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# NEWS RELEASE

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## **City Council Unanimously Approves Rezoning Application and New Zoning for Future Supportive Housing Projects**

**ABBOTSFORD November 4, 2014** - Abbotsford City Council unanimously approved the creation of a new development zone alongside a rezoning application last night that will provide the groundwork for future supportive housing projects to be built in Abbotsford, announced Mayor Bruce Banman today.

Following the failed application for a supportive housing project to be located in downtown Abbotsford earlier this year, City Council directed the City to review potential parcels of land (including the old MSA Hospital site) that could be used for supportive housing projects in the future. In fulfilling this direction, the City made an application to Council in September for a section of land on Gladys Avenue to be re-zoned for future supportive housing use. Alongside the application, the City also sought Council approval for the creation of a new N37 zoning designation under the Comprehensive Development Zone in Abbotsford's Zoning Bylaw.

"The creation of this new N37 zone along with the rezoning approval for Gladys Avenue last night will provide greater certainty for funding partners and service delivery partners alike to commit to providing additional supportive housing in our community," said Banman. "We believe this to be a proactive move in the direction of Housing First solutions for Abbotsford which supports the intent of getting people directly into housing."

By taking this action, City Council has provided the City with a solid foundation for applying for funding from other levels of government for supportive housing projects; including the potential of repurposing the funding from the BC government that was originally intended for the housing project that didn't proceed earlier this year.

"This rezoning of this parcel of land on Gladys and the creation of a new zoning designation for supportive housing use is in alignment with the overall recommendations and direction of the Homelessness Task Force," said Banman. "I would like to reinforce that Council heard the concerns voiced by those in attendance at the Public Hearing last night and that we are taking those concerns very seriously. We expect that any proposed project for this site will address the intent behind the issues raised last night and the City will be continuing to work closely with the Abbotsford Police as partners in addressing community safety concerns."

Attached as a Backgrounder is a copy of the report to Council that includes details on the brand new N37 zone that establishes specific land use and development regulations for supportive housing developments within lands designated City Residential within the OCP.

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**For more information contact:**

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CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 22

Bylaw No. 2406-2014

R14-026

The Council of the City of Abbotsford, in open meeting assembled, ENACTS AS FOLLOWS:

1. CITATION

Bylaw No. 2406-2014 may be cited as “Abbotsford Zoning Bylaw, 2014, Amendment Bylaw No. 22”.

2. CREATES COMPREHENSIVE DEVELOPMENT ZONE

Abbotsford Zoning Bylaw, 2014, Section 800, Comprehensive Development Zones, as amended, is further amended by adding the following new zone, in numerical sequence:

“837 **COMPREHENSIVE DEVELOPMENT THIRTY-SEVEN ZONE (N37)**

**Intent**

The N37 Zone is to establish specific land use and development regulations for a supported housing development within lands designated City Residential within the OCP.

837.1 **Permitted Uses**

.1 **Principle Uses:**

Apartment  
Congregate Apartment

.2 **Accessory Uses:**

Community Service  
Home Occupation – Level I

837.2 **Conditions of Use**

.1 Community Service is only permitted accessory use to an Apartment or Congregate Apartment where a Housing Agreement detailing the management and administration of the Apartment or Congregate Apartment use has been approved by Council.

837.3 **Density**

.1 The maximum density shall be a floor space ratio of 1.4.

837.4 **Lot Coverage**

.1 The maximum lot coverage shall be 40%.

837.5 **Height of a Building or Structure**

.1 The maximum height of any building or structure shall be 4 storeys.

837.6 **Setbacks**

1. Buildings and structures shall be sited in accordance with the following minimum setbacks:

<b>Buildings and Structures for</b>	<b>Front Lot Line</b>	<b>Interior Lot Line</b>	<b>Rear Lot Line</b>
Principal Building	3.0 m	1.8 m	3.0 m

837.7 **Parking**

- .1 Parking within the N37 Zone shall be provided strictly in accordance with Section 150 inclusive, except as follows:
- a. 1 parking space for every 20 supported housing units for residents;
  - b. 1 parking space for every 10 supported housing units for visitors; and
  - c. 2 parking space for every 10 supported housing units for employees / support personnel; and
  - d. One additional parking space for each additional dwelling unit.”.

3. **AMENDS ZONING MAPS**

Abbotsford Zoning Bylaw, 2014, Schedule “D” – Urban Area Zoning Map, as amended, is further amended by changing the zoning of:

P.I.D.: 002-017-369

Parcel “E” (Reference Plan 15368) Lots 5 and 6 Except: Part Dedicated Road on Plan BCP23077 Block 2 Section 22 Township 16 New Westminster District Plan 1502

Located at 2703 Gladys Avenue

And

P.I.D.: 002-017-121

Lot 1 Except: Part Dedicated Road on Plan BCP23077 Section 22 Township 16 New Westminster District Plan 1708

Located at 2697 Gladys Avenue

And

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PID: 002-017-130

Lot 2 Except: Part Dedicated Road on Plan BCP23077 Section 22 Township 16 New Westminster District Plan 1708

Located at 2695 Gladys Avenue

And

PID.: 002-017-300

Parcel "A" (Reference Plan 3793) Lot 3 Section 22 Township 16 Except: Part Dedicated Road on Plan BCP7967, Part Dedicated Road on Plan BCP23077; New Westminster District Plan 895

Located at 2693 Gladys Avenue

And

PID.: 011-930-888

Parcel B (Reference Plan 355A) Except: Firstly; Parcel One (Reference Plan 2055) Secondly; Part Dedicated Road on Plan BCP14845 Lot 3 Section 22 Township 16 New Westminster District Plan 895

Located at 2687 Gladys Avenue

And

PID.: 012-297-313

Lot 3 Except: Part Dedicated Road on Plan BCP23077 Section 22 Township 16 New Westminster District Plan 1708

Located at 2685 Gladys Avenue

And

PID.: 012-297-321

Lot 4 Except: Part Dedicated Road on Plan BCP23077 Section 22 Township 16 New Westminster District Plan 1708

Located at 2681 Gladys Avenue

And

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ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 22

Bylaw No. 2406-2014

R14-026

PID.: 012-297-330

Lot 5 Except: Part Dedicated Road on Plan BCP14845 Section 22 Township 16 New Westminster District Plan 1708

Located at 2679 Gladys Avenue

From: Urban Residential Zone (RS3)

To: Comprehensive Development Thirty-Seven Zone (N37), per the attached Appendix "A".

READ A FIRST TIME this	day of	, 2014
PUBLIC HEARING HELD this	day of	, 2014
READ A SECOND TIME this	day of	, 2014
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2014
READ A THIRD TIME this	day of	, 2014
ADOPTED this	day of	, 2014

I hereby certify this to be  
a true copy of the original  
bylaw

\_\_\_\_\_  
R. Bruce Banman  
Mayor

\_\_\_\_\_  
Katie Karn  
Deputy City Clerk

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William Flitton  
Corporate Officer

CITY OF ABBOTSFORD

ABBOTSFORD ZONING BYLAW, 2014, AMENDMENT BYLAW NO. 22

Bylaw No. 2406-2014

R14-026

APPENDIX "A"

SCHEDULE BYLAW NO. 2406-2014

BEING ABBOTSFORD ZONING BY-LAW, 2014,  
AMENDMENT BY-LAW NO. 22

FROM: **Urban Residential Zone (RS3)**

TO: **Comprehensive Development Thirty-Seven Zone (N37)**

