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Establish Distinct + Complete Neighbourhoods

Bylaw No.
2920-2019



Vision

Abbotsford will be a city where neighbourhoods and smaller districts will be as complete and mixed use as possible, while also having their own distinct character and sense of place. Residents can work, and enjoy amenities and services such as cafes, shops, schools, and parks nearby, often within walking distance of home.

These neighbourhoods will set the stage for vibrant public life, in which people feel compelled to leave their homes on foot and cross paths with neighbours, enhancing health, safety, and community. Diverse housing types will create housing choice and will allow residents to live in their chosen neighbourhoods throughout their lives.

Big Picture

Housing Options

Establish diverse housing types within all neighbourhoods, increasing the range of options in terms of affordability, tenure, size, and type that support flexible housing options, including multigenerational living and aging in place.

More People to Support Neighbourhood Retail

Support neighbourhood retail and community amenities in as many existing neighbourhoods as possible in order to provide daily needs within walking distance. This is done by establishing greater residential densities that provide market support for economically viable grocers and other shops and retail uses.

Neighbourhood Main Streets

Rethink streets in Urban and Neighbourhood Centres to focus on people by turning them into destinations for gathering, shopping, and lingering.



Policies

The policies in this Chapter apply across the city and Neighbourhood Plans for particular areas of the city will consider them in more detail. In addition, some neighbourhoods already have specific character and policies for those areas are included below. Additional policies relating to the City Centre are in Chapter 1.

HOUSING

2.1 Housing Diversity

Support diverse housing types for a variety of household sizes, incomes, tenures, and preferences, ranging from single detached homes and townhomes, to low, mid, and high rise residences, and distribute them across the city. Specific policies in this Plan include:

- Secondary suites in all single detached dwellings, subject to the criteria listed in Part II of this Plan.
- Infill opportunities through single lot redevelopment, subject to the criteria listed in Part II of this Plan.

2.2 Housing Affordability

Support mixed affordable housing options such as small homes and accessory units including secondary suites and detached units where appropriate, which can serve as mortgage helpers for owners while providing affordable options for renters or extended family members.

2.3 Housing Design

Encourage innovations in housing design such as passive solar and energy efficiency.

2.4 Family Friendly

Support the needs of households with children in multifamily developments by establishing the following requirements in the Zoning Bylaw:

- Minimum outdoor amenity space
- Minimum number of two and three bedroom units

2.5 Age Friendly

Incorporate age-friendly design that responds to the needs of older individuals and people with disabilities. Specifically, develop design criteria for accessible units, and establish a minimum number of units required to be accessible in the Zoning Bylaw.

2.6 Non Market Housing

Increase the amount of affordable and adequate accommodation for lower income households including by:

- Increasing the supply of non-profit rental social housing through partnership and collaboration;
- Identifying City-owned land with opportunities for non-profit housing, housing demonstration projects, and supportive housing for individuals with special needs; and
- Supporting a range of affordable housing options using a housing first approach along the housing spectrum, including shelters and safe houses, transitional/temporary housing, supportive housing, and independent living options, especially in transit-accessible areas.

LAND USE

2.7 Mixed Use Centres

Through a mix of uses including retail, office, and residential, create a mix of uses that functions as a distinct neighbourhood. This includes focusing the highest densities and greatest mix of uses in the Urban and Neighbourhood Centres within individual neighbourhoods. This approach of a 'city of centres' is described in Part II of this Plan.

2.8 Retail Streets

Use individual Neighbourhood Plans to determine where the primary Retail Streets will be that give priority to active uses at street level, with any on site surface parking located at the rear of buildings.

2.9 Residential Intensification

Focus residential intensification around the Urban and Neighbourhood Centres as outlined in Part II of this Plan.

BUILDINGS

2.10 Maximum and Minimum Setbacks

In the Urban and Neighbourhood Centres, use maximum and minimum setbacks to ensure there is sufficient space to accommodate seating or other amenities within public and semi-public spaces along Retail Streets.

STREETS

2.11 Street Connectivity

Create a more connected street network that breaks up larger blocks and increases the number of intersections. This can include improved 'catwalk' or cul-de-sac connections and mid block crossings that make dead end streets or long blocks easier to navigate. In Urban and Neighbourhood Centres, pay particular attention to intersection design through public spaces and corner buildings.

2.12 Street Design

Establish detailed street design and architectural standards to make walking, biking, and transit delightful throughout Urban and Neighbourhood Centres, with particular emphasis on Retail Streets as determined in individual Neighbourhood Plans. This includes all elements of streets as 'urban rooms', including street and building edges, separating pedestrians and moving traffic, and forward views.

Example street cross sections are in the following Chapter 3, 'Make Walking, Biking, and Transit Delightful'.

2.13 On Street Parking

Permit on street parking throughout the Urban and Neighbourhood Centres where strategically effective to minimize the need for off street surface parking. Balance this relative to other street design and public space goals such as separating pedestrians and moving traffic and enabling delivery vehicle access that supports Retail Streets.

2.14 Off Street Parking

Minimize off street surface parking in Urban and Neighbourhood Centres, requiring residential and commercial parking to be situated underground or within buildings along Retail Streets.

RURAL AREAS

The following policies apply to areas outside the Urban Development Boundary that are not in the Agricultural Land Reserve.

2.15 Development and Use

Development in these areas will be low density residential that has a rural character with reduced infrastructure services, and low impact recreation opportunities such as biking and horseback riding.

2.16 Geography and Environment

Sumas and Vedder Mountain are prominent physical features in Abbotsford that will continue to provide both park and open space areas for people to enjoy; and areas of natural habitat for coastal forest plants and animals.

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