

1

Urban Structure + Growth Plan

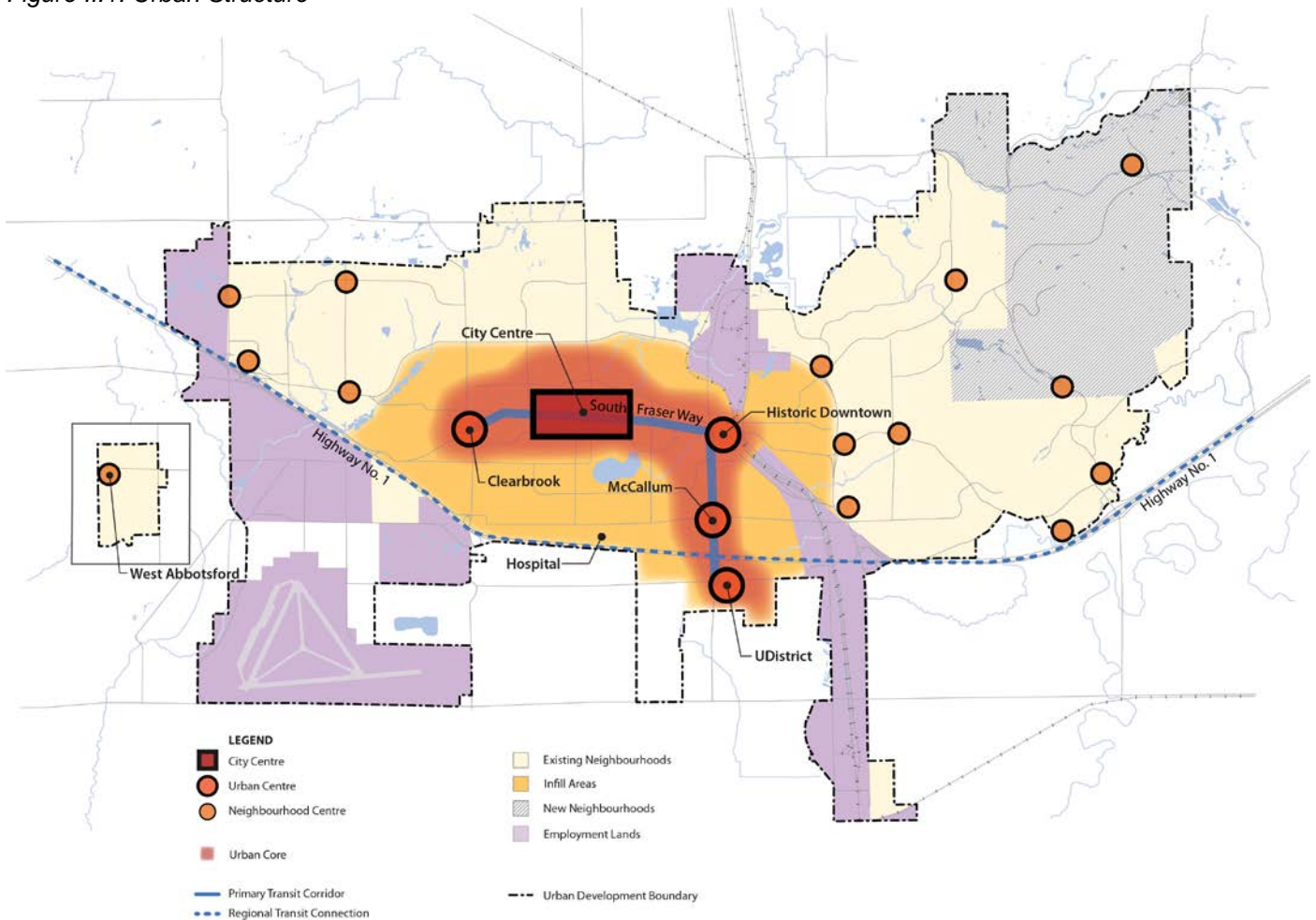


Urban Structure

Land use and growth management are among the most powerful policy tools at the disposal of local governments to direct growth and shape development. As such, land use and growth management policies are integral to achieving a community's vision and goals. The policies in this section are designed to help bring the Big Ideas to life.

The overall structure for the urban area is defined by a hierarchy of mixed use centres, anchored by ground oriented multifamily; low, mid, and high rise housing; and connected by the primary transit corridor that intensifies over time, as shown in *Figure II.1*.

Figure II.1: Urban Structure



City Centre

This is the centre of Abbotsford's public, economic, and cultural life, and it has a city wide draw. It is defined in part by South Fraser Way, a pedestrian friendly urban boulevard and retail street rich with street life served by frequent transit.

Urban Centres

This Plan identifies four mixed use Urban Centres. While they are secondary to the City Centre in terms of scale and intensity of use, they offer city wide appeal in addition to serving their surrounding neighbourhoods. Along with the City Centre, they are anchors on the Primary Transit Corridor, and the Historic Downtown and UDistrict in particular have a distinct character and function. They are community gathering places, places of employment, and rich with amenities and destinations.

Neighbourhood Centres

This Plan identifies 14 mixed use Neighbourhood Centres. They are secondary to Urban Centres in terms of scale and use, and are intended to serve their surrounding neighbourhoods, with short, walkable trips. They are community gathering places and meet many of the daily needs of nearby residents.

Urban Core

This is the area with the most redevelopment and intensification of uses, and includes the City Centre and all Urban Centres. It is served by the primary transit corridor that connects these Mixed Use Centres.

Infill Areas

These are existing neighbourhoods, which will retain their character while increasing residential density through gentle infill of ground oriented single detached and duplex buildings, as well as accessory units such as secondary suites and detached units. (B/L 2923-2019)

New Neighbourhoods

These are areas within the Urban Development Boundary that will see the development of new neighbourhoods.

Growth Plan

All future growth will be contained within the existing Urban Development Boundary, with 75% of future residential growth taking place in centres and existing neighbourhoods, and 25% of future residential growth taking place in new neighbourhoods. After the life of this Plan, future growth will continue to be accommodated within the Urban Development Boundary.

The following growth policies apply until Abbotsford reaches a population of 200,000 through the addition of 60,000 new residents (with additional growth possible through gentle, single lot infill), as per *Figure II.1*.

Urban Development Boundary

Abbotsford can grow to a population of 200,000 people and beyond while maintaining the Urban Development Boundary. Therefore, expansion of the boundary for residential growth will not be considered in the life of this Plan. Some areas of rural residential will occur at very low densities outside the Urban Development Boundary that may include a lower standard of services.

Focused Residential Growth

Focus an overall 75% of new residential growth (approximately 45,000 new residents) in centres and existing neighbourhoods, with the most intensification in the Urban Core. Specifically, focus:

- 60% of new residential growth (approximately 35,000 new residents) in the Urban Core; and
- 15% of new residential growth (approximately 10,000 new residents) in the Existing Neighbourhoods and around Neighbourhood Centres outside the Urban Core.

In the Infill Areas, gentle increases in residential density will occur through single lot redevelopment into additional ground oriented single detached, duplex, and accessory dwellings. This growth is in addition to the focused residential growth and occurs on a smaller scale, but significantly supports the Urban Core.

Other Residential Growth

Allow the remaining 25% of new residential growth (approximately 15,000 people) in areas designated as 'New Neighbourhoods'. The Plan anticipates that when the New Neighbourhoods growth is complete, future plans will continue to add people to existing neighbourhoods with minimal new areas for green field development.

Commercial Growth

Focus 70% of new commercial development in areas designated as 'City Centre', 'Urban Centre' and 'Neighbourhood Centre'.

Industrial Growth

No industrial designated land will be supported in changing to non-industrial designated uses. Industrial labour in Abbotsford currently comprises 30% of the total labour force and the Plan designates industrial lands for continued growth. The Plan also considers other City and regional objectives for industrial land supply in the Lower Mainland. Therefore, two Special Study Areas (A and B) are identified to further support both local and regional industrial needs.

Connections

The Centres of growth will be hubs connected through a coordinated network of transit and bike routes established in a new transportation plan.

Infrastructure

This Plan represents a significant turning point for the City in understanding whether growth pays for itself, and more importantly, what kind of growth pays for itself. Infrastructure planning and construction is tied to the land use plan to ensure efficient investments are made and that costs associated with servicing new development are fully borne by those who directly benefit. New developments will be required to fully pay for the costs of infrastructure capacity improvements that benefit the entire community through mechanisms such as: development cost charges, community amenity contributions, and other tools.

Beyond the Plan

This Plan establishes an urban structure that focuses growth around areas of concentrated amenities and services, building a 'city of centres' to a population of 200,000 people. Beyond 200,000 people, this Plan anticipates adding new centres and/or connecting these centres with corridors of higher density uses. Examples of these areas are the Urban Large Lot designation south of Mill Lake and the Secondary Commercial designation between the City Centre and Urban Centre of Historic Downtown. By focusing growth and supporting existing centres, the Plan supports growth there first before adding new areas for higher density uses.