

3

Neighbourhood Plans

Bylaw No.
2812-2018



Neighbourhood Planning Framework

In addition to establishing plans for many Mixed Use Centres, neighbourhood plans will be developed for new residential areas as well as existing ones where a significant amount of intensification or other change is expected or desired. While each neighbourhood plan may vary in scope and outcome, the plan should follow the Neighbourhood Plan Guidelines outlined below.

Collaborative Planning Process

Each plan process must involve the development of a Public Engagement Strategy that outlines level of engagement of landowners, City staff and municipal partners, the general public, and other specific stakeholder groups identified in the Strategy.

OCP Conformity

Each plan must demonstrate how it conforms to this Plan, realizes the Big Ideas, and achieves the urban structure and overall growth objectives.

Technical Due Diligence and Full Cost Accounting

Each Plan must be substantiated by technical and costing studies that identify the following estimated impacts of the Plan: infrastructure and servicing costs; mobility and modal split; and natural area preservation or restoration (if applicable).

Neighbourhood Plan Structure

Each Plan must include the following elements, which are conceptually outlined in *Figure IV.1*. Other aspects may be included within a plan based on specific conditions.

- **Policy:** Statements demonstrating alignment with the OCP and providing strategic direction and vision for the neighbourhood.
- **Land Use:** Outline existing conditions, such as population, housing inventory, and commercial space. Provide detailed plans and regulations regarding envisioned land uses and densities.
- **Open Space:** Outline existing and proposed open spaces, including passive and active park spaces and networks, plazas and squares and other public realm opportunities.
- **Environment:** Outline natural environmental areas, such as streams, riparian areas, steep escarpments, forested slopes, old growth forest areas, critical habitat, species at risk habitat areas and wildlife corridors.
- **Transportation:** Integrate multimodal transportation choices. This includes existing and proposed street network and classifications, off street trails, and transit routes and stops. Unique street design may be incorporated into the plan for specific and unique circumstance where a street standard is not appropriate in achieving the plan vision.
- **Infrastructure:** Demonstrate how the proposed land uses and densities can be serviced with municipal water, stormwater, and sanitary, along with other private utilities, such as gas, electricity, and fibre optics. Each plan should include a servicing strategy that outlines the phasing and implementation of servicing.
- **Design Guidelines:** Provide neighbourhood specific design guidelines that align with and enhance the city wide Development Permit Guidelines.
- **Schools:** Outline policies relating to school site acquisition/expansion in conjunction with the School District.

- **Implementation:** Include an integrated plan showing the above elements and policy outlining the tools to implement, such as bonus density, community amenity contributions, development cost charges, latecomer agreements, etc., and the phasing or triggers to achieve them.

Relationship between the OCP and Neighbourhood Plans

When adopted, all neighbourhood plans will be added to the OCP, and will form a part of the planning framework for the City of Abbotsford. Where the neighbourhood plan provides greater detail or differs from the OCP the neighbourhood plan will prevail. In the case where the neighbourhood plan does not contain guidance or direction, the OCP continues to apply.

List of Neighbourhood Plans

Listed below are the neighbourhood plans that have been adopted and incorporated within the framework of the OCP:

Bylaw No.'s
2913-2019
2920-2019
3400-2023

- Schedule “B” - UDistrict Neighbourhood Plan (Bylaw 2812-2018)
- Schedule “C” – City Centre Neighbourhood Plan (Bylaw 2913-2019)
- Schedule “D” – Historic Downtown Neighbourhood Plan (Bylaw 2920-2019)
- Schedule “E” – McKee Neighbourhood Plan (Bylaw 3400-2023)

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