McKee NP - Stage 4 Final Plan

Executive Council Meeting

April 24, 2023

Planning and Development Services

Engineering and Regional Utilities

Agenda

Purpose

Summary of the Issue

Context

Discussion

Next Steps

Purpose

Prior to consideration of first and second readings, staff would like to review the McKee Neighbourhood Plan and share proposed updates that address feedback received.

Summary of the Issue

Prior to consideration of first and second readings, staff will review the McKee Neighbourhood Plan and proposed updates to address feedback received, including:

- Updates to Part 2: Land Use (Land Use Designations)
- Updates to Part 3: Policies (Geotechnical Risk Area, Open Space, and Culture)
- Update to Part 4: Development Permit Guidelines (Steep Slope Development Permit Guidelines)
- Clarification of First Nations engagement

Context

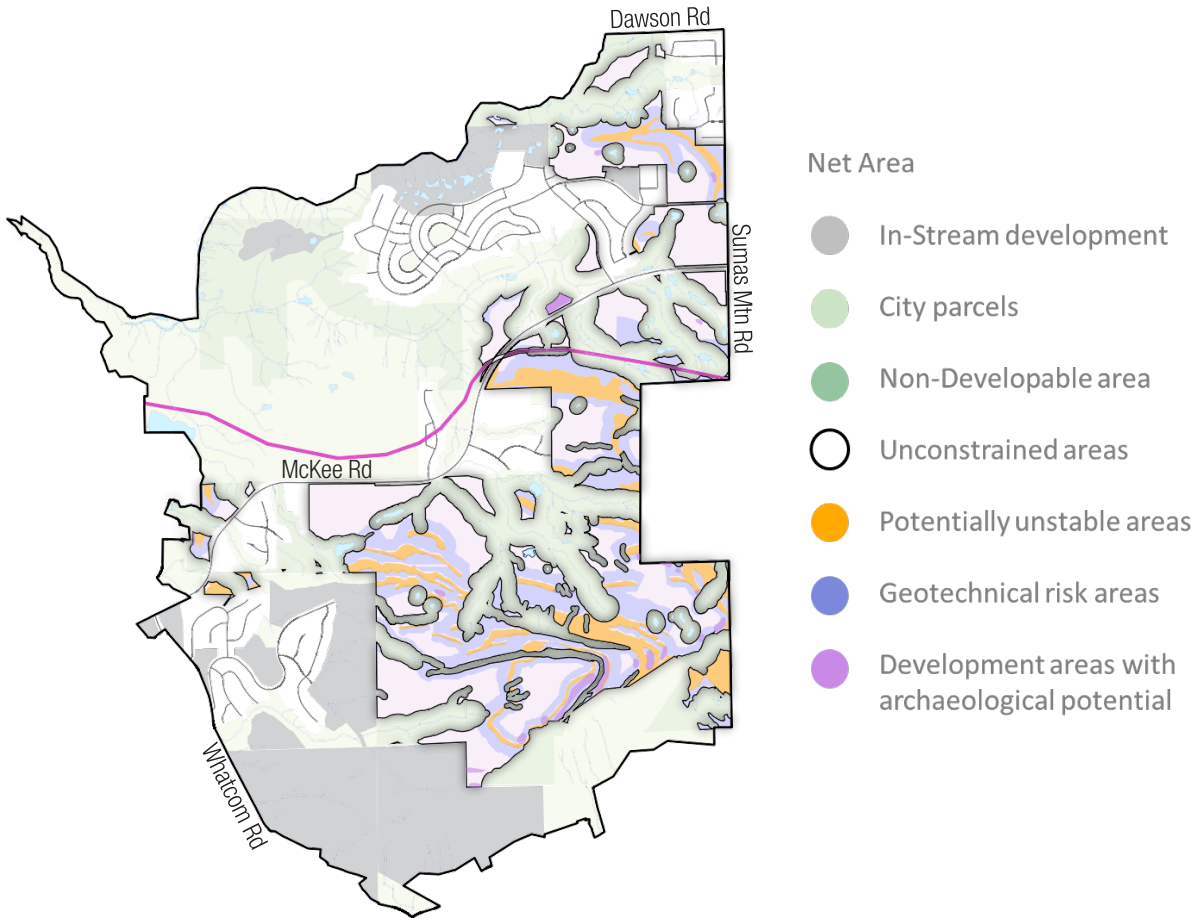
Neighbourhood Plan Process



Context

Stage 1 - Background Research

- Determine protected from developable lands
- Based on OCP policy and senior government legislation
- Examined:
  - » Geotechnical
  - » Watercourses and riparian areas
  - » Species at Risk
  - » Archaeological Overview Assessment
- Stage 1 Background Research Report



Context
Stage 2 - Explore Options

- Conceptual engineering
- Archaeological Impact Assessment
- Public Engagement
  - » Let's Talk Abbotsford platform
  - » In-person design workshop
- Stage 2 Concept Report



Context

Stage 3 - Draft Plan

- Drafted policies and created Development Permit guidelines
- Modelled servicing and conducted Transportation Impact Assessment
- Stage 3 Draft Plan Report
- Engagement
  - » Let’s Talk Abbotsford platform
  - » Public open houses
  - » First Nations staff
  - » Trail user groups
  - » Landowners



Discussion

McKee Neighbourhood Plan

- Introduction and Vision
- Land Use **(updated)**
- Policies **(updated)**
- Development Permit Guidelines **(updated)**
- Infrastructure
- Implementation



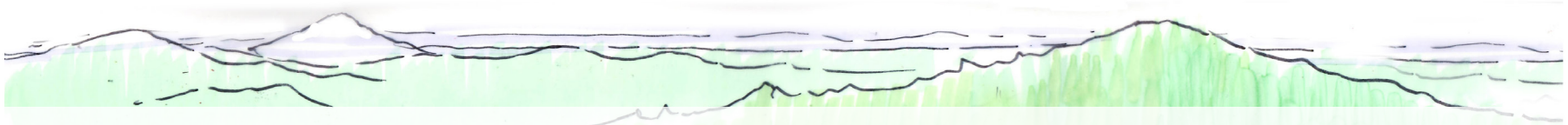
Discussion

McKee Neighbourhood Vision

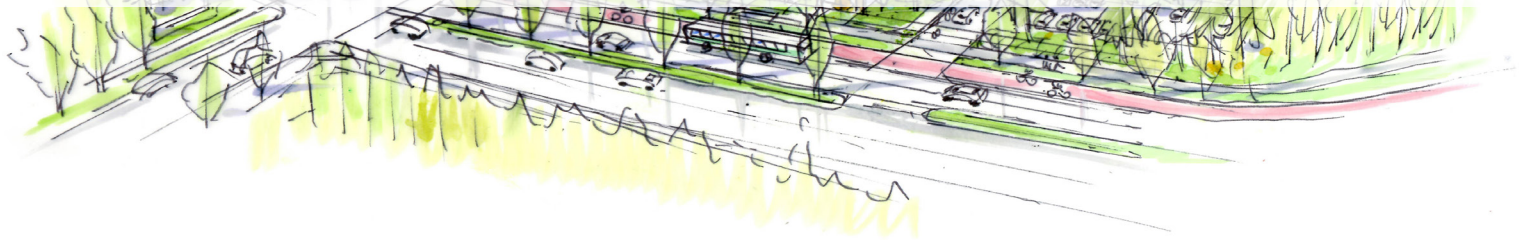


Discussion

McKee Neighbourhood Vision



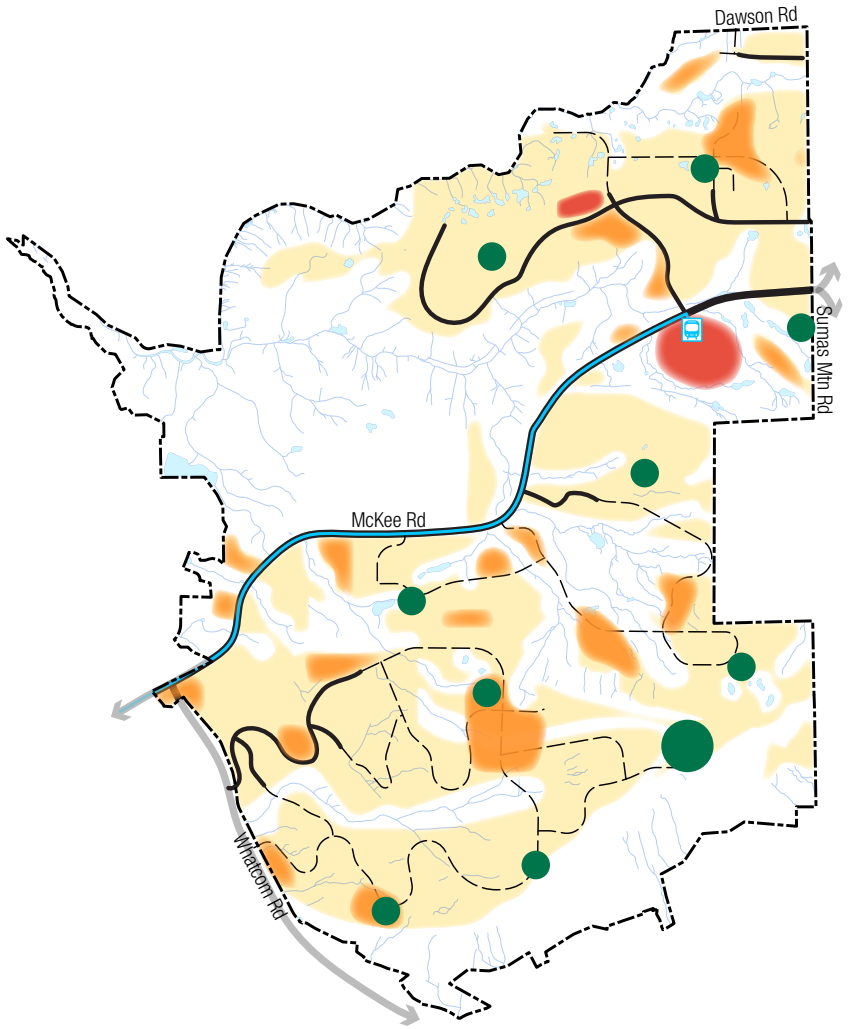
The McKee neighbourhood is the outdoor adventure hub in Abbotsford, where a mindful balance unifies the diverse interests in this land. Neighbourhoods are seamlessly integrated into the mountain, which continues to be a place of deep cultural and spiritual significance to local First Nations. Trails 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.



Discussion

Land Use - Neighbourhood Structure

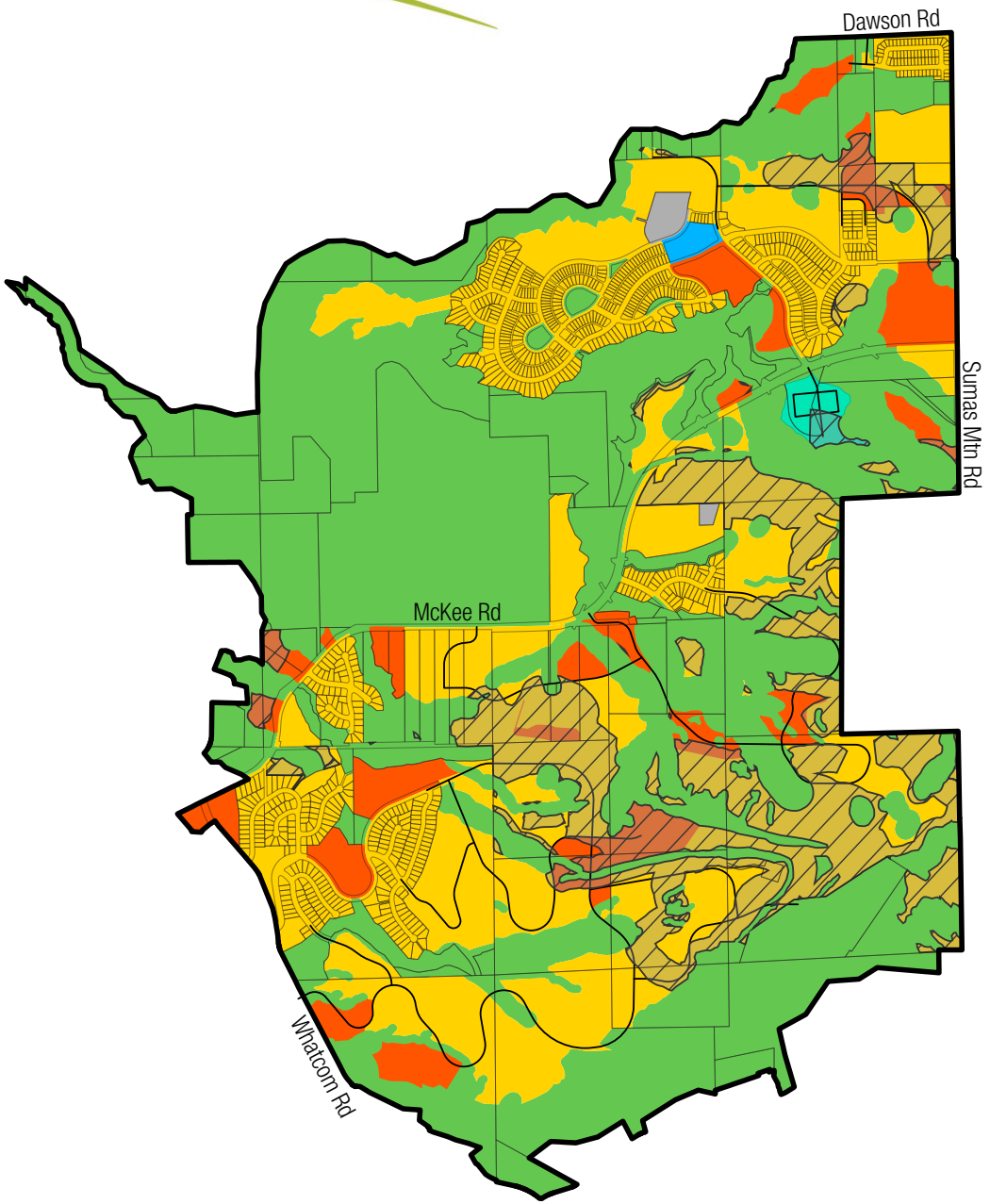
- New residential growth focused in development areas
- McKee Village - heart of the new neighbourhood
- New transit terminus, road network, trail connections form transportation options
- Open space network comprised of environmentally sensitive areas, geotechnical risk areas, and parkland



Discussion

Land Use - Previous

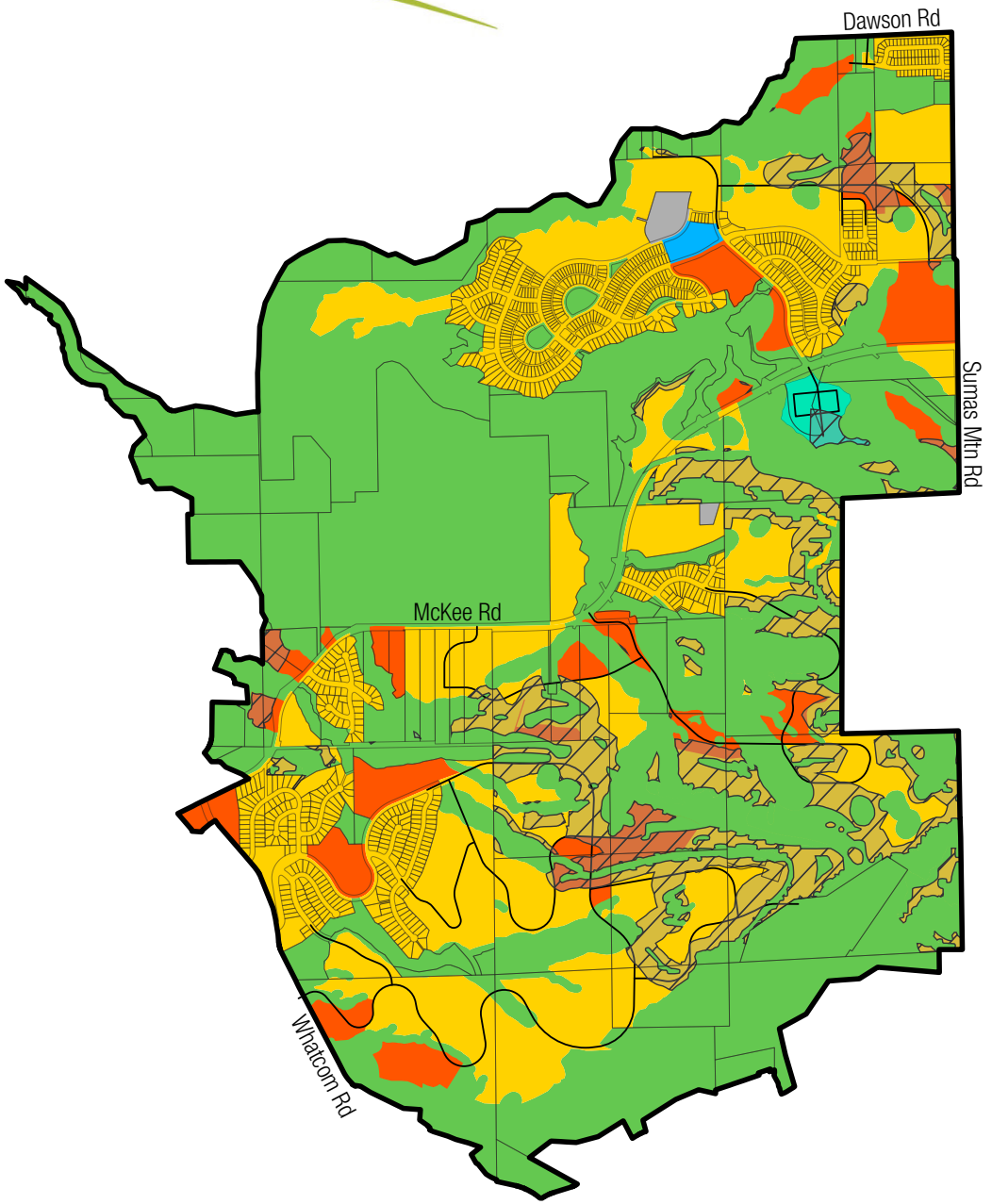
- McKee Village
- Neighbourhood Centre
- Urban 2 - Ground Oriented
- Urban 4 - Detached
- Institutional
- Open Space
- Geotechnical Risk Areas



Discussion

Land Use - Proposed

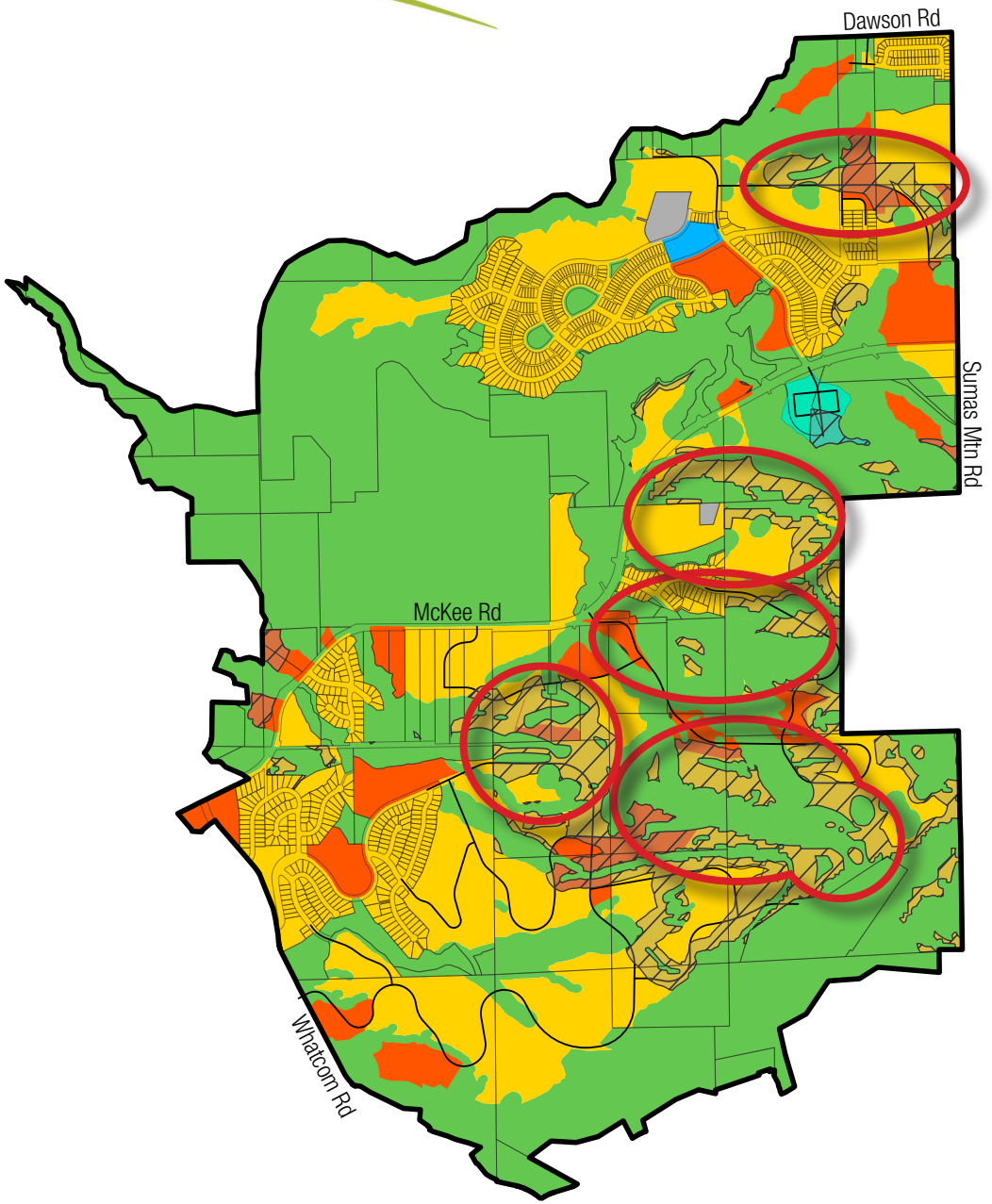
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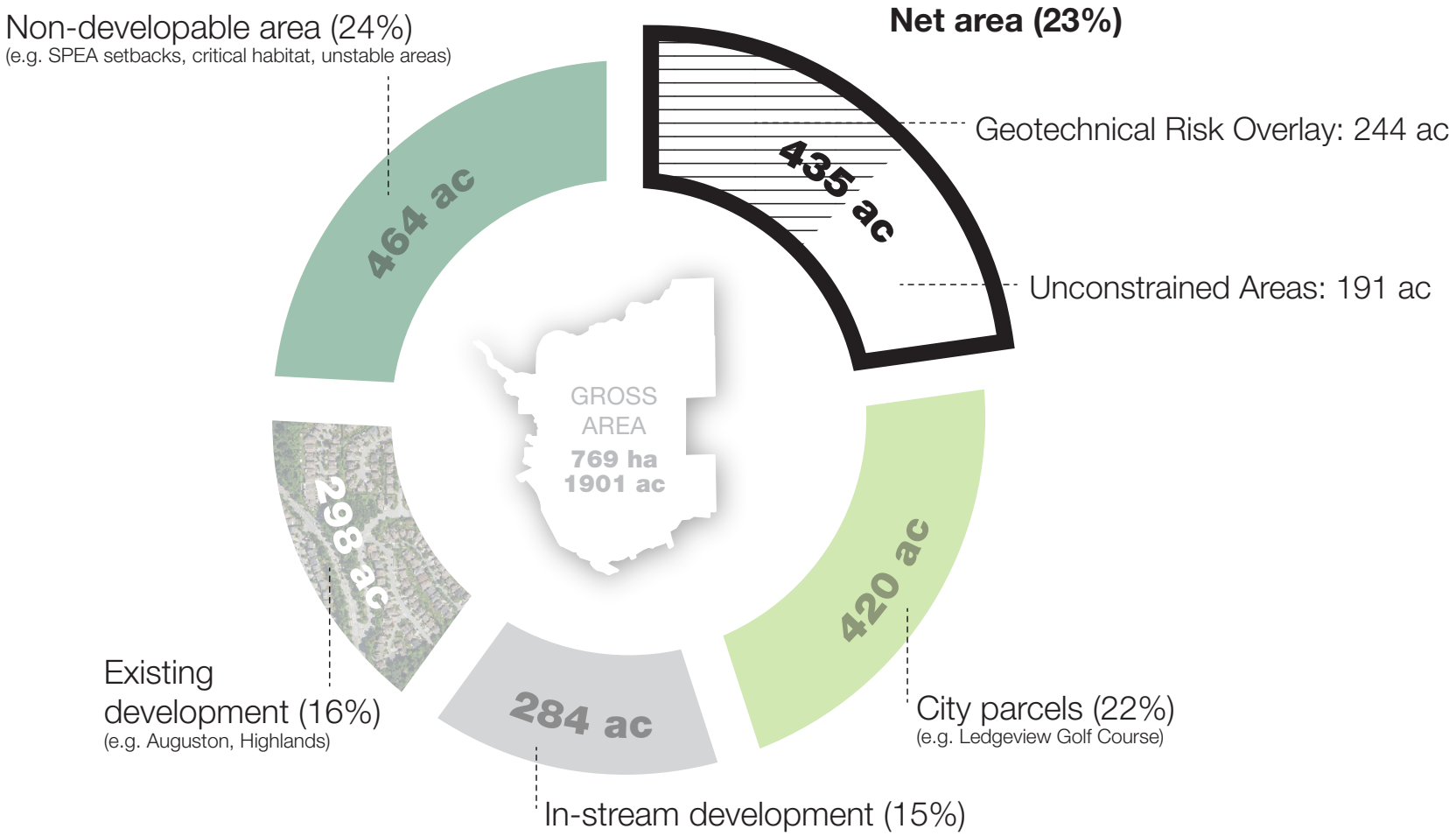
Discussion

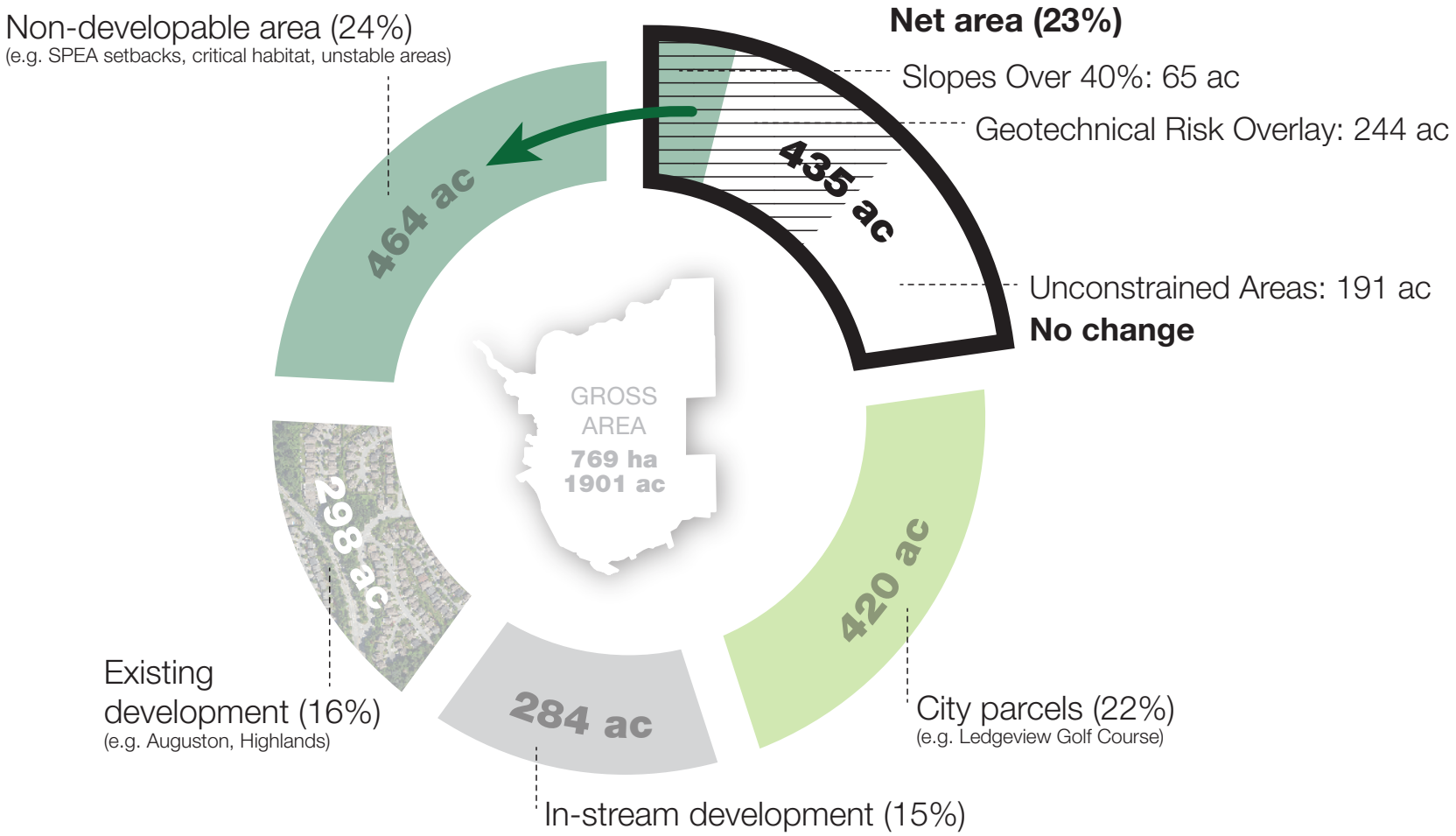
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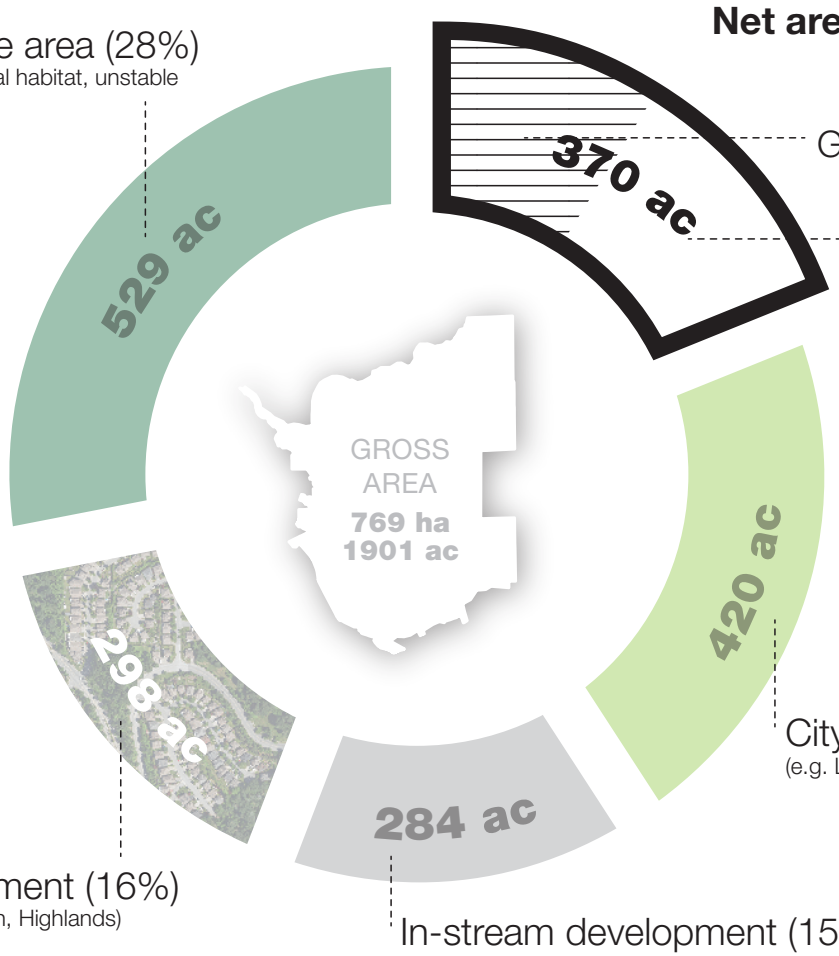


Existing


Non-developable area (24%)
(e.g. SPEA setbacks, critical habitat, unstable areas)
464 ac
Net area (23%)
435 ac
Geotechnical Risk Overlay: 244 ac
Unconstrained Areas: 191 ac
GROSS AREA
769 ha
1901 ac
298 ac
Existing development (16%)
(e.g. Auguston, Highlands)
284 ac
In-stream development (15%)
420 ac
City parcels (22%)
(e.g. Ledgeview Golf Course)


Non-developable area (24%)
(e.g. SPEA setbacks, critical habitat, unstable areas)
464 ac
Net area (23%)
Slopes Over 40%: 65 ac
Geotechnical Risk Overlay: 244 ac
435 ac
Unconstrained Areas: 191 ac
No change
GROSS AREA
769 ha
1901 ac
298 ac
420 ac
284 ac
Existing development (16%)
(e.g. Auguston, Highlands)
City parcels (22%)
(e.g. Ledgeview Golf Course)
In-stream development (15%)

Proposed



Non-developable area (28%)
(e.g. SPEA setbacks, critical habitat, unstable areas, slopes over 40%)

+65 ac

Net area (19%)

Geotechnical Risk Overlay: 179 ac

Unconstrained Areas: 191 ac
No change

City parcels (22%)
(e.g. Ledgeview Golf Course)

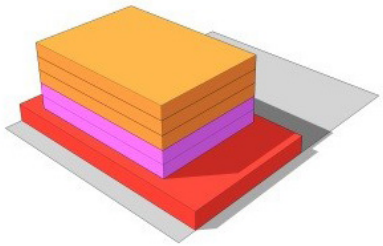
In-stream development (15%)

Existing development (16%)
(e.g. Auguston, Highlands)

Discussion

Land Use - New Land Uses

McKee Village



- Enable a mix of uses (commercial & residential)
- Primary hub for outdoor recreation
- Maximum 6 storeys
- 1.0-2.0 FSR

Geotechnical Risk Areas

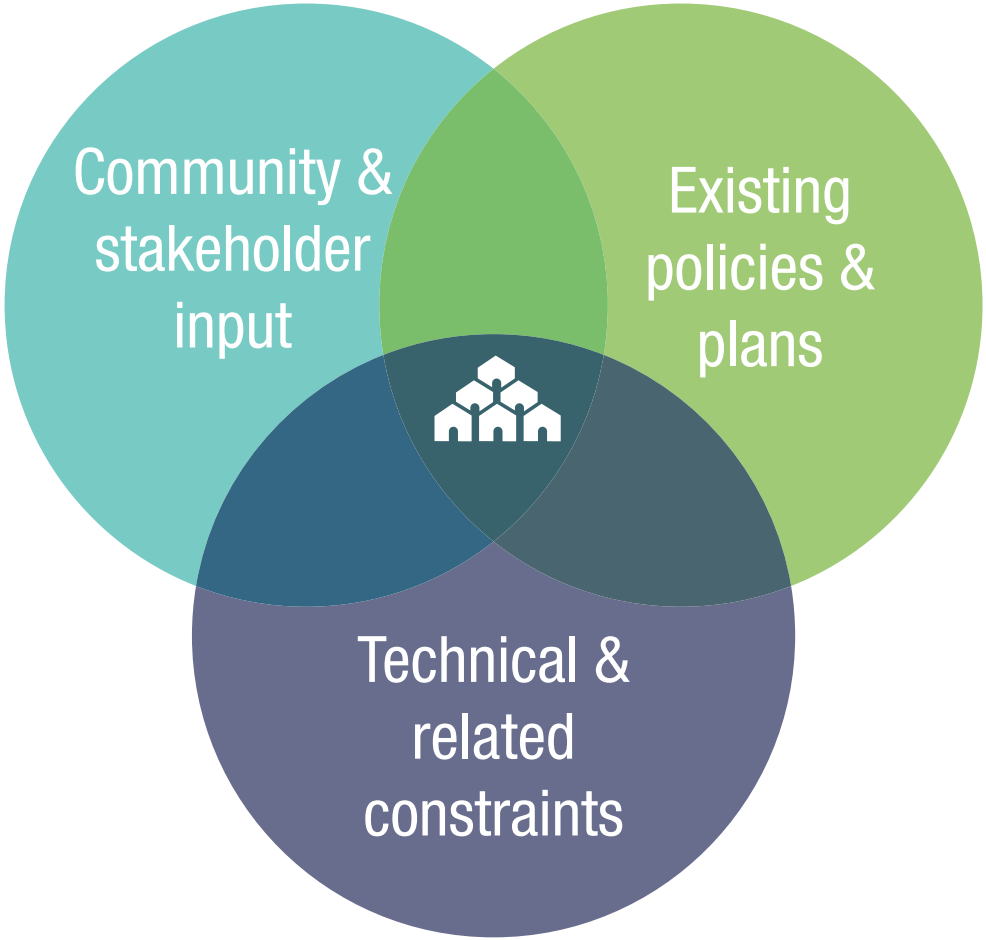


- Overlay identifying potentially unstable areas, slopes from 30% to 40%
- Underlying land use designation applies where land is suitable for development
- Open Space land use where land is not suitable for development, or the slope is greater than 40%

Discussion
Policies

Policies were shaped by:

- Community & stakeholder input
- Existing policies and plans
- Technical and related constraints



Discussion
Plan Goals

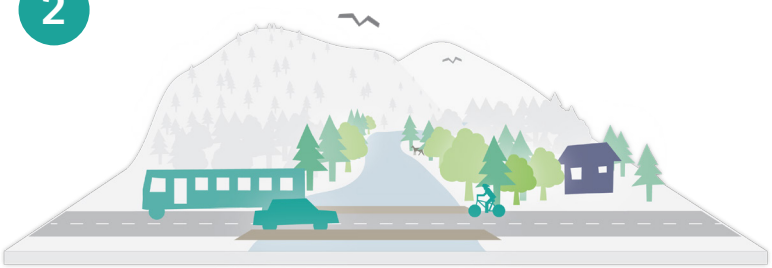
- Four key goals inform the foundation of the McKee Neighbourhood Plan

1



Enhance Outdoor Recreation

2



Work with the Land

3



Finding a Balance

4



Adaptive Neighbourhoods

Discussion

Policies - Enhance Outdoor Recreation

Key Themes:

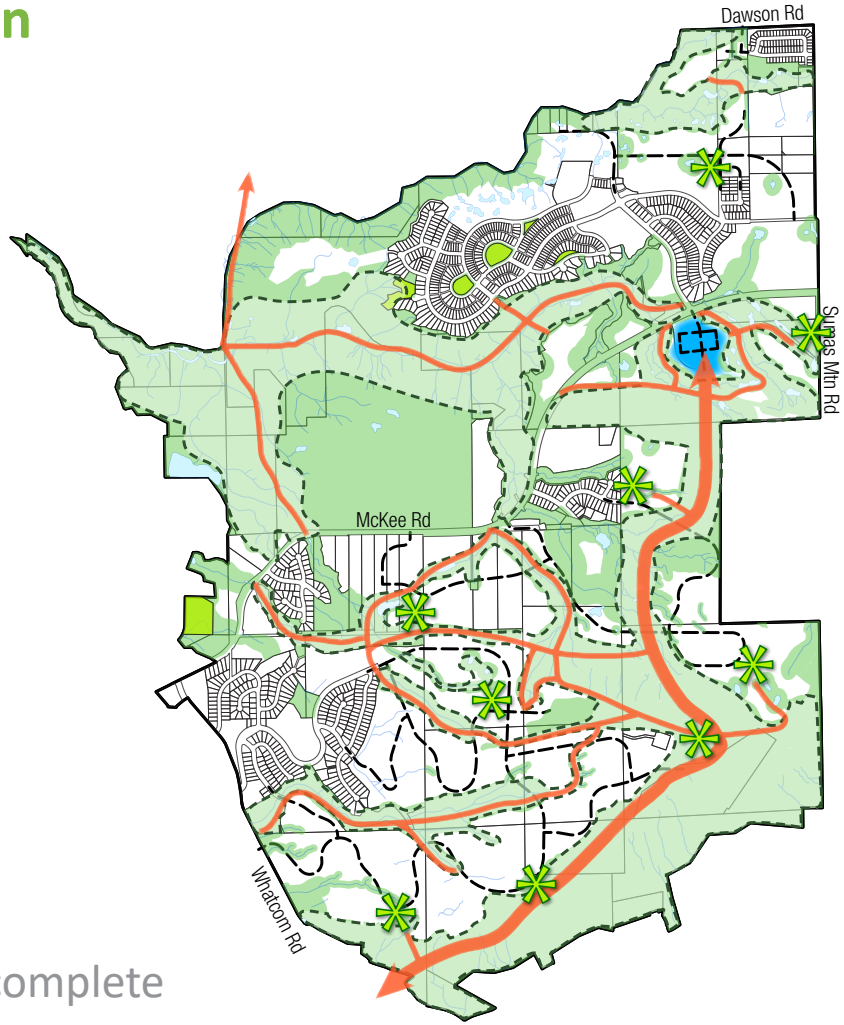
Publicly accessible Green Network

McKee Trail Future Study (3.55)

Trail user group partnerships (3.68)

Park and trail acquisition and development

Protect views



- Budget amendment request of $75,000 to complete McKee Trail Future Study

Discussion

Policies - Work with the Land

Key Themes:

Protect natural habitat and environmentally sensitive areas

Habitat hubs (3.32)

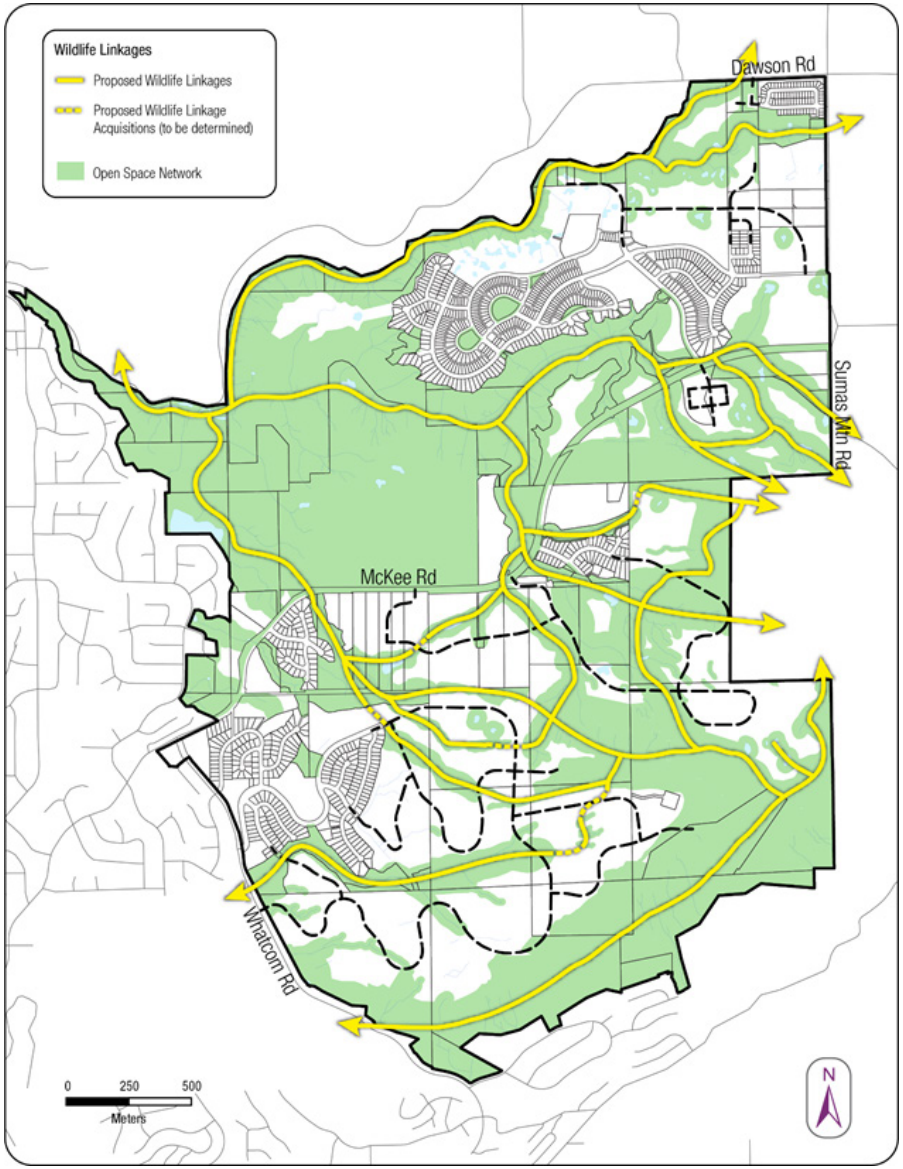
Wildlife linkages (3.34)

Crossings through environmentally sensitive areas (3.42)

Geotechnical risk

Unstudied Areas of Archaeological Potential (3.71)

Avoiding cultural sites



Discussion

Policies - Finding a Balance

Key Themes:

Establishing gathering spaces

Outdoor recreation focus

Neighbourhood-scale commercial

Cultural inclusiveness



Discussion

Policies - Adaptive Neighbourhoods

Key Themes:

Variety of ground-oriented housing options

Mix of lot types to accommodate terrain

School site acquisition and distribution



Discussion

Development Permit Guidelines

McKee Village → Encourage the construction of a dynamic, livable neighbourhood that caters to daily commercial needs and outdoor recreational pursuits

Steep Slope → Protect residents and property from the risk of natural hazards and preserve the natural hillside character (prohibit development on slopes greater than 40%)

Wildfire Hazard → Adapt wildfire management and prevention best practices to minimize wildfire risk

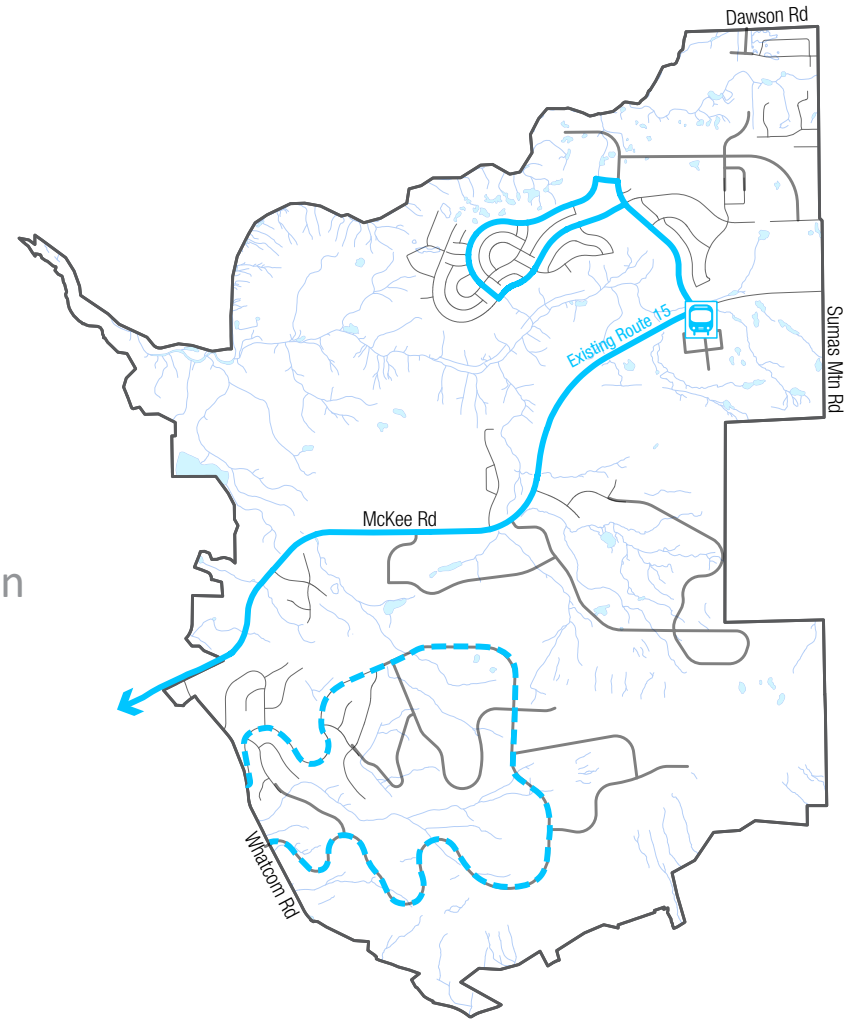
Discussion

Infrastructure - Transportation

Key Themes:

Multi-modal system with complete streets (pedestrians, cycling, transit, vehicles)

Parking for residents and outdoor recreation visitors (parking pockets for trailheads, recreation parking lots)



Discussion

Infrastructure - Road Network

Key Themes:

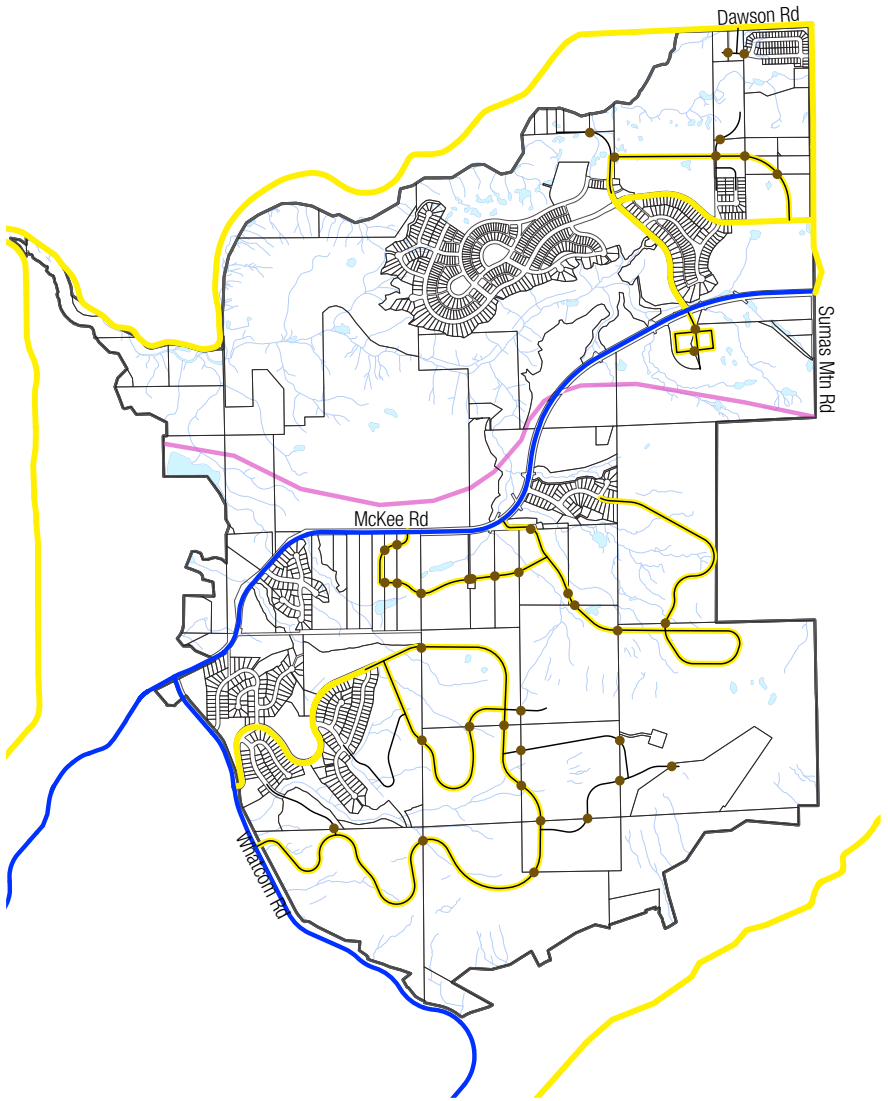
Traffic Impact Assessment conducted for major existing and proposed roadways

Upgrades:

- McKee and Whatcom Rd to 4-lane arterials (plus left turn lanes)
- Future signalization at intersections

Lands Beyond Access Points:

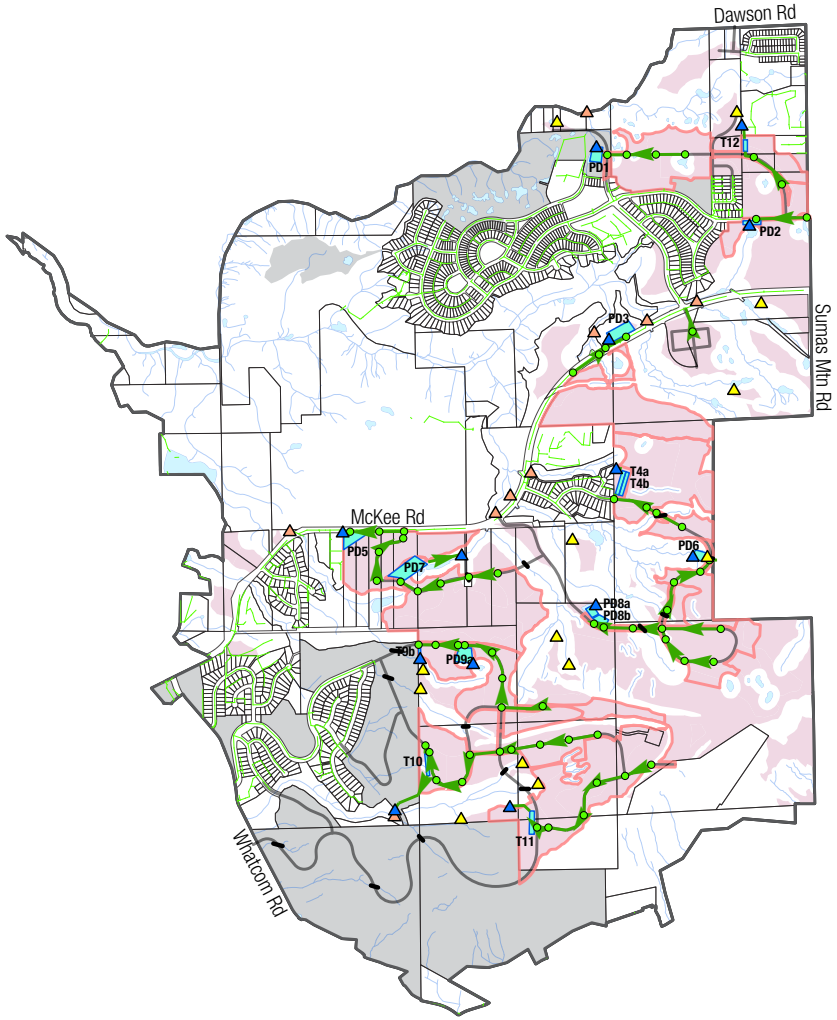
- Facilitates development equitably
- Ensures collector network is possible



Discussion

Infrastructure - Stormwater

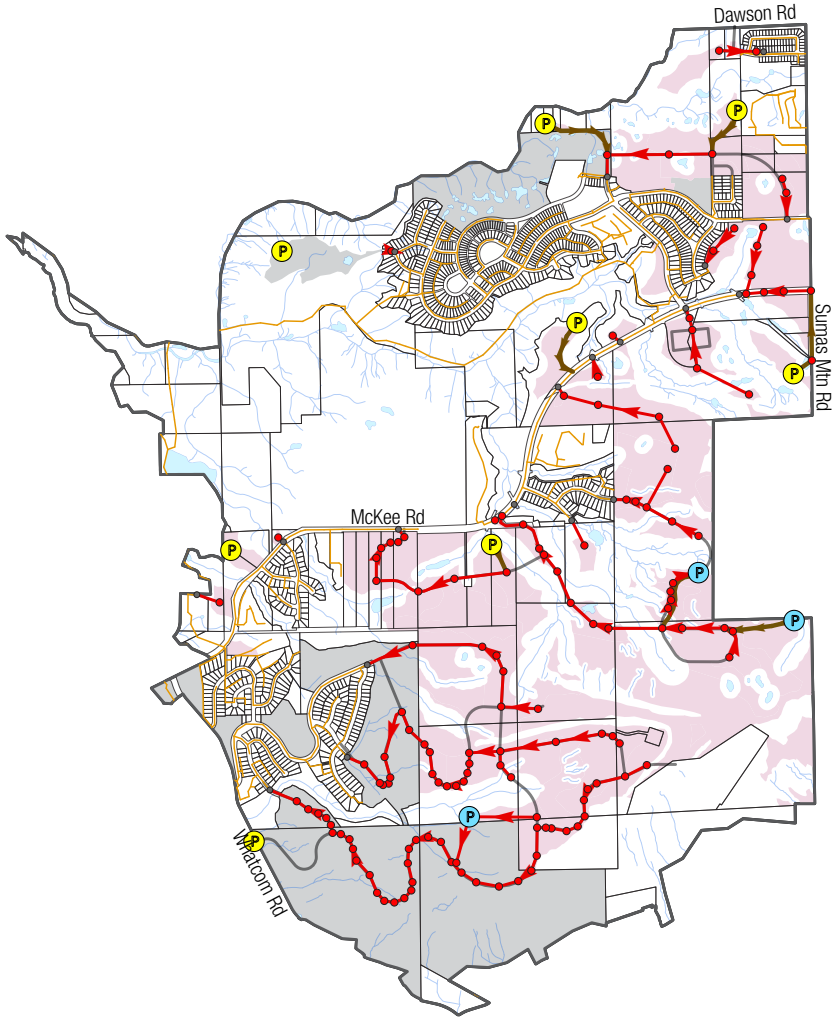
- Catchment-based system
- Maintain baseflows to existing watercourses
- Identified 12 stormwater community detention facilities (total volume)
- Post-development flow is less than pre-development flow



Discussion

Infrastructure - Wastewater

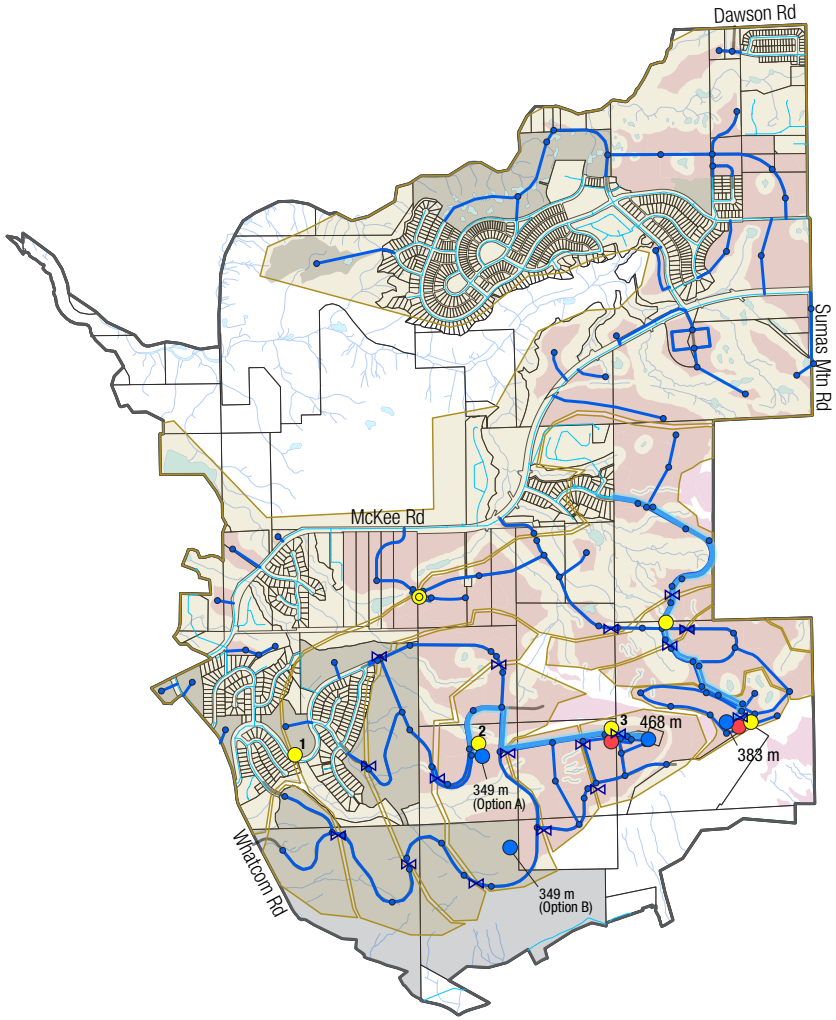
- Catchment-based system
- Use gravity where possible (11 pump stations required)



Discussion

Infrastructure - Water

- 2 new reservoirs, expansion of existing McKee reservoir
- Pump stations connected to expanded water main trunk network



Discussion

Implementation - Financial Strategy

- Developer Responsibility
- Capital Programs
- Grants
- Development Cost Charges

Discussion

Implementation - Phasing Plan

Phasing requirements identified to facilitate development in orderly manner

Key Principles:

- Phase areas identified based on catchments
- Providing required infrastructure components to complete phase

Discussion

Clarification of First Nations Engagement

- Staff had early and ongoing engagement with Leq'a:mel, Matsqui, Sumas, and Sto:lo First Nations, starting in summer 2017
- In each stage of the plan, City staff engaged with First Nations staff



McKee Neighbourhood Plan
Abbotsford, BC
Archaeological Impact Assessment
FINAL REPORT

***HCA* Permit 2021-0333**

Submitted to:
City of Abbotsford
c/o Mitch Comb
32315 South Fraser Way
Abbotsford, BC V2T 1W7

Submitted by:
Inlailawatash Limited Partnership
3178 Alder Court
North Vancouver, BC V7H 3A8

seyem' Heritage Investigation Permit SQ 2022-31
Stó:lō Heritage Investigation Permit 2021-200

April 14, 2022
Inlailawatash File: 17-5-03

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3178 Alder Court
North Vancouver
BC V7H 2V6

Discussion

Clarification of First Nations Engagement

Stage 1 - Background Research

- Summer 2017: Meetings with local First Nations, outlined the McKee NP process and discussed archaeological and cultural heritage work program.

- Fall 2017: Walked the lands north of McKee Road for Archaeological Overview Assessment, with local First Nations representation (under Sto:lo Heritage Investigation Permit 2017-181, dated September 26, 2017).

- Spring 2020: Walked the lands south of McKee Road, at the request of Sumas and Sto:lo, as previous assessments had not walked this area (under Sto:lo Heritage Investigation Permit 2019-070, dated May 14, 2019 and extended April 16, 2020).

- Summer 2020: Reviewed entire findings of Stage 1, including the Archaeological Overview Assessment, with Sumas First Nation staff and Councillor.

- Summer 2020 (Background Research Report): Public engagement strategy endorsed by Council, included First Nations engagement under Section 475 of the Local Government Act.

Discussion

Clarification of First Nations Engagement

Stage 2 - Explore Options

- Summer 2021: Provincial permitting process for Archaeological Impact Assessment, local First Nations were invited to provide input on City's permit application.

- Fall 2021: First Nations invited to attend Stage 2 McKee NP design workshop, First Nations representatives did not attend.

- Fall 2021: Conducted Archaeological Impact Assessment fieldwork and shovel testing with representatives from Leq'a:mel, Matsqui, and Sto:lo, Sumas representatives did not attend (under Sto:lo Heritage Investigation Permit 2021-200, dated August 9, 2021).

- Spring 2022: Referred completed Archaeological Impact Assessment to First Nations for review and comment, Sto:lo confirmed it had no comments, other First Nations did not provide comment.

Discussion

Clarification of First Nations Engagement

Stage 3 - Draft Plan

- Spring 2022: Reviewed and discussed entire plan (Stages 1-3) and process with Sumas First Nation staff, including archaeological work completed to date, and received verbal comments.

- Spring 2022: Referred draft plan to Leq'a:mel and Matsqui First Nations for comment, did not receive input.

- Spring 2022: Provincial Archaeological Branch accepts results of Archaeological Impact Assessment.

Discussion

Clarification of First Nations Engagement

Stage 4 - Final Plan

- Summer 2022: McKee NP referral letters sent to Sumas, Matsqui, Leq'a:mel, and Sto:lo First Nations. No responses received.

- Winter 2023: McKee NP referral letters sent to Sumas, Matsqui, Leq'a:mel, and Sto:lo First Nations. Sumas First Nation staff provided comment.

Discussion

Proposed Plan

- McKee NP presents a vision as an outdoor adventure hub
- Plan takes into account diverse interests and integrates development while still protecting environment
- Emphasis on trail retention and creation
- Approach taken through policies enables design and details of future trail network to be worked out with trail user groups
- Staff considered the feedback received, and the proposed plan updates provide increased Open Space for wildlife, species at risk, and opportunities for trails
- Staff clarified the City's record of early and ongoing engagement with local First Nations

Next Steps



Today	1st and 2nd Readings
Apr. - Jun.	Referrals
Jun. 12	Public Hearing
Jun. 26	3rd and Adoption