

Master Plan Concept 6

6 Master Plan Concept

6.1 Park Zones (Key Areas)

During the site analysis and planning for the Park, 3 key areas, or zones, were identified to help organize the Master Plan Concept.

Area 1

Area 1 is essentially the northern area of the Park that is currently accessed by vehicle from Mill Lake Road. Pedestrian and bicycle access is also obtained from Bourquin Crescent to the east, the commercial property to the north or from adjoining areas of the Park. This area includes the proposed land acquisition areas between Mill Lake Road and the shopping mall parking areas, identified in the City Centre Neighbourhood Plan.

The intent for this area is to be a focal point for the enjoyment of views to Mill Lake and nearby mountains while also being a hub for the trails within the Park and a venue for outdoor events.

Area 2

Area 2 encompasses the southeast corner of the Park. It is bounded to the east by Ware Street and to the south by Bevan Avenue. Portions of this area such as the areas adjoining Kariton House and Trethewey House (access from Ware Street) and the southern area of the Park accessed from Bevan Avenue have established Park facilities, however, the southeast corner of this area adjoining Alta Avenue and Adanac Avenue were



Temp image to graphically explain location of the 3 areas.

until recently privately-owned residences. All the private lots on these streets have been purchased by the City and there is an opportunity to redevelop this area as parkland and create a primary entry into the Park for pedestrians and cyclists at the corner of Ware Street and Bevan Avenue.

Considering this area includes 2 significant cultural features of the Park, Kariton House and Trethewey House, the intent for this area is for it to be an arts and culture hub. To support this, a new Multi-Purpose Arts, Culture and Community Building is proposed. This building could be used by the numerous community groups who currently use this part of the Park.

Area 3

This area of the Park is the west portion that adjoins Emerson Street, Peardonville Road and Gladwin Road. The MSA arena is located across from this area of the Park. The main existing features of this area of the Park include:

- Forested areas in the north and south portions
- An outdoor pool and substantial play and picnic area between Emerson Street and the lake
- 2 ball diamonds at the corner of Emerson Street and Peardonville Road

The intent for this area of the Park is to protect the existing forest areas and add an off-leash dog area to the southern forest area and retain the existing pool and ball diamonds while enhancing the integration of these facilities for general Park users.

MILL LAKE
PARK

City of Abbotsford
Mill Lake Park Master Plan
2025



Addition of
Permanent
Covered
Stage



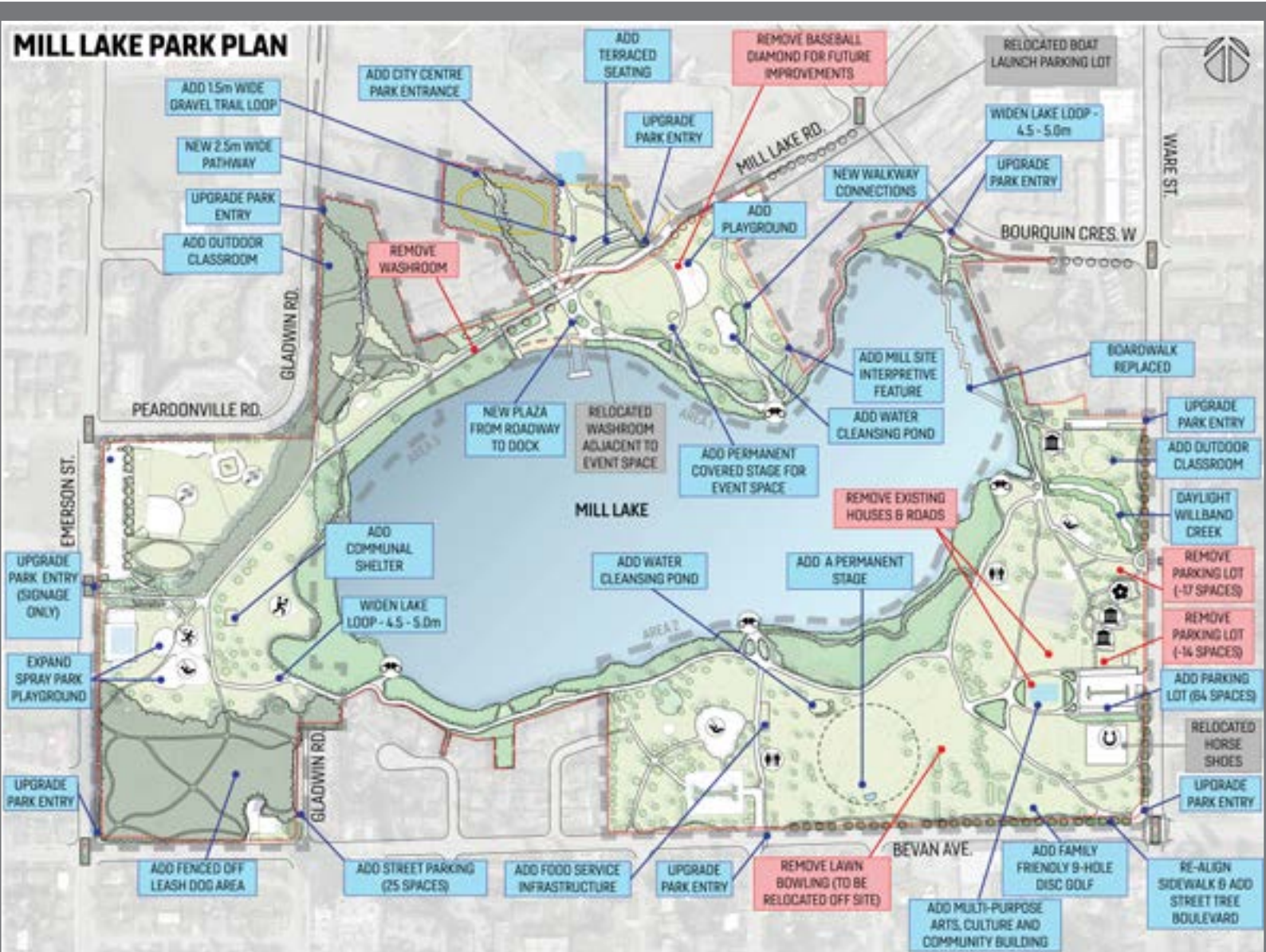
6.2 Mill Lake Park Plan

The proposed plan aims to protect the Park’s existing environmental assets (Mill Lake, forest groves, etc.), retain and enhance the infrastructure for existing suitable activities and add infrastructure for some new activities that the public has requested that are suitable for the Park.

The main elements of the plan have been broken down into:

- general Park enhancements that apply to the Park as a whole;
- major improvements or amendments based on their location within the 3 main areas of the Park outlined in section 6.1 above

The plan also identifies the relocation of some infrastructure within the Park as well as the removal of some infrastructure from the Park.



6.2.1 General Park enhancements

The major general Park enhancements include:

- Widen the lake loop to 4.5 -5.0m for all users and relocate outside SPEA but retain connection to water
- Restore the SPEA but balance with other priority amenities, views and lookouts
- Redevelop Park frontages to include pedestrian buffered road edges
- Establish a park entrance hierarchy and enhance entrances
- Expand the forest canopy but balance with other priority amenities, view and lookouts
- Develop water cleansing ponds and channels

6.2.2 Enhancements or amendments to Area 1

The major enhancements or amendments to Area 1 include the addition of:

- Add a City Centre Park entrance with Mill Lake viewing plaza; partial Mill Lake Road closure
- Add terraced seating
- Add permanent covered stage
- Widen the lake loop pathway
- Add water cleansing pond
- Add a new playground
- Relocate the boat launch parking lot while retaining access to the ramp. Landscape the former parking area so it can be used for passive recreation adjoining Mill Lake
- Replace the boardwalk for pedestrians and add a pathway on shore for shared use
- Relocate washroom facilities to adjacent event space
- Remove the ball diamond

Addition of a
Second
Permanent
Covered Stage



Reconfigure
Baseball
Diamonds &
Expand Parking



6.2.3 Enhancements or amendments to Area 2

The major enhancements or amendments to Area 2 include:

- Add a water cleansing pond
- Add a second permanent covered stage
- Retain the playground
- Retain Kariton House parking
- Add an outdoor classroom
- Daylight Willband Creek
- Widen the lake pathway loop
- Add parking spaces south of Trethewey House
- Add a park entry at southeast corner
- Re-align sidewalk on the north side of Bevan Avenue and create a street tree boulevard
- Add Multi-Purpose Arts, Culture and Community Building
- Add a nine-hole disc golf course
- Add food service infrastructure
- Retain the parking lot accessed from Bevan Avenue
- Relocate adult fitness, table tennis & chess
- Remove Ware Street parking lots
- Relocate horseshoe pits to Ware Street frontage close to new parking lot
- Relocate lawn bowling elsewhere in the City

6.2.4 Enhancements or amendments to Area 3

The major enhancements or amendments to Area 3 include:

- Add a new townhouse site entrance from Gladwin Road so Mill Lake Road can be closed at times for events
- Add an outdoor classroom in Gladwin forest area
- Add interpretive signage for the former trestle bridge
- Add a communal picnic shelter
- Widen the lake pathway loop
- Add 25 parking spaces
- Add a dogs off-leash area and trail in the southern forest area
- Expand the spray park & playground
- Retain the ball diamonds (pending further review)
- Reconfigure ball diamonds and expand parking
- Retain the pool

Expand the
Spray Park &
Playground



6.3 Responding to the Vision, Guiding Principles & Big Moves

The proposed enhancements or amendments to Mill Lake Park reflect the endorsed vision for the Park and the associated themes and guiding principles established in Stage 1 of the project as well as the 7 big moves identified in Stage 2 of the project. The following table identifies how the major amendments or enhancements proposed for the park relate to the 7 Big Moves below:

- 1. Create space for community and culture
- 2. Prioritize broad public use
- 3. Reallocate parking
- 4. Enhance amenities
- 5. Environmental enhancements
- 6. Upgrade the lake loop
- 7. Improve Park entrances & edges

The table below is an assessment of alignment of major initiatives for the Park and how they reflect the Big Moves.

ITEM #	ITEM	DESCRIPTION	PURPOSE / ALIGNMENT WITH 7 BIG MOVES
1	Parking	Relocate parking area adjoining north end of Mil Lake. Review configuration of other parking areas. Consider offsite parking.	#3 - Reallocate Parking 
2	Sportsfield redeployment	Relocate Mill Lake Road ball diamond -find another site.	#1 - Create space for community and culture 
3	Greening / reforestation	Identify areas of the Park for substantial additional tree planting potential in southeast corner	#5 - Environmental enhancements 
4	Protection of riparian zone	Restrict development adjoining Mill Lake. Rehabilitate disturbed riparian areas. Acquire private land within 30m riparian setback from Mill Lake.	#5 - Environmental enhancements 



ITEM #	ITEM	DESCRIPTION	PURPOSE / ALIGNMENT WITH 7 BIG MOVES
5	Create an elevated lookout area for viewing of Mill Lake and mountains	North of Mill Lake - locate in existing elevated area.	#2 - Prioritize broad public use 
6	Daylight and cleanse piped stormwater entering Mill Lake	There are a few locations in the Park where this could be achieved. Has been previously recommended.	#5 - Environmental enhancements 
7	Daylight and cleanse piped water exiting Mill Lake	Locate east of Mill Lake at existing outlet near Kariton House.	#5 - Environmental enhancements 
8	Convert southeast corner of the Park into usable Park space	The existing houses will need to be removed early in the life of the plan to accommodate for planned Park ammenites.	#2 - Prioritize broad public use 
9	Restructure / enhance the major roadway edges to the Park	Will likely be constrained by existing right of way widths - there is typically little space between existing curb and Park boundary.	#7 - Improve Park entrances & edges 
10	Create an event area with a permanent stage	Two permanent stages are planned to be placed on both the north and south sides of Mill Lake The south side stage would be for larger events, while the north side stage would be for smaller to mid size events.	#2 - Prioritize broad public use 
11	Expand the grounds associated with Trethewey House to reflect its historical setting.	Would involve expansion of the grounds/gardens and removal of some existing infrastructure.	#1 - Create space for community and culture 
12	Create a new dog park - dogs off leash area	The south west corner of the Park has conditions that create a great space for an off leash dog park with the accompanying supporting infrastructure.	#2 - Prioritize broad public use 
13	Connection to the Commercial Property to the north through future acquisition lots	Create a prominent Park entrance and connection with plaza at south edge of commercial property and planned street through the commercial property.	#7 - Improve park entrances & edges 
14	Widen the Lake Loop to 4.5 to 5.0 m for all users	The Lake Loop will be widened and the boardwalk retained/ replaced and lane markings and signage added.	#6 - Improve the Lake Loop 