



VIEW THE STAGE 1 REPORT

With its close proximity to Mill Lake and its strong employment base, the City Centre has the foundation and the potential to become a dynamic and complete neighbourhood. Together, we can create a vibrant City Centre all Abbotsford residents are proud of!



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CITY CENTRE NEIGHBOURHOOD PLAN

UPDATE STAGE 1 COMPLETE

The City Centre Neighbourhood Plan (CCNP) Project has completed Stage 1 with the presentation of a Background Research Report to City Council on Monday, April 10th. The report examines how the City Centre area functions and looks today and sets a benchmark to work from as growth begins to transform the neighbourhood. Important takeaways from the Background Research Report include:

1. The City Centre's residents are older than the average person in Abbotsford.
2. The majority of residents drive to get around.
3. There is a good foundation of retail jobs concentrated along South Fraser Way, which is surrounded by high density housing.
4. As a retail destination, the City Centre is successful with a low vacancy rate but it has an oversupply of office space that will take time to fill before more is needed.
5. The City Centre has two main parks (Civic Centre and Mill Lake Park) and it is rich in cultural amenities.

As the City Centre prepares itself for an additional 10,000 people, better coordination between land uses and transportation choices will be key to its success. High density housing should ensure a positive street presence and provide a variety of public and private amenity spaces. The report also observes that blocks in the neighbourhood should be broken into smaller, more human-scaled sizes that encourage walking, biking, and taking transit. Streets should be designed to be safe, friendly, and delightful for all users.

Finally, linking the area's current parks and cultural amenities with future ones will be essential to creating a complete and connected community with character.

With Stage 1 complete, the CCNP initiative will begin work on creating land use concepts and present them to the community in a stage of robust engagement. This will include conversations with residents, property owners and developers, road show events, an online survey, and a speaker event.

View the background research and council report of Stage 1!

