

Welcome

City of Abbotsford Zoning Bylaw Update

June 25th 2014

Thank you for attending this open house. The City of Abbotsford is updating its Zoning Bylaw and wants your input. The purpose of this open house is to:

1. provide information about the Zoning Bylaw update process, including Phase 1 (current work) and Phase 2 (future work);
2. discuss zoning topics and issues; and
3. obtain your feedback on key changes to the Bylaw.

Please review the display boards, talk to City staff and project consultants and provide your input.

What is the Purpose of a Zoning Bylaw?

- Regulate what can currently take place and be built on land in the City (i.e. building height, setbacks, permitted land uses, parking requirements, etc.)
- Implement the policies of the Official Community Plan (OCP) with respect to land use, housing, transportation, the environment, etc.
- Maintain efficiency and harmony of land uses



Project Background

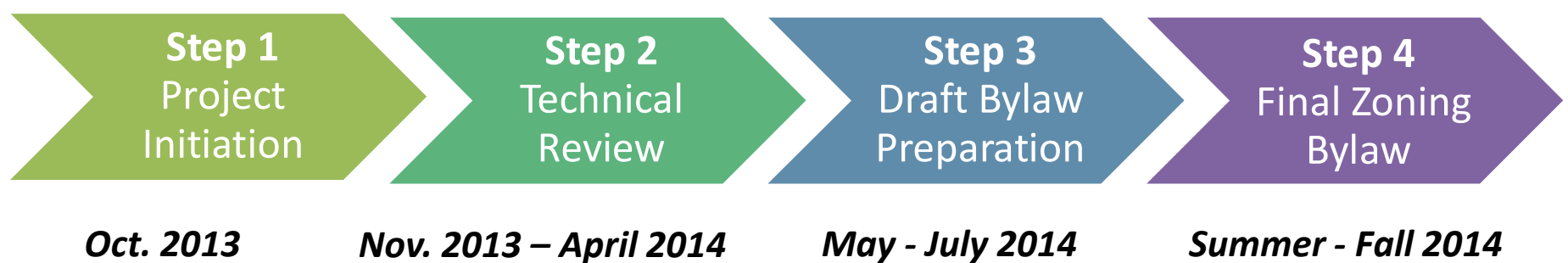
The City's current Zoning Bylaw was adopted in 1996 following the amalgamation of Abbotsford and Matsqui. Although the Bylaw has been subject to minor amendments over the years, it has not been substantially updated since amalgamation. The City commenced a comprehensive review and update of the Zoning Bylaw in October 2013 with an aim to:

- address various issues with the Bylaw stemming from its age, complexity and length;
- implement current City policies and plans; and
- improve clarity and user-friendliness for all users of the Bylaw.

Given the complexity and depth of work required, the update process has been divided into two phases. Phase 1 commenced in October 2013 and is outlined below. Additional information about Phases 1 and 2 is provided on the next panel.

Process to Date (Phase 1)

We are here



As part of Phase 1, staff workshops, background research and initial market and legal reviews were undertaken. Stakeholder meetings were also (or will be) held with the following groups:

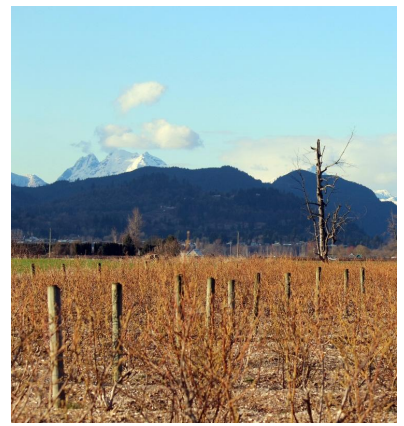
- Abbotsford Airport (Jan. 27, 2014)
- Ministry of Agriculture (Feb. 27, 2014)
- City Industry Development Advisory Committee (March 13, 2014)
- University of the Fraser Valley (April 10, 2014)
- Abbotsford Chamber of Commerce (May 7, 2014)
- Environmental Advisory Committee (May 22, 2014)
- Urban Development Institute (May 28, 2014)
- Canadian Homebuilders Association of the Fraser Valley (June 24, 2014)
- Abbotsford Downtown Business Association (June 26, 2014)

Project Background

Phase 1 – Oct. 2013 to Fall 2014

Phase 1 has included a comprehensive review of the majority of the provisions and zones in the Zoning Bylaw. The definitions, general regulations and parking requirements were all reviewed and are proposed to be updated, together with the following zones:

- Rural (RR) and Single Family Residential (RS)
- Multi-family Residential (RM)
- Commercial (C)
- Industrial (I)
- Institutional (P)



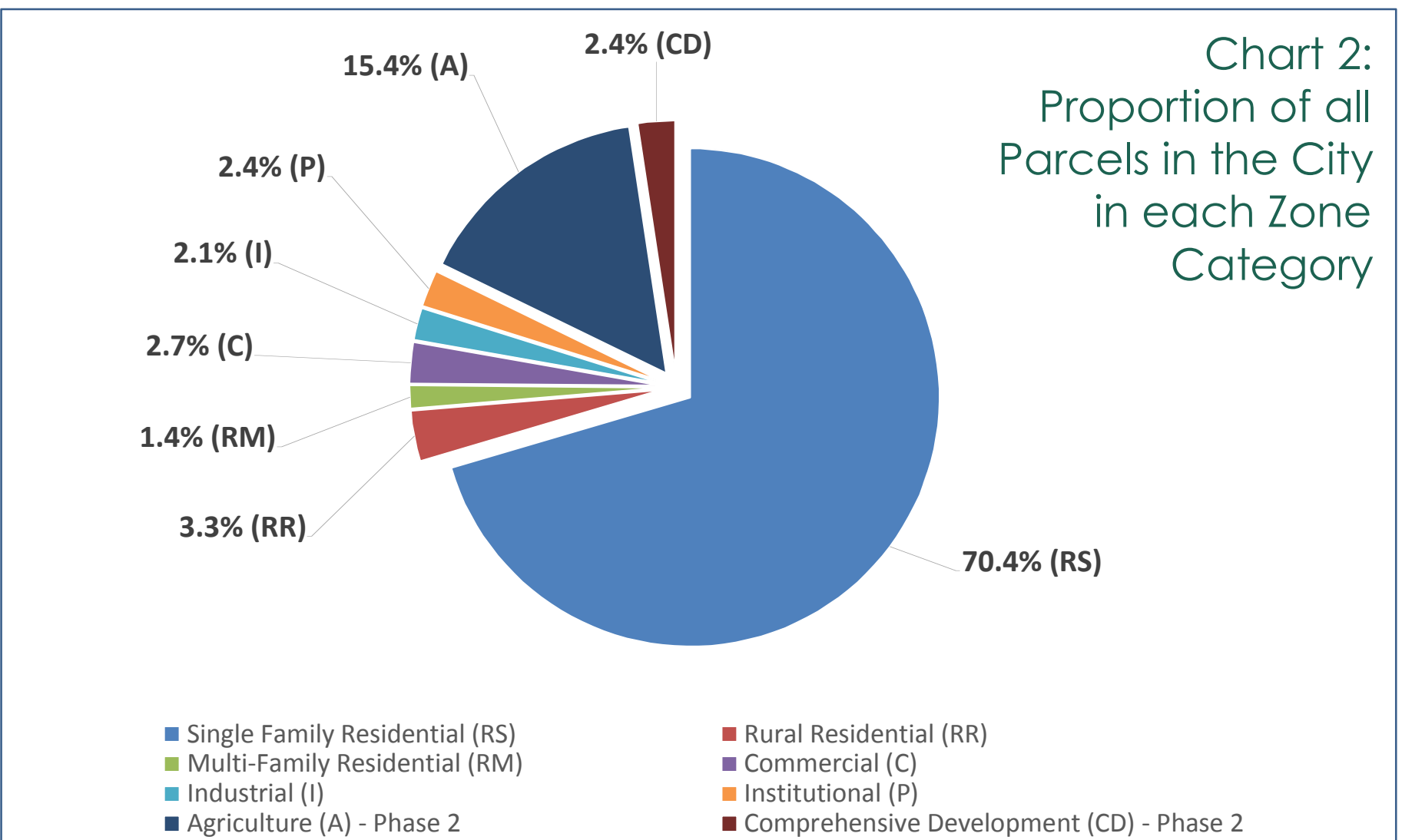
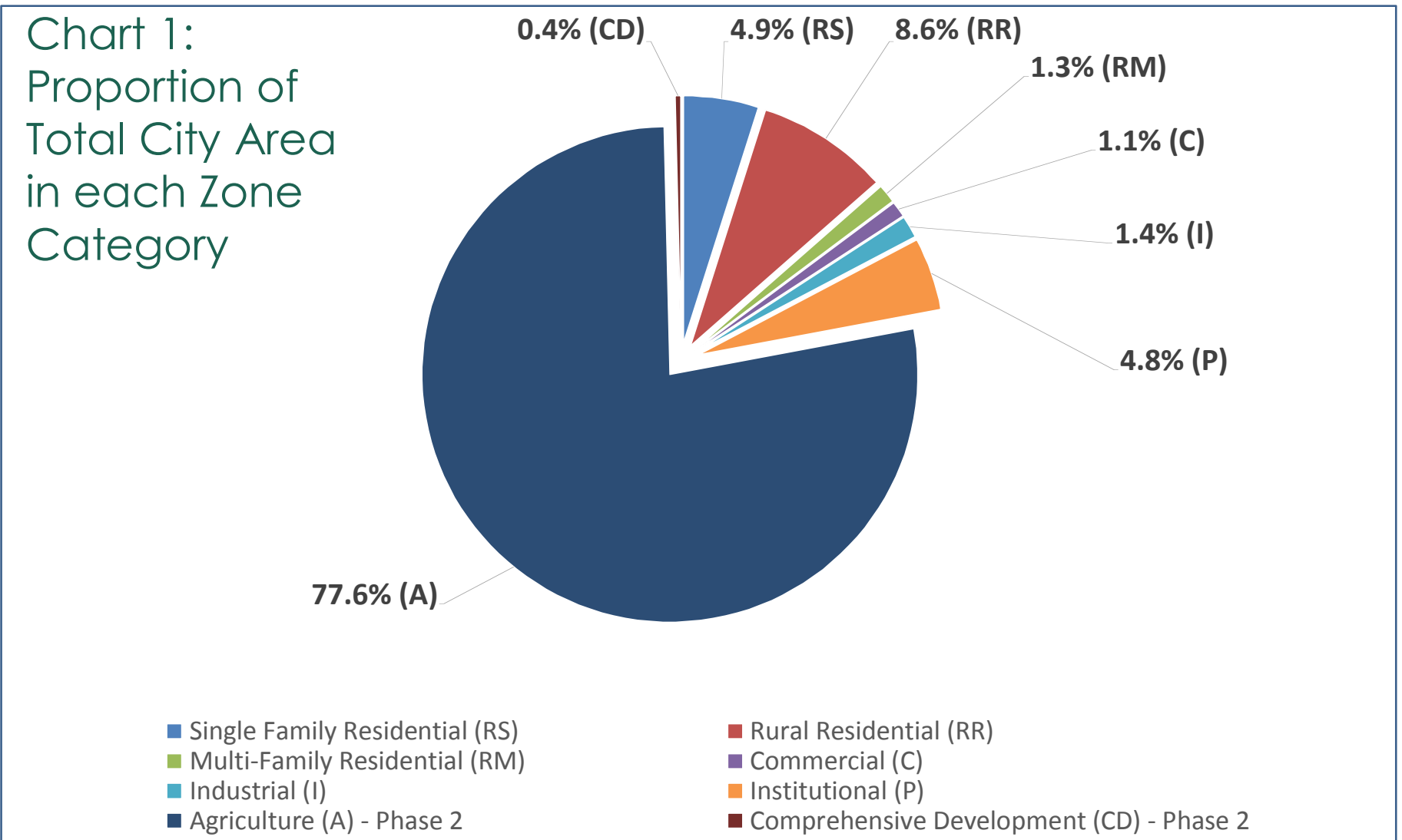
Phase 2 – Spring 2015

Phase 2 will include a review and update of the Agriculture (A) and Comprehensive Development (N) zones. The following represents some of the anticipated work in Phase 2:

- Agriculture Zones
 - Continued consultation with the Agricultural Land Commission (ALC) and Ministry of Agriculture
 - Consideration of how to simplify the regulations regarding accessory buildings in agricultural areas
 - Review of accessory dwelling regulations in consultation with Provincial organizations and the Agricultural Advisory Committee
- Comprehensive Development Zones
 - Renaming “N” zones to “CD”, in line with best practices
 - Evaluation of all CD zones to determine those which may be appropriately incorporated into other zones once the Phase 1 work is completed, and those which should remain as unique zones

Scope of Zoning Bylaw Update

The Zoning Bylaw pertains to approximately 29,300 properties and 34,000 hectares of land within the City. It does not apply to properties that are subject to the Sumas Mountain Rural Land Use Bylaw (the Official Community Plan and Land Use Bylaw for Sumas Mountain will be reviewed at a later date).



Proposed Zone Changes (Phase 1)

Residential

Rural Residential	
Current	Proposed
RR1 - One Unit Rural Residential and Resource	RR – Rural Residential (<i>see maps</i>)
RR2 – One Unit Rural Residential	RR – Rural Residential (<i>see maps</i>)
RR3 – One Unit Country Residential	CR – Country Residential
RR4 – One Unit Suburban Residential	SR – Suburban Residential

Single Family Residential	
Current	Proposed
RS1 – One Unit Urban Estate Residential	RS1 - Urban Estate Residential
RS2 – One Unit Urban Hillside Residential	RS3 – Urban Residential (<i>see maps</i>)
RS2A – Single Family Urban Hillside Residential	RS3A – Urban Residential
RS3 – One Unit Urban Residential	RS3 – Urban Residential (<i>with suites</i>)
RS3A – Single Family Urban Residential	RS3A – Urban Residential (<i>no suites</i>)
RS4 – Two Unit Urban Residential	RS4 – Duplex Residential
RS5 – One Unit Compact Lot Residential (<i>no suites</i>)	RS5A – Residential (<i>no suites</i>) (<i>see maps</i>)
N/A	RS5 – Residential (<i>with suites</i>) (<i>new</i>)
RS6 – One Unit Varied Lot Size Residential	RS6 – Compact Lot Residential
RS6C – One Unit Compact Lot Coach House	RS6C – Compact Lot Coach House
RS7 – Mixed Residential	RS6 – Compact Lot Residential

Multi-Family Residential	
Current	Proposed
RM8 – Multi Unit Residential	RM16 – Low Density Townhouse
RM16 – Multi Unit Residential	RM16 – Low Density Townhouse
RM25 – Multi Unit Residential	RM30 – Low Density Townhouse (<i>see maps</i>)
RM30 – Multi Unit Residential	RM30 – Low Density Townhouse
RM45 – Multi Unit Residential	RM45 – Medium Density Townhouse
RM60 – Multi Unit Residential	RM60 – High Density Townhouse
RMF – Multi Unit Residential Flex	RMF – Multi Unit Residential Flex
RMS – Street Townhouse Residential	RMR – Rowhouse Residential
RML – Low Rise Apartment	RML – Low Rise Apartment
RMH – Highrise Apartment	RMM – Mid Rise Apartment (<i>see maps</i>)
RHR – Residential High Rise	RHR – High Rise Apartment
N/A	RMU – Mixed Use Apartment (<i>new</i>)
RH1 – Mobile Home Park	RH1 – Manufactured Home Park



Commercial

Commercial	
Current	Proposed
C1 – Local Commercial	C1 – Local Commercial
C2 – Neighbourhood Commercial	C2 – Neighbourhood Commercial (<i>see maps</i>)
C3 – Community Commercial	C2 – Neighbourhood Commercial C3 – Community Commercial (<i>see maps</i>)
C3A – Suburban Community Commercial	C3 – Community Commercial
C4 – Secondary Business Commercial	C4 – Service Commercial
C5 – City Centre Commercial	C5 – City Centre Commercial
C5H – City Centre Highrise Commercial	CHR – Commercial High Rise (<i>see maps</i>)
CHR – Commercial High Rise	CHR – Commercial High Rise
C6 – Service Commercial	C4 – Service Commercial (<i>see maps</i>)
C7 - Downtown Abbotsford Commercial	C7 – Historic Downtown Commercial
C9 – Rural Centre Commercial	C1 – Local Commercial (<i>see maps</i>)

Specialized Commercial	
Current	Proposed
CAM – Automall Commercial	CAM – Automall Commercial
CCP – Cabaret Zone	Remove
CFC – Freeway Commercial	C3 – Community Commercial
CGS – Gas Station Commercial	CGS – Gas Station Commercial
CLR – Large Scale Retail Commercial	C3 – Community Commercial
CNP – Neighbourhood Pub	C2 – Neighbourhood Commercial
CRA – Resort Accommodation Commercial	N26 - Comprehensive Development (<i>new</i>)
CRC – Recreation and Campground	CRC – Recreation and Campground CGC – Golf Course (<i>see maps</i>)
CTA – Tourist Accommodation Commercial	C3 – Community Commercial
CTE – Tourist Accommodation and Entertainment	C3 – Community Commercial
CVS – Vehicle Service Commercial	CGS – Gas Station Commercial (<i>see maps</i>)

Industrial and Airport

Industrial and Airport	
Current	Proposed
I1 – Light Industrial	I2 – General Industrial
I2 – General Industrial	I2 – General Industrial
I3 – High Impact Industrial	I3 – High Impact Industrial
I4 – Residential Industrial	I1 – Residential Industrial
I5 – Service Industrial	CGS – Gas Station Commercial
I6 – Special Industrial	I6 – Special Industrial
I7 – Airport Industrial	I4 – Airport Industrial
I8 – Aerospace Industrial	I4 - Airport Industrial
IB1 – Industrial Business	I2 – General Industrial (<i>Phase 2</i>)
N/A	I5 – Airport Operations (<i>new</i>)

Institutional	
Current	Proposed
P1 – Civic Institutional	P1 – Civic Institutional
P2 – Parks, Open Space and Schools	P2 – Park, Open Space and School
P3 – Assembly	P3 – Assembly
P4 – Special Housing	P4 – Special Housing
P5 – Residential Assembly	P7 – University/College Campus (<i>see maps</i>) P3 – Assembly
P6 – Rural Church	P3 – Assembly
P7 – River Zone	P5 – River Zone (<i>renumber only</i>)
P8 – Health Campus	P8 – Health Campus
P9 – Entertainment and Sports Centre	P6 – Entertainment and Sports Centre
N/A	P7 – University/College Campus (<i>new</i>)



Institutional

Proposed Changes

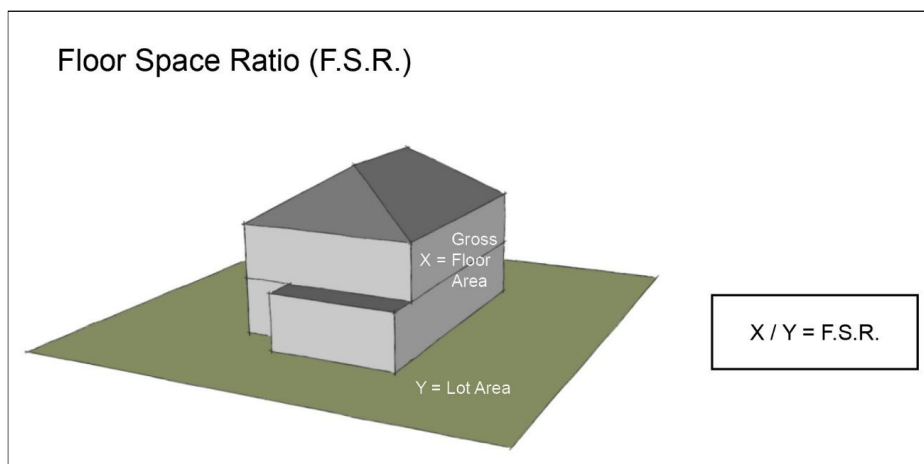
Bylaw Format

- Introduce a more user-friendly format with consistent zone structure
- Use tables to clarify and organize zoning provisions
- Update existing graphics and introduce new graphics where needed
- Remove unnecessary regulations
- Add intent statements for each zone
- Significantly reduce the complexity of the Bylaw

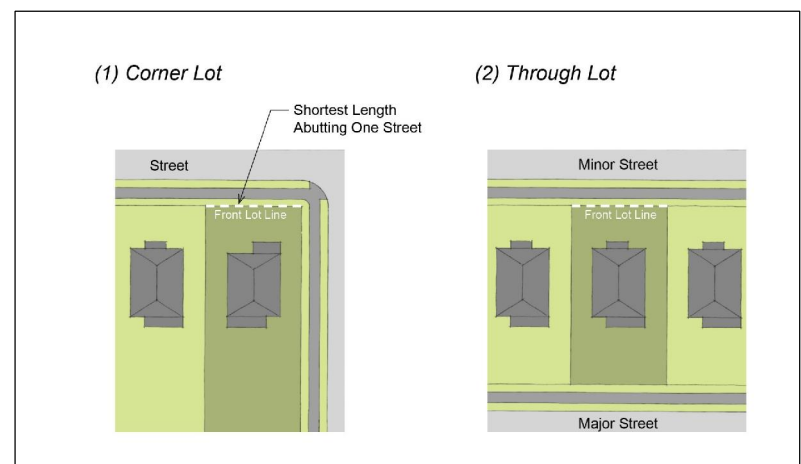
Definitions

- Consolidate similar definitions and remove unnecessary definitions
- Address outdated language and references
- Simplify definitions associated with permitted uses; reduce or remove long lists of inclusions and exclusions
- Review and update key terms with new text and illustrations

Density (FSR) Diagram



Front Lot Line Diagram



General Regulations

- Consolidate multiple sections into one General Regulations section
- Simplify accessory building regulations
- Simplify restrictions on mobile food vendors
- Clarify regulations pertaining to home occupations

Proposed Changes

Home Occupation



Zoning Issue:

- The Zoning Bylaw currently permits “accessory home occupation” in many residential zones, however, the regulations are not currently intuitive and user-friendly.

Proposed Change:

- Introduce three simplified levels of home occupation that vary with the level of anticipated impact on the surrounding neighbourhood:
- Level 1
 - permitted in all residential zones
 - no non-resident employees, client visits or signage permitted
 - no additional off-street parking spaces required
- Level 2
 - permitted in single family residential zones
 - one non-resident employee permitted and one additional off-street parking space required
 - client visits allowed but resulting vehicular traffic must not be significant
 - one sign - maximum 0.4 m²
- Level 3
 - permitted in rural residential and agricultural zones
 - two non-resident employees permitted (one additional off-street parking space required per non-resident employee)
 - client visits allowed but resulting vehicular traffic must not be significant
 - one sign – maximum 1.2 m²

Proposed Changes

Off-Street Parking



Zoning Issue:

- The existing off-street parking and loading section of the Zoning Bylaw hasn't had a comprehensive review/update since 1996 and is challenging to use for both staff and our customers.

Proposed Changes:

- Align parking requirements with specific uses rather than specific zones
- Adjust parking requirements that are considered to be too high or low based on a review of best practices
- Establish parking requirements based on simple units of measure (e.g. gross floor area)
- Simplify specifications for dimensions and siting of parking spaces

Sustainability



Zoning Issue:

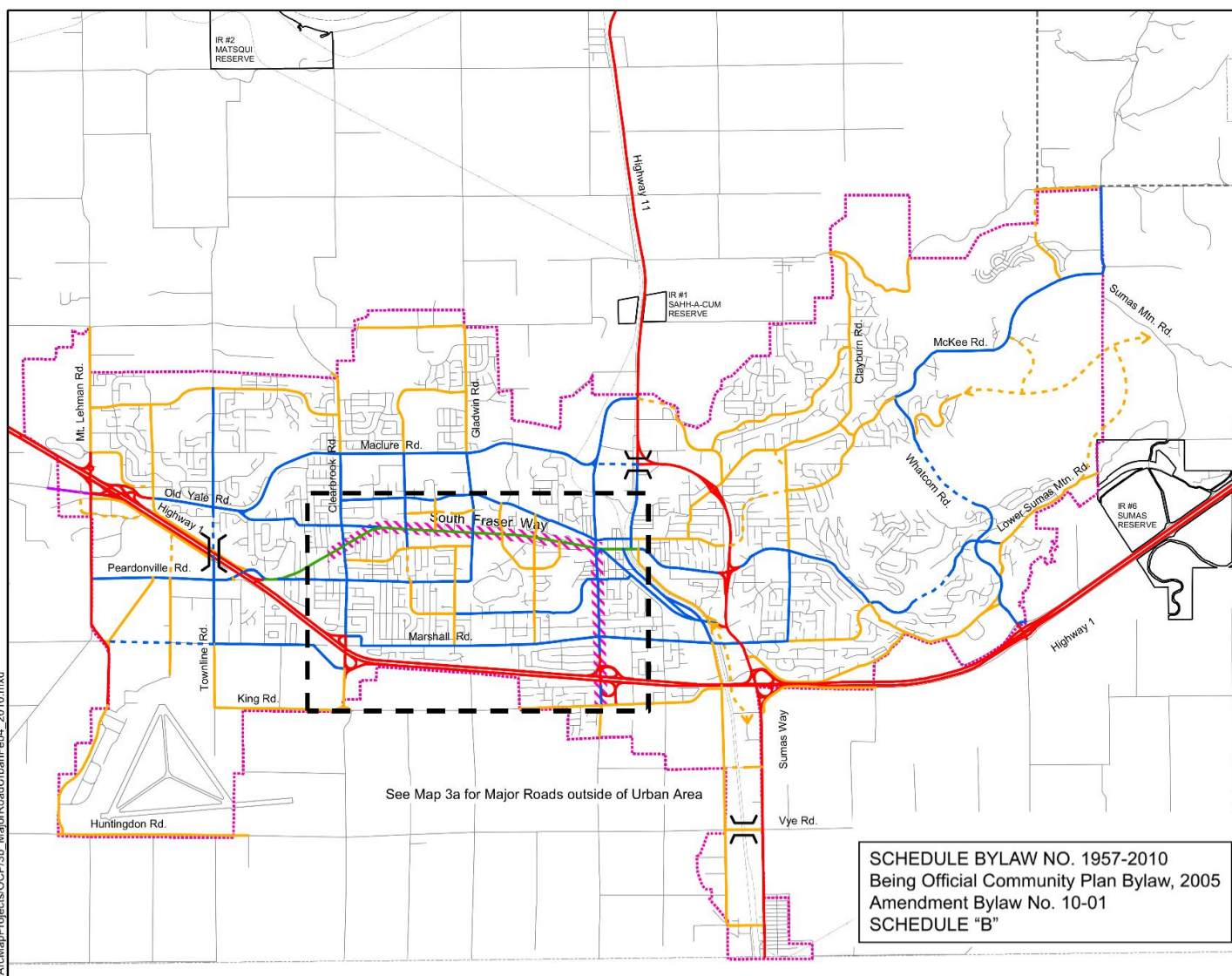
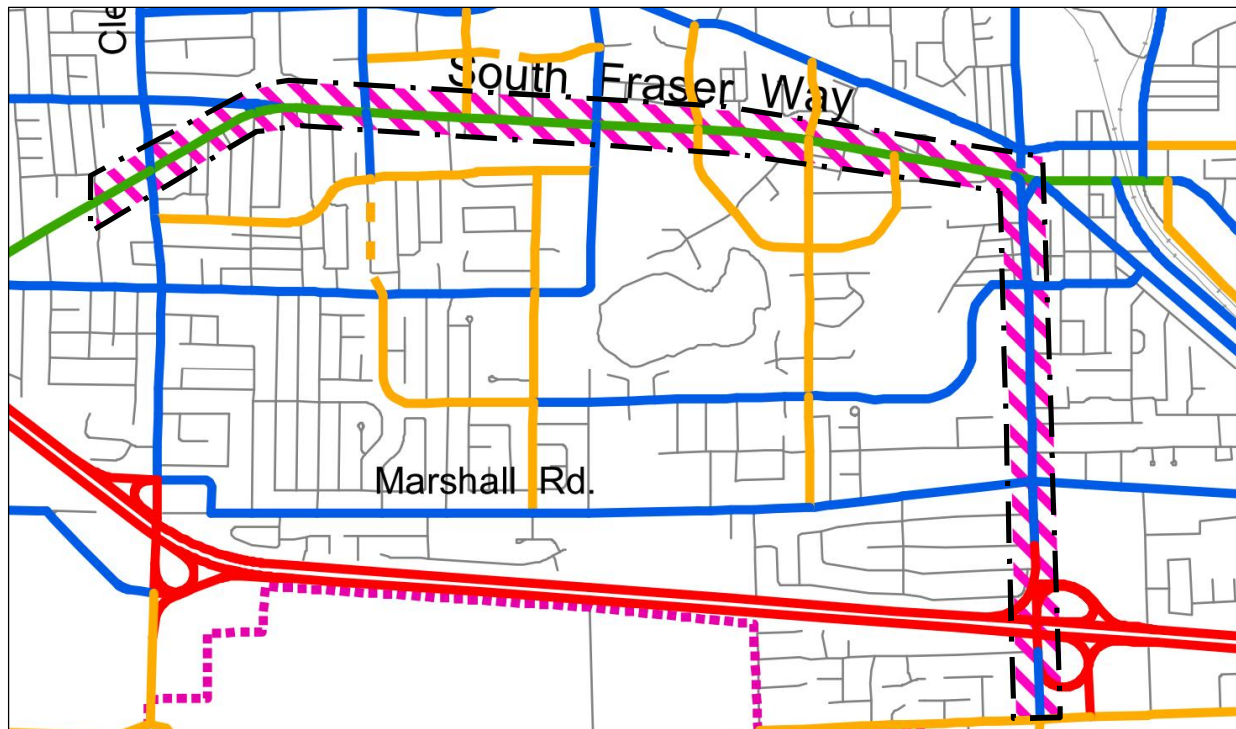
- There is an opportunity to implement some of the City's sustainability objectives through the introduction of progressive zoning provisions

Proposed Changes:

- Provide parking reductions in areas that are intended to be pedestrian and transit-oriented:
 - 10% reduction - new construction in Historic Downtown or on lots within 400 feet (122 m) of a primary transit corridor (*see map on following panel*)
 - 20% reduction - new construction on lots within the primary transit corridor
- Introduce off-street bicycle parking requirements
- Add electric vehicle charging to the definition of service station
- Provide building height exceptions for the following:
 - Solar panels - no height limit
 - Roof top gardens and green houses – 3.0 m height exception in commercial and multi-family zones
- Update existing and create new residential and commercial zones to encourage more housing choices and mixed uses

Proposed Changes

Potential Parking Reduction Area (OCP Primary Transit Corridor)



LEGEND

- Urban Development Area Boundary
- Railway
- Roads
- Provincial
- Regional
- Major Arterial
- Arterial
- Collector
- Future Major Arterial
- Future Arterial
- Future Collector
- Proposed Overpass
- Primary Transit Corridor *

* Transit Corridor areas are general and do not necessarily conform to property lines.

Major Roads - Urban Area
DRAFT April 6, 2010

Scale 1: 50,000

Map No. 3b

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SCHEDULE BYLAW NO. 1957-2010
Being Official Community Plan Bylaw, 2005
Amendment Bylaw No. 10-01
SCHEDULE "B"

Proposed Changes

Rural and Single Family Residential Zones



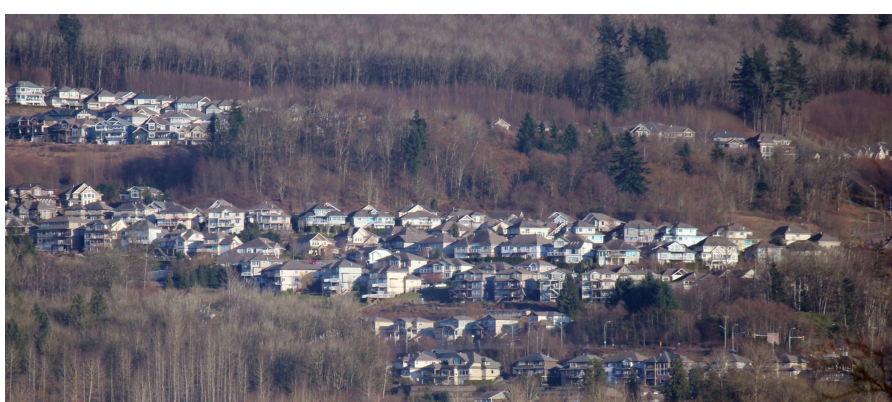
Zoning Issue:

- A number of the existing rural and single family residential zones are either not working well, are not commonly used, or are similar to other zones

Proposed Changes:

- Restructure zones to create a logical hierarchy of permitted lot sizes and lot coverage (see table below)
- Greatly simplify the regulations pertaining to accessory buildings and structures, by using maximum lot coverage to regulate intensity instead of multiple overlapping regulations
- Add secondary suites as a permitted use to a new RS5 zone
- Create an RS5A zone for existing properties without suites, to avoid major change in existing neighbourhoods
- Combine similar zones
 - RR1 and RR2 – same minimum lot size
 - R2, RS2-A and R3 – very similar minimum lot sizes
 - RS6 and RS7

Proposed Zone Hierarchy		
Zones	Minimum Parcel Size	Maximum Lot Coverage
RR – Rural Residential	4.0 hectares (10.0 acres)	10%
CR – Country Residential	2.0 hectares (5.0 acres)	15%
SR – Suburban Residential	0.4 hectares (1.0 acre)	15%
RS1 – Urban Estate Residential	1620 m ² (0.4 acres)	33%
RS3 – Urban Residential (<i>with suites</i>)	540 m ² (5,800 ft ²)	40%
RS3A – Urban Residential (<i>no suites</i>)	540 m ² (5,800 ft ²)	40%
RS4 – Duplex Residential	464 m ² (5,000 ft ²) – single family dwelling 557 m ² (6,000 ft ²) – strata duplex 278 m ² (3,000 ft ²) – fee simple duplex	40%
RS5 – Residential (<i>with suites</i>)	420 m ² (4,500 ft ²)	45%
RS5A – Residential (<i>no suites</i>)	420 m ² (4,500 ft ²)	45%
RS6 – Compact Lot Residential	300 m ² (3,200 ft ²)	45%
RS6C – Compact Lot Coach House	300 m ² (3,200 ft ²)	45%



Proposed Changes

Multi-Family Residential Zones



Zoning Issue:

- A number of the existing multi-family residential zones are either not working well, are not commonly used, or are similar to other zones

Proposed Changes:

- Restructure zones to create a logical hierarchy of permitted densities and heights (see table below)
- Adjust setbacks to be in line with best practices - slight reductions
- Remove design regulations that are already included in the building design guidelines contained within the Official Community Plan
- Simplify amenity area, storage and landscaping requirements
- Create a new zone for mixed-use buildings up to six storeys in height
- Combine similar zones (e.g. RM25 and RM30 are identical except for 5 UPH difference in density)

Proposed Zone Hierarchy		
Zones	Maximum Density	Maximum Height
RM16 – Low Density Townhouse	16 UPH (6.5 UPA)	3 storeys
RM30 – Low Density Townhouse	30 UPH (12 UPA)	“
RM45 – Medium Density Townhouse	45 UPH (18 UPA)	“
RM60 – High Density Townhouse	60 UPH (24 UPA)	“
RMR – Rowhouse Residential	60 UPH (24 UPA)	“
RMF – Multi Unit Residential Flex	60 UPH (24 UPA)	“
RML – Low Rise Apartment	1.7 FSR*	6 storeys
RMM – Mid Rise Apartment	2.5 FSR*	12 storeys
RHR – High Rise Apartment	3.0 FSR*	80 m (260 ft.)
RMU – Mixed Use Apartment	2.75 FSR*	6 storeys
RH1 – Manufactured Home Park	20 UPH (8 UPA)	2 storeys

UPH – Units per hectare
UPA – Units per acre
FSR – Floor Space Ratio

*includes bonus density



RM60 High Density Townhouse Zone



RML Low Rise Apartment Zone

Proposed Changes

Commercial Zones



Zoning Issues:

- There are currently 22 different commercial zones, many of which are similar to each other
- The permitted uses in the commercial zones are difficult to interpret as a result of complex definitions
- Some commercial zones are being used minimally or not at all

Proposed Changes (General):

- Consolidate the “Commercial” and “Specialized Commercial” sections of the existing Zoning Bylaw into one Commercial section
- Improve clarity of permitted commercial uses and associated definitions
- Reduce the number of commercial zones by combining similar zones and removing zones that are no longer being used

Local Commercial (C1, C9)

- Merge the Rural Centre Commercial (C9) zone into the existing Local Commercial (C1) zone
- Updated C1 zone would continue to accommodate small-scale commercial uses in residential areas

Neighbourhood Commercial (C2)

- Broaden the uses permitted in (e.g. include pubs) and update the existing Neighbourhood Commercial (C2) Zone, which is intended to accommodate developments up to 10,000 m² in size on larger sites
- Broaden and provide flexibility in the range of “retail” uses permitted



C2 Neighbourhood Commercial Zone

Proposed Changes

Commercial Zones (continued)



Community Commercial (C3, C3A, C4, C6)

- Combine C3 and C3A zones to create an updated Community Commercial (C3) zone that would accommodate larger developments, greater than 10,000 m² (e.g. High Street)
- Combine C4 and C6 zones to create new Service Commercial (C4) zone that would have a vehicle-oriented application

Downtown/City Centre Commercial (C5H, CHR, C7)

- Combine the City Centre Highrise (C5H) and Commercial High Rise (CHR) zones into a new Commercial High Rise (CHR) zone
- Maintain regulations for Downtown Abbotsford (C7) zone but adjust the name to add “Historic” to reflect the unique character of the area



C3 Community Commercial Zone



C5 City Centre Commercial Zone



C7 Historic Downtown Zone

Proposed Changes

Commercial Zones (continued)



Specialized Commercial Zones

- Adjust the Gas Station (CGS) zone and merge it with the Vehicle Service Commercial (CVS) zone to create a new CGS zone, which would be intended to provide a variety of services related to vehicle use and repair
 - rezone all service stations currently located in other zones to this zone
- Combine the CTA and CTE zones (currently intended for tourist, hotel and entertainment uses) into the existing Community Commercial (C3) zone
- Create a new Golf Course (CGC) zone and rezone the three existing golf courses that are currently zoned Recreation and Campground (CRC)
- Remove the Cabaret (CCP) zone as there are no properties currently zoned CCP. Bars/pubs would continue to be permitted within the Community Commercial (C3), City Centre Commercial (C5) and Historic Downtown (C7) zones.
- Remove the Neighbourhood Pub (CNP) zone and rezone applicable sites to the updated Neighbourhood Commercial (C2) zone

Proposed Changes

Industrial and Airport Zones



Zoning Issues:

- The permitted uses in some industrial zones are difficult to interpret as a result of complex definitions
- Some industrial zones can be consolidated with other industrial or commercial zones given their similarity

Proposed Changes:

- Improve clarity of permitted industrial uses and associated definitions, such as creating definitions for manufacturing, warehousing, freight handling facility, etc.
- Combine zones that have similar uses, intent and application:
 - I1 and I2 – proposed General Industrial (I2) zone
 - I5 and CGS – proposed Gas Station (CGS) zone
 - I7 and I8 – proposed Airport Industrial (I4) zone
- Renumber existing Residential Industrial (I4) zone to I1 for logical order
- Permit minor accessory retail/tasting areas for microbreweries within the proposed General Industrial (I2) zone
- Create new Airport Operations (AO) zone for airport runways - meetings with airport management staff are ongoing



I2 General Industrial Zone



New I4 Airport Zone

Proposed Changes

Institutional Zones



Zoning Issues:

- The Zoning Bylaw update presents an opportunity to combine institutional zones that are similar, modernize the zones, and make minor adjustments to the zone numbering
- There is a need for a new university campus zone, recognizing the unique zoning requirements of Columbia Bible College and the University of the Fraser Valley

Proposed Changes:

- Modernize language used in zones to align with current cultural practices (i.e. “places of worship” vs. “church”)
- Merge the Rural Church (P6) zone into the Assembly (P3) zone
- Create a new University/College Campus (P7) zone and generally rezone existing Residential Assembly (P5) sites to P7



P3 Assembly Zone



P1 Civic Institutional Zone

Next Steps

June - July 2014

- Stakeholder engagement
 - Abbotsford Downtown Business Association
 - Canadian Homebuilders Association of the Fraser Valley
 - Ongoing engagement with airport management
- Incorporate public and stakeholder feedback into Draft Zoning Bylaw
- Complete Draft Zoning Bylaw and mapping changes
- Legal review
- Revisions and Final Zoning Bylaw

August 2014

- Public hearing
- Adoption of updated Zoning Bylaw (Phase 1)

Spring 2015 (Phase 2)

- Update Agricultural (A) and Comprehensive Development (N) zones

Thank you!

We greatly appreciate your attendance and input into the Zoning Bylaw



BC Assessment

How will the updated Zoning Bylaw affect my property assessment?

Changes in zoning could potentially affect the assessed value of your property depending on:

- The type of property you own; and
- The extent of the changes to the zoning on your property.

The majority of properties in Abbotsford will not be affected, because small changes in zoning are unlikely to affect assessed property value. Assessed value is only likely to be impacted by a substantial change in zoning, such as a change in use (residential to commercial) or extreme increases in permitted height or density (none of which are proposed in this update). More information is provided below:

If you own vacant land:

- Increases in height, density and the number of permitted uses could result in an increase in property value if market demand supports the increase. If there is no market for additional height or density within a given zone and area of the city, then assessed value will not be impacted

If you own a developed residential property:

- Changes in assessed value are primarily based on sales and market demand
- It is unlikely that changes in zoning will change residential assessed value. However, if the zoning allows you to build a new improvement (e.g. secondary suite), and you complete this improvement, your assessed value may potentially increase based upon the value of those improvements

If you own a developed commercial or industrial property:

- Changes in assessed value are based on revenue generation from improvements rather than land value
- Even if changes in zoning increase the land value of your property, it is the property's ability to generate income that determines its assessed value
- It should be noted that many existing commercial developments in Abbotsford were developed without maximizing the existing height, density and uses permitted
 - *Example - a commercial property generates one million dollars a year in revenue and it has an assessed value of \$10 million (\$3 million for the land and \$7 million for the improvements). If the zone the property is located in changes to allow significantly taller buildings, and the value of the land increases, this will not increase the amount of revenue the property is generating at the time. Therefore, the assessment will not increase. Only when new improvements are made (new buildings, major renovations, etc.) will the property be reassessed*

BC Assessment

How does BC Assessment determine property value?

Municipal and provincial agencies inform BC Assessment of land title changes, building permit approvals and zoning adjustments. Using this information, BC Assessment uses a variety of techniques to evaluate property values, including:

- *Property sales and market value*
- *Building permit and subdivision data*
- *Value of improvements on the property*
- *Zoning of the property*
- *Location of the property; and*
- *A property's unique characteristics, including: size, layout, shape, age, finish, quality, carports, garages, sundecks and condition of buildings.*

For commercial and industrial properties, BC Assessment will also take into account revenue generation and leasable value as a means of determining property value.

Any changes in the assessment of a property that are not considered equitable to property owners may be disputed directly with the BC Assessment Authority.

For more information:

- visit the BC Assessment website: www.bcassessment.ca
- contact a BC Assessment representative: 1-866-valueBC (1-866-825-8322)
- visit the Abbotsford BC Assessment office: Unit 240 - 31935 South Fraser Way