

NOTICE OF COUNCIL CONSIDERATION

Regarding amendments to the Abbotsford Zoning Bylaw, 2014

In accordance with the *Local Government Act*, Abbotsford City Council will consider the following bylaws at a Council Meeting on the date, time and location noted below. A video of the meeting will also be streamed live and archived on the City's website at www.abbotsford.ca/watchcouncilonline.

Council Meeting Date/Time/Location	Reference
Tuesday, May 7, 2024 at 3:00 pm	<ul style="list-style-type: none"> • 2558 Campbell Avenue (PRJ23-070) • 2580 Campbell Avenue (PRJ23-076) • 2574 Campbell Avenue (PRJ23-077) • 32364 and 32372 Hillcrest Avenue and 2558 Adelaide Street (PRJ23-008) • 34098, 34118, 34144, and 34164 Maclure Road (PRJ22-037) • 34010, 34024, 34040, 34056 and 34074 Maclure Road (PRJ22-107)
Location: Matsqui Centennial Auditorium, 32315 South Fraser Way, Abbotsford, BC	

The proposed bylaws and related reports will be available online, on the Friday prior to the scheduled meeting. Please follow the Report URL noted below on each file summary. Alternatively, hard copies will be available at Planning & Development Services on the 2nd floor, City Hall, 32315 South Fraser Way between the hours of 8:30 am and 4:30 pm, Monday to Friday (excluding Statutory Holidays).

If you have any questions, please contact Planning Services Staff at 604-864-5510 or planning-info@abbotsford.ca

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3505-2024



SUBJECT LAND: 2558 Campbell Avenue
FILE NUMBER: PRJ23-070
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3505-2024 is adopted, the applicant proposes to facilitate the construction of a four unit townhouse development within two buildings.
REPORT URL: www.abbotsford.ca/PDS067-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3506-2024



SUBJECT LAND: 2580 Campbell Avenue
FILE NUMBER: PRJ23-076
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3506-2024 is adopted, the applicant proposes to facilitate the construction of a four unit townhouse development within two buildings.
REPORT URL: www.abbotsford.ca/PDS065-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3507-2024



SUBJECT LAND: 2574 Campbell Avenue
FILE NUMBER: PRJ23-077
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Multiplex Residential Zone (RMX)
PURPOSE: If Bylaw No. 3507-2024 is adopted, the applicant proposes to facilitate the construction of a four unit townhouse development within two buildings.
REPORT URL: www.abbotsford.ca/PDS064-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3529-2023



SUBJECT LANDS: 32364 and 32372 Hillcrest Avenue and 2558 Adelaide Street
FILE NUMBER: PRJ23-008
CURRENT ZONING: Urban Residential Zone (RS3)
PROPOSED ZONING: Comprehensive Development (N100) Zone
PURPOSE: If Bylaw No. 3529-2024 is adopted, a new Comprehensive Development One Hundred Zone (N100) would be created and the subject lands would be rezoned to (N100). The applicant proposes to construct 89 apartment units in two buildings.
REPORT URL: www.abbotsford.ca/PDS069-2024

ABBOTSFORD ZONING AMENDMENT BYLAW BYLAW NO. 3511-2024



SUBJECT LANDS: 30498, 34118, 34144, 34164 Maclure Road
FILE NUMBER: PRJ22-037
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG)
PURPOSE: If Bylaw No. 3511-2024 is adopted, the applicant proposes to construct a 145 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS033-2024

ABBOTSFORD ZONING AMENDMENT BYLAW NO. 3513-2024



SUBJECT LANDS: 34010, 34024, 34040, 34056 and 34074 Maclure Road
FILE NUMBER: PRJ22-107
CURRENT ZONING: Country Residential Zone (CR)
PROPOSED ZONING: Multifamily Ground Oriented Zone (RMG)
PURPOSE: If Bylaw No. 3513-2024 is adopted, the applicant proposes to construct a 69 unit townhouse development.
REPORT URL: www.abbotsford.ca/PDS034-2024

NOTICE OF VIRTUAL PUBLIC ENGAGEMENT New Housing Regulations

To align with the Province of BC's new housing legislation, the City of Abbotsford is updating the City's Zoning Bylaw to allow secondary suites in all single family homes and up to four housing units on most single family and duplex properties. Bylaw amendments are also needed to implement Provincial requirements related to building height, density, and parking in proximity to the Bourquin Bus Exchange.

The City is seeking community input on a proposed approach and has an online engagement portal where you can share your opinions, provide feedback, and give ideas.

Virtual Public Consultation: April 18, 2024 to May 17, 2024

For more Information: Contact Cyril Tomlinson, Planner at 604-851-4193 or via email at ctomlinson@abbotsford.ca

Engagement Portal: www.letstalkabbotsford.ca/new-housing-regulations

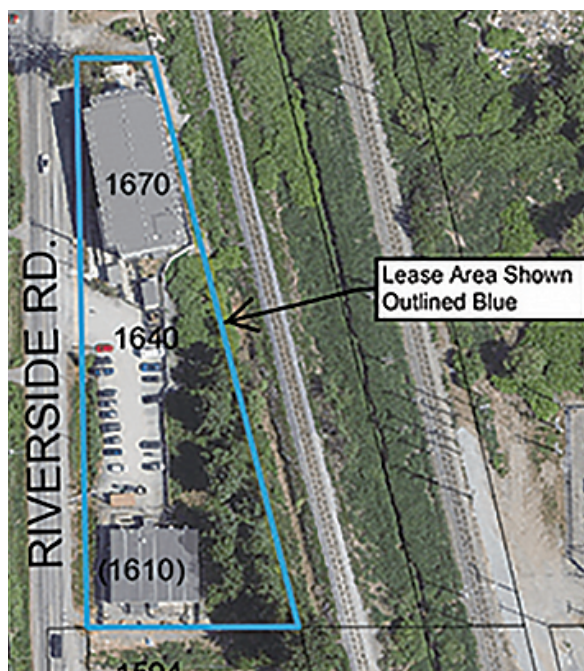
NOTICE OF INTENTION TO DISPOSE OF CITY OWNED PROPERTY

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

Legal Description: PID 013-394-193 Parcel "2" (Plan with Fee Deposited 19330F) South East Quarter Section 14 Township 16 New Westminster District, as shown outlined blue on the diagram attached hereto.

Civic Address: 1640 Riverside Road, Abbotsford

PROPERTY DESCRIPTION



Nature of Disposition: Sixty Three year ground lease
Lessee: BC Housing Management Commission and the Provincial Rental Housing Corporation
Consideration to be received by the City for the disposition: \$10.00 plus other valuable consideration

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

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NOTICE OF INTENTION TO DISPOSE OF CITY OWNED PROPERTY

The Council of the City of Abbotsford Pursuant to the *Community Charter*, gives notice of intention to dispose of the following City owned property:

Legal Description: THAT 21,263 square foot portion of PID 006-316-531 Lot 109 Section 15 Township 16 New Westminster District Plan 48807, as shown outlined and hatched red on the attached aerial photo.

Civic Address: 34194 Marshall Road

PROPERTY DESCRIPTION



Nature of Disposition: Five year lease term with one additional five year option to renew at market rent
Lessee: Fraser Health
Consideration to be received by the City for the disposition: \$368,487.79 per annum (\$17.33 per sq ft) plus Operating Expenses and other valuable consideration

This notice is for the purpose of public disclosure only, not solicitation of an offer. More information may be obtained from Real Estate Services Division, City of Abbotsford, 32315 South Fraser Way, Abbotsford, B.C., V2T 1W7, or Telephone 604.864.5679, Monday to Friday, between 8:30 a.m. and 4:30 p.m., excluding holidays.

CITY PAGE

MAY 2024

2024 BEVAN AVENUE WELLS OPERATION NOTICE

The City of Abbotsford will be operating the Bevan Avenue Wells at the southwest corner of Mill Lake Park as needed from May 1 until September 30 as per the conditions of Environmental Assessment Certificate (EAC) #W11-01. The EAC allows the City to operate the wells between May 1 and September 30 and for maintenance and emergency purposes outside of the operational dates. Please contact the City of Abbotsford Engineering Department, at 604-864-5514, with any questions.

COUNCIL MEETINGS

THE NEXT COUNCIL MEETINGS TAKE PLACE ON May 7

Council meetings will be streamed live and archived at abbotsford.ca/watchcouncilonline. To view agendas, please visit abbotsford.ca/ams.

HUB OF THE FRASER VALLEY