



City of Abbotsford

New Zoning Bylaw Summary of Key Changes

Council Presentation
June 9th, 2014

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Outline

- Introduction
- Process to date
- Key changes
 - Format
 - Definitions
 - General Regulations
 - Parking
 - Sustainability
 - Single-Family, Multi-Family, Commercial, Industrial and Institutional Zones
- Next Steps



Introduction

- Team
 - Staff
 - Urban Systems
 - G.P. Rollo & Associates
 - Bill Buholzer
- Purpose of Project
 - Address issues with current Bylaw
 - Implement City policies and plans
 - Improve clarity and user-friendliness
 - Craft an innovative, industry-leading Bylaw



Process to Date

- Zoning Omnibus Amendment Process (2012-2013)
- Zoning Bylaw Rewrite (2013-2014)
 - Background review & research
 - Initial legal and market review
 - Planning workshops with staff
 - Conceptual Directions Report
 - Development of Revised Draft Zones



Process to Date



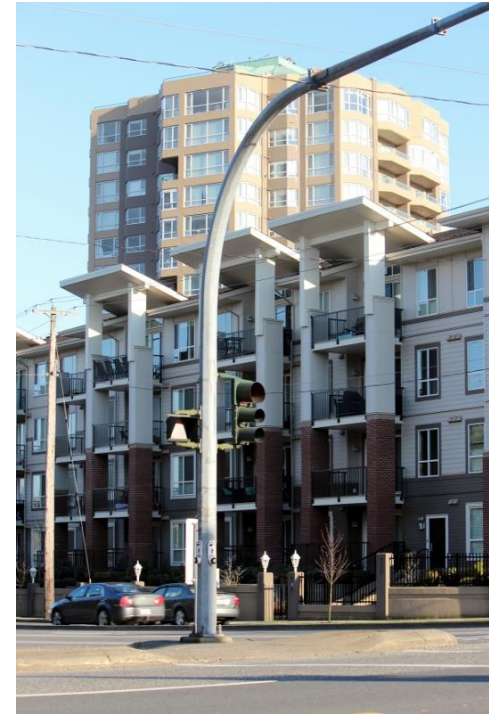
Initial Stakeholder Engagement

- Abbotsford Airport (Jan. 27)
- Ministry of Agriculture (Feb. 27)
- City Industry Development Advisory Committee (March 13)
- University of the Fraser Valley (April 10)
- Abbotsford Chamber of Commerce (May 7)
- Environmental Advisory Committee (May 22)
- Urban Development Institute (May 28)
- Abbotsford Downtown Business Association (June 26)
- Canadian Homebuilders Association of the Fraser Valley (TBD)



Phase 1: Residential, Commercial, Industrial and Institutional Zones

- Focus on following zone categories:
 - Single Family Residential
 - Multi-Family Residential
 - Commercial
 - Special Commercial
 - Industrial
 - Institutional
- Excludes:
 - Sumas Mountain Rural Land Use Bylaw (i.e. “H” zones)
 - Agriculture zones
 - Comprehensive Development zones



Phase 2: Agriculture Zones

Agricultural (A)

- Consultation with the Agricultural Land Commission (ALC) and the Ministry of Agriculture required
- Looking to significantly reduce the quantity of regulations regarding accessory buildings
- Review accessory dwelling regulations in consultation with Provincial organizations and the Agricultural Advisory Committee



Phase 2: Comprehensive Development Zones

Comprehensive Development (CD)

- Moved to Phase 2 to allow more opportunities to integrate CD zones into the final versions of new or existing zones
- Need to evaluate which CD zones are likely to be used and those that no longer apply



Phase 2:

Other Items to Explore/Consider

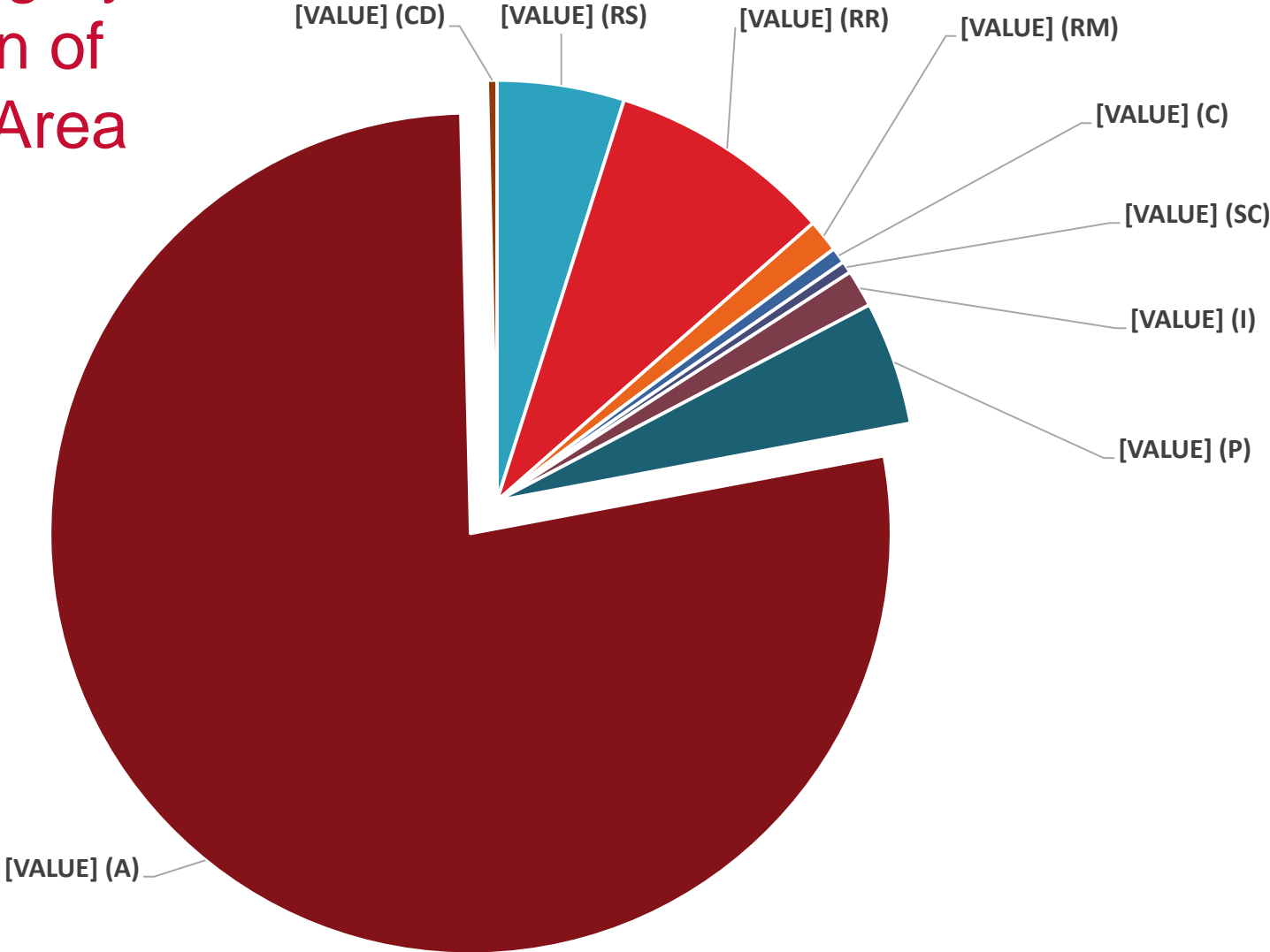
- Adult Entertainment Uses – consultation with APD
- Explore possibility of allowing Coach Houses in more zones
- Update provisions related to Boarding Use, Rooming House and Supportive Recovery Use
 - create a more logical hierarchy of accessory residential uses within the Single Family Residential zones



Scope of Zoning Bylaw Update

- ~29,300 properties and ~34,000 ha of land
 - Phases 1 and 2
- Does not include properties in Area H that are subject to Sumas Mountain Rural Land Use Bylaw

Zone Category Proportion of Total City Area

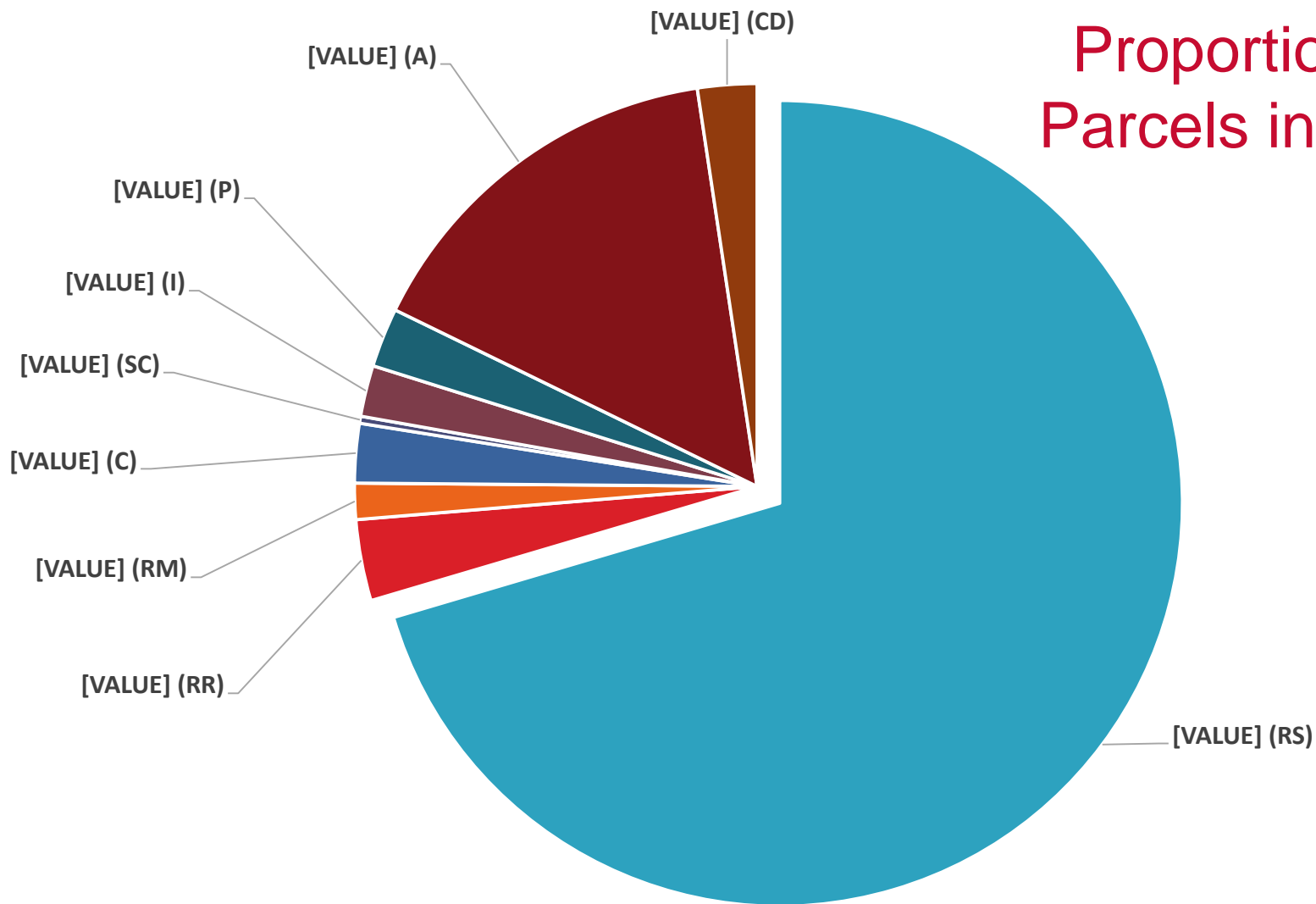


- Single Family Residential (RS)
- Commercial (C)
- Institutional (P)

- Rural Residential (RR)
- Specialized Commercial (SC)
- Agriculture (A) - Phase 2

- Multi-Family Residential (RM)
- Industrial (I)
- Comprehensive Development (CD) - Phase 2

Zone Category Proportion of all Parcels in the City



■ Single Family Residential (RS)
■ Commercial (C)
■ Institutional (P)

■ Rural Residential (RR)
■ Specialized Commercial (SC)
■ Agriculture (A) - Phase 2

■ Multi-Family Residential (RM)
■ Industrial (I)
■ Comprehensive Development (CD) - Phase 2

Key Changes

Bylaw Format

- Created a more user-friendly bylaw format with consistent zone structure
- Consolidated zoning sections
- Used tables to clarify zoning provisions
- Introduced more graphics and updated existing ones
- Removed unnecessary regulations

440 – Rowhouse Residential Zone (RMR)

Intent: To accommodate fee simple rowhouse developments at densities of up to 60 units per hectare. Dwelling units in this zone will be attached, street-oriented, and have rear access only.

440.1 Permitted Uses

Permitted Uses Table for RMR Zone	
Principal Uses	
1. Rowhouse	
Accessory Uses	
2. Boarding Use	
3. Home Occupation – Level 1	

440.2 Site Specific Permitted Uses

N/A

440.3 Development Regulations


Development Regulations Table for RMR Zone	
Column I	Column II
1. Density (maximum)	a. 60 dwelling units per hectare b. Floor Space Ratio – 1.2
2. Maximum setbacks (front yard)	a. Principal Building – 3.5 m b. Accessory Building or Structure – n/a
3. Maximum setbacks (all other lot lines)	n/a
4. Minimum setbacks (front yard)	a. Principal Building – 3.0 m b. Accessory Building or Structure – no less than the actual setback of the principal building from the front lot line.
5. Minimum setbacks (rear yard)	a. Principal Building – minimum 12.0 b. Accessory Building or Structure – 1.0m
6. Minimum setbacks (interior side yard)	a. Principal Building – 1.2 m, except 0.0 m from an interior lot line shared with an attached Rowhouse dwelling unit.
	b. Accessory Building or Structure – 1.0 m, except 0.0 m for common interior side lot lines between two or more lots along which the same Rowhouse building is located.
7. Setbacks (exterior side yard)	a. Principal Building – 3.0 m b. Accessory Building or Structure – minimum 1.2m

RMR

Photo of RMR property

Diagram illustrating what 60 UPH looks like

Diagram illustrating where setbacks are measured from



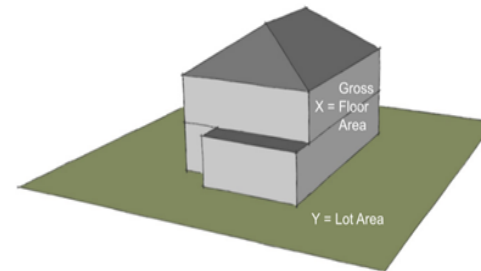
Definitions

- Completed a significant review and update of definitions to enhance readability
- Consolidate definitions and removed out-of-date terms
- Clarify terms (e.g. height, lot coverage, density, etc.)
- Clarify definitions by removing “superfluous express exclusions”

FLOOR SPACE RATIO means (B/L 455-97)

- (1) for a ~~one~~ single detached dwellings and a duplex two unit residential use, and a street townhouse residential use, the figure obtained by dividing the gross floor area by the lot area as illustrated in Figure X, but excluding the area of a panhandle where the width of the panhandle is less than 12.0 m;

Figure X – Illustration of F.S.R Calculation for Single Detached Dwellings and Duplexes



$$X / Y = \text{F.S.R.}$$

- (2) for all other uses, the figure obtained by dividing the net floor area of all buildings and structures on a lot by the lot area.

FOOD PRIMARY LICENCE means a Food Primary Licence issued pursuant to the Liquor Control and Licensing Act. (B/L 1232-2003)

FRONT LOT LINE, see LOT LINE, FRONT

FRONTAGE means the side of a lot abutting on a street.

General Regulations



- Consolidate multiple sections into one general regulations section.
- Remove site specific permitted uses (i.e. Licensee Retail Store, Liquor Primary Licenses, etc.)
- Simplify Accessory Building regulations
- Home Occupation - Three levels of home occupation uses based on impacts
 - Level 1- All residential zones
 - Level 2 - Single-detached dwelling zones only
 - Level 3 - Rural Residential and Agricultural zones
- Simplify restrictions on Mobile Food Vendors

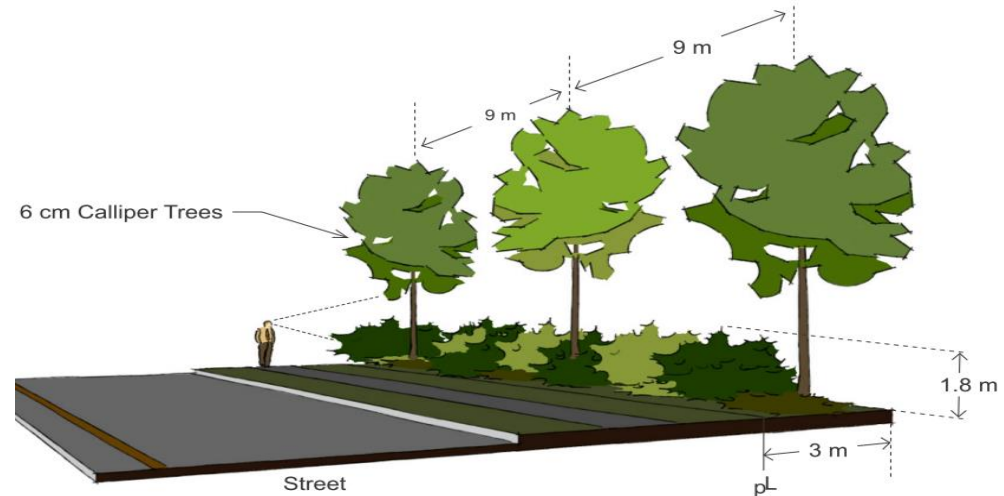
Off-Street Parking

- Align parking requirements with specific uses rather than zones
- Establish parking requirements based on standards that are easy to measure (i.e. floor area or number of classrooms)
- Reviewed parking requirements to align with best practices
- Reviewed cash-in-lieu rates
- Opportunities for shared parking
- Consider requiring bicycle parking



Sustainability

- Support green building technologies
 - height exemptions for roof-top solar panels and roof-top gardens
- Explore density bonuses for green buildings
- Consider reducing parking requirements where transportation demand management is in place
- Add electric vehicle charging to definition of service station
- Improve the design of parking lots by requiring pedestrian walkways and better screening



Rural and Single-Family Residential Zones

- Create hierarchy for zones based on density
- Combine similar zones (e.g. RR1 and RR2 – same minimum lot size)
- Encourage more affordable housing options by allowing garden cottages and coach houses on Rural Residential and larger Urban Residential lots
- Create a logical range of maximum permitted lot coverage within the Rural Residential zones
- Adjust the compact residential zones (RS5 & RS6) to better articulate the purpose of each
- Consider allowing garden cottages in RS zones



Rural Residential (RR) Zones

(~ 950 properties)

RR zones affected by the Zoning Bylaw update:

- 110 RR1 and 170 RR2 properties to be rezoned to RR
 - same minimum lot size and are almost identical
 - holdover from amalgamation in the 1996 Zoning Bylaw
 - recommend merging zones
- 140 RR3 properties to be rezoned to CR
- 530 RR4 properties to be rezoned to SR
 - RR3 and RR4 are being removed in favour of the existing zone names:
 - CR - Country Residential
 - SR - Suburban Residential

Single Family Residential (RS) Zones

(~ 20,500 properties)



RS zones affected by the Zoning Bylaw update:

- 4,800 RS2 properties to be rezoned to RS3
 - very little distinction between RS2 and RS3
 - current RS2 minimum lot size is only 25% larger than in RS3
 - recommend merging zones
- 14,700 RS3 properties to stay as RS3
- 50 RS3-A properties to stay as RS3-A
 - distinction in RS3-A zone is no secondary suites
- 140 RS4 properties to be affected by zone changes (smaller lot depths)

Single Family Residential (RS) Zones

(~ 20,500 properties)



RS zones affected by the Zoning Bylaw update:

- 290 RS5 properties to be rezoned to RS5-A to avoid major change in existing neighbourhoods
 - distinction in RS5-A zone is no secondary suites
- 200 RS6 properties to stay RS6 with minor changes to zone (new developments required to have lanes)
- 90 RS7 properties to be rezoned to RS6 (RS7 zone to be eliminated)
 - properties are located in Auguston and have existing lanes

Multi-Family Residential (RM) Zones

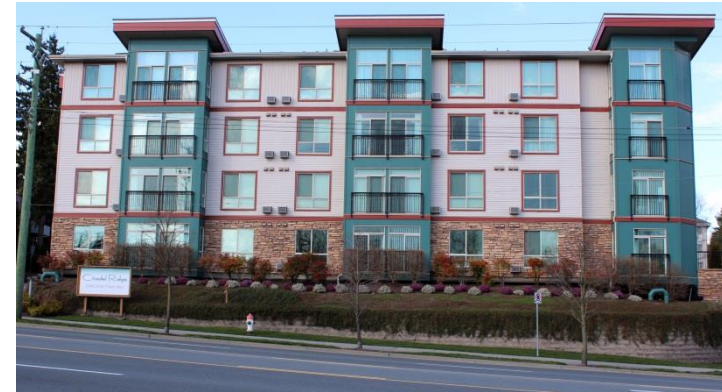
- Remove zones that are not feasible from a market perspective (e.g. RM8 = very low density)
- Improve clarity of zones - make consistent with other similar zones and remove design regulations that should go in the OCP
- Amend setbacks to be in line with best practises – slight reductions (e.g. 7.5m to 6m min. interior setback in RML zone for storeys 1-4)



- Combine zones that are similar in scale
- Develop new zones:
 - Rowhouse zone
 - Mixed Use Multi-Family Apartment zone

Multi-Family Residential (RM) Zones

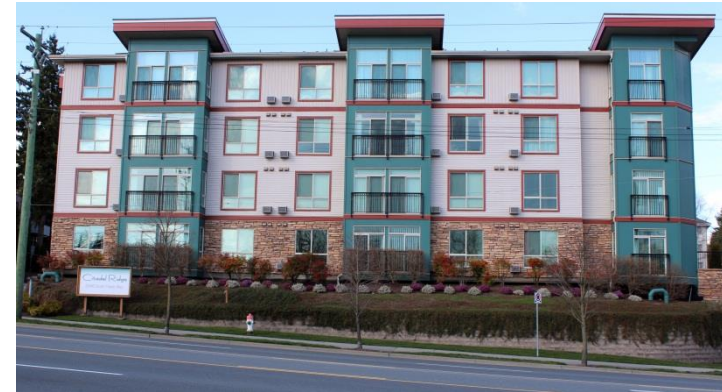
- Simplify landscaping requirements
 - Require portions of lot not used for building, parking, etc. to be landscaped (but don't specify %)
 - Remove private outdoor amenity area requirement in townhouses. This isn't specified in other communities and market will include it regardless.
 - Require "common outdoor amenity space" per dwelling unit in townhouse developments, and continue to require in apartment developments, to promote liveability



Multi-Family Residential (RM) Zones



- Exempt common indoor amenity area from density
 - up to a specified maximum amount
 - amount to be exempted is under review
- Remove indoor storage requirements – leave to market
- Revise congregate apartment requirements
 - requirements are being greatly simplified (e.g. removing requirement for common kitchen facilities)



Multi-Family Residential (RM) Zones (~ 420 properties)



RM zones affected by the Zoning Bylaw update:

- No RM8 properties affected by change to RM16
- 20 RM25 properties to be rezoned to RM30 (similar zone but allows 30 UPH)
- Seven RMH properties to be affected by changes and renaming to RMM – Mid Rise Apartment zone
 - new intent (mid-rise buildings 6-12 storeys in height)
 - minor height decrease from 50 to 40m
 - additional review of the seven properties will occur to determine if they fit with RMM, or if they should be rezoned to RHR (12+ storeys)

Commercial (C) Zones

- Consolidate Commercial and Special Commercial sections
- Retain a commercial zone structure that provides for a wide range of commercial uses
- Create intent section for each zone
- Improve definitions and listed permitted uses, removing the need for exclusions

Local and Neighbourhood (C1, C2)

- Consolidate C1, C2 and C9 zones
- Create a new Neighbourhood Commercial (C2) Zone that allows developments up to 10,000 m² in size



Commercial (C) Zones

Community (C3) and Secondary Business (C4) Zones

- Combine C3, C3A, and CVS to create new C3 zone to provide for developments greater than 10,000 m²
- Combine C4 and C6 zones to create Service Commercial (C4) zone
- Clarify the C4 zone by reshaping it to have a more service commercial – vehicle oriented application



Gas Station (CGS) Zone

- Adjust CGS Gas Station zone to provide a variety of services related to vehicle use and repair
- Ensure all service stations and related uses are located within the same zone

Commercial (C) Zones

Downtown Abbotsford (C7)

- Consider:
 - maintain intent but adjust name to “Historic Downtown”
 - review parking reduction and cash payment
 - review Floor Space Ratio and permitted uses
- Upcoming stakeholder consultation with Abbotsford Downtown Business Association

Commercial High–Rise Zone (CHR)

- Combine the Commercial High Rise (CHR) zone with the C5H zone

Mid-Rise Mixed Use

- Create zone that allows for a mix of residential, retail and office uses
- Zone would reflect current market activity for 4-6 storey buildings generally within central urban area



Commercial (C) Zones

Special Commercial Zones

- Maintain Automall Commercial (CAM) Zone
- Merge three special zones for tourist, hotel, accommodation and entertainment zones into the C3 zone
- Create new Golf Course Zone (CGC)
 - CRC zone currently permits a host of unintended outdoor recreation uses (waterslides, gun/archery range, etc.)



Commercial (C) Zones



Special Commercial Zones

- Adjust the Recreation and Campground (CRC) Zone
 - E.g. Remove golf course uses
- Remove:
 - Big Box (CLR) zone (not well used)
 - Neighbourhood Pub (CNP) zone and permitted pubs in revised C2 zone
 - Cabaret (CCP) zone (not used at all)

Commercial (C) Zones

(~ 770 properties)



C zones affected by the Zoning Bylaw update:

- 8/9 C3 lots to be rezoned to C2
- Six C3A, 20 CFC and five CTA properties rezoned to C3
- 30 C9 properties and one CNP to be rezoned to C2
- Nine C5H properties to be rezoned to CHR

- Four CVS to be rezoned to either CGS or C3
- Ten C6 to be rezoned to either C4 or I2
- Two CLR to be rezoned to either C3 or C5

Industrial (I) Zones

Industrial (I)

- Merge the I1 and I2 zones given their similarity
- Rename the I4 – Residential Industrial zone to I1 (logical order)
- Combine the I7 Airport Industrial Zone and the I8 Aerospace Industrial Zone (and rename to I4 for a logical order)
- Rezone I5 to CGS and create new I5 (Airport Operations) Zone



Industrial (I) and Institutional (P) Zones

Industrial (I) – cont.

- Review industrial definitions
- Proposing to permit minor accessory retail /tasting areas for Microbreweries within Industrial zones (new consolidated I2)

Institutional (P)

- Create new University Campus Zone (P10)
- Modernize language to align with current cultural practices



Industrial (I) Zones

(~ 600 properties)



I zones affected by the Zoning Bylaw update:

- 35 I1 properties to be rezoned to I2 (key change - increased min. lot size)
- Ten I4 properties to be rezoned to I1
- One I5 property to be rezoned to CGS
- One split-zoned I7 property, and two I8 properties to be rezoned to I4
- Airport runways to potentially be rezoned to I5 (Airport Operations Zone)
 - Meetings with airport management staff are ongoing regarding potential changes to airport zones

Next Steps

- Ongoing Stakeholder and Staff Input
- Draft Zoning Bylaw
- Community Open House
Wednesday, June 25, 4pm - 8pm
- Revised Zoning Bylaw
- Tentative Public Hearing - August
- Phase 2 (Agriculture and CD zones)
 - Spring 2015



Questions and Comments



Thank you

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