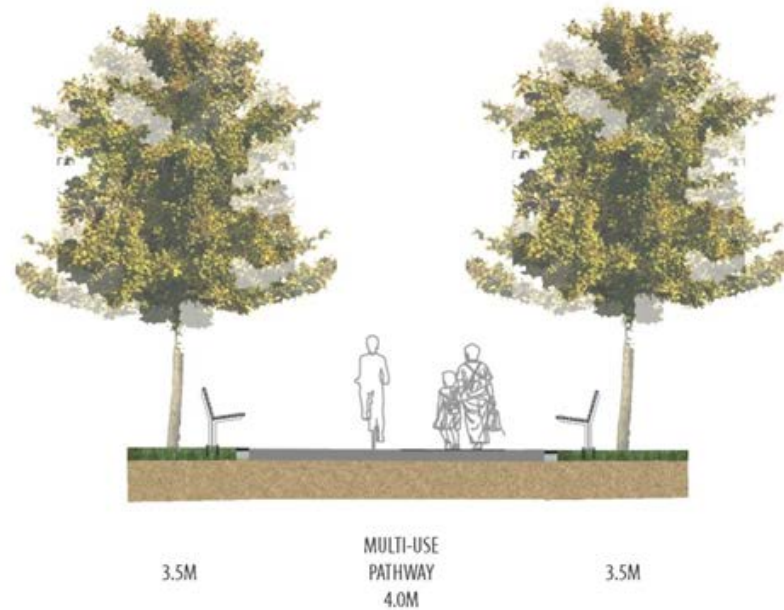
Surface Treatments

- Pathway, Paving Band, Crosswalks, Curb Bulges,

Street Furnishings

- Bollards, Lighting, Public Art, Seating, Street Trees and Landscaping, Waste and Recycling, Wayfinding

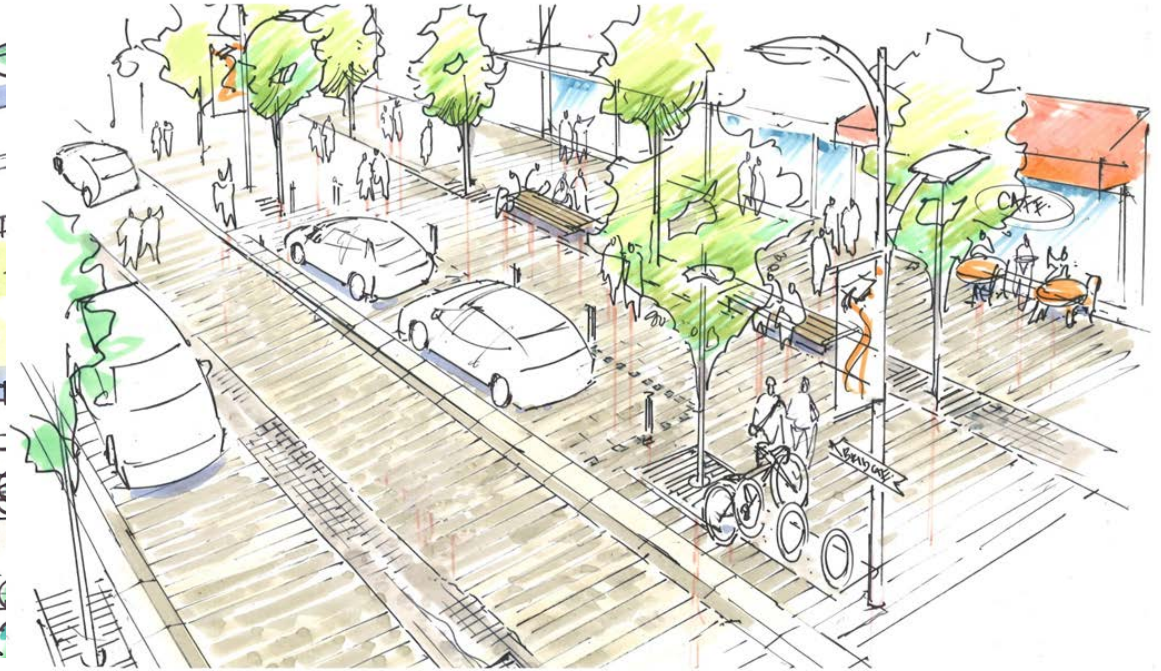
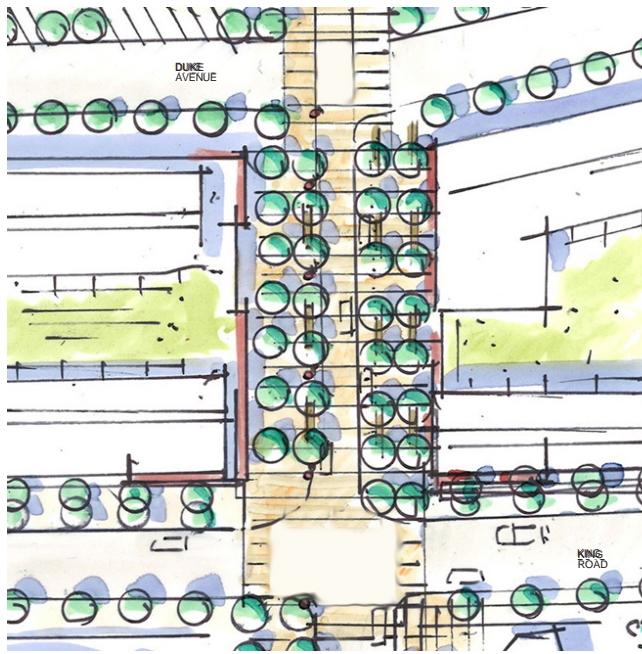
UWalk North – Site Specific Guidelines



Typical Section | UWalk North Greenway

Total ROW = 11.00M

Cascades Plaza – Site Specific Guidelines



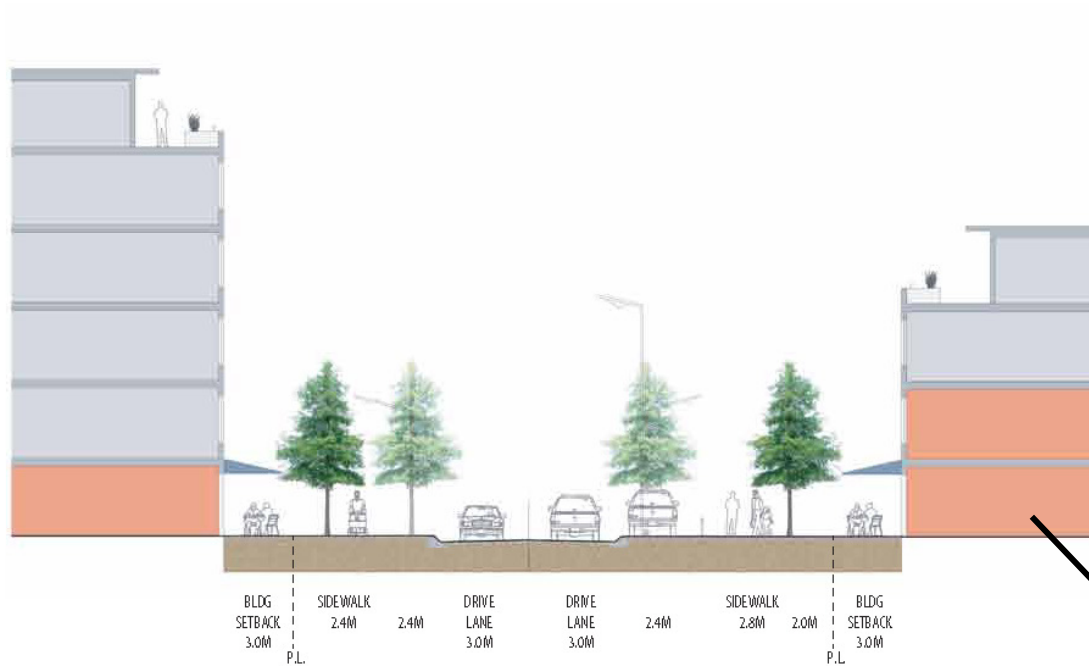
Surface Treatments

- Paving Material (Stamped or Saw Cut Concrete) Paving Band, Curbs, Curb Bulges, Intersections, Sidewalks, Rainwater Management

Street Furnishings

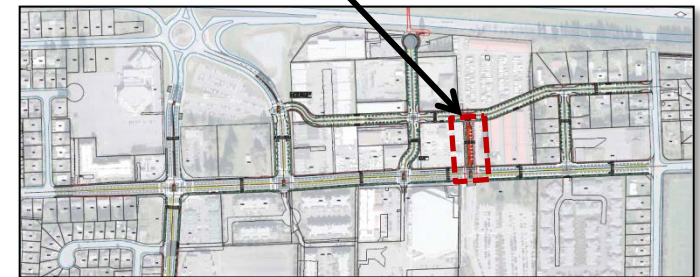
- Accessibility, Bike Racks, Bollards, Event Infrastructure, Lighting, Parklets, Public Art, Seating, Street Trees, Utilities, Tree Placement, Waste and Recycling, Weather Protection

Cascades Plaza – Site Specific Guidelines



Typical Section | University Way North (Cascades Plaza)

Total ROW = 18.0M



UWalk South – Site Specific Guidelines



For Detailed design guidelines, refer to the
UFV 2016 Abbotsford Campus Master Plan

Recommendations / Next Steps

1. That Council receive the Draft UDistrict Neighbourhood Plan, as attached to this report;
2. That Council endorse the public engagement strategy, as outlined in this report, pursuant to Section 475 of the Local Government Act;
3. That Council direct staff to proceed with public engagement for the Draft UDistrict Neighbourhood Plan, as outlined in this report; and
4. That Council direct staff to begin the UDistrict Neighbourhood Plan Stage 4.

Stage 4 (Early Spring)

- Bylaw Introduction
- Referrals (30 days)
- Public Hearing
- Adoption