

McKee NP - Stage 3 Draft Plan

Executive Council Meeting

May 9th, 2022

Planning and Development Services

Engineering and Regional Utilities

Agenda

- Purpose
- Summary of the Issue
- Context
- Discussion
- Next Steps
- Recommendations

Purpose

- To introduce the Stage 3 draft McKee Neighbourhood Plan to Council for consideration, and receive authorization to proceed with Stage 4 - Final Plan.

Summary of the Issue

- Staff have prepared the Stage 3 draft McKee Neighbourhood Plan
- Report brought to Council for their consideration
- Request authorization to proceed with Stage 4

Context

Neighbourhood Plan Process



We are here

Context










Stage 2 Concept

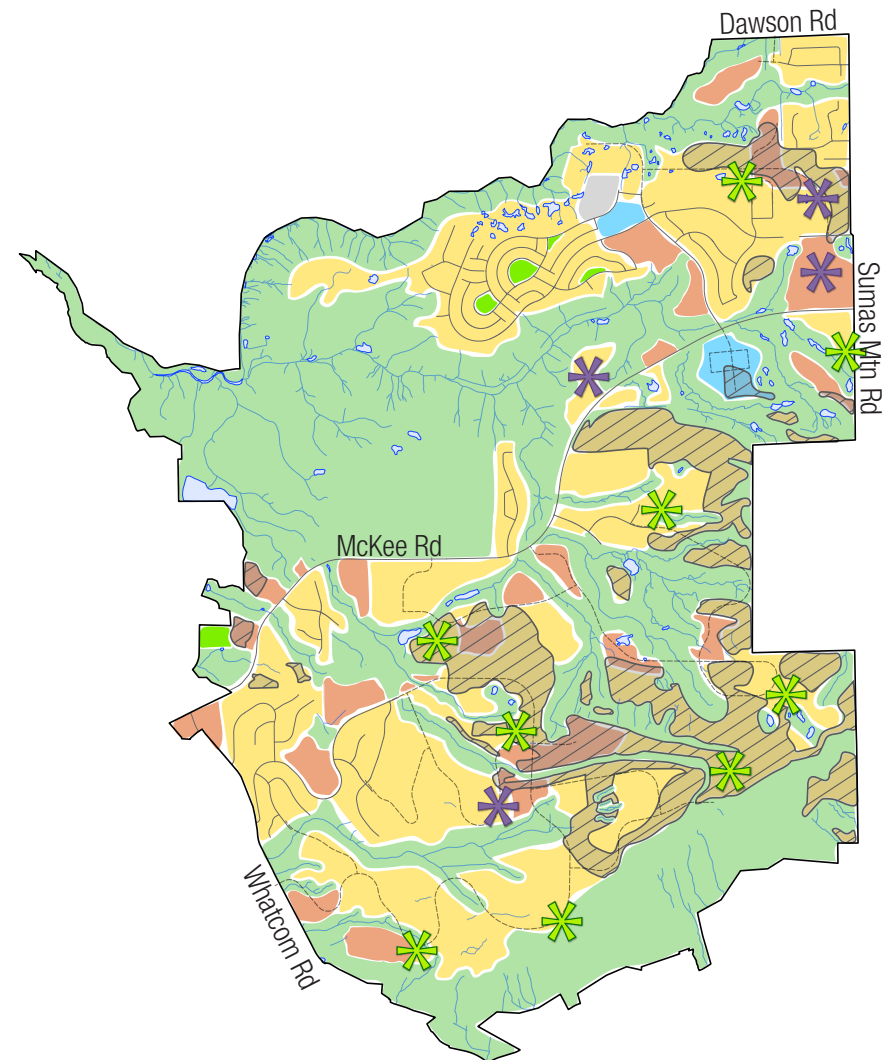
- Conceptual engineering
- Archaeological Impact Assessment
- Public Engagement
 - Let's Talk Abbotsford Platform
 - In-person Design Workshop
- Stage 2 Concept Report



Context

Stage 2 Concept

-  Urban 2 - Ground Oriented
-  Urban 4 - Detached
-  Neighbourhood Centre
-  Existing Parks
-  Open Space
-  Institutional
-  Proposed Park Locations
-  Proposed School Locations
-  Geotechnical Risk Areas



Discussion Draft Plan

- Introduction and Vision
- Land Use
- Policies
- Development Permit Guidelines
- Infrastructure
- Implementation



Discussion

McKee Neighbourhood Vision



Discussion

McKee Neighbourhood Vision



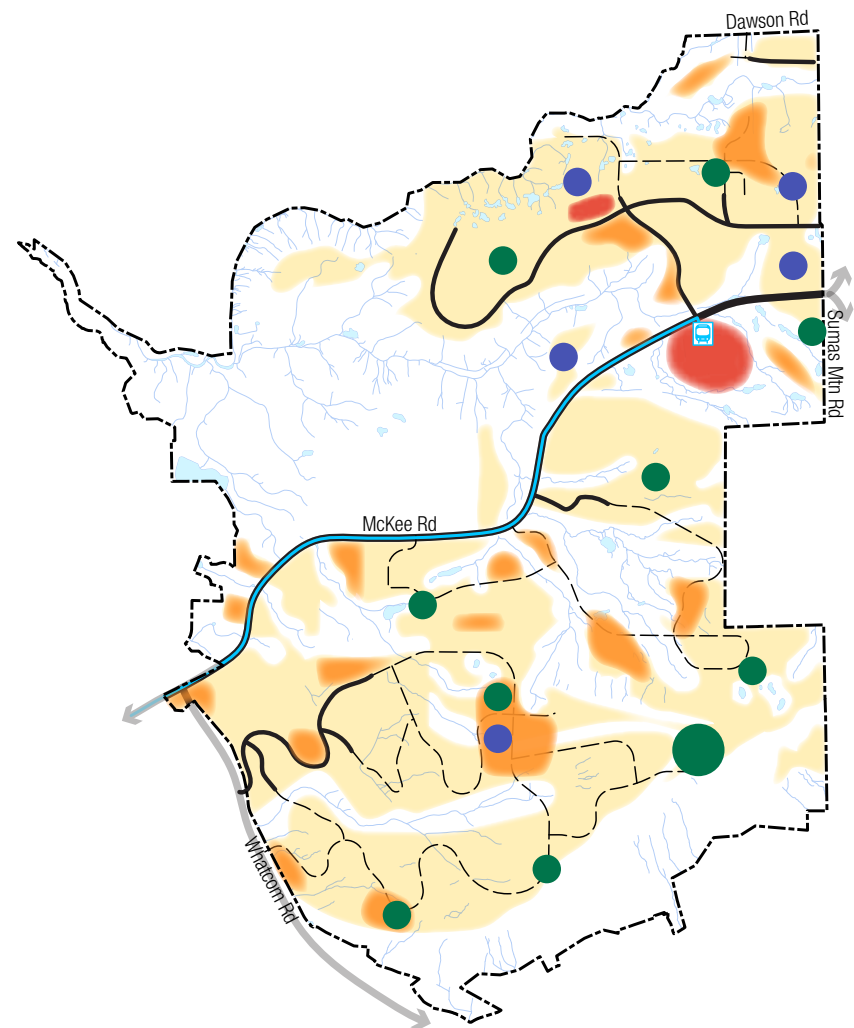
The McKee neighbourhood is the outdoor adventure hub in Abbotsford, where a mindful balance unifies the diverse interests in this land. Neighbourhoods are seamlessly integrated into the mountain, which continues to be a place of deep cultural and spiritual significance to local First Nations. Trails meander between forests and streams, protecting the environment and offering ways to connect with the land and enjoy the vast outdoor recreation opportunities. Residents and visitors will emerge from the forest on foot or bike into the McKee Village to meet up with friends, shop for daily needs, and experience a vibrant village-like setting that celebrates the mountainous landscape.



Discussion










Land Use - Neighbourhood Structure

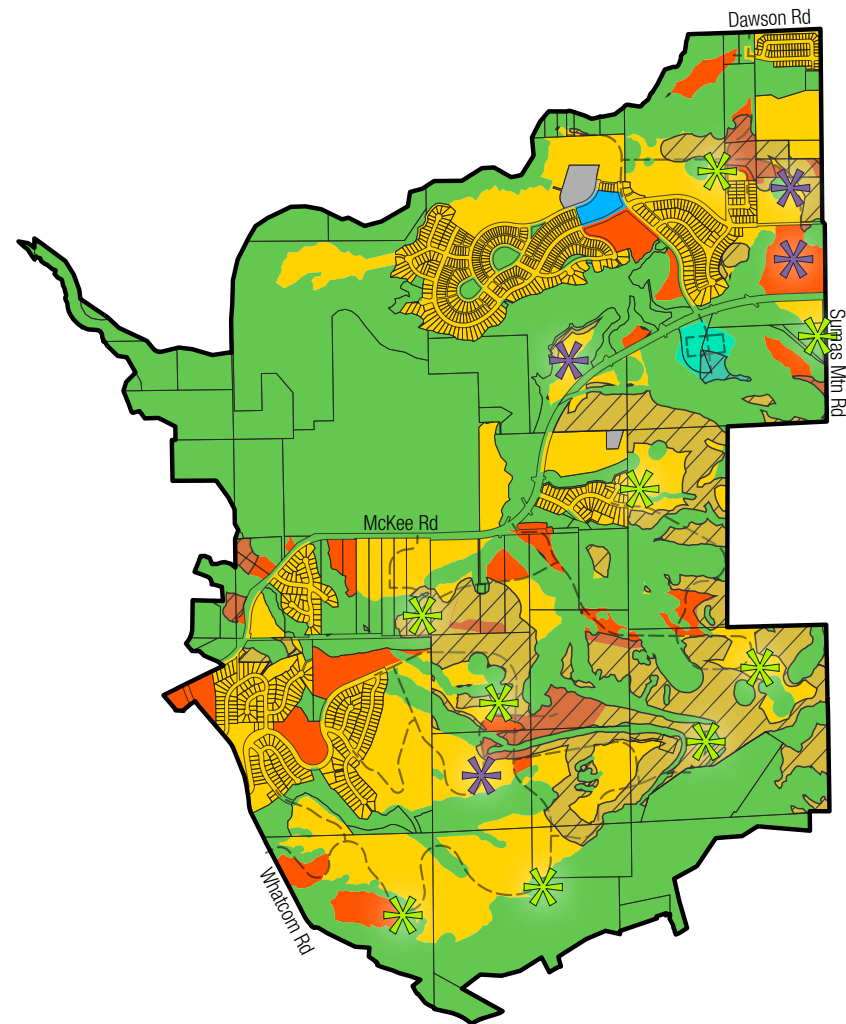
- New residential growth focused in development cells
- Density concentrated near school and park sites
- McKee Village - heart of the new neighbourhood
- New transit terminus, road network, trail connections form transportation options
- Open space network comprised of environmentally sensitive areas, geotechnical risk areas, and parkland



Discussion

Land Use - Land Use Plan

-  Urban 2 - Ground Oriented
-  Urban 4 - Detached
-  Neighbourhood Centre
-  McKee Village
-  Open Space
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Discussion

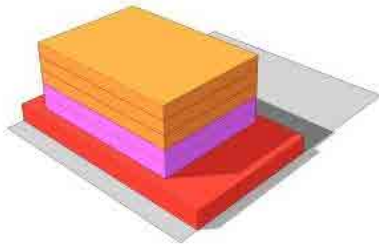
Commercial Streets



Discussion

Land Use - New Land Uses

McKee Village



- Enable a mix of uses (commercial & residential)
- Primary hub for outdoor recreation
- Maximum 6 storeys
- 1.0-2.0 FSR

Geotechnical Risk Areas

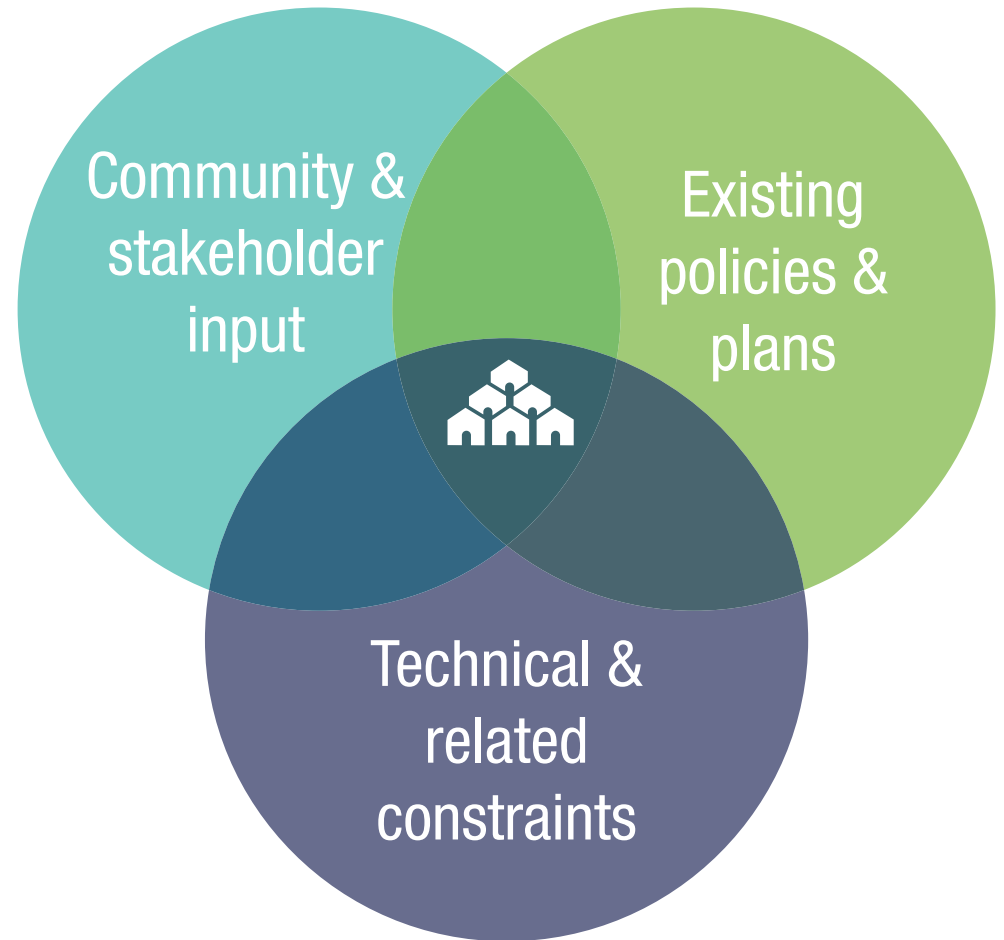


- Overlay identifying potentially unstable areas (generally unsuitable for development)
- Development may be permitted with supporting geotechnical report
- If no support, land transferred to City as Open Space
- Density as per underlying land use designation

Discussion Policies

Policies were shaped by:

- Community & stakeholder input
- Existing policies and plans
- Technical and related constraints



Discussion

Plan Goals

- Four key goals inform the foundation of the McKee Neighbourhood Plan



Enhance Outdoor Recreation



Work with the Land



Finding a Balance



Adaptive Neighbourhoods

Discussion

Policies - Enhance Outdoor Recreation

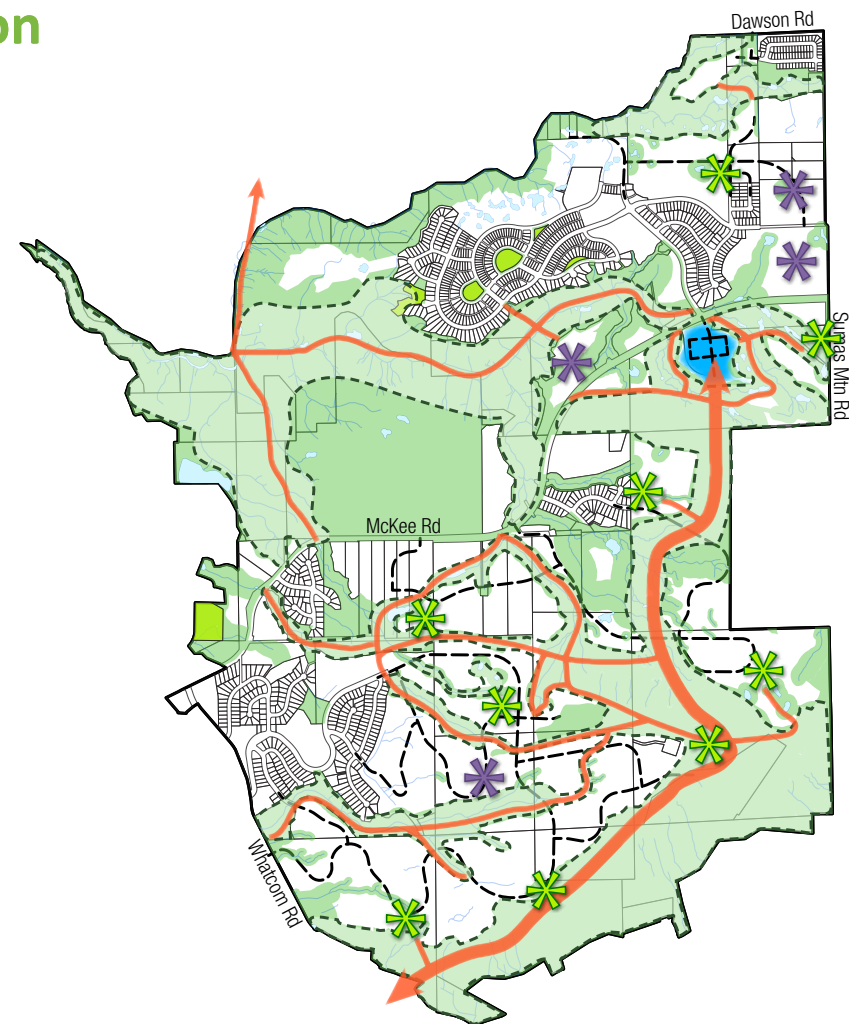
Key Themes:

Publicly accessible Green Network

McKee Trail Future Study

Park and trail acquisition and development

Protect views



— Trail Corridors

Discussion

Policies - Work with the Land

Key Themes:

Protect natural habitat
and environmentally
sensitive areas

Geotechnical risk

Areas of archaeological
potential

Avoiding cultural sites



Discussion

Policies - Finding a Balance

Key Themes:

Establishing gathering spaces

Outdoor recreation focus

Neighbourhood-scale commercial

Cultural inclusiveness



Discussion

Policies - Adaptive Neighbourhoods

Key Themes:

Variety of ground-oriented housing options

Mix of lot types to accommodate terrain

School site acquisition and distribution



Discussion

DP Guidelines - McKee Village

Key Additions:

Integrates natural landscape into everyday life

- natural wood & post and beam architectural elements
- rock & split rail fencing

Integration of First Nation cultural elements

- use of red, black and white accent colours
- artwork & street name signage in both English and Haylq'emeylem

Supporting outdoor recreation activities (eg. mountain biking, hiking)

- providing bicycle infrastructure (parking, wash stations, repair tools, fountains)
- maintaining views and vistas



Discussion

DP Guidelines - Steep Slope

Key Additions:

- Drainage and erosion control guidelines for sound stormwater management practices to mitigate hazardous conditions
- Building design to respond to unique hillside character

Discussion

DP Guidelines - Wildfire Hazard

Key Additions:

- Hazardous Conditions - Identify hazards to property
- Conditions for Development - establish general conditions & expectations
- Building Materials - minimize wildfire risk through fire-resistive materials
- Landscaping - minimize wildfire risk using landscape design

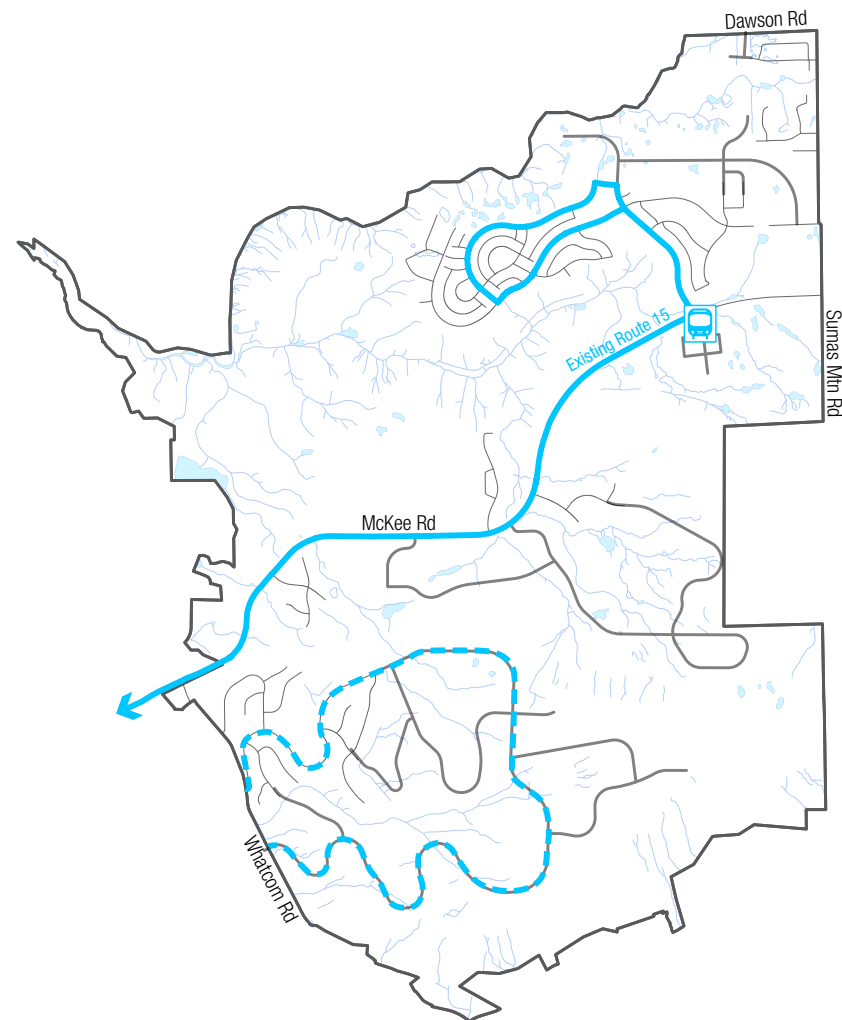
Discussion

Infrastructure - Transportation

Key Themes:

Multi-modal system with complete streets (pedestrians, cycling, transit, vehicles)

Parking for residents and outdoor recreation visitors (parking pockets for trailheads, recreation parking lots)



Discussion

Infrastructure - Road Network

Key Themes:

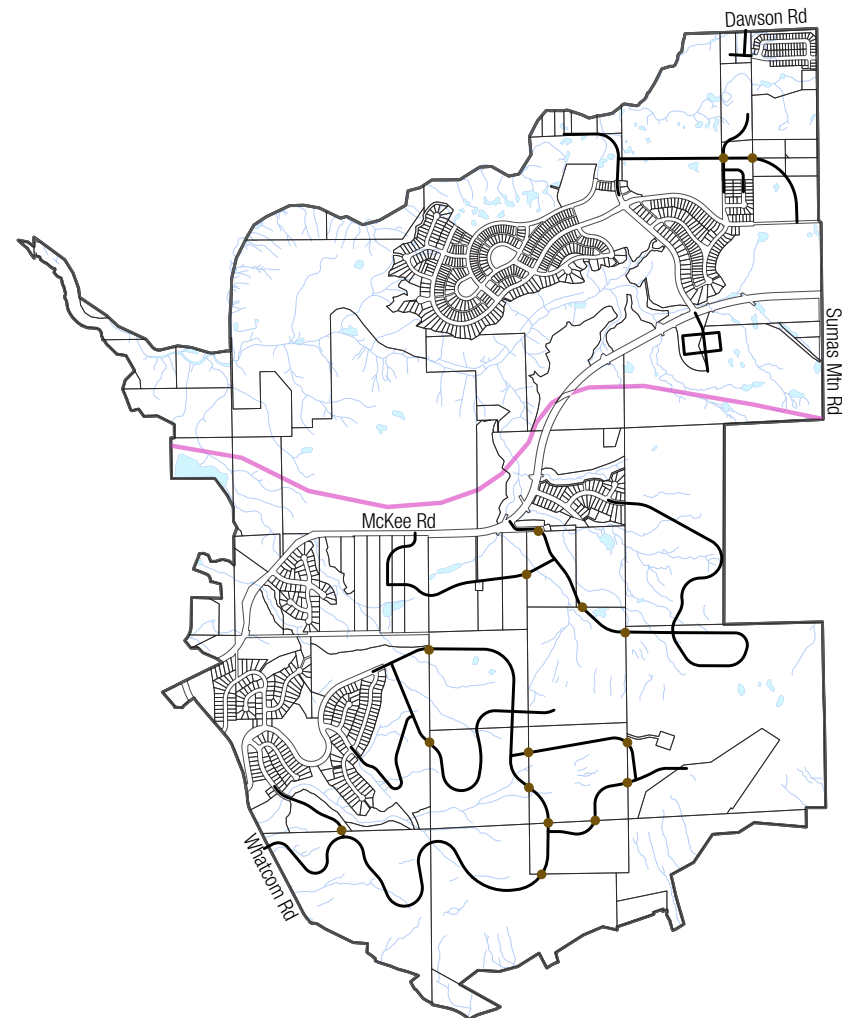
Traffic Impact Assessment conducted for major existing and proposed roadways

Upgrades:

- McKee and Whatcom Rd to 4-lane arterials (plus left turn lanes)
- Future signalization at intersections

Access points:

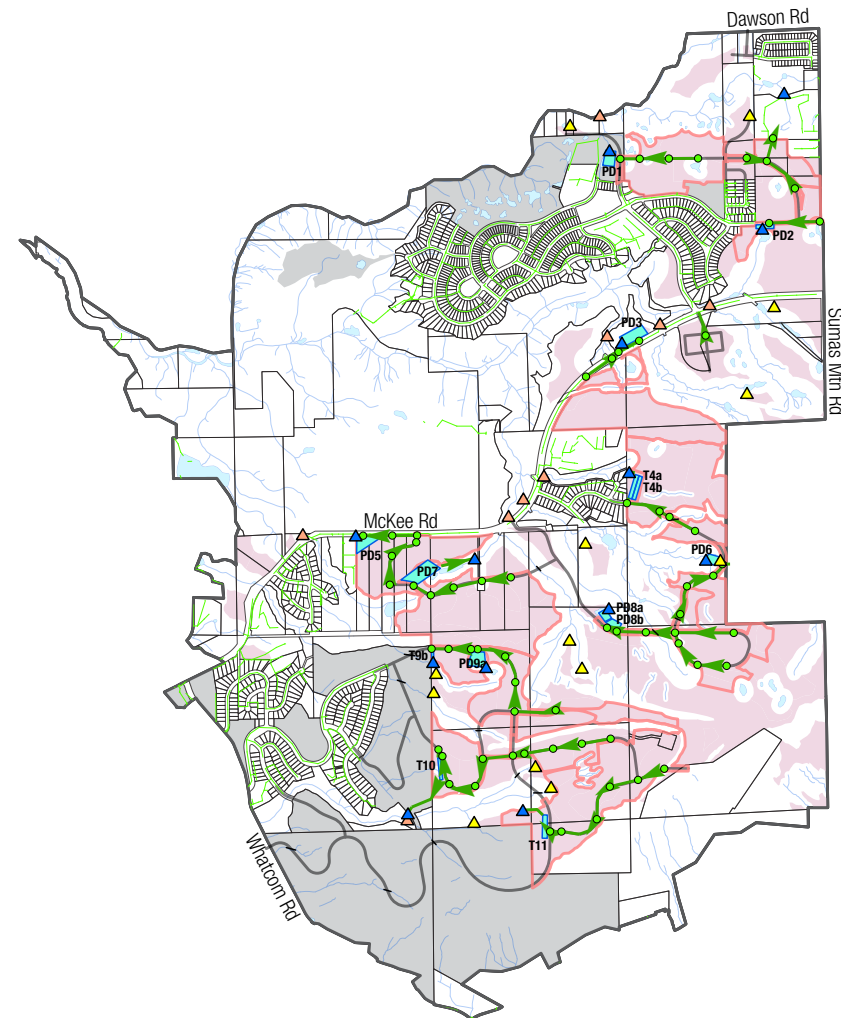
- Facilitates development equitably
- Ensures collector network is possible
- Flexibility provided within developable lands (Development Bylaw standards)



Discussion

Infrastructure - Stormwater

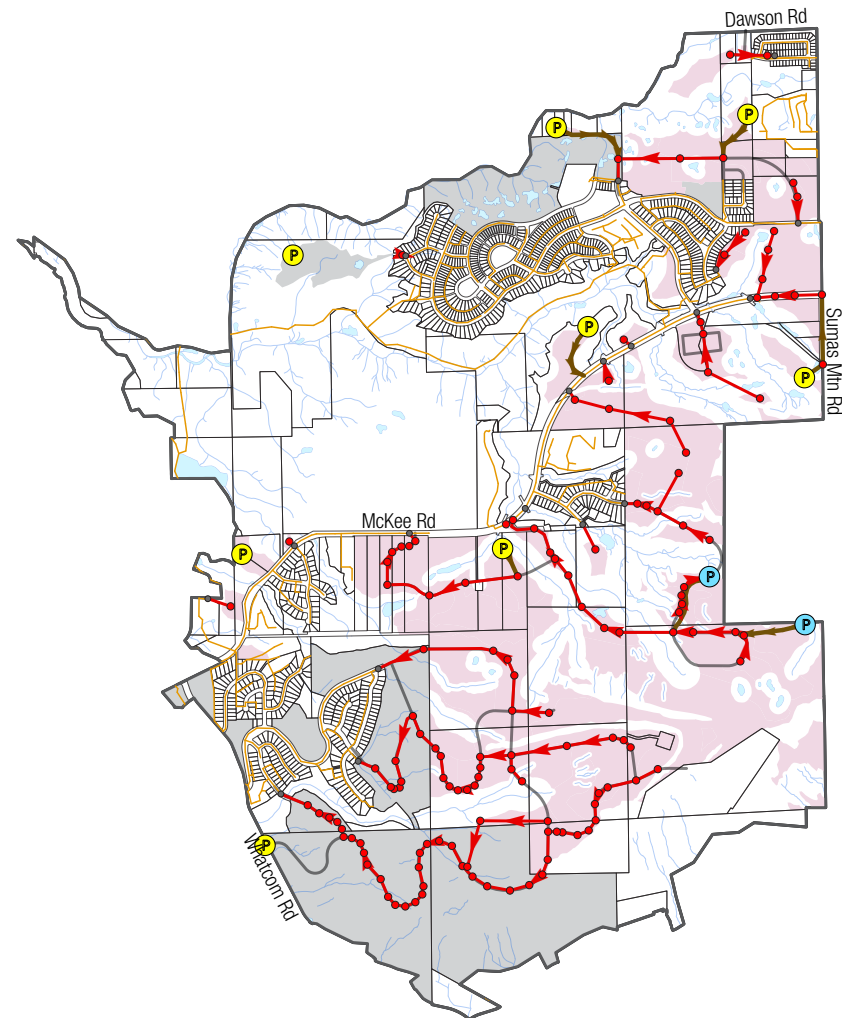
- Catchment-based system
- Maintain baseflows to existing water-courses
- Locate infrastructure under roads
- Identified 11 community detention facilities (total volume and footprint)



Discussion

Infrastructure - Wastewater

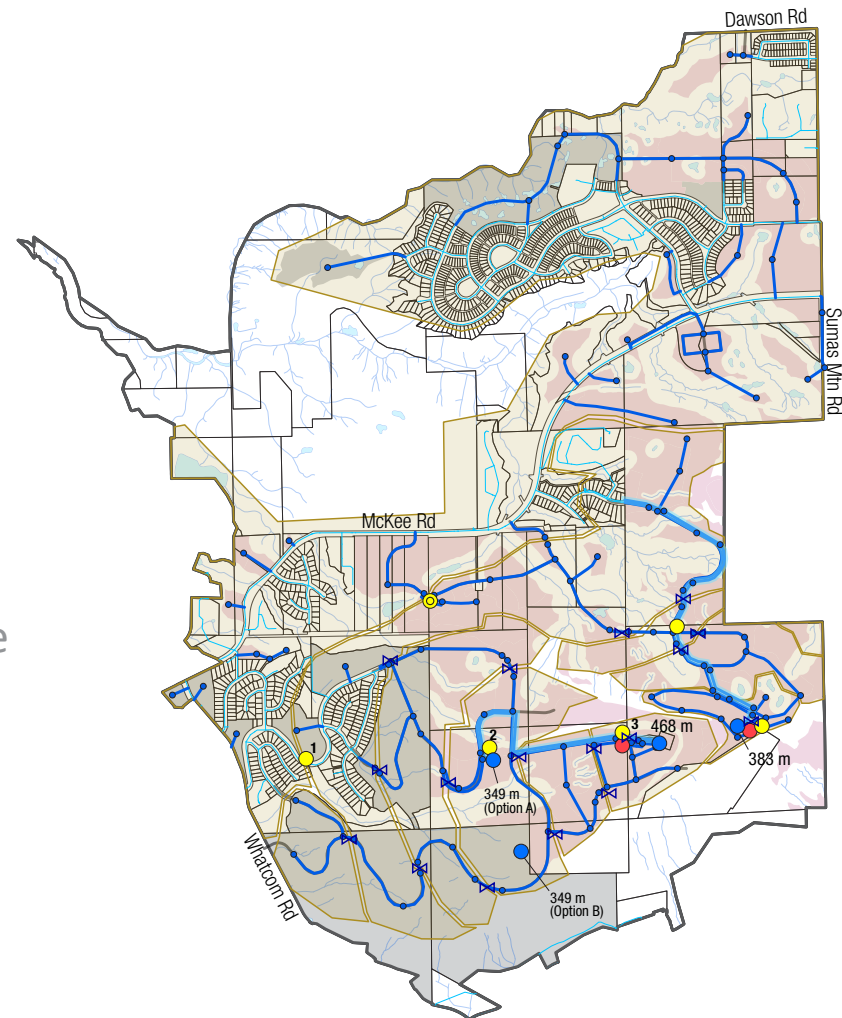
- Catchment-based system
- Use gravity where possible (10 pump stations required)
- Locate infrastructure under roads



Discussion

Infrastructure - Water

- Distribution network will use reservoirs, pump stations, and water main trunk network
- 3 reservoirs and one expansion cell
 - Existing McKee reservoir with an expansion cell
 - Phase 1 (349m - 2 options) and Phase 2 (468m) reservoirs on McKee Peak
 - Reservoir in Ledgerview (383m)



Discussion

Implementation - Financial Strategy

- Developer Responsibility
- Capital Programs
- Grants
- Development Cost Charges

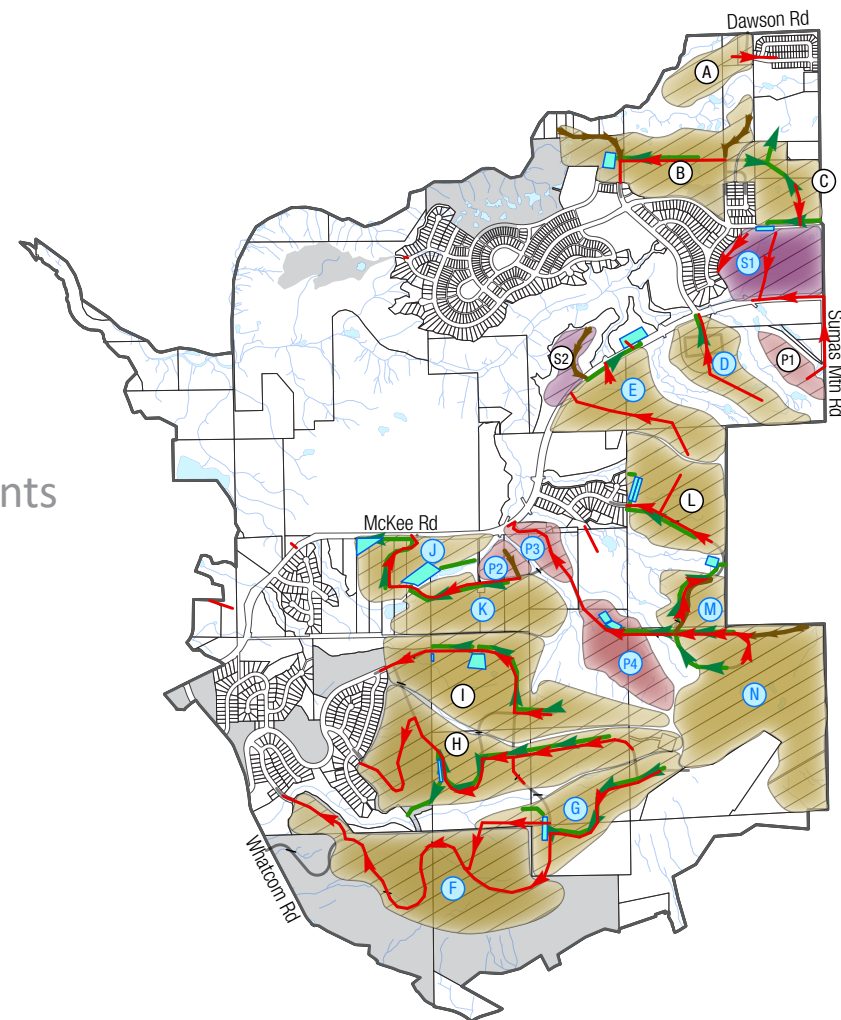
Discussion

Implementation - Phasing Plan

Phasing requirements identified to facilitate development in orderly manner

Key Principles:

- Phase areas identified based on catchments
- Providing required infrastructure components to complete phase
- Water, wastewater, stormwater, road network and school sites



Next Steps

- Public engagement strategy
 - Let's Talk Abbotsford
 - Open houses
 - Stakeholder meetings
 - First Nations meetings
 - Social media & website
- Stage 4 (upon completion of engagement)
 - Bylaw adoption process
 - Referrals
 - Public Hearing



Recommendations

1. THAT Council receive the Stage 3 draft McKee Neighbourhood Plan for information;
2. THAT Council endorse the public engagement strategy, as outlined in the report from the Senior Planner, pursuant to Section 475 of the *Local Government Act*; and
3. THAT Council direct staff to proceed with Stage 4 of the McKee Neighbourhood Plan.