

# Welcome!

**Commercial Truck Parking Strategy  
Stage 2 Open House  
April 24 - 25, 2024**



# What is the Commercial Truck Parking Strategy?

The Commercial Truck Parking Strategy is a Council Strategic Plan initiative aimed at addressing the demand for overnight commercial truck parking within Abbotsford.

City staff are conducting a 3-stage strategy process to help resolve this issue.



# Why is Commercial Truck Parking a Problem in Abbotsford?

Abbotsford is a major transportation and trucking hub due to Highway 1, the US border, Abbotsford International Airport, and proximity to Vancouver.

## **Growth in the trucking industry**

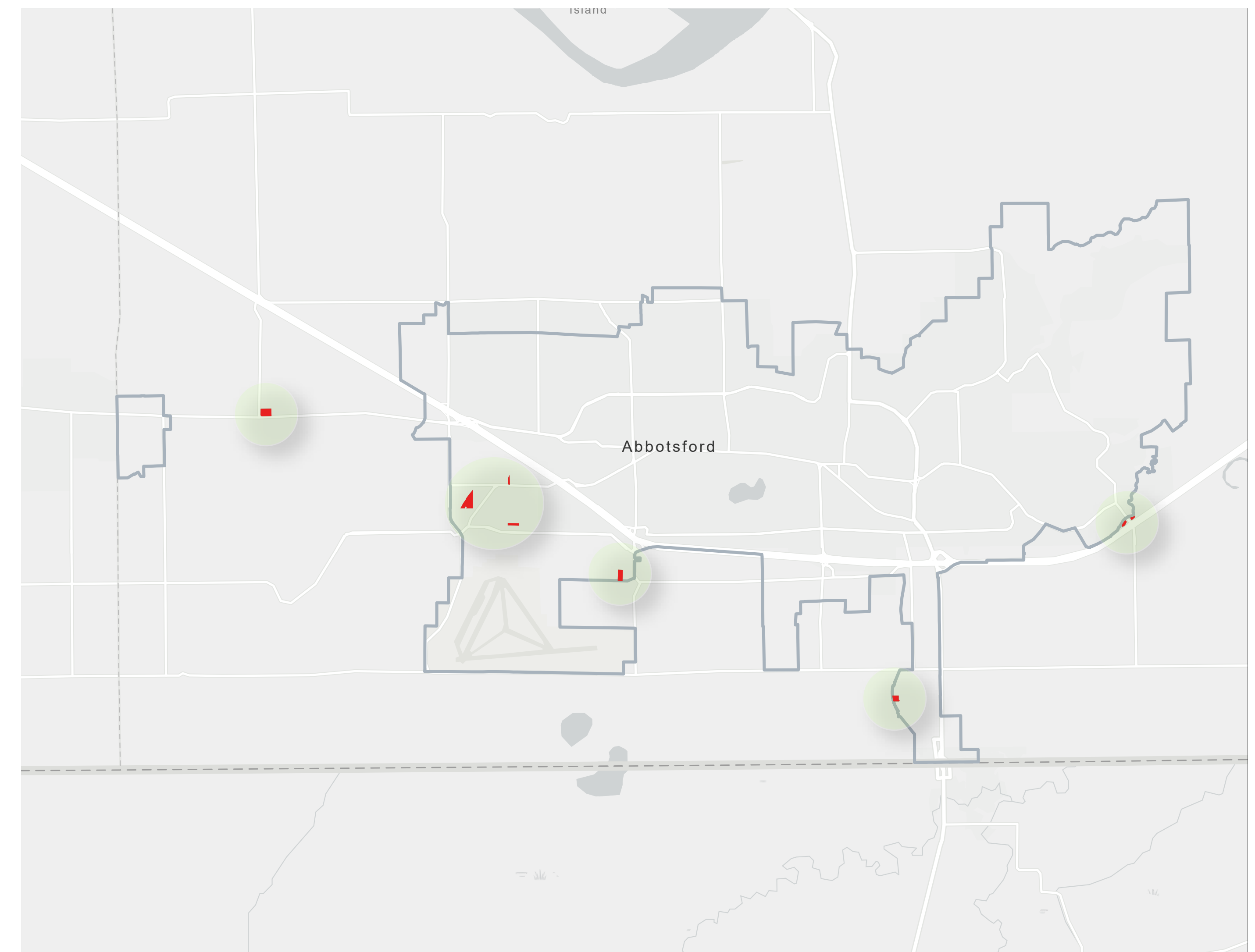
- The number of trucks has increased by 2,740, a growth rate of 64%, since the last Commercial Truck Parking Strategy in 2011
- The trucking industry has seen growth in employment and is increasingly important to the local economy

## **High land costs and shortage of industrial land**

- 20% spike in prices over the last year has resulted in higher industrial land rents than Toronto and Calgary
- Strong population growth and the rise of e-commerce has created a need for more warehousing space
- Limited availability for new industrial land in the Lower Mainland

## **Unauthorized Commercial Truck Parking**

- Only 8 authorized sites for truck parking in Abbotsford
- An increasing trend of non-compliance and fines in western Abbotsford and on agricultural lands



Authorized Commercial Truck Parking Sites



# What are the Truck Parking rules in Abbotsford?

## **Truck Parking is Allowed:**

- Industrial zones (I2 and I3)
- Commercial and Institutional zones if accessory to principal use, otherwise restricted to within a building
- Agricultural zones (Max. 2 vehicles per lot)

## **Long Term Truck Parking is Not Allowed:**

- Residential areas
- Any City street
- Provincial Highway rest areas

## **Other Truck Parking Rules:**

- Street and Traffic Bylaw allows conditional short term parking
- Loading and unloading permitted



# Emerging Solutions for Public Input

Staff are proposing 6 emerging solutions for public input today.

**These were developed by:**

- Researching best practices across North America
- Examining approaches from neighbouring municipalities
- Advocating for Provincial investment
- Re-examining past practices



# Proposed Solution #1

Explore requiring new industrial development to provide Commercial Truck Parking spaces through Zoning Bylaw amendments.



# Proposed Solution #2

Advocate to the Province for more opportunities for Commercial Truck rest stops within the Highway 1 widening project, and to provide essential services for truckers.



# Proposed Solution #3

Explore allowing industrial businesses the opportunity to use underutilized industrial land for Commercial Truck Parking.



# Proposed Solution #4

Examine using City owned land or other senior government owned land for long term Commercial Truck Parking.



# Proposed Solution #5

Investigate opportunities for Commercial Truck Parking in strategic areas along major transportation routes located on privately owned land.



# Proposed Solution #6

**Examine allowing Big Box Retailers with Regional Commercial land use designations to allow overnight Commercial Truck Parking during non-business hours.**





**Please complete a comment sheet to share your thoughts about the proposed Commercial Truck Parking solutions.**

**The results from the comment forms will be shared with Council.**



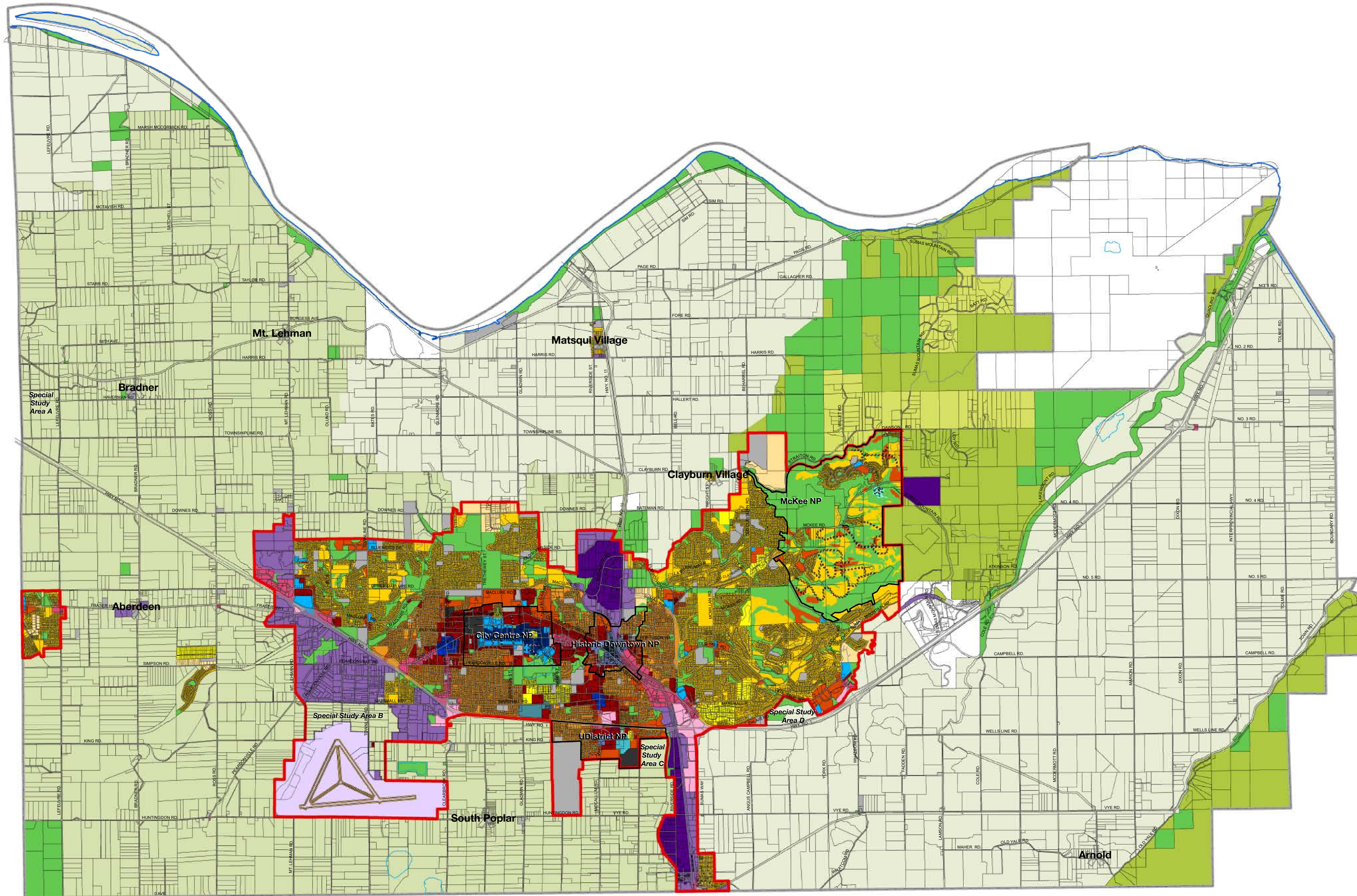


# City of Abbotsford

## Map 2 - Rural Land Use

### Legend

- Urban Development Boundary
- Road
- City Boundary
- Airport
- Railway
- First Nations Boundary
- Shore
- Lake
- Rural Centres
- Special Study Areas
- Neighbourhood Plan
- City Centre
- Urban Centre
- Neighbourhood Centre
- Urban 1 - Midrise
- Urban 2 - Ground Oriented
- Urban 3 - Infill
- Urban 4 - Detached
- Urban Large Lot
- Suburban
- Secondary Commercial
- Regional Commercial
- General Industrial
- High Impact industrial
- Airport
- Health Campus
- Institutional Complex
- Institutional
- Country
- Rural
- Agriculture 1 - Uplands
- Agriculture 2 - Lowlands
- Open Space
- City Centre Core
- City Centre Residential
- Civic Institutional
- Historic Centre
- University Village
- Urban Centre - Mixed Use
- University Institutional
- Open Space
- McKee Village



Last revised:  
November 17, 2023

