ABBOTSFORD

2025 SUSTAINABILITY REPORT

September 2026





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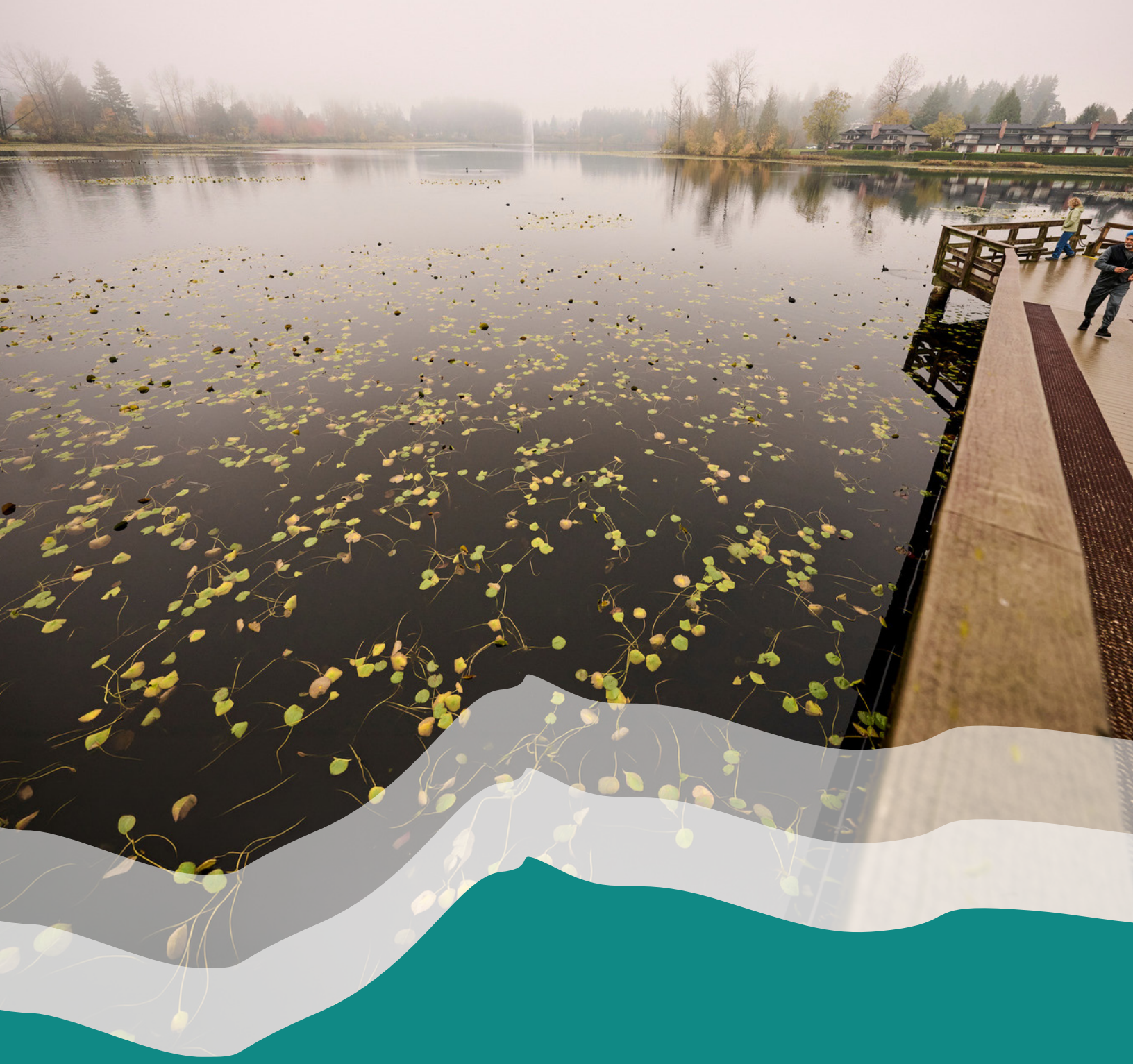
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QUICK FACT

In 2025, the City initiated the Climate Resilience Strategy development to assess local climate risks, guide long-term climate action, and strengthen the resilience of residents, infrastructure, and the local economy.

INTRODUCTION

Abbotsford's identity is closely tied to its physical environment, which underpins daily life, draws visitors, supports local business, and will continue to shape the City's future. In recent years, events such as heat domes, floods, and challenging wildfire seasons have made it clear that climate change is not a distant concern. It is already affecting the landscape we rely on, as well as the health and well-being of our community. These events underscore the need to embed social, economic, and environmental sustainability into how Abbotsford plans and operates. As the Hub of the Fraser Valley, the City remains committed to caring for the land and the people who depend on it.

Council's 2022–2026 Strategic Plan guides this work. It is built on four key principles:

- Inclusive and Connected Community
- Sustainable and Safe City
- Vibrant and Growing Economy
- Organizational Excellence and Integrity

Signing the BC Climate Action Charter was an important commitment made by Abbotsford in 2007. This decision continues to guide the City's efforts to protect the environment and address climate change and is reinforced through Abbotsford's Official Community Plan (OCP), Abbotsforward 2050, which established community-wide greenhouse gas reduction targets and emphasizes sustainable development through a focus on climate and energy resilience.

This is the eighth Sustainability Report. It highlights the City's 2025 progress in making Abbotsford a more sustainable and resilient place to live, work, and play. The report focuses on achievements across eight key areas:

- Planning
- Buildings & Lighting
- Parks & Open Spaces
- Solid Waste
- Transportation
- Water & Wastewater
- Finance & Governance
- Climate Resilience & Emergency Management



QUICK FACT

The Official Community Plan update completed in 2025, guides development toward a hierarchy of mixed-use centres, supported by diverse housing types and transit-connected corridors to promote sustainable growth, reduce urban sprawl, and lower transportation-related emissions.

PLANNING

Planning is the foundation for sustainable growth in Abbotsford. The City is fostering compact, complete, connected, and vibrant communities that support efficient land use, reduce energy consumption and greenhouse gas emissions, and strengthen long-term community resilience. Through targeted policies, plans, and implementation initiatives, the City advances Council's Strategic Plan principles for inclusive and connected community, sustainable and safe city and a vibrant and growing economy.

2025 Highlights

NET ZERO BY 2050
ESTABLISHED NEW COMMUNITY GHG REDUCTION TARGETS

1,451
RESIDENTIAL UNITS APPROVED

100
SECONDARY SUITES AUTHORIZED

61
AFFORDABLE HOUSING UNITS CREATED

ABBOTSFORWARD 2050
OFFICIAL COMMUNITY PLAN COMPLETED

- Completed Abbotsforward 2050, the Official Community Plan, establishing policies and land-use regulations to guide sustainable growth, supporting connected and resilient communities, and shaping Abbotsford's future to 2050.
- Updated community greenhouse gas (GHG) reduction targets through the OCP, establishing targets of 40% by 2030 and net zero by 2050 relative to a 2007 baseline, aligned with other levels of government and informed by Intergovernmental Panel on Climate Change (IPCC) recommendations.
- Identified the City Centre, Historic Downtown, and UDistrict as amenity-rich areas targeted for higher-density development and established a new mixed-use urban centre between Mill Lake Park and Abbotsford Regional Hospital.
- Completed seven initiatives under the federal Housing Accelerator Fund designed to increase housing supply, including:
  - Increasing densities, building heights, density bonus provisions, townhouse permissions, and Small-Scale Multi-Unit Housing zoning;
  - Permitting more than 100 secondary suites through the Secondary Suite Registration Program; and
  - Advancing affordable and supportive housing development on City-owned lands, including facilitating the development of 61 units.
- Approved 1,451 residential units, including 1,166 apartments, 178 single family units, and 107 townhouses.
- Initiated the Development Application Process Review (DAPR) project to identify opportunities to improve the efficiency and responsiveness of the existing development approvals system and reduce paper use.



QUICK FACT

In 2025, the City's overall corporate GHG emissions were 22.5% lower than the 2007 baseline, driven by a combined reduction of 1,160 tCO2e across facilities, fleet operations, and contracted services.

BUILDINGS & LIGHTING

Abbotsford's City-owned building portfolio presents a valuable opportunity to lead by example in advancing energy efficiency and lowering GHG emissions while providing safe and comfortable facilities for the community. With nearly 200 City-owned buildings encompassing more than 120,000 square metres of floor area, and approximately 1.74 million litres of water capacity across six public pools, the City is implementing energy efficiency improvements, reducing energy consumption, and increasing the use of renewable energy for heating, cooling, and lighting. By improving building performance, Abbotsford can reduce operating costs, lower GHG emissions, and strengthen climate resilience.

2025 Highlights



REPLACED 13 HEATING & COOLING UNITS
AT ABBOTSFORD INTERNATIONAL AIRPORT



COMPLETED 2
LIGHTING STUDIES



HOSTED 3 WORKSHOPS
ON ACHIEVING AIRTIGHTNESS

- Advanced strategic energy management planning across energy initiatives, aligning with capital renewal priorities and future energy studies for key corporate buildings and assets.
- Advanced construction of the Abbotsford Recreation Centre (ARC) Heat Recovery and Optimization (HeRO) project, which captures waste heat from the ice rink and reuses it to heat other parts of the building. The project will reduce energy use and greenhouse gas emissions while making the facility run more efficiently.
- Replaced 13 heating and cooling units (HVAC), upgraded mechanical and electrical systems, and installed a new, better-insulated roof at Abbotsford International Airport. These upgrades improve building performance and reduce energy use.
- Installed and commissioned a 20-ton air source heat pump at Twisters Gym, eliminating fossil fuel combustion for heating and cooling at the facility.
- Initiated Fire Hall #6 design, directing the consulting team to exceed BC Building Code standards for wall insulation and indoor temperature control, in order to extend the building's service life, avoid the need for future major heating and cooling upgrades, and reduce the building's overall carbon footprint over its lifetime.
    - Initiated an energy study for Fire Hall #6 to evaluate solar photovoltaic and battery energy storage opportunities.
- Completed energy studies at six water and wastewater sites to reduce electricity use during high-demand periods and initiated a study at Matsqui Recreation Centre to make building systems run more efficiently.
- Improved how the City maintains its buildings by adding better tracking tools, helping maintenance crews spot ways to save energy.
- Secured utilities funding for lighting upgrades at City Hall Annex and the Legacy Building at Exhibition Park, reducing energy use and operating costs and completed two studies to identify lighting upgrade opportunities at a city-owned office building and Mill Lake Road Sports Field.
- Supported building industry education by hosting Achieving Airtightness with Confidence workshops, with two hands-on and one in-classroom sessions held in September 2025.



QUICK **FACT**

In 2025, the City supported seven community tree planting and restoration events, engaging over 250 volunteers who planted over 5,815 native trees and shrubs and removed approximately 3,400 m^2 of invasive plants to enhance urban biodiversity, expand tree canopy, and strengthen ecosystem resilience.

PARKS & OPEN SPACES

As Abbotsford grows, people parks and open spaces will continue to be a key component of quality of life in the community. Parks connect people to nature and to each other. Trees improve air quality, reduce heat island effects, and support public health. Expanding the tree canopy and protecting park spaces increases community resilience, strengthens ecosystem services like water purification, supports biodiversity by providing habitat for wildlife, and contributes to a thriving city now and into the future.

2025 Highlights

5,815
NATIVE TREES & SHRUBS PLANTED CITYWIDE
23.7% INCREASE FROM 2024

$23,000
IN GRANTS
SUPPORTING COMMUNITY TREE PLANTING

3,400m²
INVASIVE PLANTS
REMOVED

258
VOLUNTEERS ENGAGED
AT 7 COMMUNITY TREE PLANTING EVENTS

- Approved Mill Lake Master Plan, which includes policies, priorities, and actions to support restoration of the Mill Lake Streamside Protection and Enhancement Area, expanding the forest tree canopy, and developing water cleansing ponds and channels to improve water quality.
- Planted 5,815 native trees and shrubs across the city, including 300 larger trees, with community volunteers contributing more than 2,200 plantings through seven community tree planting events to help grow the urban forest.
- Initiated planning for Branch Out Abbotsford, a new tree giveaway program targeting residential neighbourhoods with low tree canopy coverage, supporting the Urban Forest Strategy's canopy cover targets.
- Advanced the design, development, and construction of nine parks, including:
  - Initiating the design process and initial consultation for two new neighbourhood parks on Blackham Drive and Dianne Brook Place;
  - Starting construction of Cooper Hill Park and Cooper Meadow Off-Leash Dog Park; and
  - Beginning the construction of Gilmour, Westridge, and Crossley Parks.
- Prioritized planting drought-tolerant, low-maintenance native plant species to reduce watering requirements, support pollinators, and decrease overall landscaping maintenance within City parks.
- Advanced habitat enhancements across City parks by installing bird boxes and bat boxes.
- Delivered educational presentations and community outreach initiatives to advance environmental education and awareness including events at the University of the Fraser Valley and the United Church Earth Stewards.
- Finalized the new Tree Management Bylaw, designed to support equitable tree density targets city-wide and enhance tree protection requirements during development.
- Partnered with the University of British Columbia to develop an Emerald Ash Borer Strategy to proactively reduce the spread and mitigate impacts of the emerald ash borer beetle.
- Mapped vegetation and tree canopy cover in Matsqui Trail Regional Park and Glenn Valley Regional Park, supporting the City's natural asset inventory.



QUICK FACT

In June of 2025, the City launched the residential curbside glass collection program to further address blue cart contamination and increase safety with dedicated bi-weekly pick-ups.

SOLID WASTE

The City manages solid waste, including recyclables, compostables, and garbage, through programs, services, and bylaws. The City provides educational resources to the community to help residents reduce, reuse, repurpose and follow responsible recycling and waste disposal practices. These efforts reduce contamination and GHG emissions, save energy, support a circular economy, and foster a healthy community.

2025 Highlights

20,479
TONNES OF WASTE
DIVERTED FROM LANDFILL (62.6%)

2,125
STAR RECYCLER
HOUSEHOLDS RECOGNIZED

5,028
CURBSIDE RECYCLING
INSPECTIONS

199
TONNES OF GLASS
DIVERTED

- Diverted 20,479 tonnes of compostable and recyclable materials from landfill in 2025, achieving a 62.6% diversion rate in 2025.
- Implemented low-cost measures to support residents and reduce contamination in curbside recycling, including:
  - Enhanced recycling education and outreach by updating recycling guidance materials and implementing cart contamination notification stickers.
  - Delivered waste reduction and recycling education at 14 community events and presentations to increase awareness and improve sorting practices.
- Completed 5,028 GIS-based curbside recycling inspections and acknowledged 2,125 “Star Recycler” households with properly sorted carts.
- Mailed approximately 300 postcards monthly to households experiencing recycling sorting issues.
- Conducted a comprehensive 2-week curbside waste composition study to understand residential recycling, compost and garbage composition to inform future solid waste diversion initiatives. Compost and recyclable single-use plastics continue to be common contaminants in the garbage stream.
- Hosted a Recycling Barriers Survey to understand challenges and opportunities to improve resident recycling practices.
- Participated in the Car Seat Recycling Program pilot in partnership with the Fraser Valley Regional District, successfully diverting 354 child and infant car seats from Abbotsford landfills.
- Launched the residential curbside glass collection program in June, resulting in 199 tonnes of glass diverted and a 26% decrease in glass contamination in the first six months.
- Increased Solid Waste Management Bylaw fine amount from $100 to $500 to strengthen program enforcement, improve compliance, and reduce recycling contamination.
- Responded to 276 recycling cart contamination-related customer service inquiries and provided residents with information on proper recycling and disposal practices through the City’s Waste Wizard search tool, totaling 27,971 resident searches.



QUICK FACT

Through the Green Fleet Strategy, the City added 15 electric and three hybrid electric vehicles (HEV), continued transitioning the diesel vehicle fleet to renewable diesel, and advanced the transition of Fire Rescue vehicles to HEV and electric vehicle (EV) models.

TRANSPORTATION

Abbotsford serves as a key transportation hub in the Fraser Valley, connecting residents, businesses, and surrounding communities. As Abbotsford grows, the need for a safe, reliable, and resilient transportation system will continue to increase. Transportation is also the largest source of community GHG emissions in Abbotsford. Through strategic planning, the City supports low-carbon transportation options, including walking, cycling, and public transit, to help reduce emissions and meet the transportation needs of a growing community.

2025 Highlights



15 ELECTRIC & 3 HYBRID
VEHICLES ADDED TO CITY'S FLEET



7 TRAFFIC CALMING
CONSTRUCTION PROJECTS INITIATED



4 CROSSWALK & 1 SIDEWALK
CONSTRUCTION PROJECTS INITIATED



HIGHSTREET TRANSIT EXCHANGE
CONSTRUCTION STARTED

- Initiated development of the Fraser Valley Zero Emissions Mobility Strategy, in collaboration with the City of Chilliwack and the Fraser Valley Regional District, with funding support from BC Hydro. The Strategy aims to reduce transportation-related GHG across the region and identifies potential infrastructure needs of different levels of EV adoption and access to home and workplace charging.
- Grew the EV population in Abbotsford to 5.1% of registered light-duty vehicles in 2025 up from 1.4% in 2021, representing the highest EV adoption rate in the Fraser Valley Regional District.
- Continued expanding the City's fleet with electric and renewable fuel vehicle options in alignment with the Green Fleet Strategy:
  - Added 15 electric and three hybrid vehicles to the City's fleet in 2025.
  - Continued transitioning City's diesel fleet to Renewable Diesel to reduce fossil fuel use for fleet operations.
  - Transitioned the entire Fire Rescue Chief Officer vehicle fleet to hybrid or fully electric vehicles, adding two Ford F-150 Lightning trucks and a fully electric Fire Investigation Van.
- Installed the first fast-charging (DCFC Level 3) station for EVs at the Public Works Yard.
- Implemented transit signal priority on Maclure Road and Bluejay Street to improve transit reliability and reduce travel time.
- Initiated construction on four crosswalk projects and began designing six additional locations to improve pedestrian safety across the city.
- Initiated construction of one sidewalk project and began designing three more locations to expand active transportation connectivity.
- Evaluated 19 locations for traffic calming measures and initiated construction on seven traffic calming installations at separate locations to improve neighbourhood safety.
- Initiated construction of Highstreet Transit Exchange, which will feature five new bus bays, new transit shelters with bench seating, enhanced street lighting, bike racks, and a new multi-use pathway from Cardinal Avenue to Mt. Lehman Avenue. The project also includes new public plaza spaces with additional trees and seating options.



QUICK FACT

In 2025, the City completed a Water Loss Control Strategy, which provides a framework of prioritized actions to identify, quantify, and reduce sources of water loss throughout the Abbotsford and Mission Water Systems, improving the overall efficiency of the City's water distribution network.

WATER & WASTEWATER

Climate change is altering the timing, volume, and intensity of rain and snow across Abbotsford, increasing strain on water systems throughout the year. Key impacts include heightened water demand during prolonged dry periods, elevated risk of stormwater system overload, and a greater frequency of sewer overflows during intense rainfall events. To address these pressures, the City is investing in more resilient water and wastewater infrastructure while strengthening its capacity to respond effectively to climate-related hazards.

2025 Highlights



WATER LOSS CONTROL STRATEGY
COMPLETED



LANDSCAPE TRANSFORMATION
PILOT PROGRAM



NORRISH CREEK WATER TREATMENT PLANT
FILTRATION EQUIPMENT UPDATED



FISHTRAP CREEK
INTEGRATED STORMWATER MANAGEMENT PLAN DEVELOPED

- Escalated water restrictions from Stage 1 to Stage 2 in late July due to drought conditions, with the restriction period extended to October 15, 2025, demonstrating a commitment to responsible water use during a lengthy dry season.
- Revised the Water Restriction Bylaw to incorporate multiple operational factors, allowing greater flexibility to respond to shifting water supply, demand, and climate conditions while supporting long-term water distribution system resilience.
- Restored leak notification capabilities through the Advanced Water Metering Infrastructure (AMI) Program, reducing lost water and improving customer response to high consumption, with digital upgrades and customer awareness tools continuing as a priority investment.
- Completed a Water Loss Control Strategy to reduce non-revenue water losses caused by leaks, metering inaccuracies, and unbilled authorized use.
- Transitioned the water conservation rebate program to a Landscape Transformation Pilot Program, developed in partnership with Fraser Valley Conservancy, incentivizing residents to replace grass with low-water alternatives.
- Advanced the JAMES Plant Biogas Upgrader project, with pre-design work underway. Once completed, the project will generate renewable natural gas from a wastewater treatment by-product.
- The Norrish Creek Water Treatment Plant received updated filtration equipment in 2025, improving the reliability of the City's drinking water treatment process.
- Initiated phase 1 of the Seismic Study and Design Guidelines project for Joint Water and City Sewer collection system Infrastructure to assess and strengthen the resilience of shared regional water systems and the City's sewer collection system.
- Completed the design and regulatory approvals for the Fraser River Bank Stabilization Project Phase 1, supporting long-term infrastructure safety and flood prevention along a critical corridor for regional water supply and system integrity.
- Advanced the Fishtrap Creek Integrated Stormwater Management Plan, with a focus on improving water conveyance and removing sediment accumulation from stormwater ponds in the area.
- Installed monitoring devices on truck axles at the JAMES Wastewater Treatment Plant, enabling the City to track how much biosolids are generated without requiring third party data.



QUICK FACT

In 2025, 97% of the City's spend was with Canadian vendors, maintaining strong relationships with suppliers in British Columbia to support local economies and reduce emissions.

FINANCE & GOVERNANCE

Effective resource allocation underpins the City's capacity to deliver sustainable, high-quality services. Through a structured, collaborative process, the City assesses competing priorities and directs public funds toward initiatives that maximize fiscal efficiency and community benefit. Each budgeted action is evaluated against its anticipated contribution to municipal service outcomes and long-term community wellbeing.

2025 Highlights



97%
OF CITY SPENDING
WITH CANADIAN VENDORS



2,196
SUPPLIERS
FROM ABBOTSFORD

- Integrated social procurement requirements into all contractor selection processes ensuring that cost is not the sole factor determining who the City hires.
- Increased the proportion of Canadian suppliers from 94% in 2024 to 97% in 2025, including 2,196 suppliers based in Abbotsford, continuing to prioritize opportunities to develop relationships and provide contracts to local businesses where possible.
- Incorporated climate adaptation and resilience as important considerations affecting the City's capital budget. These factors will be reflected in priorities identified through the City's master planning processes in 2026.
- Continued implementing the Asset Management Policy, including the procurement of a new Works Management System (WMS) that will be used to manage maintenance programs, service requests, and general workflows, using improved data collection to inform future climate action analysis and future planning.
- Evaluated GHG emission-tracking data quality and completeness as part of the City-wide asset management data assessment initiative, noting future opportunities to improve data quality and reporting as the City advances related technology and processes.
- Improved alignment between the asset management program and Urban Forestry Strategy through natural asset management lens, including collaboration on grants.
- Continued collaboration between Energy & Climate Action and Asset Management teams, including staff involvement with the Asset Management Steering Committee and evaluation panel for the Climate Resilience Strategy RFP.



QUICK FACT

Responded to 15,479 emergency calls in 2025, including a significant city-wide response to the Sumas Prairie flood in December 2025, which resulted in the evacuation of residents, farms, and businesses, and caused damage to roads and infrastructure.

CLIMATE RESILIENCE & EMERGENCY MANAGEMENT

The City's climate resilience and emergency management initiatives help prevent, prepare for, respond to, and recover from emergencies to protect residents, businesses, infrastructure, and essential services. This work includes technical studies to assess and reduce climate and non-climate hazard risks, collaborative planning and coordination with internal teams, external partners, and other levels of government, ongoing staff training and emergency preparedness exercises, and enhanced communication and outreach to help community members better understand and prepare for potential risks.

2025 Highlights



28 PUBLIC SESSIONS
ON EMERGENCY PREPAREDNESS



15,479 EMERGENCY CALLS
RECEIVED AND RESPONDED TO



CLIMATE RESILIENCE STRATEGY
INITIATED



CITY-WIDE HAZARD, RISK, & VULNERABILITY
ASSESSMENT STARTED

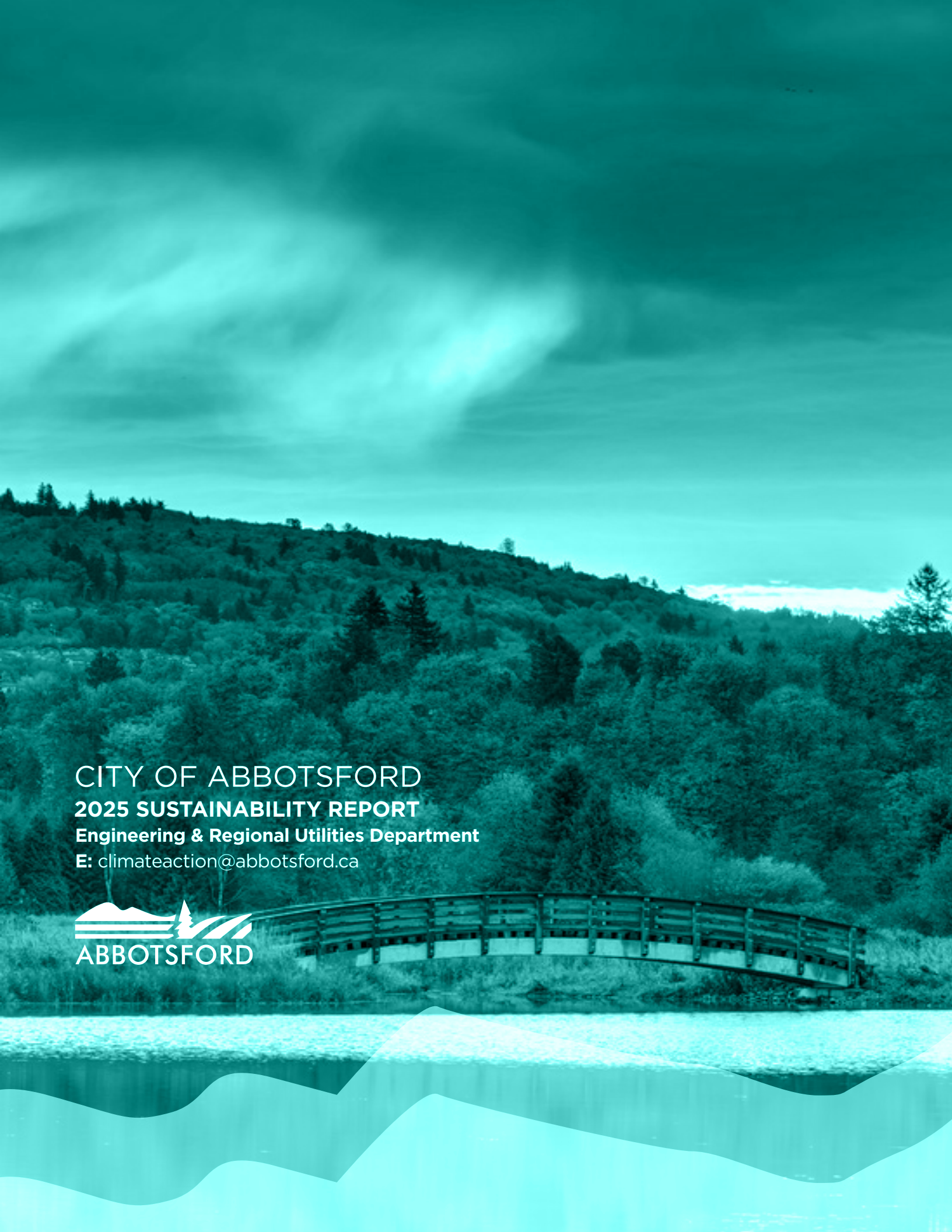
- Initiated development of a Climate Resilience Strategy to assess climate risks and guide adaptation actions that protect residents, infrastructure, and the local economy while supporting GHG emissions reduction.
- Initiated a city-wide Hazard, Risk, and Vulnerability Assessment (HRVA) as part of the BC Emergency and Disaster Management Act requirements, to inform both the Climate Resilience Strategy and Emergency Management.
- Continued Wildland-Urban Interface (WUI) firefighter training and equipped all fire trucks with specialized wildfire tools. Abbotsford Fire Rescue Service (AFRS) procured a dedicated off-road Wildland Response Unit and a Wildland Interface Sprinkler Protection Unit to strengthen local wildfire response capability.
- Added two Water Rescue Rapid Deployment Crafts along with water rescue personal protective equipment and long-reach rescue poles for all response apparatus, establishing new swift and flood water rescue capabilities.
- Reviewed and updated Extreme Heat, Extreme Cold, and Extreme Weather Response plans, including coordination of cooling and warming centres, social media outreach, and community preparedness education.
- Delivered multiple public education campaigns covering wildfire prevention (FireSmart principles and nursery plant program), spring freshet flood safety, and extreme weather readiness.
- Delivered 28 public sessions that included FireSmart awareness and landscaping, dealing with extreme weather emergencies, and general emergency preparedness.
- Exercised the Major Emergency Operations Plan (MEOP) to evaluate system readiness and test emergency response protocols, with participation from Fire Rescue, Police, Engineering, Operations, and external stakeholders.
- Monitored climate hazards and river conditions using hazard and community data to strengthen emergency planning, providing real-time public updates during high-risk weather events.
- Delivered 500 heat safety kits to seniors through neighbourhood pharmacies.



CONCLUSION

The City of Abbotsford is committed to building a sustainable, resilient, and livable community by balancing environmental stewardship, economic prosperity, and social well-being. Through the collective efforts of departments across the organization and participation of the community, the City protects natural and built assets, fosters innovation, leads by example, and supports businesses and residents while enhancing the quality of life for those who live, work, and play in Abbotsford.

Sustainability is often advanced through consistent, practical actions rather than single transformative projects. The initiatives highlighted in this report demonstrate how sustainability is embedded in everyday decision-making and service delivery across the organization. As Abbotsford continues to grow and faces challenges such as climate change, population growth, and aging infrastructure, this collaborative and long-term approach will help guide the community toward a more sustainable and resilient future.



CITY OF ABBOTSFORD

2025 SUSTAINABILITY REPORT

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ABBOTSFORD