

Bylaw 2600-2016,
being "Official Community Plan Bylaw, 2016" Schedule "B"

PART 3: POLICIES

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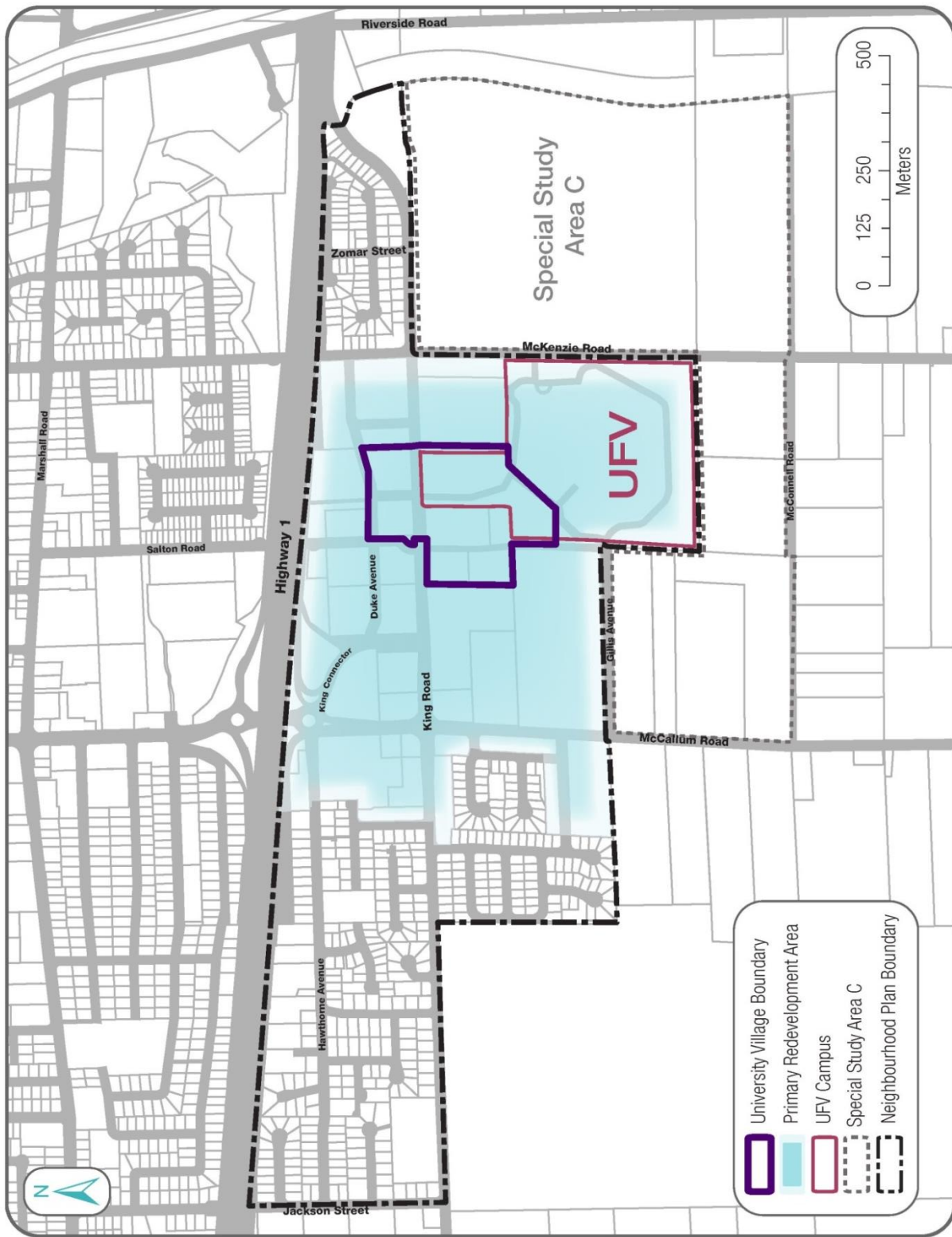


Figure 16 - University Village

3.1 CAMPUS AND NEIGHBOURHOOD INTEGRATION

Many universities across North America have realized the positive synergies gained by partnering with private business on or near the campus. By integrating the campus with the neighbourhood in the University Village, the opportunities for business growth and development are strengthened due to a close proximity to a centre of innovation. The University Village will also offer attractive accommodation with housing options technically off campus, in an area that offers a 24/7 experience. With entertainment, shopping, and places to gather, the attractiveness of the area is greatly enhanced for not only students, but residents seeking an urban experience.

3.1.1 University Village

Position the University Village as the heart of the neighbourhood by allowing for the broadest range of uses within this land use category, including institutional uses on non-university land.

3.1.2 Public/Private Realm

Create a unified look and feel through the public and private realms in the University Village by designating the area as a Development Permit Area and a special character area within the Street and Public Realm Design Guidelines.

3.1.3 Campus Integration

Encourage UFV to locate their Digital Hub and/or campus bookstore in the University Village to seamlessly integrate university and community uses.

3.1.4 Vibrancy

Promote a mix of day and night activity in the community by complementing UFV and the Abbotsford Centre with a range of commercial and entertainment uses that will draw residents and visitors into the University Village during and outside of regular business hours.

3.1.5 Abbotsford Centre

Along with the campus, Abbotsford Centre is an anchor to the University Village and host special events that service the greater community. The University Village will play an integral role in providing a reason to come early or stay late after an event.

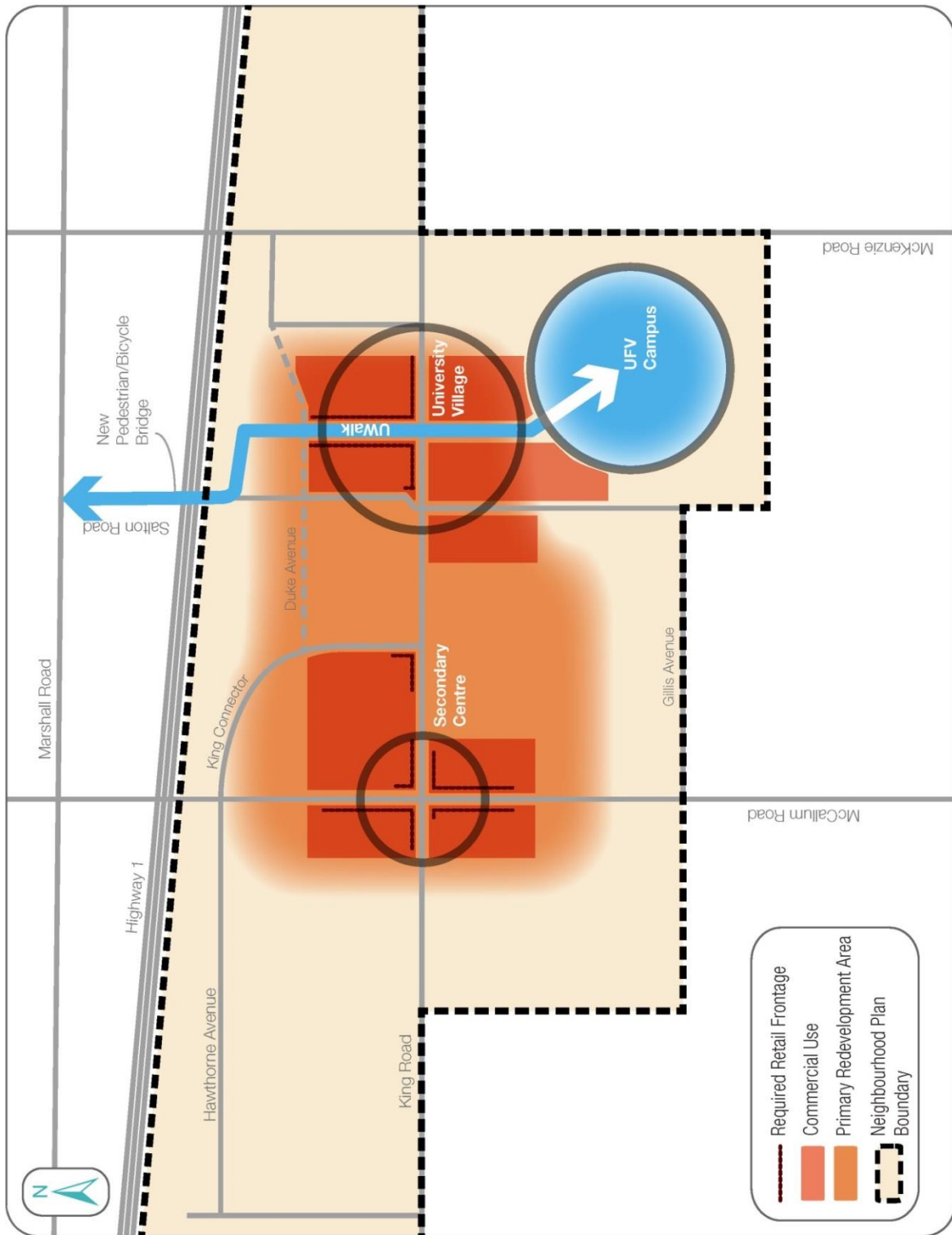


Figure 17 - Commercial Nodes

3.2 URBAN CENTRE

An important aspect of a complete community is ensuring that residents have convenient access to goods and services. Allowing for higher density mixed use development that is focused around opportunities for gathering, and serviced by multiple modes of transportation, will ensure residents of the UDistrict will have convenient access to the goods and services they need on a daily basis. To create this type of neighbourhood, the UDistrict will be focused around two mixed use nodes anchoring each end of King Road, which will function as a multi-modal transportation corridor.

3.2.1 Commercial Nodes

Concentrate retail and commercial businesses around two mixed use nodes within the neighbourhood. The first node will be centered at the intersection of King and McCallum Roads, while the second node (University Village) will be focused at the intersection of King Road and University Way.

3.2.2 Maximizing Density

Encourage new developments to maximize the prescribed density within the two mixed use nodes. This will help concentrate residential and commercial density in **designated** nodes, which is critical in ensuring the viability of an urban retail environment.

3.2.3 Range of Services

Strengthen and intensify neighbourhood-serving businesses within the commercial nodes that provide a full range of services for the community.

3.2.4 Retail Streets

Designate retail streets within the two mixed use nodes requiring ground floor retail to activate the street.

3.2.5 Retail Scale

Limit retailers to a maximum of 1,000 m² to preserve a walkable neighbourhood environment.

3.2.6 Patios

Promote outdoor patios and other on-street commercial activity in the mixed use nodes to create vibrant and spontaneous streets for people.

3.2.7 Use Transition

Address transitions in scale between mixed use and multi-family developments and ground-oriented residential uses by stepping down building heights where appropriate.

3.2.8 Continuous Streetwall

Encourage a continuous streetwall in the two mixed use nodes to create a highly urban and walkable environment.

3.2.9 Development Permit Requirements

Require Development Permit applications to include details of all proposed signage in their drawing submissions to ensure that they are appropriately scaled to a pedestrian retail environment.

3.2.10 No Drive Thrus

Prohibit drive-thrus within the neighbourhood, with the exception of the secondary commercial parcels.



3.3 RESIDENTIAL

In order to support the anticipated residential growth that will take place within the UDistrict neighbourhood over the next few decades, redevelopment activity will need to occur. The intensification process will be geared towards providing more compact housing forms such as apartments, row housing and townhouses. It will be important to provide a wide selection of multi-family housing choices in order to provide affordable options.

UDistrict will be diverse, as many of the residents will be attending University of the Fraser Valley. The average age of a student at UFV is in their late twenties, and differs from other universities in the Lower Mainland. Residential housing will need to reflect this reality. Other than individuals, housing will need to accommodate couples, young families, single parents, and even seniors who chose to live within the UDistrict. Housing form and character will be governed by development permit guidelines found within the OCP with specific DP guidelines for the University Village contained within this plan.

3.3.1 Multi-Family Variety

Provide a range of multi-family housing types, unit sizes, and tenures.

3.3.2 Three Bedroom Apartments

Incorporate 3 bedroom apartment units into new multi-family developments within the primary redevelopment area.

3.3.3 Purpose Built Rental

Encourage the construction of purpose-built rental housing within the primary redevelopment area.

3.3.4 Affordable Housing

Facilitate the provision of affordable market and non-market housing in collaboration with government, businesses and non-profit associations (excluding emergency shelters or transitional housing).

3.3.5 Accessory Units

Support housing affordability options by allowing 'mortgage helpers' in the form of accessory units within ground oriented row or townhouses.

3.3.6 Off - Campus Student Housing

Work with UFV to explore locating student housing options off-campus to further campus/neighbourhood integration.

3.3.7 Outdoor Amenity Space

Require functional outdoor amenity spaces for all new multi-family residential developments.

3.3.8 Gated Communities

Prohibit new gated communities as they do not encourage inclusivity and inhibit walkability.

3.3.9 Sound Mitigation

Incorporate sound attenuation measures into the design of residential buildings built adjacent to the Trans-Canada Highway based on Canadian Mortgage and Housing Corporation (CMHC) standards.



Examples of multi-family residential

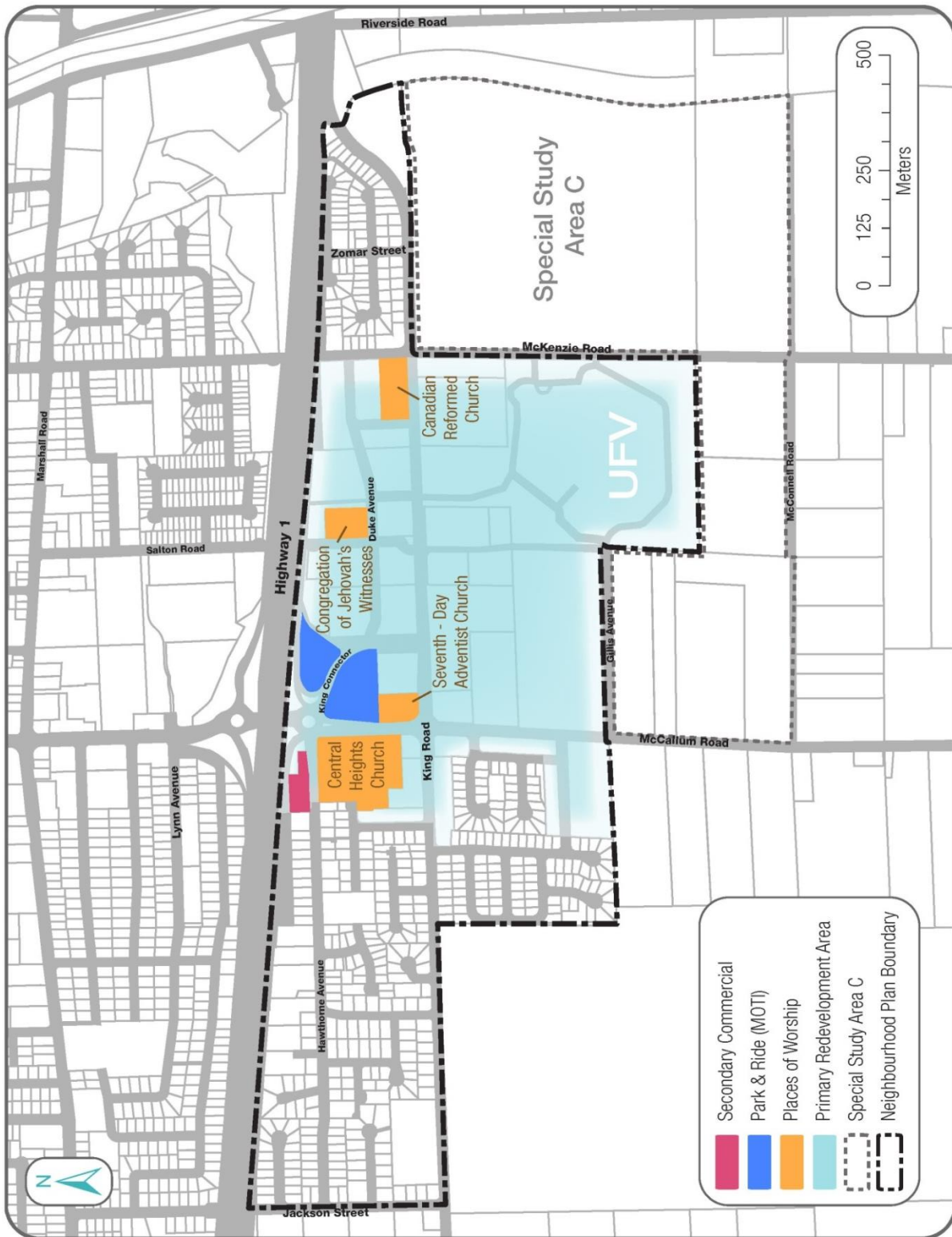


Figure 18 - Supporting Lands

3.4 SUPPORTING LANDS

Supporting Lands are largely comprised of institutional lands and secondary commercial uses. Institutional lands can play an important role in helping define the character of a neighbourhood. This is especially true with the UDistrict. The University of the Fraser Valley is a major institution in the neighbourhood, and its growth and development has the ability to change the character of the entire neighbourhood. Within the UDistrict, there are a number of churches. These religious institutions play an important role in the neighbourhood and provide community service and social outreach work. Their presence within the UDistrict will continue throughout the life of the Plan. Secondary Commercial lands within the UDistrict will play a very minor role in overall development of the neighbourhood, due to the limited amount of property with this land use designation.

3.4.1 Institutional Complex – Primary Use

The predominant use of land on UFV Abbotsford campus is for post-secondary education and research.

3.4.2 Institutional Complex – Location of Buildings

Enhance the University Village by requiring university buildings located within this area to incorporate a mix of uses, and specifically ground floor retail to generate activity at the street level.

3.4.3 Institutional Complex – Business Relationships

Encourage UFV to relocate or expand programs to the University Village in order to increase their prominence in the neighbourhood and take advantage of relationships with the business community.

3.4.4 Religious Worship (Existing and Transitional)

Enable existing churches to stay in their current form or to redevelop and integrate into an urban format, such as a floor(s) within a building.

3.4.5 Secondary Commercial – Buffers

Buffer residential uses from the Trans-Canada Highway on-ramp with compatible commercial uses for the travelling public.

3.4.6 Secondary Commercial – Drive-Thrus

Drive-thrus must be located behind the building out of view from public streets.

3.4.7 Secondary Commercial – Convenient Access

Enable secondary commercial uses near highway 1 with convenient vehicular access to service and highway traffic.

3.4.8 Park & Ride

Work with MOTI to consider appropriate land use options should the Ministry choose to redevelop existing Park & Ride facilities during the lifetime of the plan. Any redevelopment considerations will need to take into account the regional transit function of the site.



Figure 19 - Amenity Spaces, Parks and Trails

3.5 AMENITY SPACES, PARKS AND TRAILS

Providing adequate amenity space, parks and trails will be an important factor for fostering healthy lifestyles, encouraging social interaction and enhancing livability within the UDistrict. Throughout the intensive redevelopment process the population will continue to grow. With a more urban environment, it will become even more important to ensure that quality recreational space is provided for residents of the neighbourhood.

Amenity Space

UWalk will not only act as a pedestrian and cycling corridor for residents and users of the area, a portion of this corridor (Cascades Plaza) will function as a plaza space. Removable bollards will be placed on either end of University Way North, and with the roadway portion blocked off to vehicular traffic the space will be able to accommodate events and activities.

Parks, Trails and Open Space

The neighbourhood will be served by one proposed and four existing Neighbourhood Parks (see Figure 18). There is currently a deficit of Community Park space within the UDistrict; however, with the installation of the new pedestrian/cycling bridge over the TransCanada Highway, Berry Park is within walking distance. Through the Parks and Recreation Master Plan update, the distance and classification of Berry Park will be reassessed. The parks space ratio deficit in the area will be further explored with the potential city wide park located within Special Study Area C. This facility will not only provide ample recreational space for residents of the UDistrict, it will also provide much needed city-wide active recreational space for tournaments and large sporting events for residents and UFV varsity sports and on campus recreation programs.

Riverside Trail provides a unique opportunity for a walking, running and cycling loop within the neighbourhood, and to accommodate this recreational resource 1.70 ha (4.20 ac) of land will need to be designated for this purpose. The undeveloped road right-of-way for McConnell Road provides a connection from the trail to McKenzie Road. This connection will be in the mid to long term as the area is currently be used for gravel extraction.

 TOTAL Park and Open Space 31.95 ha (78.96 ac)	Park & Type	Size ha (ac)
	Amblewood Park (neighbourhood)	0.17 (0.42)
Kaslo Park (neighbourhood)	0.28 (0.69)	
Keats Park (neighbourhood)	0.16 (0.40)	
Ketch Park (neighbourhood)	0.22 (0.54)	
Riverside Trail (major trail)	4.50 (11.12)	
Proposed Riverside Trail (major trail)	1.70 (4.20)	
Proposed Open Space (neighbourhood)	0.50 (1.24)	
Cascades Plaza	0.14 (0.35)	
Proposed Special Study Area (city-wide)	24.28 (60.00)	

Table 2 - Park Space Inventory

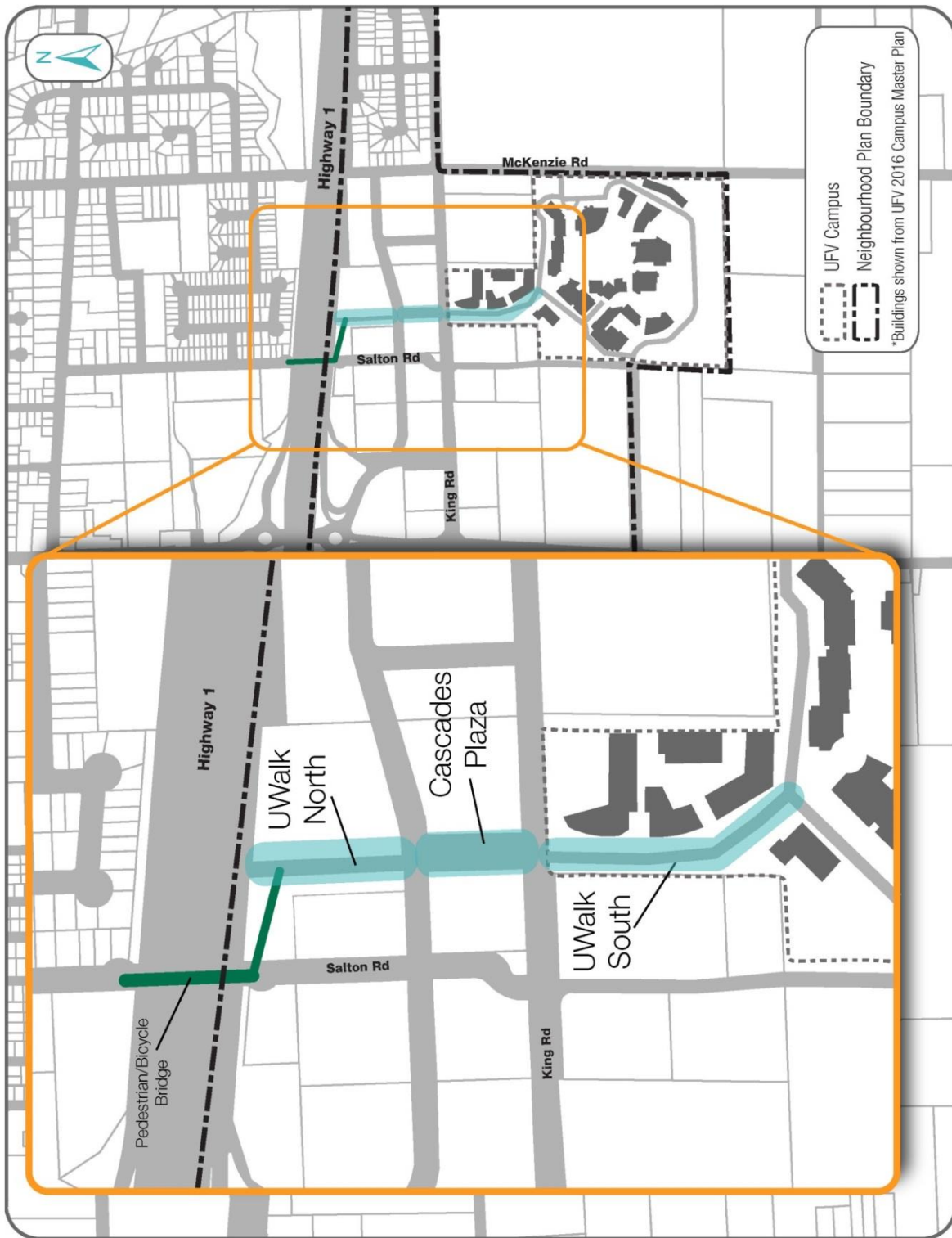


Figure 20 - Amenity Spaces: UWalk

3.5.1 Amenity Spaces – UWalk

The UWalk will be the primary movement and recreational corridor for the UDistrict which will connect the neighbourhood to the north side of the highway. It will be made up of three areas – UWalk North, Cascades Plaza, and UWalk South.

3.5.2 Amenity Spaces – UWalk Programming

The UWalk will provide passive recreational space and opportunities for informal gathering.

3.5.3 Amenity Spaces – UWalk North

Design UWalk North as a tree-lined urban greenway which acts as a northern gateway into the UDistrict for pedestrians and cyclists. Establish public access to lands required to complete this route.

3.5.4 Amenity Spaces – Cascades Plaza

Cascades Plaza will be an active, vibrant and shared space with the dual function of both a Street and plaza supporting day and night activity. The Street will have the ability to be converted into a plaza by placing removable bollards at both ends to create a car-free space for festivals and events.

3.5.5 Amenity Spaces – UWalk South

UWalk South will be the main entrance to the University and Abbotsford Centre, and will connect the campus to the greater UDistrict Neighbourhood.

3.5.6 Amenity Spaces – Salton/King Road

The alignment of Salton Road with College Drive will provide the opportunity to create a public plaza. This space will function as a west entrance to the University Village and will connect King Road with the pedestrian/cycling overpass.

3.5.7 Parks – Existing

Retain existing parks within the neighbourhood to support families with children.

3.5.8 Parks – Connections

Explore opportunities to provide safe and convenient connections between parks.

3.5.9 Parks – Special Study Area C

Explore the possibility for developing a large format active park in Special Study Area C, as per the Official Community Plan (OCP) to meet local and city-wide recreational needs (additional detail is provided on page 22).

3.5.10 Trails

Create a perimeter looping trail which will start along the unconstructed road right-of-way on McConnell Road, and will continue along the escarpment and connect back to the sidewalk along King Road.

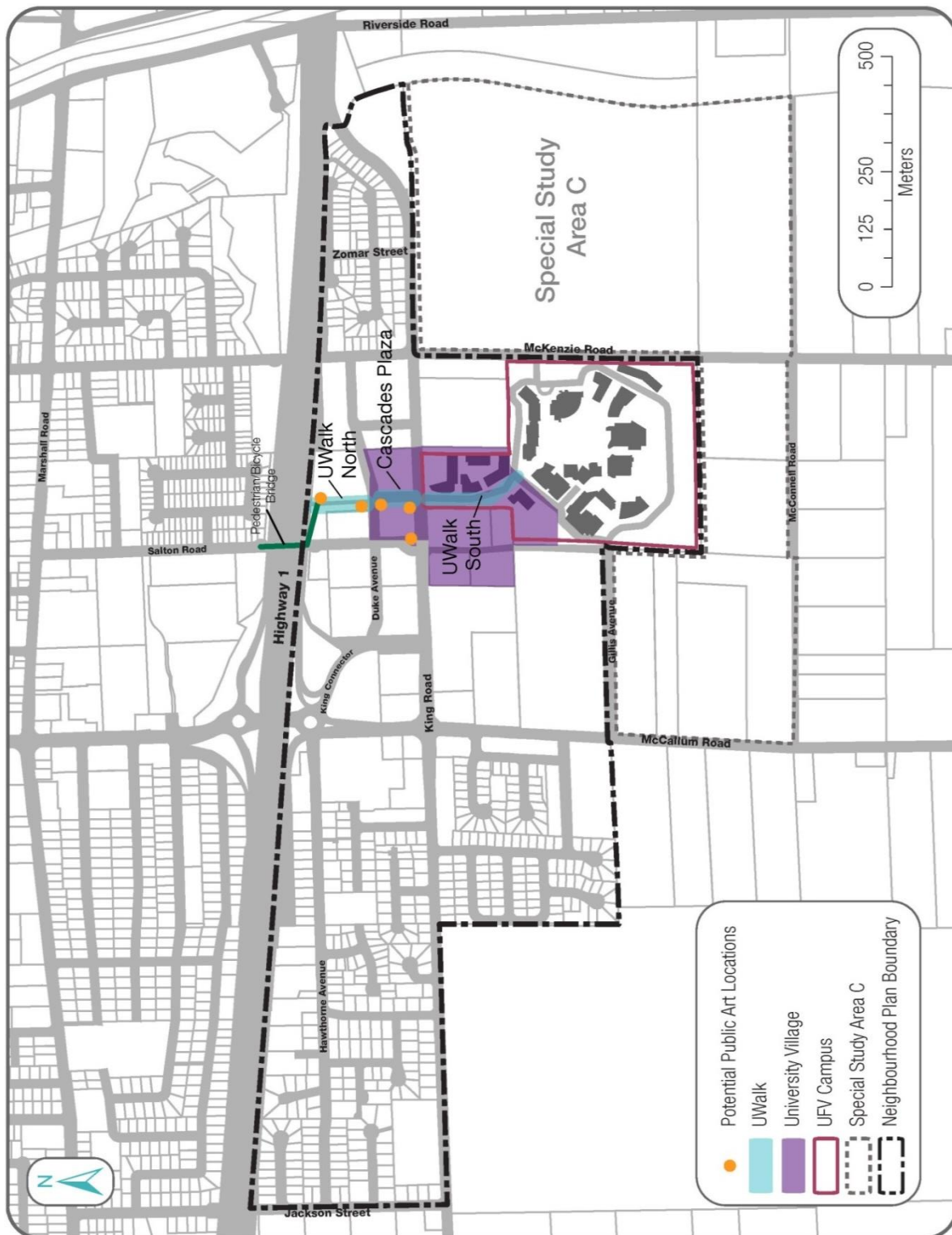


Figure 21 - Public Art Locations

3.6 COMMUNITY, RECREATION AND CULTURE

Policies within this section encourage the improvement of the UDistrict's social and cultural development. The neighbourhood's artistic and cultural resources will become more important to the community as the UDistrict redevelops and grows in population. Community gathering spaces need to be created and public art should be included to enhance the neighbourhood. These enhancements will help to establish a unique sense of place for residents.

Recreation within the neighbourhood can be supported by continued use of Abbotsford Centre for recreational community sports. In addition, UFV's recreational facilities are located within the neighbourhood, and the recreational needs of many area residents will be provided by this institution.

3.6.1 Special Events

Support special events (festivals, street parties, markets) in public spaces such as Cascades Plaza to help create a sense of community.

3.6.2 Daycare Facilities

Encourage daycare facilities to locate within the primary redevelopment area to support the families within the neighbourhood.

3.6.3 Social Services

Encourage essential social services (doctors, dentist offices) to locate within the two mixed use nodes to support the development of a complete community.

3.6.4 Gathering Spaces

Expand opportunities for group seating throughout the neighbourhood to encourage informal gathering spaces and to create a sense of community.

3.6.5 Age-Friendly Design

Encourage the design of age-friendly spaces that meet the needs of an aging population.

3.6.6 Abbotsford Centre

Support Abbotsford Centre as a place to host marquee events (sports and concerts) and integrate the University Village to enable people to take advantage of services within the neighbourhood.



Abbotsford Centre

3.6.7 Public Art

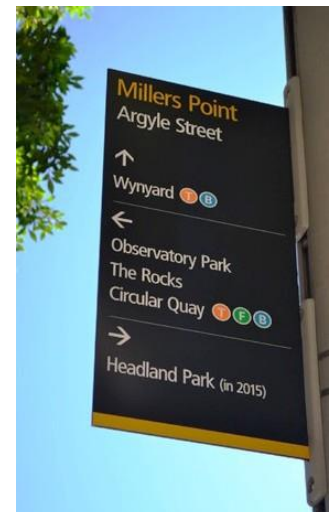
Locate public art installations in key focal points to reinforce the unique sense of place and to act as landmarks for the neighbourhood.



Examples of Public Art

3.6.8 Wayfinding

Encourage innovative forms of wayfinding signage at key intersections and gateways into the neighbourhood to guide movement between major destination points.



Wayfinding with high contrast between characters and background

3.6.9 Street Lighting

Utilize banners with the UDistrict branding on street light mounting poles to differentiate the neighbourhood from other parts of the city.



3.6.10 UFV Recreational Facilities

Examine public access and use of UFV recreational facilities in relation to the PRC Master Plan.



UFV - Abbotsford Campus Recreational Facility

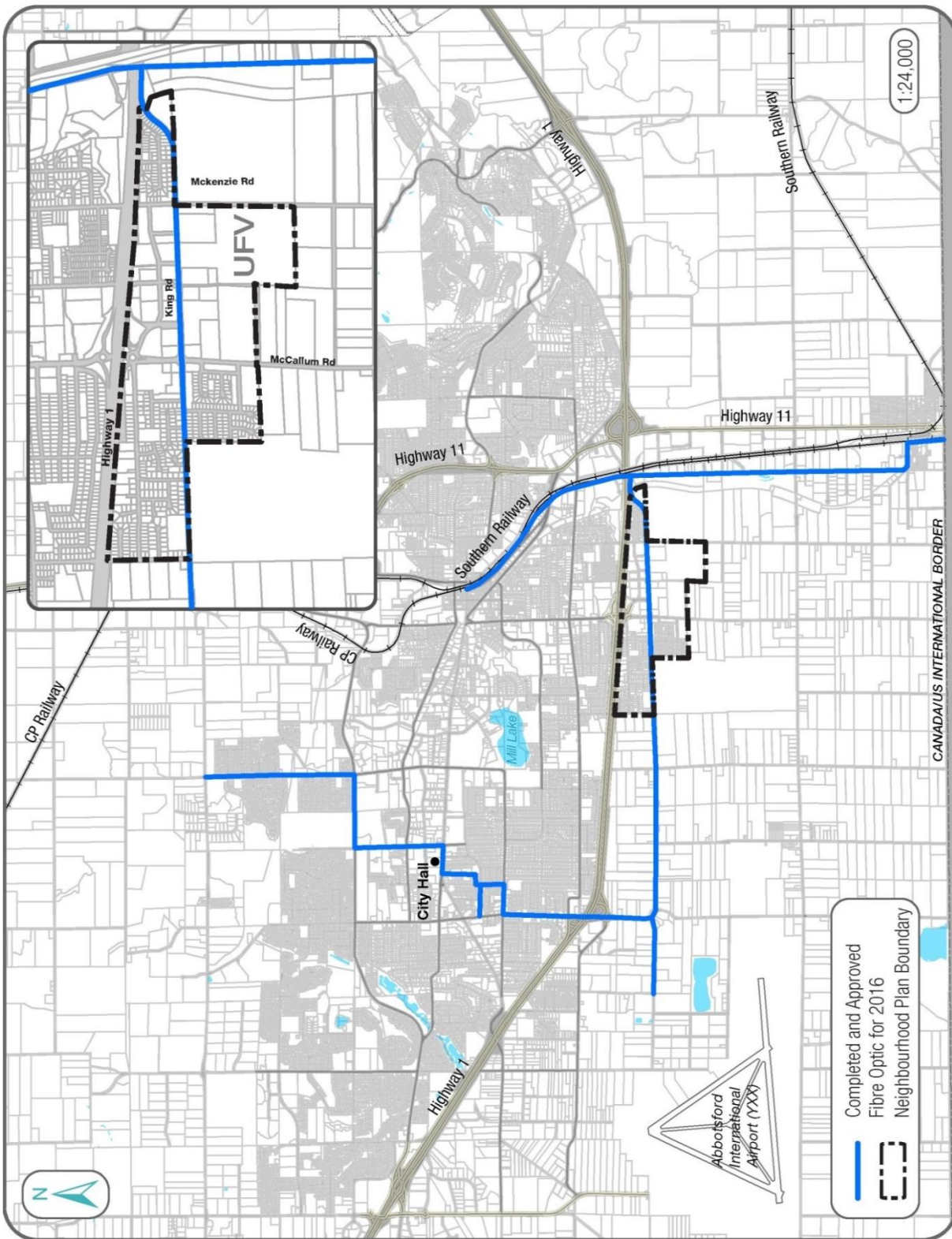


Figure 22 - Fibre Optic Network

3.7 ECONOMIC DEVELOPMENT

The UDistrict has the potential to provide exciting opportunities for business growth and development in the tech sector. With fibre optic service in the neighbourhood and synergies with UFV's digital hub, there is the potential to attract high quality businesses to the area. UDistrict is also well positioned geographically. With close proximity to the Abbotsford International Airport, the United States border, and the Trans-Canada highway, accessibility to the market is ideal.

3.7.1 Business Incubators

Encourage IT and high tech businesses to locate in the University Village and develop a strong working relationship with UFV (business incubators).

3.7.2 Hotel and Conference Centre

Encourage a hotel and conference centre to locate in the UDistrict and take advantage of the proximity to UFV, Abbotsford Centre and Highway 1.

3.7.3 Business Improvement Area

The City will assist businesses that wish to establish a Business Improvement Area (BIA) to promote and raise the profile of the University Village as a unique character area committed to community ownership.

3.7.4 Fibre Optic

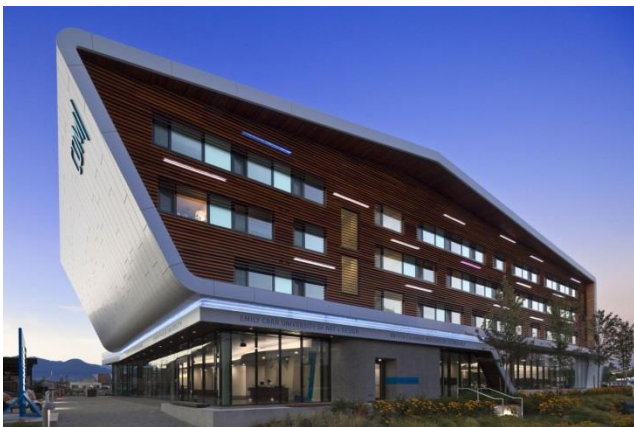
The UDistrict is connected to the city's fibre optic network and effort should be made to encourage businesses to capitalize on this resource.

3.7.5 Digital Hub

Design the University's Digital Hub to be a focal point for local job creation and ingenuity.

3.7.6 Business Transition

Assist existing businesses that are incompatible with the UDistrict land use concept with relocation to other more suitable sites within the city.



Digital Hub Example: Centre for Digital Media, Vancouver

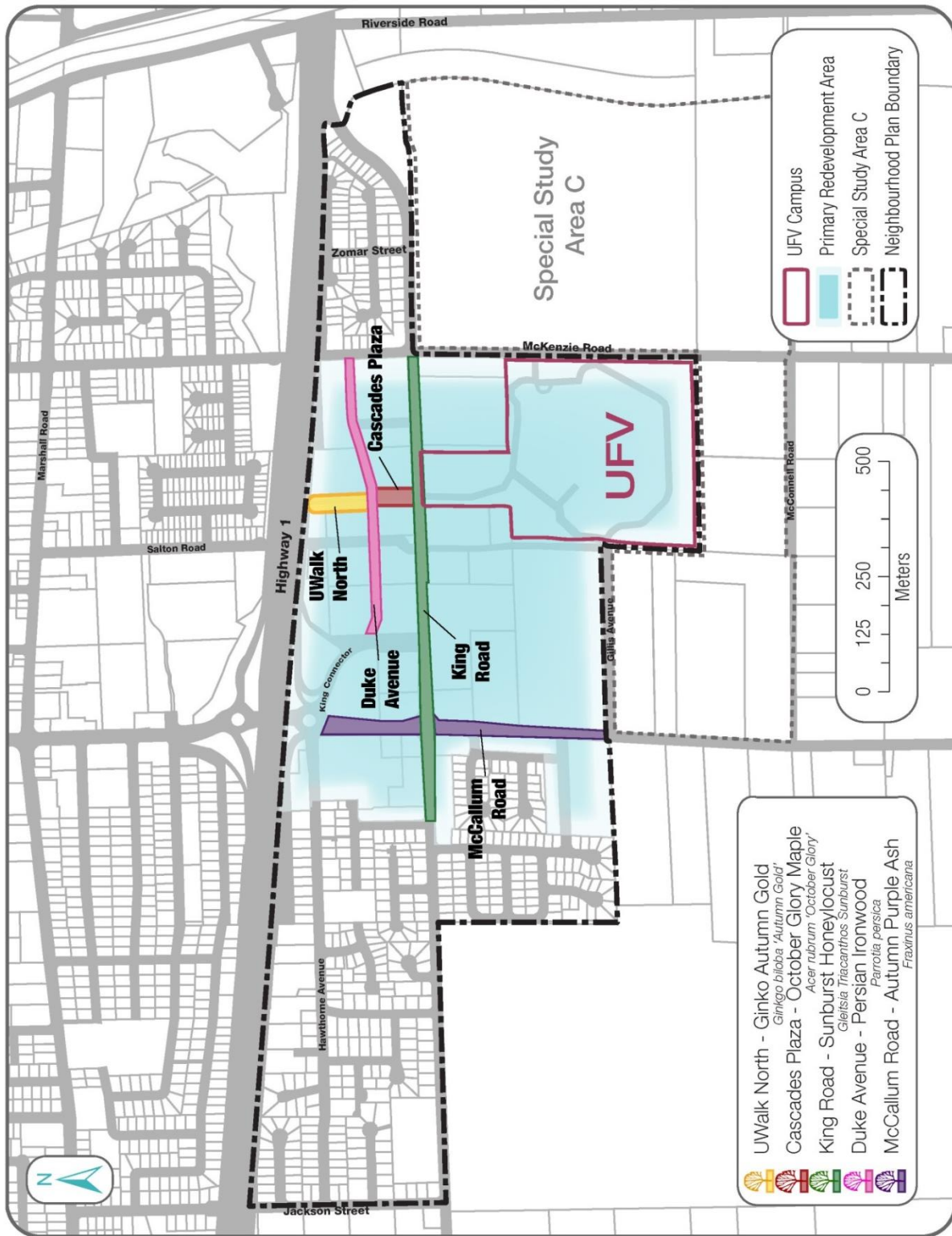


Figure 23 - Street Trees

3.8 ENVIRONMENT

Policies within this section will primarily focus on ‘greening’ the neighbourhood. As the primary redevelopment area transitions over time, there will be opportunities to provide more street trees and improve the tree canopy within the UDistrict.

3.8.1 Tree Canopy

Prioritize the expansion of the urban tree canopy by providing street trees.

3.8.2 Tree Species

Use different species of high branching deciduous street trees such as those shown in Figure 23 to create visual interest and protect against impacts of potential disease.



Ginkgo Autumn Gold



October Glory
Maple



Sunburst Honey
Locust



Persian Ironwood



Autumn Purple
Ash

3.8.3 Structural Tree Soil

Consider the needs of appropriate structural soil for all new street trees planted within the Primary Redevelopment Area in order to extend the life of the street trees, and allow them to reach full maturity. Within Cascades Plaza, innovative tree planting technologies which utilize a shared trench and reduce the required soil volume will also be considered.

3.8.4 Tree Retention

Retain mature trees where possible as they provide character and a connection to nature.

3.8.5 Species at Risk

All greenfield or undeveloped lands within the neighbourhood have been identified as critical habitat for Townsend Moles (species at risk). Development applications within these areas will require appropriate approvals from senior government agencies.

3.8.6 Federal and Provincial Wildlife Regulations

Undertake appropriate measures to ensure any development activity is compliant with the federal Migratory Birds Convention Act and the provincial Wildlife Act with respect to bird nests.

3.9 FRANCHISE UTILITIES AND SERVICES

Franchise utilities are an important part of servicing a neighbourhood. They provide residents and business owners with essential services that are necessary to operating a home or a business. During the redevelopment process, it will be important to coordinate the location of utilities to ensure that interruptions in service are avoided, and to mitigate installation costs.

3.9.1 Underground Utilities

Coordinate and work with developers and all franchise utilities which traditionally provide overhead service (electrical, cable, and phone) to have these services located underground within the Primary Redevelopment Area. Overhead franchise utilities located within the Primary Redevelopment Area are not identified within the City's Streetscape Contribution Levy, except for the portion of McCallum Road which is north of King Road.

3.9.2 Utility Boxes

Ensure utility boxes are not located within University Way North (Cascades Plaza), if possible. Utility boxes should be screened or disguised by attractive wrapping, cladding or landscaping.

3.9.3 Cell Tower Relocation

Relocation of the cell phone tower located at 1707 Salton Road should be considered in order to create a better interface with the future apartment building to the south.

3.9.4 Digital Sign

The digital sign on the Trans-Canada Highway is operated by Pattison until 2031. Long term design and operation should be explored to integrate the sign within the neighbourhood.



Digital sign



Cell phone tower