



PART 2: LAND USE

2.1 Neighbourhood Structure

2.2 Land Use Designations





2.1 NEIGHBOURHOOD STRUCTURE

Land Use

The neighbourhood concept is designed to focus redevelopment efforts generally within the area between McCallum and McKenzie Roads. The majority of the built form will be comprised of apartment buildings ranging from 4 to 6 storeys. Towards the periphery of this area, the housing format will scale down to 2 to 3 storey townhomes to provide a seamless transition to existing single family homes.

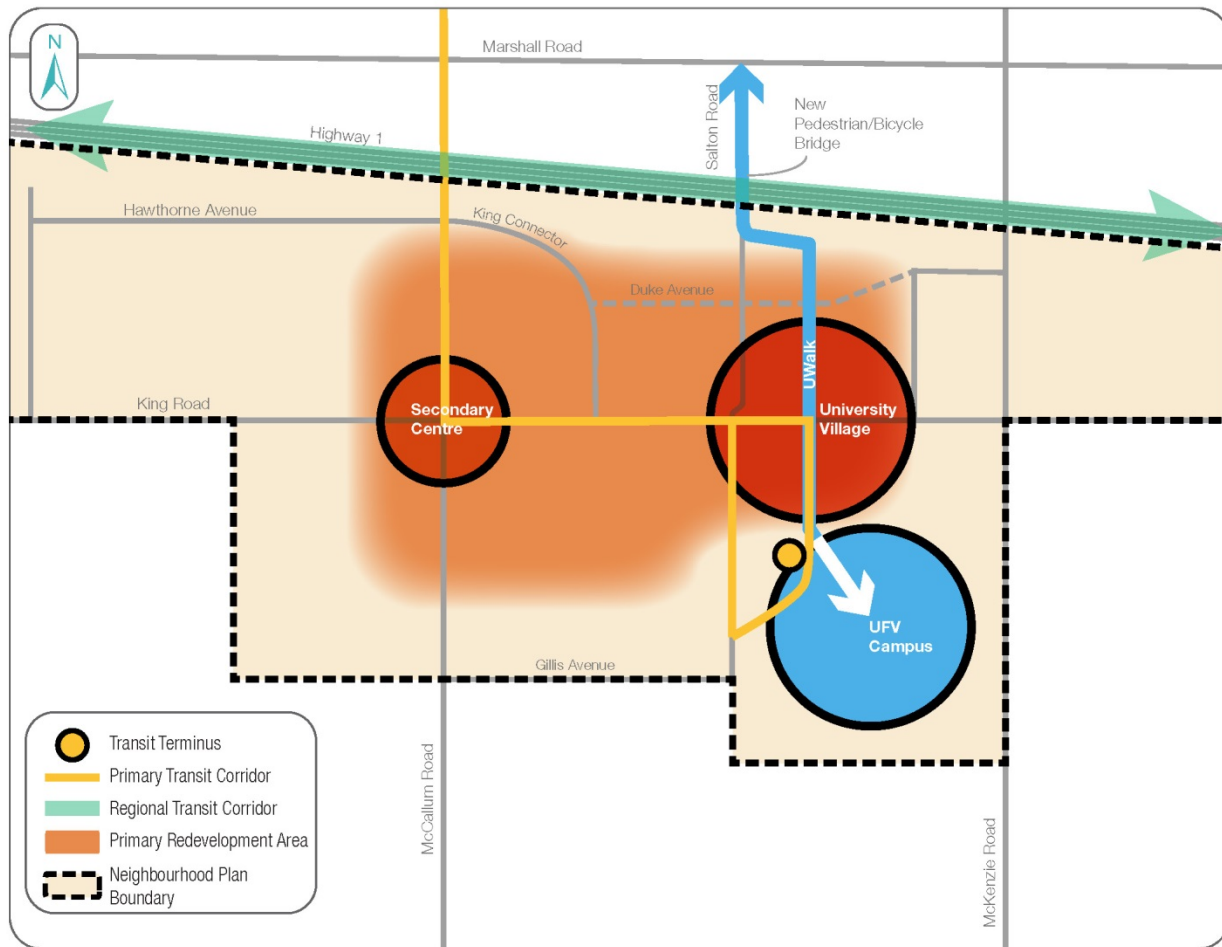


Figure 13 - Preferred Concept

The neighbourhood has been designed around two mixed use nodes. The first one is centered on the intersection of King and McCallum Roads, and the second one around the intersection of University Way and King Road. The node on King and McCallum Roads will function as a secondary centre with an active ground floor comprised of retail and services, with office and residential uses above.

The primary node is the focal point of the UDistrict, and will be referred to as the 'University Village'. This vibrant area truly reflects the theme of integration, and within this area the boundaries between the campus and

neighbourhood will be blurred. The ‘heart’ of the University Village will be the extension of University Way North. This street will function as a shared street that can be closed off for major events to create ‘Cascades Plaza’. The street will be framed on either side with patio space occupied by cafés and restaurants that will be active day and night to support activity at UFV and events at Abbotsford Centre. The narrow paving stone street will be flanked on either side by wide sidewalks, a beautiful tree canopy and street furnishings to create spaces where people will want to gather and mingle. Above the street level, building floors will be a mix of residential, office, and institutional uses that will support the ground level activity, and add to the unique character of the area (see Figure 14).

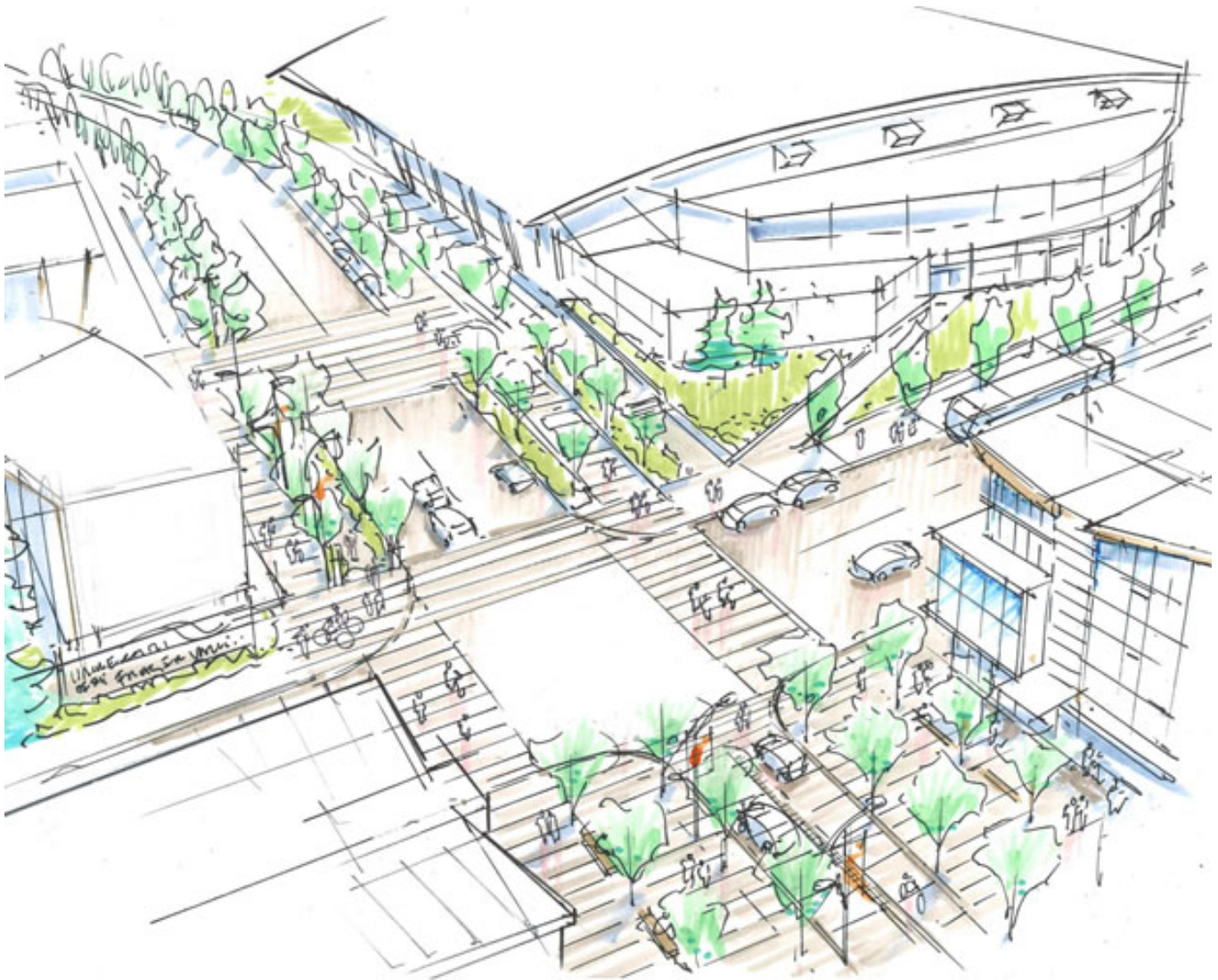


Figure 14 - University Village

Mobility

University Village will be located at the intersection of two transportation corridors that are integral to the movement of people and goods within the UDistrict. UWalk will be the north/south pedestrian and cyclist route, and King Road will become a multi-modal transportation corridor with bike lanes, high frequency bus rapid transit service, and comfortable sidewalks.

UWalk will be comprised of three major components: a) UWalk North, b) Cascades Plaza, and c) UWalk South. UWalk North will connect the UDistrict to the greater City on the north side of the Trans-Canada Highway by a new pedestrian/cyclist bridge. From the south side of the bridge, UWalk North will become a greenway lined with trees and benches on either side of a delineated pathway for students or residents to enjoy their commute or moment of relaxation. After crossing Duke Avenue (a new east/west through street), the UWalk will connect to Cascades Plaza in the heart of the University Village. Here cyclists will share the paving stone street with slowly moving vehicles, while pedestrians will be separated and will continue their journey on wide sidewalks. UWalk South begins at the intersection of King Road and University Way, and the separation of cyclists and pedestrians continues as UWalk transitions into the formal campus. The separated pathway will continue all the way to the new front door of UFV, and on throughout the remainder of the campus.

With transit supportive land use framing King Road, the form and function of this transportation corridor will make high frequency bus rapid transit an efficient mode of travel. With Regional transit connections located within the neighbourhood and the new bus terminus centrally located on University Way (UWalk South) in between Abbotsford Centre and the new front door of UFV, mode shift will be encouraged not just locally, but regionally. Separate bike lanes with ample protection will make cycling safe, and with bike lanes on every connecting street in the primary redevelopment area, all ages and abilities of cyclists will find moving through this neighbourhood a pleasant experience. Sidewalks will continue along both sides of the corridor, but with weather protection, more street trees, benches and wayfinding signs, the walk to school or work will become a much more enjoyable experience. Vehicles moving people and goods will continue to utilize King Road. The streetscape will be improved and the traffic will move slower due to sharing the road (see Figure 20).

Open Space

Open space within the neighbourhood concept has been designed around connecting urban plazas and destinations with greenways. UWalk will not only act as transportation corridor, it will also function as a linear open space providing both hardscaped and landscaped environments. Cascades Plaza and a number of smaller plazas throughout the redevelopment area will provide urban green space for relaxation and enjoyment.



2.2 LAND USE DESIGNATIONS

The land use map for the UDistrict is shown below (Figure 15). Existing and proposed streets are also illustrated within the land use map. The land use designations demarcated within the Land Use Map (Figure 15) of this Neighbourhood Plan supersede the land use designations found within Official Community Plan.

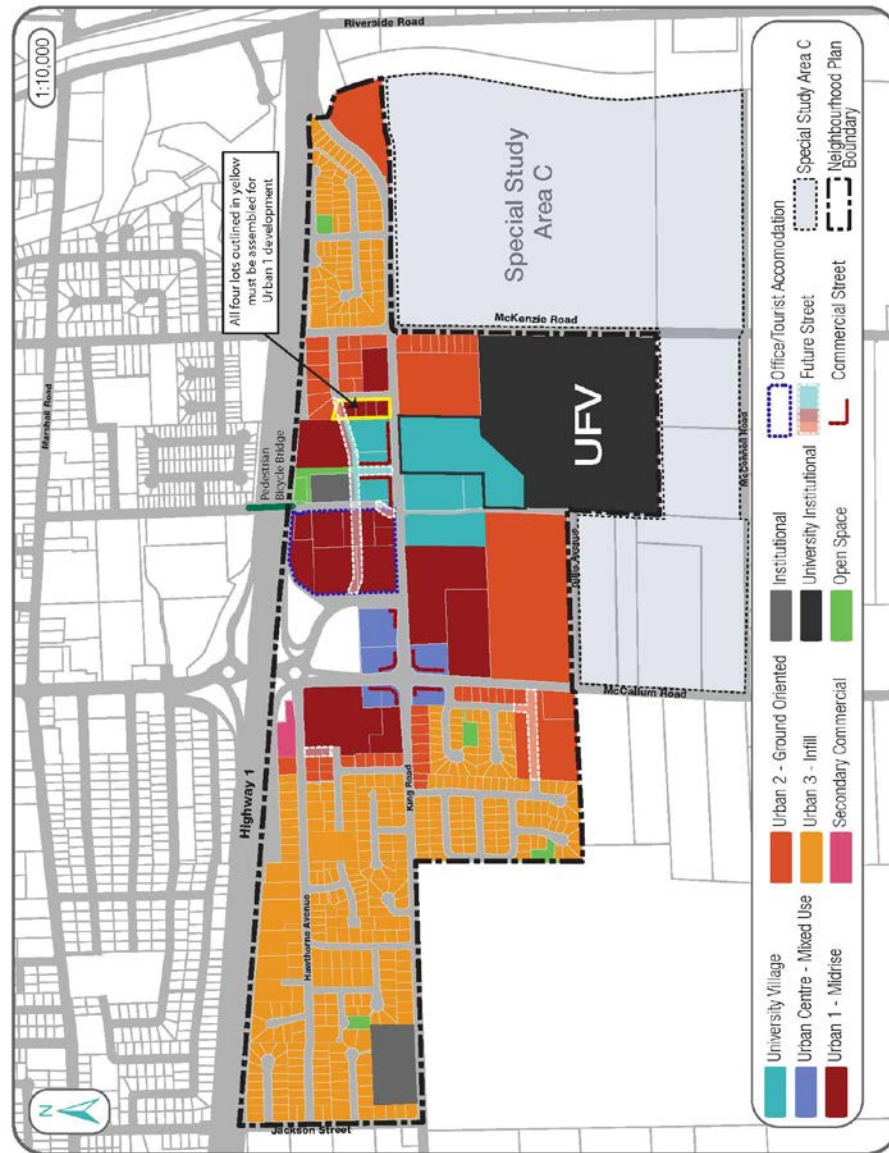


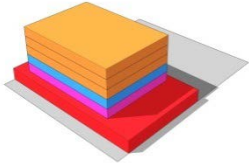
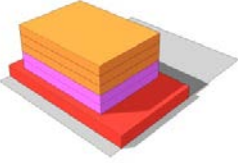

Figure 15 - Land Use Map

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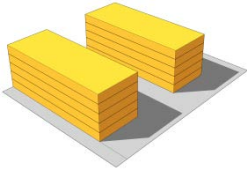
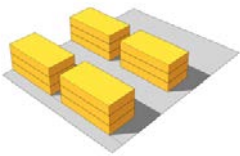
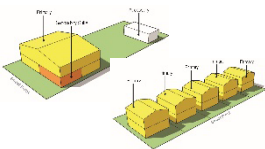
URBAN CENTRE

Bylaw No.
2909-2019

Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>University Village</p> 	<p>Enable a mix of uses that creates the primary hub of activity in the UDistrict, unifying public spaces both north and south of King Road (within the campus) and integrating academic and neighbourhood uses.</p>	<p>Mixed Use Buildings. Heights are a minimum of 4 storeys and a maximum of 6 storeys.</p>	<p>Mixed use (residential and commercial) Multi unit residential Commercial Institutional</p>	<p>1.0 to 2.5 FSR</p>
<p>Urban Centre – Mixed Use</p> 	<p>Enable a mix of uses that creates an active hub at the McCallum and King Road intersection.</p>	<p>Mixed Use Buildings. Heights are a minimum of 3 storeys and a maximum of 6 storeys.</p>	<p>Mixed use (residential and commercial) Multi unit residential Commercial</p>	<p>1.0 to 2.5 FSR</p>
<p>Commercial Street</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

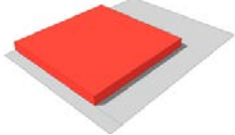
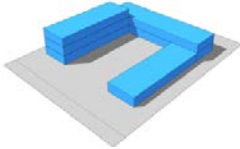
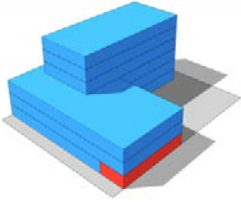
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Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>Urban 1 – Midrise</p> 	<p>Per the Official Community Plan</p>	<p>Multi storey buildings including low and mid rises and integrated ground oriented units. Heights are a minimum of 4 storeys and a maximum of 6 storeys.</p> <p>Large sites (1 ha or greater) must incorporate Ground Oriented Row and Townhouses.</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>
<p>Urban 2 – Ground Oriented</p> 	<p>Per the Official Community Plan</p>	<p>Ground Oriented Duplex, Row and Townhouses. Heights are limited to 3 storeys.</p> <p>Large sites (1 ha or greater) will not be allowed apartment buildings.</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>
<p>Urban 3 – Infill</p> 	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>



SUPPORTING LANDS

Bylaw No.
2909-2019

Designation	Purpose and Description	Building Type and Height	Uses	Density (min and max)
<p>Office/Tourist Accommodation</p> 	<p>Enable office or tourist accommodation to serve the neighbourhood and broader community</p>	<p>Per the accompanying designation</p>	<p>Office Tourist Accommodation</p>	<p>Per the accompanying designation</p>
<p>Secondary Commercial</p> 	<p>Enable commercial uses that serve a neighbourhood or city wide area.</p>	<p>Height is limited to 2 storeys.</p>	<p>Commercial Indoor Industrial Tourist Accommodation is not permitted</p>	<p>Per the Official Community Plan</p>
<p>Institutional</p> 	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>
<p>University Institutional</p> 	<p>Enable a mixed use university hub with major institutions, assembly, and related office, commercial and residential uses. Serve a city wide area</p>	<p>Multi storey buildings including low and mid rises. Heights are limited to 6 storeys.</p>	<p>Institutional, Mixed Use (residential and commercial) Multi unit residential Commercial</p>	<p>Up to 1.0 FSR</p>

<p>Open Space</p> 	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>	<p>Per the Official Community Plan</p>
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Special Study Area C

The 2016 Official Community Plan sets out a vision for how the city will grow. Through the creation of the OCP, four special study areas were identified for further planning and analysis. One of the four areas (Area C) is located adjacent to the UDistrict Neighbourhood, and is primarily identified as a potential location for a future city-wide athletic park containing multiple sports fields with the ability to host tournaments and marquee events. This location was identified because of its proximity to existing neighbourhoods, growth areas, and UFV. Opportunities could be explored to collaborate and partner with UFV to enhance their varsity sports and on-campus recreational programs.

In addition to parks space, this area is also conducive to agricultural programs relating to innovation, research and development, education, and exhibition opportunities. The proximity to the UFV campus provides a unique opportunity to explore these opportunities in a collaborative manner.

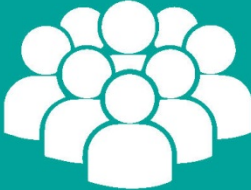



The City is currently creating a new Parks, Recreation and Culture Masterplan as part of the Plan200K initiative. The masterplan will provide an overarching approach and strategic direction for park space throughout the City. Special Study Area C will be analyzed in further detail following adoption of the new Parks, Recreation and Culture Masterplan. The analysis will take into account these opportunities and explore supporting and complimentary uses to the UDistrict neighbourhood and outline implementation strategies.

Special Study Area C resides within the Agricultural Land Reserve and must be approved by the Provincial Agricultural Land Commission. Until the necessary planning processes are completed and approved, all properties must comply with existing zoning.



Projections

The tables shown below provide a breakdown of the land use and population statistics for the neighbourhood:

	Current	Projected
	3,775 people	9,700 people
	Current	Projected
	1,400 units	4,600 units
<p>Grade (Age) Preschool (0-4) Elementary (5-10) Middle (11-13) High (14-17)</p>	Current	Projected
	290 students 365 students 175 students 200 students	350 students 350 students 230 students 230 students
	TOTAL 1,030 students	TOTAL 1,160 students
	Current	Projected
	5,300 students 820 staff	6,900 students 1,190 staff

Statistics Canada data - Abbotsford 2016

UFV 2016 Masterplan

Table 1 - Population and Units; School Age Projection (neighbourhood completely built out)



