

2

Building the City: Implementation

Bylaw No.
2812-2018



Managing Growth to Achieve the Big Ideas

Infrastructure Phasing and Full Cost Accounting

The City will embrace a full cost accounting of growth decisions as standard practice, which includes lifecycle infrastructure costs and performance with respect to the Big Ideas. The City will coordinate major infrastructure and growth based on a phasing and financing plan that:

- Accounts for **lifecycle costs**, including construction and operation costs;
- Accounts for **outcomes related to the Big Ideas**, including but not limited to impacts on transportation choices and mode split, and housing choices;
- Manages the impacts of new development on **system wide services**;
- Optimizes the use of **existing infrastructure** to minimize financial and environmental impacts of growth;
- Addresses **both short and long term** growth requirements;
- Minimizes displacement of **natural and agricultural lands**; and
- Aligns with *Figure II.1*, as well as the approval process for capital funding with requests for ongoing operating funding.

Amenity Contributions, Density Bonusing, and Development Cost Charges

The City will explore new strategies of **community amenity contributions and density bonusing provisions** to improve the City’s ability to acquire public amenities and other benefits related to the Big Ideas. These strategies will identify which public benefits will be bonusable; identify a new approach to calculating benefit amounts; and consider how specific bonusable items with individual applications will be selected.

The City will update its **development cost charges and capital budgeting approach** to move closer to full cost and lifecycle accounting of different types of growth in different locations, with the intention of better addressing costs and value creation, and supporting better city building.

Budget Alignment

One of the most important elements of Plan implementation is through the municipal budget. The City will incorporate a budget that takes a holistic approach to city-building, establishing and documenting how proposed spending supports achieving this Plan and its Big Ideas.

Development Alignment

All development proposals submitted to the City will be required to comprehensively and credibly identify how the proposal facilitates or inhibits realizing this Plan. Such analysis cannot be selective in the referencing of elements of this Plan, but must be comprehensive and consider the complete Plan and its overall objectives. Similarly, staff will provide its own review of proposal alignment with the Plan, ensuring the reviews do not become formulaic, but are candid and critical in their contextual and project specific consideration.

Alignment with Other Plans

The City of Abbotsford has many plans and strategies in place that provide direction for planning and development, engineering, and parks, recreation, and culture. Some of these plans and strategies already generally align with the OCP and may require a “tweak” or update from time to time, while others require a “rethink” in the approach and outcomes. In other instances, there are gaps in strategic direction and oversight for important geographic areas or topics within the city. Regardless of what category a plan may fall into, updates or creation of new plans or strategies must consider and align with the OCP.

Master Plans to Update

There are a number of plans that have a direct impact on the growth and development of the city that should be updated following adoption of the OCP as part of the implementation strategy. The following are a list of master plans that must be updated and undergo a critical review to align with the vision, policies and regulations of the OCP.

Planning and Development

- Zoning Bylaw (2014)
- Auguston: A New Traditional Town (1998)
- McKee Peak Planning Study (November 2005)
- City in the Country Plan (2004)

Engineering

- 2007 Transportation Master Plan (2009)
- Bicycle Master Plan (2004)
- Transit Future Plan (2012)
- Joint Water Master Plan
- JAMES Master Plan (2009/2010)
- Development Cost Charge Bylaw
- Integrated Stormwater Master Plans

Parks, Recreation, and Culture

- Parks and Recreation Master Plan (2005)
- Abbotsford Trail Development Strategy (2004)
- Arts and Heritage Master Plan (2004)
- Heritage Strategic Plan (2005)
- Mill Lake Park Action Plan (2003)

New Plans to Create

The following neighbourhood and other plans do not exist and would further support the vision, policies and regulations of the OCP:

- City Centre Neighbourhood Plan
- Urban Centres Neighbourhood Plans
 - Historic Downtown
 - McCallum
 - Clearbrook
- Neighbourhood Centres
 - Auguston
 - Immel/McMillan
- New Neighbourhoods
 - McKee Peak/Ledgeview
- Bonus Density and Community Amenity Contribution
- Family Friendly Housing in Urban Areas

Measuring Success

Ensuring the successful implementation of the OCP not only requires updates to other plans and strategies, but also ongoing monitoring and evaluation. It is vital to equip Council and City staff with the information needed to respond to the evolving context of the community, and to determine whether the OCP vision is being achieved. Staff currently provide an annual report outlining development activity and summarizing major planning initiatives. This report could be modified to measure how the City is performing relative to the vision of the OCP, and other creative approaches will be considered such as third party reporting.

