



# Create a City Centre

Bylaw No.  
2913-2019



## Vision

*When asked where the heart of the city is located, all residents will point to the same recognizable place that is the centre of public, economic, and cultural life. This City Centre will have a clear identity and sense of arrival, and will evolve into Abbotsford’s most vibrant area, scaled to pedestrians and rich with diverse housing, destinations and activities. It will also continue to be the employment hub in Abbotsford, with strong links to the Civic Precinct and Mill Lake.*

## Big Picture

### South Fraser Way as an Urban Boulevard

Transform South Fraser Way into an urban boulevard where walking, biking and transit become enjoyable ways to experience the City Centre. Vibrant street fronting buildings and diverse destinations make the boulevard a place people choose to visit and linger – it is a destination, not a thoroughfare.

### Break Up Large Blocks and Build at a Human Scale

Create a fine grain street network to shorten large blocks and reduce walking distances, establishing more human scaled and connected streets that city centres require. Transition away from the current focus on vehicles towards a focus on people through measures such as the elimination of large surface parking lots and overly wide intersections with high speed turn lanes.

### Connect Mill Lake

Establish Mill Lake as an integral part of the City Centre’s sense of place and identity by connecting the City Centre to the lake through prominent visual and physical links.

### 10,000 more people

Bring into the City Centre residents who can walk to shop, play, and work. Reinforce the major employment hub with housing, diverse commercial amenities, and community attractions, drawing visitors from across the city and beyond.

**Refer to the City Centre Neighbourhood Plan for a detailed plan for the neighbourhood (Bylaw No. 2913-2019, cited as “Official Community Plan Bylaw, 2016, Amendment Bylaw No. 6”).**