



## **PART 2 LAND USE**

**Neighbourhood Structure**

**Land Use Designations**



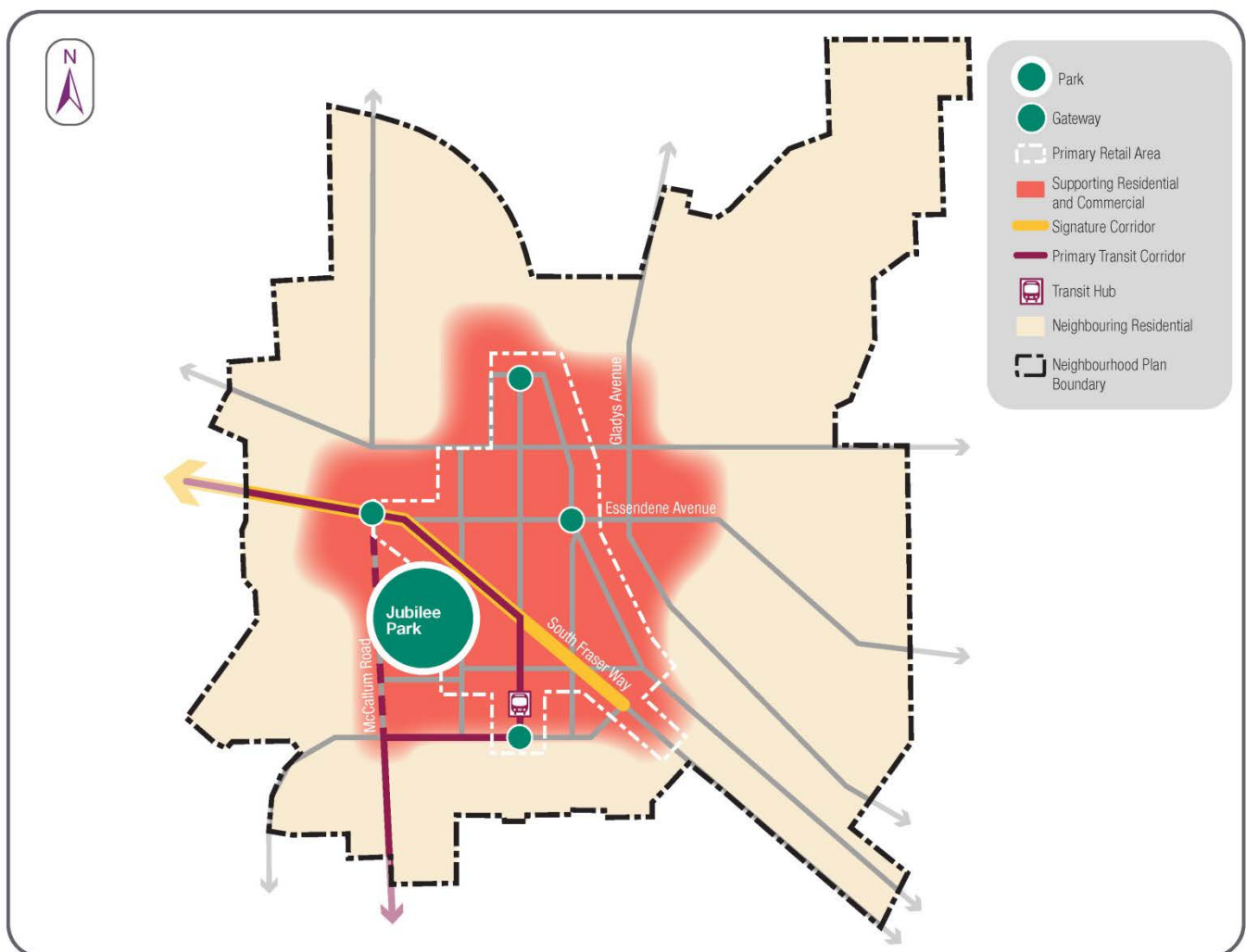


## NEIGHBOURHOOD STRUCTURE

### Land Use

The neighbourhood structure is designed to focus redevelopment efforts generally within the area bounded by Pine Street (N), Cyril Street (E), McDougall Avenue (S), and McCallum Road (W).

At the centre of this focused redevelopment is the Primary Retail Area, which includes the core historic streets with walkable, niche retail. Buildings in this retail core will generally be 2 to 3 storeys in height and frame the streets with transparent storefronts that spill out onto the street. Surrounding this retail core is a ring of supporting residential and commercial uses. The majority of buildings in this area will include apartment buildings ranging from 4 to 6 storeys, and additional small office spaces.



Map 2 – Neighbourhood Structure



Beyond the Primary Retail Area, and supporting residential and commercial spaces, is an area of Neighbouring Residential, including townhouses that scale down to 2 to 3 storeys and further transition to single detached neighbourhoods in the northeast, northwest, and south.

## Mobility

Historic Downtown is at the geographic centre of Abbotsford, playing a role as a focal gathering place for all residents. Both the Primary Transit Corridor and Signature Corridor feature as important options for people to travel to the area. The Primary Transit Corridor is anchored by a Transit Hub on Montrose Avenue at the southern entrance to the retail area, which over time becomes the transit focal point for the city overall (Figure 3). The Signature Corridor in turn links the area to the City Centre along South Fraser Way, featuring a high quality public streetscape including a generous tree canopy, bicycle and pedestrian facilities, and on street retail parking.

## Open Space

Jubilee Park features as the largest open space in the neighbourhood and over time becomes a city-wide destination for special events and recreation opportunities. Supporting this central open space are Gateways at important entrance points to the neighbourhood at either end of Essendene and Montrose Avenues. These Gateways, along with Jubilee Park, draw people through the Primary Retail Area to support the walkable retail streets.



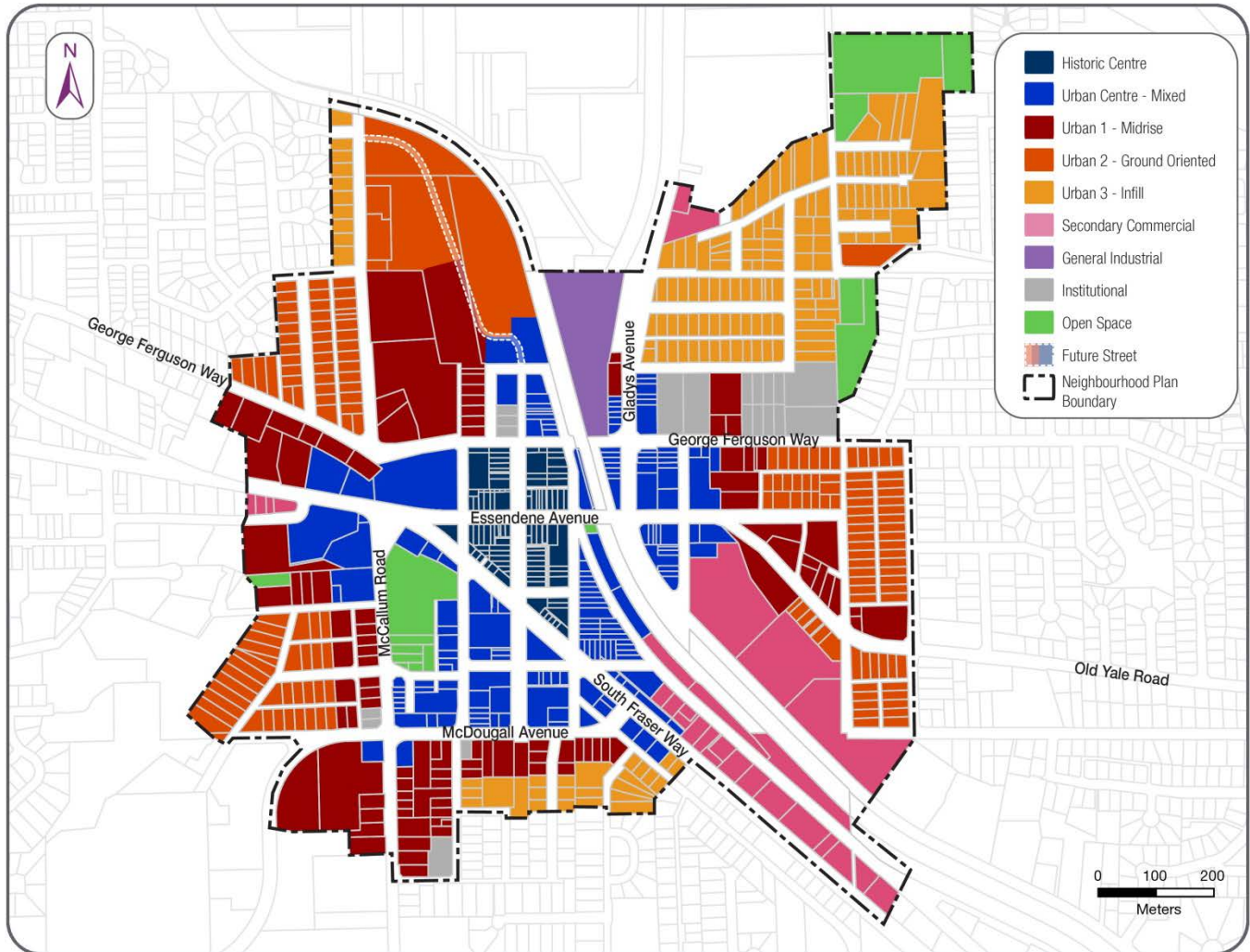
Figure 3 – Concept Rendering: Transit Hub on Montrose Avenue  
(view north from McDougall Avenue)



## LAND USE DESIGNATIONS

The land use designations in the Historic Downtown Neighbourhood Plan include both Parcel and Commercial Street designations shown in Maps 3 and 4, and described in the following table. They supersede the land uses found in the Official Community Plan.

Parcel designations establish the use and density of each parcel shown in Map 3.

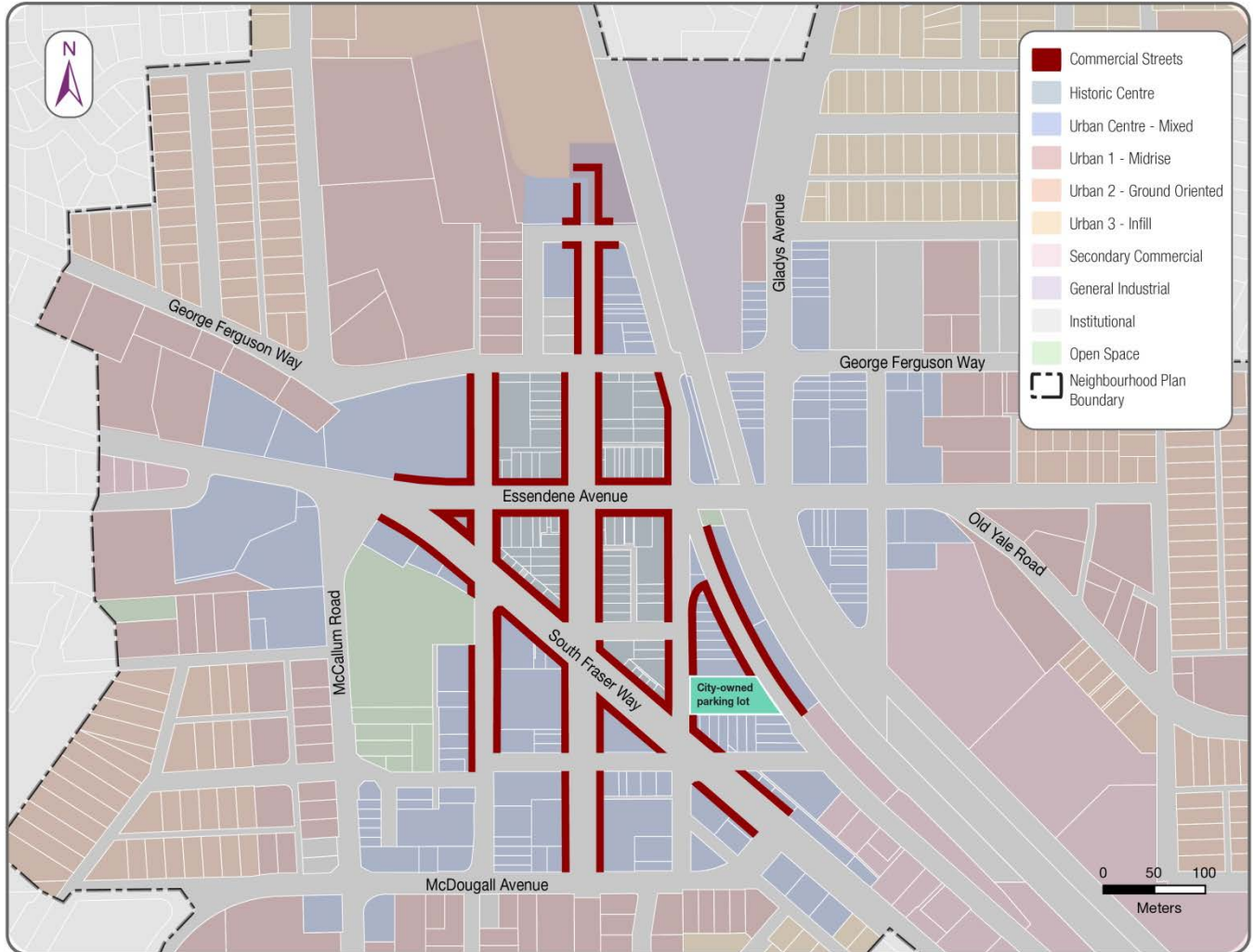


Map 3 – Parcel Map



Commercial Street designations require certain uses along the building edges that support ground floor activity for the streets shown in Map 4.

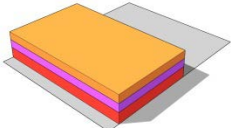
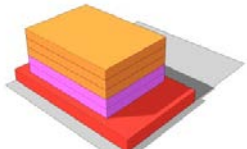

For the City-owned parking lot between West Railway Street and Montvue Avenue, the ground floor commercial uses are not required as the intent is to maximize future public parking opportunities for the neighbourhood.



Map 4 – Commercial Street Map

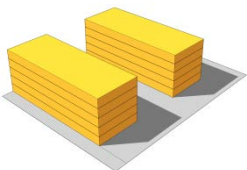
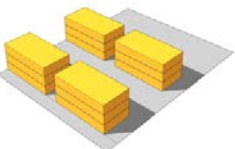
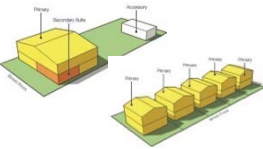


## Urban Centre

Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p><b>Historic Centre</b></p> 	<p>Enable a mix of commercial uses that creates a strong hub of activity in the core of Historic Downtown</p> <p>Maintain a historic main street character of small scale retail</p>	<p>Mixed use buildings</p> <p>Heights are a maximum of 3 storeys</p>	<p>Commercial</p> <p>Mixed use (residential and commercial)</p>	<p>100% lot coverage</p>
<p><b>Urban Centre – Mixed Use</b></p> 	<p>Enable a mix of uses to support the Historic Centre with higher residential density and commercial uses</p> <p>Support main street retail character on certain streets outside the Historic Centre</p>	<p>Mixed use buildings</p> <p>Heights are a maximum of 6 storeys</p>	<p>Mixed use (residential and commercial)</p> <p>Multi unit residential</p> <p>Commercial</p>	<p>1.0 to 2.5 FSR</p> <p>(an additional up to 0.5 FSR may be granted when 6 storeys cannot be achieved at 2.5 FSR)</p>
<p><b>Commercial Street - Required</b></p> 	<p>Require active ground floor commercial uses along certain streets to ensure buildings contribute to a vibrant street environment</p>	<p>Per the accompanying designation</p>	<p>The ground floor must be active commercial uses with individual access to the street</p>	<p>Per the accompanying designation</p>



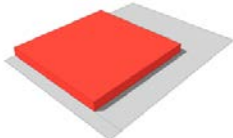
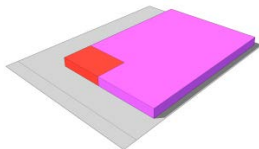
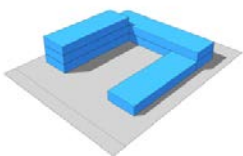
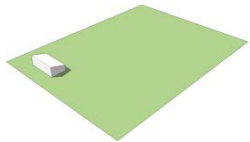
## Residential

Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p><b>Urban 1 – Midrise</b></p> 	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Multi storey buildings including low and mid rises, and integrated ground oriented units. Heights are a minimum of 4 and a maximum of 6 storeys</p> <p>Large sites (1 ha or greater) may incorporate ground oriented buildings</p>	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>
<p><b>Urban 2 – Ground Oriented</b></p> 	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>
<p><b>Urban 3 – Infill</b></p> 	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>	<p>Per the <a href="#">Official Community Plan</a></p>





## Supporting Lands

Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p><b>Secondary Commercial</b></p> 	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>
<p><b>General Industrial</b></p> 	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>
<p><b>Institutional</b></p> 	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>
<p><b>Open Space</b></p> 	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>	Per the <a href="#">Official Community Plan</a>

