

PARKING REDUCTIONS GUIDE

Parking Reductions in Abbotsford

This guide outlines the parking reductions that are permitted within the City of Abbotsford. The Abbotsford Zoning Bylaw establishes the minimum number of off-street parking spaces required for different properties, which may be reduced depending on the location, use, or tenure of a property.

As summarized by the table below and outlined within this guide, parking reductions may apply to buildings within Historic Downtown Abbotsford, developments near the Primary Transit Corridor (PTC), apartments limited to rental tenure, and tenant spaces for manufacturing or warehousing.

This guide also outlines the cases where more than one parking reduction may be applied. In general, parking reductions may be combined to a maximum of 20%, though a reduction of 25% is possible for apartments that are limited to rental tenure and located within the Reductions Area of Historic Downtown Abbotsford or adjacent to the PTC.

Please note that this guide is intended for convenience only. For further reference, see Section 150.5 of [Abbotsford Zoning Bylaw No. 2400-2014](#).



Parking Reductions Summary Table

Table 1: Summary of permitted parking reductions

Reduction Category	Scenario	Reduction
Historic Downtown Abbotsford	New building or addition	20%
	Change of use or occupancy within existing building	No additional parking required
	Ground floor commercial uses (within Exemptions Area)	No parking required
	Above ground floor commercial uses (within Exemptions Area)	Required parking may be reduced or eliminated*
Primary Transit Corridor (PTC)	Building adjacent to PTC	20%
	Building within 200m of PTC	10% + up to 10%*
	Building within 400m of PTC	Up to 10%*
Residential Rental Tenure	Within Urban Development Boundary	10%
Manufacturing & Warehousing	Tenant space of 6,500m ² or greater	20%

*with contribution to the City of \$23,000 per space reduced

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Historic Downtown Abbotsford

Parking reductions apply to properties within the Reductions Area and Exemptions Area of Historic Downtown Abbotsford, as shown in Figure 1.

New buildings and additions within the Reductions Area receive a parking reduction of 20%. No additional parking is required to change the use or occupancy of an existing building, such as from a store to a restaurant.

Further reductions apply to properties within the Exemptions Area. No parking is required for commercial uses on the ground floor of a building within the Exemptions Area. In addition, the parking requirement for commercial uses above the ground floor may be reduced or eliminated with a contribution to the City of \$23,000 per space reduced.

The following graphic demonstrates the parking reductions that apply to properties within Historic Downtown Abbotsford. Note that properties within the Exemptions Area benefit from the reductions of both the Exemptions Area and Reductions Area.



Figure 1: Map of the Historic Downtown Reductions Area and Exemptions Area



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Primary Transit Corridor

Parking reductions apply to buildings near the Primary Transit Corridor (PTC), as outlined within the City's Official Community Plan. Different reductions apply to buildings depending on their distance from the PTC.

Figure 2 demonstrates the current PTC. Please note that the distances shown are approximate and for illustration only.

To determine distance from the PTC, a straight line is measured from the edge of the PTC right-of-way to the building. The measurement tool on the [City of Abbotsford WebMap](#) can be used to measure the approximate distance from a building to the PTC.

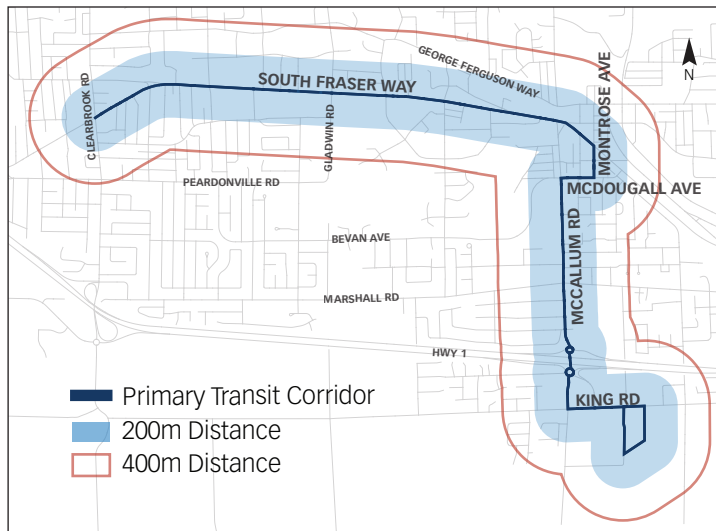


Figure 2: Map of the current Primary Transit Corridor

Table 2 outlines the parking reductions for buildings based on their distance to the PTC. Outright reductions are automatically applied to a building, whereas optional reductions are additional and require a contribution to the City of \$23,000 per space reduced.

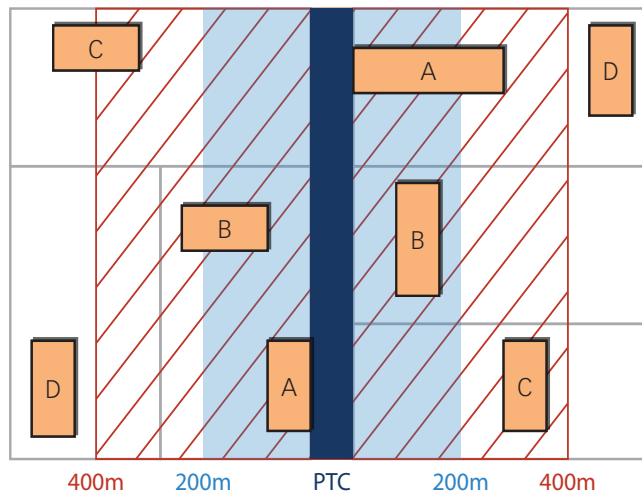
Table 2: Primary Transit Corridor parking reductions

Building Location	Outright Reduction	Optional Reduction
Adjacent to PTC	20%	None
Within 200m of PTC	10%	Up to 10%*
Within 400m of PTC	None	Up to 10%*

*with contribution to the City of \$23,000 per space reduced

The adjacent graphic demonstrates how parking reductions are applied to buildings near the PTC. Different reductions may apply to different buildings within the same property.

Please note that a building may only benefit from one set of reductions based on its distance from the PTC. For example, a building adjacent to the PTC does not also benefit from the reductions for a building within 200m or 400m of the PTC, even though a building adjacent to the PTC is within 200m and 400m of the PTC.



- A** Adjacent to PTC
20% reduction
 - B** Within 200m of PTC
10% reduction +
up to 10% reduction*
 - C** Within 400m of PTC
up to 10% reduction*
 - D** Beyond 400m of PTC
no reduction
- *with contribution to the City of \$23,000 per space reduced

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Residential Rental Tenure

Apartments limited to rental tenure within the City's Urban Development Boundary (UDB) are eligible for a parking reduction of 10%. For this reduction to apply, the apartment must be limited to Residential Rental Tenure through zoning, as defined within the Abbotsford Zoning Bylaw. The Zoning Bylaw definition of Residential Rental Tenure is as follows:

Residential Rental Tenure means:

- occupancy of a Dwelling Unit or Sleeping Unit under a rental agreement that complies with the *Residential Tenancy Act*, or
- occupancy of a Dwelling Unit or Sleeping Unit owned or operated by a government agency or non-profit housing provider registered under the *Societies Act*. (B/L 3081-2020; 3249-2022)

Figure 3 illustrates the City of Abbotsford UDB. For a rental apartment to receive a parking reduction of 10%, it must be located within the UDB.

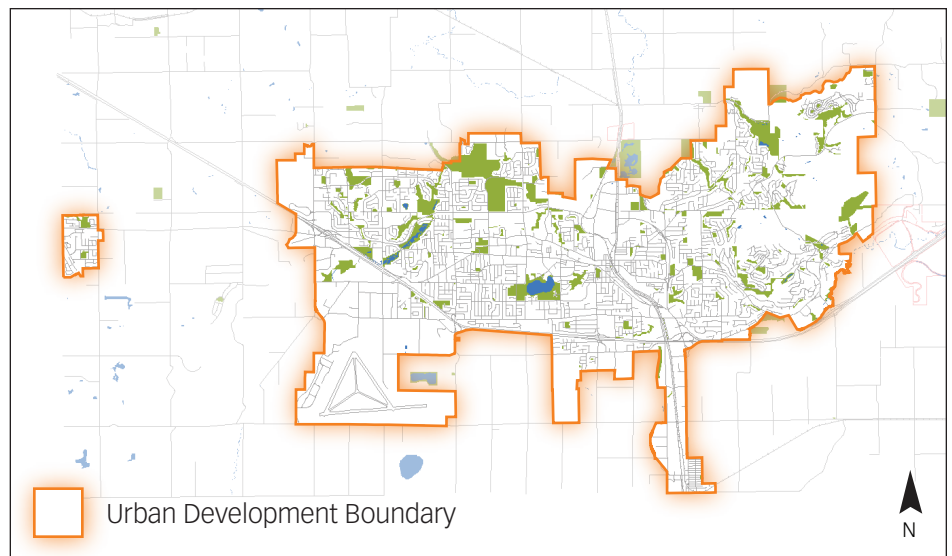


Figure 3: Map of the City of Abbotsford Urban Development Boundary

The adjacent table summarizes the conditions for a rental apartment to receive a parking reduction of 10%.

Apartment +
Within Urban Development
Boundary +
Limited to Residential Rental
Tenure through zoning
= 10% parking reduction

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Manufacturing & Warehousing

Individual tenant spaces within a building for manufacturing or warehousing with a contiguous gross floor area of 6,500m² are eligible for a parking reduction of 20%. If a building or property contains multiple tenant spaces, this reduction only applies to units that are 6,500m² or greater and does not apply to the remainder of the building or buildings.

The adjacent graphic demonstrates how a parking reduction of 20% would apply to individual tenant spaces for manufacturing or warehousing within a large industrial development.



Individual tenant space +

Manufacturing or
warehousing +

Gross floor area of 6,500m²
or greater

= 20% parking reduction

The adjacent table summarizes the conditions for an individual tenant space for manufacturing or warehousing to receive a parking reduction of 20%.

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Combining Parking Reductions

If a property is eligible for multiple parking reductions, the reductions may be combined to a maximum of 20%. In the case of an apartment limited to Residential Rental Tenure within the Historic Downtown Abbotsford Reductions Area or adjacent to the PTC, the reductions may be combined to a maximum of 25%.

Table 3 outlines the parking reductions that apply to common combined reduction scenarios. Figure 4 provides examples of where and how potential combined parking reductions would apply within the City.

Table 3: Common combined parking reduction maximums

Scenario	Adjacent to PTC	Within 200m of PTC	Within 400m of PTC	400m or more from PTC
Historic Downtown Reductions Area	20%	20%	20%	20%
Rental Apartment	25%	20%	10% + up to 10%*	10%
Historic Downtown Reductions Area & Rental Apartment	25%	25%	25%	25%

*with contribution to the City of \$23,000 per space reduced

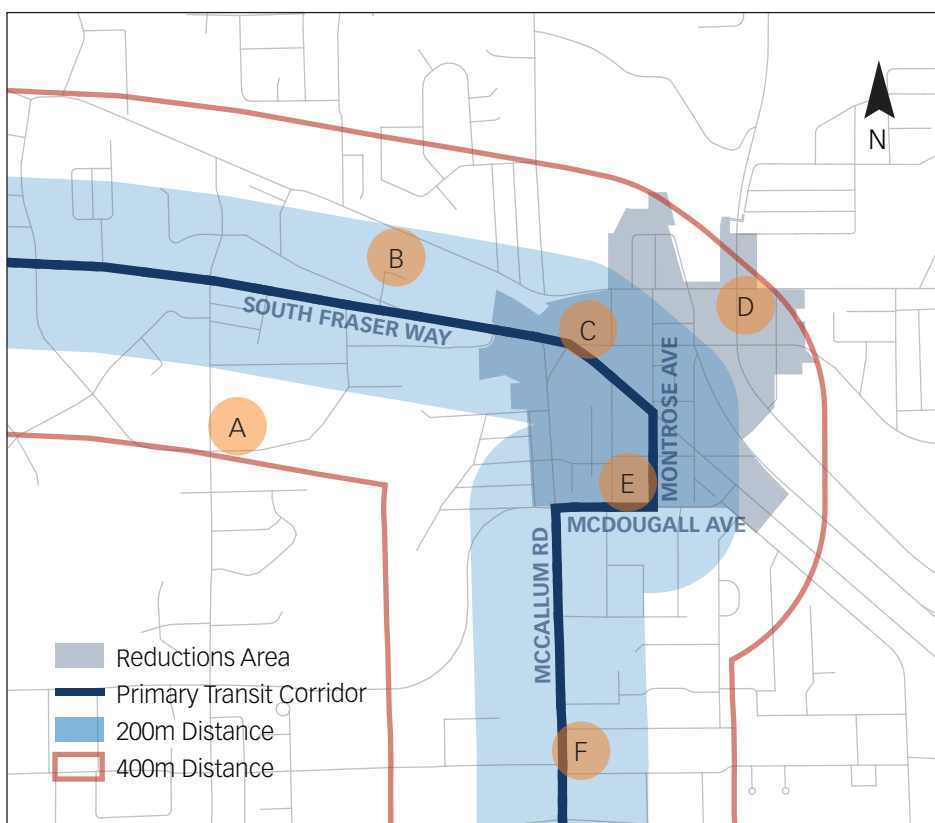


Figure 4: Example of potential combined parking reductions at different locations within the City

A Rental apartment +
Within 400m of PTC
10% + up to 10%* reduction

B Rental apartment +
Within 200m of PTC
20% reduction

C Adjacent to PTC +
Within Historic Downtown
Reductions Area
20% reduction

D Within 400m of PTC +
Within Historic Downtown
Reductions Area
20% reduction

E Rental apartment +
Adjacent to PTC +
Within Historic Downtown
Reductions Area
25% reduction

F Rental apartment +
Adjacent to PTC
25% reduction

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