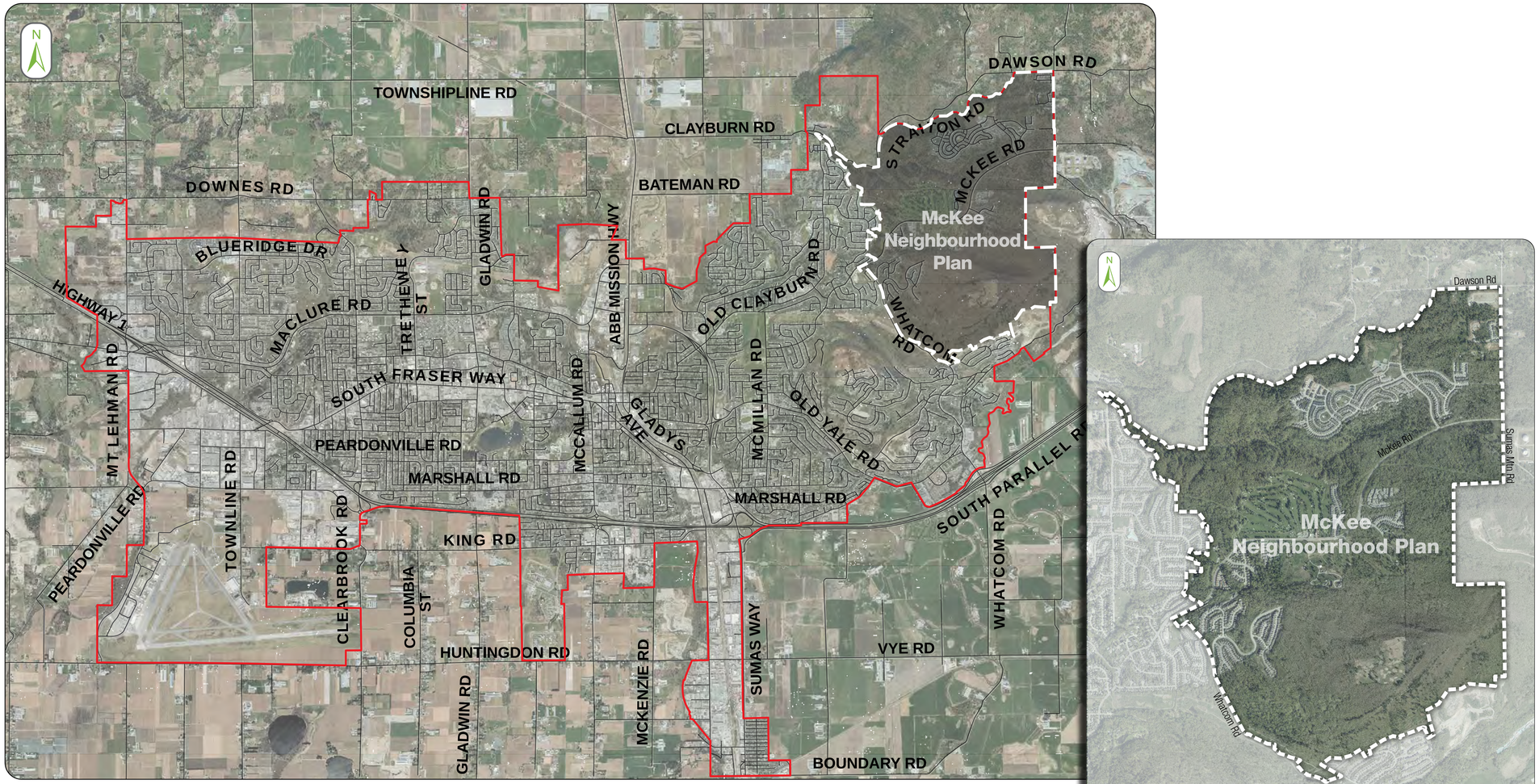
Welcome!

McKee Neighbourhood Plan
Stage 3 Open House
May 17 - 19, 2022

ABBOTSFORD

McKEE NEIGHBOURHOOD PLAN



Where is the McKee Neighbourhood Plan?

The McKee neighbourhood plan area is located in the largely undeveloped, mountainous northeastern corner of Abbotsford.

The plan area boundary takes into consideration natural features such as topography, drainage catchments, watercourses, and man-made features such as Whatcom and Sumas Mountain Roads.

Key Characteristics:

» The plan area is approximately **769 hectares** in size (1,901 acres)

» The current population living within the plan area is approximately **4,600 people**, housed in **1,193 dwelling units**

» The plan area currently has **one elementary school** (Auguston Traditional)

» There are currently **six neighbourhood parks** in the plan area and a portion of Lower Sumas Mountain Park

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McKEE NEIGHBOURHOOD PLAN



What is the McKee Neighbourhood Plan?

Neighbourhood Plans are planning documents created to guide development for specific areas of the city that are either intended to create a new neighbourhood or accommodate redevelopment. These documents provide guidance to City staff, the public, and land owners on what the land can be used for and how it will be serviced.

By establishing consistent and fair requirements for development, Neighbourhood Plans help remove risk from investments by connecting a vision with implementation.

The McKee Neighbourhood Plan will guide development and help transform the area into a complete community with a vibrant residential neighbourhood that is integrated into the mountainous landscape.

we are here

1 background research

- Analyzed current neighbourhood conditions
- Environmental, geotechnical, archaeological studies conducted
- Stage 1 Report presented to Council Jul. 2020

2 explore options

- Launched public engagement process
- Explored options and prepared Concept
- Preliminary analysis of infrastructure
- Stage 2 Report presented to Council Feb. 2022

3 draft plan

- Drafted plan based on Stage 1 & 2 findings
- Technical analysis of infrastructure
- Transportation Impact Assessment
- Draft Plan presented to Council May 2022

4 final plan

- Bylaw adoption process
- Referrals to different government entities
- Public hearing

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McKEE NEIGHBOURHOOD PLAN



McKee Vision

The vision statement for the McKee neighbourhood was refined through valuable input gathered from the community and key stakeholders in Stages 2 and 3 of the planning process, as well as from existing City policies and plans, technical constraints, and senior government legislation.

> *The McKee neighbourhood is the outdoor adventure hub in Abbotsford, where a mindful balance unifies the diverse interests in this land. Neighbourhoods are seamlessly integrated into the mountain, which continues to be a place of deep cultural and spiritual significance to local First Nations. Trails meander between forests and streams, protecting the environment and offering ways to connect with the land and enjoy the vast outdoor recreation opportunities. Residents and visitors will emerge from the forest on foot or bike into the McKee Village to meet up with friends, shop for daily needs, and experience a vibrant village-like setting that celebrates the mountainous landscape.*

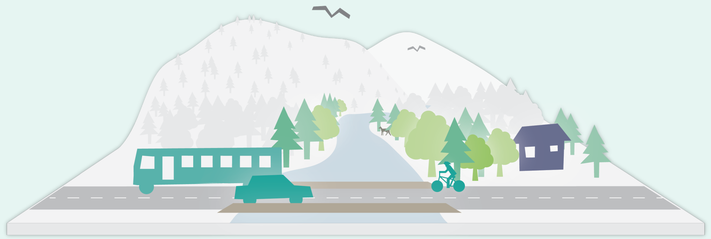
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McKEE NEIGHBOURHOOD PLAN

Plan Goals

The plan goals are the building blocks of the McKee Vision, forming the foundation of the plan. These goals work to inform the policies, strategies and regulations of the plan to guide the neighbourhod as it grows and develops.

Create policy that will protect the natural environment, respect the mountain's topography, and ensure that McKee Village is human-scaled.



Work with the Land

Design a neighbourhood that will enhance the existing outdoor recreation network on the mountain. This includes determining the land available for outdoor recreation, exploring opportunities for partnerships, and encouraging the McKee Village to cater to outdoor recreation needs.



Enhance Outdoor Recreation



Finding a Balance

There is space for homes, shops, trails, and natural areas in the McKee neighbourhood. The plan finds a balance between these diverse needs.



Adaptive Neighbourhoods

Creativity will be needed to design a neighbourhood with homes, schools, parks, trails, and commercial areas on a mountain. Challenges unique to McKee will require unique solutions and adaptability.

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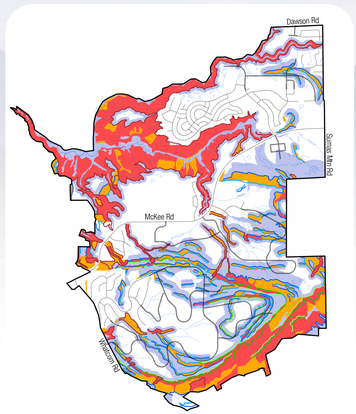
McKEE NEIGHBOURHOOD PLAN

Goal: Work with the Land

In Stages 1 and 2, several technical studies were completed to identify environmentally sensitive areas, geotechnical risk areas, and areas of archaeological potential within the neighbourhood. This goal of the plan is to Work with the Land so that new development integrates into the landscape, rather than altering it.

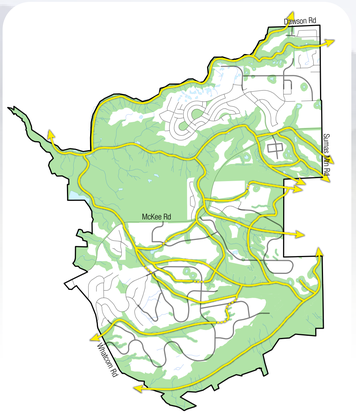
KEY HIGHLIGHTS

- Additional Development Permit guidelines for Steep Slope and Wildfire Hazard to protect people and property from hazardous conditions
- Development impact is to be limited in critical habitat areas and riparian setback areas, while infrastructure will avoid environmentally sensitive areas
- Geotechnical risk areas and other slope hazards will be assessed for safe residential development
- Archaeological assessments were conducted at a neighbourhood level for specified cultural heritage and archaeological sites. Unstudied areas of archaeological potential will be tested by individual landowners or developers at the time of development



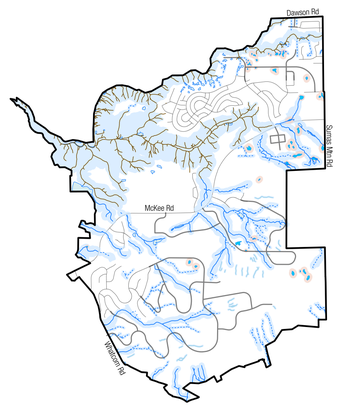
Steep Slopes

Geotechnical risk areas need additional attention prior to any development, as there is steep terrain with unstable slopes and rockfall hazards throughout the neighbourhood. Creeks and their ravine slopes create the potential for debris flood and flow events. New development will require detailed geotechnical reporting to minimize risk.



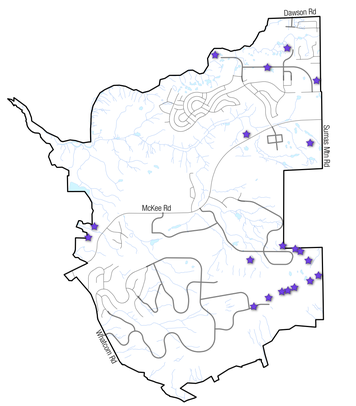
Wildlife

Using the Open Space network to maintain **wildlife linkages** and connectivity will help maintain healthy wildlife populations and contribute to the survivial of species at risk within and beyond the neighbourhood.



Watercourses

Several environmental studies identified **species at risk habitat** and **watercourses and riparian areas** that are to be preserved by limiting development impacts to these areas. Measures include siting development away from habitat, applying setbacks and directing trails, roads and utilities away from environmentally sensitive areas.



Archaeological

The McKee neighbourhood is within the asserted traditional territory of the Sumas, Leq'a:mel and Matsqui First Nations of the Stó:lo Nation, and is a sacred landscape to the local First Nations. In order to protect cultural heritage and archaeological sites, **Areas of Archaeological Potential (AOP)** were studied and identified in Stages 1 and 2, with no AOPs conflicting with the proposed infrastructure. Any remaining AOPs will be tested by individual landowners or developers at the time of development.

Development Permit Guidelines







The neighbourhood is located along the City's Wildland Urban Interface, and development adjacent to forested slopes may be exposed to wildfire risk areas. **Wildfire Hazard Development Permit guidelines** have been created to ensure that new development will adhere to wildfire management best practices (see Draft Plan - Part 4).

Throughout the planning process, the plan area was celebrated for its natural beauty, and to sensitively integrate new development, updated **Steep Slope Development Permit guidelines** will ensure a high standard of design.

Additional guidelines feature drainage and erosion controls to mitigate hazardous conditions occurring near steep slopes.

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McKEE NEIGHBOURHOOD PLAN

Goal: Enhance Outdoor Recreation

This will be accomplished by establishing a robust Green Network and by supporting outdoor recreation activities in McKee Village.



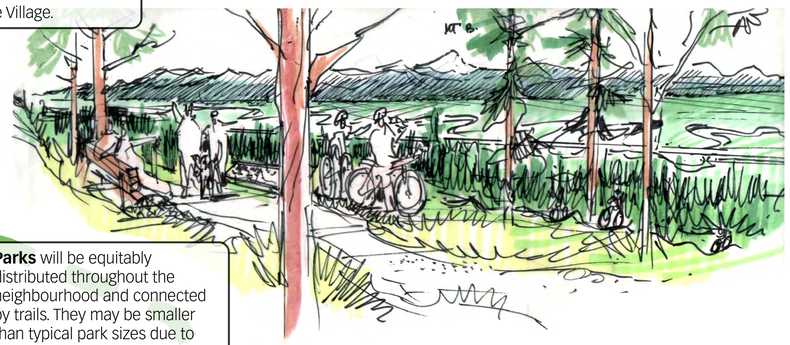
Green Network

Creating a publicly accessible Green Network which includes **Parks, Open Space, Views and Trails** will be important when planning the McKee neighbourhood. The area is currently known for its informal mountain biking and hiking trails and while residential neighbourhoods will be added to the landscape, the desire is to retain as much of the outdoor experience as possible.



Views of natural features will be protected and a viewing platform will be included at the McKee Peak water tower.

Development Permit guidelines encourage amenities for bicycles and pedestrians within McKee Village.





Trails will be used for recreation and as a means of active transportation to connect key neighbourhood destinations. The trail network will feature a variety of accessible trail types, wayfinding, and fencing near environmentally sensitive areas.

Parks will be equitably distributed throughout the neighbourhood and connected by trails. They may be smaller than typical park sizes due to the mountainous terrain.

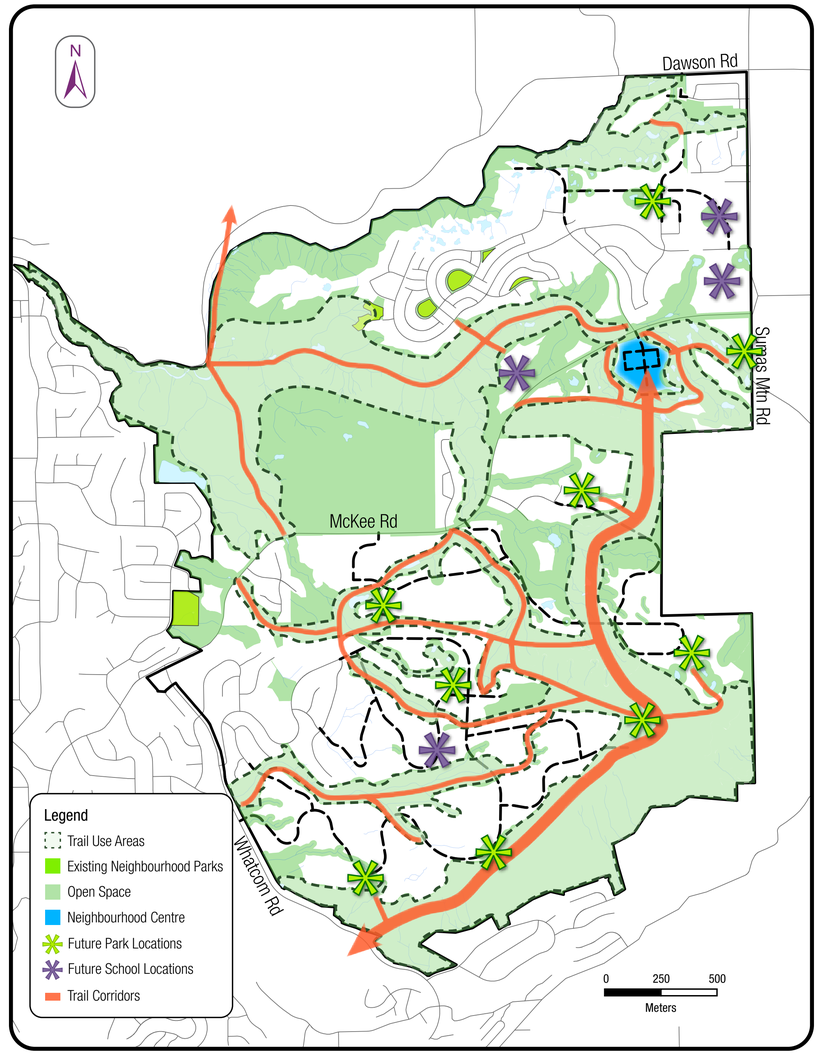
Trailheads will be dispersed throughout the neighbourhood to accommodate the needs of trail users.





KEY HIGHLIGHTS

- Seven new Neighbourhood Parks, a Community Park and a City-wide Park
- Variety of trail types including multi-use, recreation, nature and mountain bike trails
- McKee Trail Future Study to examine specifics of trail hierarchy and types, alignments and trail standards in consultation with community
- Viewing areas to be preserved throughout the development process



Green Network

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McKEE NEIGHBOURHOOD PLAN

Goal: Finding a Balance

There are many interests and needs represented within the McKee neighbourhood. This goal aims to balance the priorities of residents, stakeholders and all levels of government.



Increasing the supply and mix of **ground-oriented housing**, such as townhouses and accessory units is a way to enable diverse and affordable housing options within the neighbourhood.



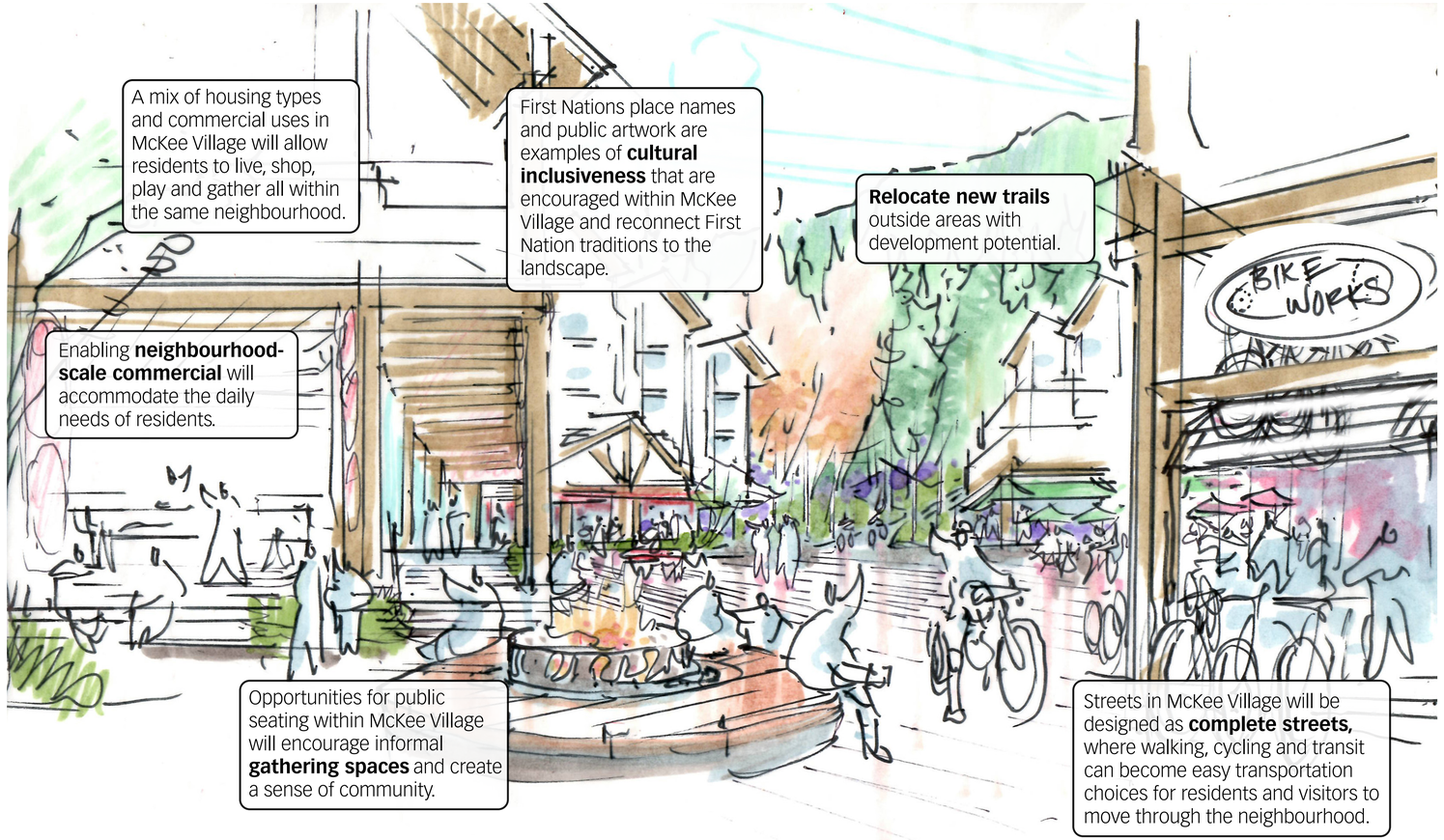
Ensure culturally sensitive areas are protected by establishing setbacks.



Maintain existing trails where they do not interfere with development by securing Open Space for trails at the time of a development applciation.

KEY HIGHLIGHTS

- The plan enables a variety of housing types and lot sizes to be built within the neighbourhood
- A balance between development and recreation will be achieved by relocating trails outside areas with development potential and within the neighbourhood's open space network
- The neighbourhood will be culturally inclusive and there will be many opportunities for cultural expression (e.g. public artwork, events)
- There will not only be living spaces but also gathering spaces to enliven the neighbourhood and help achieve a sense of community

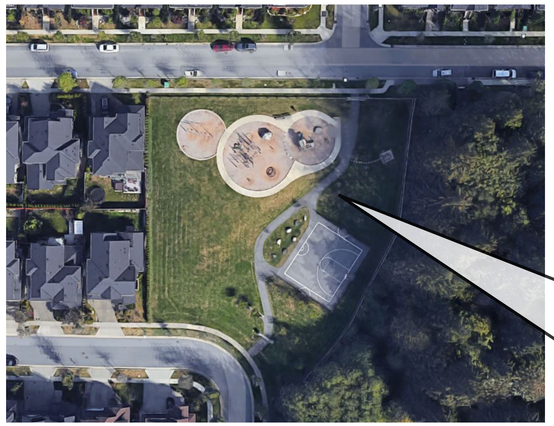


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McKEE NEIGHBOURHOOD PLAN

Goal: Adaptive Neighbourhoods

The landscape of this area requires creative solutions for piecing together a complete neighbourhood. This goal aims to make policies adaptive enough to meet the unique opportunities of mountainside development.



A new or re-located **fire hall** will be acquired by the City to improve service to the neighbourhood and the rural areas to the north and east. The fire hall will be located on an arterial road for optimal access.

Elementary, middle and secondary **schools** will be located in the neighbourhood to accommodate future growth on sites distributed throughout the area.

Sites that have been identified as school sites will be secured at the time of development for future schools.

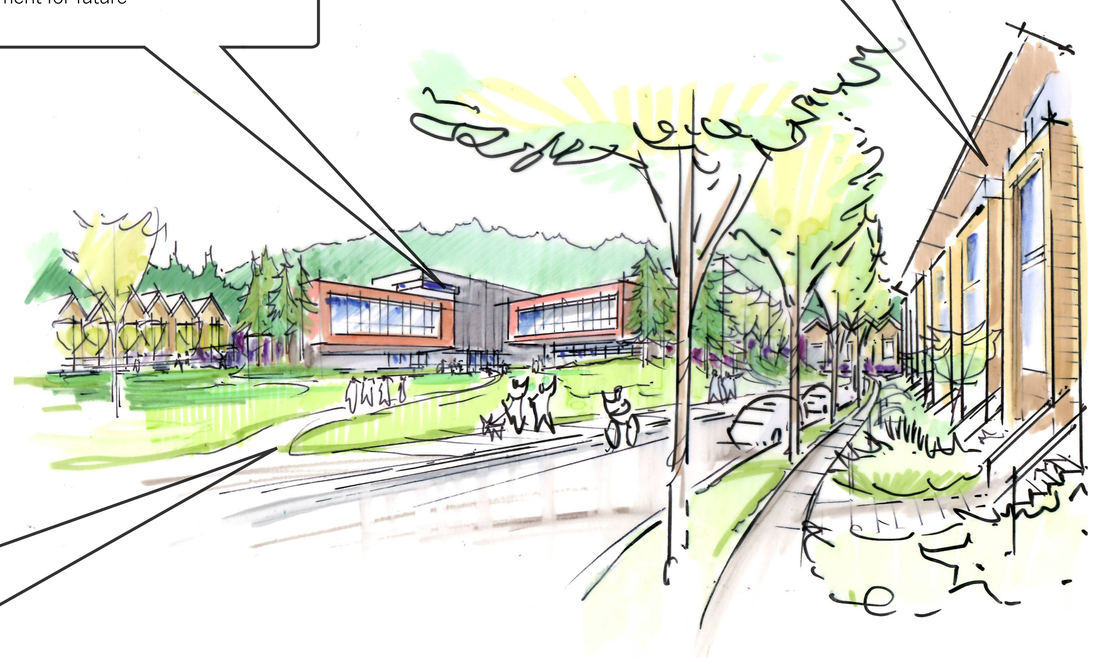
Higher density land uses like the Urban 2 - Ground Oriented land use will be **colocated** with parks and schools so that neighbourhood amenities will be easily accessible to more residents.

Clustering these land uses together also addresses the challenging topography of the neighbourhood and improves affordability for residents.

Park locations were selected based on the following factors:

- proximity to higher density
- flatter sites
- pedestrian access
- proximity to collector roads for access, frontage, and parking
- equitable distribution
- ability to be serviced by City utilities

Trails and pathways will not only be used for recreation but as a means of active transportation within the neighbourhood.



KEY HIGHLIGHTS

- Future schools: 2 elementary, 1 middle, 1 secondary
- Schools and parks will be colocated with higher density land uses to address accessibility, affordability and topographic constraints
- The neighbourhood will contain a new or re-located fire hall
- Trails and pathways, along with roads, will move residents and visitors to key neighbourhood destinations

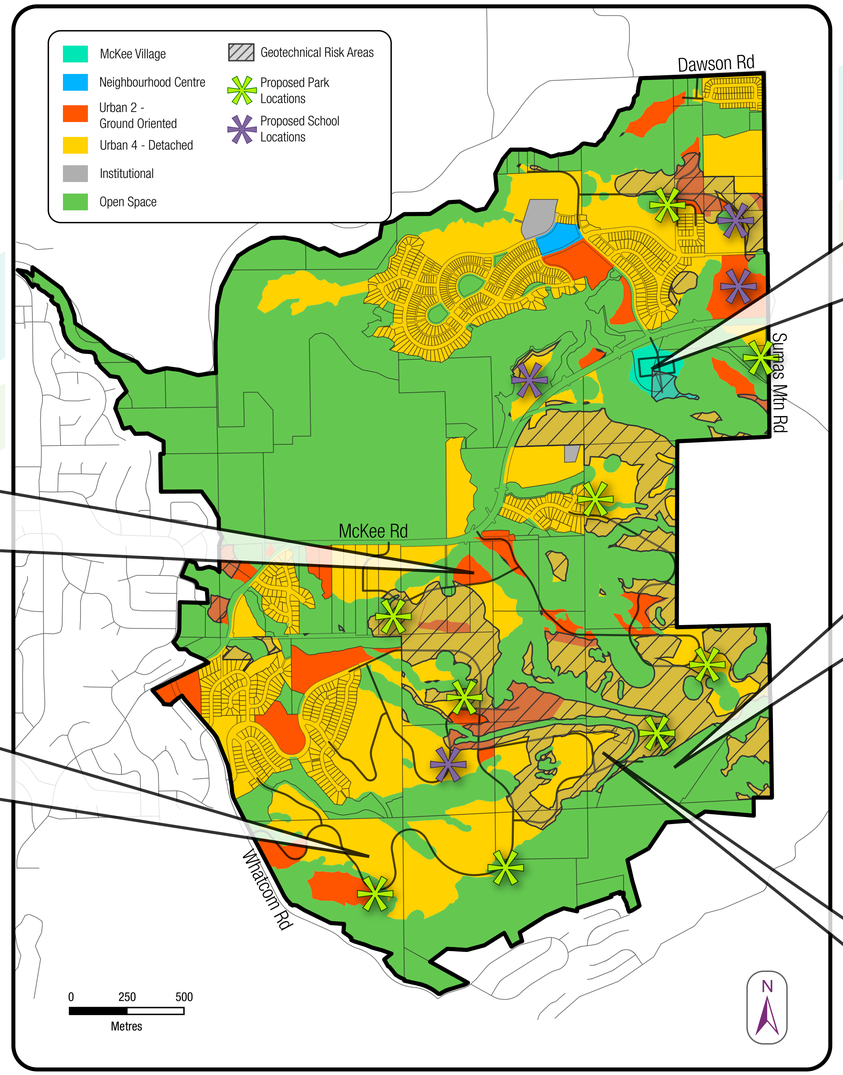
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McKEE NEIGHBOURHOOD PLAN

Land Use Plan

The land use plan is used to realize community goals in the McKee neighbourhood.

The **Urban 2 - Ground Oriented** and **Urban 4 - Detached** land uses will enable the predominant housing types in the McKee neighbourhood.



URBAN 2 - GROUND ORIENTED

The Urban 2 land use designation enables multifamily houses, typically in the form of townhouses or rowhouses.



URBAN 4 - DETACHED

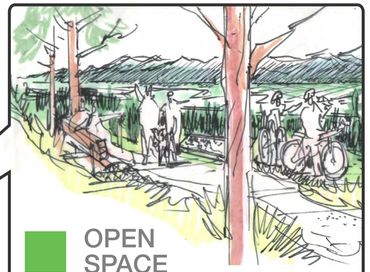
The Urban 4 land use designation enables single detached houses in neighbourhoods with some options for townhouses or duplexes.





MCKEE VILLAGE

McKee Village is the primary hub of activity for visitors and residents of the McKee neighbourhood. It will feature a mix of residential, commercial, and recreational uses with a maximum building height of six storeys.



OPEN SPACE

Lands designated Open Space will form part of the Green Network and will be used either for recreation or natural area preservation.

GEOTECHNICAL RISK AREAS OVERLAY

These areas encompass steep slopes, potentially unstable areas and their setbacks. Development is only permitted if a geotechnical report is supportive of the proposed application, in which case the underlying land use will apply. Otherwise, these lands will become Open Space.

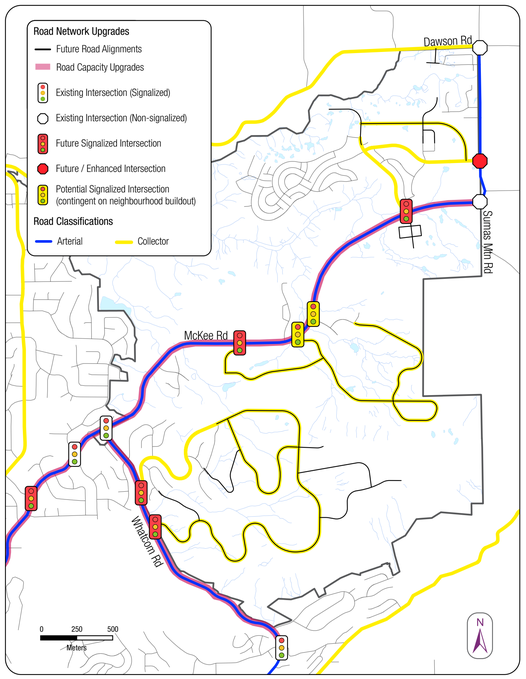
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McKEE NEIGHBOURHOOD PLAN

Infrastructure

In order for the McKee neighbourhood to grow, infrastructure upgrades will be needed to support new developments. This section gives an overview of the roads, pipes and facilities needed to make the plan work.

Transportation

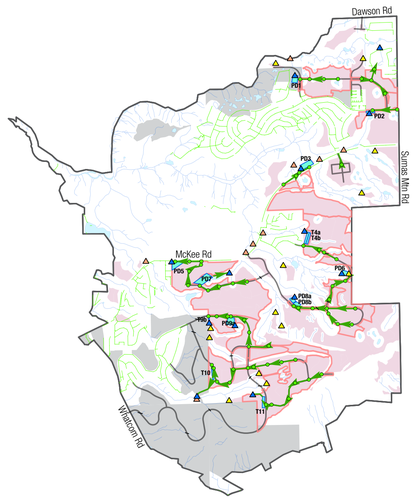


Road Network & Upgrades

KEY HIGHLIGHTS

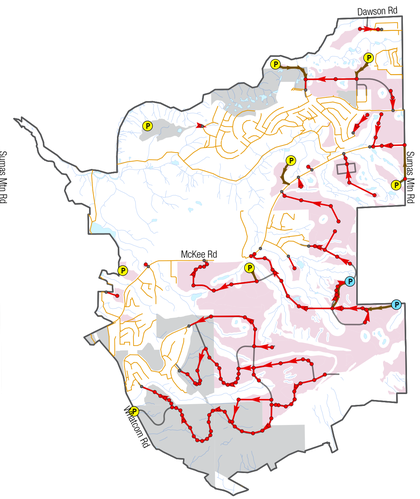
- New collector road network to provide access to development areas
- Major roadway upgrades (McKee & Whatcom Road to 4-lane arterial with left turn lanes)
- Local roads determined at time of development
- Traffic signals at key intersections
- 12% maximum road grade (15% maximum in select scenarios)
- Transit terminus in McKee Village and new transit loop to service McKee Peak neighbourhood
- Underground parking in McKee Village; on-street parking and parking pockets throughout neighbourhood
- Recreational parking at trailheads and at McKee Peak
- Cycling and pedestrian infrastructure such as multi-use trails, sidewalks, and bike lanes will encourage multi-modal transport

Servicing



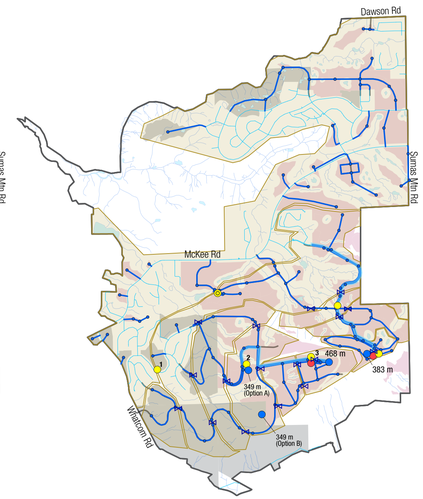
Stormwater Management Plan

The neighbourhood will use a community detention facility based system to convey stormwater runoff, where all development within each catchment will contribute to either ponds or tanks.



Wastewater System

The neighbourhood will use a gravity based wastewater system with some force lift stations and forcemains as needed.



Water System

To distribute water throughout the neighbourhood there will be three water reservoirs and an expansion cell, pump stations, and a water main trunk network. Several options exist for final reservoir locations to facilitate development phasing.

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Tell us what you think!

Please complete a comment sheet to share your thoughts on the Draft Plan.

The results from the comment forms will be shared with Council.

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