

8

Implementation Plan

MILL LAKE
PARK

City of Abbotsford
Mill Lake Park Master Plan
2025



8 Implementation Plan

8.1 Phasing

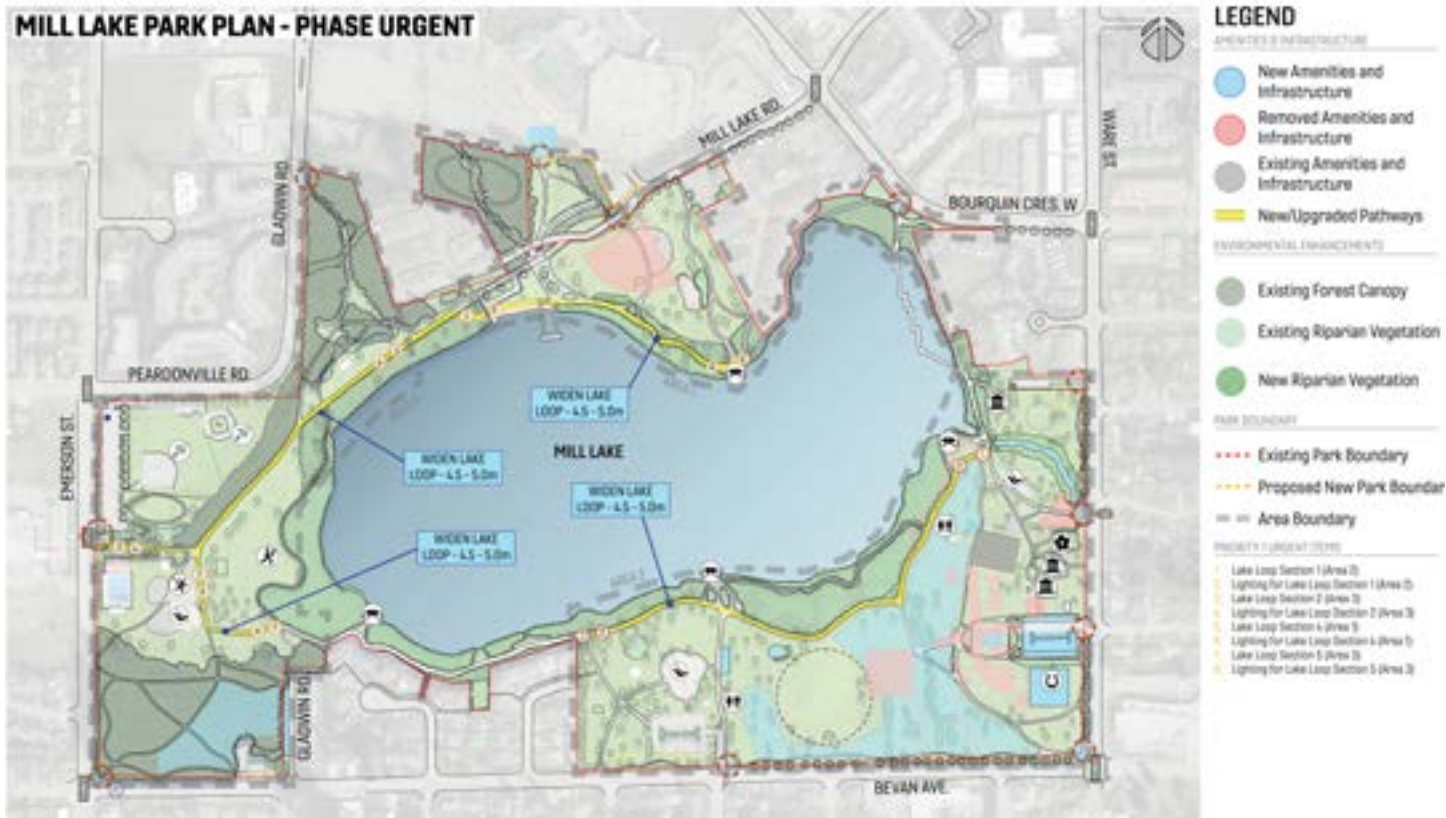
The project will be implemented in four phases over approximately 20 years. Each phase will be aligned with the City's five year capital works program. Items within the phasing plan are prioritized, but some lower priority items may be implemented ahead of some higher priority items due to synergies with implementation.

The main proposed Park amendments or enhancements for each of the four phases of the implementation plan is outlined in the table below:

- U** PRIORITY/URGENT ITEMS
- 1** PHASE 1 ITEMS
- 2** PHASE 2 ITEMS
- 3** PHASE 3 ITEMS
- 4** PHASE 4 ITEMS



PRIORITY/URGENT
ITEMS

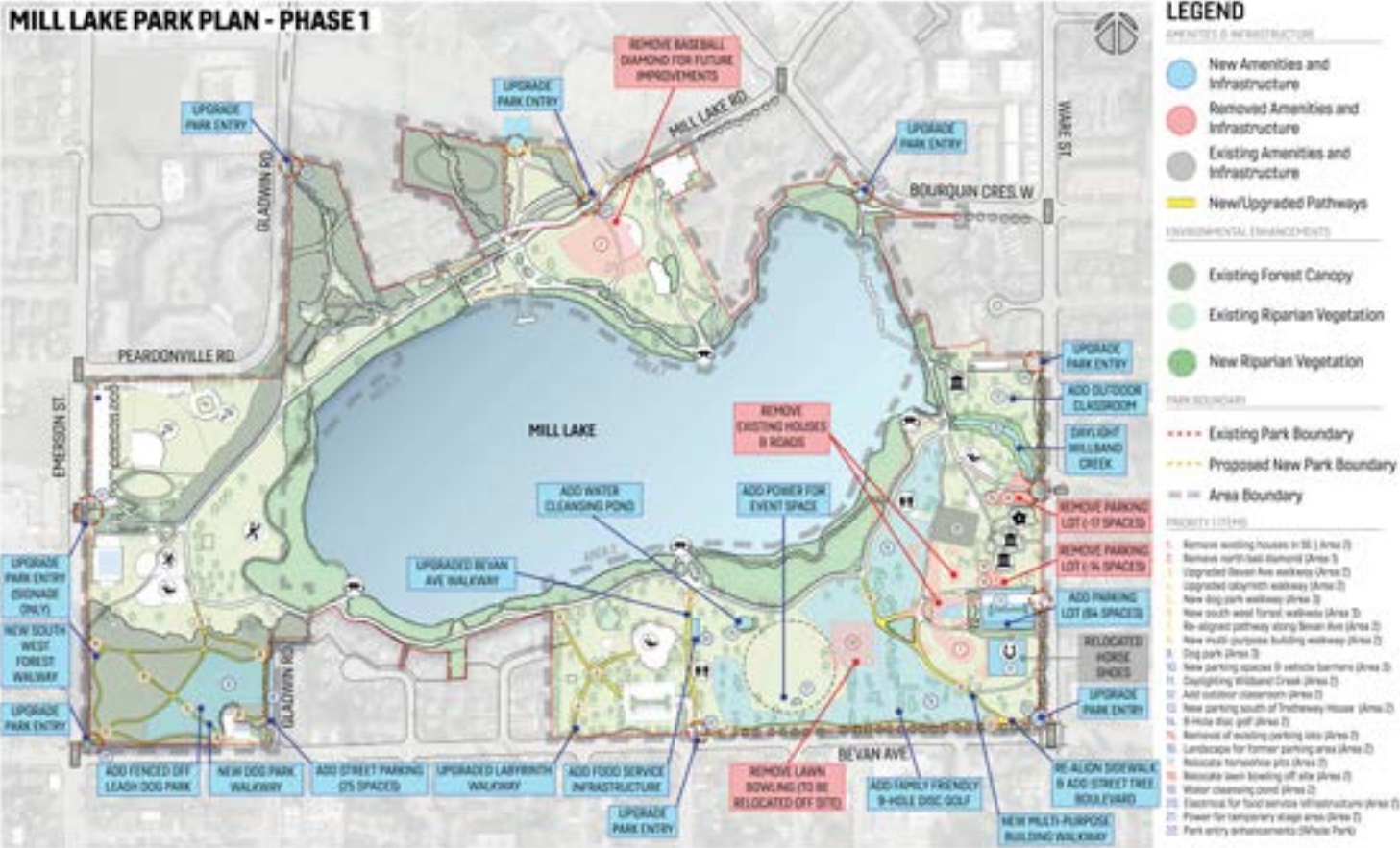


Four phases over approximately 20 years. Each phase will be aligned with the City’s five year capital works program.

#	ITEM DESCRIPTION	LOCATION
U	PRIORITY / URGENT - ITEMS	
U.1	Lake Loop Section 1	Area 2
U.2	Lighting for Lake Loop Section 1	Area 2
U.3	Lake loop Section 2	Area 3
U.4	Lighting for Lake Loop Section 2	Area 3
U.5	Lake Loop Section 4	Area 1
U.6	Lighting for Lake Loop Section 4	Area 1
U.7	Lake Loop Section 5	Area 3
U.7	Lighting for Lake Loop Section 5	Area 3

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PHASE 1
ITEMS



1.6	New south west forest walkway	Areas 3
1.7	Re-aligned pathway along Bevan Avenue	Area 2
1.8	New Multi-Purpose Arts, Culture and Community Building walkway	Area 2
1.9	New dog park	Area 3
1.10	New parking spaces and vehicle barriers	Area 3
1.11	Daylighting Willband Creek	Area 2
1.12	Add outdoor classroom	Area 2
1.13	New parking south of Trethewey House	Area 2
1.14	9-hole disc golf course	Area 2
1.15	Removal of existing parking lots	Area 2
1.16	Landscape for former parking area	Area 2
1.17	Relocate horseshoe pits	Area 2
1.18	Relocate lawn bowling off site	Area 2
1.19	Water cleansing pond	Area 2
1.20	Electrical for food service infrastructure	Area 2
1.21	Power for temporary stage area	Area 2
1.22	Park entry enhancements	Whole Park

#	ITEM DESCRIPTION	LOCATION
1	PHASE 1 - ITEMS	
1.1	Remove existing houses in southeast area	Area 2
1.2	Remove north ball diamond	Area 1
1.3	Upgraded Bevan Avenue walkway	Area 2
1.4	Upgraded labyrinth walkway	Area 2
1.5	New dog park walkway	Areas 3

2

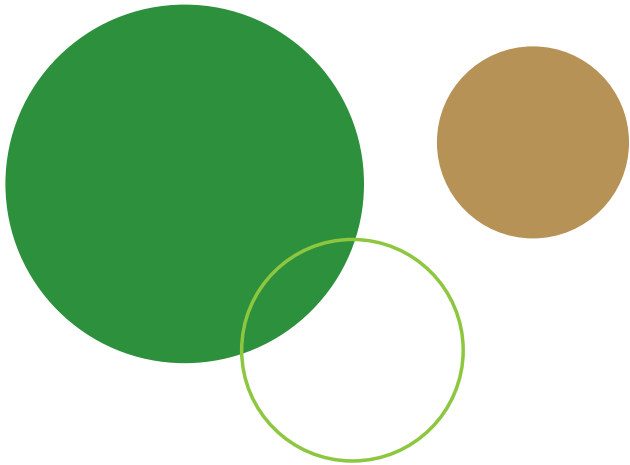
PHASE 2
ITEMS



#	ITEM DESCRIPTION	LOCATION
2	PHASE 2 - ITEMS	
2.1	Lake Loop Section 6	Area 2 + 3
2.2	Lighting for Lake Loop Section 6	Area 2 + 3
2.3	Lake Loop Section 3/Boardwalk and Lighting	Area 1
2.4	Ball diamond upgrades	Area 3
2.5	North permanent stage	Area 1
2.6	New 6.5 m width vehicular access	Area 1
2.7	New parking area	Area 1
2.8	New playground	Area 1
2.9	Water cleansing pond	Area 1
2.10	New plaza from roadway to dock	Area 1
2.11	Landscape for former parking area	Area 1
2.12	Relocate washroom facilities	Area 1
2.13	Mill site interpretive feature	Area 1
2.14	New walkway connections	Area 1
2.15	Lake Loop Section 7	Area 1
2.16	Lighting for Lake Loop Section 7	Area 1

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PHASE 3
ITEMS



MILL LAKE PARK PLAN - PHASE 3



#	ITEM DESCRIPTION	LOCATION
3	PHASE 3 - ITEMS	
3.1	Retain Centennial Pool pending Aquatic Services and Facilities Strategy	Area 3
3.2	New communal shelter	Area 3
3.3	South permanent stage	Area 2
3.4	Earthworks for the terraced landscape	Area 1
3.5	New 2.5 m width path	Area 1
3.6	Plaza area at north end of Park	Area 1
3.7	Landscape for new Park space	Area 1
3.8	Terraced seating	Area 1
3.9	New spray park	Area 3
3.10	New playground	Area 3

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PHASE 4
ITEMS



#	ITEM DESCRIPTION	LOCATION
4	PHASE 4 - ITEMS	
4.1	New outdoor classroom	Area 2
4.2	New gravel trail	Area 1
4.3	Single storey Multi-purpose Arts, Culture and Community Building	Area 2

8.2 Financial Strategy

The Mill Lake Master Plan financial strategy is intended to assist in the orderly, predictable, and equitable development of the Park. The City has three potential mechanisms for paying for upgrades in the Park. These mechanisms are capital reserves, grants and development cost charges.

Capital Reserves

The City will upgrade much of the infrastructure within or around the Park over the life of the plan as there is a benefit to the broad community, and not development related. For example, the City may decide to fund a specific project such as building the new parking lot in the south east corner of the Park. The infrastructure that will be funded through capital reserves will be identified through future five year financial plans. Of note, the City has funds for improvements to City-wide parks, which includes the Park, from past developments to support upgrades or enhancements associated with recent community growth.

Grants

Senior government grant programs are constantly changing and there may be future opportunities for some infrastructure to be funded through these programs. Generally, these programs do not fund growth related projects but are available for more broad and strategic initiatives such as green infrastructure to reduce the community impact on the environment. The City may determine the need for a project within the Park that aligns with an available grant program at any time during the life of this plan, and proceed with applying for and implementing that project.

Development Cost Charges and Amenity Cost Charges

The City has Development Cost Charge (DCC) and Amenity Cost Charge (ACC) Bylaws to set fees that are collected from development to offset some of the infrastructure costs incurred as a result of new development. The rates of fees are updated from time to time based on the need for projects to meet the demands of growth across the City.

Much of the infrastructure works identified in the Mill Lake Master Plan will be included in future DCC and ACC Bylaw updates. Infrastructure planned in later phases of the Park which will occur years from now may also be included in future DCC and ACC Bylaws and is unknown at this time.

The following recommendations
are provided to enable the
implementation of the Master Plan
for Mill Lake Park

8.3 Future investigations, Studies & Assessments

The following recommendations are provided to enable the implementation of the Master Plan for Mill Lake Park:

1. Assess the potential environmental impacts of the planned boardwalk reconstruction and conduct a preliminary engineering assessment.
2. Assess the potential environmental impacts a cantilevered lake edge pathway widening as well as associated construction costs.
3. Undertake a preliminary engineering assessment of the proposed daylighting of Willband Creek.
4. Undertake a preliminary engineering assessment of the proposed stormwater filtering ponds on the north and south areas of the Park.
5. Undertake an Integrated Stormwater Management Plan for the Park.
6. Develop a Water Quality Assessment program.
7. Investigate the history, including the location of the former mill on the north side of Mill Lake to inform potential interpretation of the history of this structure.
8. Conduct a survey and condition assessment of the remnants of the trestle bridge in consideration of its current heritage status.
9. Investigate a new site within the City for a ball diamond that is proposed to be removed from Area 1.
10. Investigate a new site within the City for the lawn bowling area that is proposed to be removed from Area 2.
11. Undertake a condition assessment of the buildings in the Park to determine required scope and cost of upgrades including accessibility.
12. Conduct an assessment of Centennial Pool.
13. Undertake the creation of a standards manual for the park which will establish a form and character for built infrastructure throughout the Park.
14. Conduct a wildlife assessment that would assess habitat for species that reside within the Park and specifically species at risk (Western Painted Turtle).
15. Develop management plans and programs to preserve and maintain native vegetation.
16. Prepare a Site-specific Invasive Plant Management Plan.
17. Conduct an Environmental Impact Assessment (EIA) of the proposed development identified in the Master Plan may be required to assess potential project effects and identify mitigation measures.

